HOUSTON PLANNING COMMISSION

AGENDA

JULY 10, 2014

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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 Tartt 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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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): _____

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

A E DA

July 10, 2014

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

Call to Order

Director s Report

- **Approval of the June 2 , 2014 Planning Commission Meeting Minutes**

I. **Presentation and Consideration of the July 2014 Semi Annual Report of the Capital Advisory Committee on Impact Fees** (Jessica Dennis)

II. **Platting Activity Subdivision and Development plats**

a. Consent Subdivision Plats (Peter Klomparens)
b. Replats (Peter Klomparens)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Teresa Geisheker, Suvidha Bandi, Aracely Rodriguez, and Marlon Connley)
d. Subdivision Plats with Variance Requests (Mikalla Hodges, Peter Klomparens and Dipti Mathur)
e. Subdivision Plats with Special Exception Requests (Mikalla Hodges and Dipti Mathur)
f. Reconsiderations of Requirement (Dipti Mathur)
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 (Kimberly Bowie)

III. **Establish a public hearing date of August , 2014**

a. Alys Park
b. Bradbury Forest Sec 1 partial replat no 1
c. Nobility Park replat no 1
d. Pecore Industrial
e. Southland Place partial replat no 1
f. Southland Place partial replat no 2
g. Stude Rodgers Heights replat no 1
h. University of St Thomas Central

I . **Consideration of an Off Street Parking ariance for a property located at 11 2 Martindale Road Ross Sterling High School** (Dipti Mathur)

. **Consideration of an Off Street Parking ariance for a property located at 0 Southbluff oulevard Dobie High School** (Dipti Mathur)

I. **Consideration of an andscape ariance for a property located at 2 02 ano Street** (Dipti Mathur)

II. **Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on June 1 , 2014 for a Certificate of Appropriateness for 12 West 1 th Street in Houston Heights Historic District East** (Diana DuCroz)

III. **Public Comment**

I . **Ad ournment**

July 2014
Semiannual Report of the

Capital Improvements Advisory Committee

On Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Mark A. Kilkenny, Chair

City of Houston
Public Works and Engineering Department
Planning and Development Services Division

JULY 2014 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

A. Purpose of this Review

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2013 and April 30, 2014**, of the 2010-2020 Impact Fees Program.

I. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **692** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2013 and April 30, 2014**. The unit cost range for considering residences below the median housing price was from **$177,175- $182,267.** The range is published by the Real Estate Center at Texas A & M University**.** A total of **23,447** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **$15,279,425.55** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2013 and April 30, 2014,** the second half of the third year of the 2010-2020 Impact Fees Program. The program has an all-time total income of **$307,186,164.26.**

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **$15,279,425.55** should be authorized for appropriation to debt retirement.

B. Background

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

II. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to 217,461 service units for water and 108,384 service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **83,360** service units for water and **41,547** service units for wastewater were projected to be consumed through this period of the updated program (**November 1, 2013 and April 30, 2014**). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **8,849** water service units and **8,330** wastewater service units for a cumulative total of **51,865** water service units and **43,016** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **62%** for water and **104%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Public Utilities Division.

TABLE 1
November 1, 2013 and April 30, 2014
Percent of Actual to Prorated Projected Service Units (s.u.)

		Water			Wastewater		
Semiannual Report	Duration (months)	Prorated s.u.	Actual s.u.	%*	Prorated s.u.	Actual s.u.	%*
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2013	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **$1,798.54** per service unit has been effective since **July 1, 2013** under the program. Examination of data regarding service unit consumption from **November 1, 2013 and April 30, 2014,** indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2015**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2014**, the end of the next reporting period.

III. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates:

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The current Water/Wastewater impact fee has been effective since **July 1, 2013** with the implementation of the 2010-2010 Impact Fee Program. The current Water/Wastewater impact fee of **$1,798.54** per service unit for water and wastewater is **24.76%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	**Wastewater**	**Water**	**Total**
Maximum Impact Fee/Residential Equivalent	**$3,427.07**	**$3,835.44**	**$7,262.51**
Adopted Fee	**$1,199.11**	**$599.43**	**$1,798.54**

B. Current Status of Fees:

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2014**, the City has accrued **$307,186,164.26** since implementing the impact fees ordinances in 1990. A total of **$291,839,543.09** has been transferred to the revenue bond debt service fund. The amount of **$15,279,425.55** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	Wastewater	Water	Totals
1990-2000 Program			
Total Income	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
Transfers to Debt Service:	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
2000-2010 Program			
Total Income	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
Transfers to Debt Service	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
2010-2020 Program			
Collections Income (7-1-2010 - 4/30/2014)	$51,580,612.86	$26,934,350.25	$78,514,963.11
Interest Income (7-1-2010 - 4/30/2014)	$308,537.18	$155,070.61	$463,607.79
Total Income:	**$51,889,150.04**	**$27,089,420.86**	**$78,978,570.90**
Transfers to Debt Service:	**$41,865,565.89**	**$21,766,383.84**	**$63,631,949.73**
Not Transferred to Debt Service:	**$10,023,584.15**	**$5,323,037.02**	**$15,346,621.17**
All-Time Total Income (6/1/1990-4/30/2014)	**$217,444,643.21**	**$89,741,521.05**	**$307,186,164.26**
TOTAL AVAILABLE FOR TRANSFER	**$9,978,784.83**	**$5,300,640.72**	**$15,279,425.55***

*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

C. Finding:

- A total of **$15,279,425.55** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

IV. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by the Department of Public Works and Engineering if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **$177,175-$182,267.**

C. Findings:

- The Impact Fees Program continues to be implemented in an equitable manner.

- For this reporting period, **692** exemptions from impact fees have been applied for, and **23,447** impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

DRAF Minutes of the Houston Planning Commission

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

June 26, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark Kilkenny called the meeting to order at 2 p.m. ith a uorum present.

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

E OFFICIO MEM ERS

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

DIREC OR S REPOR
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPRO A OF HE J E 12, 2014 P A I COMMISSIO MEE I MI ES
Commission action: Approved the June 12, 2014 Planning Commission meeting minutes.
Motion: **Alleman** Second: **Subinsky** Vote: **Carries** Abstaining: **Clark and Asakura**

I. PRESE A IO O HE I ER WES OOP S AREA MO I I S D S 201 MAJOR HORO HFARE FREEWA P A AME DME RECOMME DA IO S
Amar Mohite, Transportation Planning Administration Manager, Planning and Development Department, provided a presentation on the Inner West Loop Sub-Area Mobility Study's 2013 Major Thoroughfare Freeway Plan Amendment Recommendation.

II. P A I AC I I Consent items A and , 1 11

Items removed for separate consideration: **42 and 0.**
Staff recommendation: Approve staff's recommendations for items **1 11** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 11** subject to the CPC 101 form conditions.
Motion: **ar a** Second: **Clark** Vote: **nanimous** Abstaining: **one**

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **42 and 0** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items **42 and 0** subject to the CPC 101 form conditions.
Motion: **Porras Pirtle** Second: **artt** Vote: **nanimous** Abstaining: **one**

Commissioner and Alleman returned.

C P IC HEARI S

11 Contemporary Main Pla a partial replat no 2 C 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: **ar a** Vote: **nanimous** Abstaining: **one**
Speakers for item 117: William Gray, owner –supportive. Donald Perkins representing Council Member Green –opposed.

11 Craig Woods partial replat no C 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: **Alleman** Second: **Clark** Vote: **nanimous** Abstaining: **one**

11 Craig Woods partial replat no 10 C 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: **Edminster** Second: **Sikes** Vote: **nanimous** Abstaining: **one**

Commissioner Asakura abstained and left the room

120 East End on the ayou Sec 1 C 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: **Edminster** Vote: **nanimous** Abstaining: **one**

121 Fall Creek Sec 40 C Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 Form conditions.
Motion: **Clark** Second: **Subinsky** Vote: **nanimous** Abstaining: **one**

122 Fall Creek Sec 42 C 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: **Sikes** Vote: **nanimous** Abstaining: **one**

12 Ha thorne Place Addition Sec partial
Replat no 1 C Withdra
Withdrawn.

124 Memorial Forest Sec 2 partial replat no 1 C 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: **ohan** Second: **Alleman** Vote: **nanimous** Abstaining: **one**

12 ricons Calumet Street Place partial
replat no 1 C Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 Form condition.
Motion: **ar a** Second: **Clark** Vote: **nanimous** Abstaining: **one**

D ARIA CES

Agenda items 12 , 12 , 1 4, 1 , 1 , 141 and 14 ere taken together at this time.

12	**Aerovillas Hangar Home**	**C2**	**Defer**
12	**Crosby High School Sec 1**	**C P**	**Defer**
1 4	**Fieldstone Sec 10**	**C P**	**Defer**
1	**Med Park**	**C P**	**Defer**
1	**Pease Street o nhomes**	**C2R**	**Defer**
141	**Reserve at Park ay errace**	**C P**	**Defer**
14	**pto n orth**	**C R**	**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: **ar a** Second: **Subinsky** Vote: **nanimous** Abstaining: **one**

12 Atascosita race Sec C P 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: **Jard** Second: **Clark** Vote: **nanimous** Abstaining: **one**

Commissioner Edminster abstained and left the room

12 roadstone Falcon anding 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: **Porras Pirtle** Second: **Jard** Vote: **Carries** Abstaining: **Stoilles**

Commissioner Edminster returned.

1 0 Cypress Church Road ract C P 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: **Alleman** Vote: **nanimous** Abstaining: **one**

Items 1 1 and 1 2 ere taken together at this time.

1 1 Davies Estates C2 Approve
1 2 Davies rails 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: **ar a** Second: **Alleman** Vote: **nanimous** Abstaining: **one**

1 Fairbanks usiness Court 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: **Clark** Second: **Alleman** Vote: **nanimous** Abstaining: **one**

1 ightingale ista 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.
request.
Motion: **Alleman** Second: **Clark** Vote: **nanimous** Abstaining: **one**

1 Park ay errace Sec 2 C P 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: **ohan** Vote: **Carries** Abstaining: **Subinsky**

1 Pearl on Helena C2R Approve
Staff recommendation: Grant the requested variances 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: **ar a** Second: **Subinsky** Vote: **nanimous** Abstaining: **one**

Commissioner Jard and Commissioner Sikes abstained and left the room.

140 Rayford Road Crossing C R Approve
Staff recommendation: Grant the requested variances 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: **rave** Second: **ar a** Vote: **Caries** Abstaining: **Porras Pirtle**
Speakers for item 140: Mary Lou Henry –supportive.

Commissioner Jard and Commissioner Sikes left the room and abstained.

142 Summit Midto n C2R Approve
Staff recommendation: Grant the requested variances 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: **Subinsky** Second: **Sikes** Vote: **nanimous** Abstaining: **one**
Speakers for item 142: Orie Vagar –supportive.

E SPECIA E CEP IO S

144 City Park South P P Approve
Staff recommendation: Grant the requested variances 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: **Sikes** Vote: **nanimous** Abstaining: **one**

14 Mittlesteadt Estates C P Approve
Staff recommendation: Grant the requested variances 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: **rave** Second: **Alleman** Vote: **nanimous** Abstaining: **one**

F RECO SIDERA IO OF RE IREME S

14 Crane 2 C P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions with the restriction that no vehicular or pedestrian access is allowed sign be visibly posted.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions with the restriction that no vehicular or pedestrian access is allowed sign be visibly posted.
Motion: **Alleman** Second: **ar a** Vote: **Carries** Abstaining: **ohan**
Speakers for item 146: Harry Sokolow, Ellen Leemann, J. Milittle, Mark Serhus and Orie Bartgower – supportive.

Commissioner Subinsky abstained and left the room.

14 Enclave at Windmill akes C P 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: **rave** Vote: **nanimous** Abstaining: **one**

Commissioner Subinsky returned.

E tensions of Approval, H ame Changes and I Certificates of Compliance ere taken together at this time.

E E SIO S OF APPRO A

14	**ridgeland Hidden Creek Sec 14**	**EOA**	**Approve**
1 0	**ridgeland Hidden Creek Sec 1**	**EOA**	**Approve**
1 1	**ridgeland Hidden Creek Sec 1**	**EOA**	**Approve**
1 2	**Highland illage at leannloch Farms**	**EOA**	**Approve**
1	**Peek Pla a**	**EOA**	**Approve**
1 4	**Set Industries**	**EOA**	**Approve**

H AME CHA ES

1 abatabai Pla a prev. abatabia Pla a C Approve

I CER IFICA ES OF COMP IA CE

1	**241 ilac Way**	**COC**	**Approve**
1	**2 Spanish Oaks Drive**	**COC**	**Approve**

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Davis** Second: **artt** Vote: **nanimous** Abstaining: **one**

J ADMI IS RA I E
O E

K DE E OPME P A S WI H ARIA CE RE ES S

1 200 Carl street DP Deny
Staff recommendation: Deny the requested variances and approved the plats subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **ar a** Second: **Davis** Vote: **nanimous** Abstaining: **one**
Speaker for item 158: Mario Elizondo –supportive.

1 40 Col uit DP Deny
Staff recommendation: Deny the requested variances and approved the plats subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Porras Pirtle** Second: **ar a** Vote: **nanimous** Abstaining: **one**
Speakers for item 159: Jennifer Pool –supportive.

III. ES A ISH A P IC HEARI DA E OF J 24, 2014
a. Aliana Sec 1 partial replat no 1 and e tension
b. arker illage Sec 2 partial replat no
c. ear Creek Plantation Sec 2 partial replat no1
d. raes ood partial replat no 1
e. Craig Woods partial replat no 11
f. Melody Oaks partial replat no 11
g. Museum errace replat no 1
h. Shermandale Addition partial replat no 1
i. Stratford Addition partial replat no 1 and e tension
. Westheimer ardens partial replat no 2
Staff recommendation: Establish a public hearing date of July 24, 2014 for items **II a .**
Commission action: Established a public hearing date of July 24, 2014 for items **II a .**
Motion: **Subinsky** Second: **ohan** Vote: **nanimous** Abstaining: **one**

I . CO SIDERA IO FOR A OFF S REE PARKI ARIA CE FOR A PROPER OCA ED A 11 2 MAR I DA E ROAD
Staff recommendation: Defer the project for two weeks for further study and review
Commission action: Deferred the project for two weeks for further study and review
Motion: **akaria** Second: **Edminster** Vote: **nanimous** Abstaining: **one**

. P IC COMME
Brie Kelman,citizen, showed recognition to the Commission for the ability to renovate her home. The Commissioner member expressed gratitude.

. ADJO R ME

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.

Motion: **Subinsky** Second: **rave** Vote: **nanimous** Abstaining: **one**

Mark Kilkenny, Chair **Patrick Walsh, Secretary**

Item o.	Subdivision Plat ame	App ype	Deferral

A Consent

1	Airport Boulevard Estates GP	GP	DEF1
2	Airport Boulevard Estates Sec 3	C3P	DEF1
3	Aliana Sec 38	C3P	
4	Aliana Sec 44	C3P	
5	Allegro at Harmony Sec 1	C3P	
6	Arcadia	C3F	
7	Atascocita Trace Sec 3	C3F	
8	Bingham Street Grove	C2	
9	Bountiful Prairie	C3P	DEF1
10	Broadmoor Addition partial replat no 1	C3F	
11	Capitol Commons	C2	
12	Cathedral Lakes	C3F	
13	Clark Street Landing	C2	
14	Contemporary Main Sec 2 replat no 1	C3F	DEF2
15	Corder Properties	C2	
16	Corner Store no 1907	C2	
17	Craig Woods partial replat no 5	C3F	
18	Craig Woods partial replat no 10	C3F	
19	Crosby Highschool GP	GP	DEF2
20	Cypress Creek Crossing Sec 2	C3F	
21	Cypress Creek Crossing Sec 3	C3P	
22	Cypress Creek Lakes Sec 22	C3P	
23	Cypress Creek Lakes Sec 23	C3P	
24	Cypress Creek Lakes Sec 24	C3P	
25	Cypress Preserve Park Sec 2	C3P	
26	David Crockett Second Replat partial replat no 4	C3F	
27	Dovershire Place Sec 1	C3F	
28	Durans Warehouse	C2	
29	East End on the Bayou Sec 1	C3F	
30	Enclave at Northpointe Sec 4	C3F	
31	Enclave at Northpointe Sec 5	C3F	
32	Enclave at Upland Drive	C3F	
33	Fairfield Village South Sec 15	C3P	
34	Fairfield Village South Sec 16	C3P	
35	Fairfield Village South Sec 17	C3P	
36	Fisher Estates at Oak Forest	C3F	
37	Gosling Village	C3P	DEF1
38	Grand Ridge Estates	C3P	
39	Grand Vista Sec 6	C3F	DEF1
40	Grove at Oak Forrest GP	GP	
41	Grove at Oak Forrest Sec 1	C3P	
42	Hampton Creek Sec 4	C3F	

Item o.	Subdivision Plat ame	App ype	Deferral
43	Harris County MUD no 287 Lift Station no 2	C2	
44	Haven at Main Street	C2	
45	Hayden Lakes Sec 4	C3F	
46	Hayden Lakes Sec 5	C3F	
47	Highland Glen Sec 3	C3P	
48	Ironwood	C2	
49	Jackrabbit Office LLC	C2	
50	Johnson Pointe	C2	
51	Katy Trails Sec 1	C3F	DEF1
52	Knoll Landing	C3F	
53	Lakehead Lane and Reserves	C3F	
54	Lakes of Bella Terra Sec 30	C3F	
55	Langwood partial replat no 1	C3F	
56	Live Oak Townhomes	C2	
57	Maple on Judiway	C2	DEF1
58	Memorial Green Sec 2	C3P	
59	Mirabella Sec 7	C3F	
60	Moritz Place	C2	DEF1
61	Morton Creek Ranch Sec 11	C3F	
62	New Humble Road at Henly Road Street Dedication	SP	DEF2
63	Overman Properties VI LLC	C2	
64	Park at Klein Sec 2	C3F	
65	Parkway at Eldridge Sec 2	C3F	
66	PS LPT Properties Holzwarth	C2	
67	Quality Tubing	C3P	
68	Saddle Ridge Sec 5	C3F	
69	Saddle Ridge Sec 6	C3F	
70	Shearn Brook Gardens	C2	
71	Somerset Green Sec 5	C3F	
72	Sommerall Tract GP	GP	
73	Sommerall Tract Sec 2	C3P	
74	Studemont Heights	C2	
75	Tomball ISD Elementary School South 2015	C2	
76	West Side Villas	C3F	
77	Westview Manor	C3F	
78	Woodbridge at Spring Creek Sec 1	C3F	
79	Woodbridge at Spring Creek Sec 2	C3F	
80	Woodbridge at Spring Creek Sec 3	C3F	
81	Woodlands Creekside Park Commercial Reserve Sec 3	C2	
82	Wrights Landing at Legends Trace Sec 2	C3F	

Replats

83	Alvarado Place	C2R	DEF1
84	Aria Townhomes	C2R	DEF1

Item o.	Subdivision Plat ame	App ype	Deferral
85	Ashland Street Landing	C2R	
86	Basilian Fathers	C2R	
87	Broadstone Bering	C2R	DEF1
88	City Of Houston Motor Vehicle Inspection On Park Place	C2R	
89	Darling Street Grove	C2R	
90	Egbert Park Villas	C2R	
91	Greens Parkway Site	C2R	
92	Grove at Shady Acres	C2R	
93	Hardy Lee Crossing	C2R	DEF2
94	Hobby Business Center Industrial Park Sec 5 replat and extension	C2R	
95	Jeanetta Estates	C2R	
96	Keystone at Knox and Maxie	C2R	
97	Lakes of Bella Terra Sec 31	C3R	
98	Lifetime Villas at Jackson Hill	C2R	
99	Live Oak Landing	C3R	
100	Manners Plaza	C2R	
101	McDuffie Street Landing	C2R	
102	N and L Investment	C2R	DEF1
103	Pad Homes of Twenty Third Street	C2R	
104	Patterson Street Landing	C2R	
105	Pham Convenience Store	C2R	
106	Princes Shepherd partial replat no 1	C2R	
107	Prospect Place	C2R	
108	Riverway on Eureka	C2R	
109	Rok Bros Westheimer Plaza	C2R	
110	Roof Top Villas	C2R	
111	Royal Place One	C2R	DEF2
112	Sapphite Town Homes	C2R	
113	Skyline at Robin	C2R	
114	South Houston Gardens No 8 partial replat no 2	C2R	
115	Terraces of West Pierce	C2R	
116	Tricons Mason Enclave	C2R	
117	Tricons Welch Enclave	C2R	
118	Villas at River Oaks	C2R	
119	Villas at Shady Acres	C2R	
120	World Houston Park	C2R	

C Public Hearings Re uiring otification

121	Contemporary Main Plaza partial replat no 1	C3N	
122	East End on the Bayou Sec 2	C3N	
123	Fannin Station Sec 2 replat no 1	C3N	
124	Gilbert Estates replat no 1	C3N	
125	Hyde Park Extension partial replat no 2	C3N	
126	Lamar Terrace partial replat no 4	C3N	

Item o.	Subdivision Plat ame	App ype	Deferral
127	Westhaven Estates Sec 2 partial replat no 3	C3N	

D ariances

128	Aerovillas Hangar Home	C2	DEF2
129	Baer Meadow Court	C2R	
130	Crosby High School Sec 1	C3P	DEF2
131	Ellisor Investments Ltd on Gant	C2	
132	McDuffie Place	C2R	
133	Med Park	C3P	DEF1
134	North Durham Estates	C2R	
135	Parkway at Eldridge Sec 3	C3P	
136	Pearl On Helena	C2R	DEF1
137	Pease Street Townhomes	C2R	DEF2
138	Reserve at Parkway Terrace	C3P	DEF2
139	Telge Road Facilities Reserves	C2	
140	Terraces on Crawford	C2R	
141	Uptown North	C3R	DEF1
142	West Area Relief School	C2	

E Special E ceptions

143	Bauer Road Tract GP	GP	
144	Bauer Road Tract Sec 1	C3P	
145	Bauer Road Tract Sec 2	C3P	
146	Bauer Road Tract Sec 3	C3P	
147	Fieldstone GP	GP	
148	Fieldstone Sec 10	C3P	DEF1
149	Fieldstone Sec 11	C3P	DEF1

F Reconsideration of Re uirements

150	Gosling Office Park	C2	
151	Grandway West	C2	
152	Hampton Creek GP	GP	
153	Hampton Creek Sec 5	C3F	
154	Houston Branch at Oates Road	C2	
155	Pinto Business Park GSC Reserve Sec 1	C2	

E tensions of Approval

156	Bridgeland Lakeland Heights Sec 6	EOA	
157	Greenhouse Road Street Dedication Sec 3	EOA	
158	Harris County MUD no 374 Detention Pond Extension	EOA	
159	Larson Intermodal	EOA	
160	Meadowview Farms Sec 8	EOA	

Item o.	Subdivision Plat ame	App ype	Deferral
161	Towne Lake Sec 30	EOA	
162	Valley Precision	EOA	

H ame Changes

163	View at Rosewood (prev. Rosewood Place)	NC	

I Certification of Compliance

164	25240 Redbird Lane	COC	

J Administrative

None

K Development Plats ith ariance Re uests

165	1101 E 7th St	DPV	
166	2534 Glen Haven Blvd	DPV	
167	1226 Heights Blvd	DPV	
168	3122 Norris Dr	DPV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A Consent											
1	Airport Boulevard Estates GP (DEF1)	2014-1458	GP	Harris	City	572H	83.82	0.00	0	Skymark Development Company, Inc.	LJA Engineering, Inc.-(West Houston Office)
2	Airport Boulevard Estates Sec 3 (DEF1)	2014-1459	C3P	Harris	City	572H	13.68	0.00	98	Skymark Development Company, Inc.	LJA Engineering, Inc.-(West Houston Office)
3	Aliana Sec 38	2014-1595	C3P	Fort Bend	ETJ	567A	17.17	0.00	47	Aliana Development	LJA Engineering, Inc.-(West Houston Office)
4	Aliana Sec 44	2014-1351	C3P	Fort Bend	ETJ	566D	34.07	11.04	69	Aliana Development	LJA Engineering, Inc.-(West Houston Office)
5	Allegro at Harmony Sec 1	2014-1548	C3P	Montgomery	ETJ	293G	51.81	14.28	133	Taylor Morrison	Jones & Carter, Inc.
6	Arcadia	2014-1556	C3F	Harris	ETJ	487E	4.82	0.64	37	Jetrock Land Holdings, L.L.C.	Brown & Gay Engineers, Inc.
7	Atascocita Trace Sec 3	2014-1599	C3F	Harris	ETJ	376F	6.74	0.00	44	Elan Development LP	EHRA
8	Bingham Street Grove	2014-1601	C2	Harris	City	493F	0.23	0.00	6	Zenith Urban Homes, LLC	Total Surveyors, Inc.
9	Bountiful Prairie (DEF1)	2014-1474	C3P	Harris	ETJ	283E	35.24	2.00	16	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
10	Broadmoor Addition partial replat no 1	2014-1555	C3F	Harris	City	494X	0.13	0.00	2	Lumina Global	Teran Group LLC
11	Capitol Commons	2014-1604	C2	Harris	City	493R	0.93	0.06	25	South Texas Vendors, Inc.	Vernon G. Henry & Associates, Inc.
12	Cathedral Lakes	2014-1650	C3F	Montgomery	ETJ	252X	128.48	124.15	0	Grace International Churches and Ministries, Inc.	CobbFendley
13	Clark Street Landing	2014-1614	C2	Harris	City	494J	0.98	0.05	26	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
14	Contemporary Main Sec 2 replat no 1 (DEF2)	2014-1389	C3F	Harris	City	531Z	0.50	0.10	6	Main St. Investment Corp.	Manley Engineering and Associates Inc
15	Corder Properties	2014-1581	C2	Harris	ETJ	376A	1.47	1.47	0	Corder Will Clayton Properties, LLC	HRS and Associates
16	Corner Store no 1907	2014-1602	C2	Harris	ETJ	250V	3.05	3.05	0	Brooks and Sparks, Inc.	West Belt Surveying, Inc.
17	Craig Woods partial replat no 5	2014-1648	C3F	Harris	City	451X	0.29	0.00	2	Big Star Management, Inc	Bates Development Consultants
18	Craig Woods partial replat no 10	2014-1545	C3F	Harris	City	451X	0.18	0.01	2	GST Investments LLC	MOMENTUM EGINEERNG
19	Crosby Highschool GP (DEF2)	2014-1381	GP	Harris	ETJ	419L	162.77	0.00	0	Crosby Independent School District	LJA Engineering, Inc.-(West Houston Office)
20	Cypress Creek Crossing Sec 2	2014-1528	C3F	Harris	ETJ	331W	14.24	1.59	67	KB Home Lone Star, Inc.	Jones & Carter, Inc.
21	Cypress Creek Crossing Sec 3	2014-1550	C3P	Harris	ETJ	331S	12.82	0.00	70	KB Home	RVi Planning + Landscape Architecture
22	Cypress Creek Lakes Sec 22	2014-1637	C3P	Harris	ETJ	366U	18.40	8.72	24	Mischer Investments, LP	BGE|Kerry R. Gilbert Associates
23	Cypress Creek Lakes Sec 23	2014-1638	C3P	Harris	ETJ	366U	35.40	2.62	112	Mischer Investments, LP	BGE|Kerry R. Gilbert Associates

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
24	Cypress Creek Lakes Sec 24	2014-1639	C3P	Harris	ETJ	366U	23.70	0.59	103	Mischer Investments, LP	BGE|Kerry R. Gilbert Associates
25	Cypress Preserve Park Sec 2	2014-1531	C3P	Harris	ETJ	332G	147.05	147.05	0	Hendricks Interest, LLC	LJA Engineering, Inc.-(West Houston Office)
26	David Crockett Second Replat partial replat no 4	2014-1546	C3F	Harris	City	492U	3.18	3.18	0	THOR Kirby 3 Group, LLC	Windrose Land Services, Inc.
27	Dovershire Place Sec 1	2014-1567	C3F	Harris	ETJ	250Z	18.33	5.79	42	BLD Gosling, LLC	Jones & Carter, Inc.
28	Durans Warehouse	2014-1580	C2	Harris	City	529N	2.82	2.82	0	Duran's Warehouse	HRS and Associates
29	East End on the Bayou Sec 1	2014-1622	C3F	Harris	City	494J	1.56	0.14	37	Padua Realty Company	Gruller Surveying
30	Enclave at Northpointe Sec 4	2014-1646	C3F	Harris	ETJ	328P	20.41	1.42	83	Northpointe Development Partners	Benchmark Engineering Corp.
31	Enclave at Northpointe Sec 5	2014-1634	C3F	Harris	ETJ	328P	5.74	0.71	21	Northpointe Development Partners	Benchmark Engineering Corp.
32	Enclave at Upland Drive	2014-1530	C3F	Harris	City	449X	2.51	0.56	27	K. Hovnanian of Houston II, LLC	Windrose Land Services, Inc.
33	Fairfield Village South Sec 15	2014-1481	C3P	Harris	ETJ	325Q	10.94	2.09	45	Friendswood Development Co.	INsite Architecture Inc
34	Fairfield Village South Sec 16	2014-1488	C3P	Harris	ETJ	325Q	18.29	1.73	69	Friendswood Development Co.	INsite Architecture Inc
35	Fairfield Village South Sec 17	2014-1492	C3P	Harris	ETJ	325Q	18.71	7.00	51	Friendswood Development Co.	INsite Architecture Inc
36	Fisher Estates at Oak Forest	2014-1619	C3F	Harris	City	452N	2.00	0.06	40	Fisher Homes	Century Engineering, Inc
37	Gosling Village (DEF1)	2014-1443	C3P	Harris/ Montgomery	ETJ	251W	47.89	46.54	0	Bryan Frenchak	Town and Country Surveyors
38	Grand Ridge Estates	2014-1521	C3P	Fort Bend	City/ ETJ	525G	25.47	6.59	86	Terra Visions LLC	Sweitzer + Associates
39	Grand Vista Sec 6 (DEF1)	2014-1514	C3F	Fort Bend	ETJ	526Q	17.55	2.65	83	Taylor Morrison of Texas Inc.	Costello, Inc.
40	Grove at Oak Forrest GP	2014-1644	GP	Harris	City	452N	4.91	0.00	0	Light Hill Partners, LLC	Richard Grothues Designs
41	Grove at Oak Forrest Sec 1	2014-1653	C3P	Harris	City	452N	2.53	0.21	36	Light Hill Partners, LLC	Richard Grothues Designs
42	Hampton Creek Sec 4	2014-1569	C3F	Harris	ETJ	250Z	23.75	17.31	29	D.R. Horton	Jones & Carter, Inc.
43	Harris County MUD no 287 Lift Station no 2	2014-1559	C2	Harris	ETJ	445L	0.22	0.22	0	Clay Road 628 Development, LP	Brown & Gay Engineers, Inc.
44	Haven at Main Street	2014-1590	C2	Harris	City	532Q	3.38	3.38	0	Haven at Main Street, LP	Paksima Group, Inc.
45	Hayden Lakes Sec 4	2014-1651	C3F	Harris	City/ ETJ	328A	13.48	1.01	49	Jen Texas IX, LLC	Costello, Inc.
46	Hayden Lakes Sec 5	2014-1654	C3F	Harris	ETJ	328A	13.79	0.10	62	Jen Texas IX, LLC	Costello, Inc.
47	Highland Glen Sec 3	2014-1536	C3P	Harris	ETJ	332H	0.69	0.28	3	Highland Resources	Van De Wiele & Vogler, Inc.
48	Ironwood	2014-1600	C2	Harris	ETJ	325G	6.78	6.78	0	Alpine Engineering and Construction, LLC	Gruller Surveying
49	Jackrabbit Office LLC	2014-1538	C2	Harris	ETJ	408Q	3.66	3.66	0	DKI INVESTMENTS, INC.	The Pinnell Group, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
50	Johnson Pointe	2014-1592	C2	Fort Bend	City	570U	2.15	2.15	0	Johnson and Johnson Activities, Inc	Owens Management Systems, LLC
51	Katy Trails Sec 1 (DEF1)	2014-1456	C3F	Harris	ETJ	445K	38.66	2.56	142	Tangley Development / Katy 76 Development Partnership, LP	Dannenbaum Engineering Corporation
52	Knoll Landing	2014-1596	C3F	Harris	City	450V	1.86	0.14	23	David Weekley Homes	Ridge Planning & Engineering
53	Lakehead Lane and Reserves	2014-1568	C3F	Fort Bend	ETJ	526J	11.19	10.21	0	688 Development, Inc.	Jones & Carter, Inc.
54	Lakes of Bella Terra Sec 30	2014-1561	C3F	Fort Bend	ETJ	525J	10.13	1.01	37	LOB Limited Partnership	Benchmark Engineering Corp.
55	Langwood partial replat no 1	2014-1539	C3F	Harris	City	451J	1.55	1.55	0	HuttonCo Development	Century Engineering, Inc
56	Live Oak Townhomes	2014-1582	C2	Harris	City	493V	0.11	0.00	3	Live Oak Townhomes, LLC	HRS and Associates
57	Maple on Judiway (DEF1)	2014-1360	C2	Harris	City	452Q	0.52	0.02	14	Facundo Home Builder	PROSURV
58	Memorial Green Sec 2	2014-1612	C3P	Harris	City	489M	6.38	1.49	53	The Methodist Hospital	Windrose Land Services, Inc.
59	Mirabella Sec 7	2014-1547	C3F	Harris	ETJ	406C	25.73	9.51	61	MERC LT Sterling Canyon, LLC	Jones & Carter, Inc.
60	Moritz Place (DEF1)	2014-1522	C2	Harris	City	451S	0.23	0.00	2	Calisto Builders	Owens Management Systems, LLC
61	Morton Creek Ranch Sec 11	2014-1535	C3F	Harris	ETJ	445K	73.37	61.54	58	Woodmere Deveopment Co., LTD.	R.G. Miller Engineers
62	New Humble Road at Henly Road Street Dedication (DEF2)	2014-1108	SP	Harris	ETJ	288T	9.14	0.00	0	Merenco Realty	Hovis Surveying Company Inc.
63	Overman Properties VI LLC	2014-1616	C2	Harris	ETJ	289Y	2.23	2.23	0	Overman Properties VI, LLC.	Windrose Land Services, Inc.
64	Park at Klein Sec 2	2014-1605	C3F				21.23	2.24	95	Tejas Tierra, LLC	GBI Partners, LP
65	Parkway at Eldridge Sec 2	2014-1554	C3F	Harris	City	488T	10.22	0.06	42	Sueba 350 L.P.	Brown & Gay Engineers, Inc.
66	PS LPT Properties Holzwarth	2014-1449	C2	Harris	ETJ	292S	4.00	4.00	1	PS LPT Properties Investors	JAB Engineering, LLC.
67	Quality Tubing	2014-1640	C3P	Harris	ETJ	418X	37.08	37.08	0	NOV	Lentz Engineering, L.C.
68	Saddle Ridge Sec 5	2014-1623	C3F	Harris	ETJ	334R	13.67	0.42	86	Castlerock Communities	IDS Engineering Group
69	Saddle Ridge Sec 6	2014-1630	C3F	Harris	ETJ	334R	8.43	0.04	54	Castlerock Communities	IDS Engineering Group
70	Shearn Brook Gardens	2014-1366	C2	Harris	City	493F	0.23	0.00	6	Riverway Development, Inc.	The Interfield Group
71	Somerset Green Sec 5	2014-1560	C3F	Harris	City	492A	8.73	1.44	114	Development Houston In Town LP	Brown & Gay Engineers, Inc.
72	Sommerall Tract GP	2014-1606	GP	Harris	ETJ	407V	44.00	0.00	0	Sommerall 44 Development Partners LP	BGE|Kerry R. Gilbert Associates
73	Sommerall Tract Sec 2	2014-1607	C3P	Harris	ETJ	407V	18.30	0.86	72	Sommerall 44 Development Partners LP	BGE|Kerry R. Gilbert Associates
74	Studemont Heights	2014-1417	C2	Harris	City	493E	1.36	0.05	25	Sullivan Brothers Builders	MOMENTUM EGINEERNG

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
75	Tomball ISD Elementary School South 2015	2014-1534	C2	Harris	ETJ	328F	15.32	15.06	0	Friendswood Development Company	LJA Engineering, Inc.-(West Houston Office)
76	West Side Villas	2014-1632	C3F	Harris	City	451T	1.84	0.30	21	Prebish Homes	Total Surveyors, Inc.
77	Westview Manor	2014-1597	C3F	Harris	City	451Y	4.81	0.17	74	David Weekley Homes	Ridge Planning & Engineering
78	Woodbridge at Spring Creek Sec 1	2014-1573	C3F	Montgomery	ETJ	249K	32.34	24.04	0	Toll Brothers	Costello, Inc.
79	Woodbridge at Spring Creek Sec 2	2014-1574	C3F	Montgomery	ETJ	249K	19.84	4.37	48	Toll Brothers	Costello, Inc.
80	Woodbridge at Spring Creek Sec 3	2014-1575	C3F	Montgomery	ETJ	249K	27.15	5.98	79	Toll Brothers	Costello, Inc.
81	Woodlands Creekside Park Commercial Reserve Sec 3	2014-1352	C2	Harris	ETJ	250N	1.61	1.61	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.-(West Houston Office)
82	Wrights Landing at Legends Trace Sec 2	2014-1608	C3F	Montgomery	ETJ	253Y	23.00	1.88	104	Grace Flair, LP	Jones & Carter, Inc.

Replats

83	Alvarado Place (DEF1)	2014-1391	C2R	Harris	City	452C	0.18	0.01	2	alvarado group	Replat Specialists
84	Aria Townhomes (DEF1)	2014-1308	C2R	Harris	City	494N	0.11	0.00	3	FARID SAMI	Advance Surveying, Inc.
85	Ashland Street Landing	2014-1617	C2R	Harris	City	492D	0.51	0.01	13	Cityside Homes, LLC	Total Surveyors, Inc.
86	Basilian Fathers	2014-1444	C2R	Harris	City	493S	0.86	0.86	0	UNIVERSITY OF ST. THOMAS	REKHA ENGINEERING, INC.
87	Broadstone Bering (DEF1)	2014-1435	C2R	Harris	City	491K	2.13	2.13	0	Alliance Realty Partners, LLC	Terra Associates, Inc.
88	City Of Houston Motor Vehicle Inspection On Park Place	2014-1540	C2R	Harris	City	535N	7.71	7.71	0	CSF Consulting LP	CSF Consulting LP
89	Darling Street Grove	2014-1583	C2R	Harris	City	492C	0.15	0.00	4	Tranquility Development Group, LLC	Total Surveyors, Inc.
90	Egbert Park Villas	2014-1615	C2R	Harris	City	492C	0.12	0.00	3	Riverway Development, Inc.	The Interfield Group
91	Greens Parkway Site	2014-1655	C2R	Harris	City	372P	18.85	18.85	0	KIPP, Inc.	Windrose Land Services, Inc.
92	Grove at Shady Acres	2014-1621	C2R	Harris	City	452U	1.00	0.07	26	Cityside Homes, LLC	Total Surveyors, Inc.
93	Hardy Lee Crossing (DEF2)	2014-1009	C2R	Harris	City	493D	0.23	0.00	4	Overland Consortium, Inc	Overland (Surveyors) Consortium, Inc
94	Hobby Business Center Industrial Park Sec 5 replat and extension	2014-1563	C2R	Harris	City	574R	140.39	140.39	0	FPA/PINPOINT HOBBY, LLC	KM Surveying LLC
95	Jeanetta Estates	2014-1553	C2R	Harris	City	490X	0.12	0.00	1	Applewaterworks	TKE Development Services, Ltd.
96	Keystone at Knox and Maxie	2014-1541	C2R	Harris	City	492G	0.20	0.00	5	Keystone Classic Homes	MOMENTUM EGINEERNG
97	Lakes of Bella Terra Sec 31	2014-1631	C3R	Fort Bend	ETJ	525J	8.03	0.75	35	Ryko Development	M2L Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
98	Lifetime Villas at Jackson Hill	2014-1633	C2R	Harris	City	492M	0.15	0.00	4	Lifetime Builders	South Texas Surveying Associates, Inc.
99	Live Oak Landing	2014-1419	C3R	Harris	City	449T	3.91	0.18	71	Live Oak	MOMENTUM EGINEERNG
100	Manners Plaza	2014-1586	C2R	Fort Bend	ETJ	651B	0.84	0.84	0	Roslyn Manners	Owens Management Systems, LLC
101	McDuffie Street Landing	2014-1471	C2R	Harris	City	492R	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
102	N and L Investment (DEF1)	2014-1310	C2R	Harris	ETJ	449B	1.00	1.00	1	N and L Investment Inc	Advance Surveying, Inc.
103	Pad Homes of Twenty Third Street	2014-1418	C2R	Harris	City	452U	0.25	0.00	6	Pad Homes Investments	Texas Engineering And Mapping Company
104	Patterson Street Landing	2014-1477	C2R	Harris	City	492H	0.41	0.00	10	RZ Enterprises	Total Surveyors, Inc.
105	Pham Convenience Store	2014-1562	C2R	Harris	ETJ	528B	2.92	2.92	0	T & H Spa Corporation	South Texas Surveying Associates, Inc.
106	Princes Shepherd partial replat no 1	2014-1421	C2R	Harris	City	492H	0.11	0.11	0	Individual	TKE Development Services, Ltd.
107	Prospect Place	2014-1552	C2R	Harris	City	533B	0.11	0.00	2	Habitat Construction	TKE Development Services, Ltd.
108	Riverway on Eureka	2014-1544	C2R	Harris	City	492B	0.13	0.00	3	Riverway Builders L.P	MOMENTUM EGINEERNG
109	Rok Bros Westheimer Plaza	2014-1543	C2R	Harris	City	493S	0.38	0.38	0	Rok Bros Holdings LLc	MOMENTUM EGINEERNG
110	Roof Top Villas	2014-1490	C2R	Harris	City	452T	0.25	0.00	6	MLB Homes	PROSURV
111	Royal Place One (DEF2)	2014-1271	C2R	Montgo mery	ETJ	256R	0.96	0.00	4	RC PLAZA	MAK Design
112	Sapphite Town Homes	2014-1455	C2R	Harris	City	492C	0.13	0.00	3	SYCON GROUP LLC	Doshi Engineering & Surveying Company
113	Skyline at Robin	2014-1645	C2R	Harris	City	493P	0.23	0.23	0	Hsin Hsun Investments, LLC	The Interfield Group
114	South Houston Gardens No 8 partial replat no 2	2014-1529	C2R	Harris	City	575R	2.02	2.02	0	RICE HOLDINGS, INC.	Civil Concepts, Inc.
115	Terraces of West Pierce	2014-1643	C2R	Harris	City	493N	0.14	0.00	3	Starwood Homes, LLC	Windrose Land Services, Inc.
116	Tricons Mason Enclave	2014-1585	C2R	Harris	City	493P	0.12	0.00	2	Tricon Homes	Owens Management Systems, LLC
117	Tricons Welch Enclave	2014-1584	C2R	Harris	City	492R	0.17	0.00	3	Tricon Homes	Owens Management Systems, LLC
118	Villas at River Oaks	2014-1564	C2R	Harris	City	492M	5.30	5.30	0	HART River Oaks LLC	Miller Survey Group
119	Villas at Shady Acres	2014-1618	C2R	Harris	City	452U	0.52	0.01	9	Cityside Homes, LLC	Total Surveyors, Inc.
120	World Houston Park	2014-1589	C2R	Harris	City	374V	10.59	10.59	0	Panattoni Development Company, Inc.	Hovis Surveying Company Inc.

C Public Hearings Re uiring otification

121	Contemporary Main Plaza partial replat no 1	2014-1216	C3N	Harris	City	532W	12.27	3.37	179	Main St. Investment Corp.	Manley Engineering and Associates Inc
122	East End on the Bayou Sec 2	2014-1400	C3N	Harris	City	494J	1.46	0.06	36	East End on the Bayou, LP	Asakura Robinson Co.
123	Fannin Station Sec 2 replat no 1	2014-1324	C3N	Harris	City	532Z	7.14	1.85	115	InTownHomes, Ltd.	Windrose Land Services, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
124	Gilbert Estates replat no 1	2014-1226	C3N	Harris	ETJ	368M	7.39	7.39	0	MILES E. GILBERT (OWNER)	Century Engineering, Inc
125	Hyde Park Extension partial replat no 2	2014-1106	C3N	Harris	City	493N	0.20	0.00	5	Cityside Homes, LLC	Total Surveyors, Inc.
126	Lamar Terrace partial replat no 4	2014-1306	C3N	Harris	City	491T	17.91	17.91	0	Houston Independent School District	C.L. Davis & Company
127	Westhaven Estates Sec 2 partial replat no 3	2014-1342	C3N	Harris	City	491N	0.30	0.01	3	DEL CIELO DEVELOPMENT	replats.com

D ariances

128	Aerovillas Hangar Home (DEF2)	2014-1286	C2	Harris	ETJ	447P	10.83	7.69	13	Landtech	Landtech Consultants, Inc.
129	Baer Meadow Court	2014-1652	C2R	Harris	City	494J	0.11	0.01	3	SELECTIVE GENERAL HOLDINGS GROUP, LLC	AGS CONSULTANTS LLC
130	Crosby High School Sec 1 (DEF2)	2014-1282	C3P	Harris	ETJ	419L	79.97	74.30	0	Crosby Independent School District	LJA Engineering, Inc.-(West Houston Office)
131	Ellisor Investments Ltd on Gant	2014-1642	C2	Harris	ETJ	370L	1.35	1.35	0	Ellisor Investments, Ltd	Hovis Surveying Company Inc.
132	McDuffie Place	2014-1591	C2R	Harris	City	492C	0.09	0.00	2	JG Hollins Investments, Inc.	Paksima Group, Inc.
133	Med Park (DEF1)	2014-1371	C3P	Harris	City	533K	26.77	4.52	426	Medistar 521/90, LLC	Windrose Land Services, Inc.
134	North Durham Estates	2014-1587	C2R	Harris	City	452Y	0.55	0.00	8	Master an Enterprise LLC	Owens Management Systems, LLC
135	Parkway at Eldridge Sec 3	2014-1497	C3P	Harris	City	488T	5.20	0.09	17	Sueba Investments 305, LTD	BGE|Kerry R. Gilbert Associates
136	Pearl On Helena (DEF1)	2014-1498	C2R	Harris	City	493P	1.15	1.15	0	Helena-Drew Holdings, LLC	Vernon G. Henry & Associates, Inc.
137	Pease Street Townhomes (DEF2)	2014-1189	C2R	Harris	City	493V	0.14	0.00	3	Individual	TKE Development Services, Ltd.
138	Reserve at Parkway Terrace (DEF2)	2014-1403	C3P	Harris	City	488U	6.96	6.96	0	Haven At Westheimer, LP	RVi Planning + Landscape Architecture
139	Telge Road Facilities Reserves	2014-1629	C2	Harris	ETJ	287Z	3.45	3.45	0	Harris County Emergency Services District No. 15 & Northwest Harris County MUD No. 5	EHRA
140	Terraces on Crawford	2014-1598	C2R	Harris	City	493T	0.12	0.00	3	American Eagle Hospitality	Owens Management Systems, LLC
141	Uptown North (DEF1)	2014-1370	C3R	Harris	City	451Z	5.27	0.97	90	Urban Lofts XIX Land & Development, Ltd.	Windrose Land Services, Inc.
142	West Area Relief School	2014-1465	C2	Harris	City	490V	10.00	10.00	0	Houston Independent School District	CobbFendley

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Developer	Customer Applicant's Company
E Special E ceptions											
143	Bauer Road Tract GP	2014-1576	GP	Harris	City/ ETJ	325J	598.00	0.00	0	Cypress 600 Development Partners LP	BGE|Kerry R. Gilbert Associates
144	Bauer Road Tract Sec 1	2014-1577	C3P	Harris	ETJ	325F	31.60	2.63	101	Cypress 600 Development Partners LP	BGE|Kerry R. Gilbert Associates
145	Bauer Road Tract Sec 2	2014-1578	C3P	Harris	ETJ	325K	23.20	1.66	68	Cypress 600 Development Partners LP	BGE|Kerry R. Gilbert Associates
146	Bauer Road Tract Sec 3	2014-1579	C3P	Harris	ETJ	325K	26.00	2.27	106	Cypress 600 Development Partners LP	BGE|Kerry R. Gilbert Associates
147	Fieldstone GP	2014-1572	GP	Fort Bend	ETJ	526N	121.60	0.00	0	Ersa Grae	BGE|Kerry R. Gilbert Associates
148	Fieldstone Sec 10 (DEF1)	2014-1483	C3P	Fort Bend	ETJ	526S	24.10	1.03	94	Ersa Grae	BGE|Kerry R. Gilbert Associates
149	Fieldstone Sec 11 (DEF1)	2014-1484	C3P	Fort Bend	ETJ	526S	28.30	3.82	85	Ersa Grae	BGE|Kerry R. Gilbert Associates
F Reconsideration of Re uirements											
150	Gosling Office Park	2014-1594	C2	Harris	ETJ	250V	7.45	7.45	0	Jorge Canavati	Paksima Group, Inc.
151	Grandway West	2014-1533	C2	Harris	ETJ	445U	58.15	58.15	0	THE URBAN COMPANIES	The Pinnell Group, LLC
152	Hampton Creek GP	2014-1609	GP	Harris	ETJ	291A	370.10	0.00	0	DR Horton	BGE|Kerry R. Gilbert Associates
153	Hampton Creek Sec 5	2014-1570	C3F	Harris	ETJ	251W	12.50	7.99	22	D.R. Horton	Jones & Carter, Inc.
154	Houston Branch at Oates Road	2014-1627	C2	Harris	City	456W	21.90	21.90	0	BKTT Development, LLC c/o Landtech	Landtech Consultants, Inc.
155	Pinto Business Park GSC Reserve Sec 1	2014-1557	C2	Harris	ETJ	372Y	145.62	145.62	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.
E tensions of Approval											
156	Bridgeland Lakeland Heights Sec 6	2013-1968	EOA	Harris	ETJ	366P	15.22	0.83	57	Bridgeland development, LP	R.G. Miller Engineers
157	Greenhouse Road Street Dedication Sec 3	2013-1883	EOA	Harris	ETJ	367S	6.08	0.00	0	Caldwell Companies	EHRA
158	Harris County MUD no 374 Detention Pond Extension	2013-1947	EOA	Harris	ETJ	367E	3.48	3.48	0	Wheatstone Development, LP	Brown & Gay Engineers, Inc.
159	Larson Intermodal	2013-2004	EOA	Harris	ETJ	458B	15.61	15.61	0	Larson Intermodal	Hovis Surveying Company Inc.
160	Meadowview Farms Sec 8	2013-1941	EOA	Harris	ETJ	373A	10.95	1.74	61	208 Meadowview Farms, LTD	Brown & Gay Engineers, Inc.
161	Towne Lake Sec 30	2013-1912	EOA	Harris	ETJ	366V	40.69	23.25	47	Caldwell Companies	EHRA
162	Valley Precision	2013-1945	EOA	Harris	ETJ	410U	5.02	5.02	0	Surinder Singh	Hovis Surveying Company Inc.

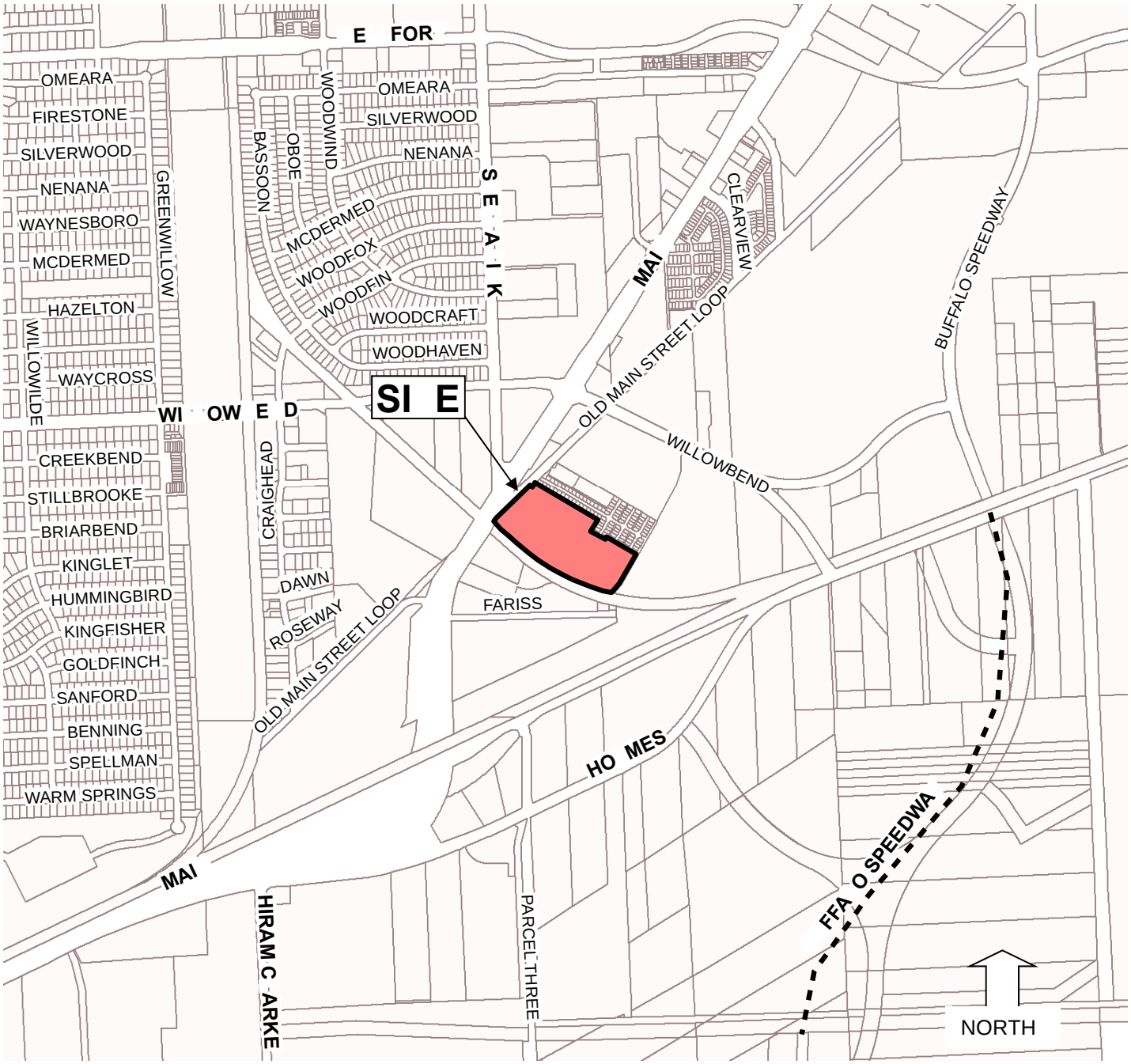
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Developer	Customer Applicant's Company
H ame Changes											
163	View at Rosewood (prev. Rosewood Place)	2014-1485	NC	Harris	City	493X	0.14	0.00	2	Balu Vasudev	Owens Management Systems, LLC
I Certification of Compliance											
164	25240 Redbird Lane	14-1018	COC	Mont.	ETJ	295F				Efrain Sanchez	Brandi Sainz
J Administrative											
None											
K Development Plats ith ariance Re uests											
165	1101 E 7th Street	14031161	DPV	Harris	City	493A				Louis Hoffman	Hoffman Construction
166	2534 Glen Haven Blvd	14024237	DPV	Harris	City	532L				Belinda King	TKE Development Services
167	1226 Heights Blvd	14061945	DPV	Harris	City	453W				Zeeba Paksima	Paksima Group
168	3122 Norris Dr	14044605	DPV	Harris	City	532P				Natalie Glass	Coventry Homes

Houston Planning Commission I EM 121

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Contemporary Main Pla a partial replat no 1

Applicant Manley Engineering and Associates Inc



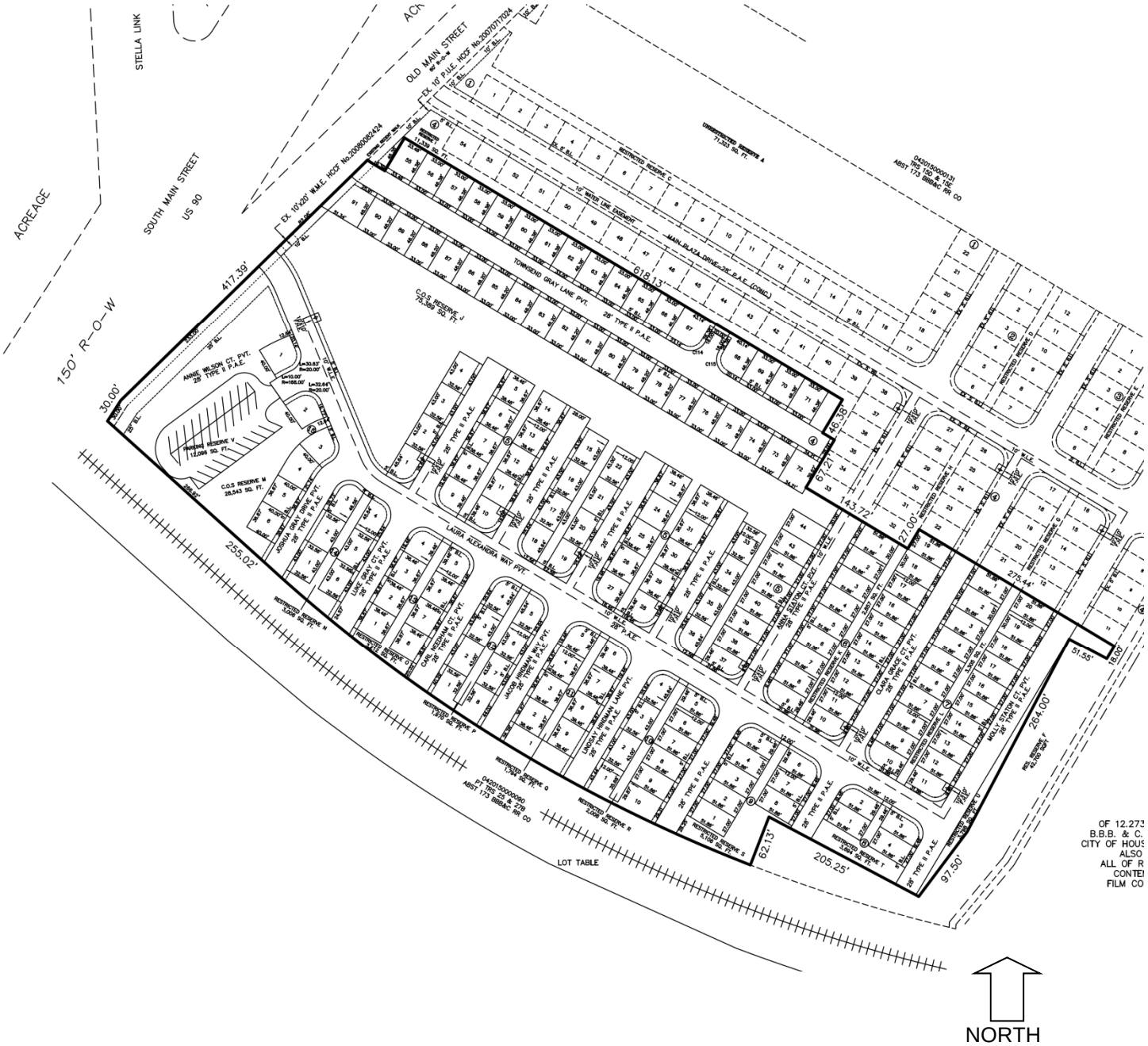
C Public Hearings **Site ocation**

Houston Planning Commission I EM 121

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Contemporary Main Pla a partial replat no 1

Applicant Manley Engineering and Associates Inc



C Public Hearings Subdivision

Houston Planning Commission I EM 121

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Contemporary Main Pla a partial replat no 1

Applicant Manley Engineering and Associates Inc

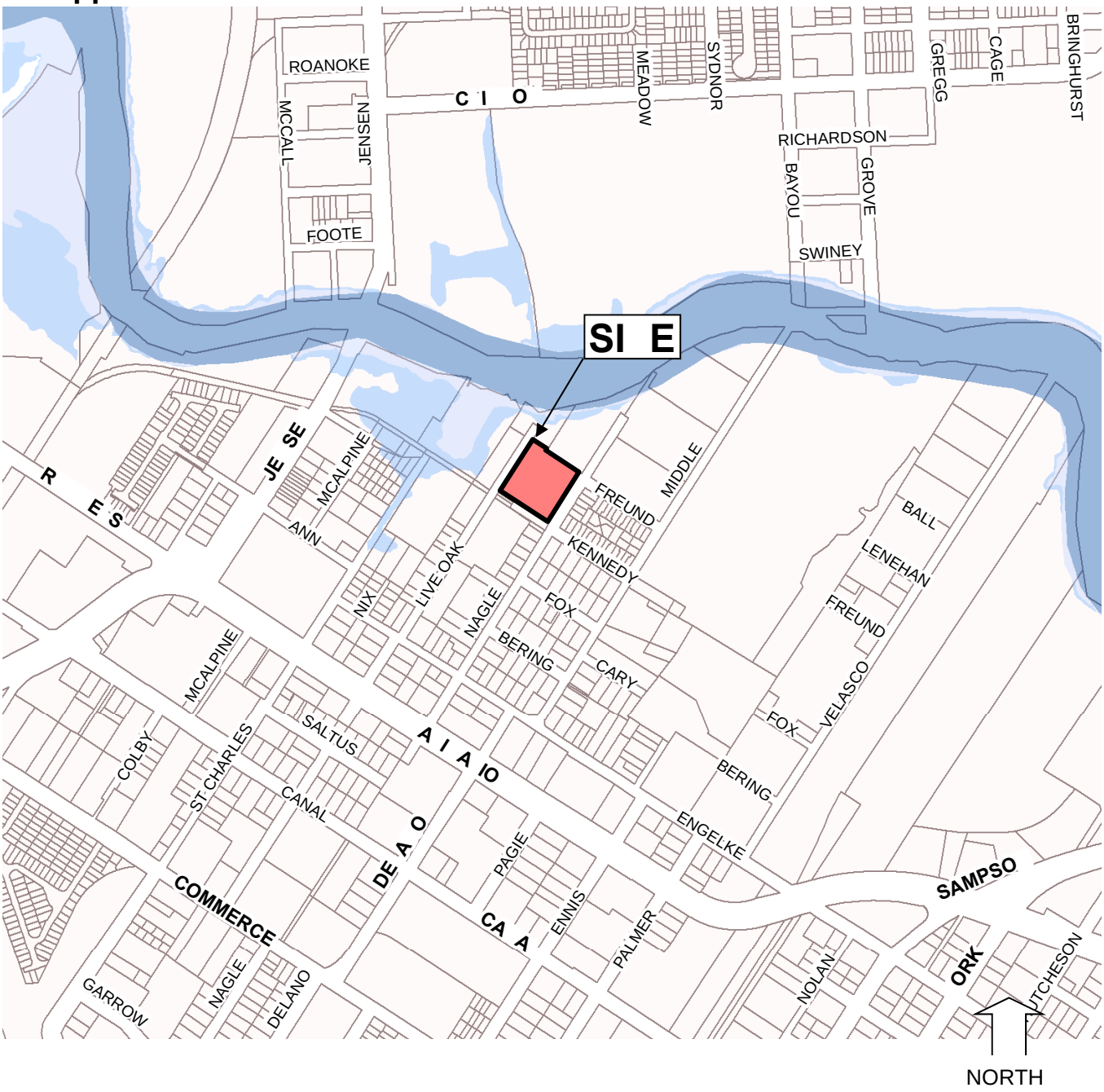
C Public Hearings Aerial

Houston Planning Commission I EM 122

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame East End on the ayou Sec 2

Applicant Asakura Robinson Co.



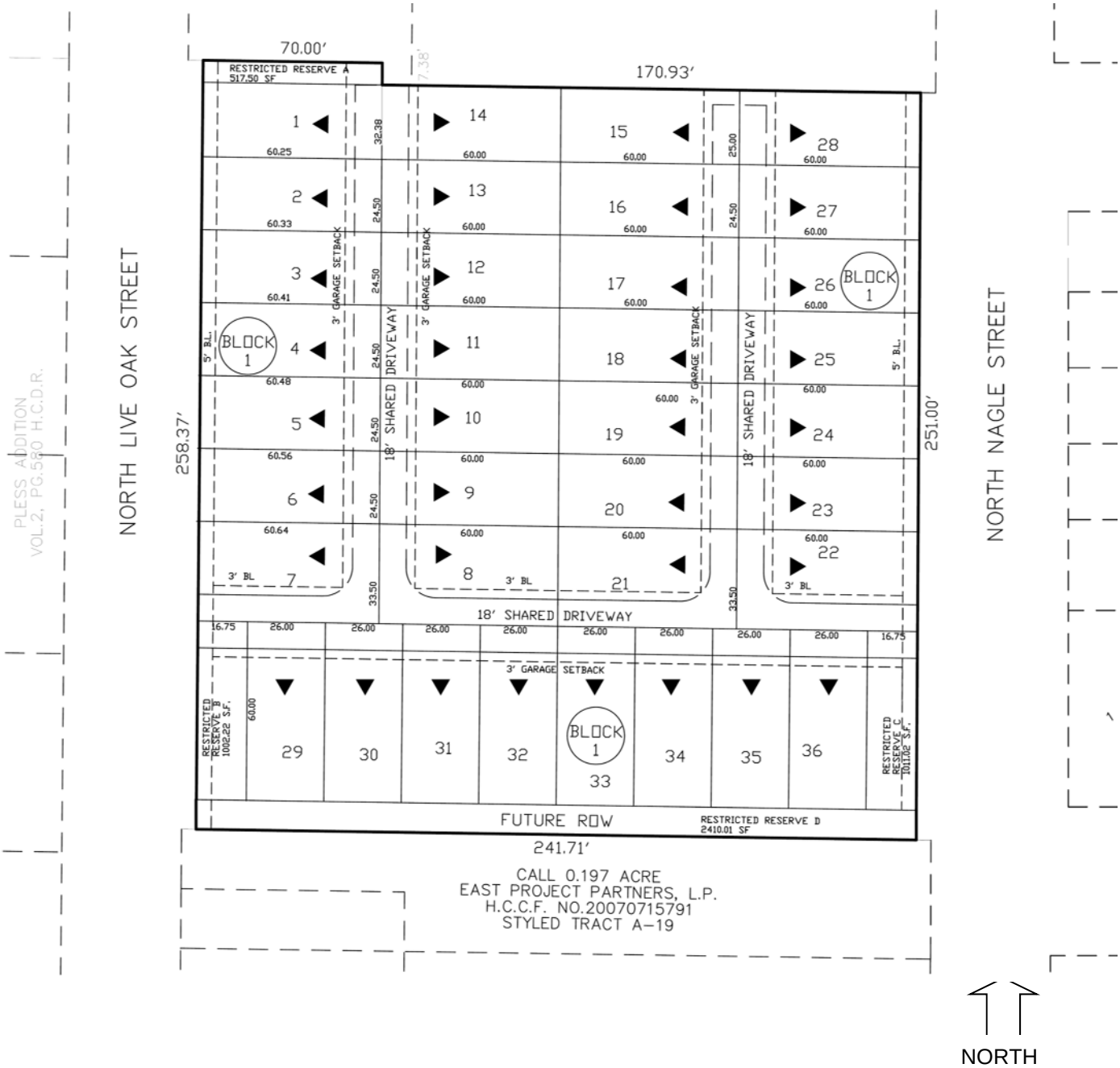
C Public Hearings Site ocation

Houston Planning Commission I EM 122

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame East End on the ayou Sec 2

Applicant Asakura Robinson Co.



C Public Hearings Subdivision

Houston Planning Commission I EM 122

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame East End on the ayou Sec 2

Applicant Asakura Robinson Co.

C Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1400
Plat Name: East End on the Bayou Sec 2
Applicant: Asakura Robinson Co.
Date Submitted: 06/02/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a shared drive length of 249', exceeding the 200' shared drive length minimum per Sec 42-145 (2) when measured along the center line of the shared drive(s) from the Fruend St

Chapter 42 Section: 42-145 (2)

Chapter 42 Reference:

Sec. 42-145. General layout and arrangement for all shared driveways.permanent link to this piece of content (a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements: (1) A shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code; (2) The total length of the shared driveway shall be 200 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street, provided however that a shared driveway may be more than 200 feet in length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a public street that is not an alley and that contains a roadway; (3) The length of a driveway that connects to a shared driveway shall be 20 feet or less as measured from the edge of the shared driveway;

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 subdivision is located on a relatively small block in the East End of Houston The north/south length is 258' with an east/west length of 242'. The subdivision block is surrounded on 2 sides by the public ROW's. The shared drives take access from the public ROW's in 2 locations providing ample access to all lots. Lots that do not rear on a public ROW include 22 of the 36 lots, (Lots 6-20).

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

The applicant does not impose this hardship. Multiple ROW access points (2) are provided to public ROW's for this small, urban block.

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

The shared drives take access from the public ROW's in 2 locations providing ample access to all lots. Lots that do not rear on a public ROW include 22 of the 36 lots. These lots are all provided access to a North Live Oak and North Nagle Streets, public ROWs, meeting the intent of ordinance Sec. 42-145 (2.

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

The shared drives take access from the public ROW's in 2 locations providing ample access to all lots. Lots that do not rear on a public ROW include 22 of the 37 lots. These lots are all provided access to a N. Live Oak and North Nagle St., public ROWs, meeting the intent of ordinance Sec. 42-145 (2). These lots are provided ample access through multiple points of access for emergency vehicle access.

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

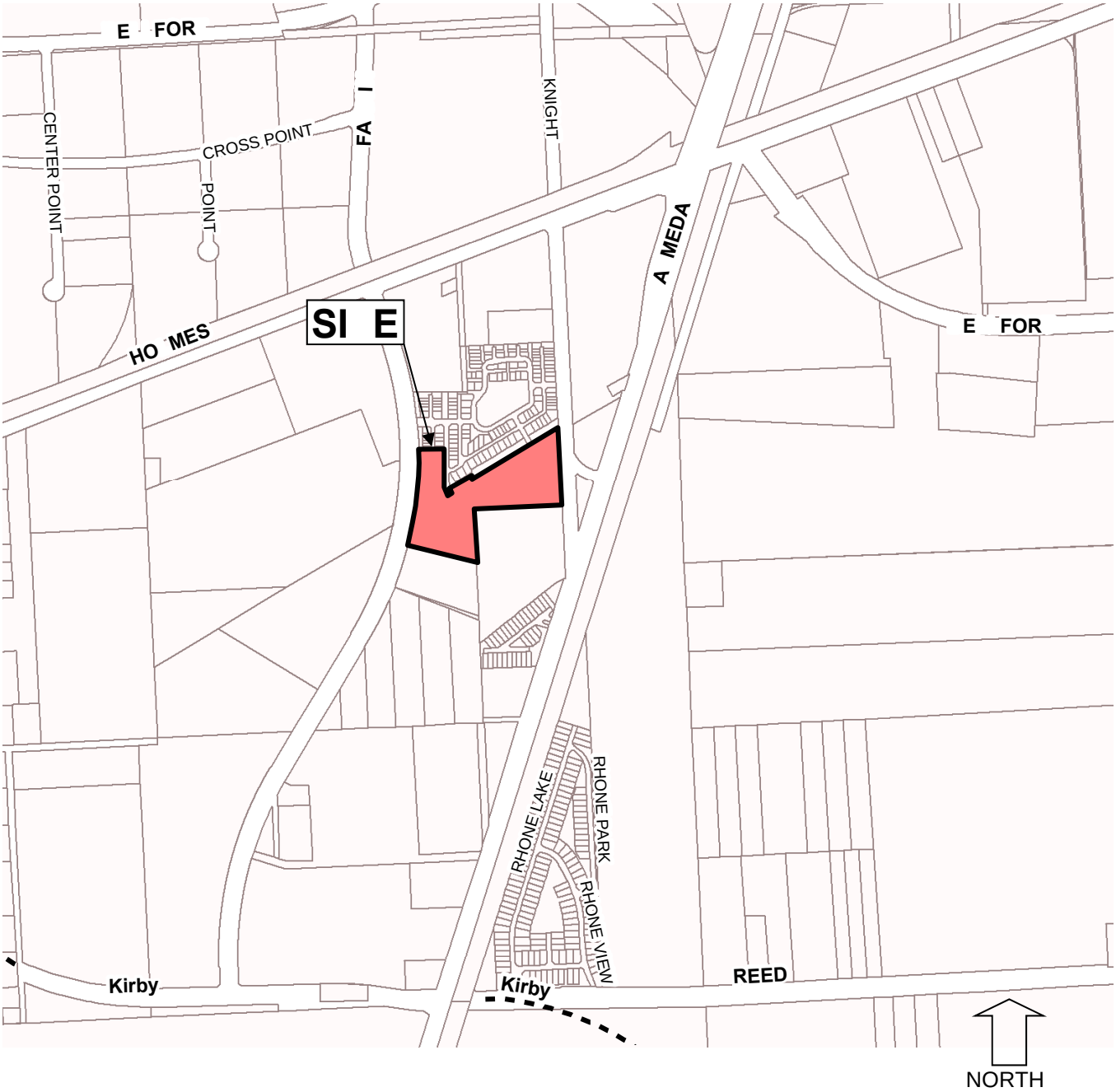
Economic hardship is not the sole justification of the variance. The variance is justified due to the small block size and all lots without public ROW frontage are provided access to a public ROW within 249' and meet the intent of the ordinance.

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fannin Station Sec 2 replat no 1

Applicant Windrose and Services, Inc.



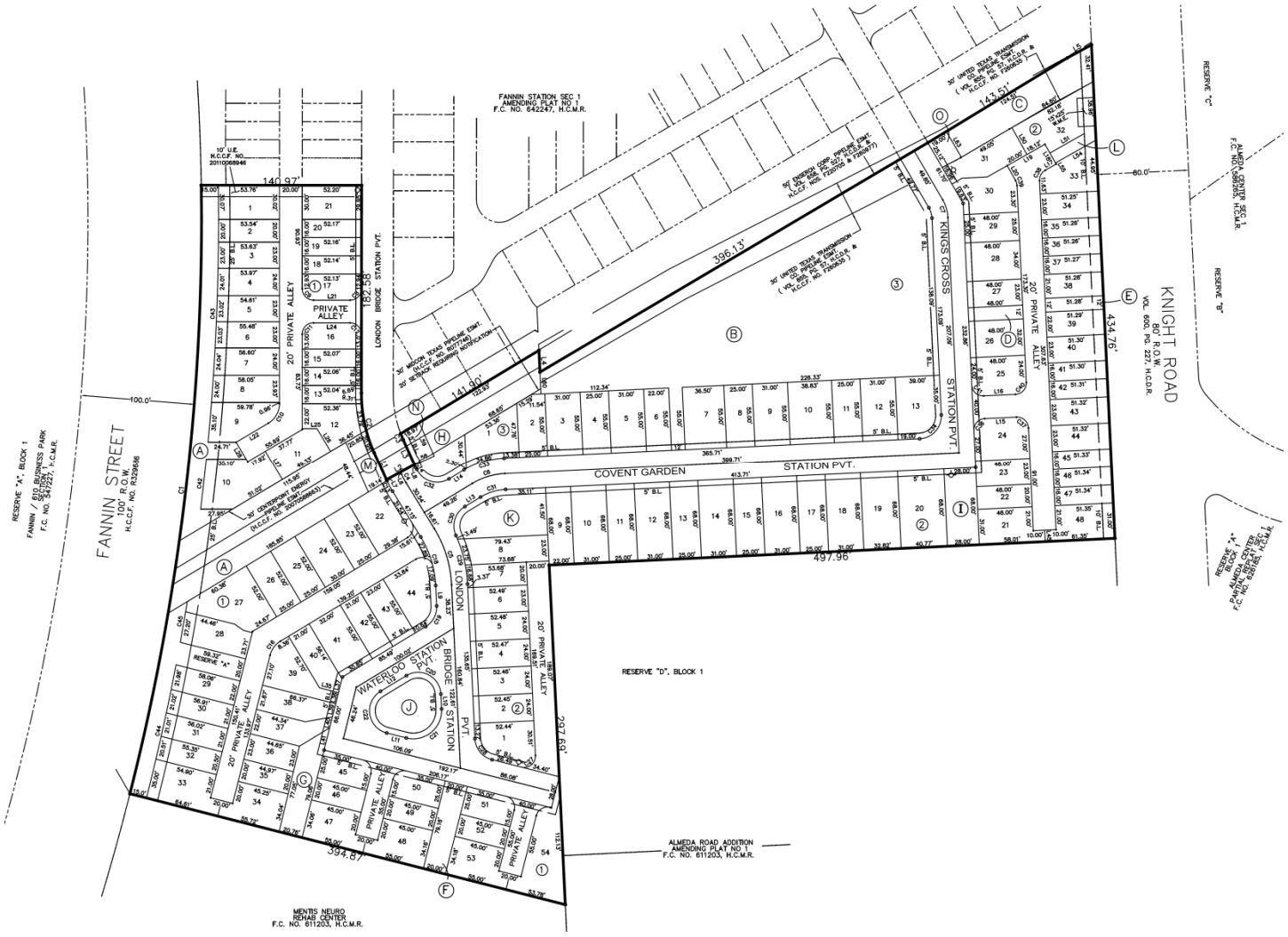
C Public Hearings Site ocation

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fannin Station Sec 2 replat no 1

Applicant Windrose and Services, Inc.



NORTH

C Public Hearings Subdivision

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fannin Station Sec 2 replat no 1

Applicant Windrose and Services, Inc.

NORTH

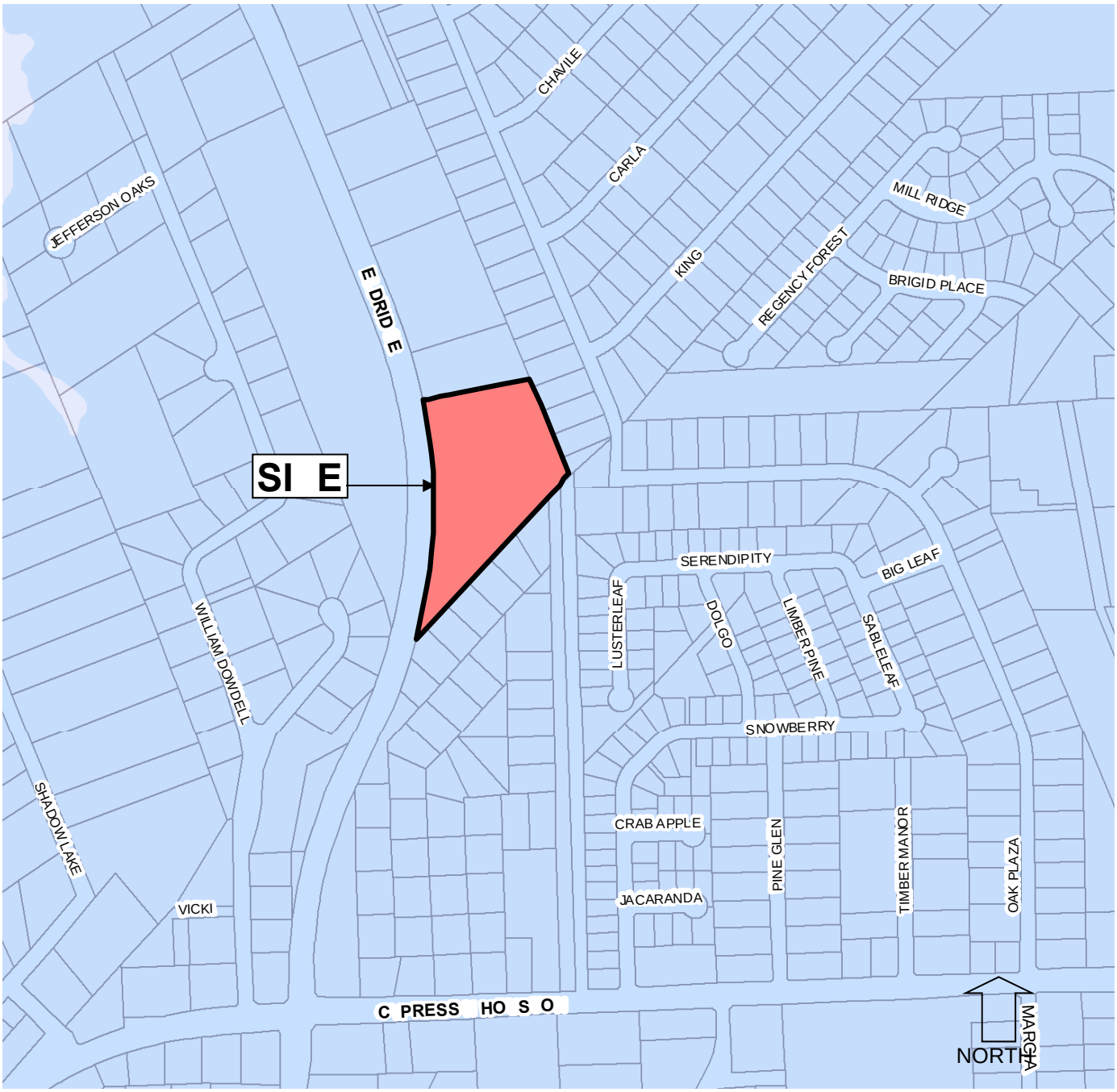
C Public Hearings Aerial

Houston Planning Commission I EM 124

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame ilbert Estates replat no 1

Applicant Century Engineering, Inc



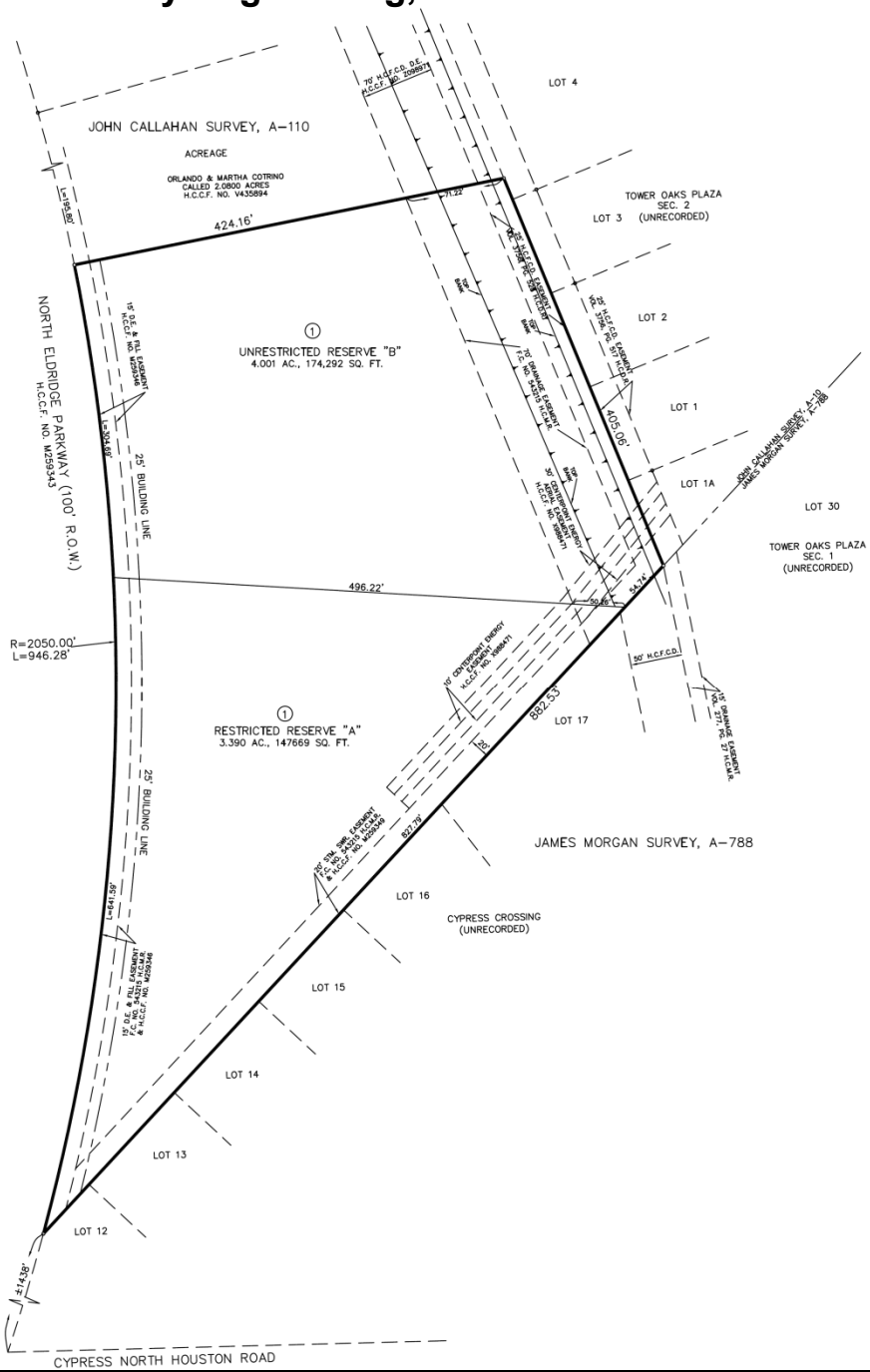
C Public Hearings Site ocation

Houston Planning Commission I EM 124

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame ilbert Estates replat no 1

Applicant Century Engineering, Inc



C Public Hearings Subdivision

Houston Planning Commission I EM 124

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame ilbert Estates replat no 1

Applicant Century Engineering, Inc

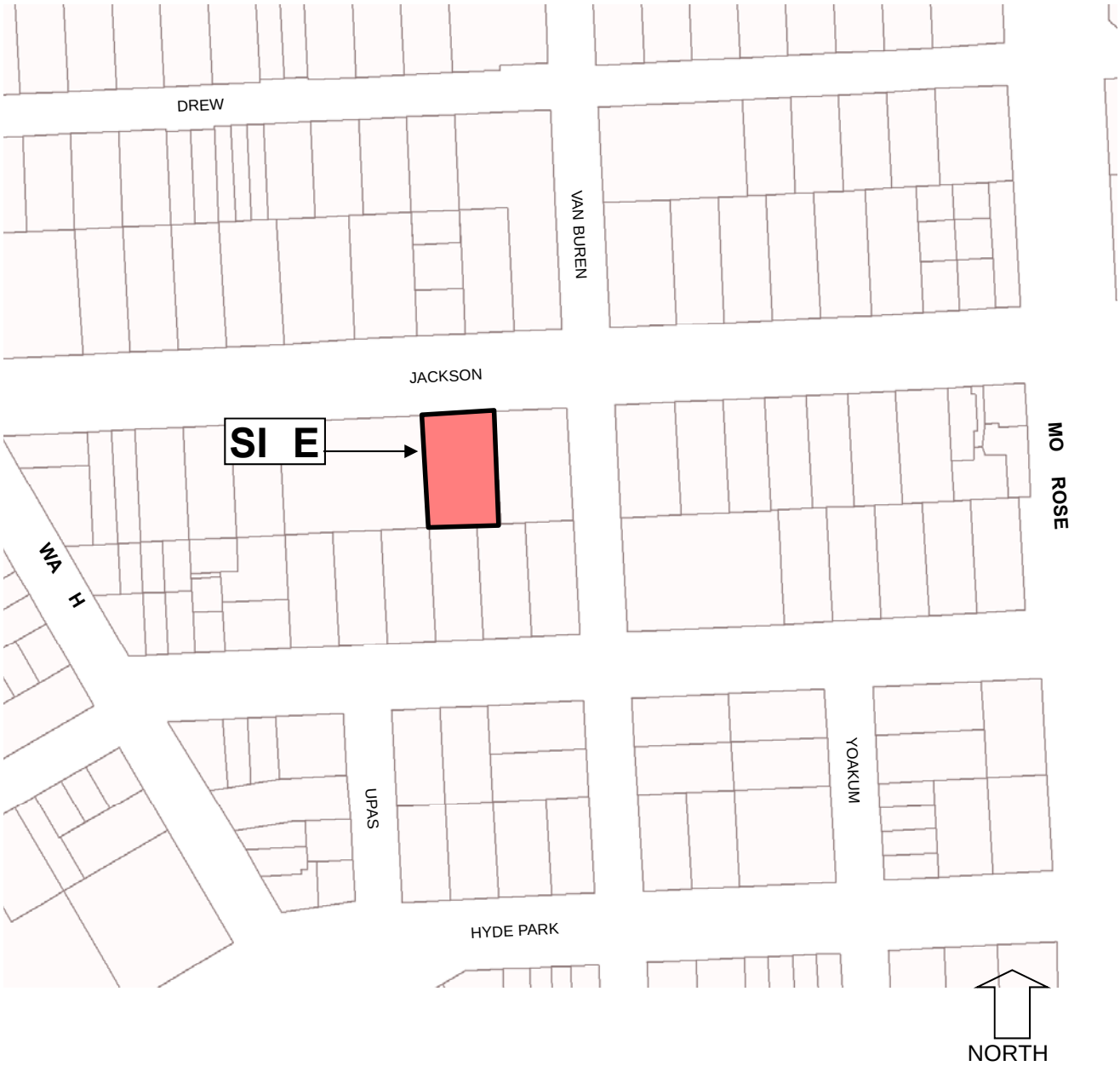
C Public Hearings **Aerial**

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Hyde Park E tension partial replat no 2

Applicant otal Surveyors, Inc.



C Public Hearings Site ocation

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Hyde Park E tension partial replat no 2

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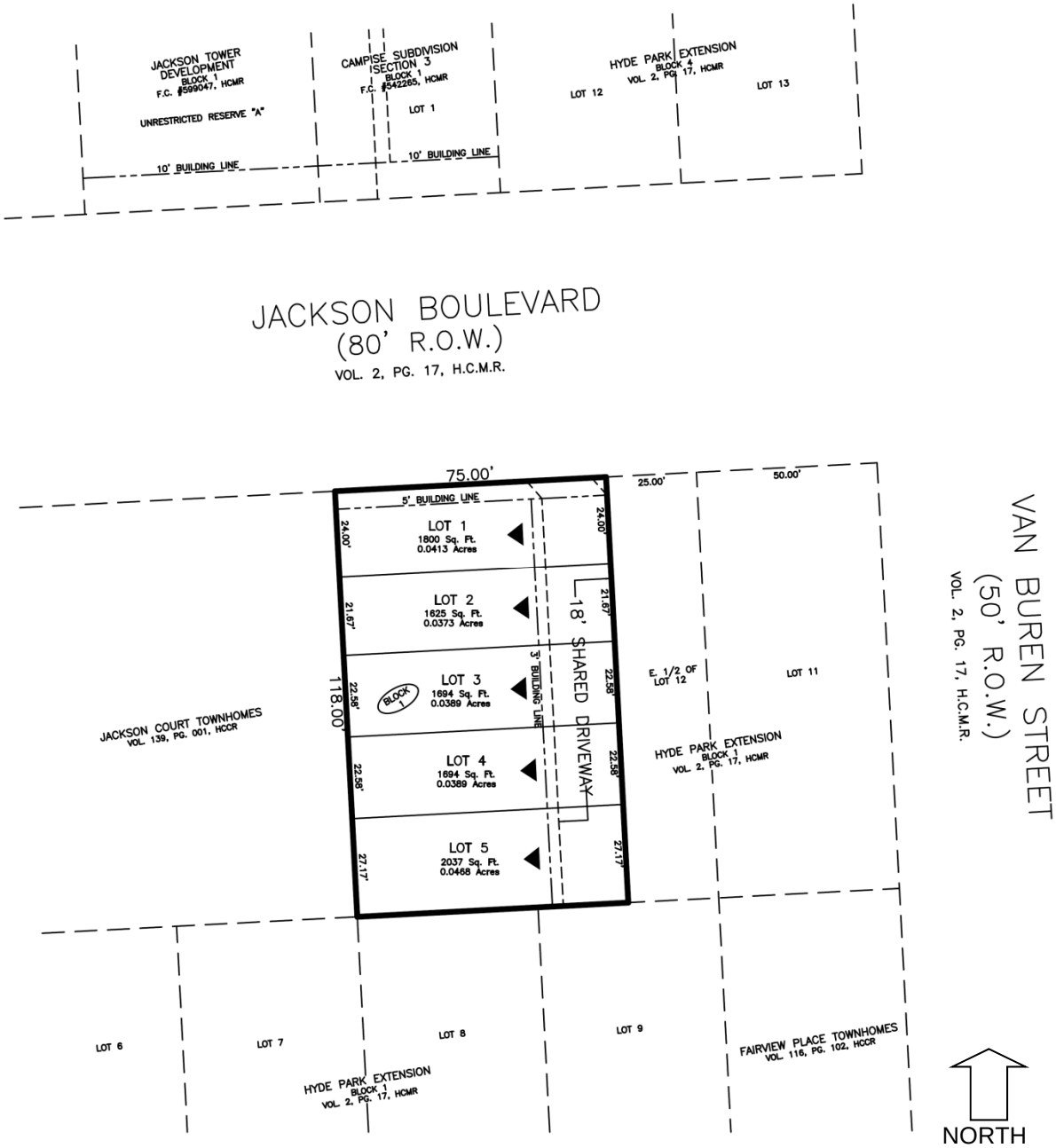

C Public Hearings Subdivision

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Hyde Park E tension partial replat no 2

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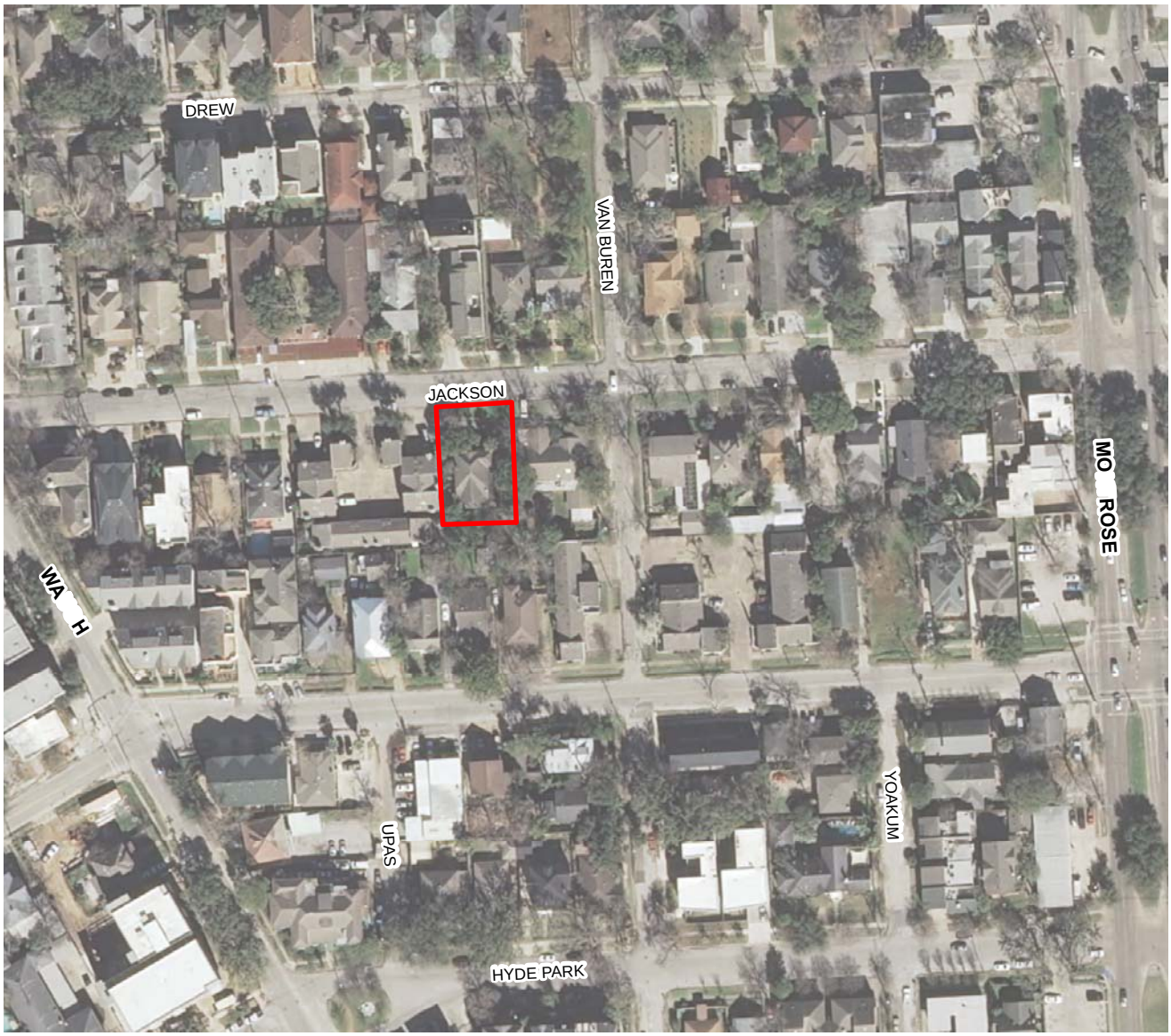


NORTH

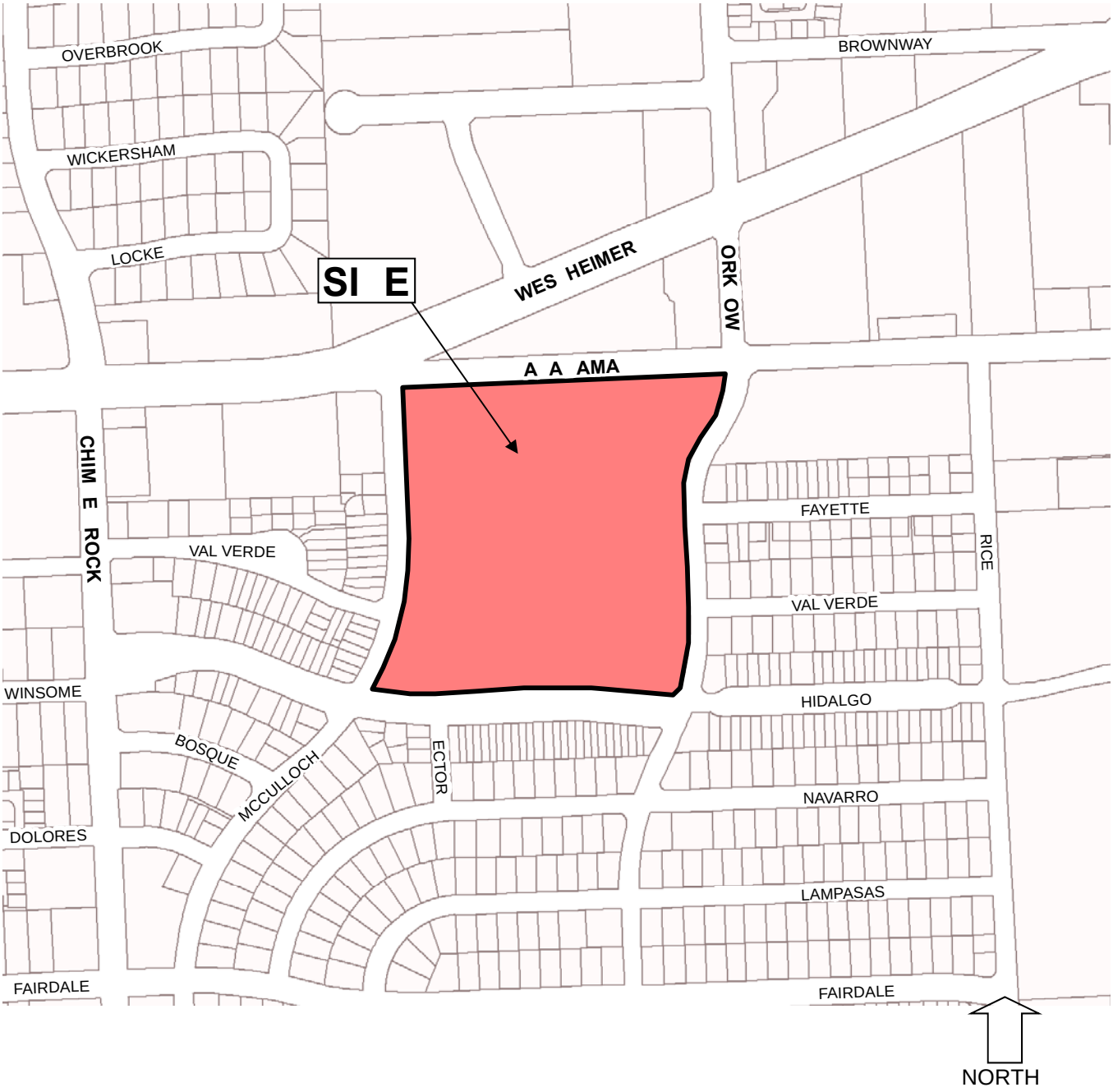
C Public Hearings Aerial

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame amar errace partial replat no 4

Applicant C. . Davis Company



C Public Hearings Site ocation

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

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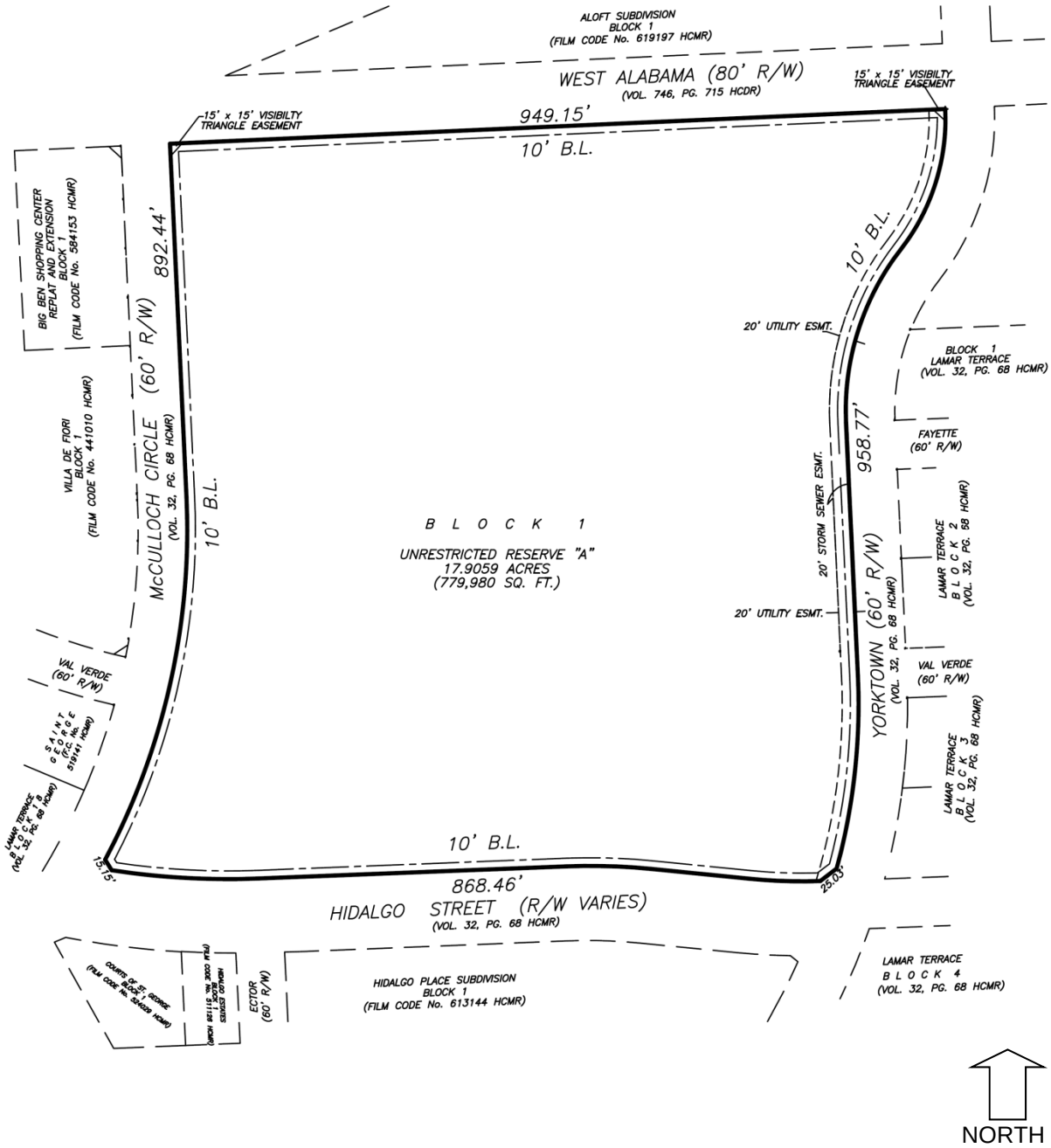
Applicant C. . Davis Company



C Public Hearings Subdivision

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame amar errace partial replat no 4

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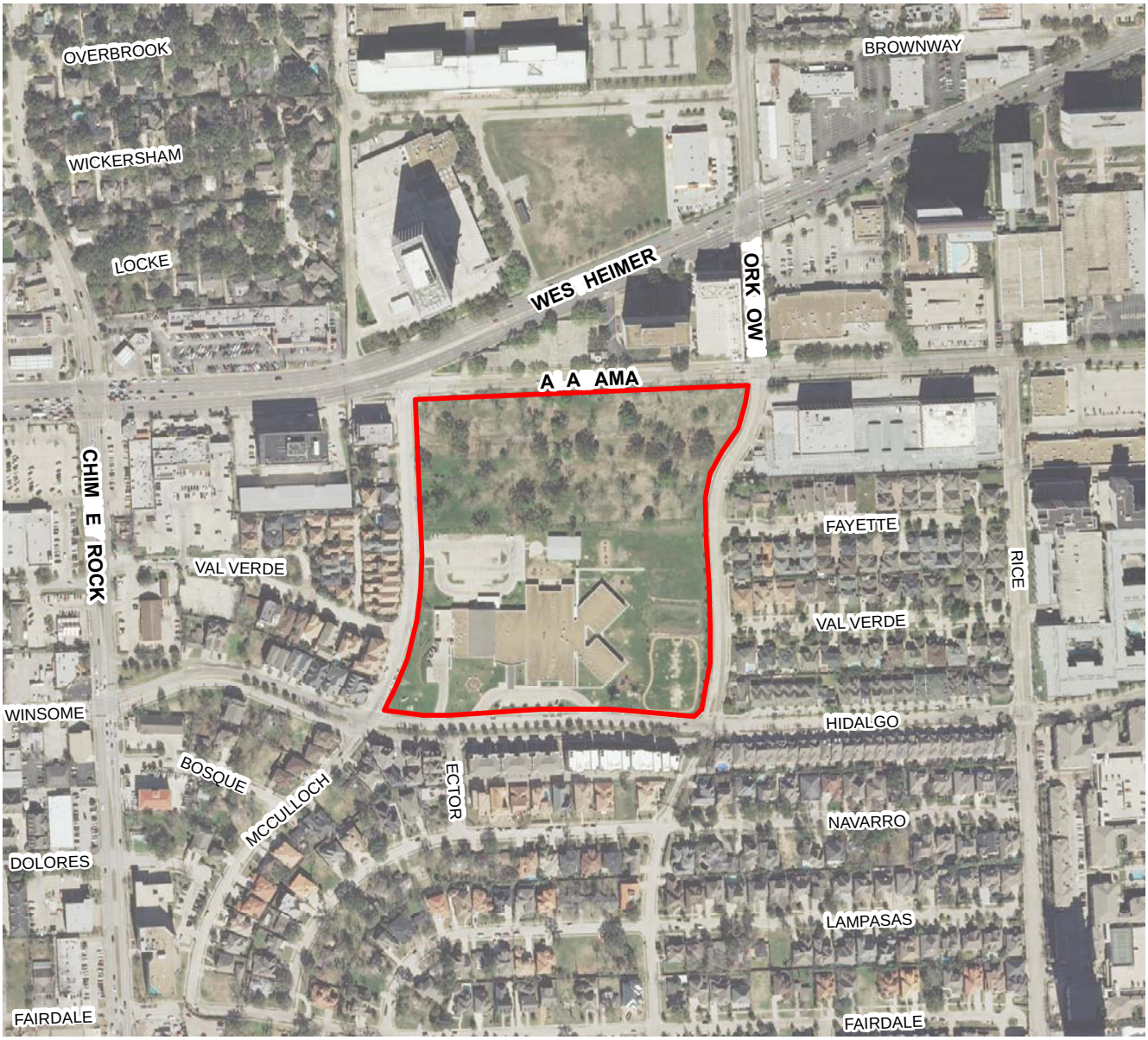


NORTH

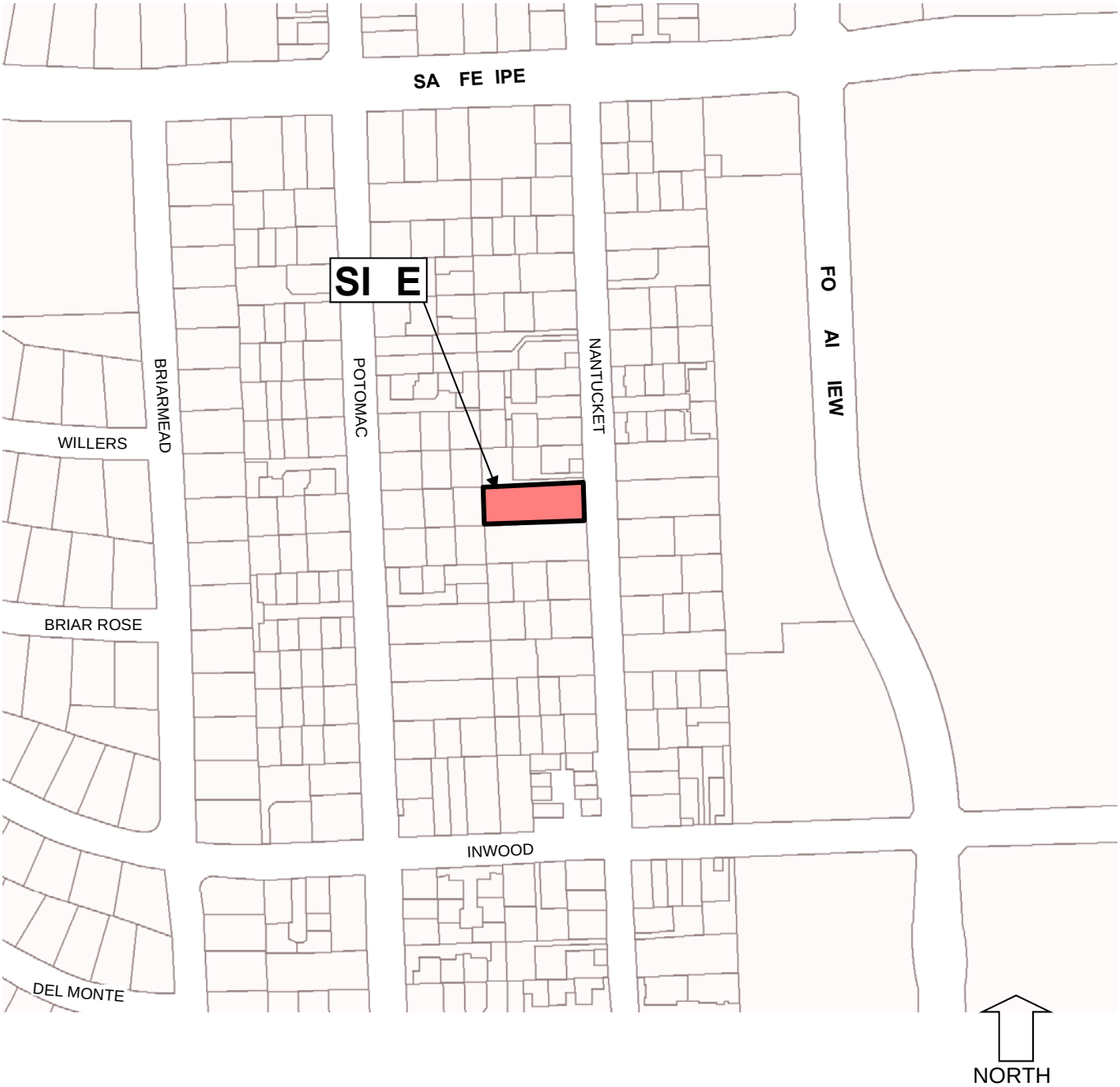
C Public Hearings Aerial

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Westhaven Estates Sec 2 partial replat no

Applicant replats.com



C Public Hearings Site ocation

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Westhaven Estates Sec 2 partial replat no

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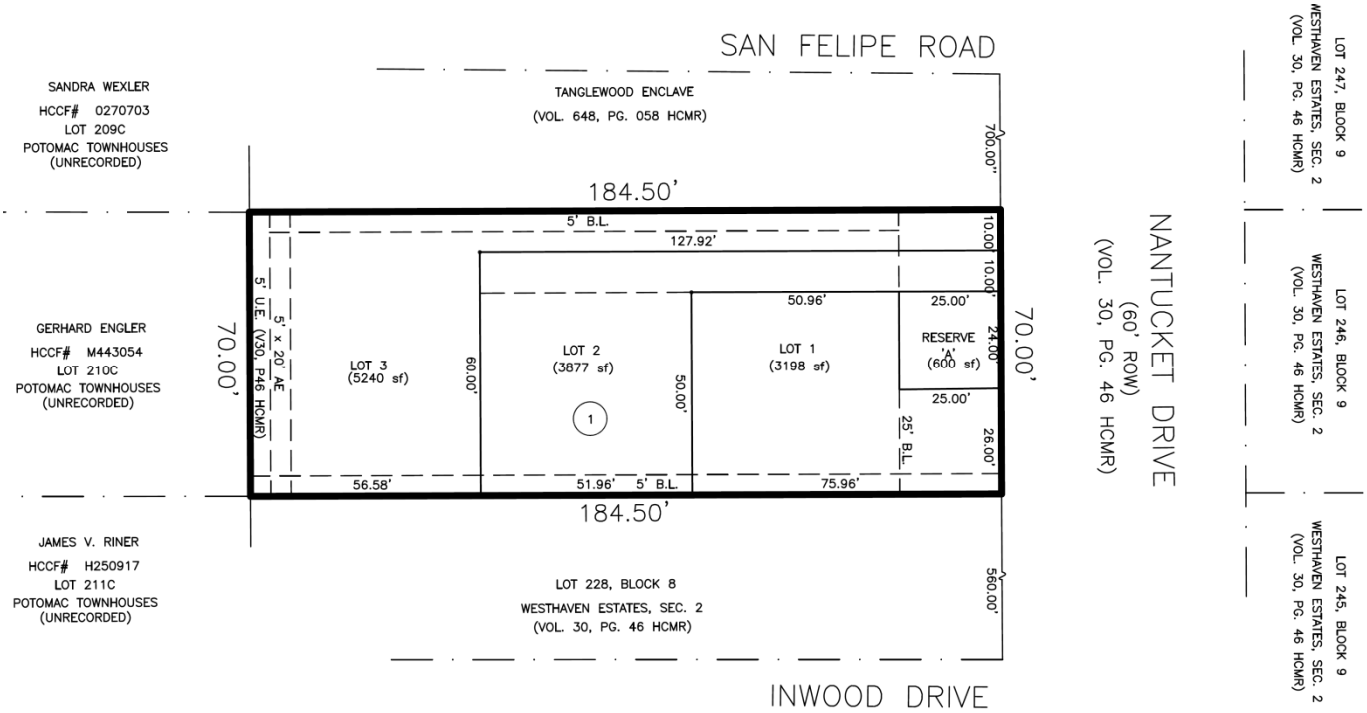


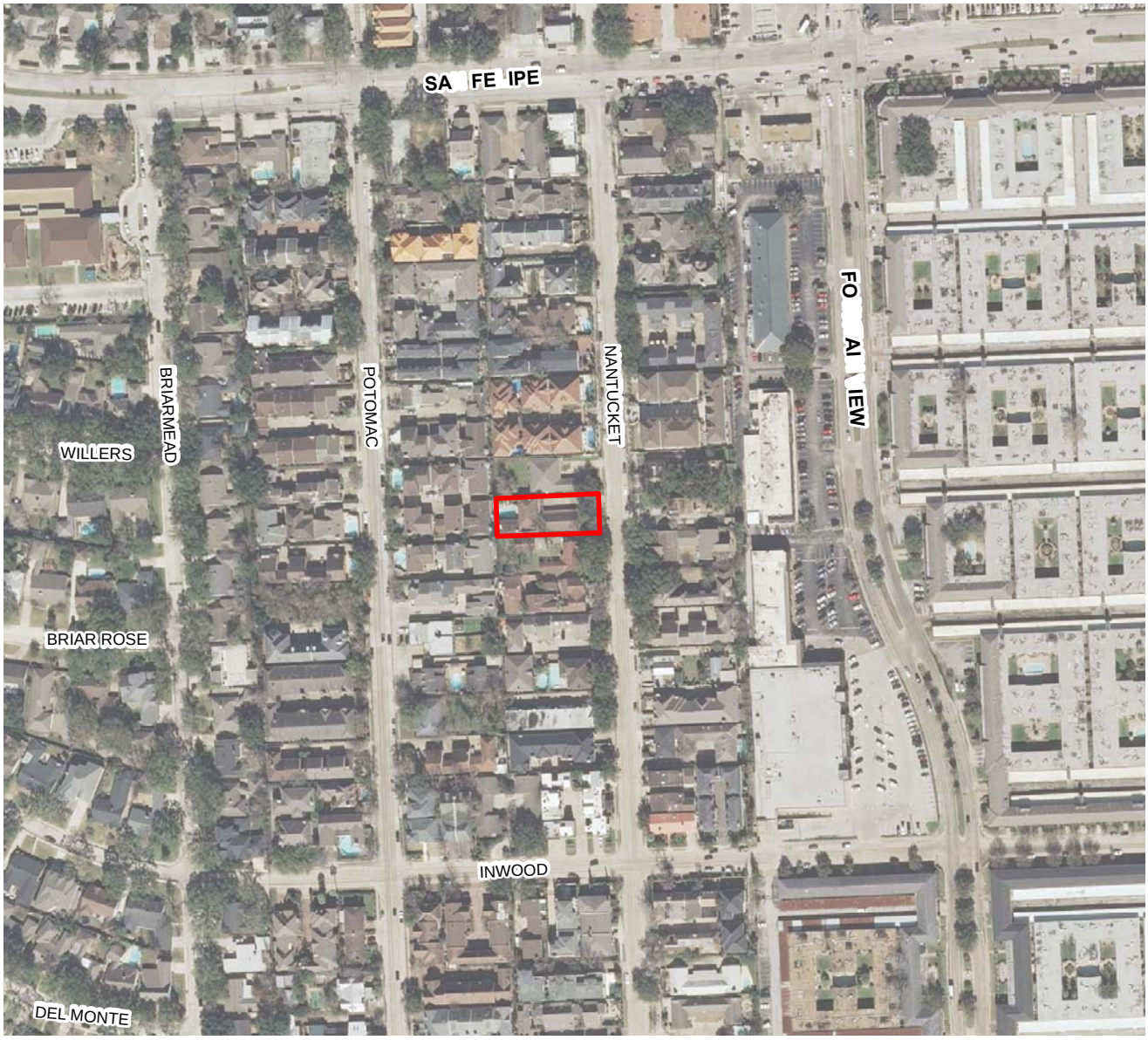
C Public Hearings Subdivision

Houston Planning Commission I EM 12

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Westhaven Estates Sec 2 partial replat no

Applicant replats.com



NORTH

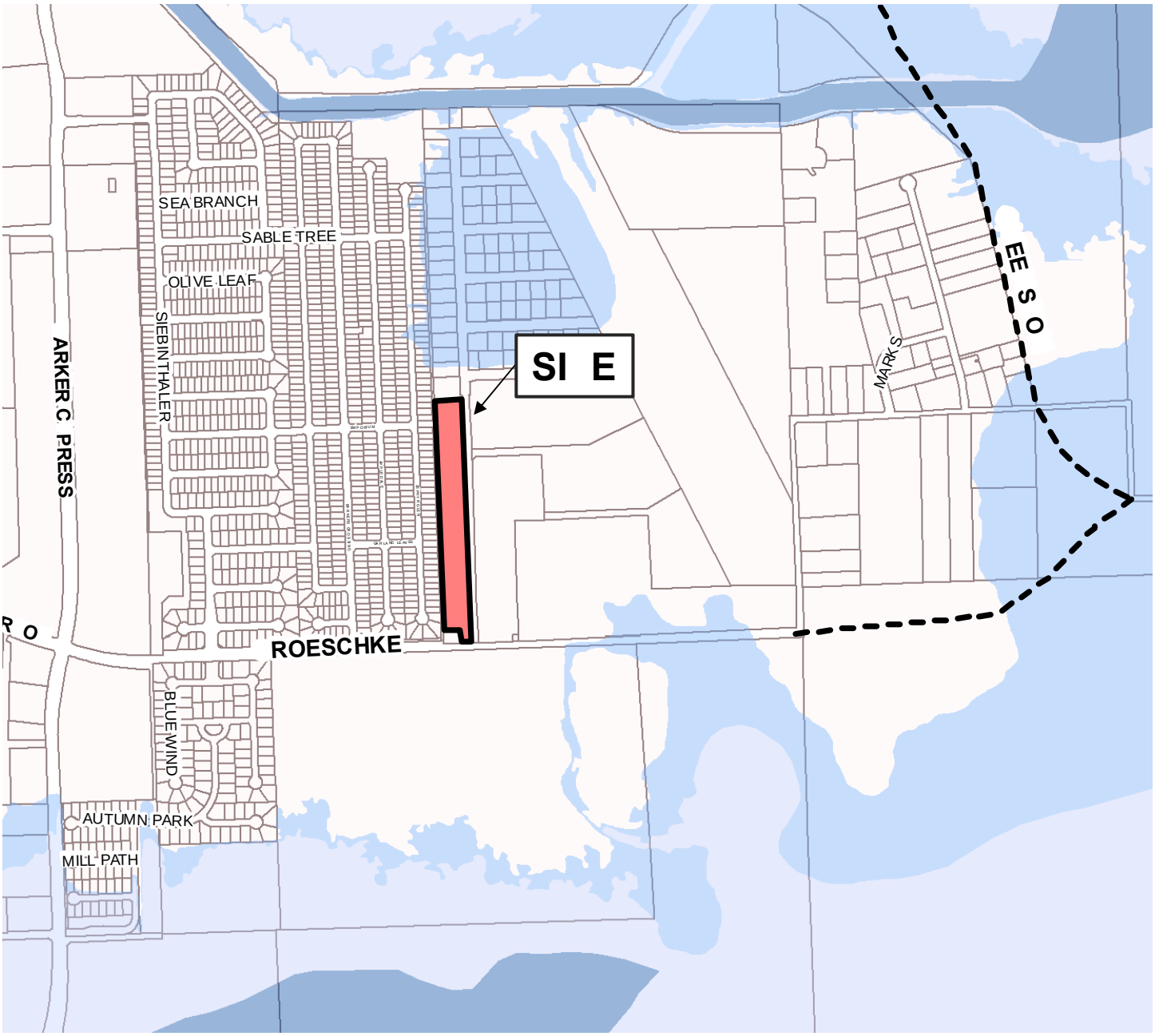
C Public Hearings Aerial

Houston Planning Commission I EM 128

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame Aerovillas Hangar Home (DEF2)

Applicant Landtech Consultants, Inc.



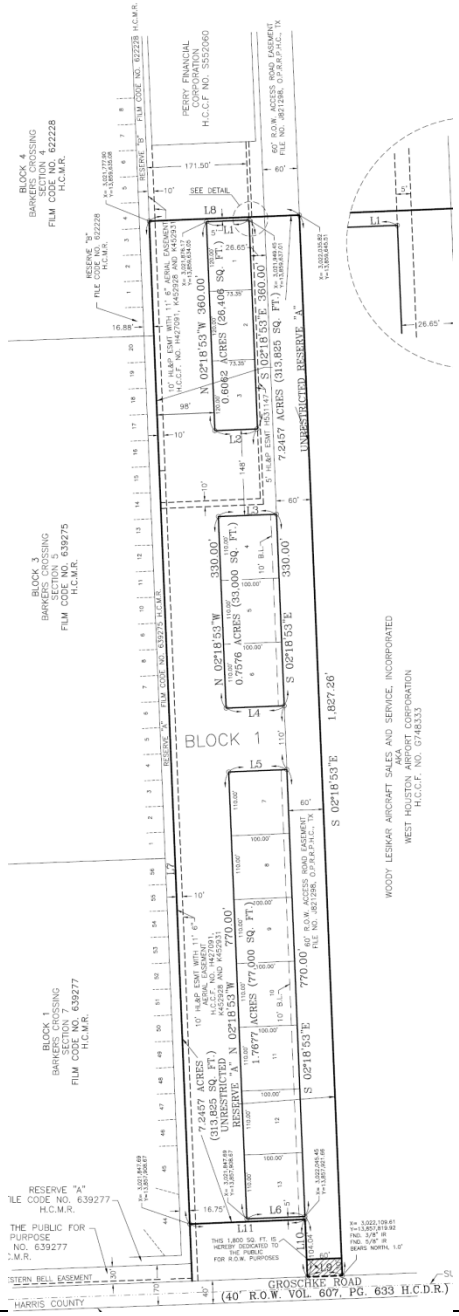
D ariances **Site ocation**

Houston Planning Commission I EM 128

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Aerovillas Hangar Home (DEF2)

Applicant Landtech Consultants, Inc.



D ariances **Subdivision**

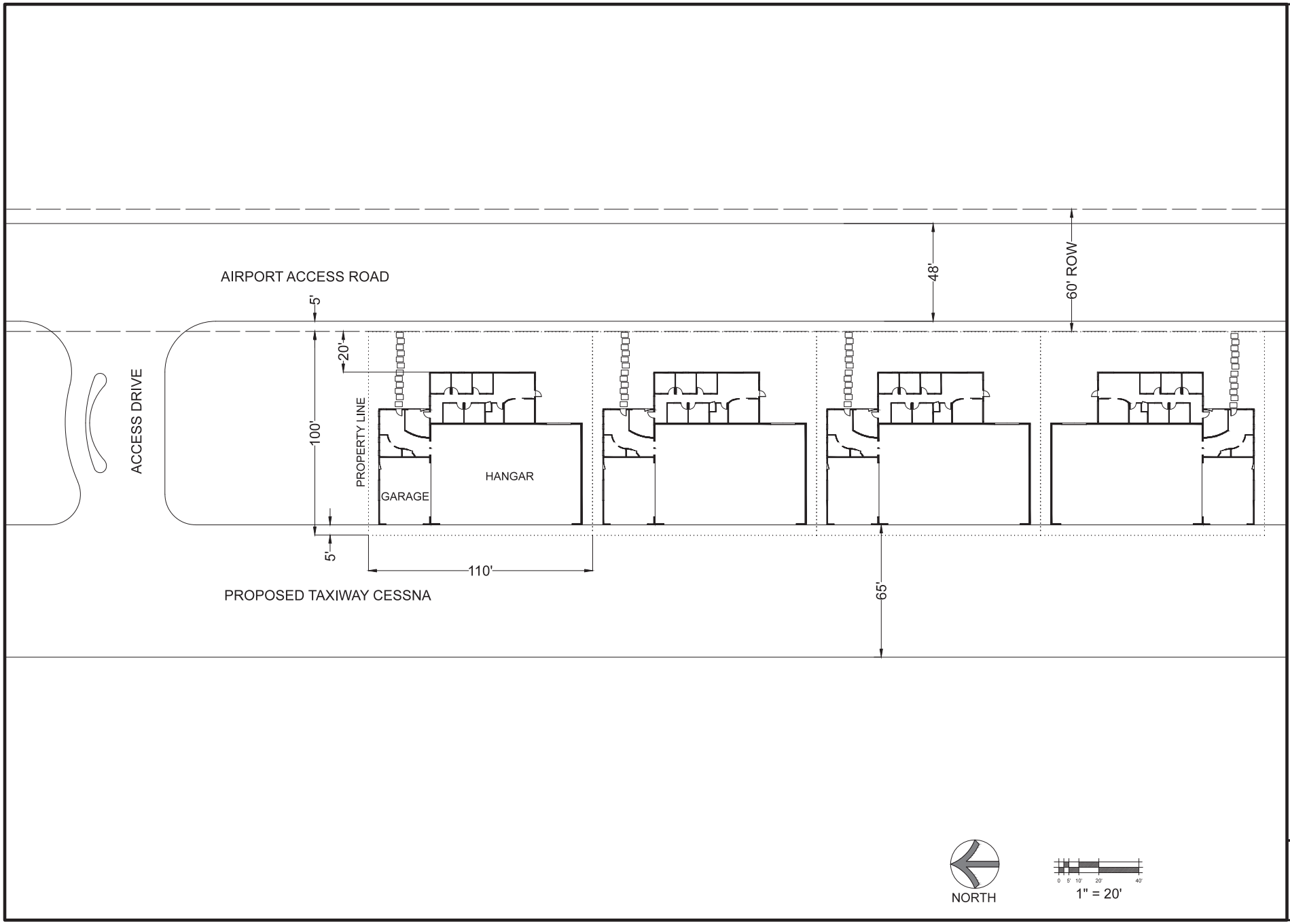
Houston Planning Commission I EM 128

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Aerovillas Hangar Home (DEF2)

Applicant Landtech Consultants, Inc.

D ariances **Aerial**



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AEROVILLAS
WEST HOUSTON AIRPORT
HARRIS COUNT. TX

TITLE: HOME POSITION ON PLOTS

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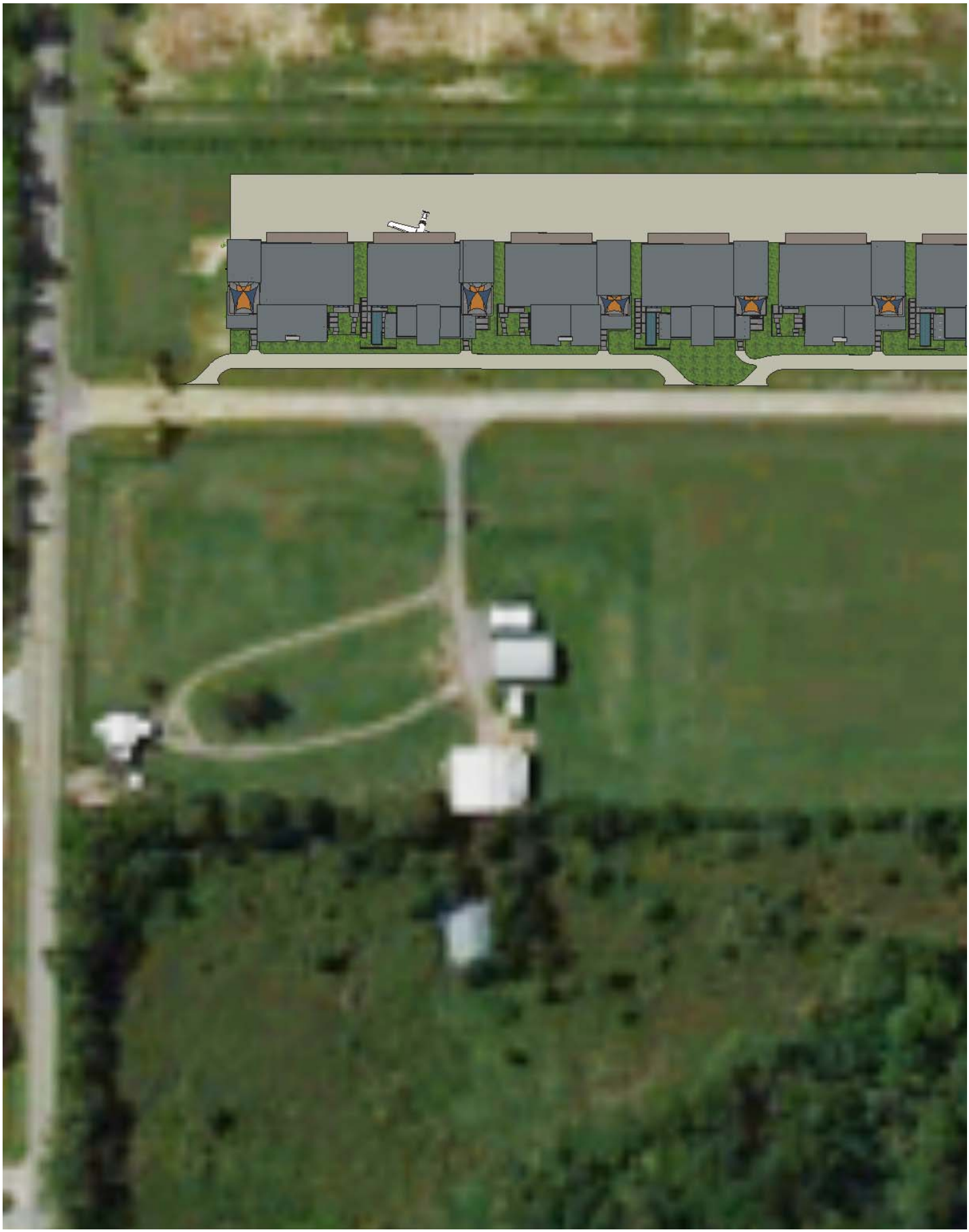
ISSUE:	DATE:

PROJECT #: XXXX

A1



ALLEN-GUERRA
ARCHITECTURE

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1286
Plat Name: Aerovillas Hangar Home
Applicant: Landtech Consultants, Inc.
Date Submitted: 05/19/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow thirteen single family lots with no public street frontage to access the public street via a private access easement

Chapter 42 Section: 192 and 128

Chapter 42 Reference:

42-192 and 42-128

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 project site is located outside the City of Houston's City Limits in the unincorporated area of Harris County, Texas and within the City's ETJ. The site location is a suburban area which is surrounded by U.S.A. (federal government) owned property which is a part of the Addicks Reservoir. The subject property is the West Houston Airport. The proposed plan is to plat thirteen residential lots for development. There is no need for public street frontage as the lots will be served by a private access easement. This will be a private subdivision with private access and all private utilities. There is no City of Houston nor MUD district utility service to the subject property. All utilities are private and the subject property is basically self--sufficient providing their own water and sewer services. This is an existing condition which should be grand-fathered in as this property was originally developed as the "Memorial Skyland Airport" in 1962. The airport is almost completely built out.

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

This project is bounded by all private property within the efficient and self sufficient West Houston Airport complex. There is no need for public streets as the lots will be part of a private subdivision served by private access easement and private utilities including privatized water and sewer service. This airport is nothing new and is somewhat of a Houston institution. Any activity at this airport should be grandfathered in due to the age of the facility which was originally developed in 1962 as Memorial Skyland. The facility then became Lakeside Airport in 1965. In 1984, with a new airline flying, the airport was renamed West Houston Airport (IWS) to help in promoting its location and facilitate advertising the airport to the general public.

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

The sections of Chapter 42 that address residential lots minimum frontage requirements on a public street are the sections that are applicable to the no public street frontage variance requested for this project. According to Chapter 42, the establishment of a minimum frontage for lots is a requirement that provides adequate access to a public street. This would generally apply to a public subdivision. However, this is a "special case" project. In this particular case, the proposed development is an entirely private subdivision served by a private access easement and private utilities. There will be no City streets nor City utilities utilized for this private subdivision. "Aerovillas" will be a wonderfully private, exclusive and self sufficient subdivision which is outside of the City Limits and thus should have no negative impact on the City of Houston. This airport has a very positive impact on the Houston area as due all of the other numerous private airports in our area. These airports sometimes serve large corporations who have their own small aircraft. This helps them to beat the hustle and bustle of Hobby and Bush Airports. The West Houston airport is a great asset to this Westside of Houston with lots of large oil company offices located in the famous Westside Energy Corridor.

(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 because there is good existing access to the site of the proposed lots by an existing access easement. This will not impact the City of Houston or anyone in the public other than the future owners of said lots. The future owners will be affected in a positive way and will be able to access their lots in the preferred manner which is via a private access easement and be served by private utilities. There is an awareness about the necessity for greater security near airport facilities in these modern times than is necessary in other parts of the community. That is an additional reason to limit access to this proposed subdivision by having it served by a private access easement and behind the secured confines of the airport security fencing. The entire infrastructure is existing. That is why this is not only feasible but is actually functioning in this manner in the real world presently. This is just a formality to officially record a plat of this property and request the variance for the private access.

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

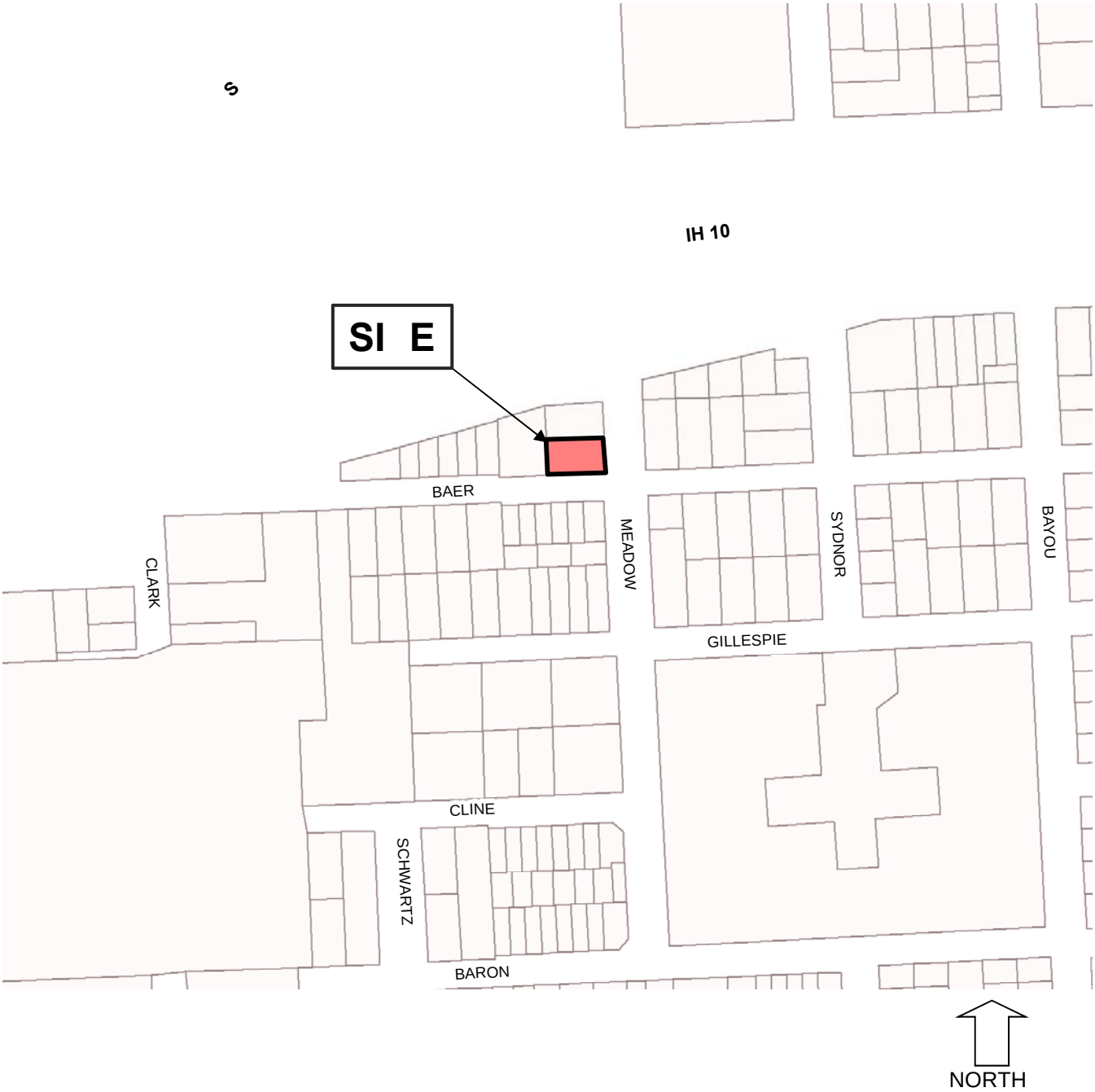
The justification is in allowing this existing development to continue giving back to the citizens. This project will benefit the neighborhood because there are existing businesses on this property which presently contribute in a positive fashion to the economy in this area of western Harris County. The Houston Planning Commission should approve this plat and grant the requested variance. This property has the same right to be a recorded subdivision as all other property located in this area. The variance should be granted because this property should be grand-fathered in because the West Houston Airport is an existing development. The only item is that this will be a private subdivision with a privates access easement for vehicular access. Thus there will be no impact to consider. The only prudent and reasonable action is to approve the plant and grant the variance.

Houston Planning Commission I EM 129

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame aer Meado Court

Applicant A S CO S A S C



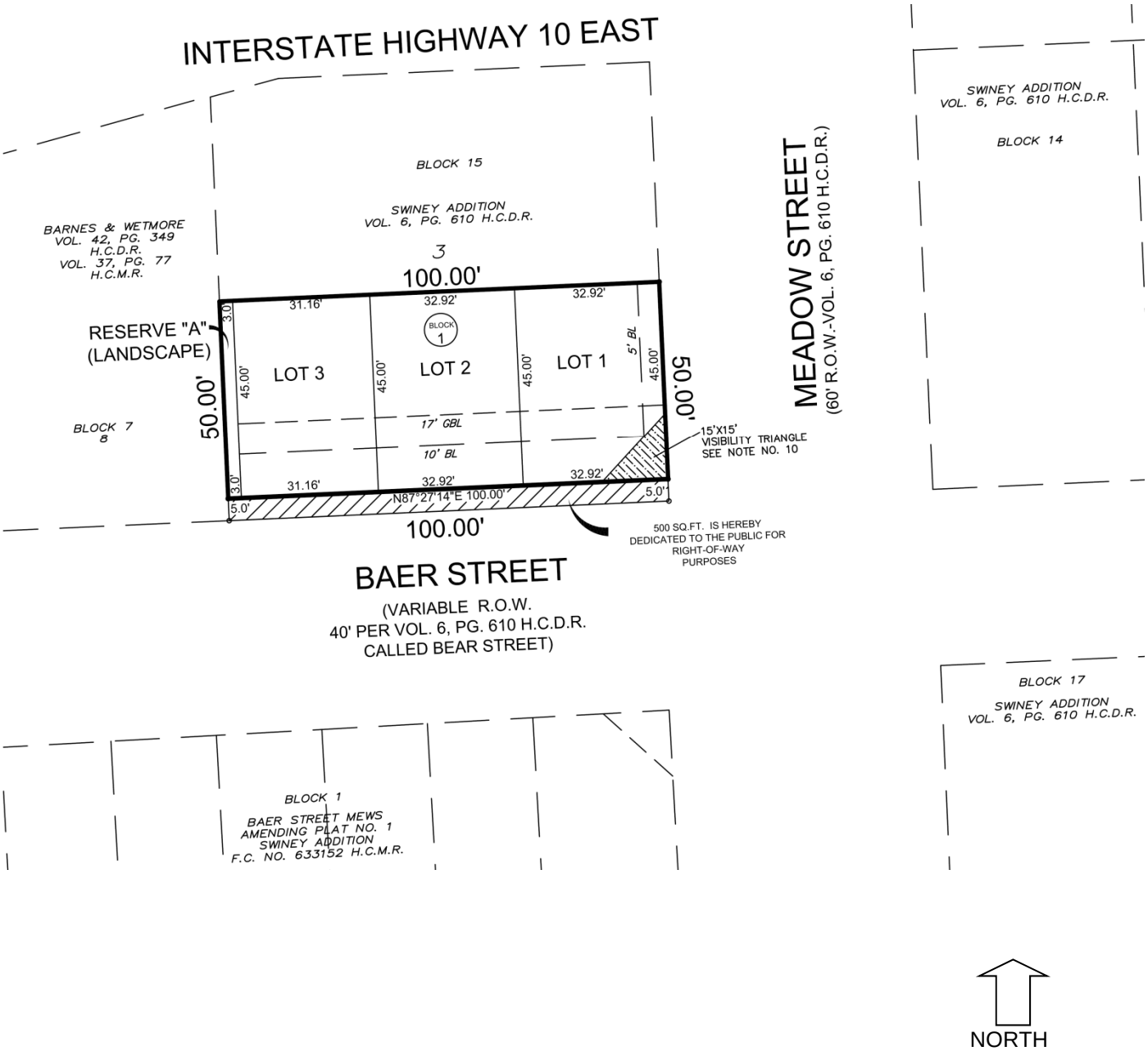
D ariances Site ocation

Houston Planning Commission I EM 129

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame aer Meado Court

Applicant A S CO S A S C



D ariances **Subdivision**

Houston Planning Commission I EM 129

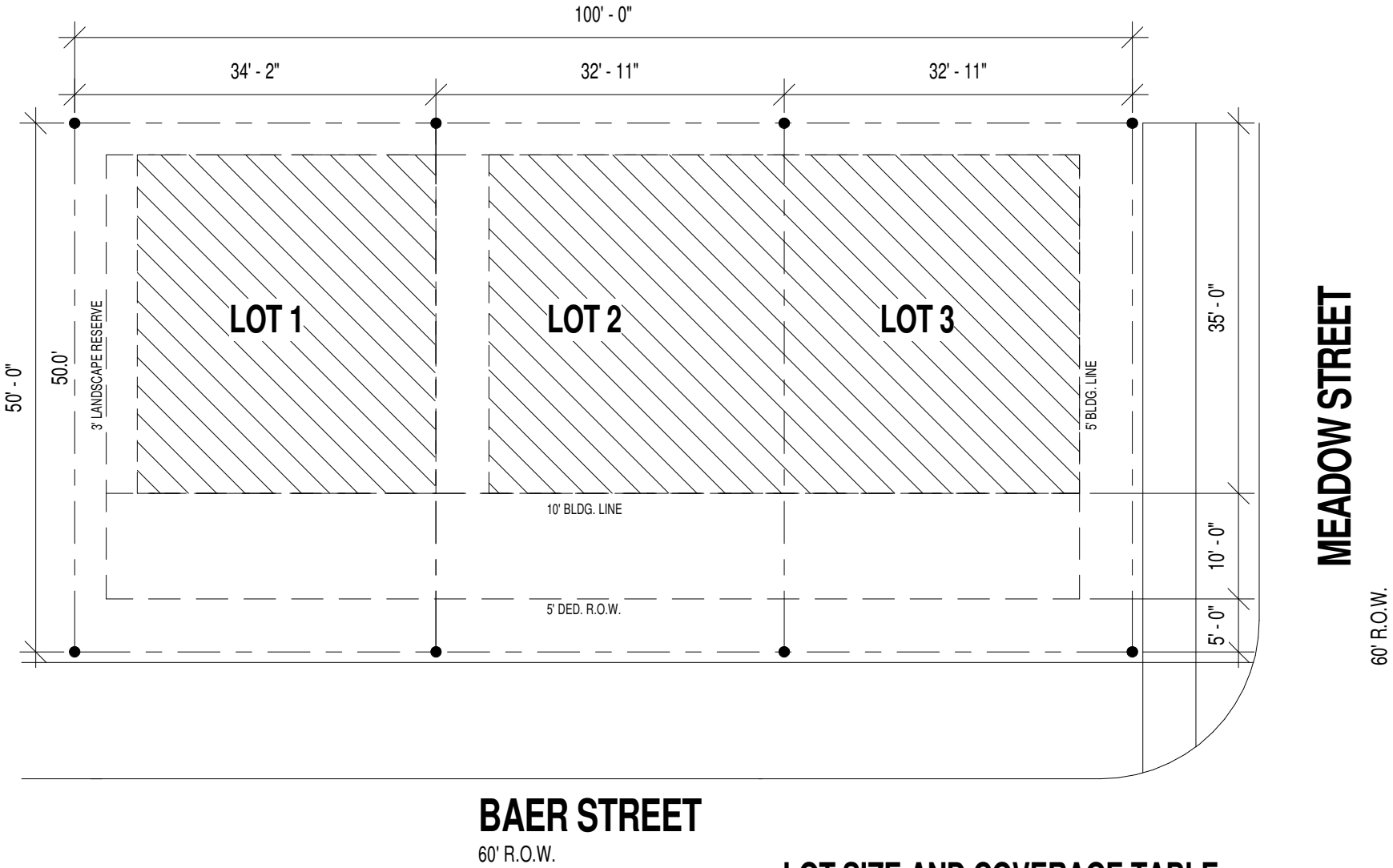
Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame aer Meado Court

Applicant A S CO S A S C

NORTH

D ariances **Aerial**



LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	BLDG. COVERAGE (SQUARE FEET)	% COVERAGE (SQUARE FEET)
LOT 1	1534	880	57%
LOT 2	1458	880	59%
LOT 3	1458	880	59%

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1652
Plat Name: Baer Meadow Court
Applicant: AGS CONSULTANTS LLC
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
(Sec. 42-47 and Sec. 42-81) To allow a 5 foot side building line along Meadow Street.
Chapter 42 Section: 42-156

Chapter 42 Reference:
Local streets: Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more : 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)

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
This site is located west of Jensen, south of Interstate 10, at the northwest corner of Meadow Street and Baer Street. (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;
(1b) Strict application of the requirements of this chapter 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 contrary to sound public policy; Baer Street has a 40' right-of-way and requires 5' of widening. The west property is encumbered by a residential structure and an air conditioning condenser owned by others that is in an adverse possession dispute. The home encroaches from 2.37 feet to 2.89 feet along most of the western boundary. The condenser encroaches an additional 3' in a specific area. (see survey)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; ; At least 6 feet of property along the west property line is encumbered by property or equipment owned by others. Three detached single-family units are being proposed. Detached units put the requirement of maintenance on individual home owners rather than all. The 5 feet of widening along Baer Street, the approximate 6 foot adverse possession claim along the west boundary, and the 3 foot maintenance agreement affects the ability to create a marketable space on this 50' x 100' lot.

(3) The intent and general purposes of this chapter will be preserved and maintained;
(3) The intent and general purposes of this chapter will be preserved and maintained; Meadow Street has a 60 foot right-of way an appears to have been paved in recent years. Both streets have curbs and gutters with sidewalks. Meadow has a 28 foot paving section and 11 feet from back of curb to the property line. The 5 foot building line and the distance to back of curb will allow a 17 foot distance and no additional widening is required on Meadow. A 16' shared driveway with 4 foot building line and 5' widening and 5' building line on Baer would only leave an approximate 20 foot building food print; also no guest parking is required. While no guest parking is required with this proposal, the 17-foot garage building line allows for two additional parking spaces in the yard in addition to the garage.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
(4) The granting of the variance will not be injurious to the public health, safety or welfare; This proposal consists of 10 foot, 17 foot typical lot layout. As usual it will provide two parking spaces in the garage with two guests parking. A shared

driveway proposal with less than 6 lots does not require guest parking. Although this proposal does not require guest parking, it does allow for it.

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

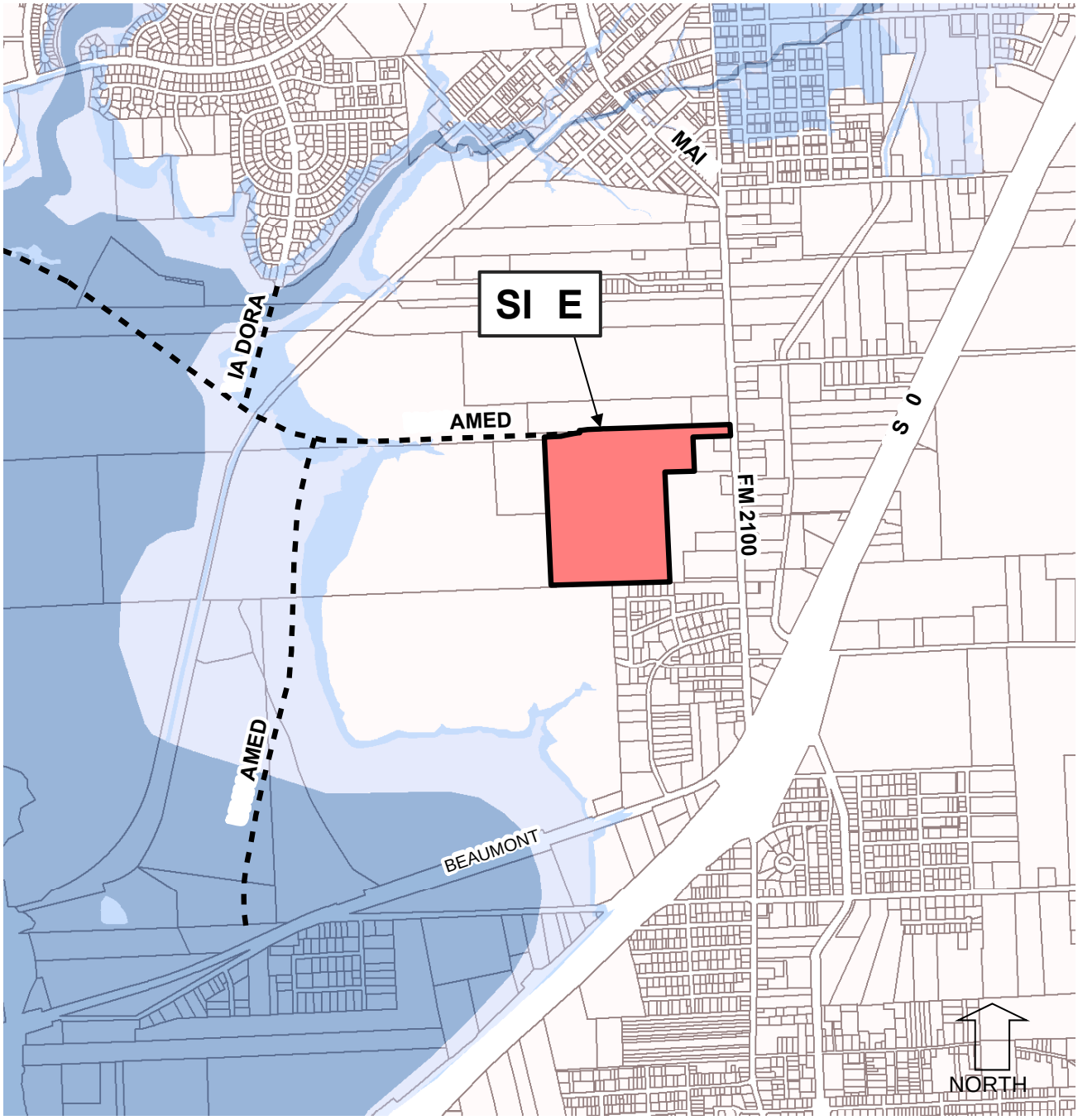
(5) Economic hardship is not the sole justification for the variance. Baer Street has a 40’ right-of-way and requires 5’ of widening. The west property is encumbered by a residential structure and an air conditioning condenser owned by others that is in an adverse possession dispute. The home encroaches from 2.37 feet to 2.89 feet. The condenser encroaches an additional 3’ in a specific area. (see survey) The aforementioned encroachment on the west property line by others and required building lines on Baer and Meadow creates the hardship by reducing the building footprints on the site. Economics is not the sole justification; however, homes must be of compatible size to remain marketable.

Houston Planning Commission I EM 130

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Crosby High School Sec 1 DEF2

Applicant JA Engineering, Inc. West Houston Office



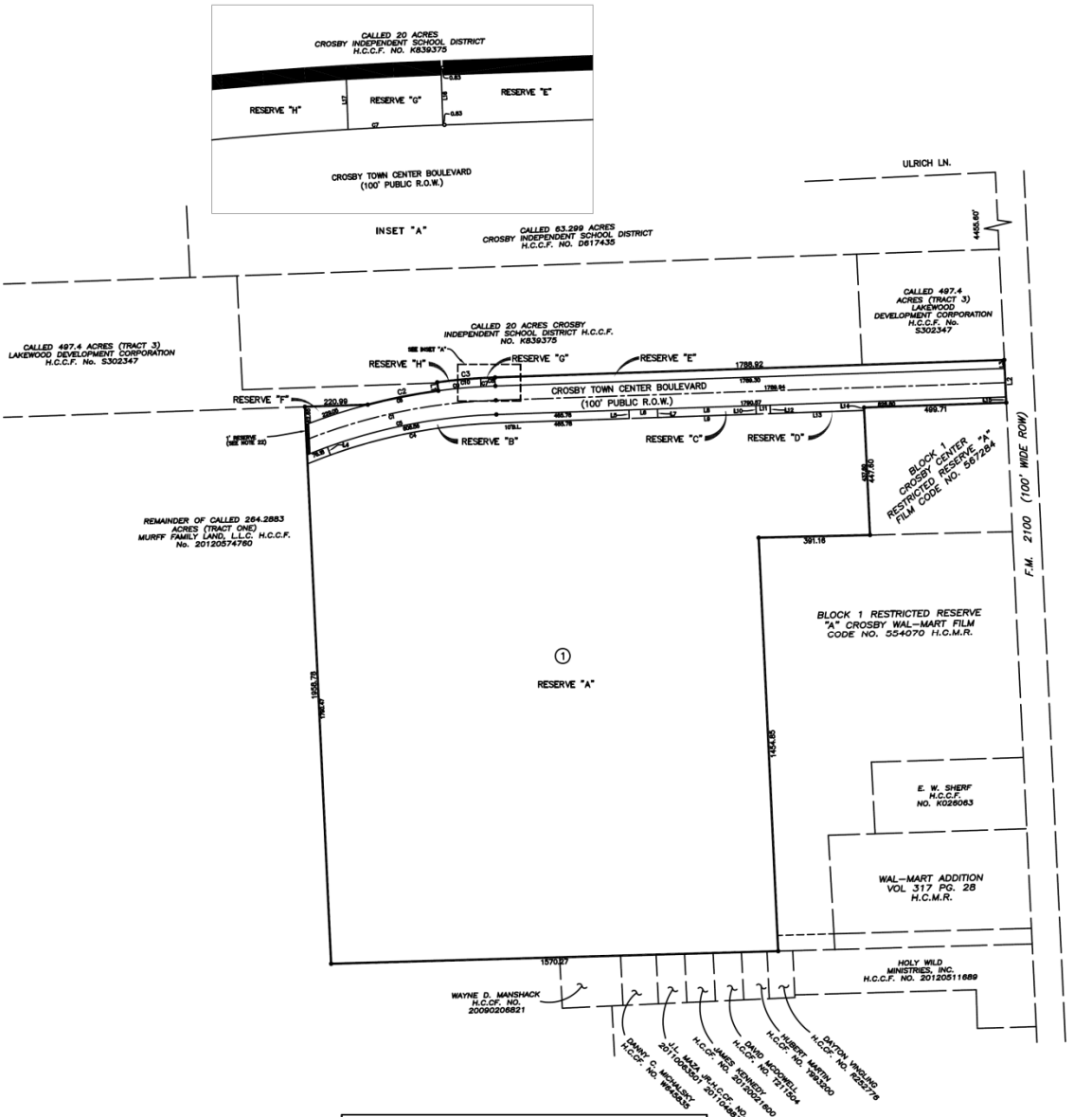
D ariances **Site ocation**

Houston Planning Commission I EM 130

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Crosby High School Sec 1 DEF2

Applicant JA Engineering, Inc. West Houston Office



RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	71.347	3,107,890	UNRESTRICTED
B	0.735	32,024	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.238	10,380	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.456	19,872	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.233	53,698	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.148	6,434	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.034	1,500	UNRESTRICTED
H	0.104	4,552	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	74.295	3,236,350	

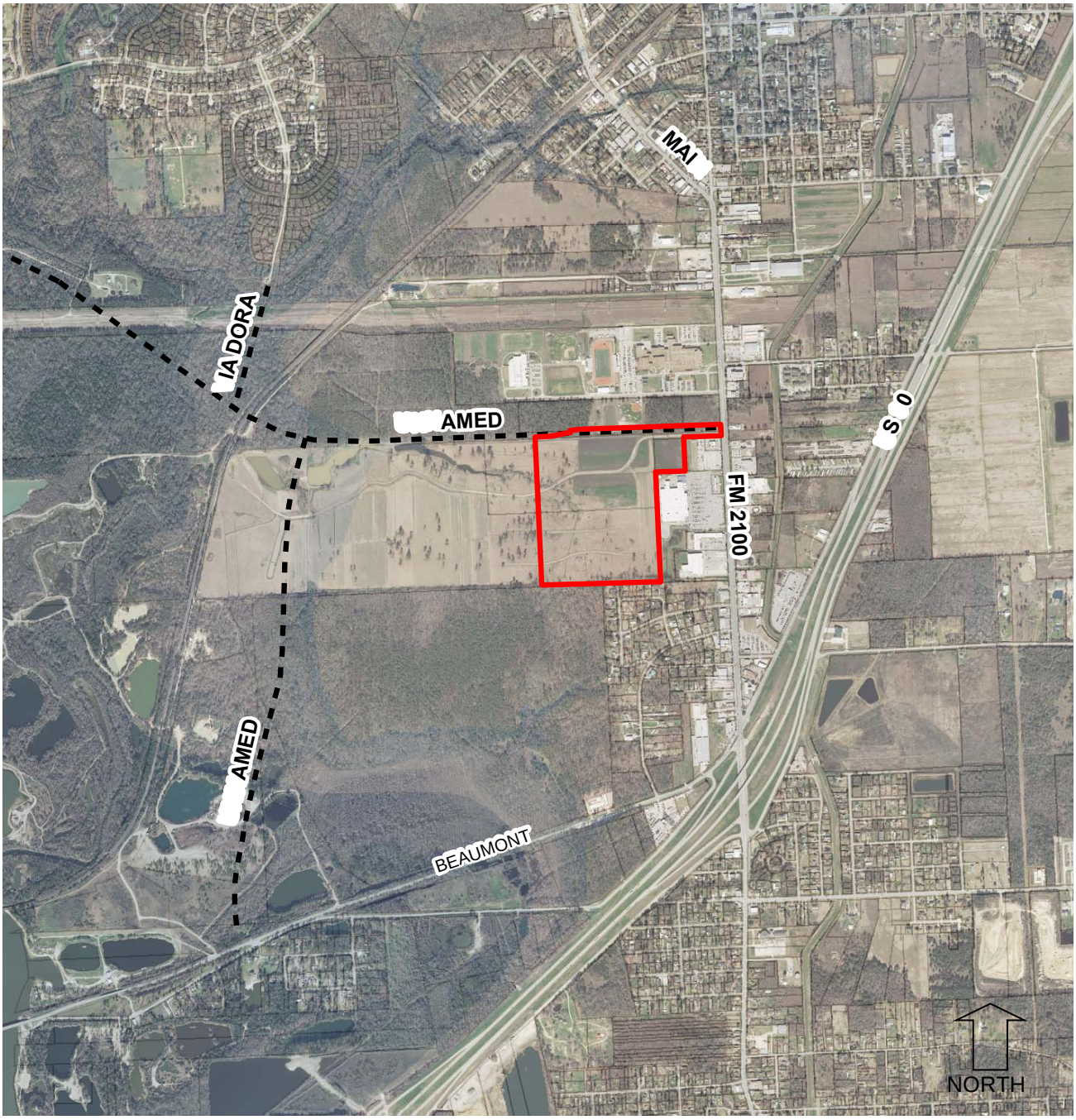
D ariances **Subdivision**

Houston Planning Commission I EM 130

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Crosby High School Sec 1 DEF2

Applicant JA Engineering, Inc. West Houston Office



D ariances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1282
Plat Name: Crosby High School Sec 1
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 05/19/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To Allow a north-south intersection spacing to exceed 2600' and to allow a east-west intersection spacing to exceed 1400' for the construction of a new High School.

Chapter 42 Section: 127(a),128(a

Chapter 42 Reference:

Sec. 42-127 Intersections of Major Thoroghfares. 42-127(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. 42-128(a)(1) Each local street shall intersect with a street that meets the requirements within 1,400'.

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;

Crosby High School Section 1 is a proposed plat of 80.157 acres located just west of FM 2100 and generally located north of Hwy 90. This new high school is proposed to be located just south of the original (current) high school. The high school has private streets and driveways that provide access but does not have a public street that runs north and south of the property. This east/west length of the proposed school is 2460'. This plat is proposing the dedication of a public street called Crosby Town Center Boulevard. Extending a street eastward to FM 2100 is not possible due to platted property adjacent to the school site and extending a street to the west is impractical as the proposed 100 right-of-way would provide sufficient traffic circulation for the proposed high school. Strict application of the maximum intersection spacing would make building a functional high school infeasible

(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 is due to the fact that the current High School does not have a public north/south street running through it. There will be no ability to extend a street north because the existing school will remain after the new school site has been developed. Extending a public street south would adversely affect safety and security. The proposed dedication of Crosby Town Center Boulevard will offer the best opportunity to provide access to the proposed school campus.

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

The intent and general purposes of this chapter will be preserved and maintained as there will be an opportunity to provide a north/south street west of the proposed school as most of the area is undeveloped. An east/west street would not be required since traffic circulation would be provided through private drives and easements. Additionally, this plat is providing a 100' east/west street, and FM 2100 and HWY 90 provide north/south arterials in the 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 public health or safety as there is a viable east/west street and two north/south major thoroughfares in the area. Allowing the access inside the school to be private streets is necessary as a public street would not be conducive to traffic safety within school property. Increased speed limits and outside access to the school would not be preferable.

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

The hardship is feasibility. It is not practical to have a public street with building lines and normal speed limits. The private drives and easements within the school would have reduced speed limits and allow for the safety and security that make a school safe.

Houston Planning Commission I EM 131

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Ellisor Investments td on ant

Applicant Hovis Surveying Company Inc.

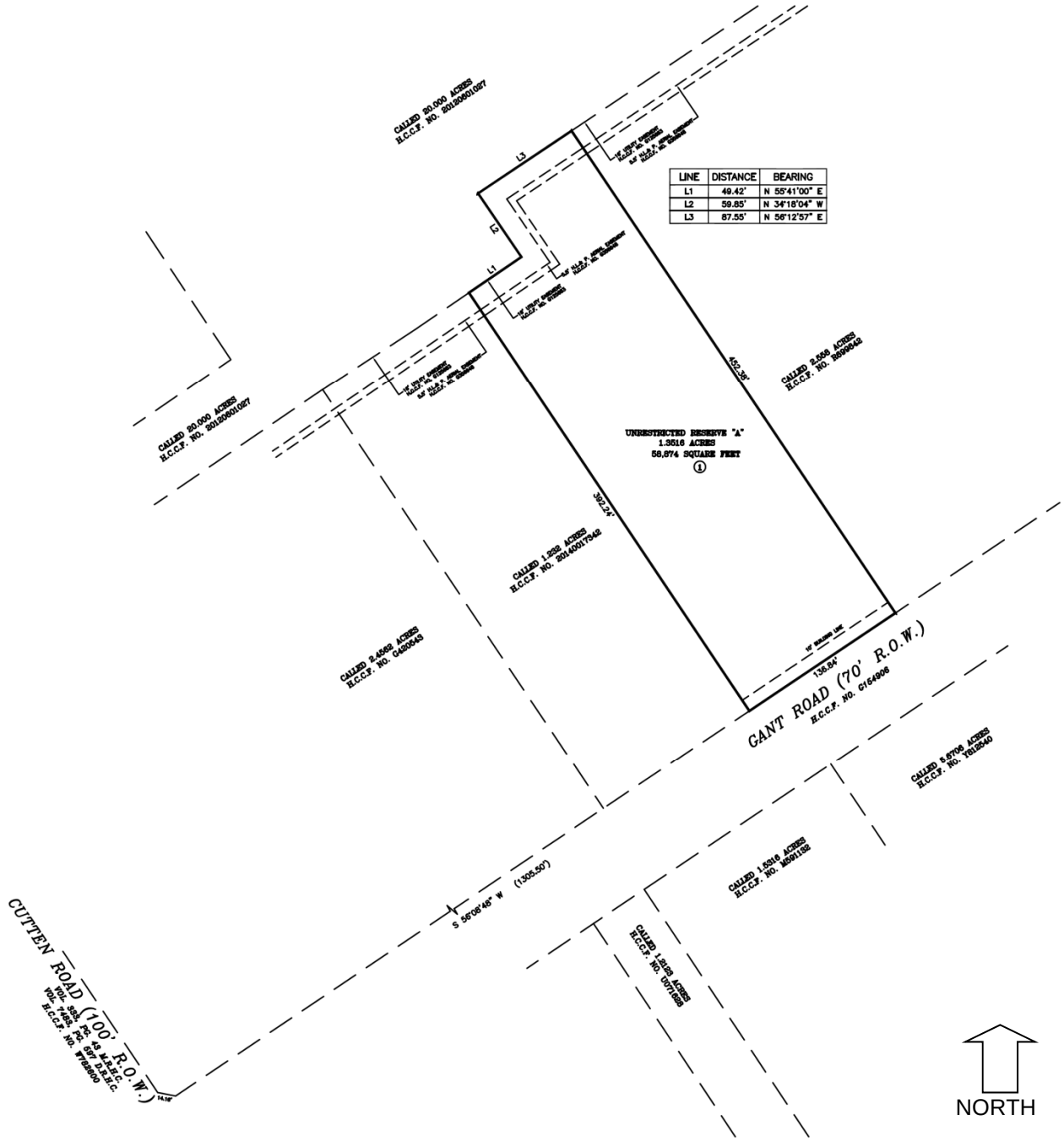
D ariances Site ocation

Houston Planning Commission I EM 131

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Ellisor Investments td on ant

Applicant Hovis Surveying Company Inc.



D ariances **Subdivision**

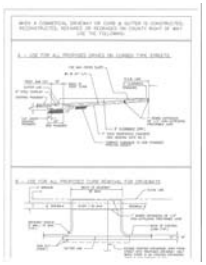
Houston Planning Commission I EM 131

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Ellisor Investments td on ant

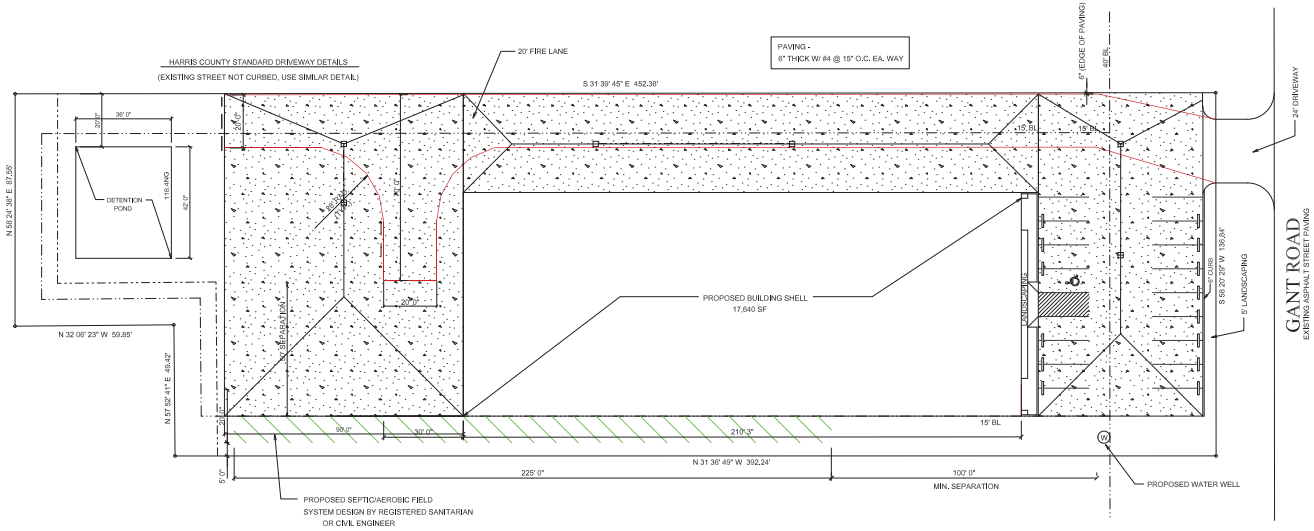
Applicant Hovis Surveying Company Inc.

D ariances **Aerial**



HARRIS COUNTY STANDARD DRIVEWAY DETAILS

(EXISTING STREET NOT CURBED, USE SIMILAR DETAIL)



SITE PLAN - GENERAL ARRANGEMENT

C	GEN. REV. 6-29-14
B	PERMIT 5-1-14
A	REVIEW 4-15-14

ELLISOR INVESTMENTS

Gant Rd. | Harris County, Texas

SITE PLAN - STORM DRAINAGE

TRILOGY SOLUTIONS CONSTRUCTION, LLC

P: 281-656-1872 F: 281-840-5596

DRAWN	DLH
CHECKED	NA
SCALE	1" = 20'
JOB NO.	NA
DATE	01-07-14
SHEET	C-1

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1642
Plat Name: Ellisor Investments Ltd on Gant
Applicant: Hovis Surveying Company Inc.
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To not provide a North South street and exceed the required 1,400 foot intersection spacing requirement along Gant Road.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Intersectios of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting eiter of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) t least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two point. (b) A street that intersects with a local stree will satisfy the intersection legth requirement of item (a)(1) of this section if he stret: (1) Is a public street that intesects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minium of 75 feet apart.

Statement of Facts

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

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

This 1.3516 acre development is located in Harris County on the North side of Gant Road, a 70 foot public street. This tract is only a 136.84 feet wide and the creation of a 60' wide street does not leave adequate developable property. In addition the tract on the south side of Gant road is developed which will prohibit the extension of a north south street. These unusual characteristics make the creation of a north south street impractical. There is a dedicated 60' public road recorded under H.C.C.F. No. G434494 approximately 215' East of the East line of this development. This would create an excessive block length of 1655 feet along Gant Road.

(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 application because these conditions existed prior to the applicant's purchase of this tract. Gant Road has been in existence and in this configuration since 1979.

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

The intent and general purposes of this chapter will be preserved and maintained because a North South stub street which has no connection to the north or south does increase circulation in the area which is the intent of the intersection spacing requirement and the existence of a north south street to the east of this development helps to provide circulation in this area. This development should not significantly increase traffic in this 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 public health, safety or welfare because a north south street with no connections in either direction does not provide for any additional circulation and will not improve the existing conditions in this area.

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

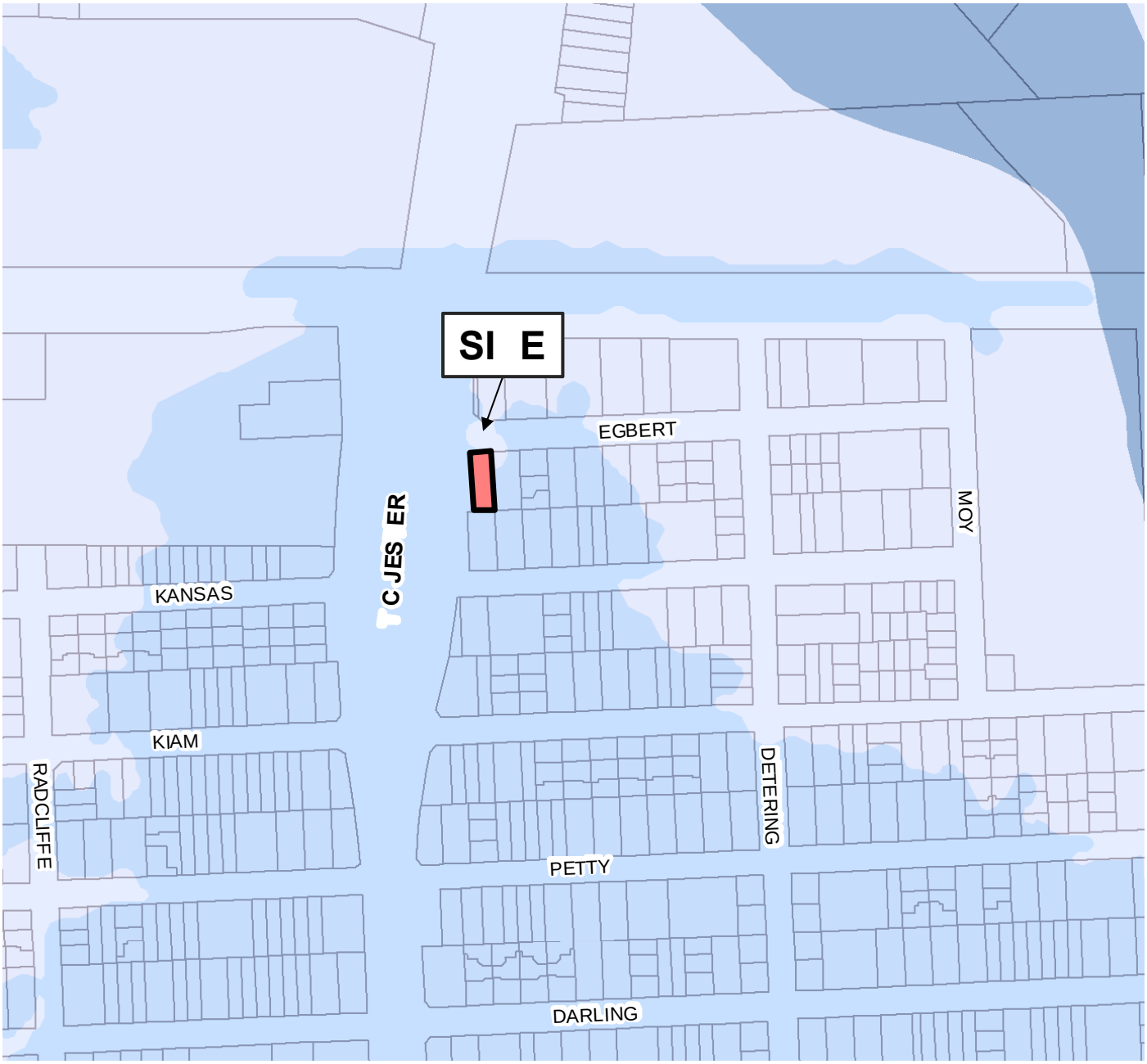
Economic hardship is not the sole justification of the variance because the existing conditions on the south and north side of Gant Road do not allow for North South circulation. The existing circulation in this area has been adequate for the past 25 years, as the majority of the tracts in this area are currently developed. The allowance of an excessive block length of 255 feet does not significantly affect the intent of the intersection spacing requirement and should help to alleviate circulation in this area in the future.

Houston Planning Commission I EM 132

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame McDuffie Place

Applicant Paksima roup, Inc.



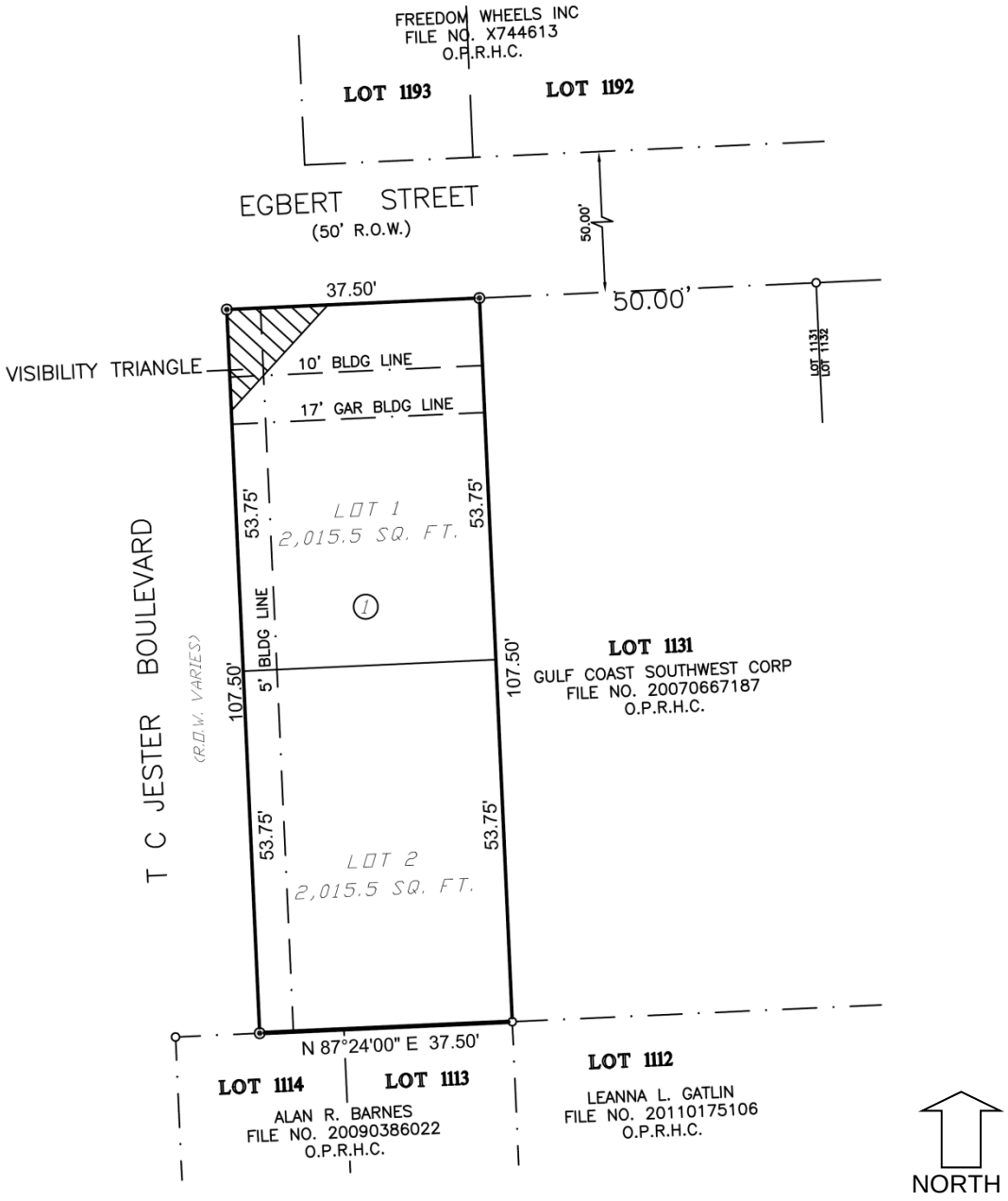
D ariances **Site ocation**

Houston Planning Commission I EM 132

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame McDuffie Place

Applicant Paksima roup, Inc.



D ariances **Subdivision**

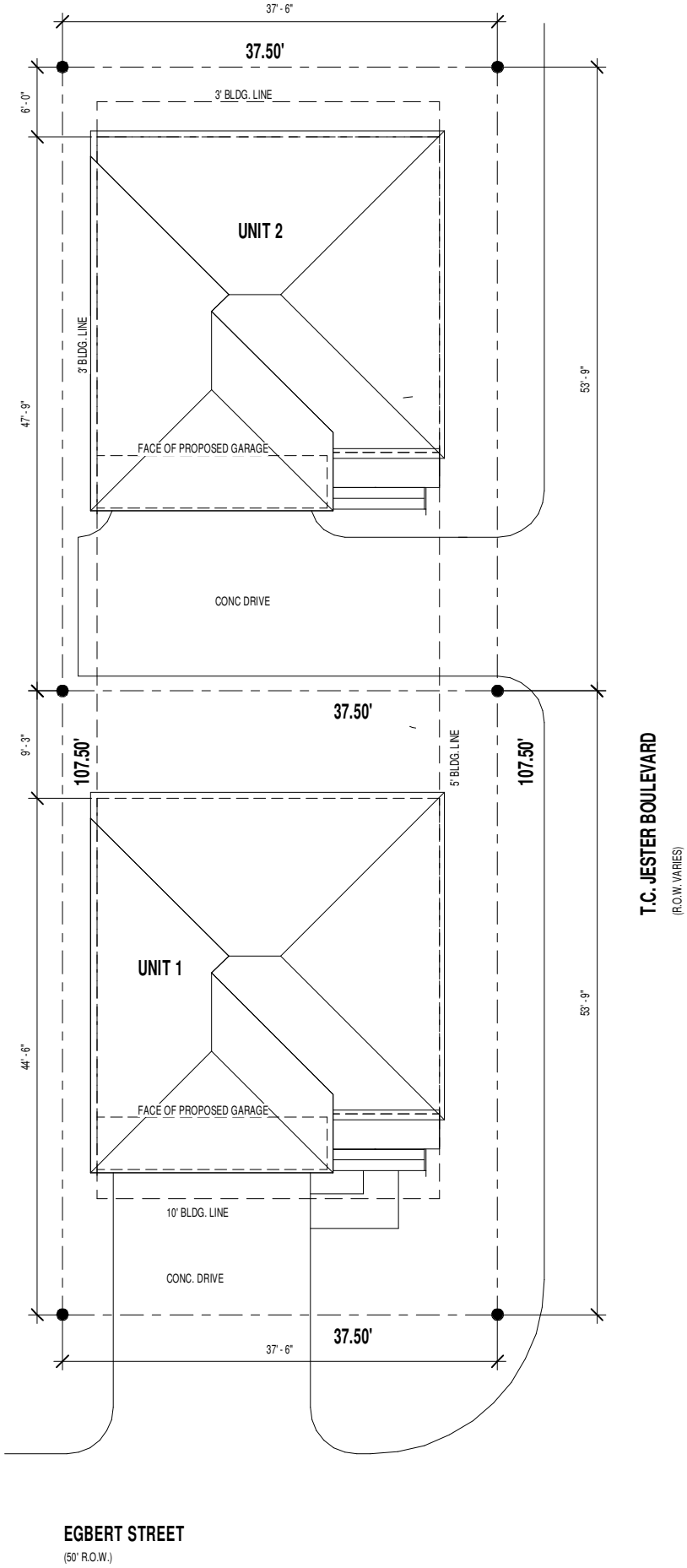
Houston Planning Commission I EM 132

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame McDuffie Place

Applicant Paksima roup, Inc.

D ariances **Aerial**



jmack Architects
jermayn@jmackarchitectscom
281.565.9324

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1591
Plat Name: McDuffie Place
Applicant: Paksima Group, Inc.
Date Submitted: 06/29/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Access from TC Jester Turn Around
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. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

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

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 due to the fact that when TC Jester was dedicated, a significant number of lots were eradicated from the original plat. This segment of what is known as TC Jester, which is a major thoroughfare, is just a turn around for the neighborhood, since the TC Jester roadway is elevated and carries all of the traffic.

(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 configuration of the lot was created when the City of Houston acquired all of the lots west of the proposed subdivision for the purpose of a turn around for TC Jester to service the neighborhood just south of the White Oak Bayou. TC Jester is not considered to be the major thoroughfare at this junction. The adherence to section 42-188 will render the property useless. It is not feasible to put a shared driveway on this lot as it will leave the lot with only 17' of buildable space in width. Access from the turn around will not be considered taking access from a major thoroughfare since this point of TC Jester is just a turn around with minimal traffic. The garage for Lot 2 of the proposed subdivision will be facing north (Egbert) so there would not be a garage facing the TC Jester turn around. There are many other developments with driveways taking access from this turn around.

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

The proposed subdivision will follow the city scape set by the new developments around the neighborhood. Access from the turn around will not impact traffic as this is not a well traveled roadway due to the existing condition of being an offshoot of a major thoroughfare. The proposed lot accessing the turn around will have a garage facing North, a collector street (Egbert) and will not have a garage facing the turn around. The addition of two vehicles unto the turn around will have no impact on the seldom traveled roadway. A new development on the west side of TC Jester also takes access from the turn around.

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

The conditions of the property existed when the City of Houston acquired all lots west of the proposed subdivision and

made this a corner lot. TC Jester is an overpass and this segment of the TC Jester is merely a turn around. Access from the turn around will not add any significant traffic to the sparsely traveled turn around.

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

The configuration of the lot existed when the City of Houston acquired lots for expansion of the TC Jester overpass. Access from the turn around would make this a viable piece of land and thus, buildable.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1591
Plat Name: McDuffie Place
Applicant: Paksima Group, Inc.
Date Submitted: 06/29/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
5' Building Line on TC Jester Turn Around
Chapter 42 Section: 42-157(d)

Chapter 42 Reference:
(d) A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is restricted to single-family residential use adjacent to a collector street or local street that meets the following performance standards: (1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets; (2) Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; and (3) Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to 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
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 due to the fact that when TC Jester was dedicated, a significant number of lots were eradicated from the original plat. This segment of what is known as TC Jester, which is a major thoroughfare, is just a turn around since the actual roadway is elevated and carries all of the traffic. This property is the result of the City of Houston acquisition of the lots to the west and cannot possibly be developed if anything but a 5' building line is granted on the TC Jester turn around with access for Lot 2.

(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 configuration of the lot was created when the City of Houston acquired all of the lots west of the proposed subdivision for the purpose of a turn around for TC Jester to service the neighborhood just south of the White Oak Bayou. TC Jester is not considered to be the major thoroughfare at this junction. The adherence to section 42-157(d) #2 will render the property useless. It is not feasible to put a shared driveway on this lot as it will leave the lot with only 17' of buildable space in width. Access from the turn around will not be considered taking access from a major thoroughfare since this point of TC Jester is just a turn around with minimal traffic. The garage for Lot 2 of the proposed subdivision will be facing north (Egbert) so there would not be a garage facing the TC Jester turn around.

(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 by allowing this development to proceed on the property. If anything but a 5' building line is required, then the property will not be able to be developed and the property will sit vacant and attached unsavory characters to the neighborhood that is being revitalized.

(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 since the conditions of the property existed when the City of Houston acquired all lots west of the proposed subdivision and made this a corner lot. TC Jester is an overpass and this segment of the TC Jester is merely a turn around with very little traffic. Anything but a 5' building line would render this property unbuildable and therefore a menace to the neighborhood. In fact, if the

variance is not granted, it will be injurious to the surrounding neighborhood.

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

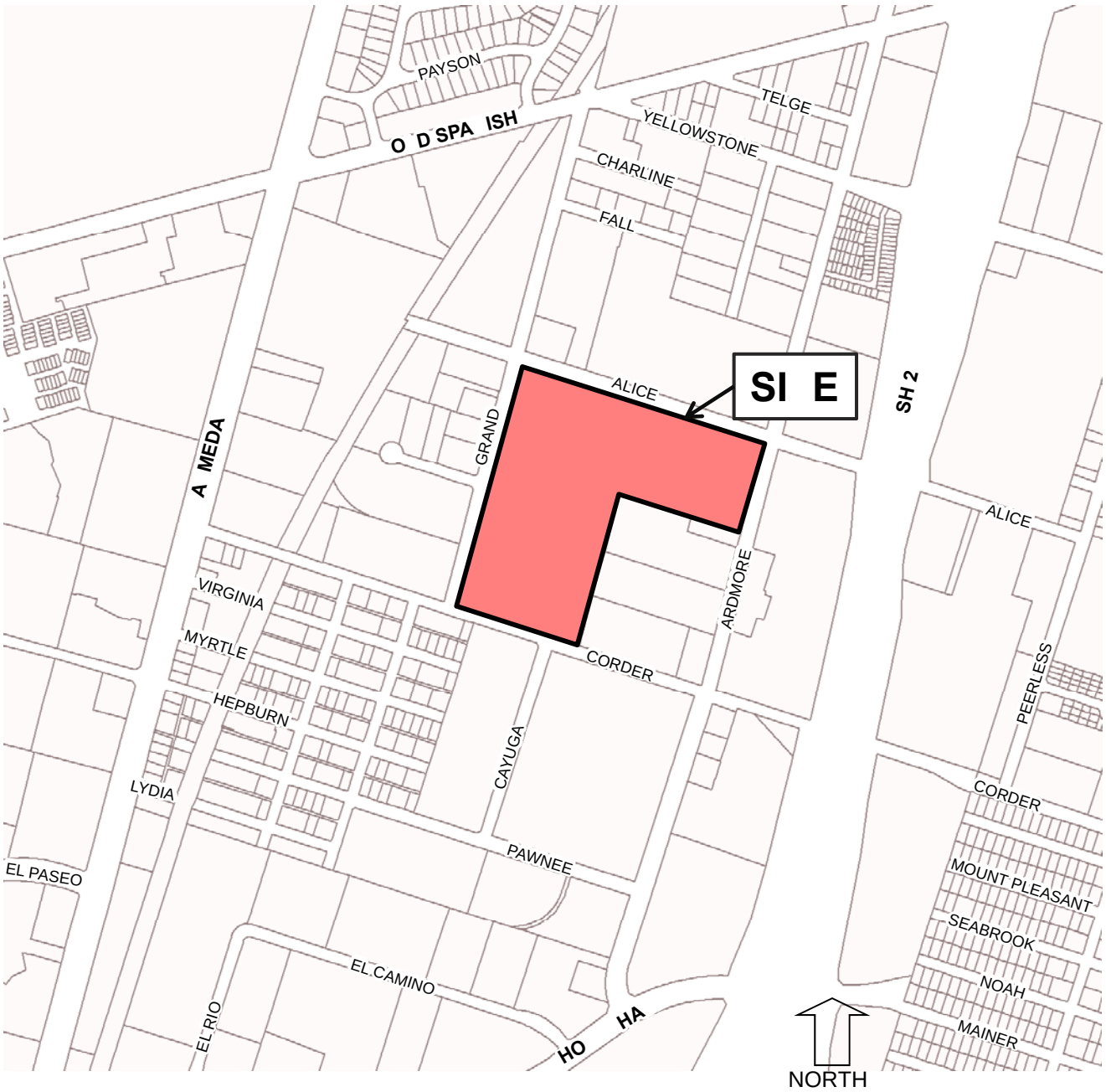
The configuration of the lot existed when the City of Houston acquired lots for expansion of the TC Jester overpass. A 5' building line would make this a viable piece of land and thus, buildable.

Houston Planning Commission I EM 1 3

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame Med Park (DEF1)

Applicant Windrose and Services, Inc.



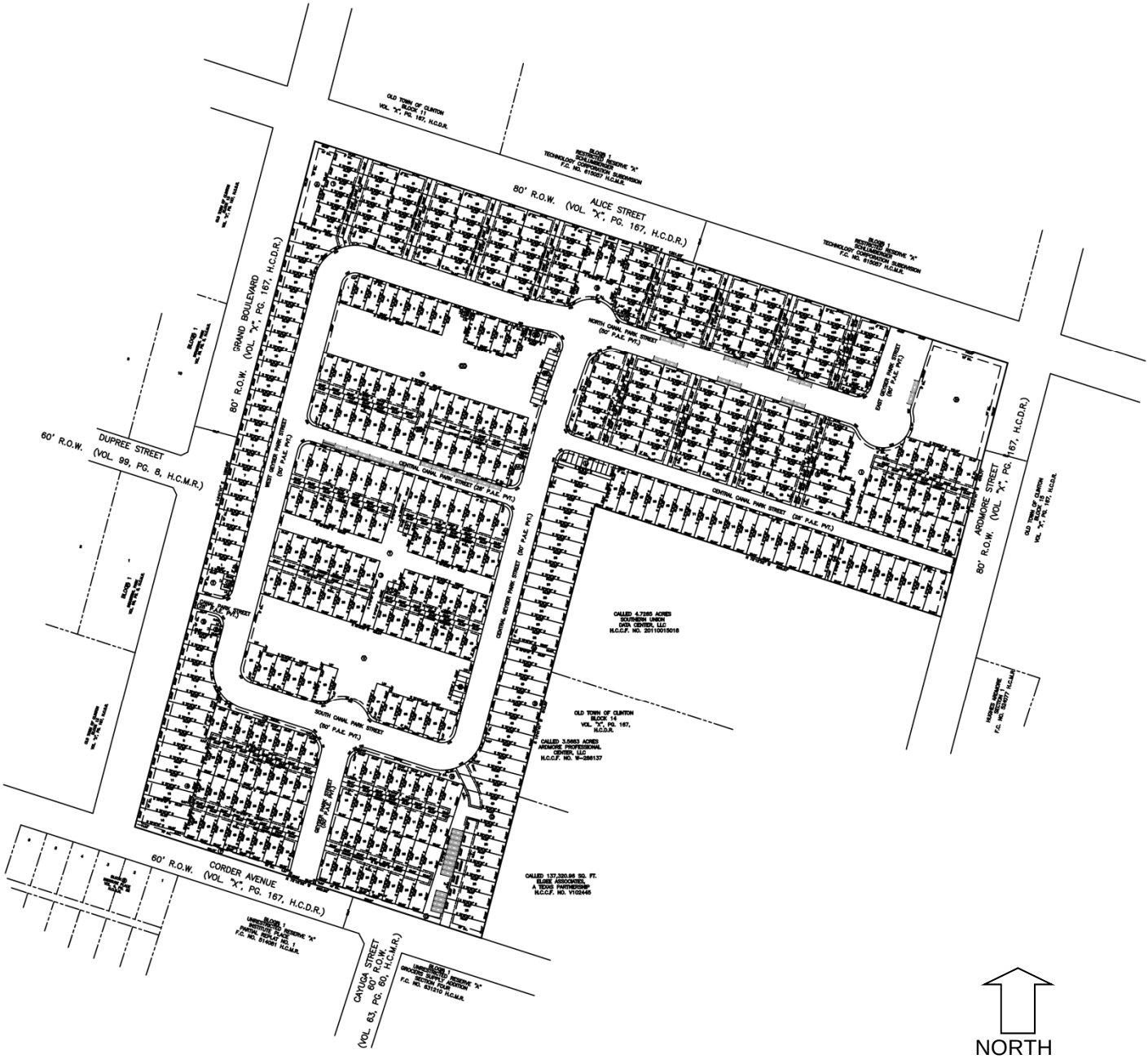
D ariances **Site ocation**

Houston Planning Commission I EM 1 3

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame Med Park (DEF1)

Applicant Windrose and Services, Inc.



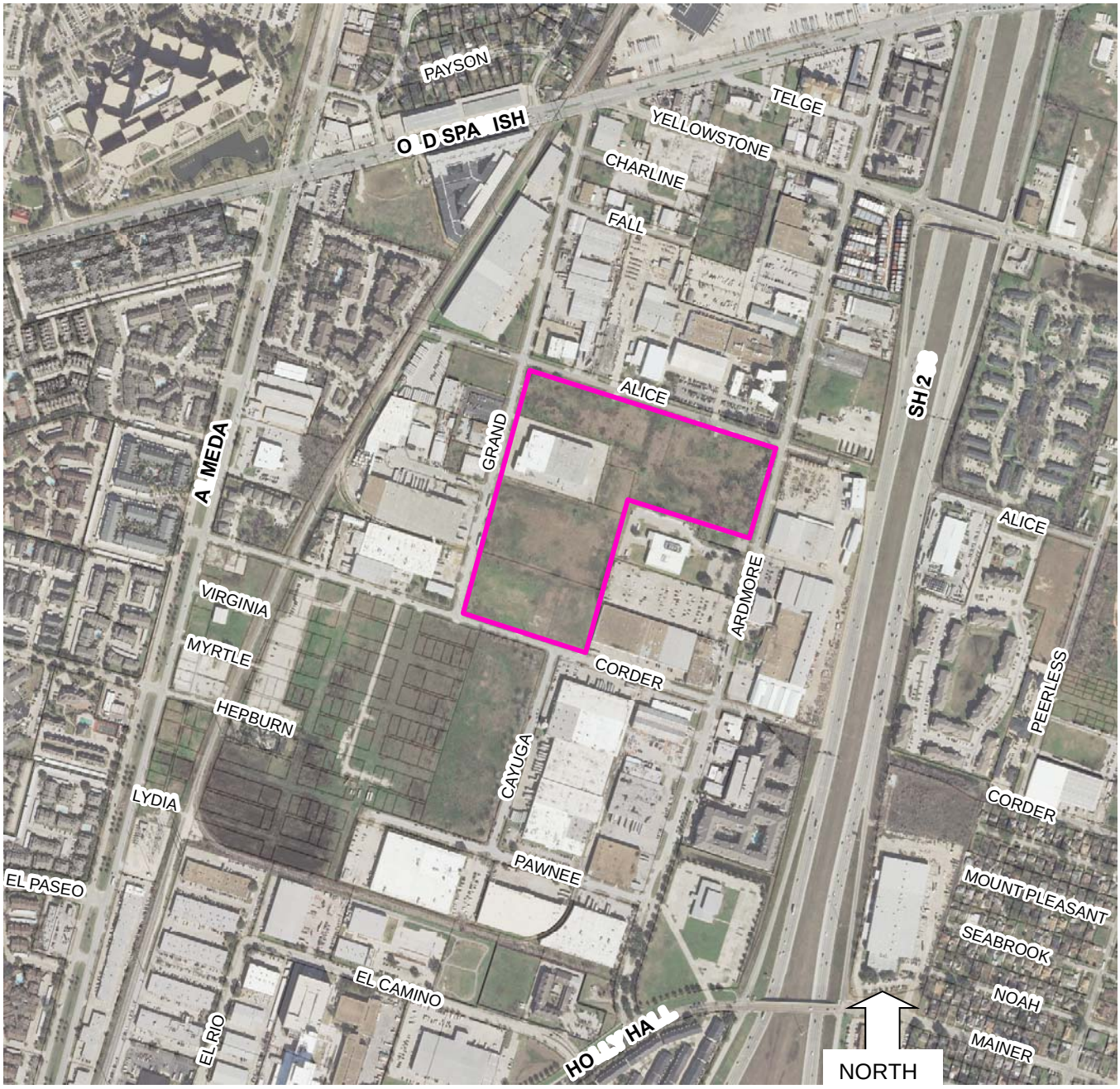
D ariances **Subdivision**

Houston Planning Commission I EM 1 3

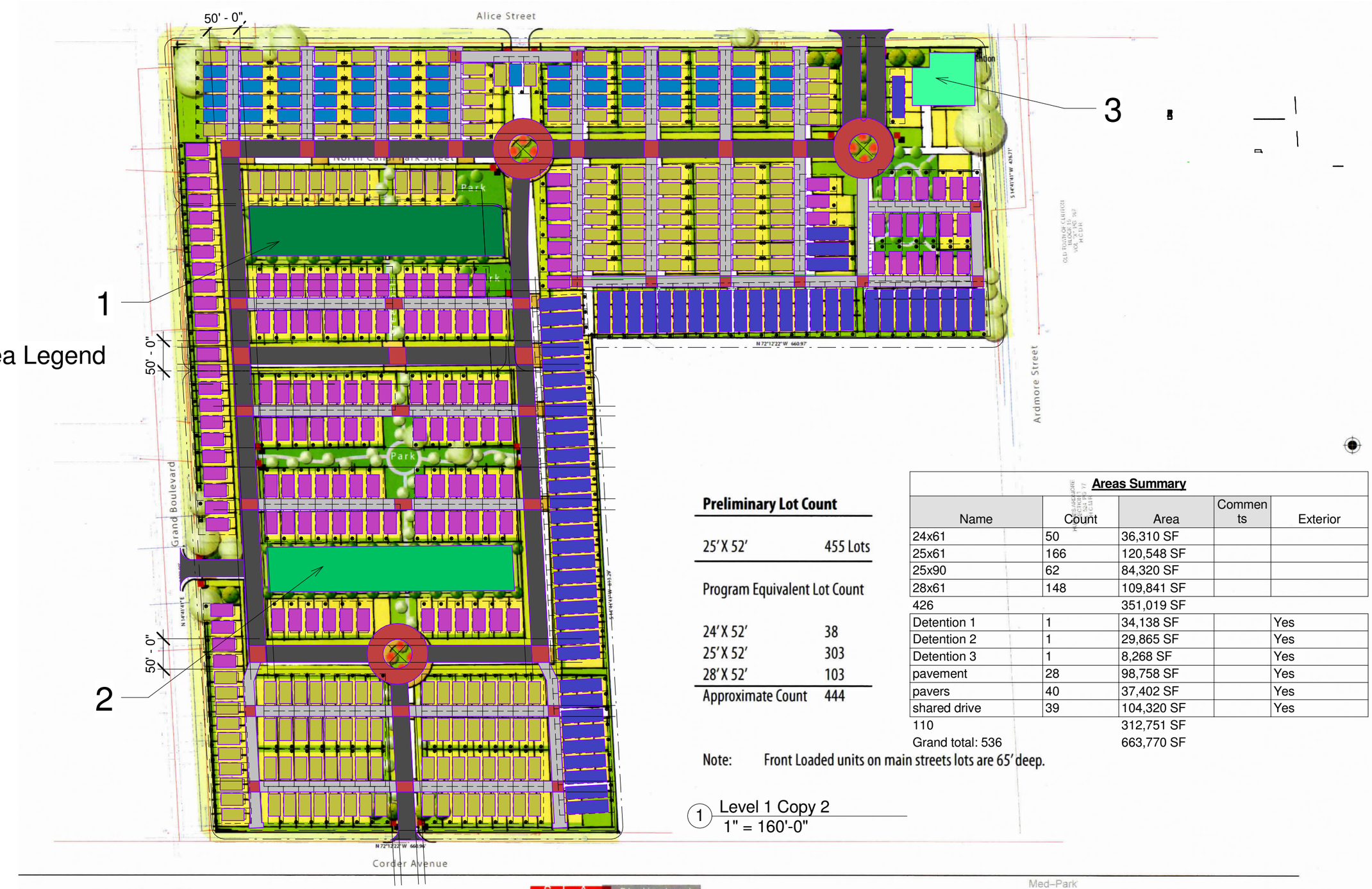
Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame Med Park (DEF1)

Applicant Windrose and Services, Inc.



D ariances **Aerial**



Building Area Legend

- 24x61
- 25x61
- 25x90
- 28x61
- Detention 1
- Detention 2
- Detention 3
- pavement
- pavers
- shared drive

Preliminary Lot Count

25'X 52'	455 Lots

Program Equivalent Lot Count

24'X 52'	38
25'X 52'	303
28'X 52'	103
Approximate Count	444

Note: Front Loaded units on main streets lots are 65' deep.

Areas Summary

Name	Count	Area	Comments	Exterior
24x61	50	36,310 SF		
25x61	166	120,548 SF		
25x90	62	84,320 SF		
28x61	148	109,841 SF		
426		351,019 SF		
Detention 1	1	34,138 SF		Yes
Detention 2	1	29,865 SF		Yes
Detention 3	1	8,268 SF		Yes
pavement	28	98,758 SF		Yes
pavers	40	37,402 SF		Yes
shared drive	39	104,320 SF		Yes
110		312,751 SF		
Grand total: 536		663,770 SF		

1 Level 1 Copy 2
1" = 160'-0"

nceptual Lotting Plan

S L A Studio • Land

Med–Park
SYI-404

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URBAN LOFTS TOWNHOMES.COM®

Project Name	Enter address here
Owner	

4512 MONTROSE, HOUSTON, TEXAS 77006 TEL. 713 522 6441 www.urbanlofts.com

Project #	Project Number	**Unnamed**
Date	Issue Date	
Drawn by	Author	**A102**
Project Status		

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1371
Plat Name: Med Park
Applicant: Windrose Land Services, Inc.
Date Submitted: 06/02/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Allow shared driveways to take access from a Permanent access easement(Type I PAE)

Chapter 42 Section: 145 (b)

Chapter 42 Reference:

Sec. 42-145 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;

The subject property is 26.77 acres bordered by Alice Street on the north, Ardmore Street on the east, Grand Boulevard on the west, and Corder Street and commercial office and aging warehouse uses to the south. The project is located within a few blocks of the Texas Medical Center, Hermann Park, Reliant Park, Rice University, the Houston Zoo, Southern University and is regionally served by Interstate Highway 610 and State Highway 288. This area has an incredibly high demand for quality urban infill single-family housing, and there is a major deficit in this area. While multi-family and commercial projects are common in the surrounding area, single-family homes are in desperate supply. Land availability in the area is extremely limited and extremely high in cost. None of the public streets in the area have public sidewalks or adequate street lighting, making quality residential development infeasible without infrastructure and safety improvements. The developer wishes to meet all of the needs in the area by enhancing the existing streetscapes along Ardmore, Grand, Corder, and Alice by installing over a mile of 4-foot wide sidewalks, installing 3” caliper street trees, adequate lighting improvements, and maintaining the existing mature trees adjacent to the right-of-way in landscape reserves. Additionally, the applicant has been in contact with Houston Metro and an upgraded terminal is planned on Ardmore to highlight and compliment the new subdivision, where currently there is only a concrete pad and sign. While those improvements are amazing additions to the existing area, they do not address the overarching safety concern and needs for on-site security that the development needs to thrive. The unusual development character of the area makes it infeasible to transition to infill housing without some reasonable flexibility in the application of the City’s Code of Ordinances. While the applicant will construct a type 1 private access easement ("PAE") to serve the subdivision, identical in function and capacity to a public street, a variance is necessary to allow the PAE to be gated with shared driveways. Gating the subdivision provides the future residents with the level of security that is essential to achieving the proposed development. Without the ability to gate the subdivision it will not be possible to provide the price point and density in line with the highest and best use of the land. Given the level of crime in the area and the isolation

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

The circumstances supporting the variance are the unusual physical characteristics of the developed area surrounding the project site. While there is high demand for single-family residential use in this area, given the Texas Medical Center and other employment/recreation centers, the deteriorating industrial landscape and the associated crime make gated

streets a necessity. The applicant is simply trying to match the demands of the housing market while protecting the members of the future subdivision.

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

The intent of the ordinance is to allow if increased density while maintaining adequate access and the City's ability to provide mobility and street improvements in the area. The Type 1 P.A.E. is designed and developed in the same manor as a public street and will function the same way. The variance to allow shared driveways to connect to said P.A.E. does not change the functional intent of the chapter while allowing a development to provide the necessary and reasonable security measures in a redeveloping neighborhood. The City has put forth tremendous efforts to establish the Texas Medical Center/Reliant/Herman Park area as a vibrant, dynamic and attractive urban environment where people want to work, live and play. By granting this variance, the City will be supporting this vision by enabling the development of necessary single-family infill developments while still improving existing public infrastructure and ensuring the safety of local residents and guest.

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

Granting of the variance will not be injurious to the public health, safety, or welfare as the planned points of access in combination with the adjacent, existing rights-of-way – Alice Street, Ardmore Street, Grand Boulevard and Corder Street - provide adequate vehicular and emergency access to the surrounding area. The proposed type 1 PAE will provide a level of service comparable to a public street. Forcing the applicant to leave the subdivision un-gated would open the development to unsafe conditions, likely killing the development concept altogether. If an infill single-family subdivision still occurred using public streets in lieu of private streets, it would mean the elimination of most if not all of the planned subdivision enhancements and it would result in more public streets for the City to maintain.

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

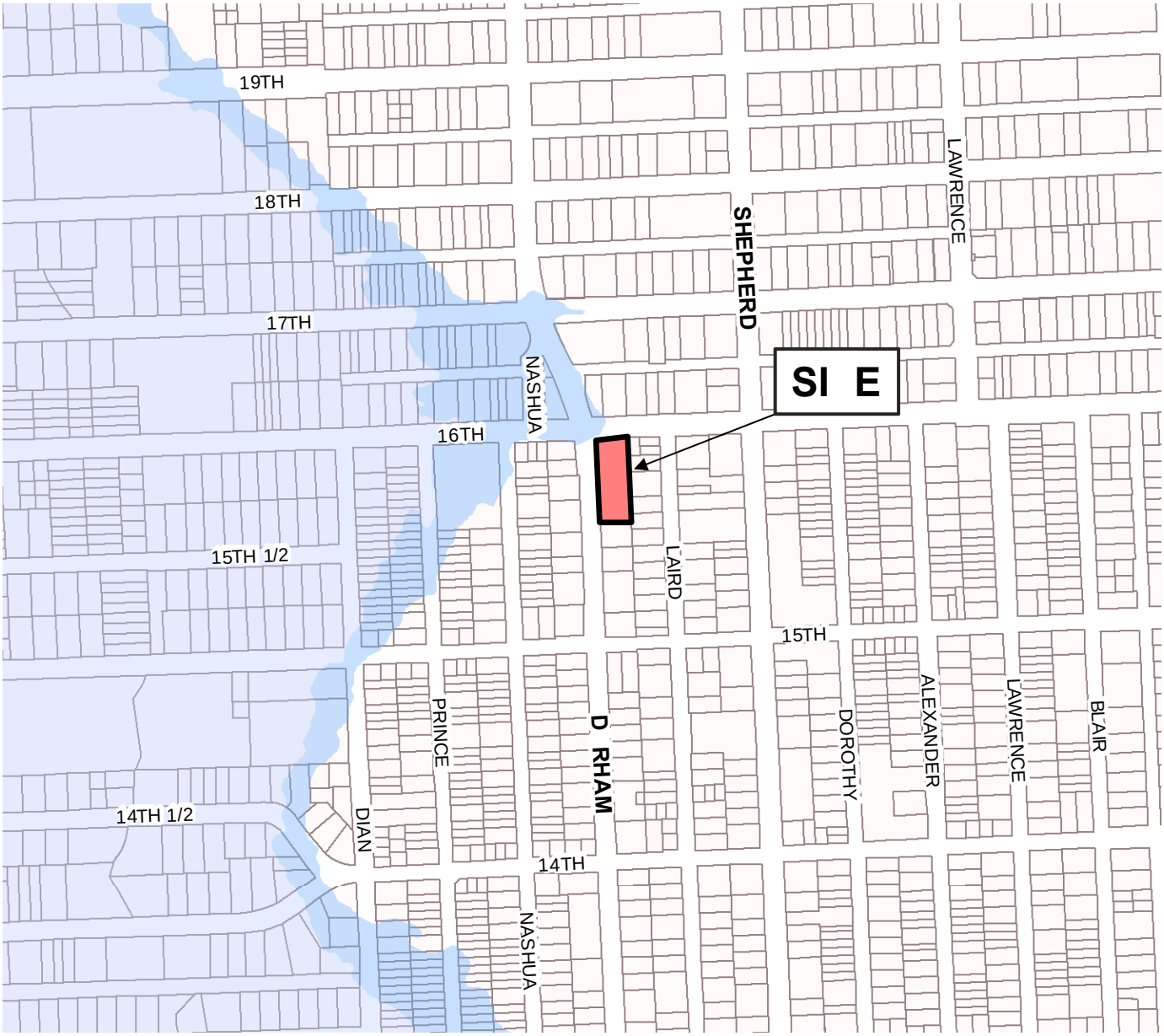
The conditions supporting the variance are the unique physical characteristics of the site, particularly the negative effects imposed on the future residents by the surrounding, built-out environment. Simply put, the type of single-family housing that is in demand in this area is not possible without a variance to allow for gated, private streets. In order for the applicant to live up to the City's vision for this area and transition a bleak industrial property into a quality infill development project, there must be consideration given to the safety of the future residents of the subdivision and the community as a whole who stands to benefit from attracting residents to this part of the City.

Houston Planning Commission I EM 1 4

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame orth Durham Estates

Applicant O ens Management Systems, C



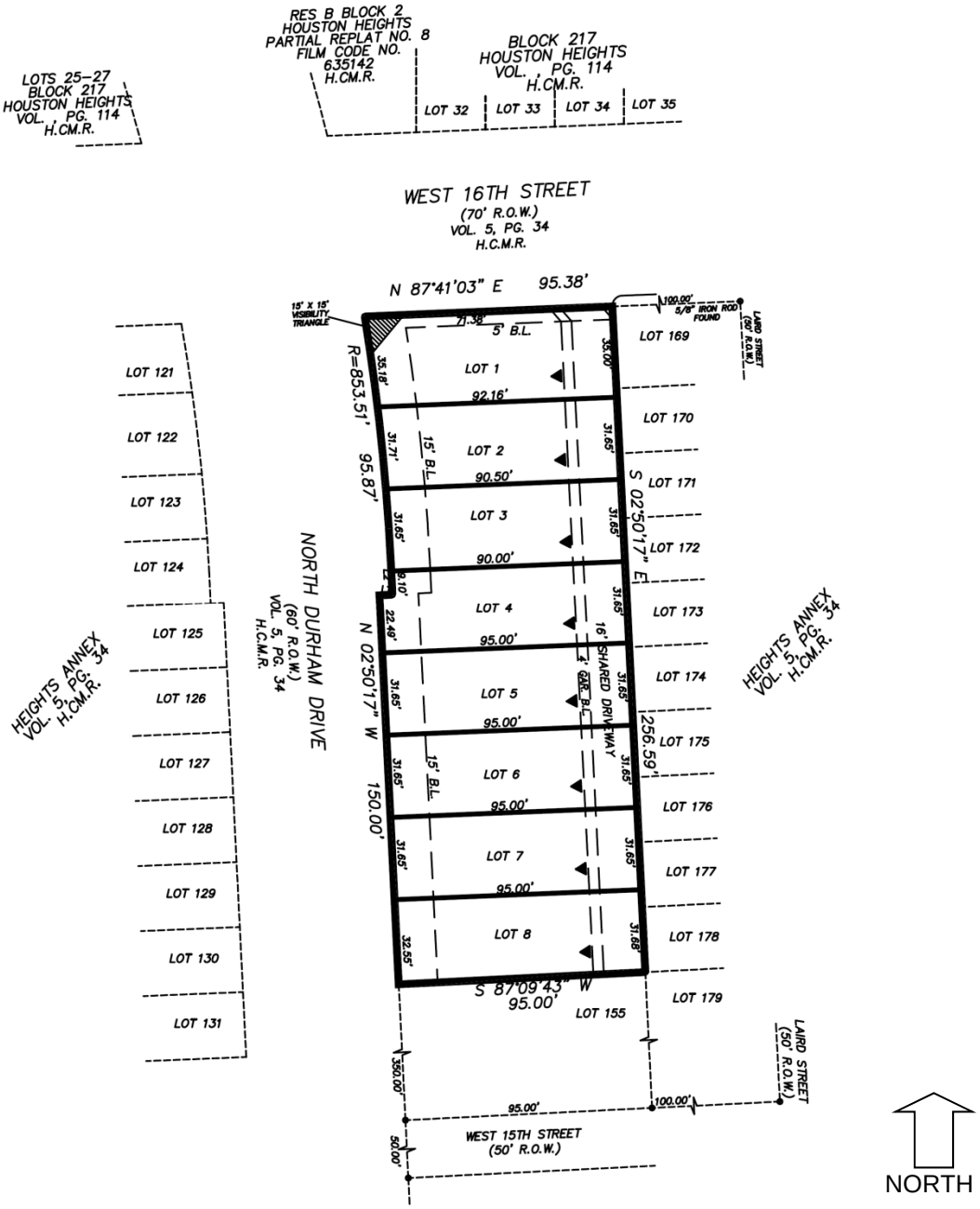
D ariances Site ocation

Houston Planning Commission I EM 1 4

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame orth Durham Estates

Applicant O ens Management Systems, C



D ariances **Subdivision**

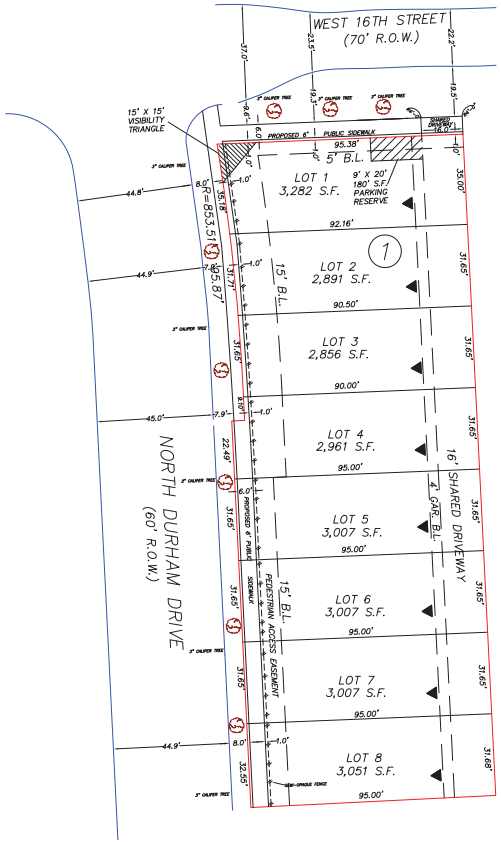
Houston Planning Commission I EM 1 4

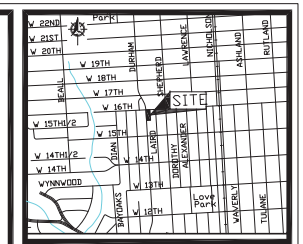
Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame orth Durham Estates

Applicant O ens Management Systems, C

D ariances **Aerial**





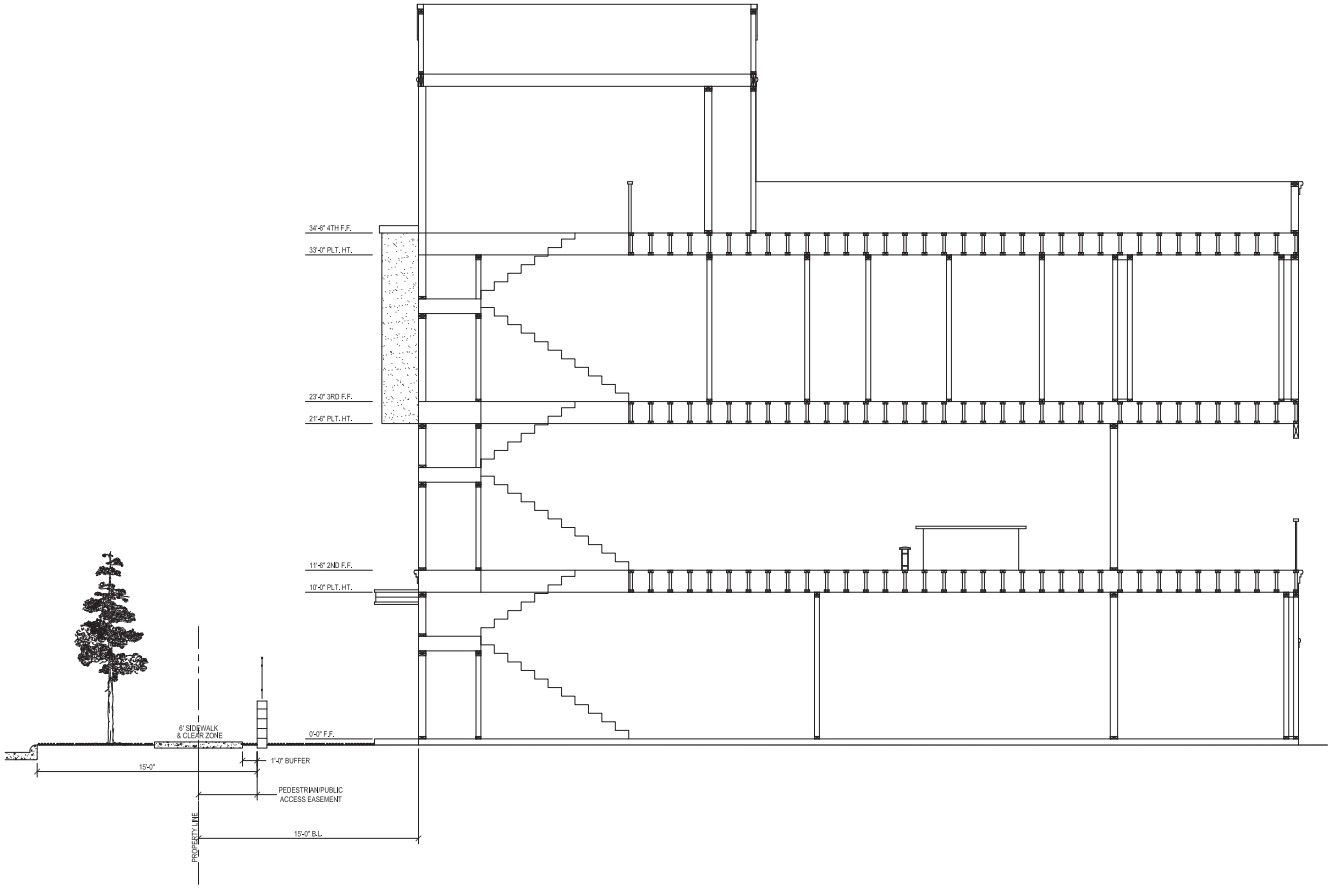
NORTH DURHAM ESTATES
1520 & 1550 N. DURHAM DRVIE

SITE PLAN

SCALE: N.T.S

NOTE:

1) SEMI-OPAQUE FENCE IN COMPLIANCE WITH CHAPTER 42



BUILDING CROSS SECTION

1/4"= 1'-0"

01

REVISIONS

No.	DATE	DESCRIPTION
1	–	–
2	–	–

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Ph: 281-888-6747
real_designs@live.com
www.real-designs-inc.com

OWNER:

NORTH DURHAM ESTATES

PROPOSED THREE-STORY SINGLE-FAMILY RESIDENTIAL TOWNHOMES
LOCATED AT
1542 N. DURHAM DRIVE
HOUSTON, TEXAS 77008

DRAWING TITLE:

BUILDING CROSS SECTION

DATE: 5-5-14

DESIGN: 8613

DRAWN: 8613

SCALE: 1/4"= 1'-0"

JOB No: 14031006

FILE: Z:\REAL\2014\14031006\DURHAM TOWNHOME\ARCH

DRAWING

A1.9

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1587
Plat Name: North Durham Estates
Applicant: Owens Management Systems, LLC
Date Submitted: 06/29/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Variance requesting reduced 15' building line on a major thoroughfare

Chapter 42 Section: 152

Chapter 42 Reference:

(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;

Durham Drive, a 4-lane, one direction, right-of-way, originally platted as s 50' ROW for residential subdivision. It acts as a couplet with Shepherd Drive. With the upgrade to a major thoroughfare and ROW taking, the existing lots don't meet minimum requirements for single-family lots taking access from a major thoroughfare per Chapter 42 ordinances. The proposed 8 lot, 3-story townhouse development features a shared driveway with vehicular access only W. 16th Street. The development fronts on on Durham Drive with access to the pedestrian realm.

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

The hardship is created by Chapter 42 requirements for residential developments taking access from a major thoroughfare. Each lot is 59' x 95' and the combination of all lots totals less than one acre. The property configuration is not conducive for commercial development due to depth lot lots and commercial parking requirements.

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

The proposed development is complimentary to the Durham Drive recommendation for High Frequency Transit per Major Thoroughfare study. ROW along Durham Drive is 70' nearer to Loop 610 and reduces to 60' closer to I-10. The 15' pedestrian realm provides additional paved section preserving ROW space. The existing 2 curb cuts on North Durham will be removed prohibiting any vehicular access to North Durham and providing a continuous sidewalk. All homes will take access from shared driveway on 16th Street. Landscaping will be equivalent to commercial standards - 8 street trees on North Durham and 2 street trees on W.16th with 80 shrubs.

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

The development provides 8' semi-opaque fencing along the pedestrian access easement on North Durham and along the property line on W. 16th. Street. The 15' pedestrian access easement allow pedestrians to travel further from the curb.

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

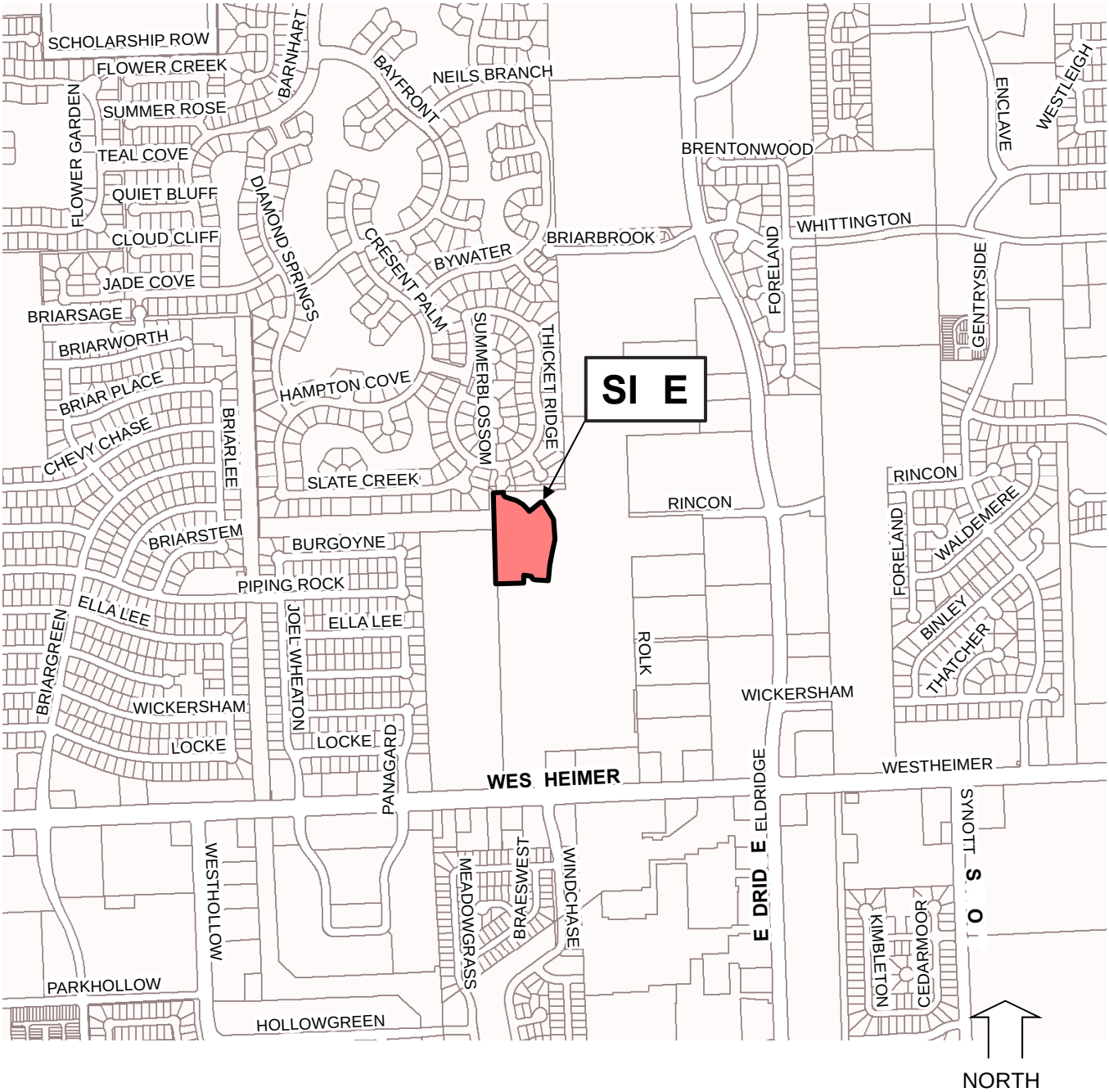
Economic hardship is not the sole justification. The justification is that due to Chapter 42, the land can no otherwise be developed as residential and meets the Major Thoroughfare High Frequency Transit guidelines.

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Park ay at Eldridge Sec

Applicant E Kerry R. ilbert Associates



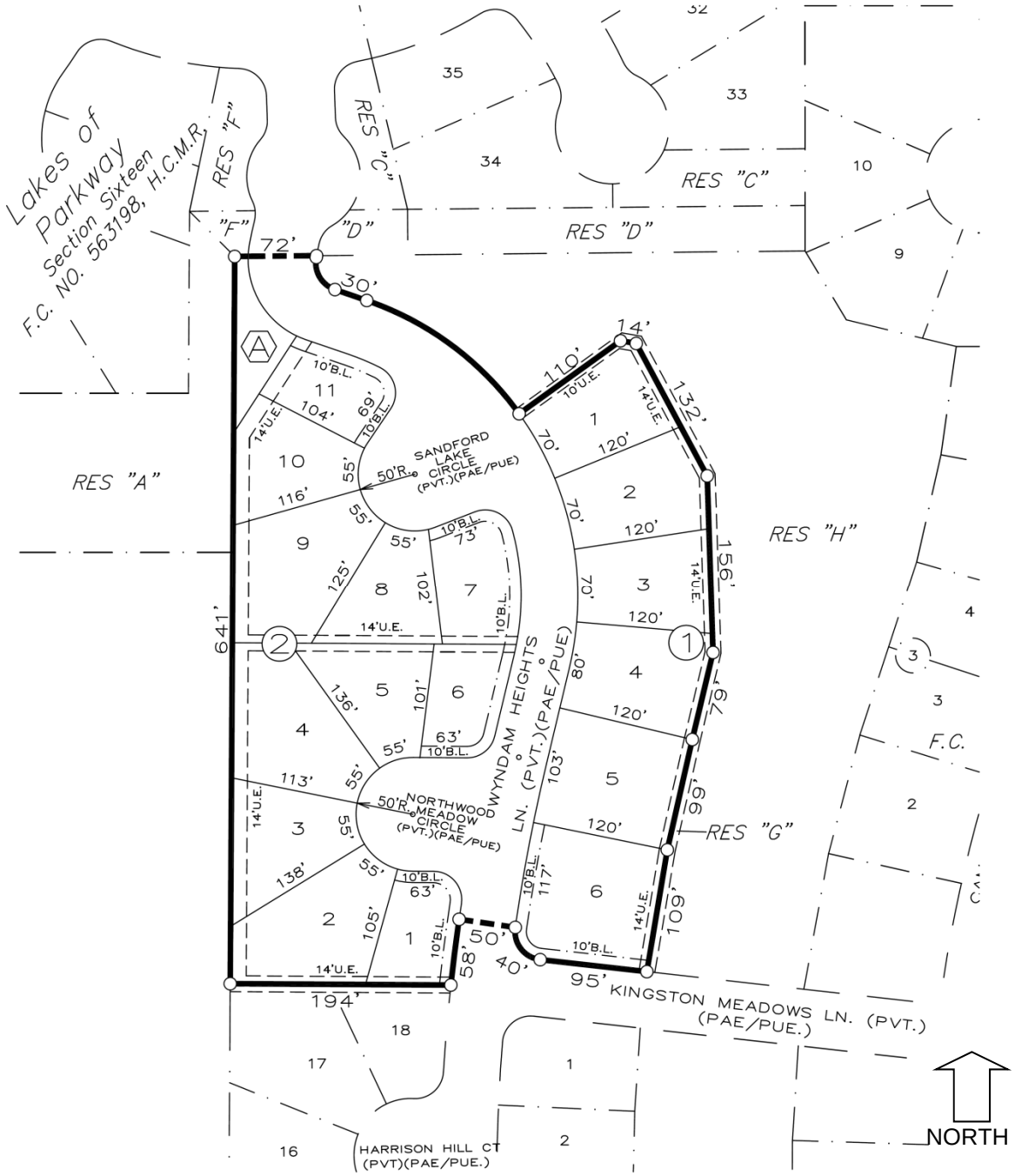
D ariances **Site ocation**

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Park ay at Eldridge Sec

Applicant E Kerry R. ilbert Associates



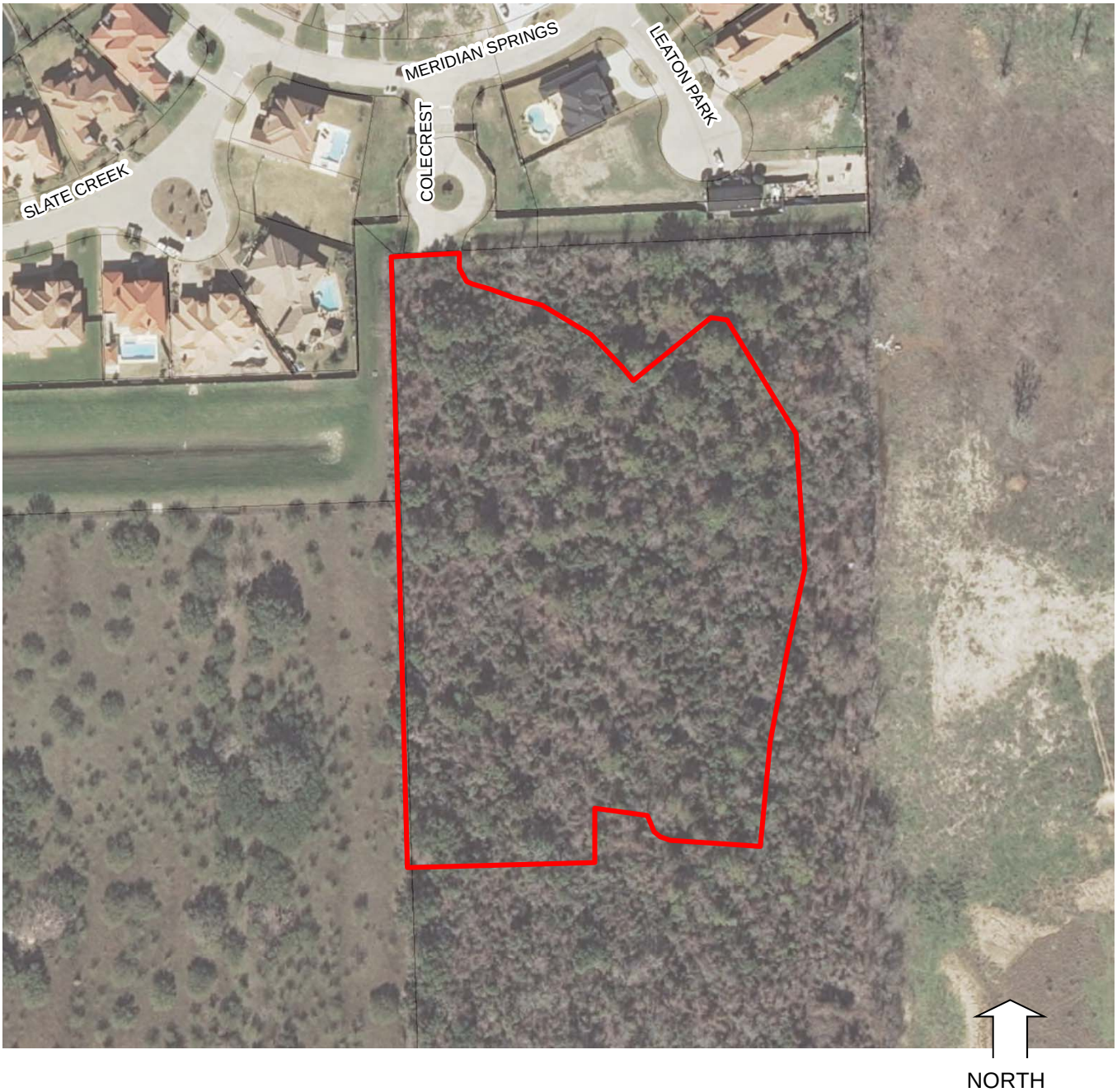
D ariances **Subdivision**

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Park ay at Eldridge Sec

Applicant E Kerry R. ilbert Associates



D ariances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1497
Plat Name: Parkway at Eldridge Sec 3
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 06/16/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a reduced curve radius and reduced reverse curve tangent distance on a private local street.

Chapter 42 Section: 132

Chapter 42 Reference:

(b) Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 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 Parkway at Eldridge is a small gated community located on the north side of Westheimer Road just west of Eldridge Parkway. Parkway at Eldridge Section 3 is located on the western half of the project, directly adjacent to the existing Lakes of Parkway gated community to the north, and east of acreage owned by Houston Community College. The boundary of Parkway at Eldridge Section 1 (recorded) defines the internal edges of Section 3. Parkway at Eldridge Section 3 includes a continuation of the private street Wyndam Heights Lane from Parkway at Eldridge Section 1, a recorded section. Wyndam Heights Lane connects from Section 3 to Colecrest Lane, a gated back-door entry for the existing Lakes of Parkway Sections 14, 16, and 17. In these physical constraints, creating a reverse-curve connection between the two existing open-ended rights-of-way that meets all the standards of Chapter 42 would be impractical if not actually impossible. The street curvature of the proposed alignment of Wyndam Heights Lane in Section 3 consists of a 250’ radius following from an 82’ tangent. The curve turns into a 34’ tangent and the street then turns to the right to intersect with the stub from Lakes of Parkway. This curvature is not an unreasonable deviation for a private street with low traffic volume. Given that Wyndam Heights Ln leads to a back-door gate dividing two private gated communities, the only traffic on this street will be from the 17 lots in Section 3, whose residents will all be familiar with the street curvature. Thus, the curvature is not injurious to the public health, safety, or welfare.

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

The existing configuration of Parkway at Eldridge Sec 1, the location of the stub from Lakes of Parkway, and the property boundary are the supporting circumstances of this request and are not within the control of the applicant.

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

By providing a safe street curvature that does not present a danger to normal traffic circulation, the intent and general purpose of this chapter will be maintained.

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

By providing a safe street curvature that does not present a danger to normal traffic circulation, the granting of this Variance will not be injurious to the public health, safety, or welfare.

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

The existing configuration of Parkway at Eldridge Sec 1, the location of the stub from Lakes of Parkway, the property boundary, and the private nature of the neighborhood are the justifications for this request.

Houston Planning Commission I EM 136

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Pearl on Helena (DEF1)

Applicant ernon . Henry Associates, Inc.

D ariances **Site ocation**

Houston Planning Commission I EM 136

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Pearl on Helena (DEF1)

Applicant ernon . Henry Associates, Inc.

D ariances **Subdivision**

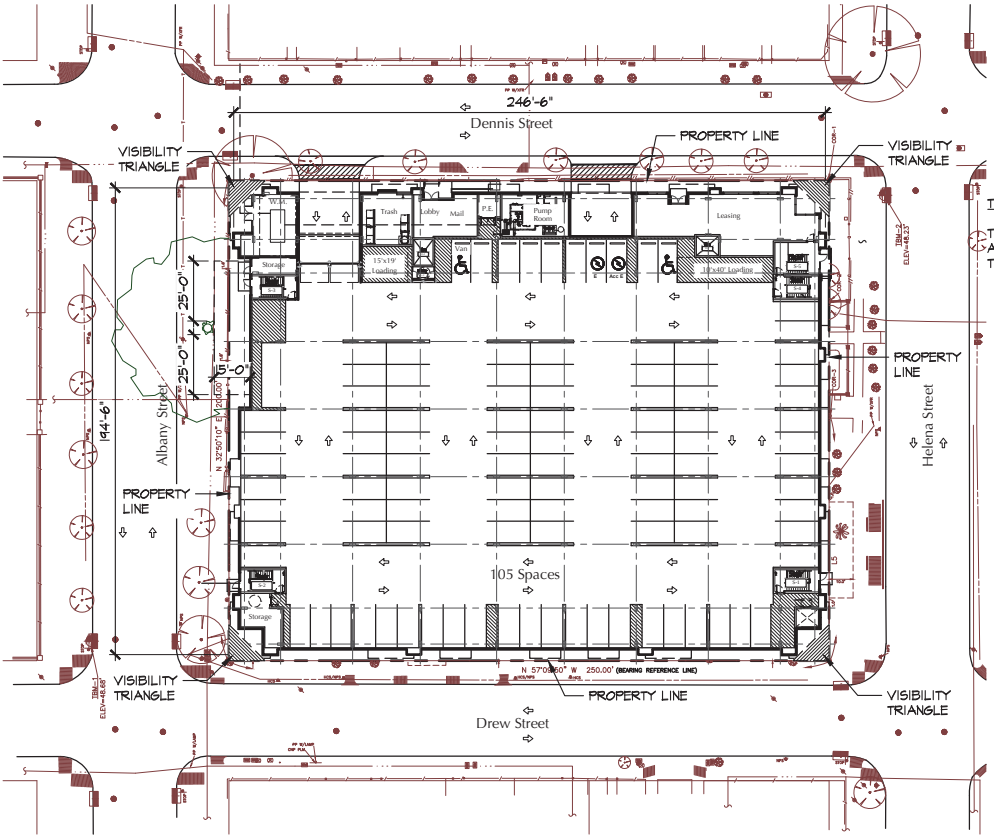
Houston Planning Commission I EM 136

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame Pearl on Helena (DEF 1)

Applicant ernon . Henry Associates, Inc.

D ariances **Aerial**



TWO LEVEL PODIUM GARAGE

TOTAL PARKING = 214 SPACES
AVERAGE PARKING PER UNIT = 1.40
TOTAL UNIT COUNT = 153 UNITS

1 Site plan-Ground Level Parking

SCALE: 1" = 40'-0"

40' 0 40' 80' 160'

(IN FEET)
1 inch = 40 feet

13-69

Plotted: 6-13-2014

Wallace Garcia Wilson Architects
4550 Post Oak Place Dr. Suite 100
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475

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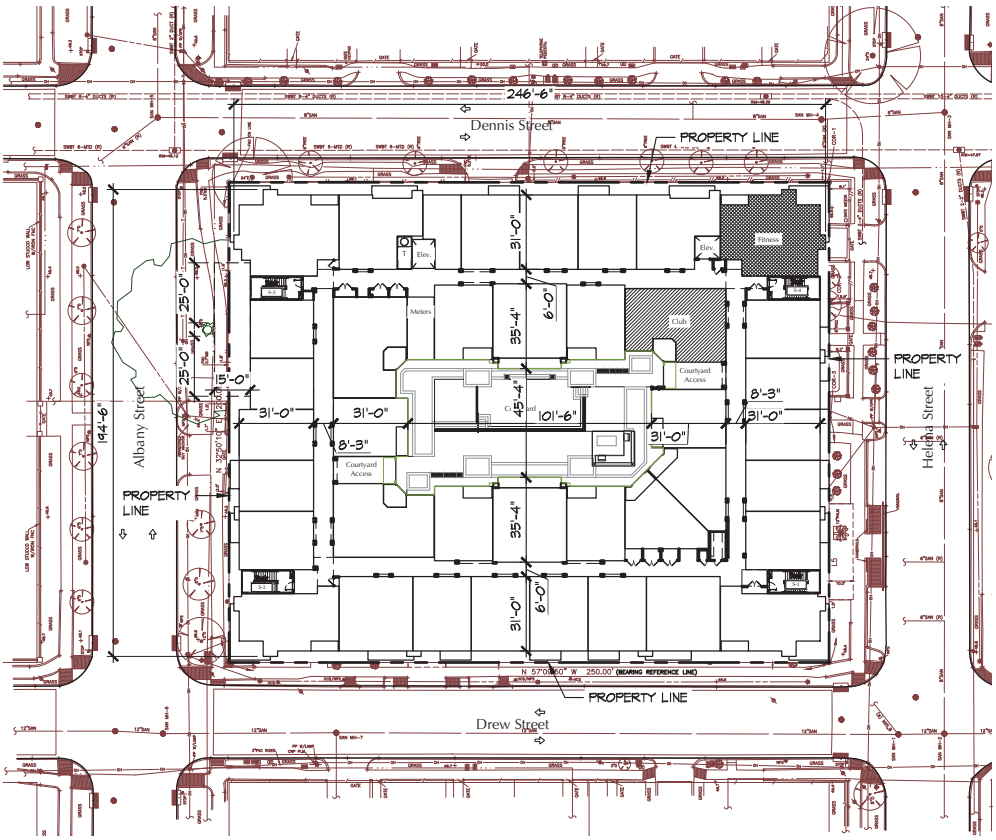

1 Site plan - Apartment Level 1

SCALE: 1" = 40'-0"

40' 0 40' 80' 160'

(IN FEET)
1 inch = 40 feet

13-69

Plotted: 06-10-2014

Wallace Garcia Wilson Architects
4550 Post Oak Place Dr. Suite 100
Houston, Texas 77027
P: 713.993.0439
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4 Albany Street Elevation

SCALE: 1" = 40'-0"

3 Dennis Street Elevation

SCALE: 1" = 40'-0"

2 Drew Street Elevation

SCALE: 1" = 40'-0"

1 Helena Street Elevation

SCALE: 1" = 40'-0"

13-69

Plotted: 4-7-2014

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr. Suite 190
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Pearl Helena Street

Landscape Plan Not to scale

The Morgan Group June 2014

N

Pearl Helena Street

Courtyard

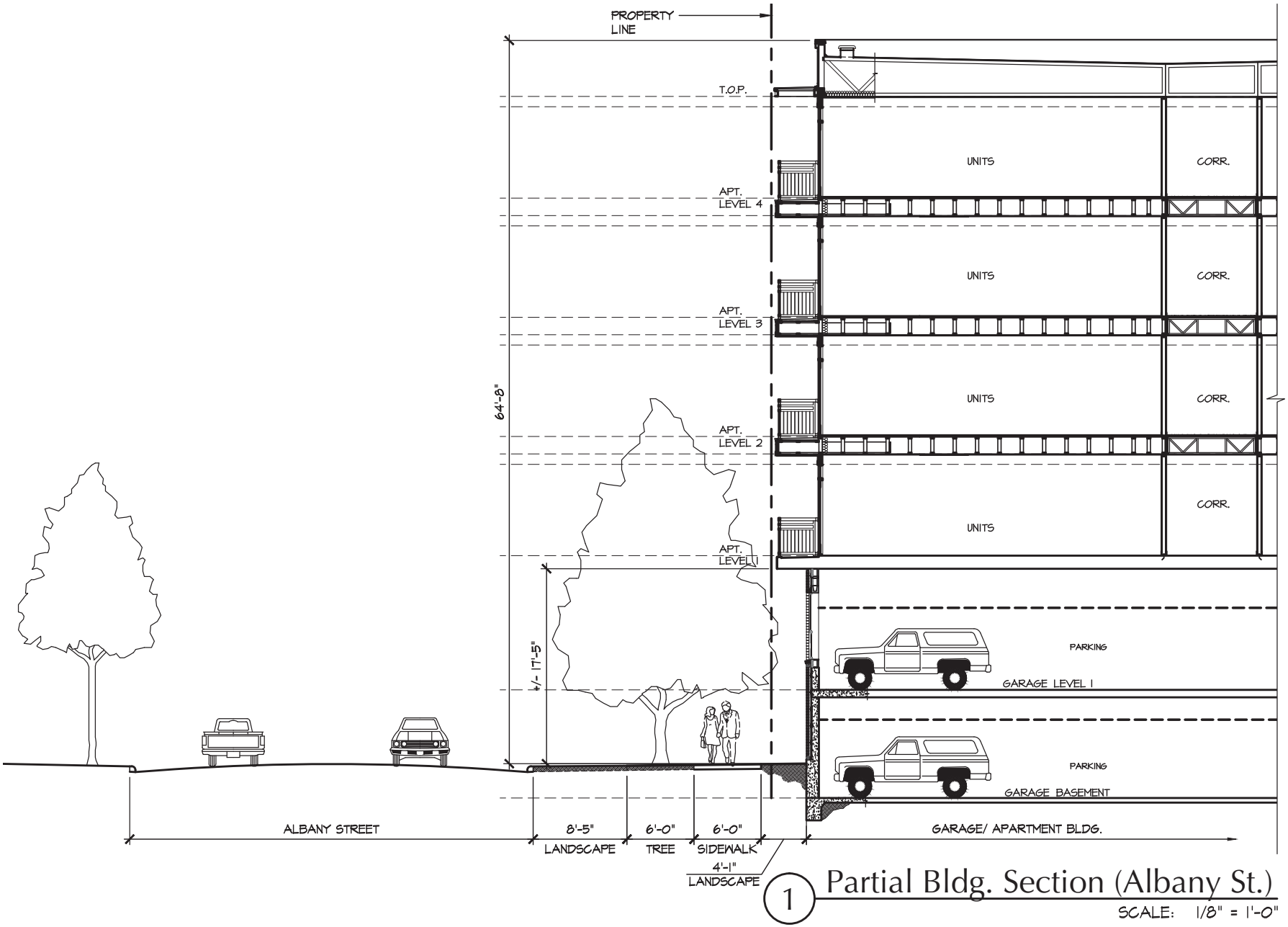
Not to scale

The Morgan Group

June 2014

N

Pearl Helena Street



1 Partial Bldg. Section (Albany St.)

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

13-69

Plotted: 4-25-2014

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr. Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475

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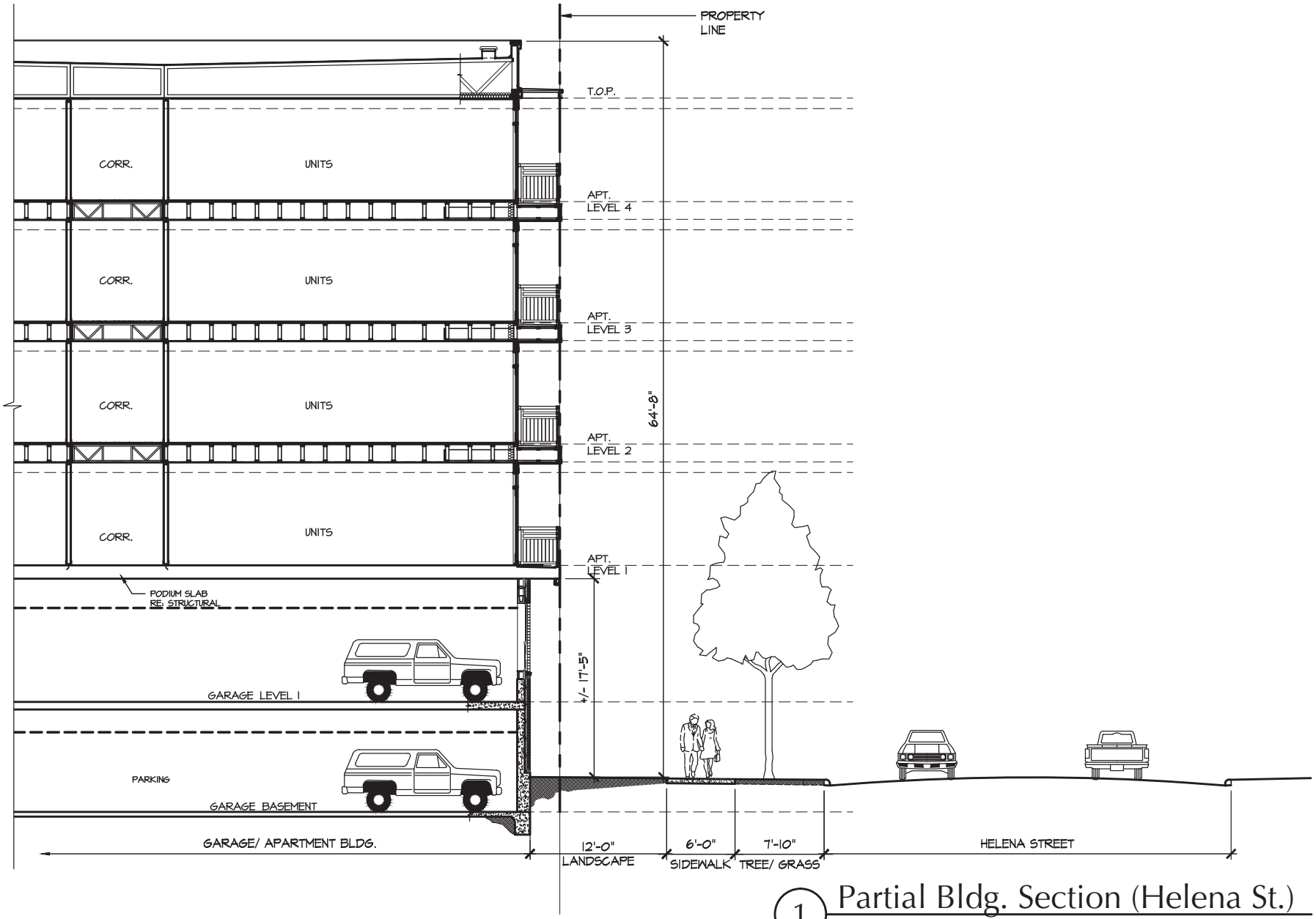

1 Partial Bldg. Section (Helena St.)

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

13-69

Plotted: 4-25-2014

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr. Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475

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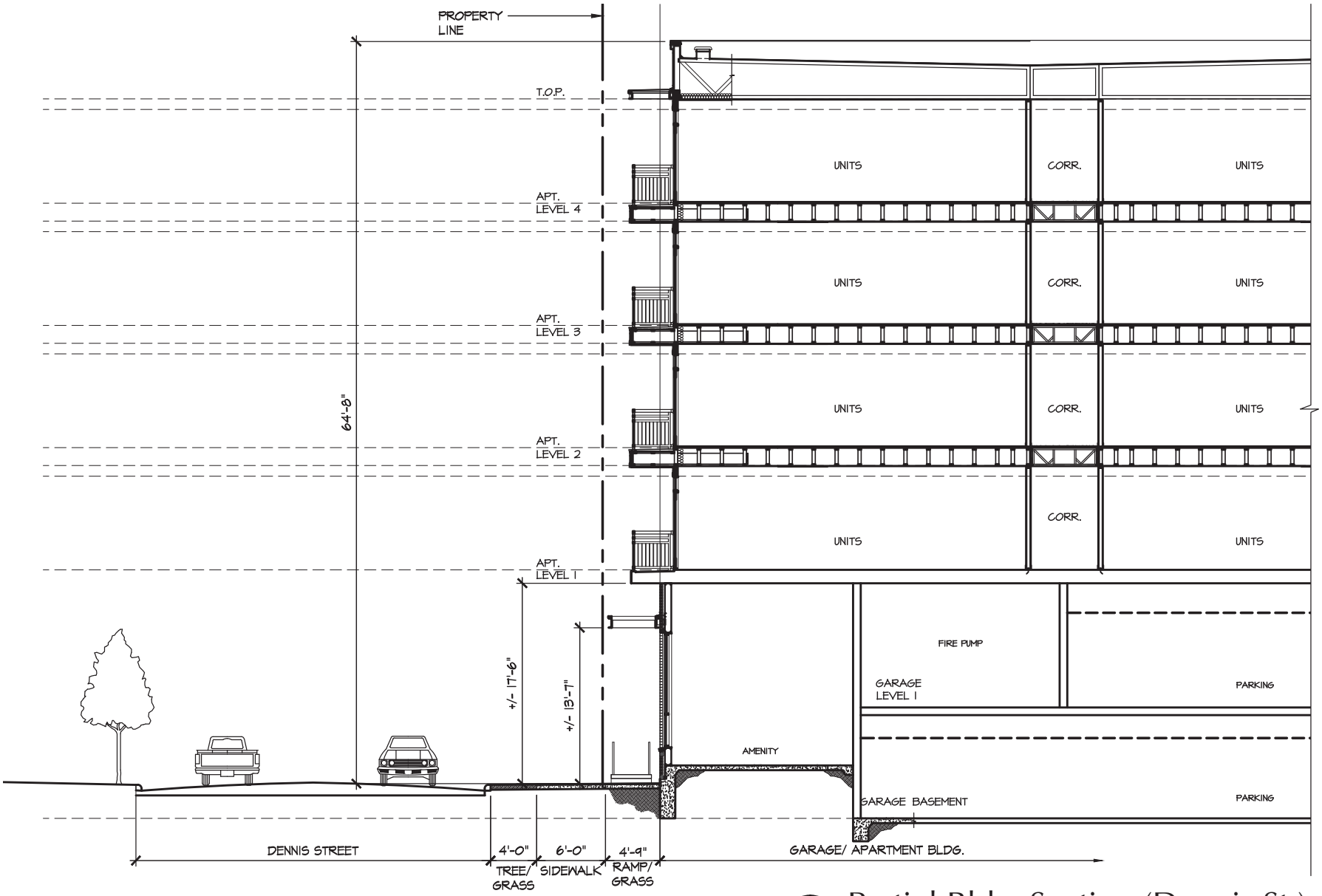

1 Partial Bldg. Section (Dennis St.)

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

13-69

Plotted: 4-25-2014

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr. Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475

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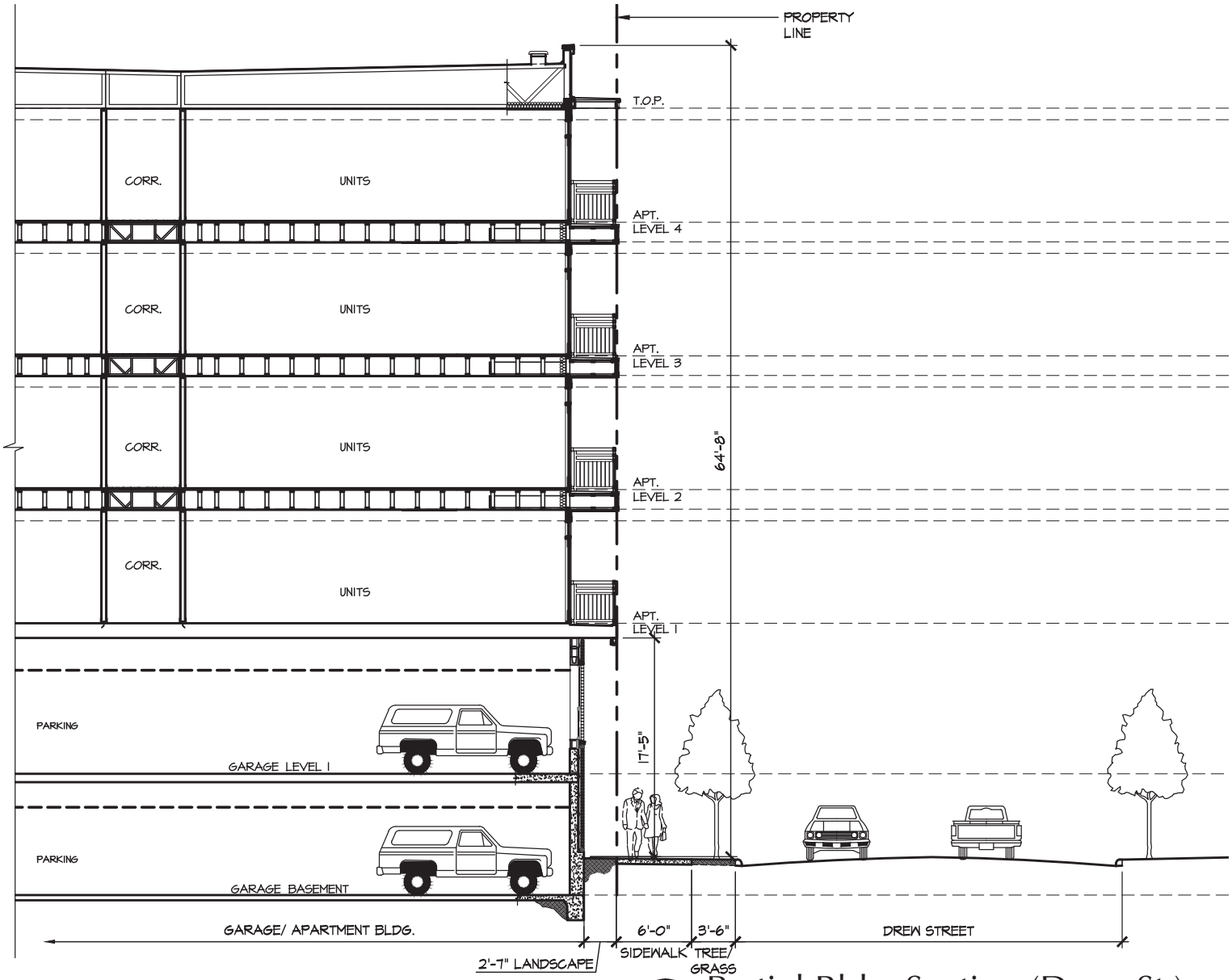

1 Partial Bldg. Section (Drew St.)

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

13-69

Plotted: 4-25-2014

Wallace Garcia Wilson Architects
4600 Post Oak Place Dr. Suite 190
Houston, Texas 77027
P: 713.993.0439
F: 713.993.0475

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Renderings of Similar Projects

Pearl @ the Mix, 2910 Milam

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1498
Plat Name: Pearl On Helena
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 06/16/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 0' building line on Dennis, Helena, Drew, and Albany Streets rather than 10' except on Albany around a large street tree; to allow the visibility triangles at the four corners to apply only to the area that is less than 8' above the adjacent street intersection.

Chapter 42 Section: 150; 161

Chapter 42 Reference:

42-150; Building line requirement. An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines. 42-161; The building line for property adjacent to two intersection streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. 42-161; Visibility Triangle

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 site is within the Midtown TIRZ, which has an adopted Project Plan approved by Council that calls for buildings to be constructed up close to the sidewalk as a way to promote a walkable pedestrian environment. The plan for this property is consistent with the Midtown Plan. An urban style apartment building with four floors of apartments over a 2-floor garage is proposed. Sidewalks will be a minimum of 6' in width around the perimeter. The façade of the building will be 4' inside the property line at the ground level; balconies, eaves, architectural elements, etc. will project into the 4'. There will be a band of low plantings between the sidewalk and the building façade. At the corner of Dennis and Helena, there will be a glass storefront that will include aces into the building for both residents and visitors. An additional resident access point will be located on Helena near Drew. Garage entry will be on Dennis. Constructing the buildings close to the street is common in older sections of cities like Boston, New York, and Philadelphia and is a major factor in creating a sense of security and safety as well as in defining a pedestrian realm. Windows facing the street encourages residents to take ownership of the sidewalk and the street. Elevating the windows of the living units above the street level makes the residents feel safe from intrudes while still providing a good view of the sidewalk and street. If the building were to be setback 10", the setback area would be grasses and fenced, pushing passersby away yet not providing usable area for the residents. This would not be in keeping with the character sought for Midtown and already established in this immediate area... Additionally, it would diminish the area available for the private interior courtyard for the residents. There is a very large street tree on Helena which the builder proposes to save by notching the building back 10' for a distance of 50'. New trees t be planted will be a minimum of 3" caliper. Sidewalks will be a minimum of 6'. Other streetscape amenities will include pedestrian scale lighting.

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

The adopted plan for Midtown calls for a pedestrian-friendly environment. To achieve this environment, it is necessary to have buildings close to the street and to eliminate as many driveways as possible.

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

The proposed improvements are consistent with the adopted Project Plan for Midtown. A reduced building setback promotes an urban environment, which encourages pedestrian traffic and transit usage, which, in turn, improves public health through exercise and a reduction in air pollution. Visibility triangles are intended to allow drivers to see vehicles approaching at right angles. The eye level of drivers will not be over 8'.

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

A reduced building setback promotes an urban environment, which promotes pedestrian traffic and transit usage, which in turn, improve public health.

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

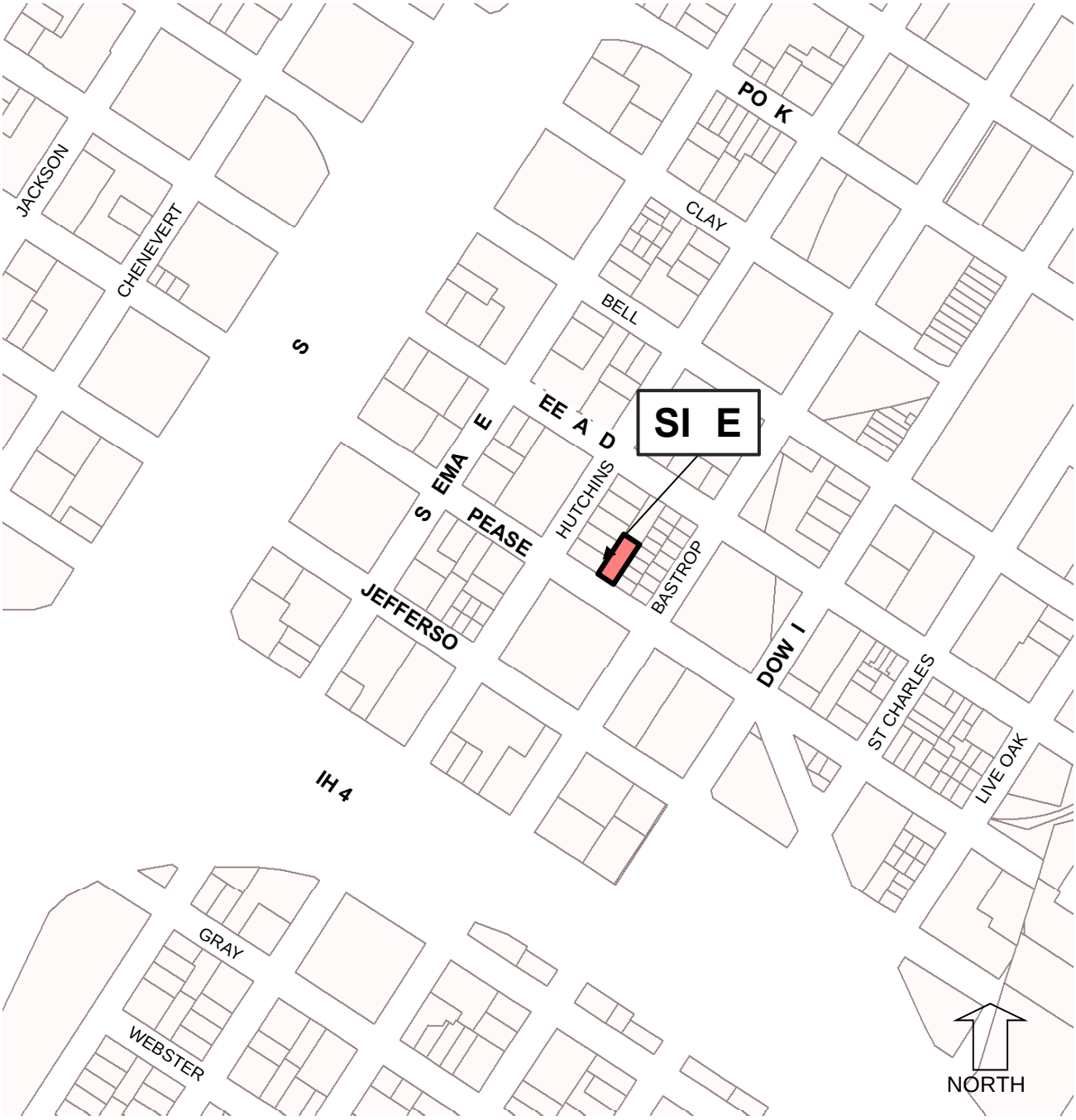
A vital part of a pedestrian-friendly environment is resident connectivity to the street life, which cannot be accomplished well if the buildings are setback from the street with a fenced area between the building and his sidewalk. The justification for the variances is the functionality of the buildings, including the creation of a reasonable sixe private outdoor space for residents.

Houston Planning Commission I EM 137

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Pease Street o nhomes (DEF2)

Applicant KE Development Services, td.



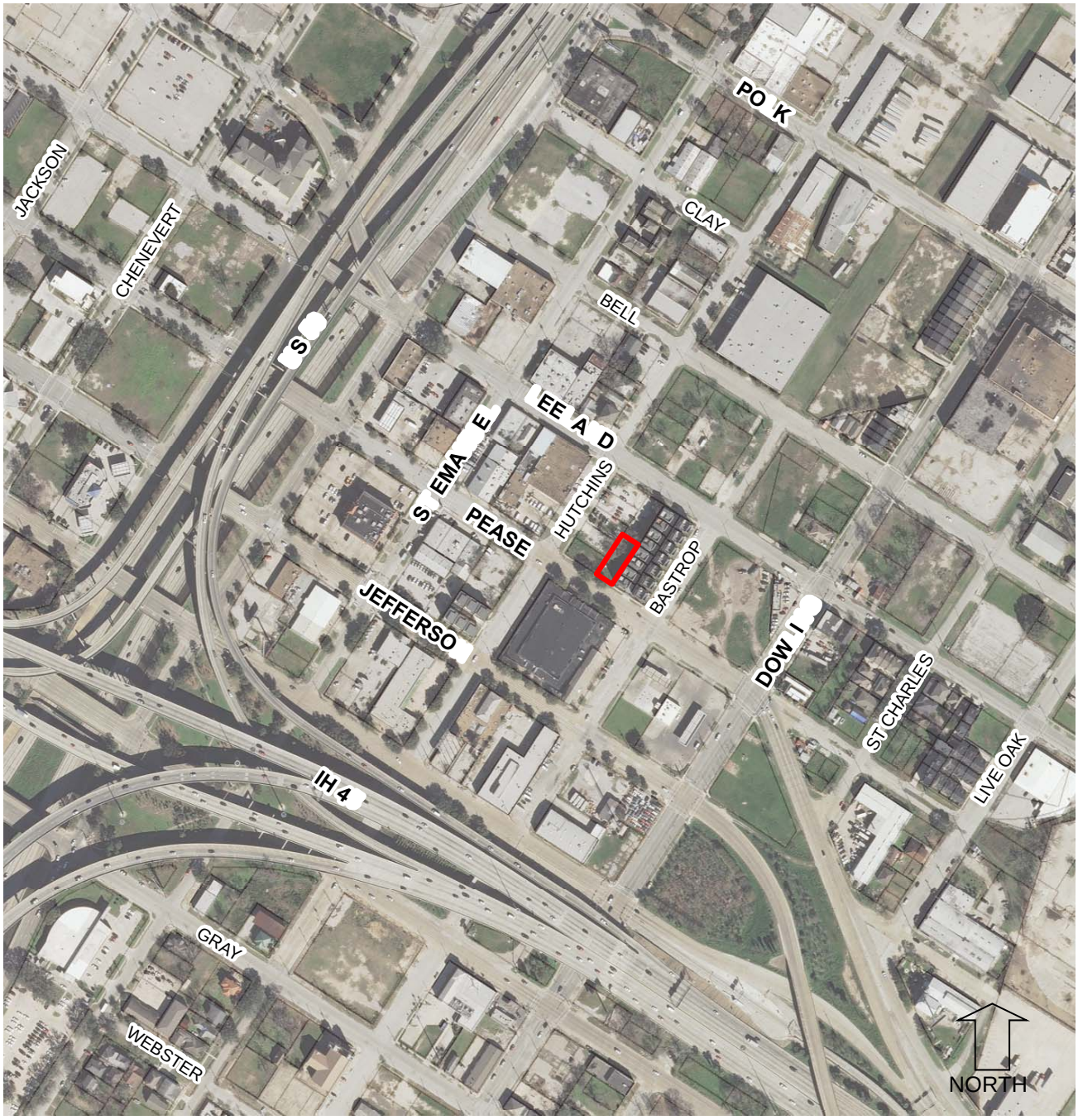
D ariances **Site ocation**

Houston Planning Commission I EM 137

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Pease Street o nhomes (DEF2)

Applicant KE Development Services, td.



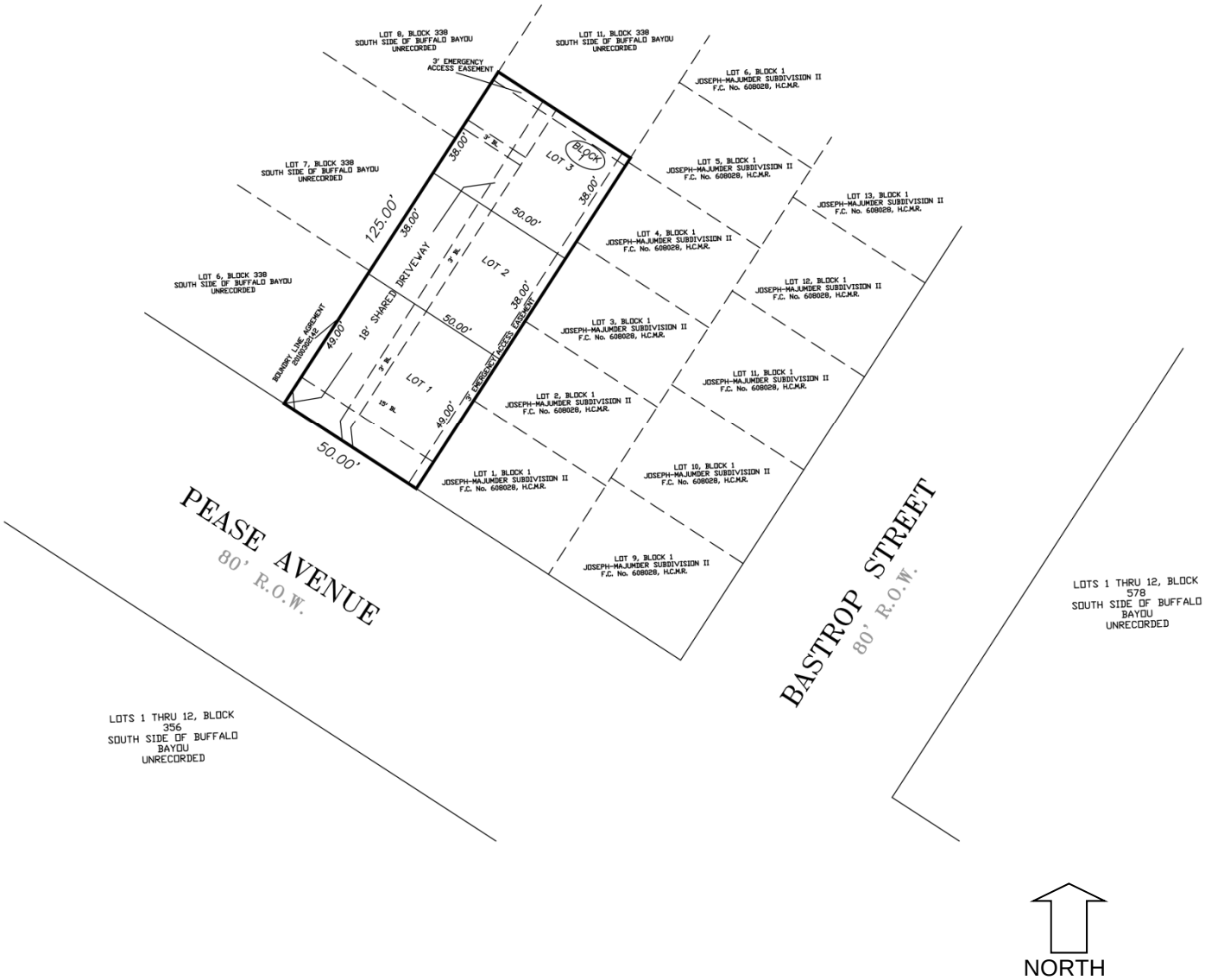
D ariances **Aerial**

Houston Planning Commission I EM 1

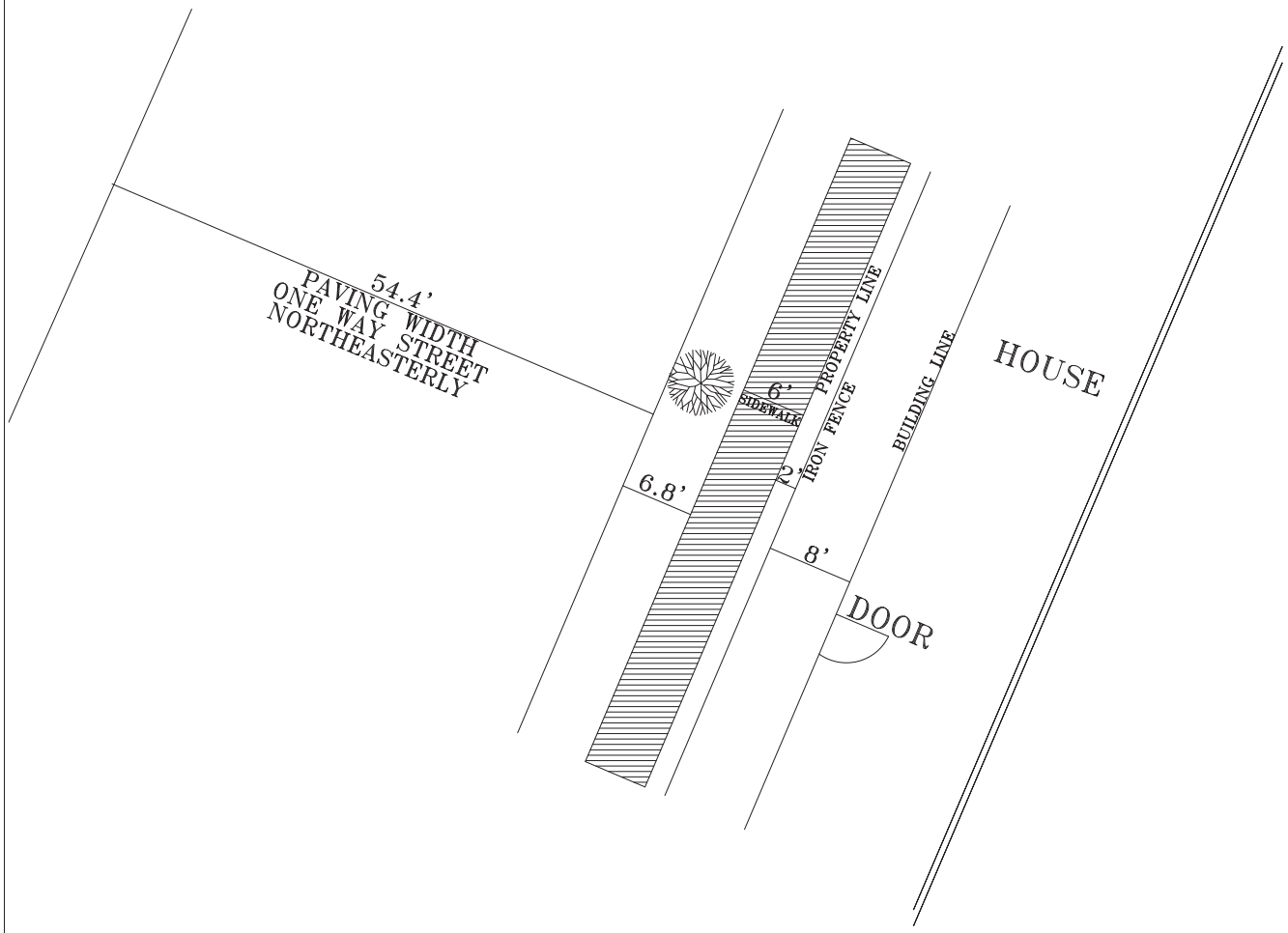
Planning and Development Department **Meeting Date 10 2014**

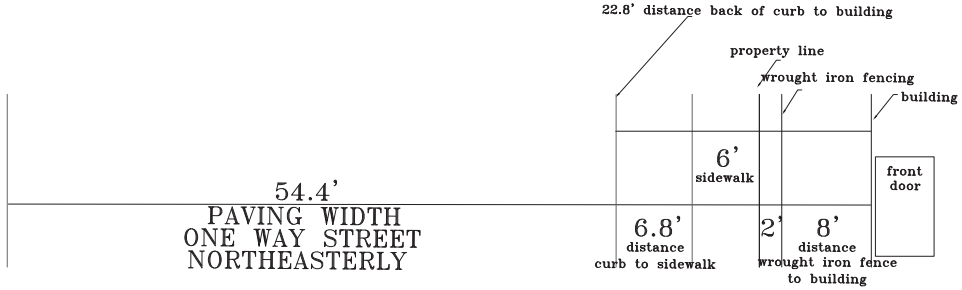
Subdivision ame Pease Street o nhomes DEF2

Applicant KE Development Services, td.



D ariances **Subdivision**


54.4'
PAVING WIDTH
ONE WAY STREET
NORTHEASTERLY
6'
SIDEWALK
PROPERTY LINE
IRON FENCE
BUILDING LINE
HOUSE
6.8'
2'
8'
DOOR


22.8' distance back of curb to building
property line
wrought iron fencing
building
6'
sidewalk
front
door
54.4'
PAVING WIDTH
ONE WAY STREET
NORTHEASTERLY
6.8'
distance
curb to sidewalk
2'
8'
distance
wrought iron fence
to building

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1189
Plat Name: Pease Street Townhomes
Applicant: TKE Development Services, Ltd.
Date Submitted: 05/18/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To reduce the front building setback line along Pease to 10' instead of the 25' as required by Chapter 42.

Chapter 42 Section: 152

Chapter 42 Reference:

Building Line Requirements - 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

The site is located at 2209 Pease, a major thoroughfare between 59 and Dowling, running a distance of approximately .285 miles The SSBB Subdivision was platted long before this section of Pease was dedicated as a Major Thoroughfare. Pease Street, dedicated as a major thoroughfare in 2013 does not meet the requirements of this classification. Pease is an 80' ROW, four lane one way street and provides for an adequate circulation pattern for this area. The distance from the curb to the property line is 12'8'. This distance coupled with the 10' building line would set structures off the curb 22'8". The property southeast and adjacent to 2209 Pease was platted in 2006 with a shared drive and a 5' building line. House size and price are proportionate to the land cost. Allowing a 5' building line so that the lot could be subdivided into three parcels would appeal to the market in this area. Applying setback standards for a major thoroughfare to this parcel would devote 20% of the lot to the building setback, depriving the owner reasonable use of the land. The density for this project is 20.9, well below the 27 per acre maximum. 51% or more of the combined block face and opposing block face of the property is not restricted to single family use. Prevailing community standards for the area would dictate that a 25' building line is not the standard for the area, most of the buildings fronting Pease from 59 to Dowling are commercial and set back an average of 5' or less from the property line. Strict application of Chapter 42 would deny the owner's use of a significant portion of the land and diminish the available market for this area. The Prevailing Community Standards as indicated by the setback of adjacent properties mirror the owner's intent to provide for a 10' building line.

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

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

The circumstances supporting the granting of this variance are not the result of a hardship created or imposed by the applicant. a) The subdivision was platted before Pease was designated as a major thoroughfare. b) The majority of the existing lots which abut Pease have no additional frontage to grant in order to comply with Chapter 42 standards for a major thoroughfare. c) The property southeast and adjacent to 2209 Pease was platted in 2006 with a shared drive and a 5' building line.

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

Among the purposes of Chapter 42 are the establishment of building setback lines appropriate to an area and recognizing the differences in the design framework of various areas; encouraging the efficiency of land development patterns, and the encouragement of pedestrian use of sidewalks unimpeded by vehicles. Platting the land with a shared drive eliminates two driveway cuts; the creation of a 6' sidewalk is consistent with these purposes

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

The granting of a reduced setback along this Major Thoroughfare will not be injurious to the public health, safety or welfare. The intent and purposes of this Chapter, which are to provide adequate vehicular access to all properties and adequate traffic movement for convenient circulation are in existence and will remain. The construction of a shared drive will eliminate curb cuts and be consistent with the adjacent neighborhood.

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

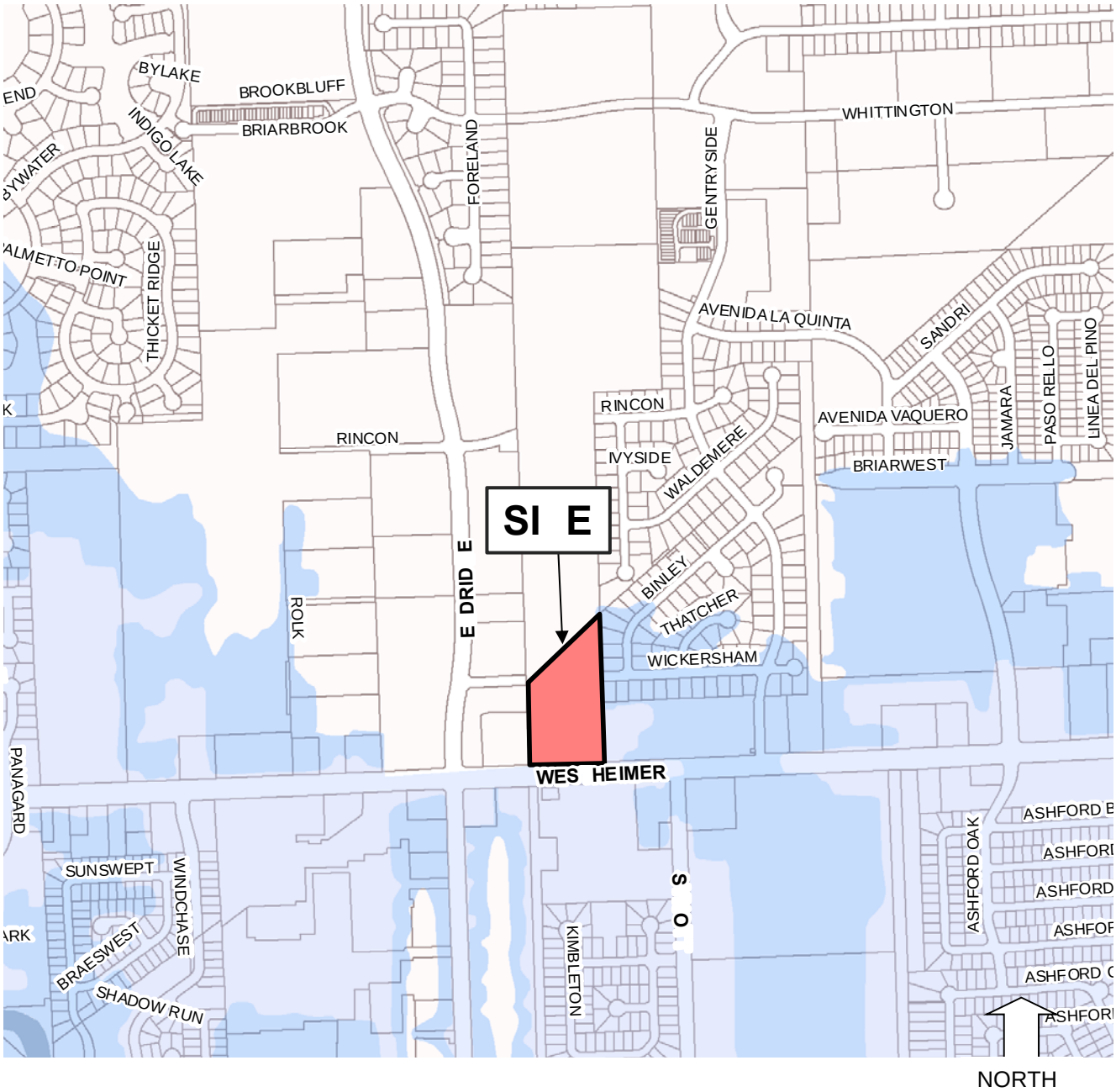
Economic hardship is not the sole justification for this variance. The justification for this variance is the creation of a development consistent with the Prevailing Community Standards in the area.

Houston Planning Commission I EM 138

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Reserve at Park ay errace (DEF2)

Applicant R i Planning andscape Architecture



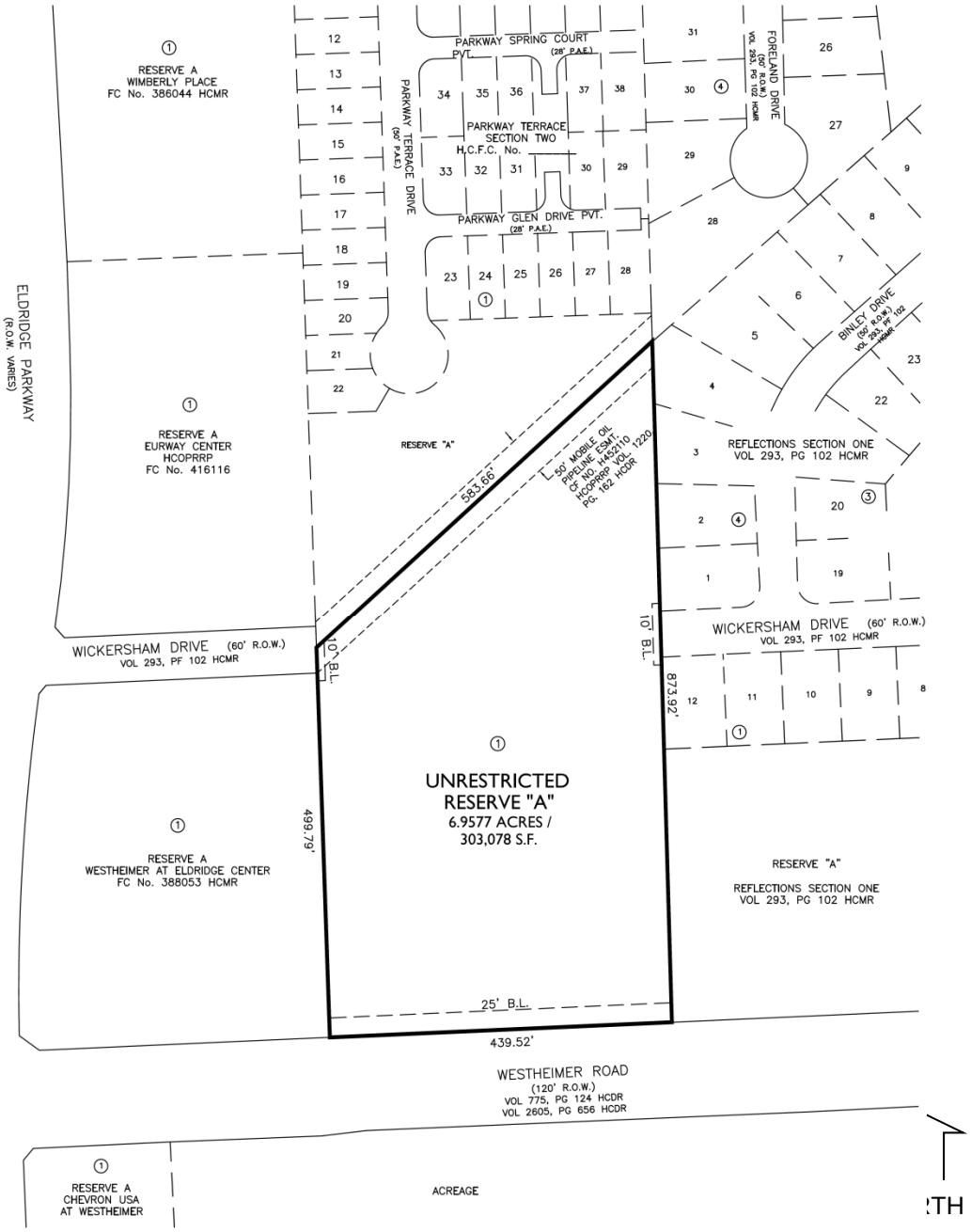
D ariances **Site ocation**

Houston Planning Commission I EM 138

Planning and Development Department **Meeting Date 07/10 2014**

Subdivision ame Reserve at Park ay errace (DEF2)

Applicant R i Planning andscape Architecture



D ariances **Subdivision**

Houston Planning Commission I EM 138

Planning and Development Department **Meeting Date 07/10 2014**

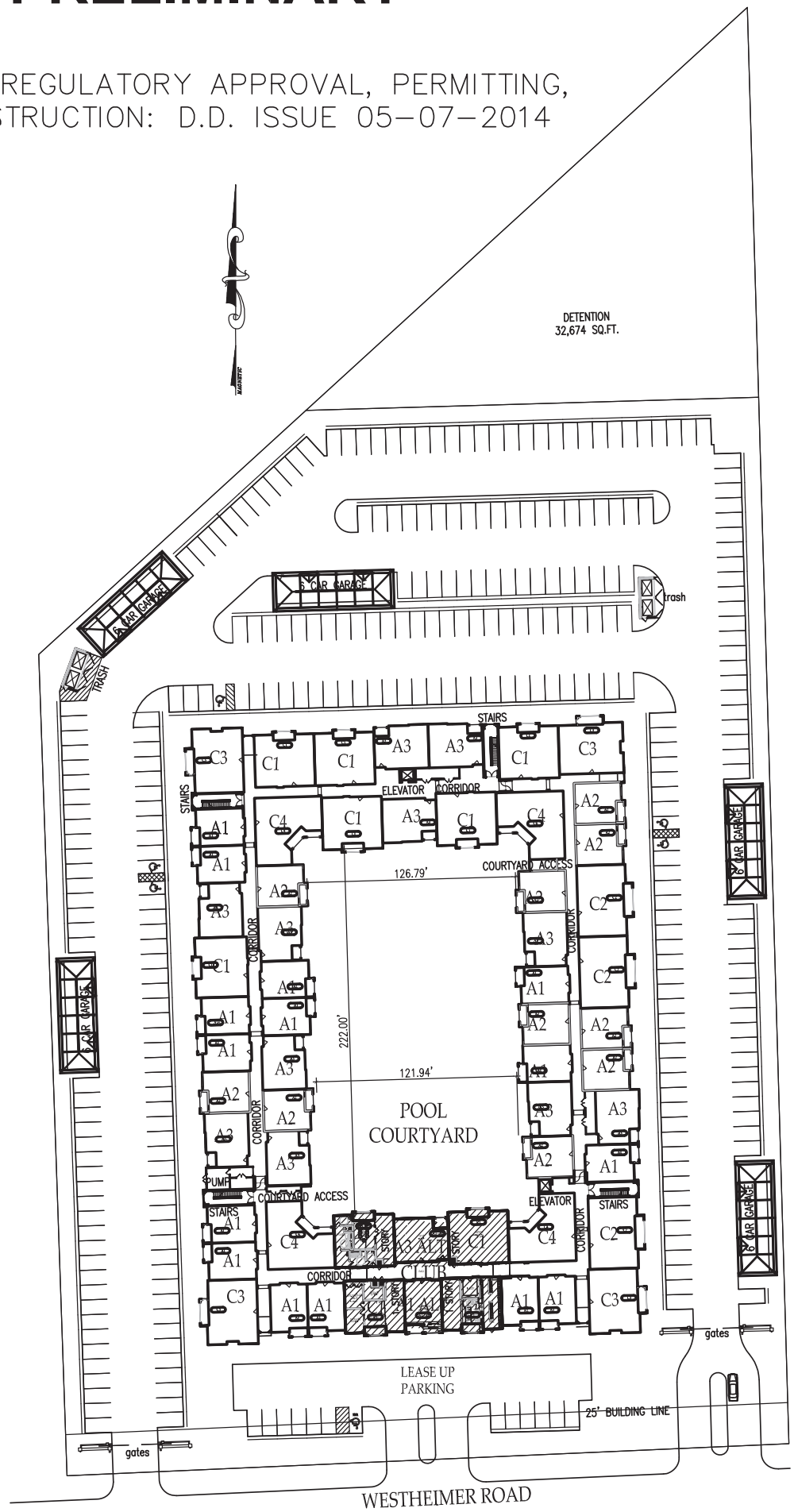
Subdivision ame Reserve at Park ay errace (DEF2)

Applicant R i Planning andscape Architecture

D ariances **Aerial**

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMITTING,
OR CONSTRUCTION: D.D. ISSUE 05-07-2014



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1403
Plat Name: Reserve at Parkway Terrace
Applicant: RVi Planning + Landscape Architecture
Date Submitted: 06/02/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to extend Wickersham Drive or terminate with a cul-de-sac

Chapter 42 Section: 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;

This variance was previously granted by the Planning Commission on December 13, 2012. The subject property is located along Westheimer Road east of Eldridge Parkway and is bounded to the east by the single family neighborhood Reflections which was developed in the 1980's. Wickersham Drive is only 450 feet north and runs parallel to Westheimer Road. The extension of Wickersham would introduce cut-through traffic into the neighborhood which would be detrimental to the safety and quality of life of residents and therefore would be contrary to sound public policy. Furthermore, because Wickersham Drive is only one lot "deep", the establishment of a cul-de-sac at this location would be impractical. West of the subject tract are two existing commercial buildings which have access to Eldridge Parkway. Wickersham Drive is only 280 feet long at this location with a paving width of 41 feet. Due to the short distance and clear sight line, it is unlikely that vehicles would need to turn around at this location, but the 41 foot paving section and existing driveway configuration allows adequate room for vehicles to turn around if necessary. The establishment of a cul-de-sac at this location would not improve circulation and therefore would have no significant benefit to the public.

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

The circumstances supporting the granting of the variance are based on the unique physical characteristics that affect the subject property including the surrounding land uses and existing street pattern.

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

The granting of the variance will discourage through traffic while maintaining adequate access and traffic movement for convenient traffic circulation which is consistent with the intent and general purposes of Chapter 42.

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

The existing street pattern has existed for roughly thirty years and provides for adequate vehicular circulation and ingress/egress for police, fire and emergency vehicles. The granting of the variance will not alter the existing street pattern and, therefore, will not be injurious to the public health, safety or welfare.

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

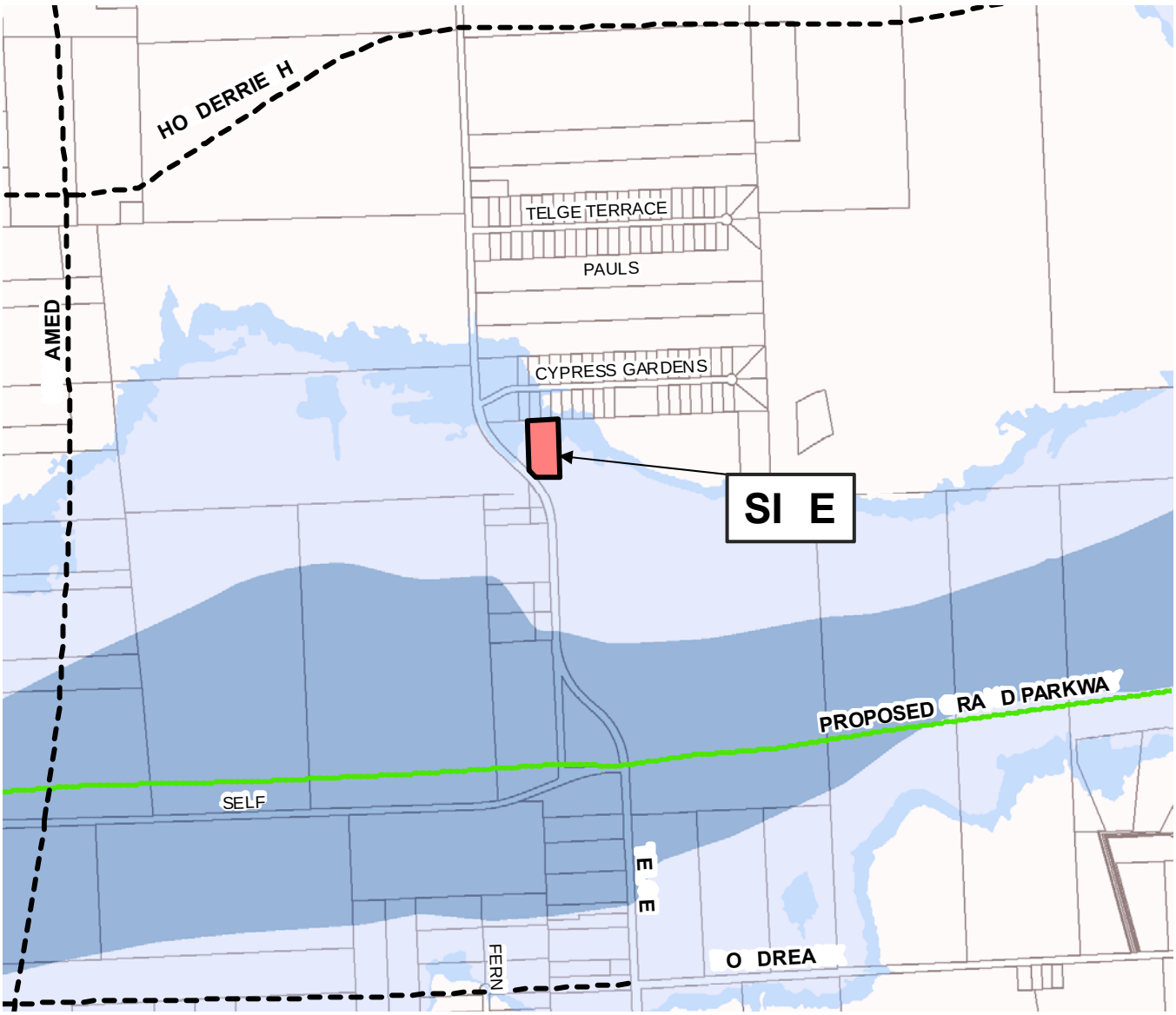
The granting of the variance is based on the unique physical characteristics that affect the subject tract and the desire to avoid development conditions that are contrary to sound public policy.

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame elge Road Facilities Reserves

Applicant EHRA



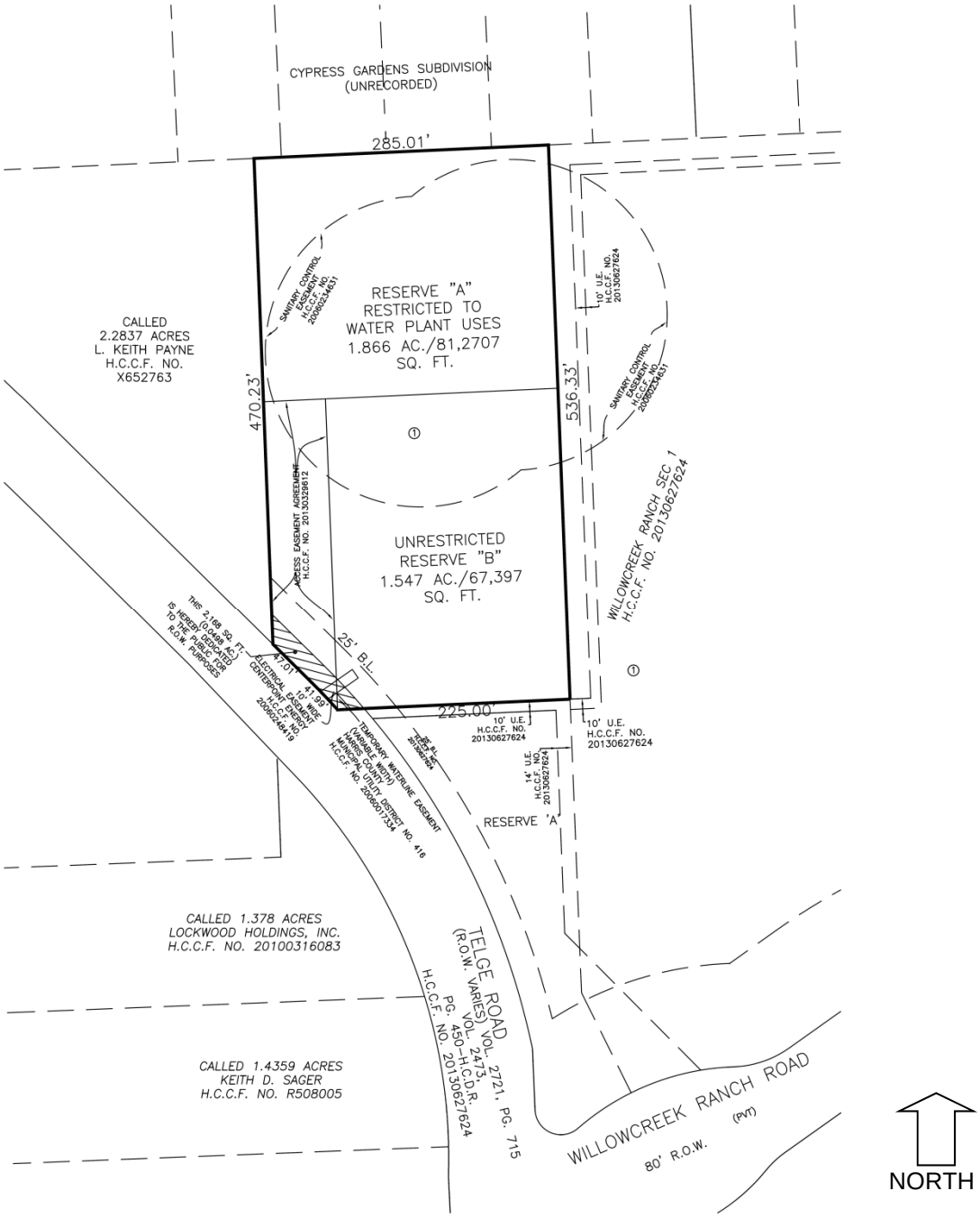
D ariances Site ocation

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame elge Road Facilities Reserves

Applicant EHRA



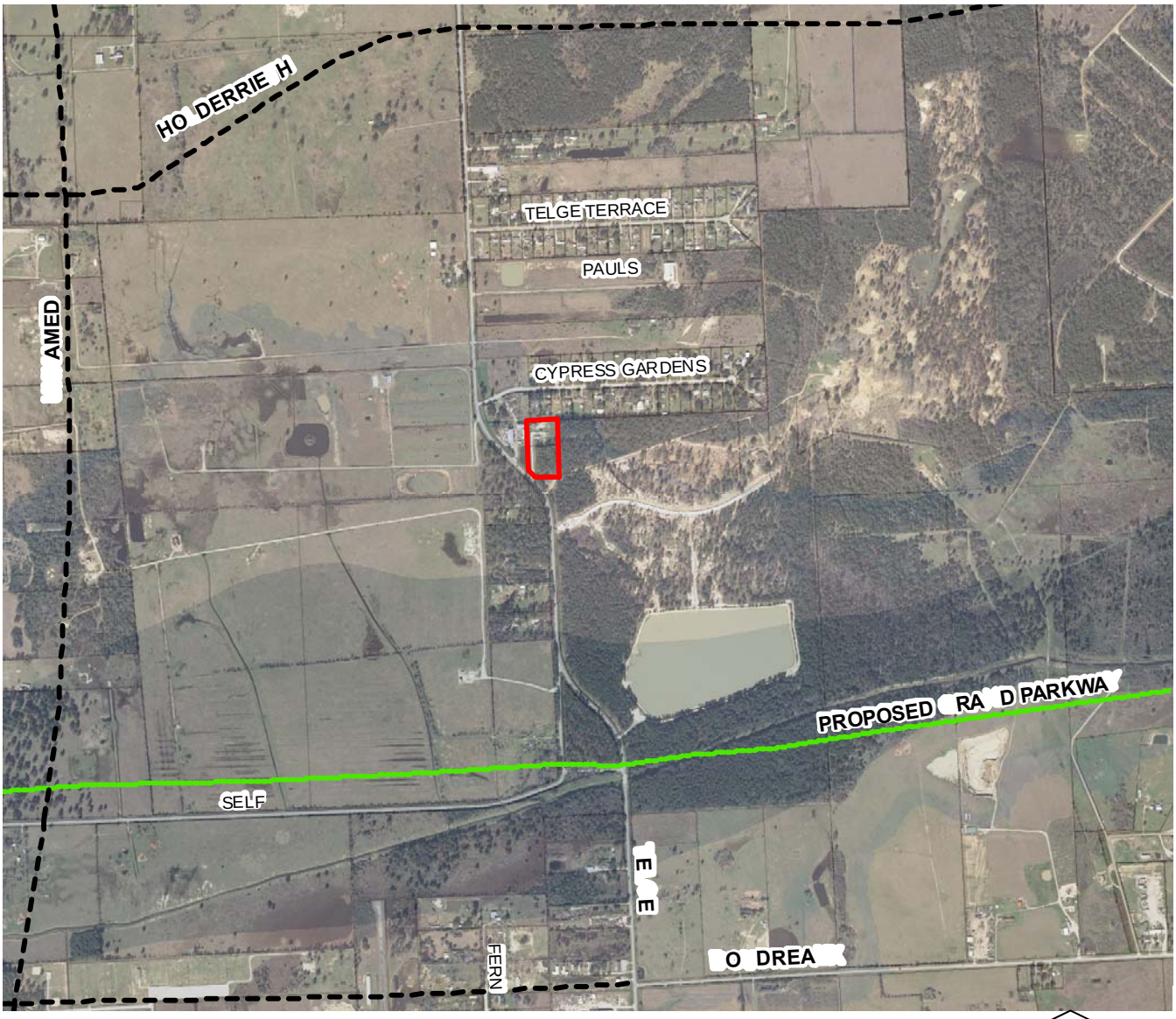
D ariances **Subdivision**

Houston Planning Commission I EM 1

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame elge Road Facilities Reserves

Applicant EHRA



NORTH

D ariances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1629
Plat Name: Telge Road Facilities Reserves
Applicant: EHRA
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Variance to allow an unrestricted reserve to have less than 60 feet of frontage on a public street.
Chapter 42 Section: 42-190(c)

Chapter 42 Reference:
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: Unrestricted reserve – 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
Northwest Harris County Municipal Utility District No. 5 (NWHCMUD 5) purchased 1.866 acres of land with 88.99 lineal feet of frontage on Telge Road in 2008. The District constructed a water plant on the site which is currently in operation as well as a driveway entrance on Telge Road. Harris County Emergency Services District No. 15 (HCESD 15) subsequently purchased 1.547 acres adjacent to the water plant in 2013 with the intent to construct a fire station on the tract. An access agreement between NWHCMUD 5 and HCESD 15 was created (H.C.C.F. no. 20130329612) in order to grant the fire station access to Telge Road. Unfortunately, the tract sale to HCESD 15 created a piece of land which touched Telge Road at a corner rather than having frontage on the ROW. The access agreement was thought to have resolved the issue, however by rule Chapter 42 requires that the unrestricted reserve intended for the fire station have 60 feet of frontage on Telge Road. Since the fire station tract (Reserve “B” on this plat) does not have the required frontage but the water plant tract (Reserve “A” on this plat) does have the necessary frontage, we request that both reserves be allowed to access Telge Road via one common driveway per the already established access easement agreement.

(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 NWHCMUD 5 tract was purchased in 2008 and the HCESD 15 fire station tract was a remnant tract bounded by other development. Although the tracts can easily share use of the driveway to Telge Road, the water plant site must be platted as a separate reserve with restricted use in order to satisfy Texas Commission on Environmental Quality requirements.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Access to Telge Road in perpetuity for both reserves is the primary issue. Since Reserve “A” has the necessary required 60 feet of frontage and an access agreement for the existing driveway is already in place, Reserve “B” will have the necessary frontage on Telge Road as well. Dedication of 20 feet of ROW for the widening of Telge Road will result in Reserve “B” having 39.83 feet of frontage on Telge, but this is still not enough to meet Chapter 42 requirements. The widening will result in 87.94 feet of frontage for Reserve “A”. Considered together, both reserves will have a total of 127.77 feet of frontage on Telge Road after the ROW widening. However, the configuration of the tracts still limits the ability to meet Chapter 42 requirements. By allowing the fire station to use the existing driveway per the already established access agreement, the intent of the ordinance will be maintained.

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

Public health, safety and welfare are not negatively impacted by granting this variance. Access to both tracts is easily achieved and the shared driveway access prevents multiple unnecessary driveways on Telge Road. The infrequent use of the driveway for water plant activities will not impact the fire station's operations.

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

The configuration of the remnant tract purchased by HCESD 15 created the hardship. The NWHCMUD 5 water plant site (north and west of the fire station tract) and existing single family development (east and south of the fire station tract) resulted in a tract with no frontage on Telge Road. Granting this variance request solves this configuration problem.

Houston Planning Commission I EM 140

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame erraces on Cra ford

Applicant O ens Management Systems, C

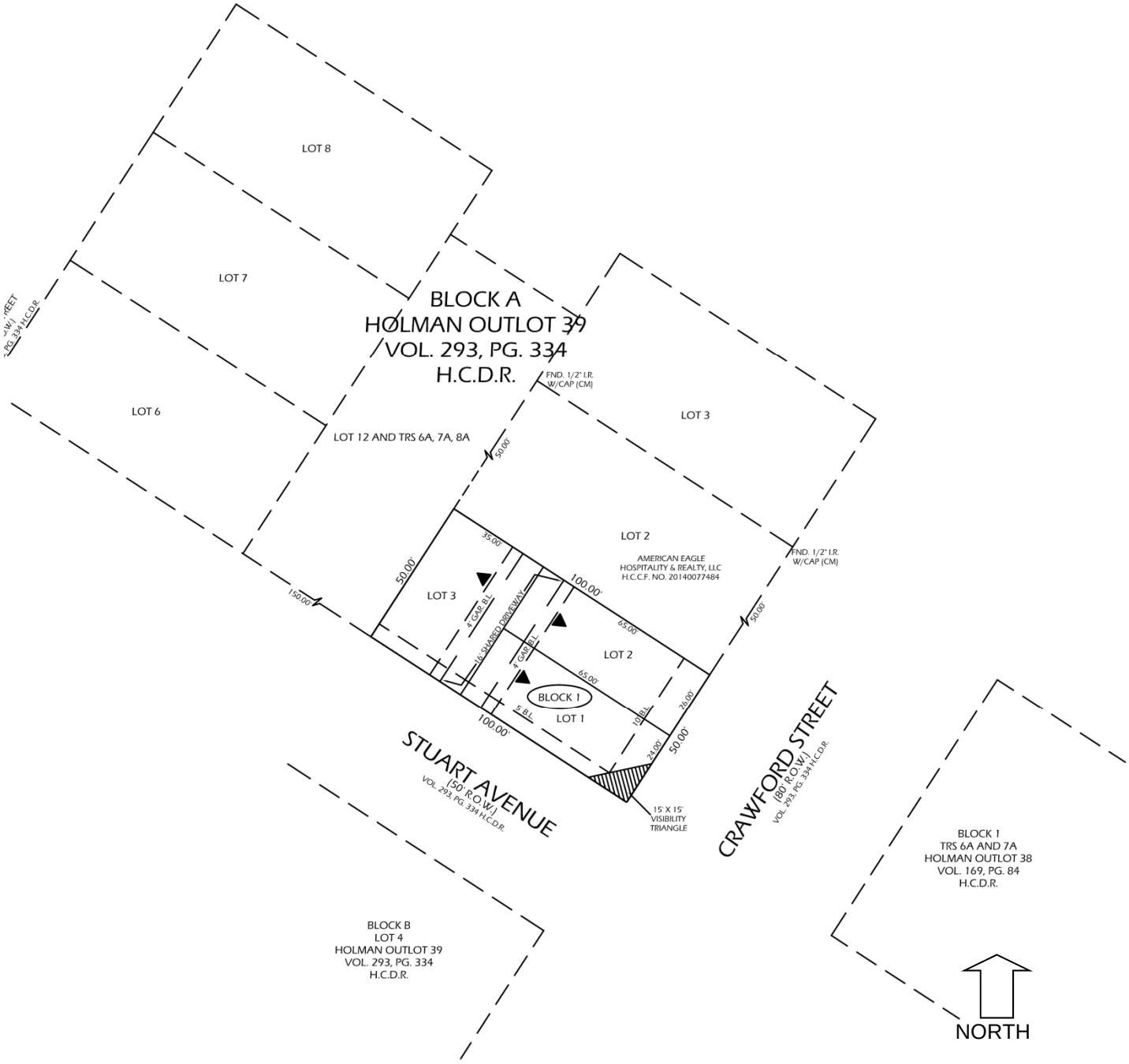
D ariances **Site ocation**

Houston Planning Commission I EM 140

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame erraces on Cra ford

Applicant O ens Management Systems, C



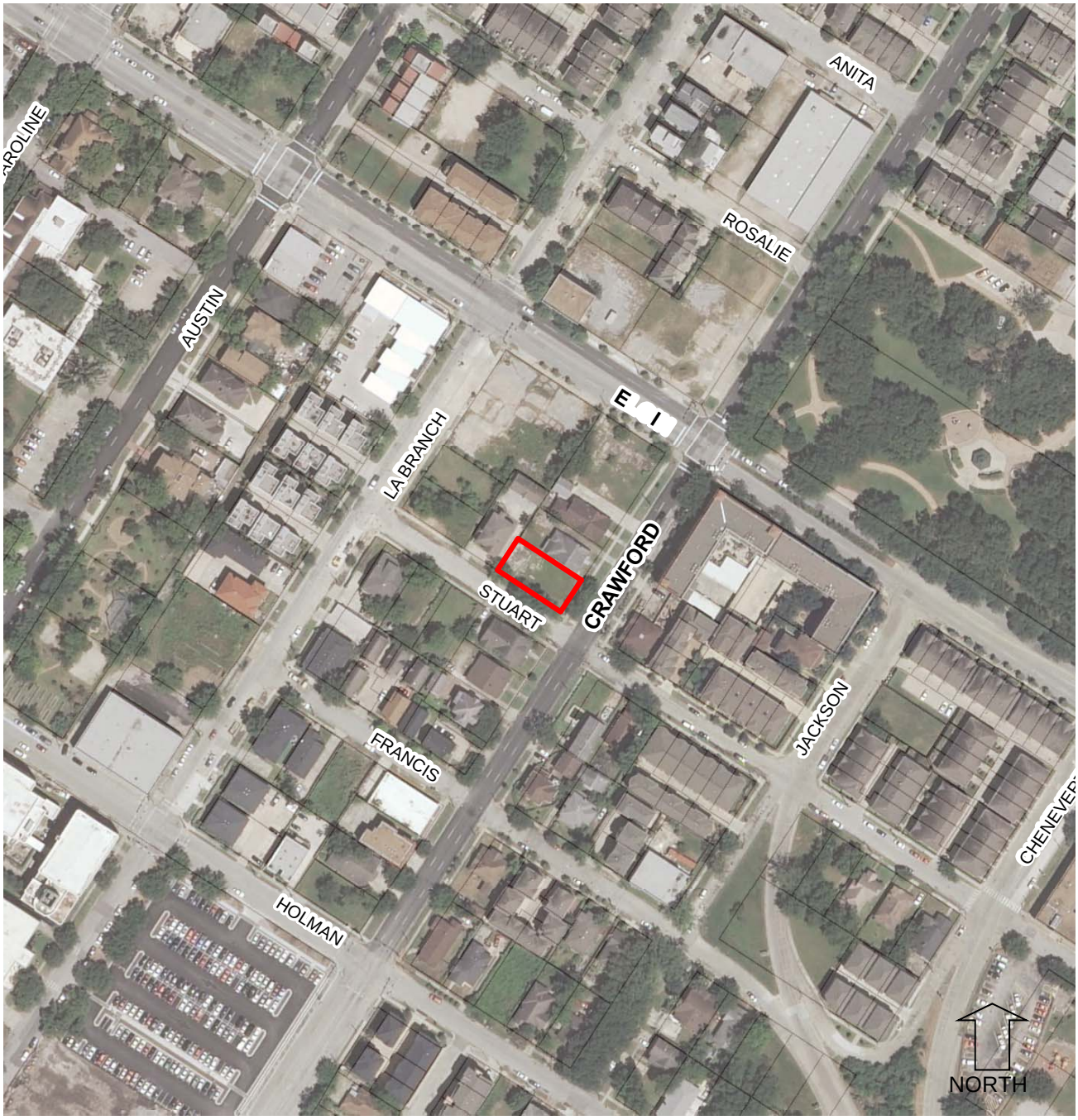
D ariances **Subdivision**

Houston Planning Commission I EM 140

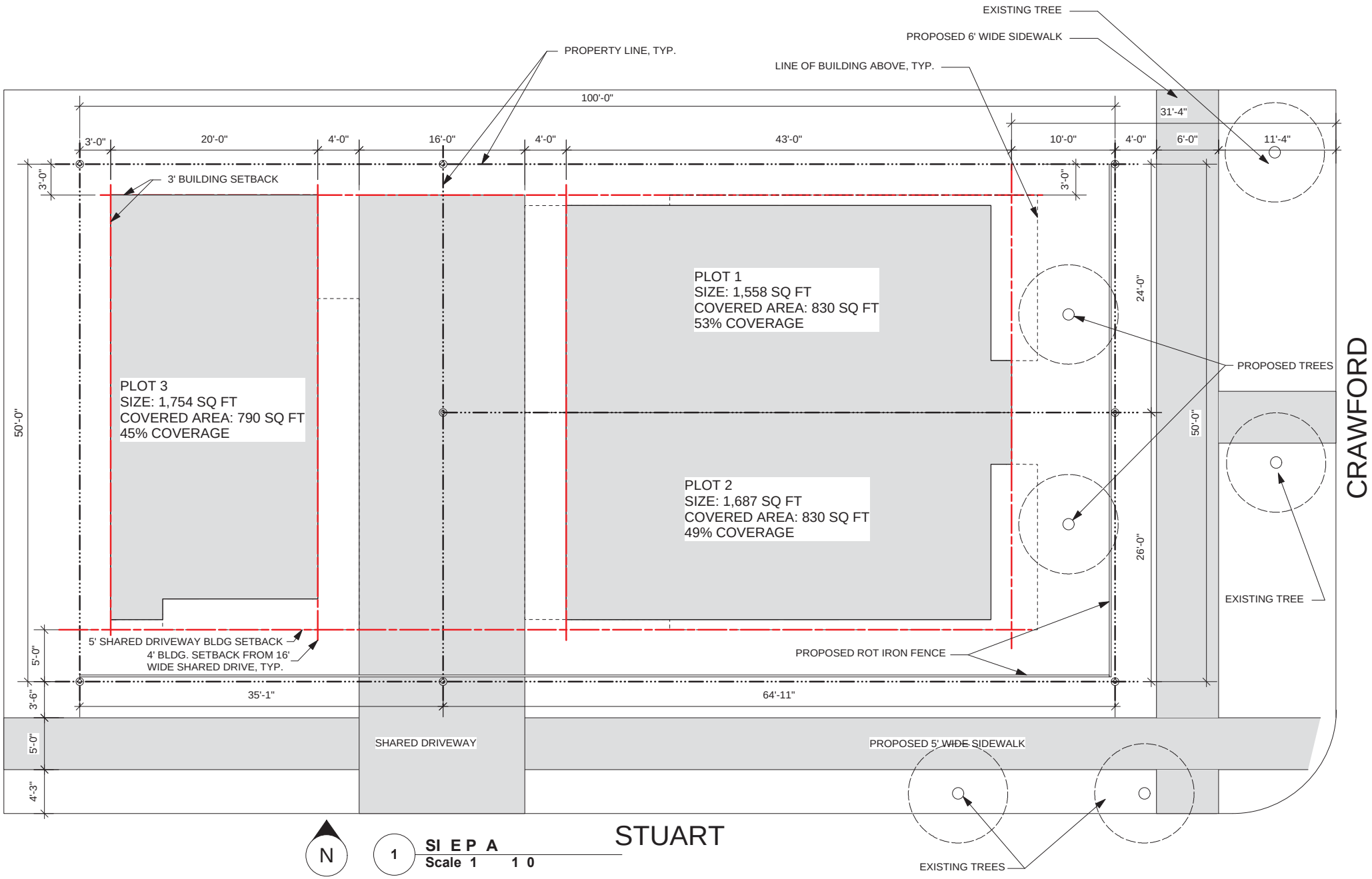
Planning and Development Department **Meeting Date 0 10 2014**

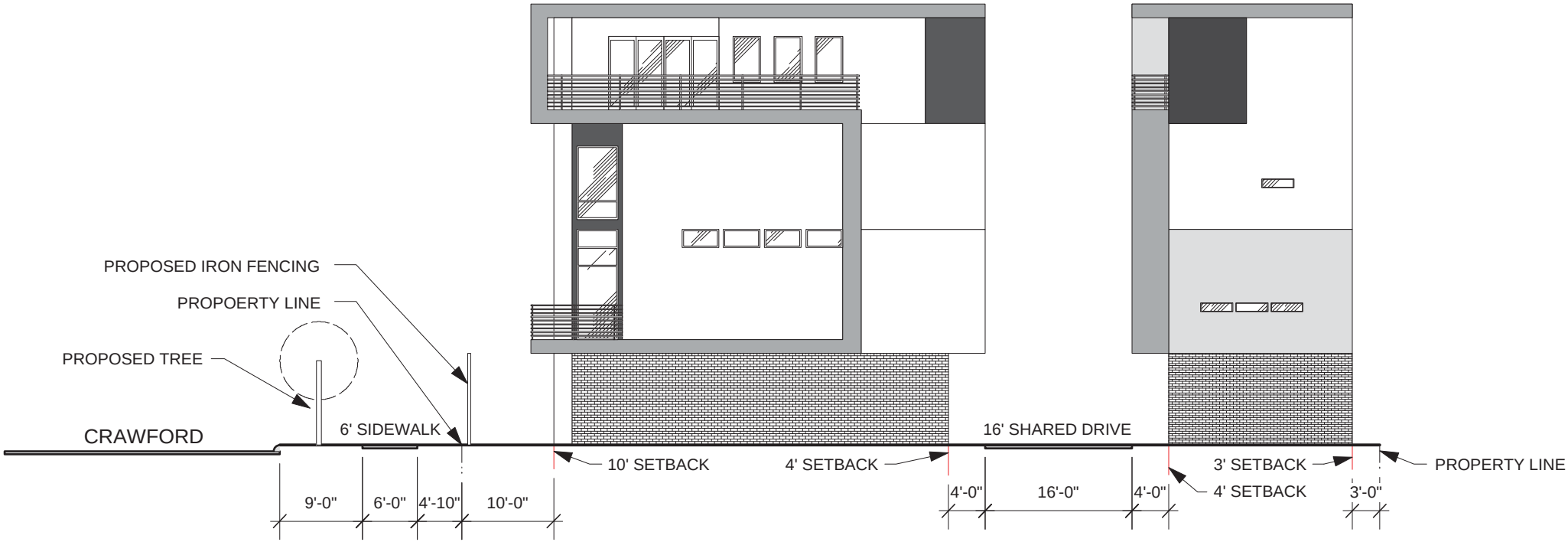
Subdivision ame erraces on Cra ford

Applicant O ens Management Systems, C



D ariances **Aerial**


EXISTING TREE
PROPOSED 6' WIDE SIDEWALK
PROPERTY LINE, TYP.
LINE OF BUILDING ABOVE, TYP.
100'-0"
31'-4"
3'-0"
20'-0"
4'-0"
16'-0"
4'-0"
43'-0"
10'-0"
4'-0"
6'-0"
11'-4"
3'-0"
3' BUILDING SETBACK
3'-0"
PLOT 1
SIZE: 1,558 SQ FT
COVERED AREA: 830 SQ FT
53% COVERAGE
24'-0"
PROPOSED TREES
PLOT 3
SIZE: 1,754 SQ FT
COVERED AREA: 790 SQ FT
45% COVERAGE
50'-0"
50'-0"
PLOT 2
SIZE: 1,687 SQ FT
COVERED AREA: 830 SQ FT
49% COVERAGE
26'-0"
EXISTING TREE
CRAWFORD
5' SHARED DRIVEWAY BLDG SETBACK
4' BLDG. SETBACK FROM 16'
WIDE SHARED DRIVE, TYP.
PROPOSED ROT IRON FENCE
5'-0"
3'-6"
35'-1"
64'-11"
5'-0"
SHARED DRIVEWAY
PROPOSED 5' WIDE SIDEWALK
4'-3"
STUART
N
1
SI E P A
Scale 1 1 0
EXISTING TREES



PROFI E OF ERRACES O CRAWFORD

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1598
Plat Name: Terraces on Crawford
Applicant: Owens Management Systems, LLC
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Variance to allow a reduced 10' side building line along Crawford Street, a major thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

152(s) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line 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;

Crawford Street is an 80' ROW with a 35.8' paved section. There is 23.7' from the back of curb to the property line - 13.1' of green space from back of curb to the existing 4' sidewalk with an additional 6.6' from back of sidewalk to property ling. With the proposed 10' building line on Crawford, the development will be 23.7' from curb. The proposed 3 unit townhouse development will take access from shared driveway on Stuart Street.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The urban development

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

The intent and general purposes of this chapter will be preserve and maintained. The distance from the back of curb to the property line is23.7 feet. The additional landscaping along Stuart will serve a buffer. The 6' sidewalk will increase the pedestrian 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 public health or welfare. The development proposes 6' sidewalks along Crawford and 5' sidewalk along Stuart. There is no vehicular access from Stuart Street. The development will have semi-opaque fencing around the perimeter.

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

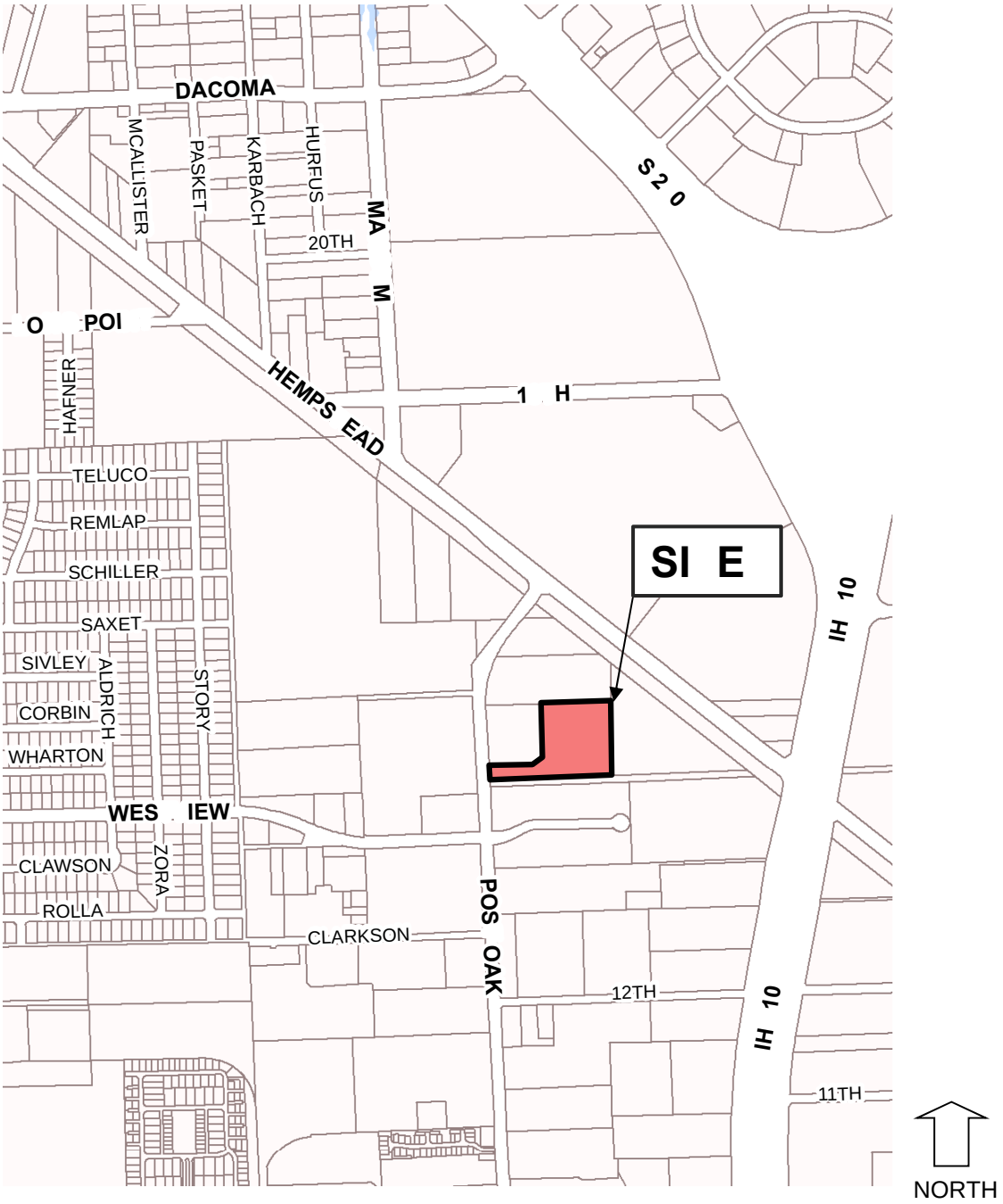
Economic hardship is not the sole justification of the variance. It is based on the characteristics of new residential developments in the neighborhood.

Houston Planning Commission I EM 141

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame pto n orth (DEF1)

Applicant Windrose and Services, Inc.



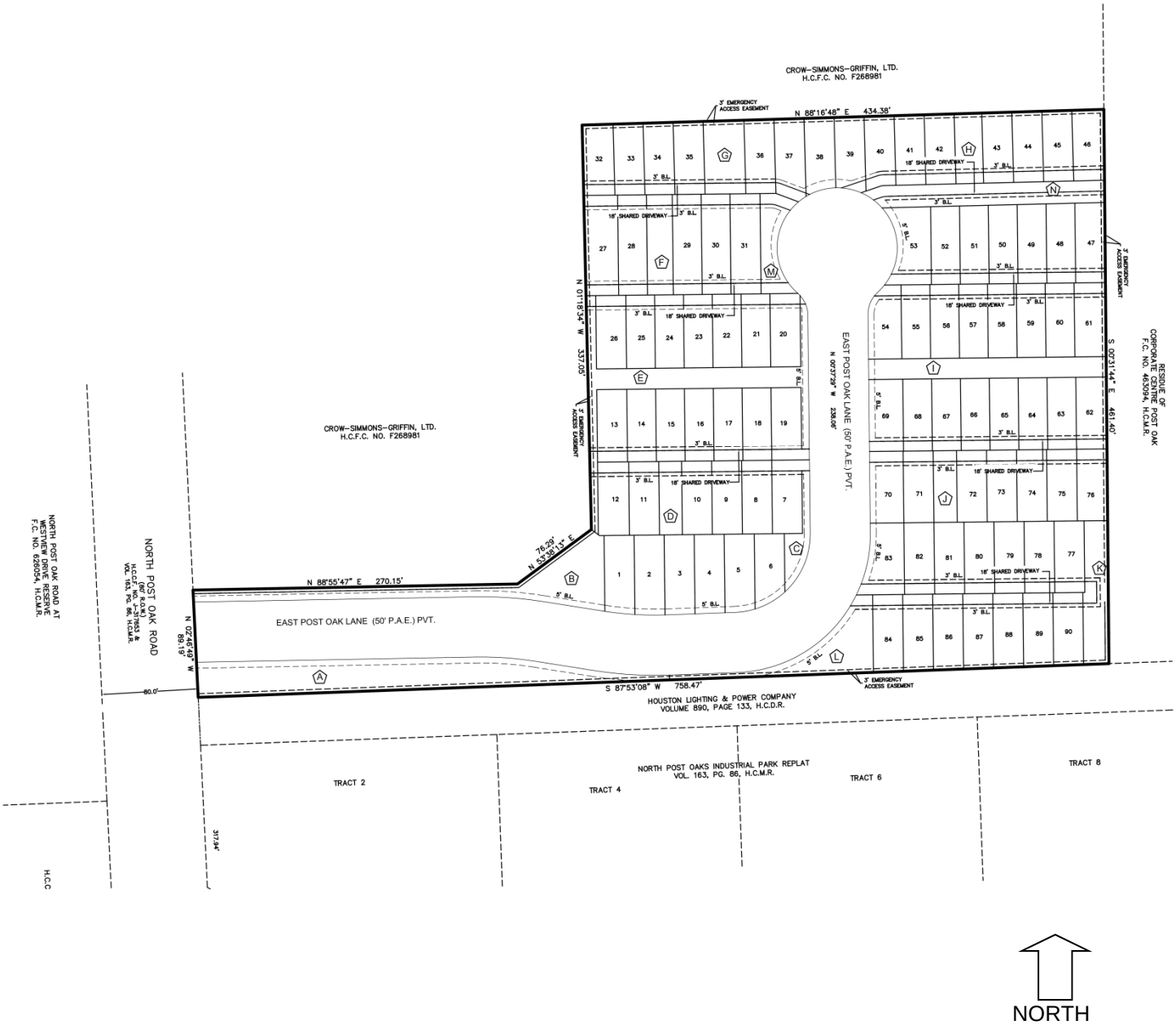
D ariances **Site ocation**

Houston Planning Commission I EM 141

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame pto n orth (DEF1)

Applicant Windrose and Services, Inc.



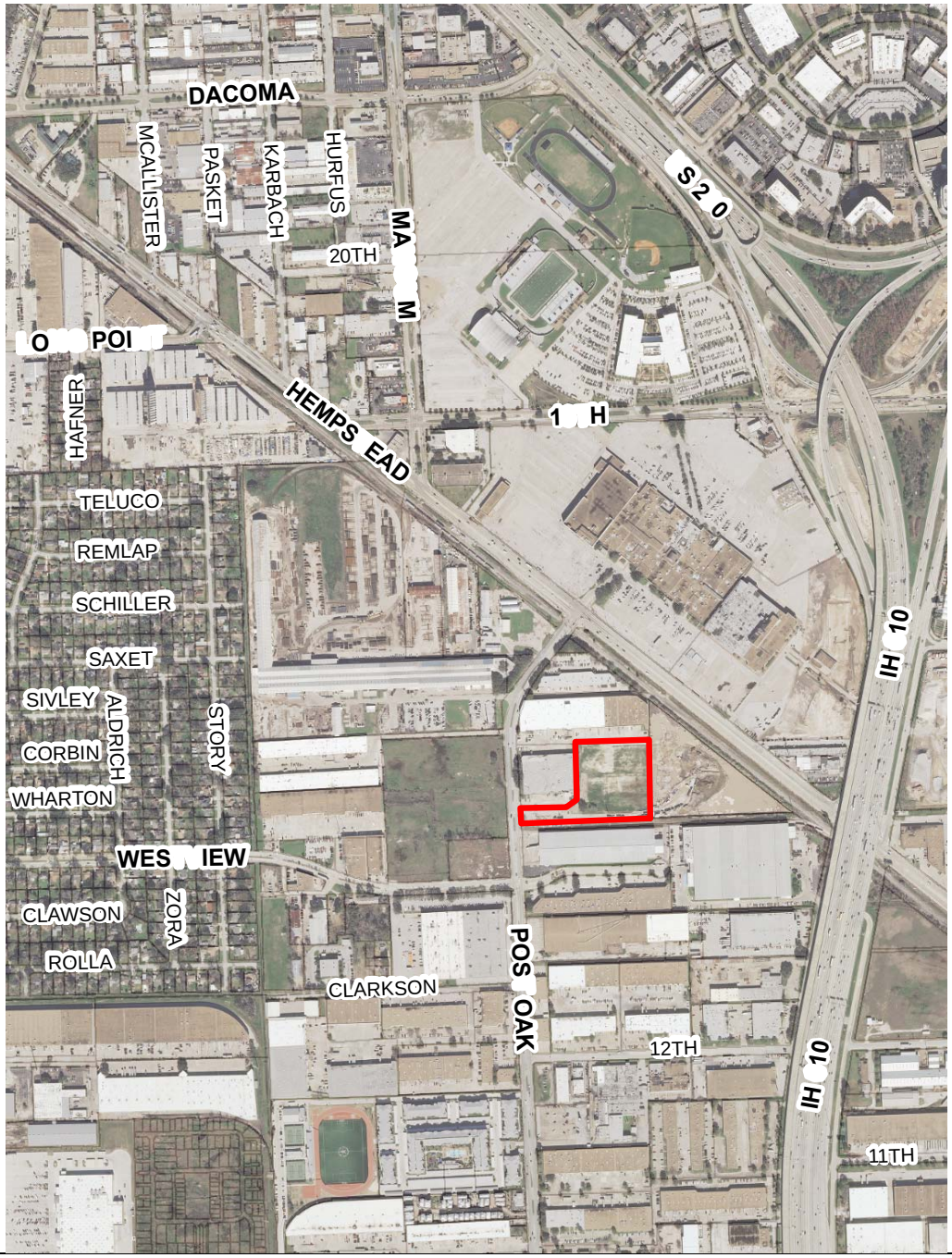
D ariances **Subdivision**

Houston Planning Commission I EM 141

Planning and Development Department **Meeting Date 07/10/2014**

Subdivision ame pto n orth (DEF1)

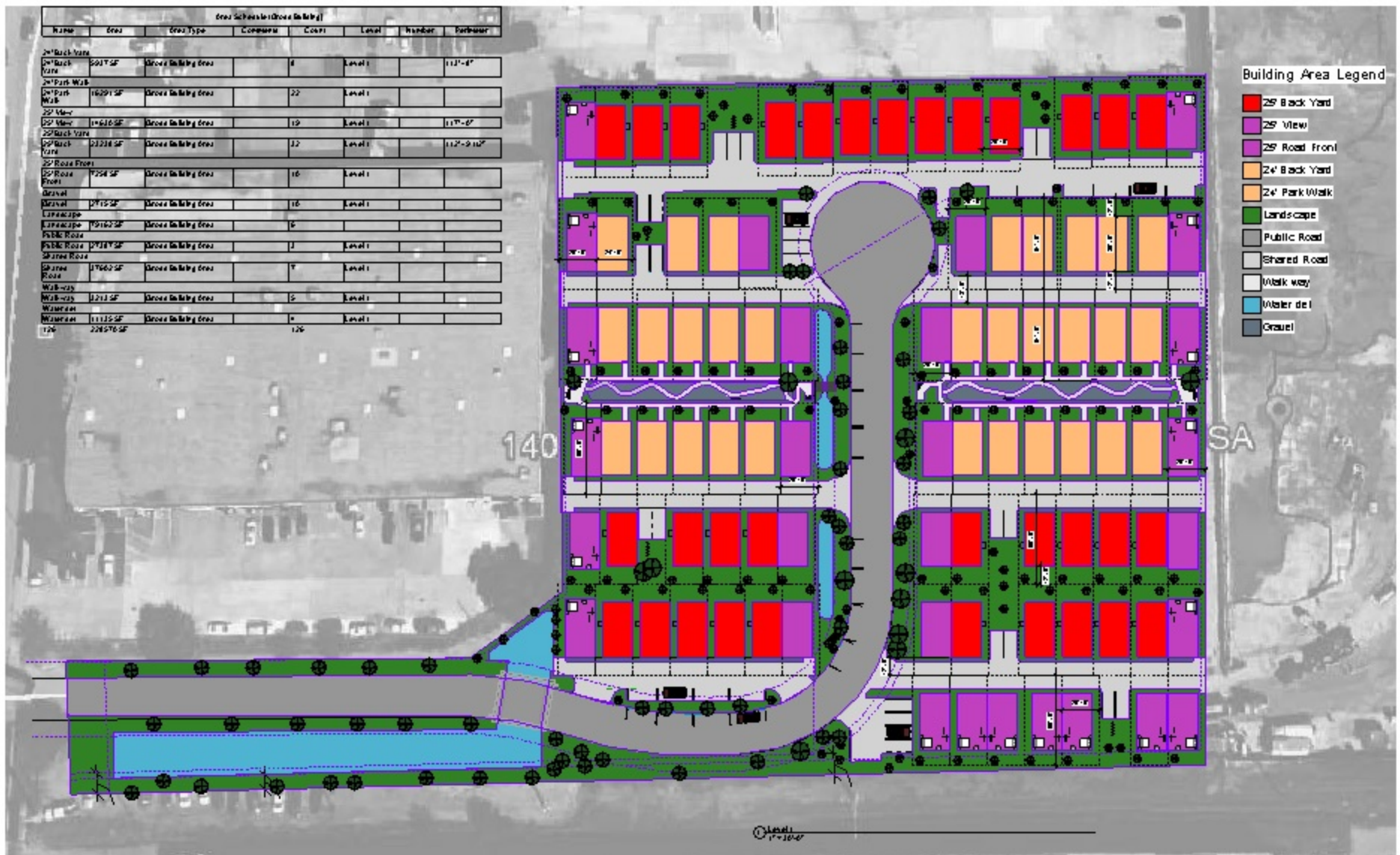
Applicant Windrose and Services, Inc.



D ariances **Aerial**

Parking Schedule					
Mark	Type	Family and Type	Count	Count	Description
	8'> 20'-Parallel	Parking Spaces:8'> 20'-Parallel		9	
	8'> 24'-Parallel	Parking Spaces:8'> 24'-Parallel		12	
	9'> 18'-90 deg	Parking Spaces:9'> 18'-90 deg		28	
Grand total: 56				56	

Area Schedule (Gross Building)							
Name	Area	Area Type	Comments	Count	Level	Number	Perimeter
24' Back Yard							
24' Back Yard	5917 SF	Gross Building Area		4	Level 1		1137'-6"
24' Park Walk							
24' Park Walk	16291 SF	Gross Building Area		22	Level 1		
25' View							
25' View	11636 SF	Gross Building Area		19	Level 1		1177'-6"
25' Back Yard							
25' Back Yard	21238 SF	Gross Building Area		32	Level 1		1127'-9 1/2"
25' Road Front							
25' Road Front	7254 SF	Gross Building Area		16	Level 1		
Gravel							
Gravel	2715 SF	Gross Building Area		16	Level 1		
Landscape							
Landscape	79162 SF	Gross Building Area		6			
Public Road							
Public Road	27187 SF	Gross Building Area		3	Level 1		
Shared Road							
Shared Road	17662 SF	Gross Building Area		7	Level 1		
Walk-way							
Walk-way	3213 SF	Gross Building Area		5	Level 1		
Waterway							
Waterway	11135 SF	Gross Building Area		4	Level 1		
126	226576 SF			126			



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URBAN LOFTS

Project Name
Enter address here
Owner

4312 MONTROSE, HOUSTON, TEXAS 77006
TEL. 713 528 9111, FAX 713 528 2128
www.urbanlofts-information.com

*	Description	Date

Enter address here

Project Number

Issue Date

Project Status

Author

A101

Area Plan

Variance Request Information Form

Plat ame - Uptown North
Company ame - Windrose Land Services
Date Submitted - 05/30/2014 (REV 06/16/2014)

Specific variance is being sought and e tent of variance (1) Allow shared driveways to take access from a private access easement.

Chapter 42 Reference Sec. 42-145(b). - Shared Driveway Layout

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;

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

The subject property is 1.08 acres located on the east side of North Post Oak Road approximately 350 feet north of the intersection with Westview Drive. The site is approximately one mile from the intersections of Loop 610 with Interstate Highway 10 and Loop 610 with SH 290. In addition to having ideal transportation service corridors, the site is also in close proximity to numerous school and retail centers - Awty School, Beth Elementary, Housman Elementary, Northwest Mall, etc. While the area was at one point primarily commercial and industrial, it is now a neighborhood in full transition to a denser residential form. The transition is evident in the number of approved and/or fully built-out urban infill single-family projects in the same area along Post Oak Rd., Westview Dr., Hempstead Rd., Awty School Ln., and Wirt Rd.

The applicant concurs with the market trends for the area and is proposing to develop high-density single-family residential homes. However, the unusual physical characteristics of the applicant's site make it impossible to provide a project that matches the highest and best use of the land while meeting the intent of the City's Code of Ordinances without a variance. Because of the unusual offset caused by the flag-shaped configuration of the property, the site cannot use the standard private-access easement system typical of other dense single-family subdivisions in the surrounding area. If the applicant doesn't receive the variance, the interior street would need to be public. The site is bounded by large industrial warehouses to the north and west, State of Texas infrastructure of Interstate Highway 610 to the east, and CenterPoint transmission right-of-way to the south. The site is a flag-shaped lot coming off of N. Post Oak Road. Because the provision or extension of a public street beyond the limits of the property is impractical and contrary to the community's interest, a public street should be avoided by the City if at all possible. Instead of constructing a public street that cannot possibly be extended and that in no way provides traffic movement for anyone other than the future residents of the subdivision, the applicant requests a variance to allow shared driveways off of a type 1 private access easement/street. Using shared driveways is the only way of accomplishing the right density for this area. Using the type 1 private access easement, which is identical in function and capacity to a public street, provides the residents of the subdivision with unparalleled safety and it keeps passing, unassociated traffic from accessing a street that has no function to them. Without the ability to gate the subdivision and gain the density using shared driveways, it will not be possible to provide the price-point and type of housing that will meet the demand in the area. The potential development will include 90 lots along with 14 parking, landscaping and/or common/open space reserves. The proposed internal street system provides more than adequate access for residents and emergency vehicles. Also, the future residents will have immediate access to open traffic flow in all

directions, including Post Oak which runs north and south directly to Hempstead Highway and I-10.

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

The circumstances supporting the variance were not caused by the applicant and have been in place for many years. The Centerpoint right-of-way to the south, state property to the east and abutting warehouse buildings to the west and north make it impossible to extend a street beyond the limits of the subject property. Since a public street is not necessary or advisable to serve the subdivision, the conditions of the surrounding development and the safety of the future residents make a private access easement with shared driveways the best option for the community.

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

Requiring the applicant to construct a public street that cannot be extended is contrary to the intent of the Chapter 42, as it would lessen the security of the future residents and simultaneously burden the public with unnecessary street infrastructure to maintain.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as the proposed private access easement will provide more than adequate access for residents and emergency vehicles and the existing street system has the capacity to serve the proposed subdivision without a negative impact to its level of service.

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

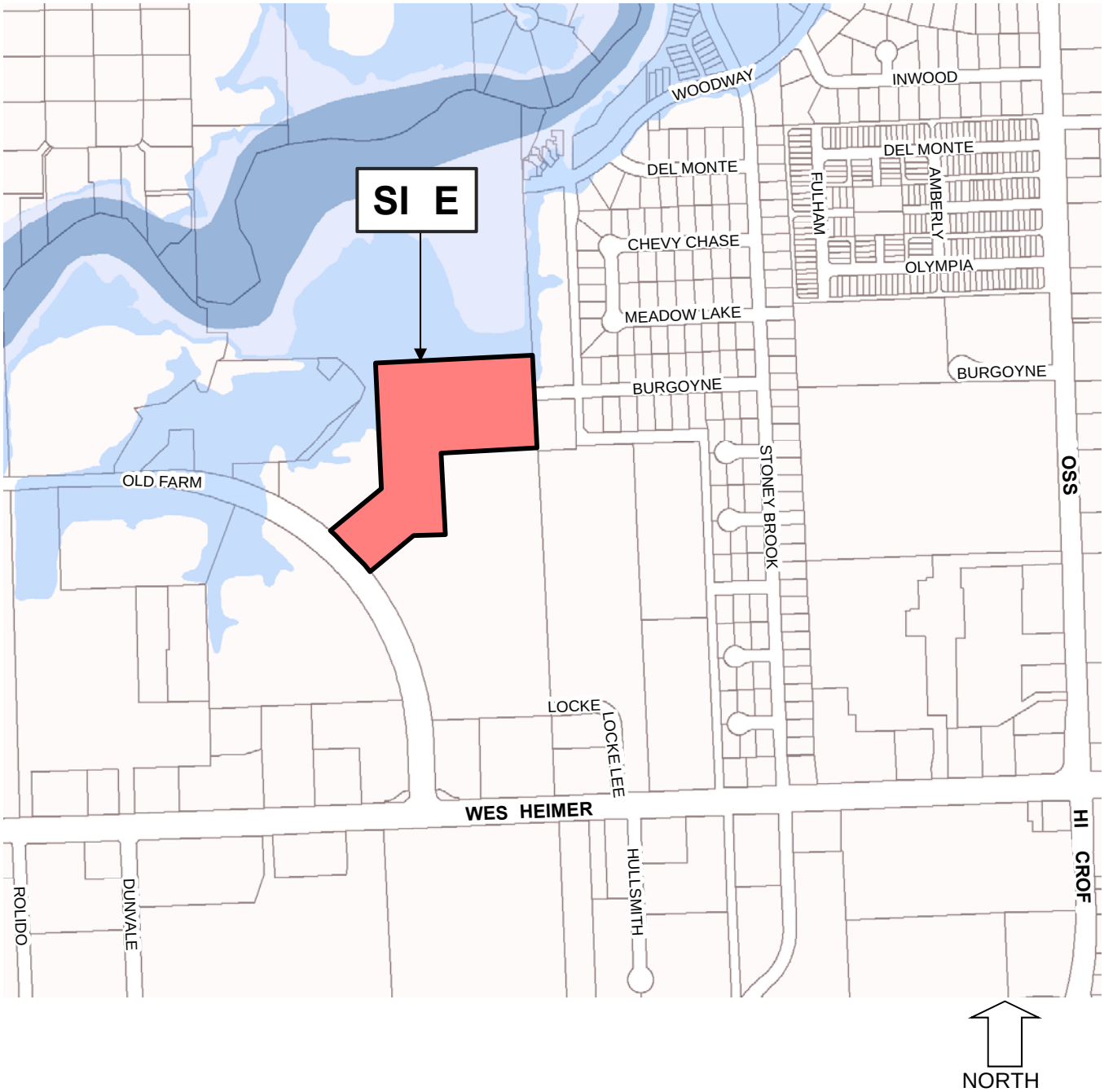
The conditions supporting the variance are the unique physical characteristics of the site, particularly the isolation caused by the surrounding land uses. Without the ability to extend a public street beyond the limits of the subdivision, the best option for the community is to allow the developer to obtain market appropriate density by using a private access/shared driveway combination. If the City requires that the developer use a public street to gain access, it will reduce the level of safety of the future residents and add unnecessary right-of-way to maintain. Also, if the subdivision cannot be gated it lessens the overall benefit to the public by undermining the price point of the new homes.

Houston Planning Commission I EM 142

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame West Area Relief School

Applicant CobbFendley



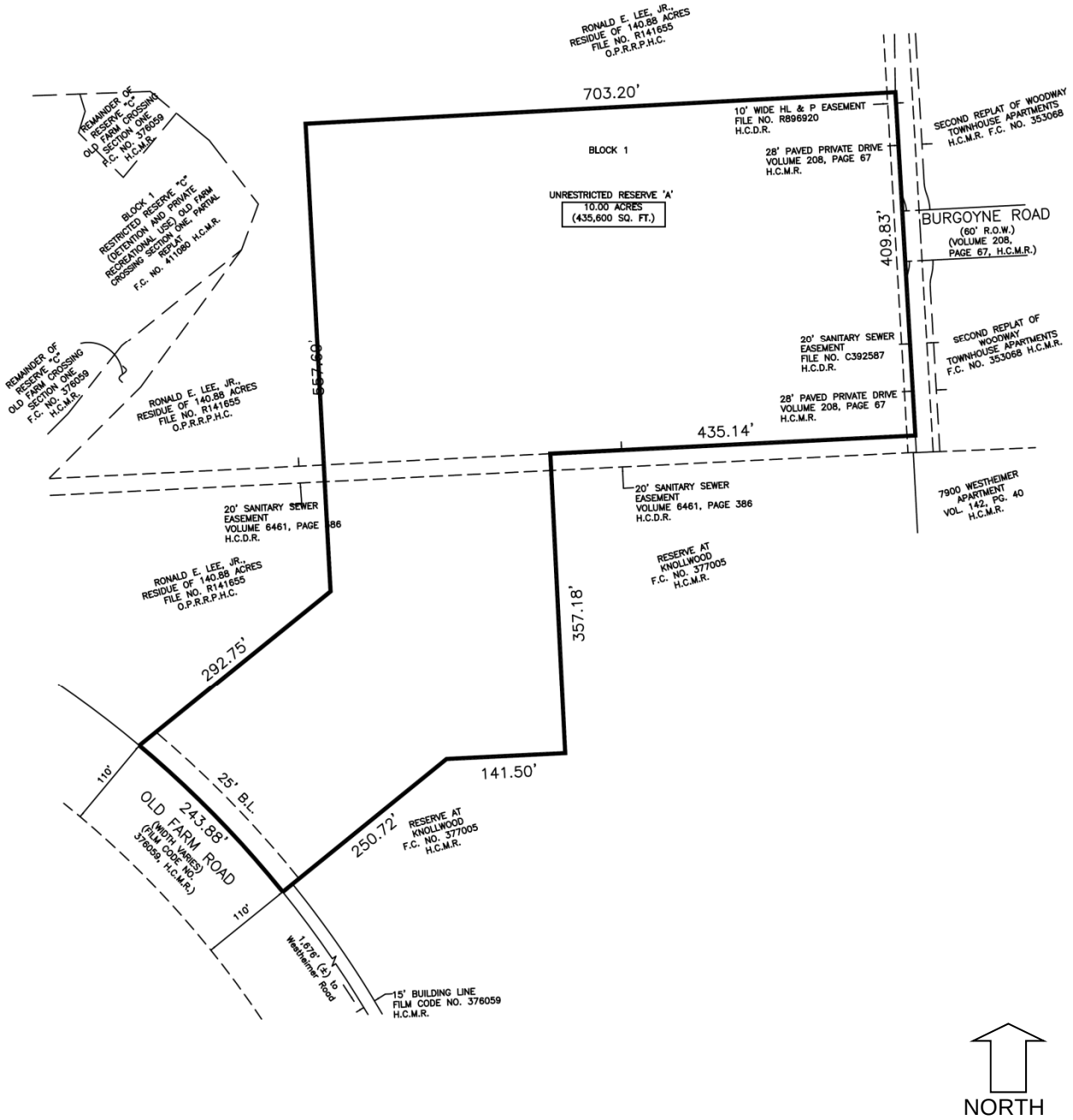
D ariances Site ocation

Houston Planning Commission I EM 142

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame West Area Relief School

Applicant CobbFendley



D ariances **Subdivision**

Houston Planning Commission I EM 142

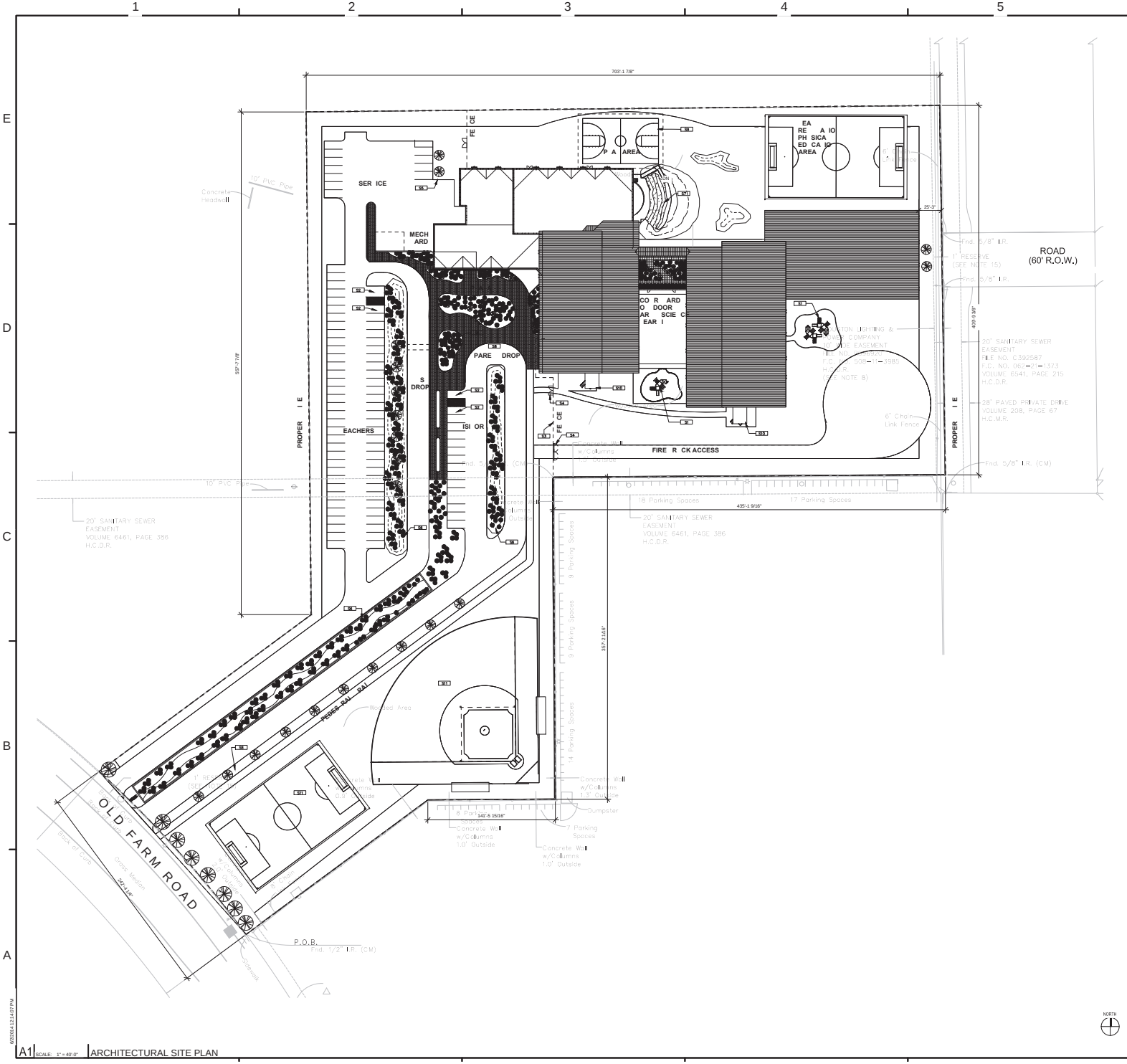
Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame West Area Relief School

Applicant CobbFendley

NORTH

D ariances **Aerial**



A1 SCALE: 1" = 40'-0" ARCHITECTURAL SITE PLAN

6/20/2014 12:14:07 PM

SITE KEYNOTES

Site Keynote Legend	
Key Value	Keynote Text
S1	PLAYGROUND EQUIPMENT
S2	A.D.A. PARKING STALL W/ PAINTED ACCESSIBLE SYMBOL
S3	8 FT HIGH FENCE
S4	SWING ACCESS GATES
S5	DUMPSTER AND RECYCLING COLLECTION CENTER

ALTERNATES:

Site Keynote Legend	
Key Value	Keynote Text
S6	ADDITIONAL LANDSCAPED AREAS AT SWALES
S7	OUTDOOR TEACHING THEATER, STEPS AND BERM
S8	COVERED AWNING AT PARENT DROP OFF
S9	OUTDOOR PLAY AREA COVERING
S10	FACTORY FAB TRELLIS PANELS AT EXTERIOR FIRE STAIRS
S11	PLAY FIELDS

KEYED NOTES

SITE AREA SCHEDULE

MATERIAL	COMMENTS	COUNT	AREA
BERMUDA	HYDROSEED	1	195,371.19
BIOSWALE-DETENTION	BIOSWALE SOIL MEDIA W/ WET LOCATION	1	8,142.5 SF
BUILDING	SEE PLBT PARP FLW TREES	1	53,474.63
GRASS PAVERS – FIRE LANE	GRASS PAVER SYSTEM AND SUBGRADE	1	16,772.32 SF
PAVING	CONCRETE PAVER SUPPORTING FIRE TRUCK	TRUCK	54,295.28
PAVING	6" REINFORCED CP CONCRETE FBR		36,336.93
PLAYGROUND	SYNTHETIC MULCH BASE WITH RUBBER BUMPER		19907.78 SF
PLAYGROUND–KINDERGARDEN	SYNTHETIC MULCH BASE WITH RUBBER BUMPER		1,227.06 SF
PLAZA	CONCRETE PAVER & 4" CP	1	12,387.17
SIDEWALK	4" REINF CP	7	15,642.6
TREE	TREE BUMPER OF EXISTING TREES TO REMAIN		36,507.75
Grand Total			456,661.22 SF

SITE AREA SCHEDULE

MA IM M C ASS SI E PER E AS ED CA IO CODE EC SEC IO 2 .112

ALLOWABLE CLASS SIZES LIMIT FOR GRADES KINDERGARDEN (K) - FOURTH (4) IS 22 STUDENTS PER CLASS (22:1)

O A OCC PA OAD PER EC 1,10 OCC PA S

PARKI RE IREME PARKI SPACES
(2006 IBC WITH AMMENDMENTS - 1 SPACE PER 12 OCCUPANTS FOR ELEMENTARY SCHOOL)

PARKING SPACES PROVIDED:

TEACHER PARKING	64
VISITORS PARKING	14
SERVICE	11
ACCESSIBLE	4
TOTAL	93

PARKING REQUIREMENTS

1 REFER TO LANDSCAPE DRAWINGS FOR CODE MINIMUM LANDSCAPEREQUIREMENTS..

2 REFER TO CIVIL FOR PAVING, SIDWALKS, AND SITE UTILITIES.

3 REFER TO CIVIL UTILITIES TIE-IN CONNECTIONS.

GENERAL NOTES

English + Associates Architects, Inc
1919 DECATUR
HOUSTON, TEXAS
77007 - 7636
713.850.0400T
713.850.0411F

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
KATHLEEN A. ENGLISH, AIA

DATE: Issue Date

HOUSTON INDEPENDENT SCHOOL DISTRICT

RELIEF ELEMENTARY

OLD FARM ROAD

In association with

JONES ENGINEERS
9920 WHITHORN
HOUSTON, TEXAS 77096
PHONE: (713) 222-7766
FAX: X

MATRIX ENGINEERS
24 GREENWAY PLAZA
HOUSTON, TEXAS 77046
PHONE: (713) 664-6130
FAX: X

HDR
1801 MAIN STREET
HOUSTON, TEXAS 77002
PHONE: (713) 335-1900
FAX: (713) 335-1919

ASAKURA ROBINSON
5802 WASHINGTON AVE
HOUSTON, TEXAS 77007
PHONE: (713) 337-5830
FAX: X

A PROJECT OF:

ISSUES AND REVISIONS

1	05-09-14	50% SD
2	5-29-14	ISSUE FOR SD

SHEET TITLE
SITE PLAN

PROJECT NO.: 13019.01
SCALE: 1" = 40'-0"
DRAWN BY: Author
CHECKED BY: Checker
PHASE: SCHEMATIC DESIGN SUBMIT

SHEET NUMBER

AS101

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1465
Plat Name: West Area Relief School
Applicant: CobbFendley
Date Submitted: 06/16/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Allow no public street extension from a previously approved terminated street adjacent to the property boundary.

Chapter 42 Section: 135

Chapter 42 Reference:

42-135(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

This tract of land has a very unique geometry that restricts the developer's ability to use the land on the southern portion for school buildings. To meet the HISD requirements for school parking and bus access, the building locations are confined to the back, or northern area of the property. A street extension or vehicular turnaround continuing from Burgoyne Road through the property would cause undue hardship by depriving the applicant of reasonable use of the land. By requiring a street extension or turnaround through the northern portion of the property, the developer would have no place to construct the buildings. Since the geometry of the tract prevents school buildings to be built in the front entrance portion of the property, this property would become unusable to the school district.

(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 the result of a hardship created or imposed by the applicant. The reason for the request is based upon the unique geometry of the property and the required location of the school buildings.

(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 this chapter. One purpose of this chapter is to promote compatibility with neighboring subdivisions. The requirement to extend the street or construct a turnaround within the plat boundary will convert Burgoyne Road from a dead end to a through street which will increase the traffic flow for the existing neighborhood. 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.

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

By granting the variance, there will be no impact on the public's health, safety, or welfare. The variance will maintain the current public's health, safety, and welfare of the existing residential neighborhood along Burgoyne Road. The variance will also provide for increased public health, safety, and welfare for the students and staff of the school by providing access to the front entrance of the school only.

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

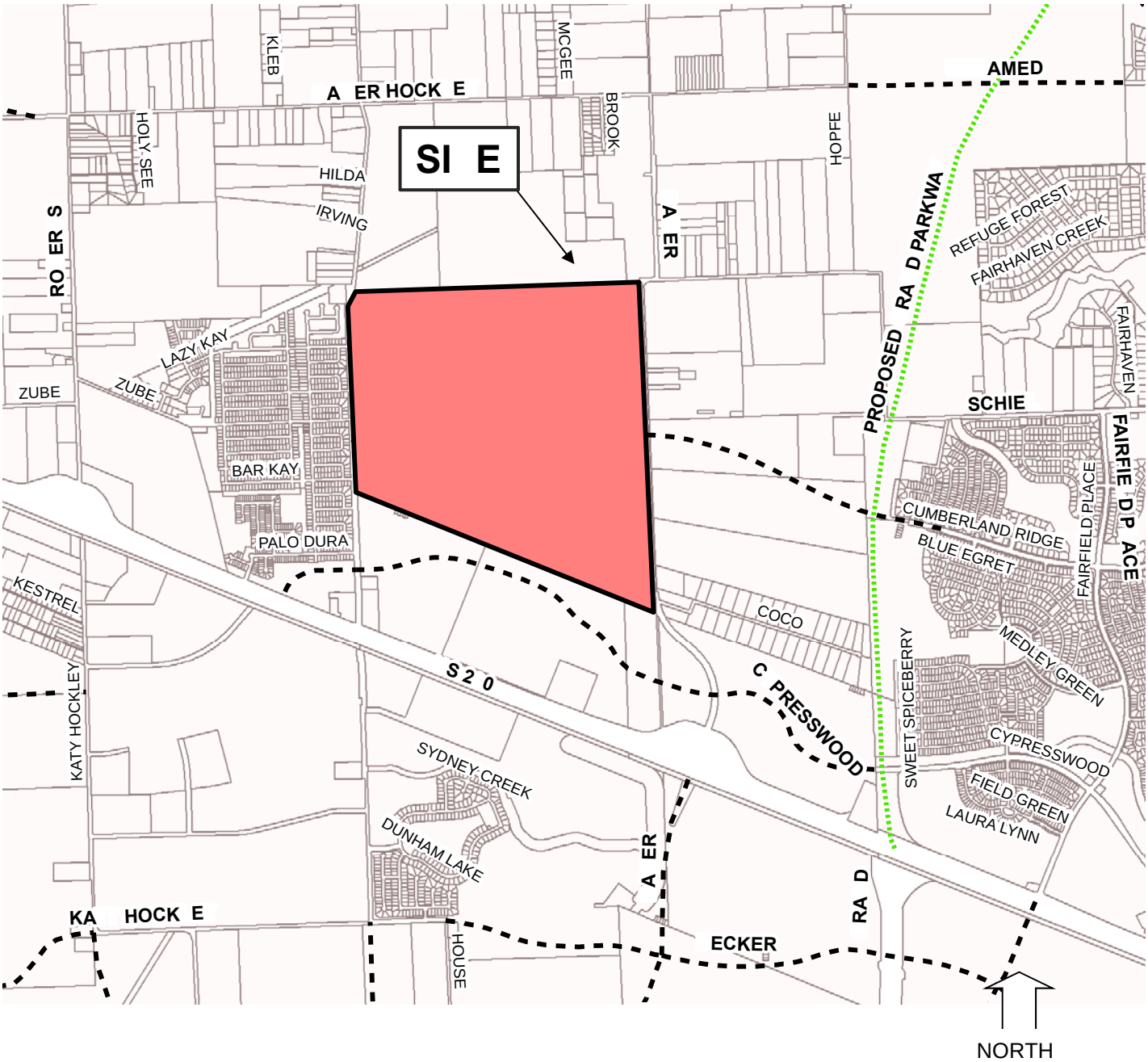
Economic hardship is not the sole justification of the variance. The justification for the variance is based on the unique geometry of the property and the use of the land across from Burgoyne Road for school buildings.

Houston Planning Commission I EM 143

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract P

Applicant E Kerry R. ilbert Associates



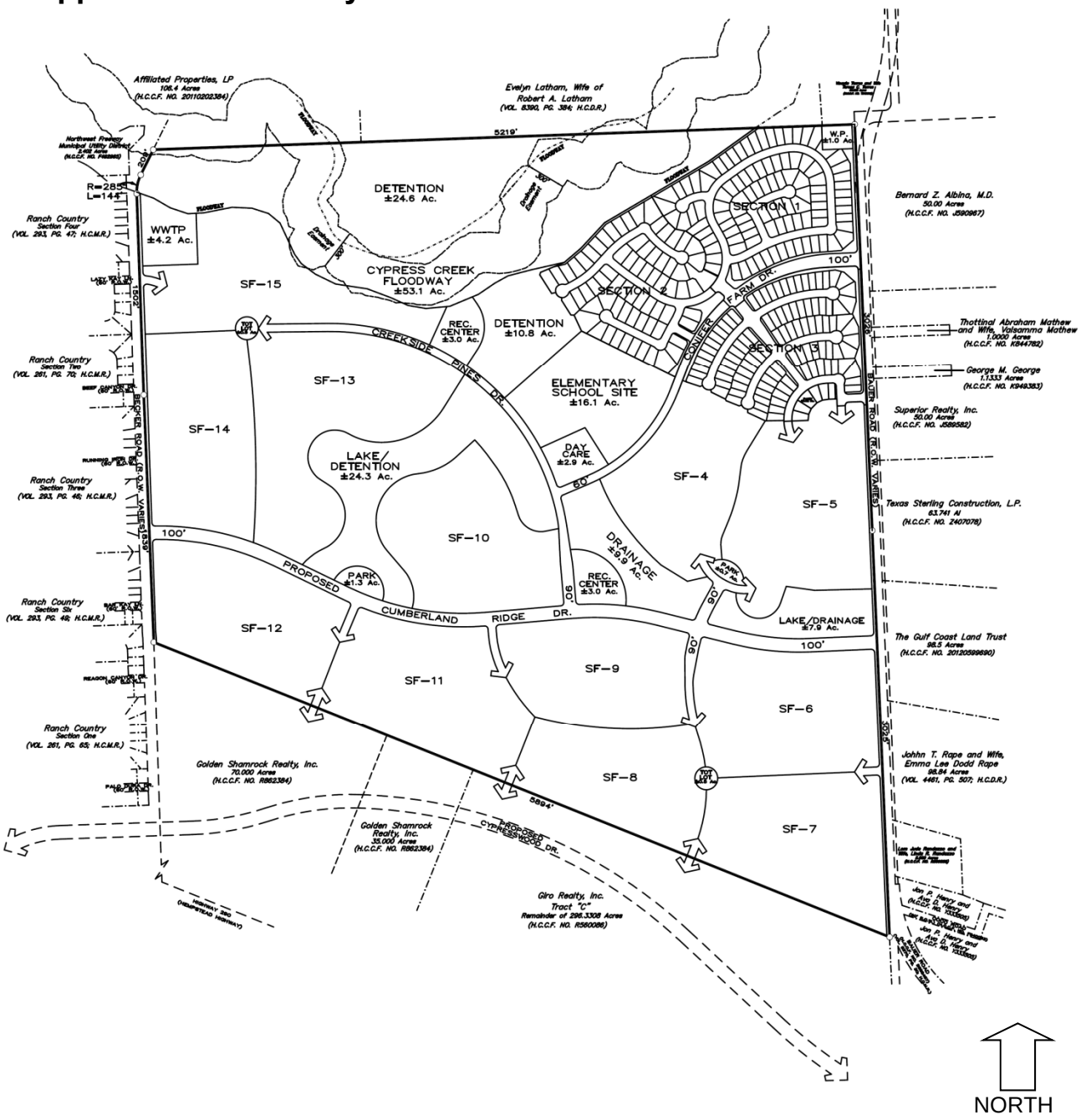
E Special E ception **Site ocation**

Houston Planning Commission I EM 143

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract P

Applicant E Kerry R. ilbert Associates



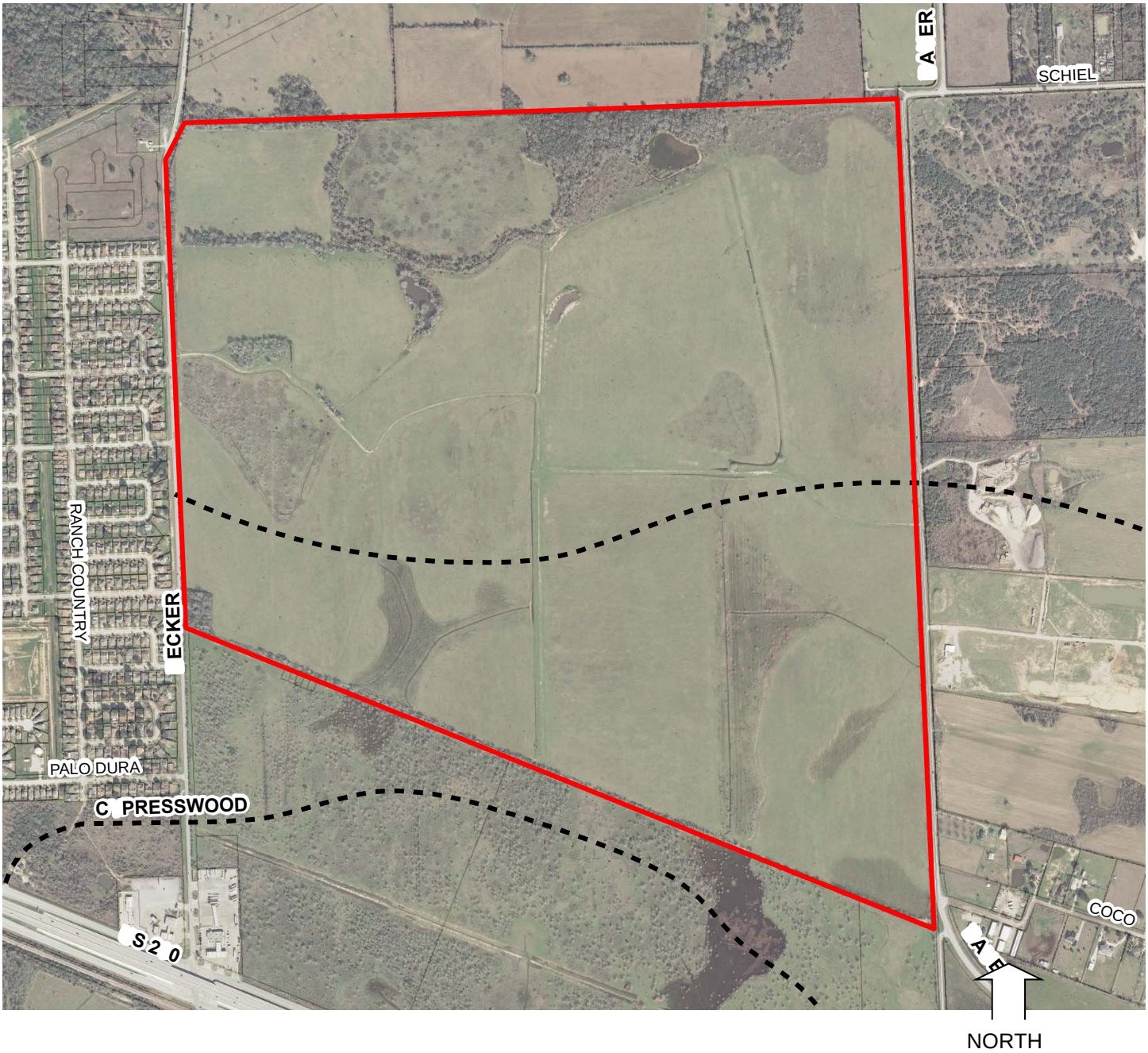
E Special E ception **Subdivision**

Houston Planning Commission I EM 143

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract P

Applicant E Kerry R. ilbert Associates



E Special E ception Aerial

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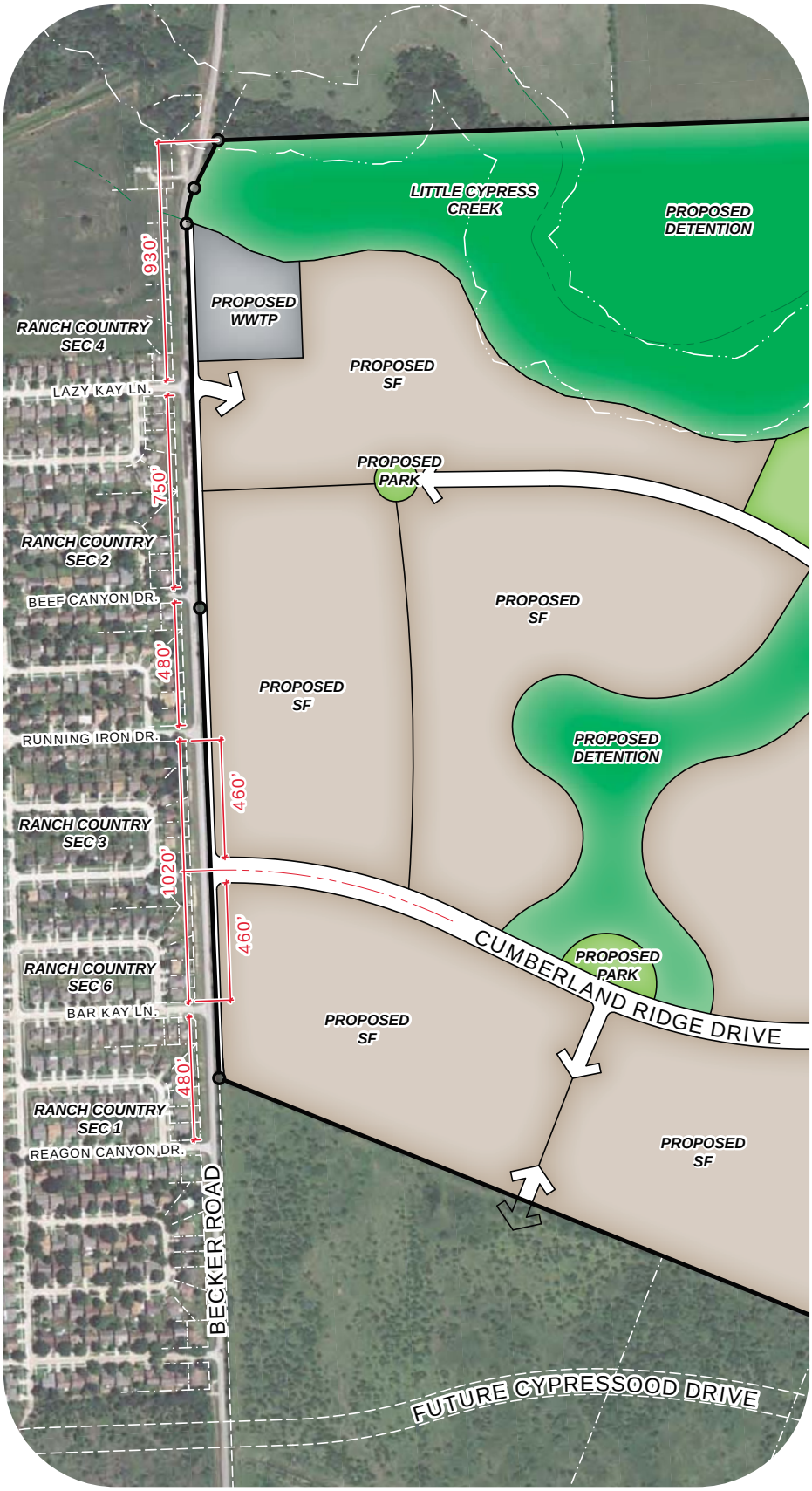

a street intersection exhibit for

BAUER ROAD TRACT

± 598.0 ACRES OF LAND

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E KERR R. I ER ASSOCIA ES

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J E 0, 2014
K A 2 000

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2014-1576
Plat Name: Bauer Road Tract GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 06/28/2014

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow a reduced intersection spacing along a major thoroughfare, Becker Road, in both directions from the intersection with Cumberland Ridge, a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Bauer Road Tract is a ±600-acre proposed master-planned community located northwest of central Houston, situated north of US Highway 290 and south of Little Cypress Creek, bounded by the major thoroughfares Bauer Road and Becker Road to the east and west respectively. The proposed development will also contain the extension of Cumberland Ridge Drive, an east-west major thoroughfare. The subject site is surrounded by the existing Ranch Country neighborhood across Becker Road to the west, and by acreage tracts north across Little Cypress Creek, east across Bauer Road, and to the south before Highway 290. Ranch Country is an existing single-family residential subdivision to the west of the subject site, extending the full length of Becker Road along the western boundary of the subject site. This subdivision includes existing local streets at intervals ranging from ±480' to ±1020' adjacent to the subject site, creating a condition in which no new intersections can be formed along Becker Road without creating an intersection offset of less than 600'. However, the City of Houston Major Thoroughfare Plan includes the extension of Cumberland Ridge Drive through the subject site to a point of termination at Becker Road. Due to the fact that transitioning a major thoroughfare with a divided paving section across an intersection into a local street creates an unsafe intersection, the alignment of the extension of Cumberland Ridge Drive through the subject site must terminate in an intersection with Becker Road at a location between the existing local streets. These conditions create the need for a variance from the intersection offset requirement. The proposed location of Cumberland Ridge Drive through the subject site will terminate at the widest point between two existing local streets, creating an intersection offset of ±460' in each direction along Becker Road.

(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 the widest possible intersection offset between the two major thoroughfares, which is a result contemplated by the standards of Chapter 42.

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

The proposed modification is a 23% deviation from the standard.

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

The granting of this Special Exception will result in the widest possible intersection offset, at a location comparable to that specified by the Major Thoroughfare Plan, and will not create an unsafe intersection in which the street transitions from a divided to an undivided paving section across the intersection. This achieves a result that preserves and maintains the intent of the standards of Chapter 42.

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

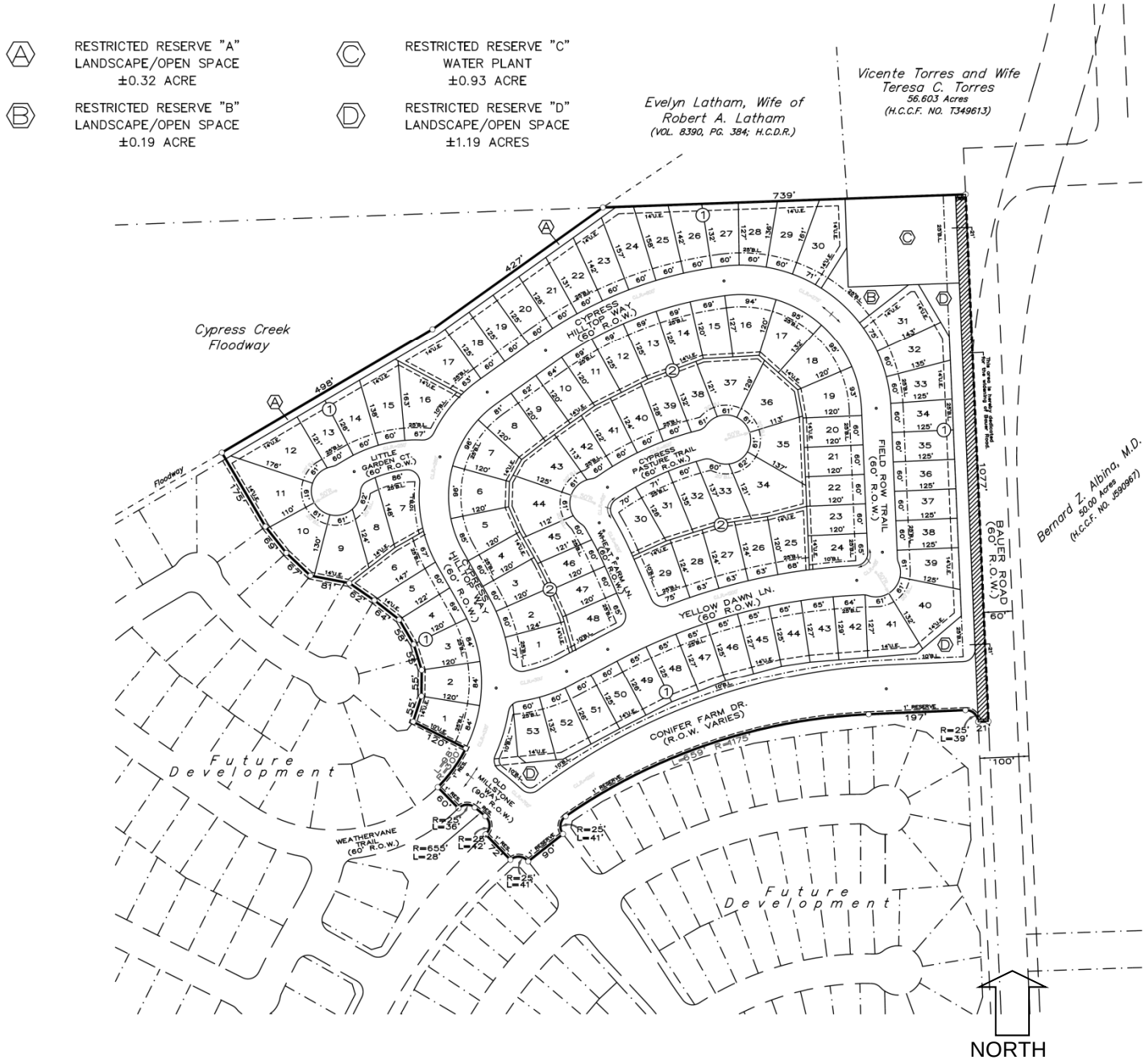
The granting of this Special Exception will create the safest possible outcome for the intersection of the two major thoroughfares, and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission I EM 144

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract Sec 1

Applicant E Kerry R. ilbert Associates



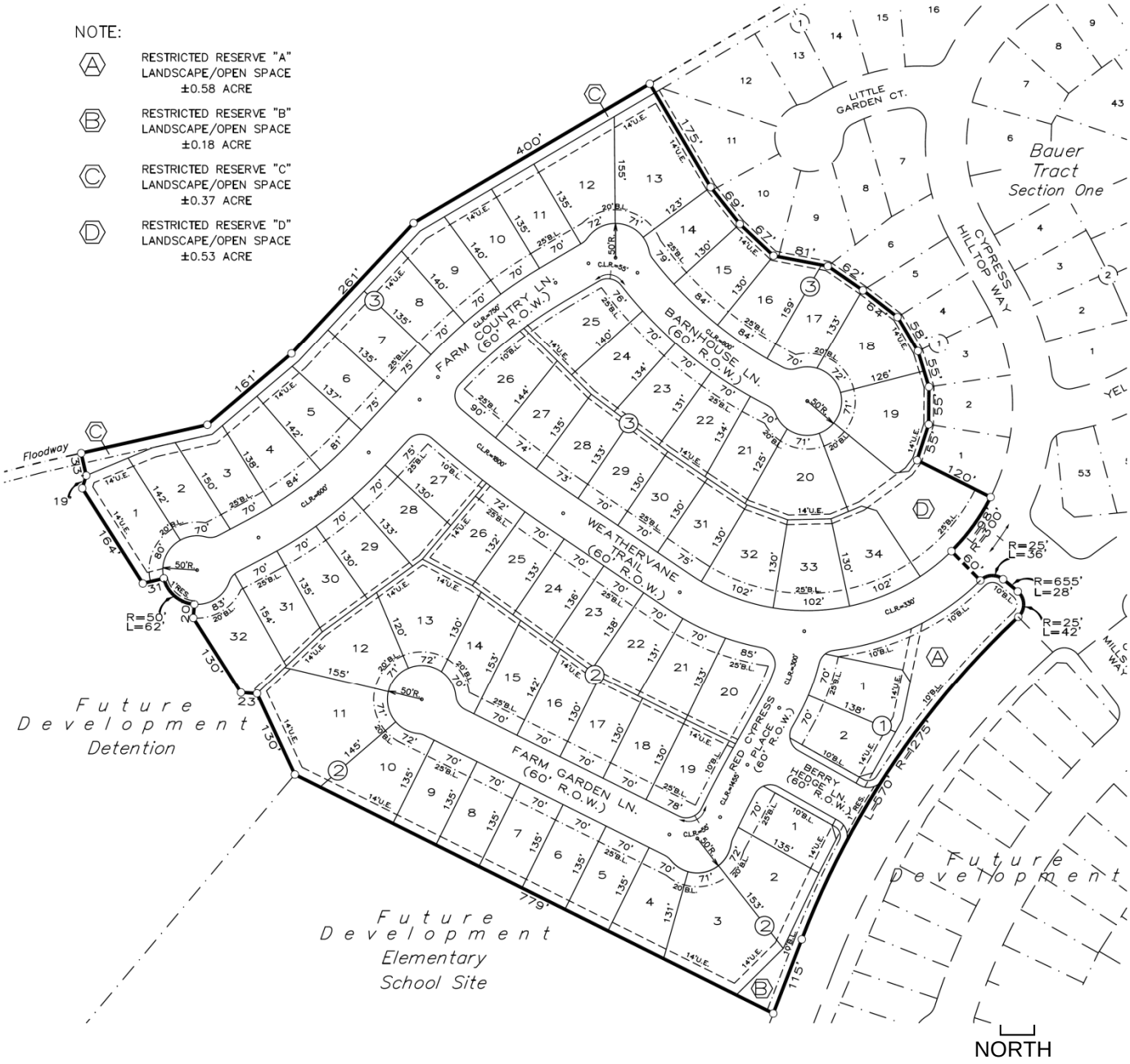
E Special E ception Subdivision

Houston Planning Commission I EM 145

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract Sec 2

Applicant E Kerry R. ilbert Associates



E Special E ception **Subdivision**

Houston Planning Commission I EM 146

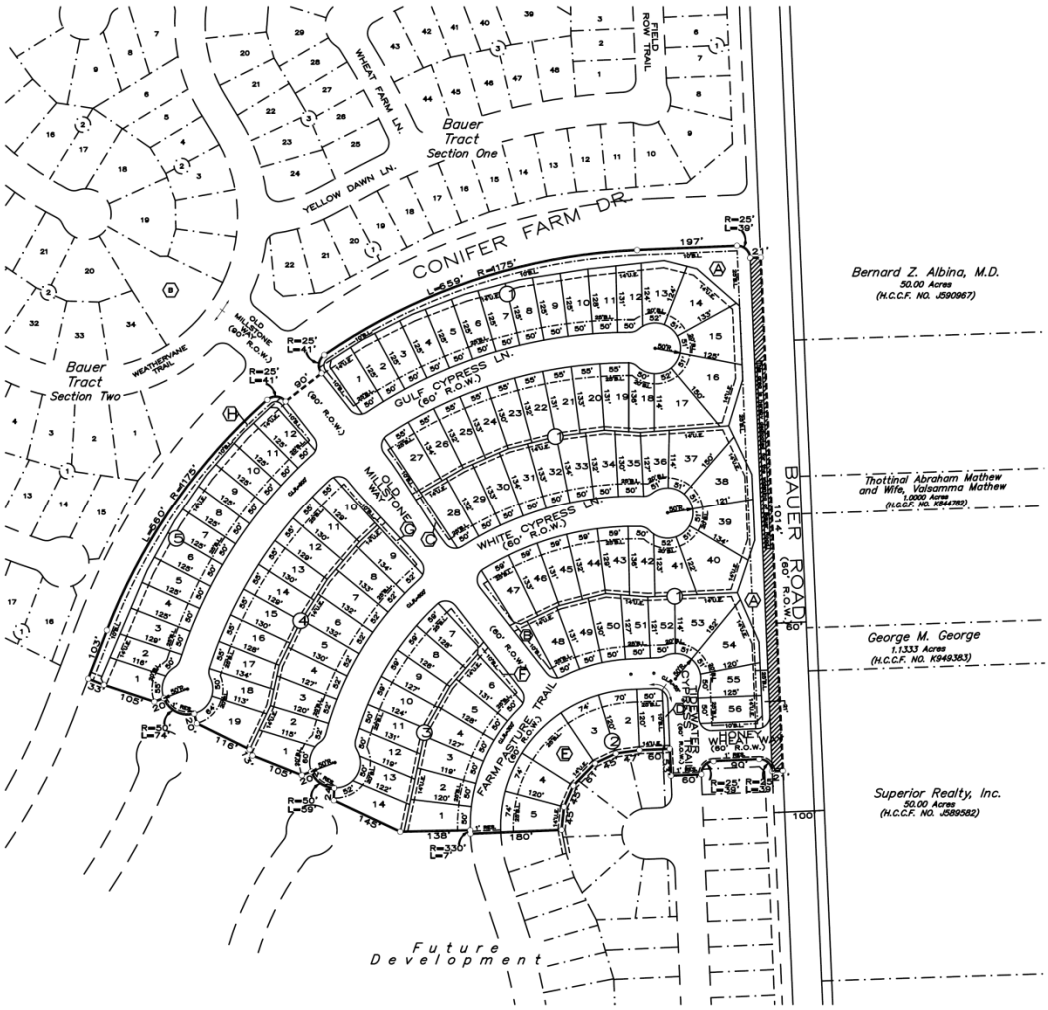
Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame auer Road ract Sec

Applicant E Kerry R. ilbert Associates

NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.23 ACRES
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.11 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.09 ACRE
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.03 ACRE
- (E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.24 ACRE
- (F) RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.11 ACRE
- (G) RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.09 ACRE
- (H) RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.37 ACRE



NORTH

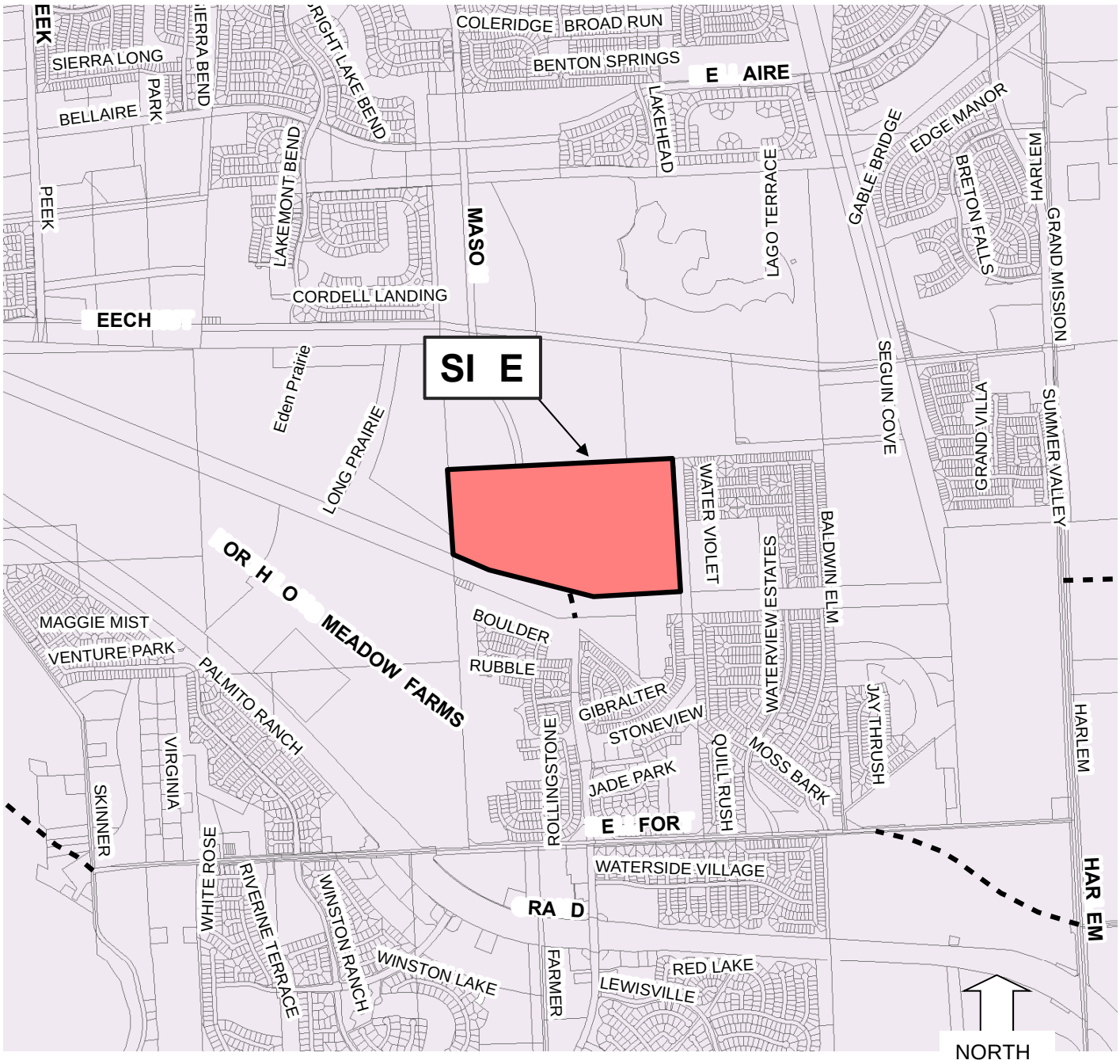
E Special E ception **Subdivision**

Houston Planning Commission I EM 147

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fieldstone P

Applicant E Kerry R. ilbert Associates



E- Special Exceptions Site ocation

Houston Planning Commission I EM 147

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fieldstone P

Applicant E Kerry R. ilbert Associates

E- Special Exceptions Subdivision

Houston Planning Commission I EM 147

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fieldstone P

Applicant E Kerry R. ilbert Associates

E- Special Exceptions Aerial

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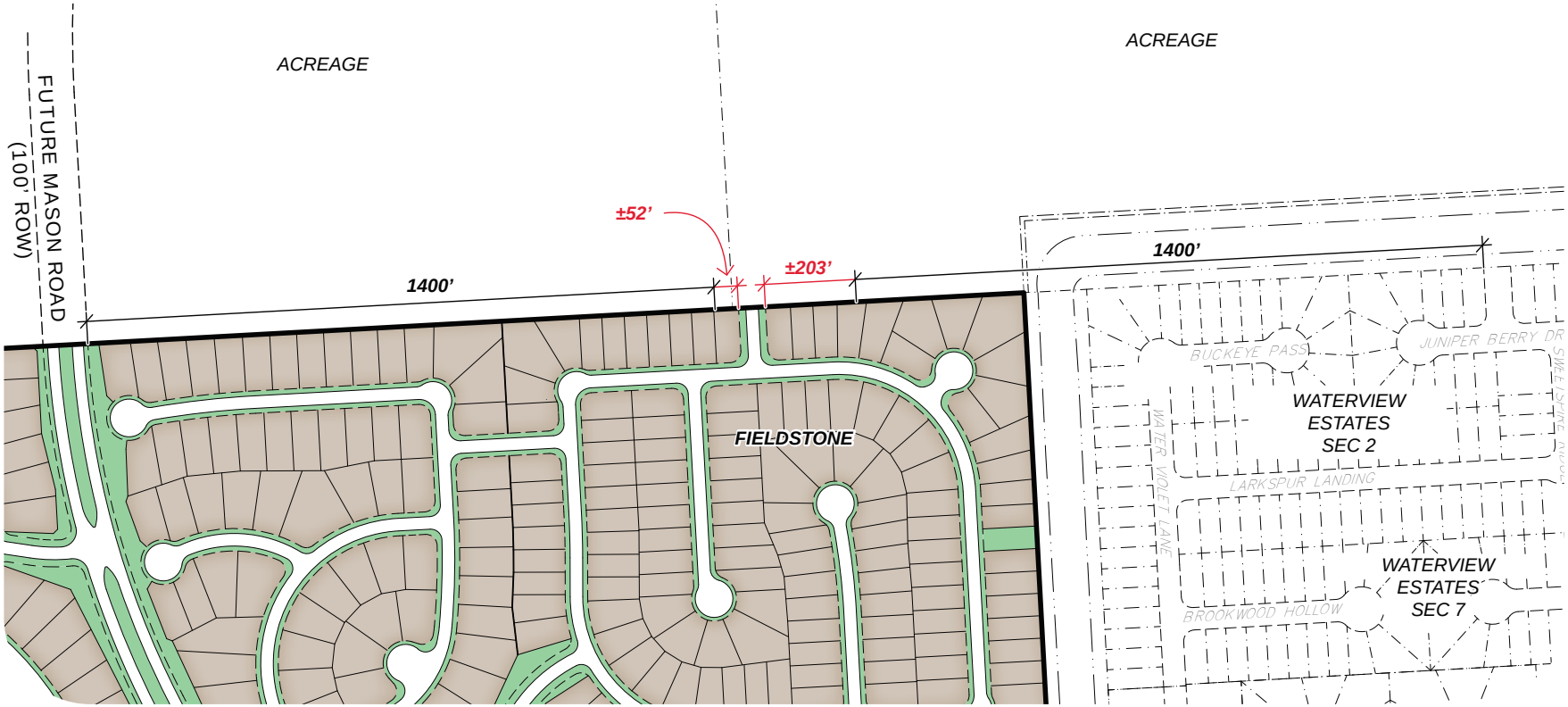

a street exhibit for

FIELDSTONE

± 121.6 ACRES OF LAND

prepared for

ERSA GRAE

E KERR R. I ER ASSOCIA ES
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCA E
0 50 100 200

J E 0, 2014
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PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2014-1572
Plat Name: Fieldstone GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 06/28/2014

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an excessive block length along the northern boundary of the subject site, between the future location of Mason Road and the existing stub street Marsh Flower Lane.

Chapter 42 Section: 128

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 1,400 feet;

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Fieldstone is a master-planned community located southwest of central Houston on Mason Road. The community is divided into two halves, north and south, by an H.L.&P. fee strip ranging in width from ±265' to ±435', which also contains several pipeline easements. The overall Fieldstone community contains ±384.76 acres. The area south of the fee strip and easements is substantially complete, leaving the remaining acreage to the north of the fee strip, a total of ±121.6 acres, to be completed. Previously submitted General Plans for the whole of Fieldstone included a requirement in the northern area of the subject site for one local stub street to the north. The northern portion of Fieldstone was shown at that time as acreage with no street pattern. The required stub street was specified at a maximum distance of 1400' east of the extension of Mason Road along the northern property boundary, which falls less than 1400' from the eastern extent of the property. However, the next existing stub street to the east is Marsh Flower Lane, located in the existing adjacent neighborhood Waterview Estates (see exhibit). Marsh Flower Lane is approximately 3115' from the proposed extension of Mason Road. In order to better equalize the block length between these two north-south streets, the northern stub street currently proposed by Fieldstone is located ±1452' east of Mason Road and ±1603' west of Marsh Flower Lane.

(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 stub streets at regular intervals between adjacent developments, which is a result contemplated by the standards of Chapter 42.

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

The proposed modifications, being a 1452' block length and a 1603' block length, are a 3.7% deviation and a 14.5% from the standard, respectively.

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

The granting of this Special Exception will result in a stub street that is in excess of the 1400' maximum block length in both directions, but which is more equidistant than if the stub street were located in such a way as to satisfy block length only on the subject site. This achieves a result that preserves and maintains the intent and general purposes of the standards of Chapter 42.

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

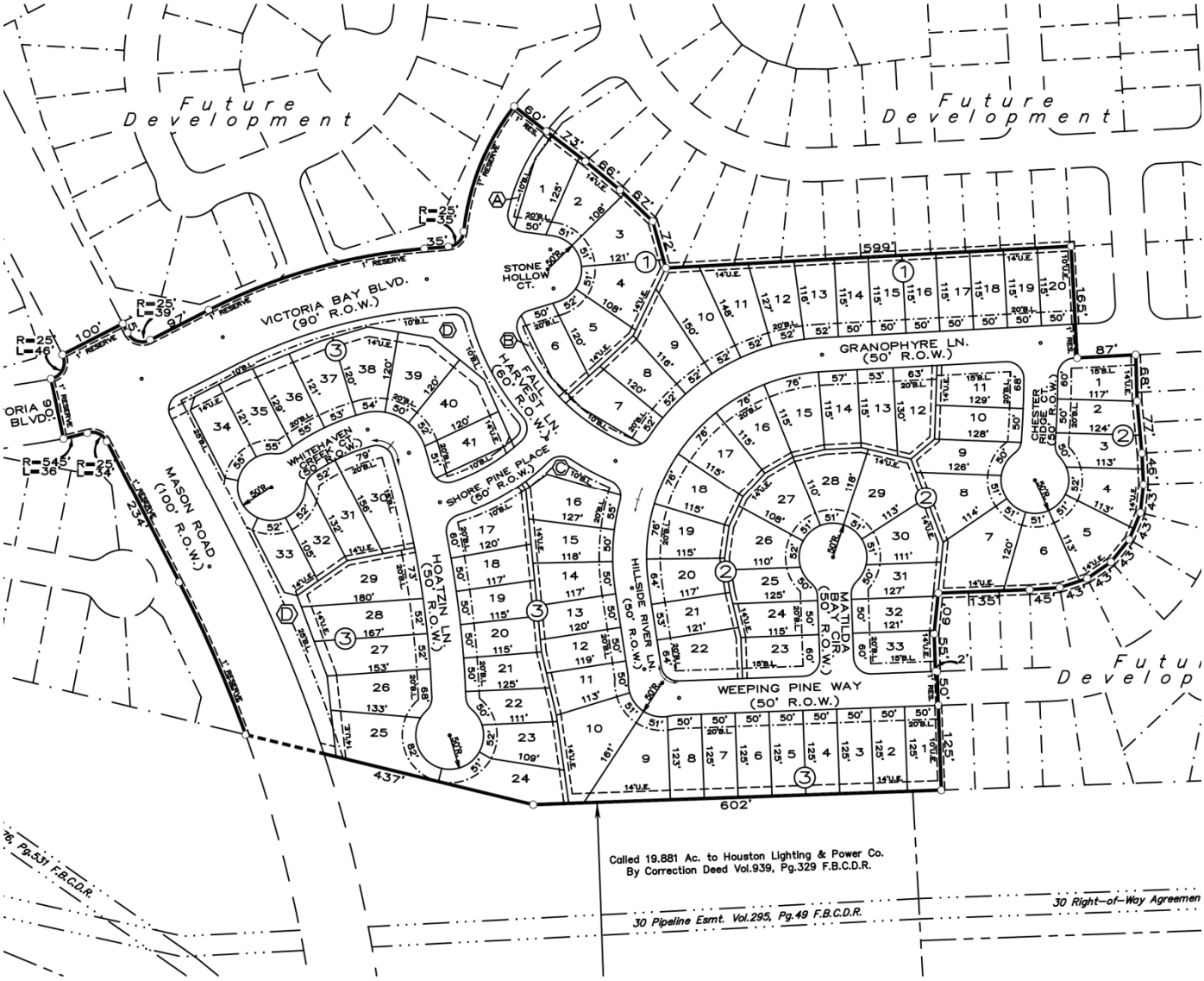
The granting of this Special Exception will create the required stub street to facilitate circulation between adjacent developments, and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission I EM 14

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fieldstone Sec 10

Applicant E Kerry R. ilbert Associates



NORTH

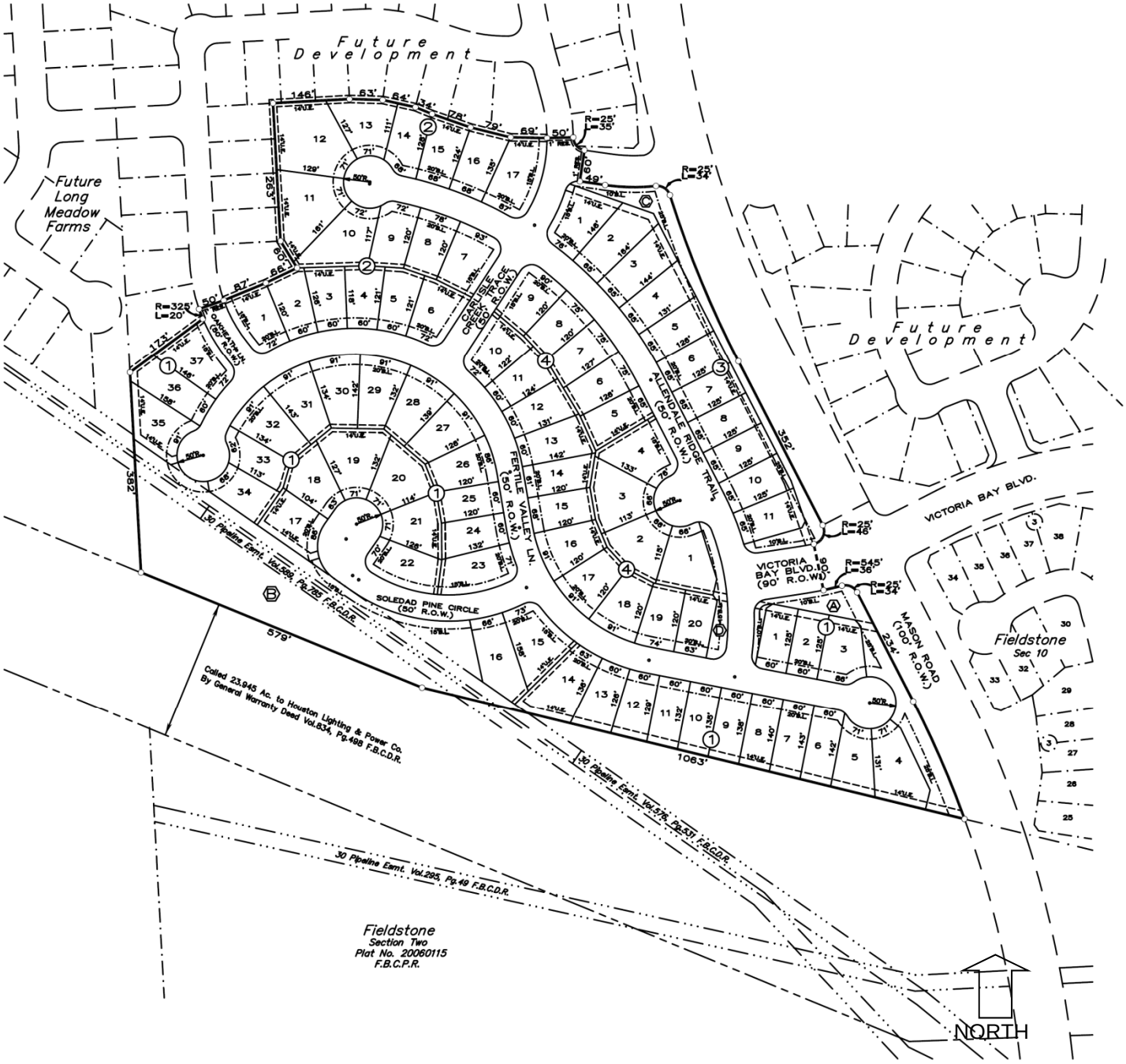
D ariances **Subdivision**

Houston Planning Commission I EM 14

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Fieldstone Sec 11

Applicant E Kerry R. ilbert Associates



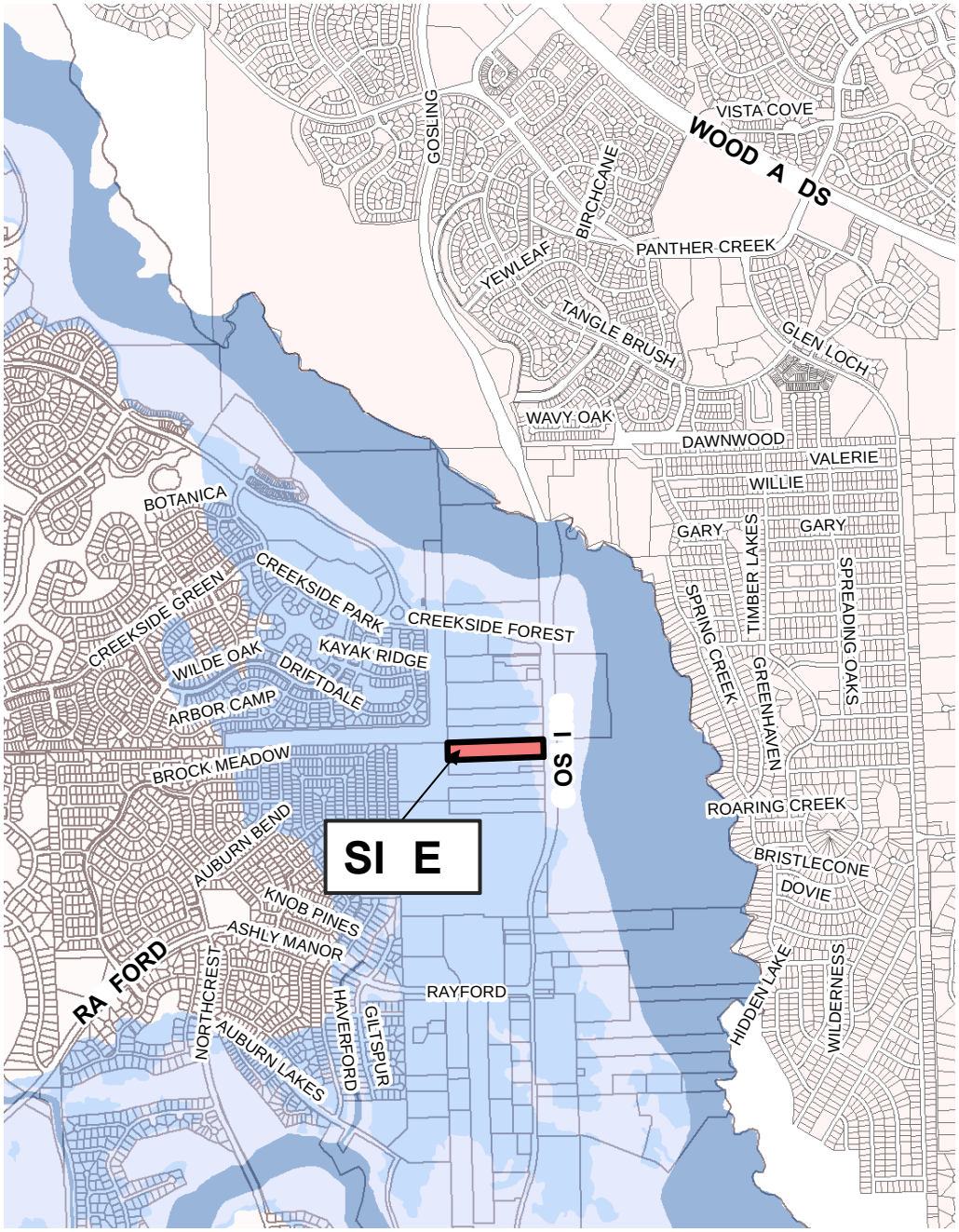
D ariances **Subdivision**

Houston Planning Commission I EM 150

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame osling Office Park

Applicant Paksima roup, Inc.



NORTH

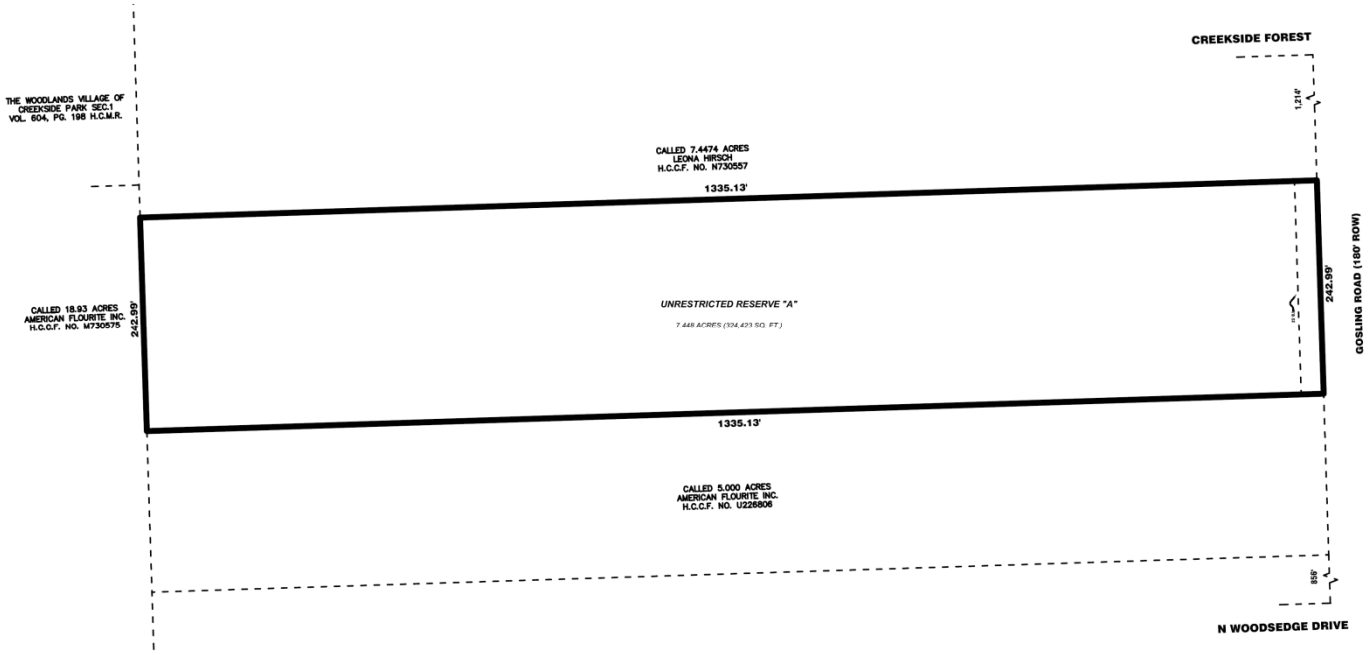
F Reconsideration of Re uirements **Site ocation**

Houston Planning Commission I EM 150

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame osling Office Park

Applicant Paksima roup, Inc.



NORTH

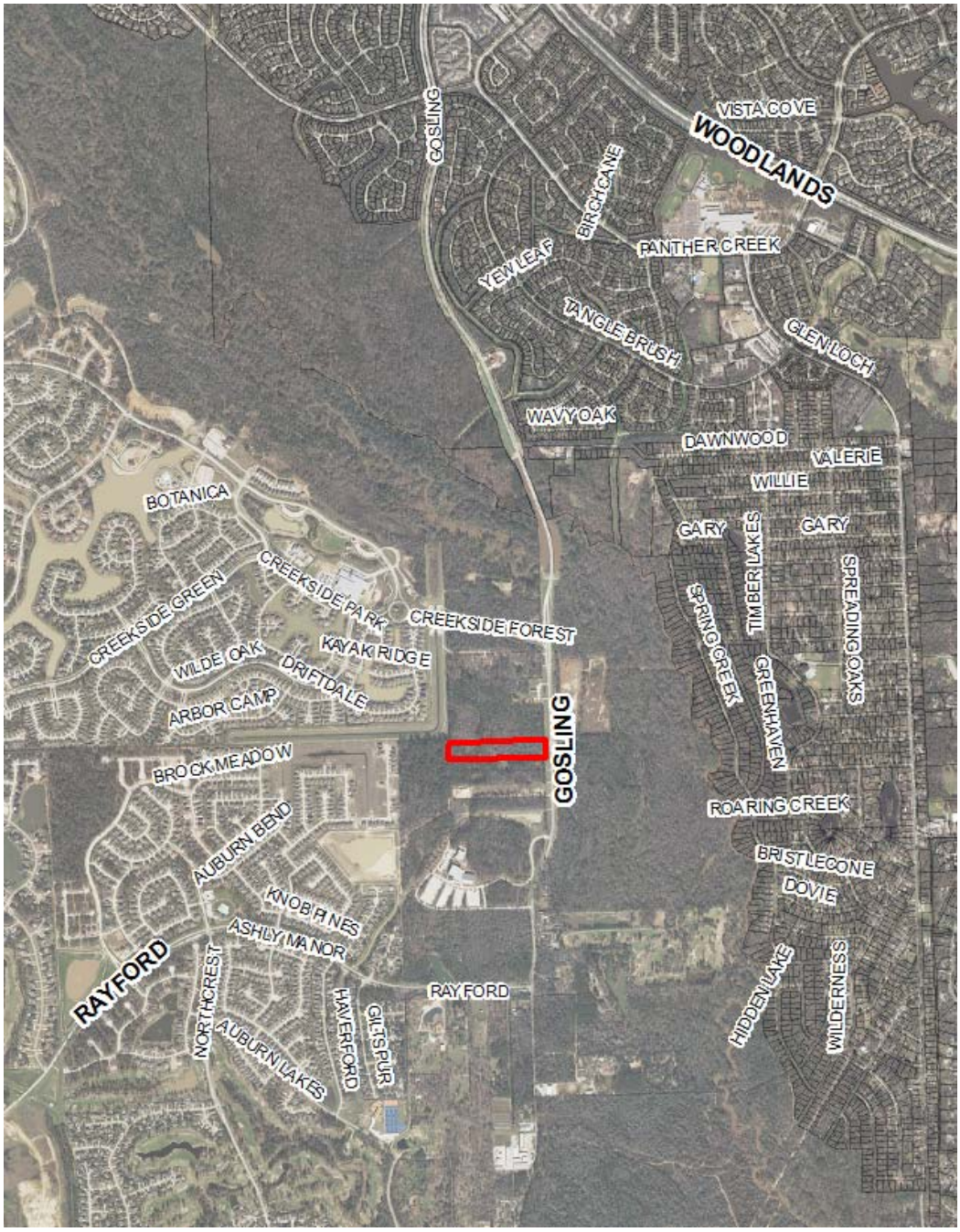
F Reconsideration of Re uirements **Subdivision**

Houston Planning Commission I EM 150

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame osling Office Park

Applicant Paksima roup, Inc.



F Reconsideration of Re uirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-1594
Plat Name: Gosling Office Park
Applicant: Paksima Group, Inc.
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Not requiring a North/South Street

Chapter 42 Section: 143.1

Chapter 42 Reference:

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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:

This Class II plat was approved conditional upon a north/south street. We are seeking a Reconsideration of Requirement via a variance for this purpose.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1594
Plat Name: Gosling Office Park
Applicant: Paksima Group, Inc.
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

We are requesting a variance to not provide a street within the 1,400' block length.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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 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 due to the fact that 2 plats previously recorded without north/south streets to the north of this property will result in a dead end street not serving any purpose

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since there are no possibility of any east/west street to be located with approximately 1,400' of the property. The closest east/west streets are N Woodsedge Drive and Creekside Forest Drive being approximately 860' and 1,200' respectively. Going north, there are 2 plats that have been recorded without a through street. If a dedication were to happen, the street would dead end at these developments.

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

The area does not support a north/south street due to previously approved plats.

(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 since there is not a possibility of a north/south street ever going through to Creekside Forest Drive because of previously platted developments.

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

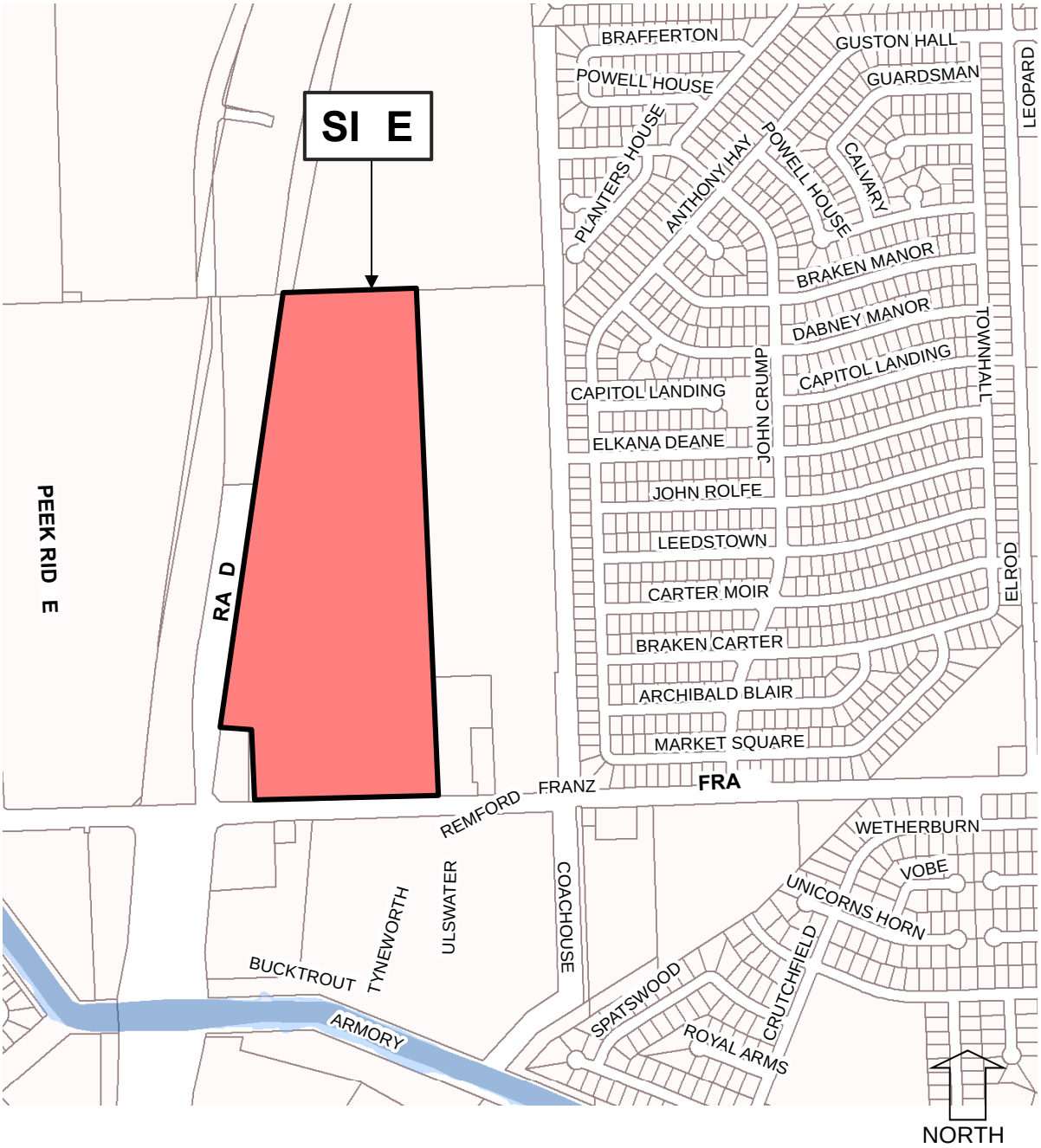
Economic hardship is not the sole justification of the variance since we are below the 1,400' requirement at 1,335' and previously platted properties prevent a north/south street.

Houston Planning Commission I EM 151

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame rand ay West

Applicant he Pinnell roup, C



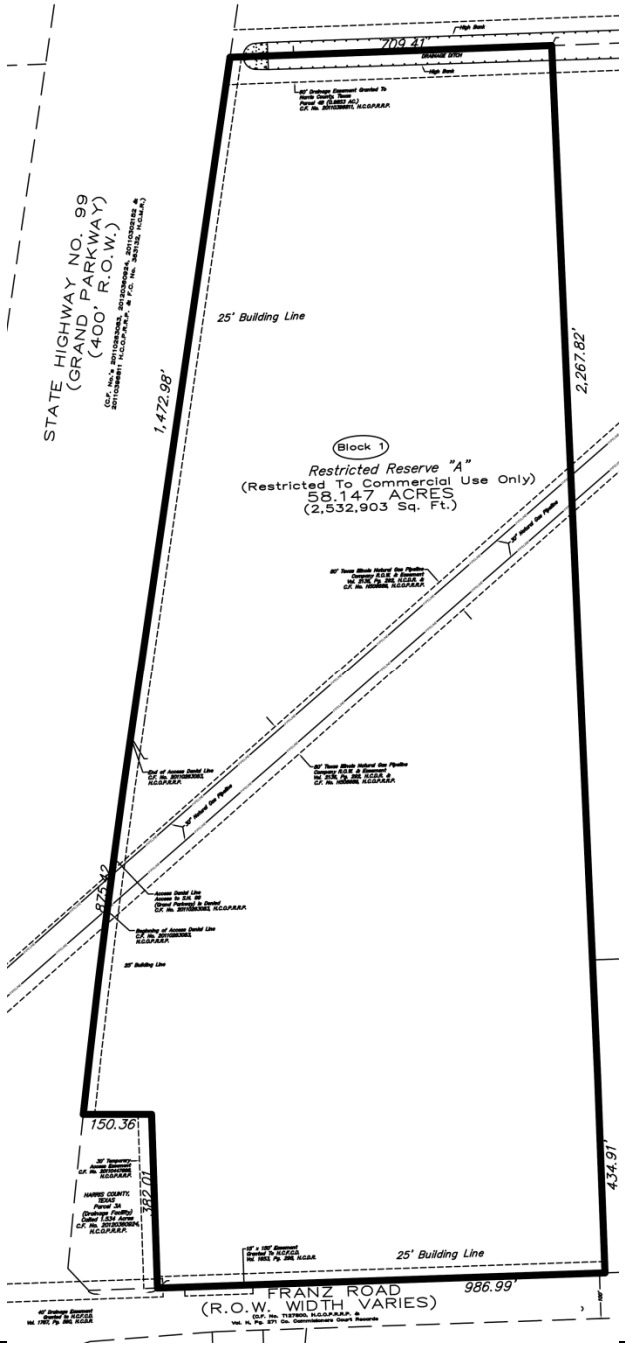
F- Reconsideration of Requirements **Site ocation**

Houston Planning Commission I EM 151

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame rand ay West

Applicant he Pinnell roup, C



NORTH

F- Reconsideration of Requirements **Subdivision**

Houston Planning Commission I EM 151

Planning and Development Department **Meeting Date 0 10 2014**

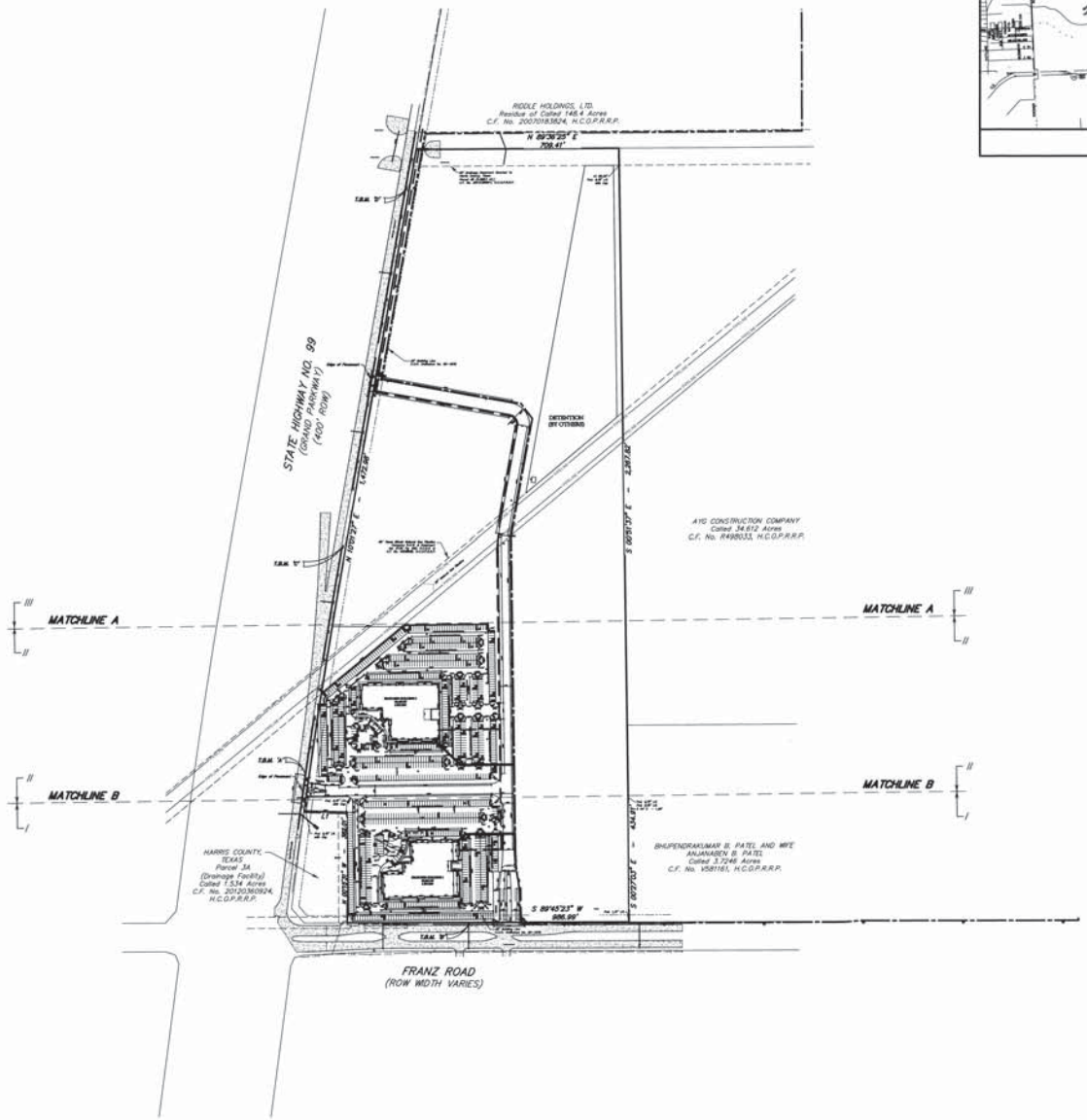
Subdivision ame rand ay West

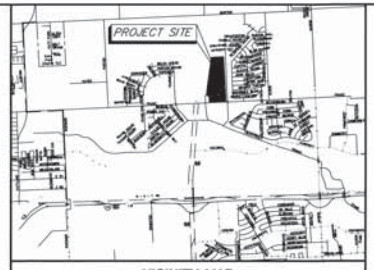
Applicant he Pinnell roup, C

F- Reconsideration of Requirements **Aerial**

LINE TABLE		
NO.	BEARING	DIST.
	N 88°18'04" W	150.36

CURVE TABLE				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	22,718.32'	02°12'29"	875.47'	N 08°55'12" E – 875.42'





VICINITY MAP

BENCHMARK
ELEVATIONS SHOWN HEREON BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 192025, BEING A BRASS DISK STAMPED 192025 ON BRIDGE AT FRANZ ROAD AND T101-08-00 LOCATED ON DOWNSTREAM CONCRETE WALK ON SOUTHWEST CORNER OF BRIDGE, ELEVATION 133.76 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

TBM A
CHISELED SQUARE ON "C" INLET LOCATED ON EAST SIDE OF STATE HIGHWAY 99 APPROXIMATELY 116 NORTH OF THE WESTERNMOST SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN HEREON; ELEVATION = 134.03 FEET.

TBM B
CHISELED SQUARE ON "BB" INLET LOCATED ON NORTH SIDE OF FRANZ ROAD APPROXIMATELY 425 FEET EAST OF THE SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN HEREON;
ELEVATION = 132.38 FEET.

TBM C
CHISELED SQUARE ON "C" INLET LOCATED ON EAST SIDE OF STATE HIGHWAY 99 APPROXIMATELY 935 FEET NORTHEAST OF THE WESTERNMOST SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN HEREON; ELEVATION = 134.64 FEET.

TBM D
CHISELED SQUARE ON "C" INLET LOCATED APPROXIMATELY 141 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THE PROPERTY; AS SHOWN HEREON; ELEVATION = 135.28 FEET.

100-YR FLOOD
ACCORDING TO MAP NO. 48201C0595L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 18, 2007, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

0 100 200 400 600
SCALE: 1" = 200'

NOTICE
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG:
TEXAS811 (DIG TESS) (1-800-344-8377)
– OR –
LONE STAR NOTIFICATION CENTER (1-800-669-8344)

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

NO.	DATE	REVISIONS	APP.

GRANDWAY BUSINESS PARK
INSITE REALTY PARTNERS, LP
HARRIS COUNTY, TEXAS

PAVING, WATER, SANITARY & DRAINAGE FACILITIES

OVERALL LAYOUT

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board Of Professional Engineers Registration No. F-439
8701 New Trails Dr., Ste. 200 The Woodlands, Texas 77381 (281) 363-4039

SCALE: 1"=200' H — DGN. BY: JMB2
DATE: JUNE 2014 — DWN. BY: JMB2
JOB NO. 05352-0010 — DWG. NO.
SUBMITTED: — SURV. BY:
F.B. NO.

STATE OF TEXAS
WILLIAM B. PARK, JR.
88624
LICENSED PROFESSIONAL ENGINEER
6/17/14

SHEET NO. 4 OF 28

P:\PROJECTS\05352 – InSite Realty\05352-0010-00 Grandway PV\Civil\Const Dwgs\Base Files\Archive Full Site\1A001\05352-0010 1A001.dwg Jun 19, 2014 – 11:25am RHF

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-1533
Plat Name: Grandway West
Applicant: The Pinnell Group, LLC
Date Submitted: 06/27/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

We are seeking a variance to allow the intersection spacing within the proposed subdivision, Grandway West, to exceed 2,600 feet along the easterly side of the Grand Parkway feeder road, between Franz Road and Morton Ranch Road.

Chapter 42 Section: 42-127

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.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Variance Request

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1533
Plat Name: Grandway West
Applicant: The Pinnell Group, LLC
Date Submitted: 06/27/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Section Number (42-127 Intersections of Major Thoroughfares): We are seeking a variance to allow the intersection spacing within the proposed subdivision, Grandway West, to exceed 2,600 feet along the easterly side of the Grand Parkway feeder road, between Franz Road and Morton Ranch Road. The property is immediately adjacent to the Grand Parkway along the western side of the proposed subdivision. The property is immediately adjacent to Franz Road on the southern edge of the proposed subdivision. A drainage channel runs along the complete northern edge of the proposed subdivision. A drainage channel runs along the complete eastern edge of the neighboring property immediately adjacent to the proposed subdivision.

Chapter 42 Section: 42-127

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.

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 owners of the 52.147 acres of land within the proposed subdivision are platting the subject property as a single commercial reserve in order to create a commercial development (potentially containing light industrial, retail, office or other commercial uses). Access to this property will be provided by a driveway off of Franz Road, located immediately adjacent to the south of the proposed subdivision, as well as at least three driveways off of the Grand Parkway feeder road, located immediately adjacent to the west side of the proposed subdivision. In order to create an intersection within the proposed subdivision, a street would have to be connected from the Grand Parkway feeder road, travel easterly through; the proposed subdivision, the adjacent property owner's property, and across a large drainage channel, to finally connect to Elkana Deane Lane, which is located in the residential neighborhood of Williamsburg Colony. Such a connection would mix commercial with residential traffic, which would likely be strenuously opposed by the Williamsburg Colony community. Currently, the Williamsburg Colony has two exits to Franz Road on the south, and two exits to Morton Ranch Road on the north, providing more than sufficient traffic flow while maintaining a community feel (enhanced by the large drainage channel traveling north to south along the majority of the western border of Williamsburg Colony). Creating a new connection from the Grand Parkway feeder road to Elkana Deane Lane may in fact have a negative impact on traffic flow, and will certainly mix residential and commercial traffic, leading to an increase of unwanted traffic through the Williamsburg Colony residential community.

(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 logical and make economic sense. If the subject property was created as a residential development, then the installation of a street from the Grand Parkway to Elkana Deane Lane would benefit the property and improve traffic circulation. However, the owner is creating a commercial development and the requirement to install a street would not benefit the public, nor would it be practical to mix commercial and residential traffic.

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

Currently, the Williamsburg Colony residential community is completely built out, with more than sufficient traffic flow to the Grand Parkway by either Franz Road or Morton Ranch Road. A street connection from the Grand Parkway to Elkana Deane Lane would not benefit the public for improved traffic flow, and would increase commercial traffic through a residential community.

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

There will be nothing injurious to the public health, safety and welfare if this variance is granted. In fact, the granting of this variance will benefit the public by maintaining a separation of the commercial and residential uses in their logical areas.

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

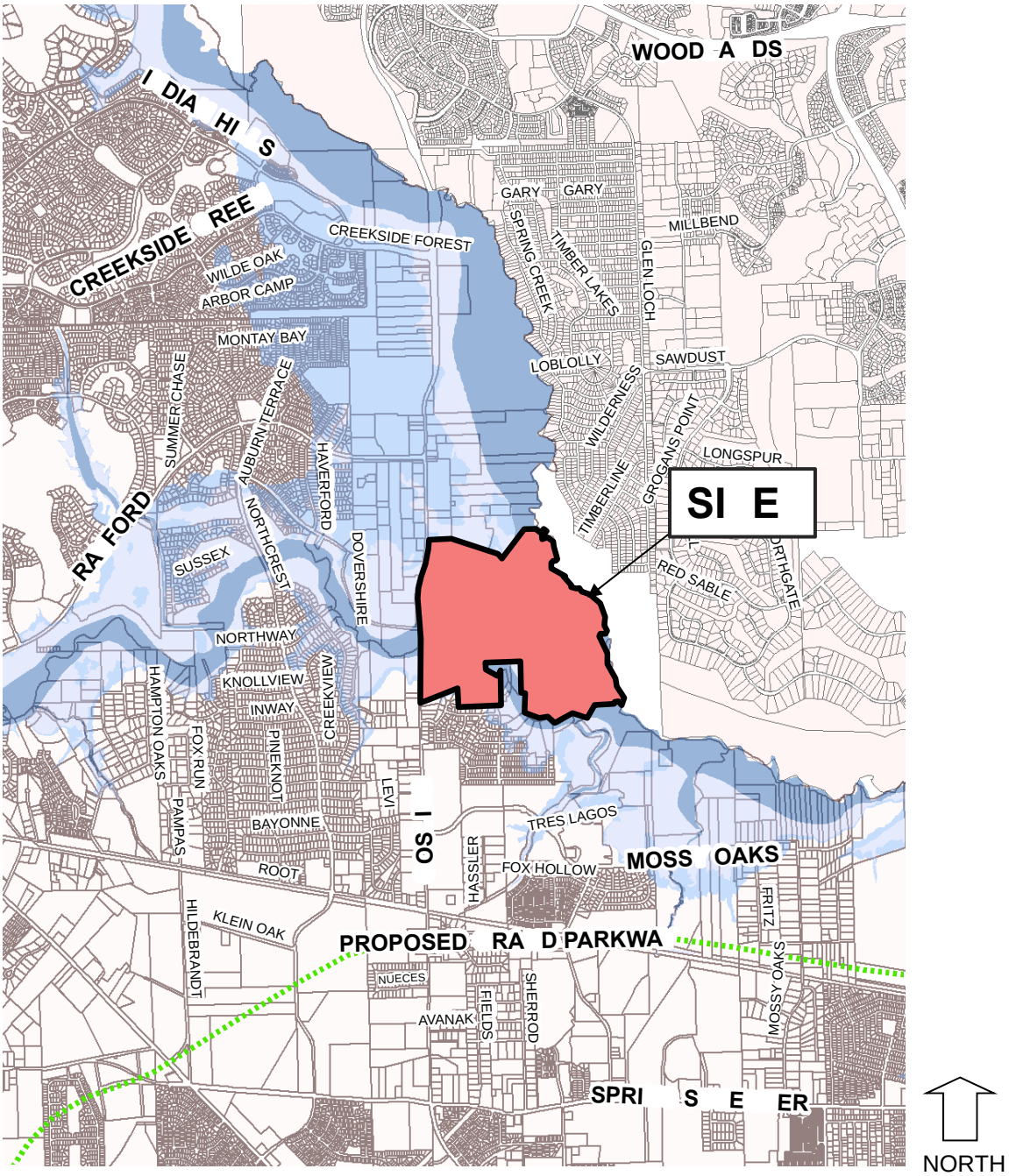
This request is not based on economic reasons. It is a matter of creating a practical self-contained commercial development without a 60-foot public right-of-way leading into a residential subdivision.

Houston Planning Commission I EM 152

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Hampton Creek P

Applicant E Kerry R. ilbert Associates



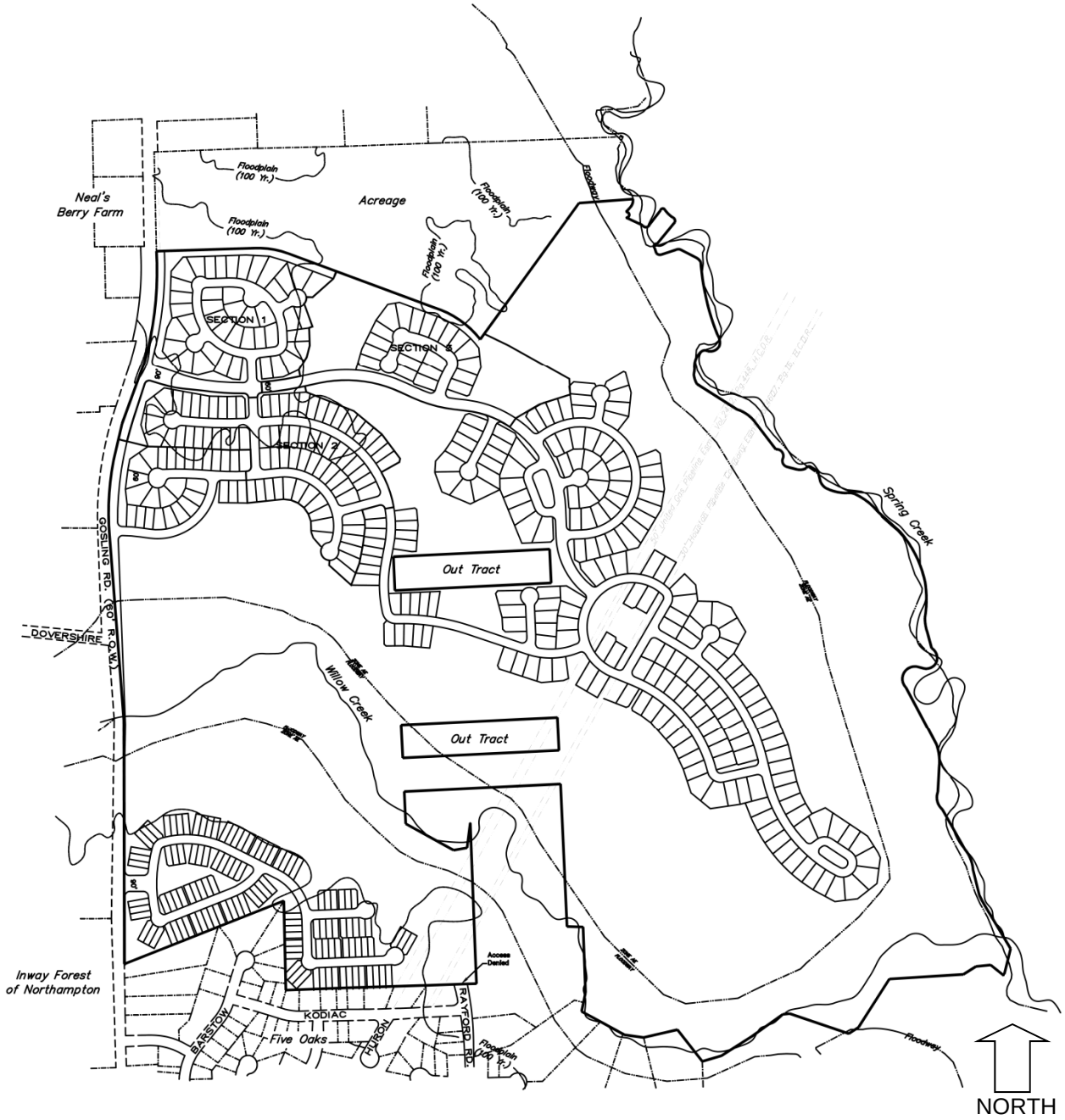
F Reconsideration of Re uirements **Site ocation**

Houston Planning Commission I EM 152

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Hampton Creek P

Applicant E Kerry R. ilbert Associates



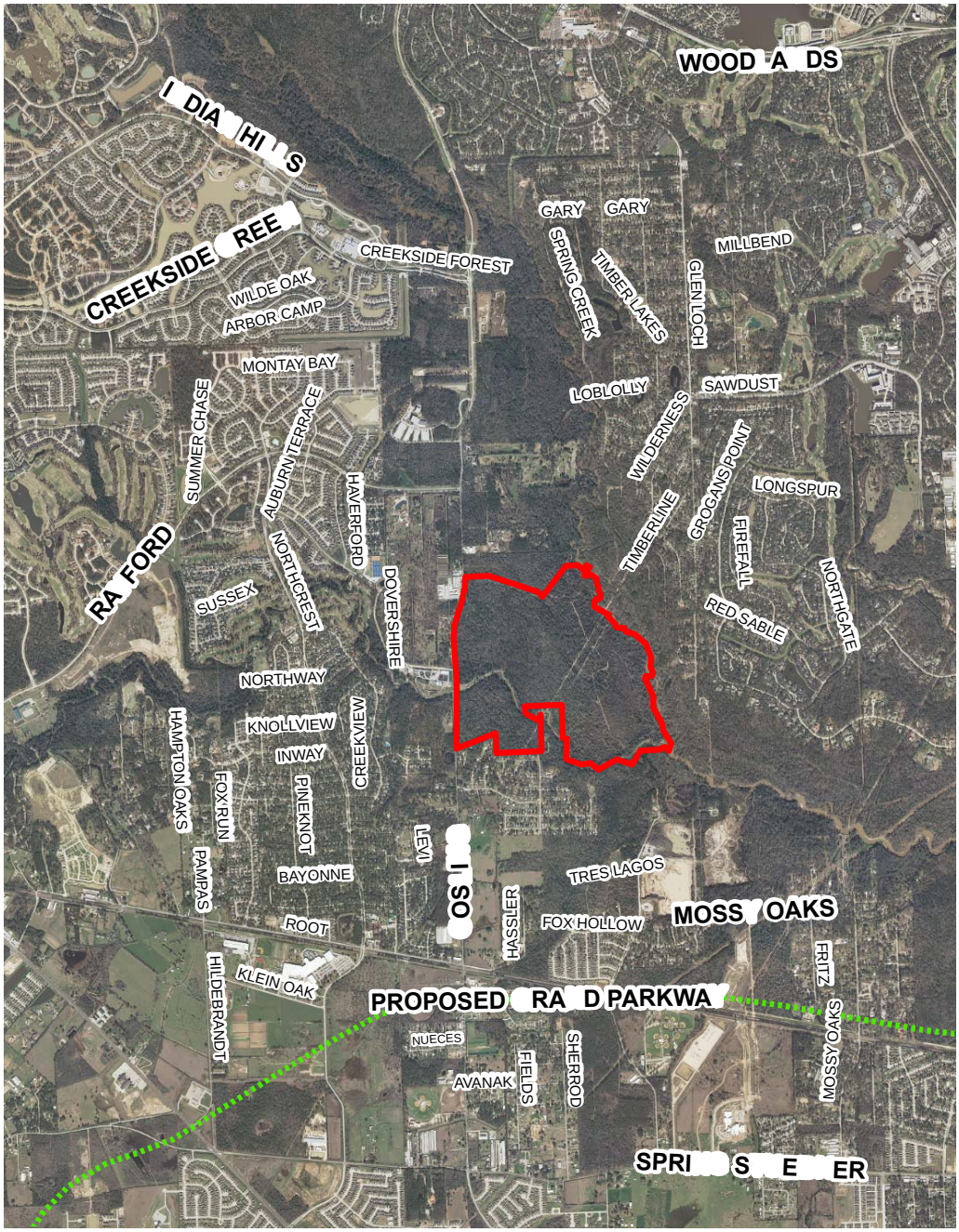
F Reconsideration of Re uirements **Subdivision**

Houston Planning Commission I EM 152

Planning and Development Department **Meeting Date 10 2014**

Subdivision ame Hampton Creek P

Applicant E Kerry R. ilbert Associates



F Reconsideration of Re uirements **Aerial**

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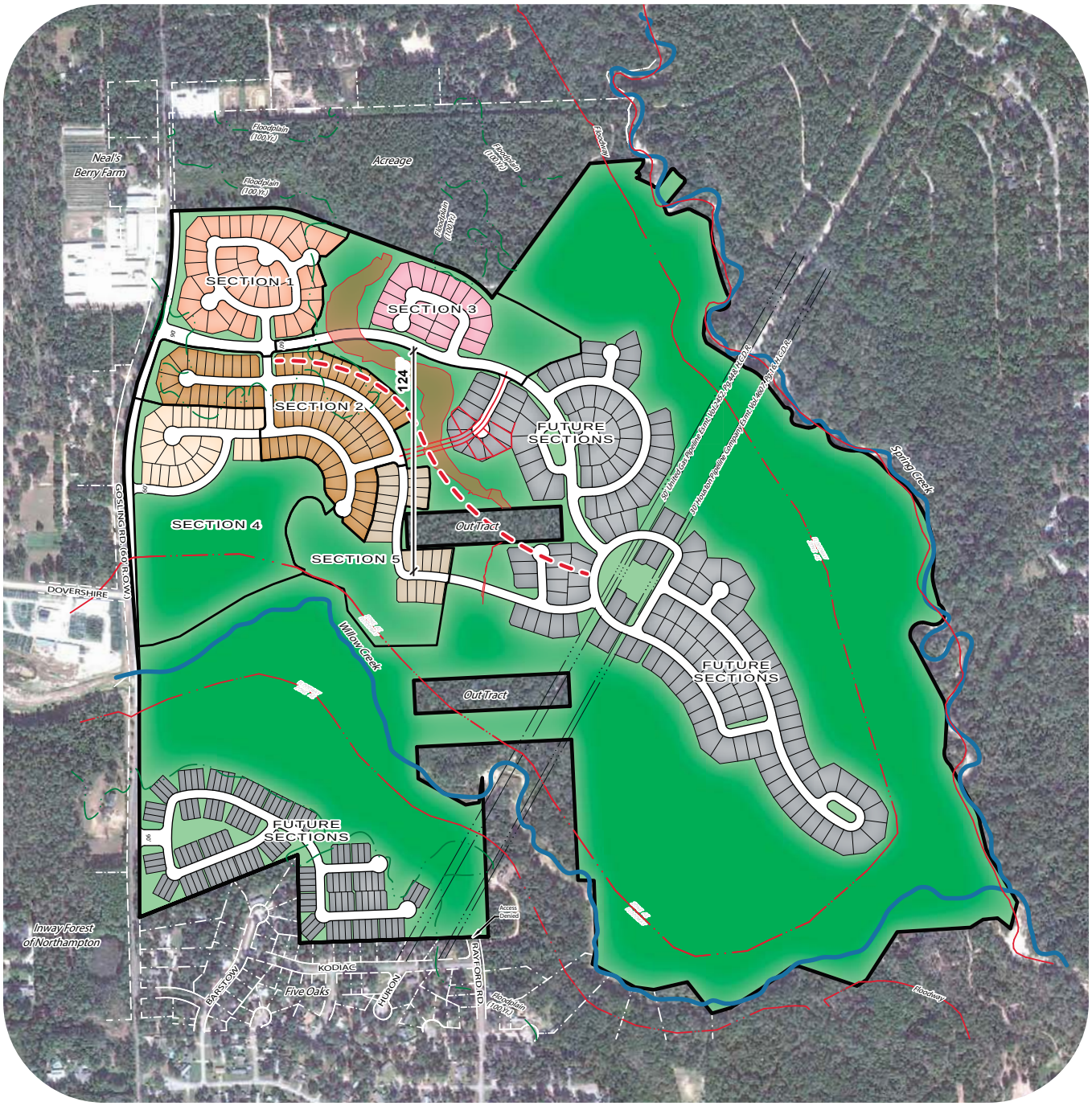

LEGEND

WETLANDS

PREVIOUS CROSSING

INTERNAL BLOCK LENGTH

N

a General Plan exhibit for

HAMPTON CREEK

± 370.1 ACRES OF LAND

prepared for

DR HORTON

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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SCA E

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J E 11, 2014
K A 21000

E KERR R. I ER ASSOCIA ES
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-1609
Plat Name: Hampton Creek GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To remove the previous markup requiring a street connection across the wetlands, and to allow an excessive internal block length.

Chapter 42 Section: 128

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 1,400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request form.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1609
Plat Name: Hampton Creek GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow an excessive internal block length.

Chapter 42 Section: 128

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 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;

Hampton Creek is a ±370.1-acre master-planned community located north of central Houston on Gosling Road, a north-south major thoroughfare, which forms the western boundary of the site. The site is bounded on the east by Spring Creek, bisected from the west to the southeast by Willow Creek, divided from the northeast to the southwest by two pipeline easements, and encumbered by multiple wetlands located outside the creek floodways, which are extensive. The master plan for Hampton Creek aims to avoid the wetlands and floodways of the site while establishing single-family residential areas that can enjoy the natural beauty of the nearby creeks, undisturbed landscapes, and native wildlife. In October 2012, a General Plan for Hampton Creek was approved which showed a street connection between Sections 2 and 3 (see exhibit). At this time, a special exception was approved for all the lots extending south and east from that point, in excess of 150 lots, to take access from that point without providing a second point of access. At a later date, it was discovered that the wetlands in the area of the street crossing were extensive (see analysis from Berg Oliver Associates, Inc.). In order to have as little impact as possible on the wetlands within the site, the street pattern was revised to move that crossing south of the upper out tract, which also had the effect of providing better access for the southeast future sections. This new street configuration created an excessive internal block length along the extent of the affected wetlands area, from the existing street intersection in the previous sections to the narrowest point of the wetlands area. The straight-line distance from the east-west street in Section 3 to the proposed location of the future east-west connection is approximately 1245' measured north-to-south (see exhibit). Despite the excessive block length, this street configuration provides superior circulation to the project as a whole (as compared to the currently approved General Plan), as well as minimizing the development's impact on the pristine natural areas of the subject site.

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

The existing creek floodways and wetlands are existing conditions and were not created by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained by the proposed internal street layout.

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

The public health, safety, and welfare are benefited by the granting of this variance, by improving circulation in the future areas of the subject site and by preserving natural areas for the benefit of the public.

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

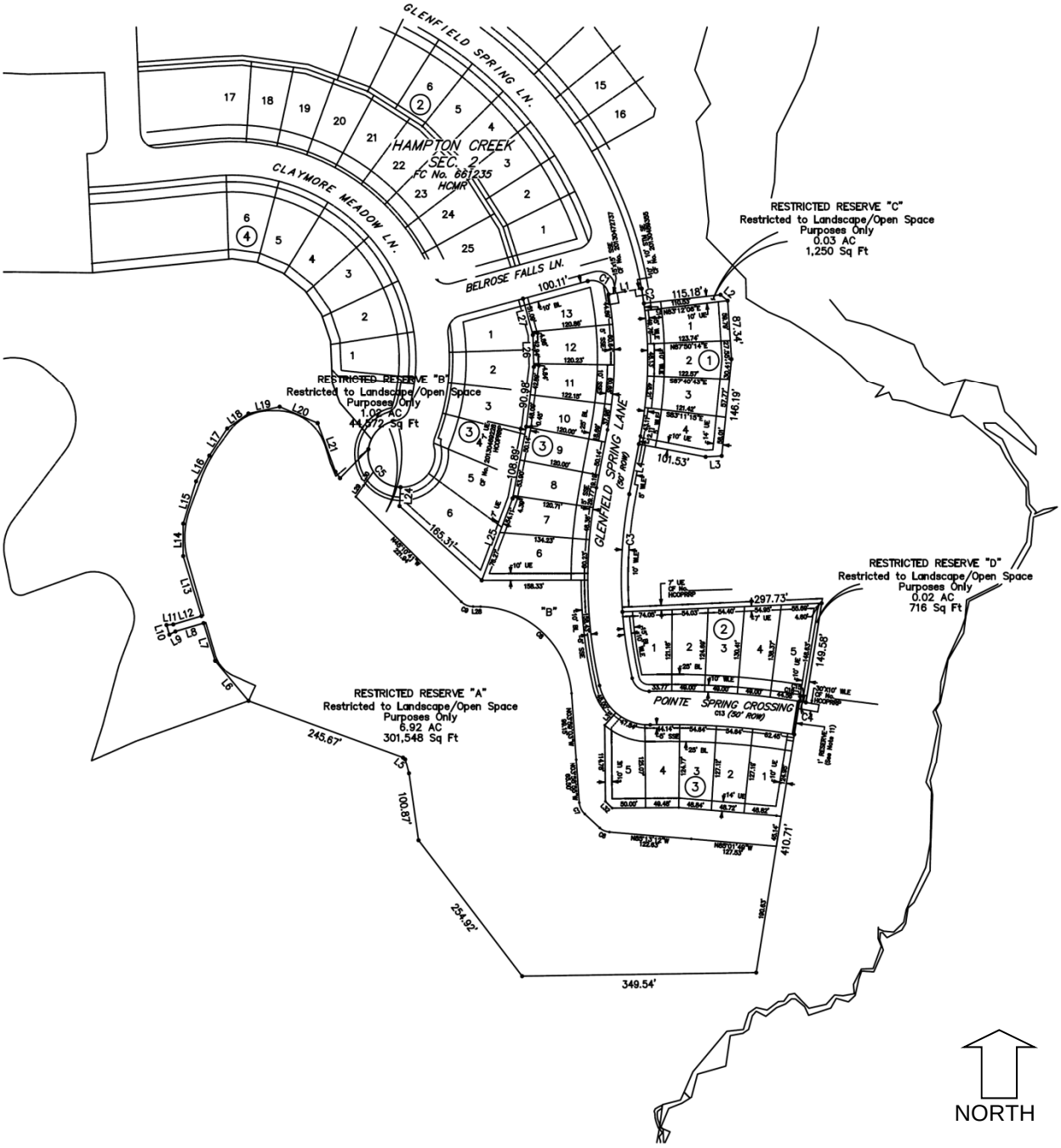
The existing creek floodways and wetlands are the supporting circumstances for this request.

Houston Planning Commission I EM 153

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Hampton Creek Sec

Applicant Jones Carter, Inc.



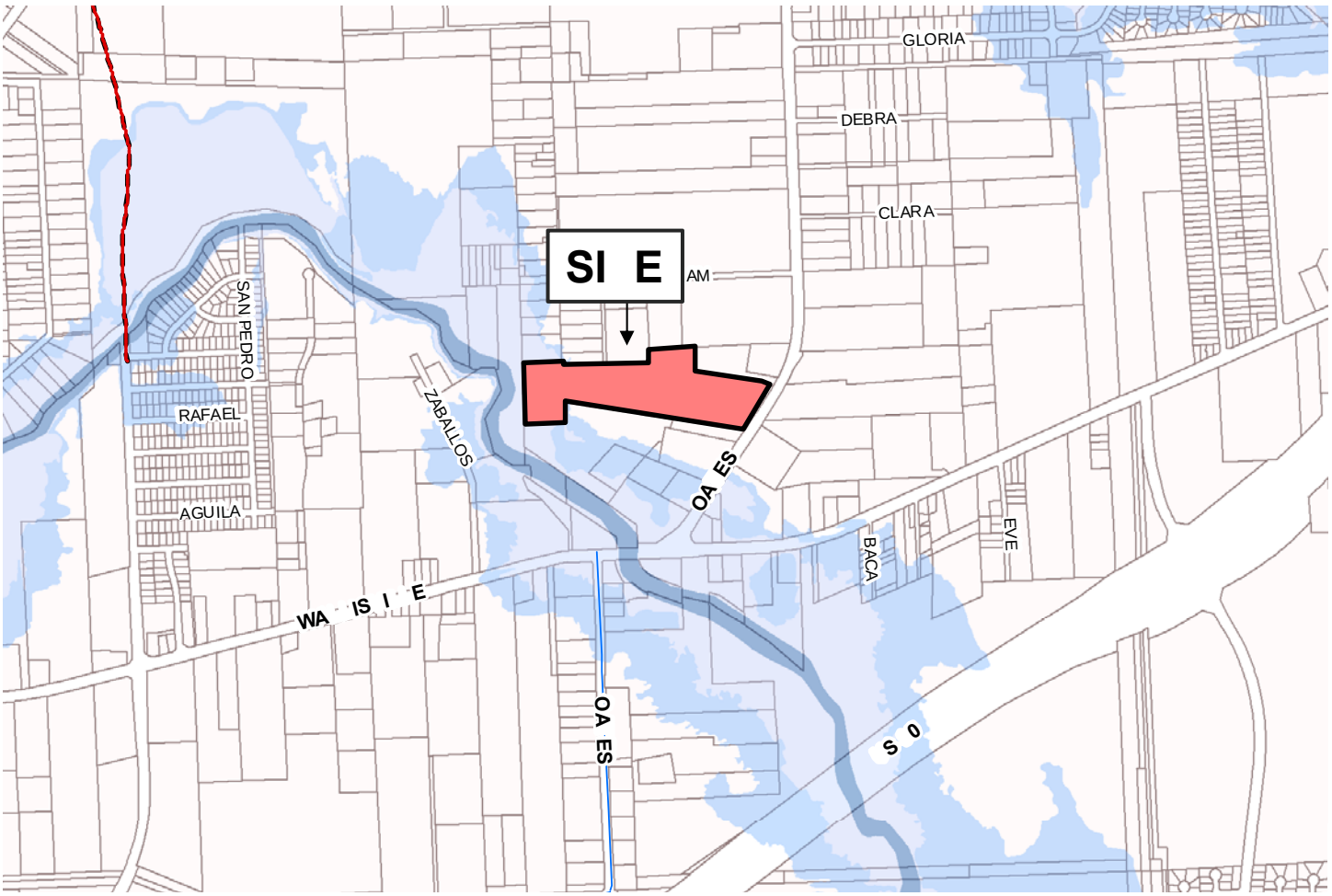
F Reconsideration of Re uirements **Subdivision**

Houston Planning Commission I EM 154

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Houston ranch at Oates Road

Applicant andtech Consultants, Inc.



NORTH

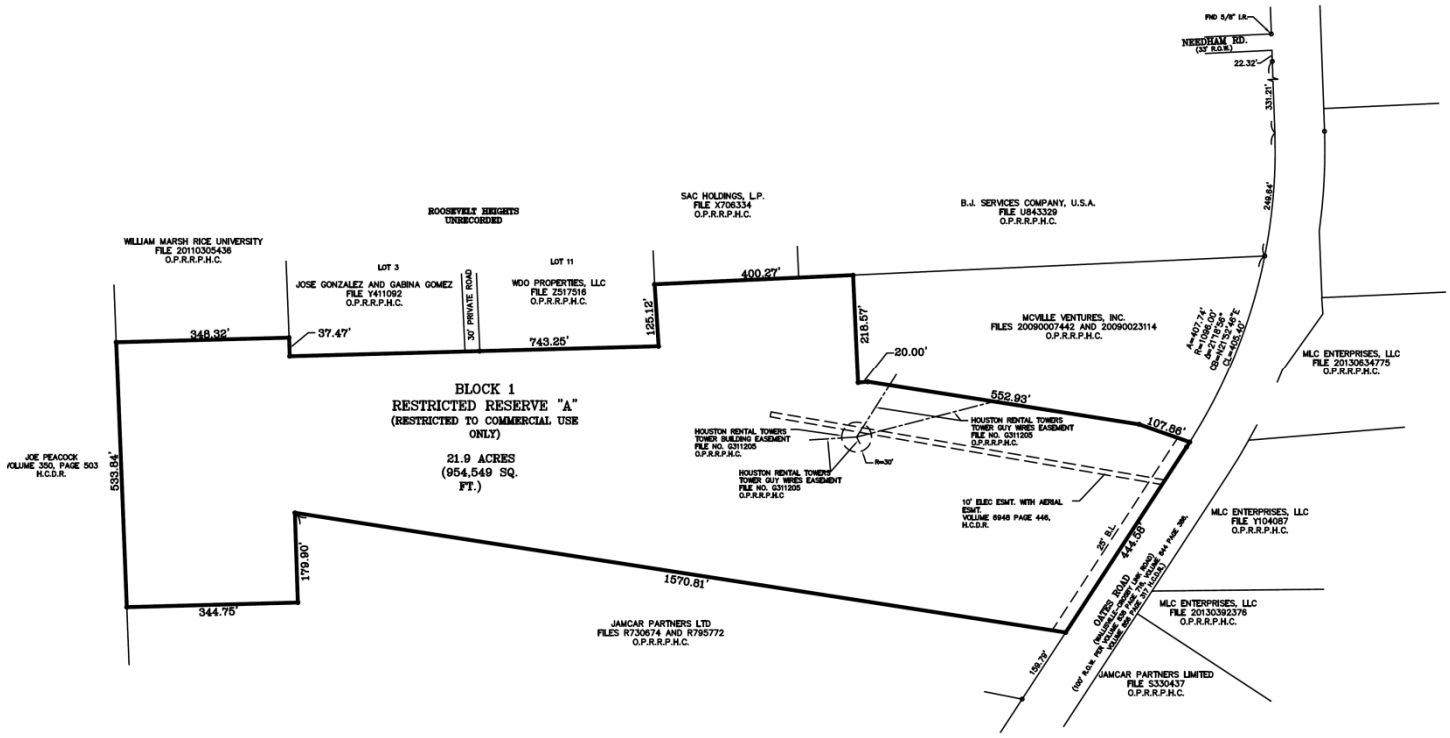
F- Reconsideration of Requirements **Site ocation**

Houston Planning Commission I EM 154

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Houston ranch at Oates Road

Applicant andtech Consultants, Inc.



NORTH

F- Reconsideration of Requirements **Subdivision**

Houston Planning Commission I EM 154

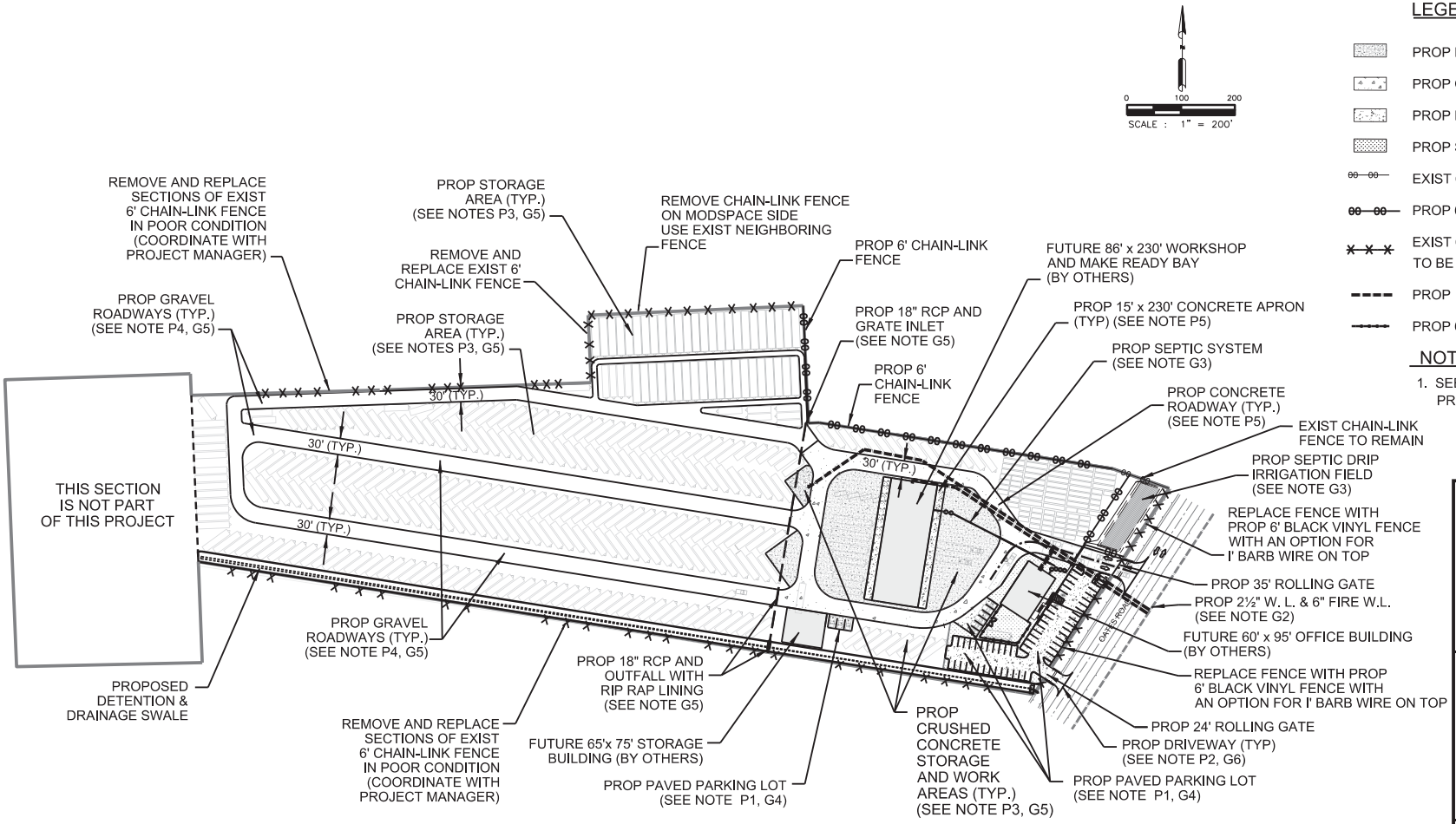
Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Houston ranch at Oates Road

Applicant andtech Consultants, Inc.

NORTH

F- Reconsideration of Requirements **Aerial**



LEGEND

- PROP PAVED STORAGE AND WORK AREAS
- PROP CONCRETE ROADWAY
- PROP PAVED PARKING LOT
- PROP SODDED AREA
- EXIST 6' CHAIN-LINK FENCE
- PROP 6' CHAIN-LINK FENCE
- EXIST 6' CHAIN-LINK FENCE TO BE REPLACED
- PROP WATER LINE AND FIRE WATER
- PROP 6' WROUGHT IRON FENCE

NOTE

1. SEE SHEET C-02 FOR ALL PROPERTY DIMENSIONS

PAVEMENT NOTES

P1. CAR PARKING AREA SHALL CONSIST OF 5" THICK CONCRETE OVER 6" THICK LIME STABILIZED SUBGRADE

P2. PASSENGER VEHICLE DRIVEWAYS SHALL CONSIST OF 5" THICK CONCRETE OVER 6" THICK LIME STABILIZED SUBGRADE

P3. STORAGE AREAS SHALL BE GRADED TO PROPOSED GRADES USING EXISTING CRUSHED CONCRETE OR ADDED EQUIVALENT FILL

P4. GRAVEL ROADWAYS FOR HEAVY TRUCK TRAFFIC SHALL BE GRADED TO PROPOSED GRADES USING EXISTING CRUSHED CONCRETE OR ADDED EQUIVALENT FILL

P5. CONCRETE PAVING AND ROADWAYS FOR HEAVY TRUCK TRAFFIC SHALL CONSIST OF 7" THICK CONCRETE OVER 6" THICK LIME STABILIZED SUBGRADE

P6. PAVEMENT AND SUBGRADE PREPARATION SHALL ADHERE TO THE GEOTECHNICAL REPORT PREPARED BY PARADIGM CONSULTANTS, INC. DATED OCTOBER 2013 "GEOTECHNICAL STUDY, STORAGE YARD, 3807 OATES ROAD, HOUSTON, TEXAS"

GENERAL NOTES

G1. SEE SITE LAYOUT PLAN SHEET 2 OF 2

G2. SEE WATERLINE PLAN

G3. SEE SEPTIC LAYOUT PLAN

G4. SEE PARKING LOT LAYOUT PLAN

G5. SEE SITE GRADING AND DRAINAGE PLAN

G6. SEE CITY OF HOUSTON STANDARDS

G7. BUILDINGS AND BUILDING FOUNDATIONS DESIGN BY OTHERS

ModSpace®
10604 WALLISVILLE RD. HOUSTON, TX 77013
(713) 678-7499

P&D PROFESSIONAL SERVICES, INC.
T.B.P.E. FIRM REGISTRATION NUMBER F-14117
12155 LISMORE LAKE DRIVE, CYPRESS, TX 77429
(281) 743-4475

STATE OF TEXAS
PAULA N. PRICE
90265
LICENSED
PROFESSIONAL ENGINEER
Paula N. Price
Digitally signed by Paula N Price, P.E.
DN: cn=Paula N Price, P.E., o=P&D Professional Services, Inc., ou, email=pprice@pdproservices.com, c=US
Date: 2014.05.27 15:37:17 -05'00'

3715 ½ OATES ROAD
SITE LAYOUT PLAN

SHEET 1 OF 4

SCALE : 1"=200'
DATE: NOVEMBER 6, 2013

DRAWING NO.
C - 04

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-1627
Plat Name: Houston Branch at Oates Road
Applicant: Landtech Consultants, Inc.
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To Exceed the 1400 Foot Block Length Along Needham Road
Chapter 42 Section: 42-128

Chapter 42 Reference:
To Exceed the 1400 Foot Block Length Along Needham Road

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:
To Exceed the 1400 Foot Block Length Along Needham Road

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1627
Plat Name: Houston Branch at Oates Road
Applicant: Landtech Consultants, Inc.
Date Submitted: 06/30/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to provide a public street and to Exceed the 1400 Foot Block Length Along Needham Road

Chapter 42 Section: 128

Chapter 42 Reference:

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

The applicant notes that an unnamed 30' wide private road abuts the northeastern corner of the subject property. It is further noted that this 30' wide private road is not recorded as either a public right-of-way or a public access easement. The private road is delineated on the City GIS Maps as part of an unrecorded subdivision called "Roosevelt Heights". A Street is defined in §42-1 as a "Street shall mean a public street or a permanent access easement". Furthermore, to date there have been no improvements installed within the 30' wide private road nor is it used by the occupants of the properties to the immediate east and west sides of the property as their primary means of access. Due to the fact that the 30' wide private road that abuts the property is neither a recorded public right-of-way nor a permanent access easement, the creation of a permanent access easement on this property would be an undue hardship due to the fact that a) said new easement would not have a valid connection to Needham Road to the north and b)would restrict the applicant's ability to effectively utilize the property as outdoor storage.

(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 creation of a permanent access easement on this property would be impractical specifically due to the lack of a valid connection to Needham Road.

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

The hardship that would occur through the applying of this regulation is not the result of any action by the Applicant. The applicant is not the owner of the adjacent "Roosevelt Heights" unrecorded subdivision and the associated private 30' wide road. Thus, the Applicant is not able to control the creation of a permanent access easement or roadway on the adjacent parcel that would be necessary to facilitate access to Needham Road.

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

If the variance is granted, the intent and general purposes of Chapter 42 will not be adversely impacted and as such, preserved and maintained.

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

The granting of the variance will not adversely affect the public health, safety and welfare.

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

Economic hardship would not be the sole justification for the granting of the variance. The hardship placed upon the applicant through the enforcement of Chapter 42-128 would be the adverse effects associated with the creation of a

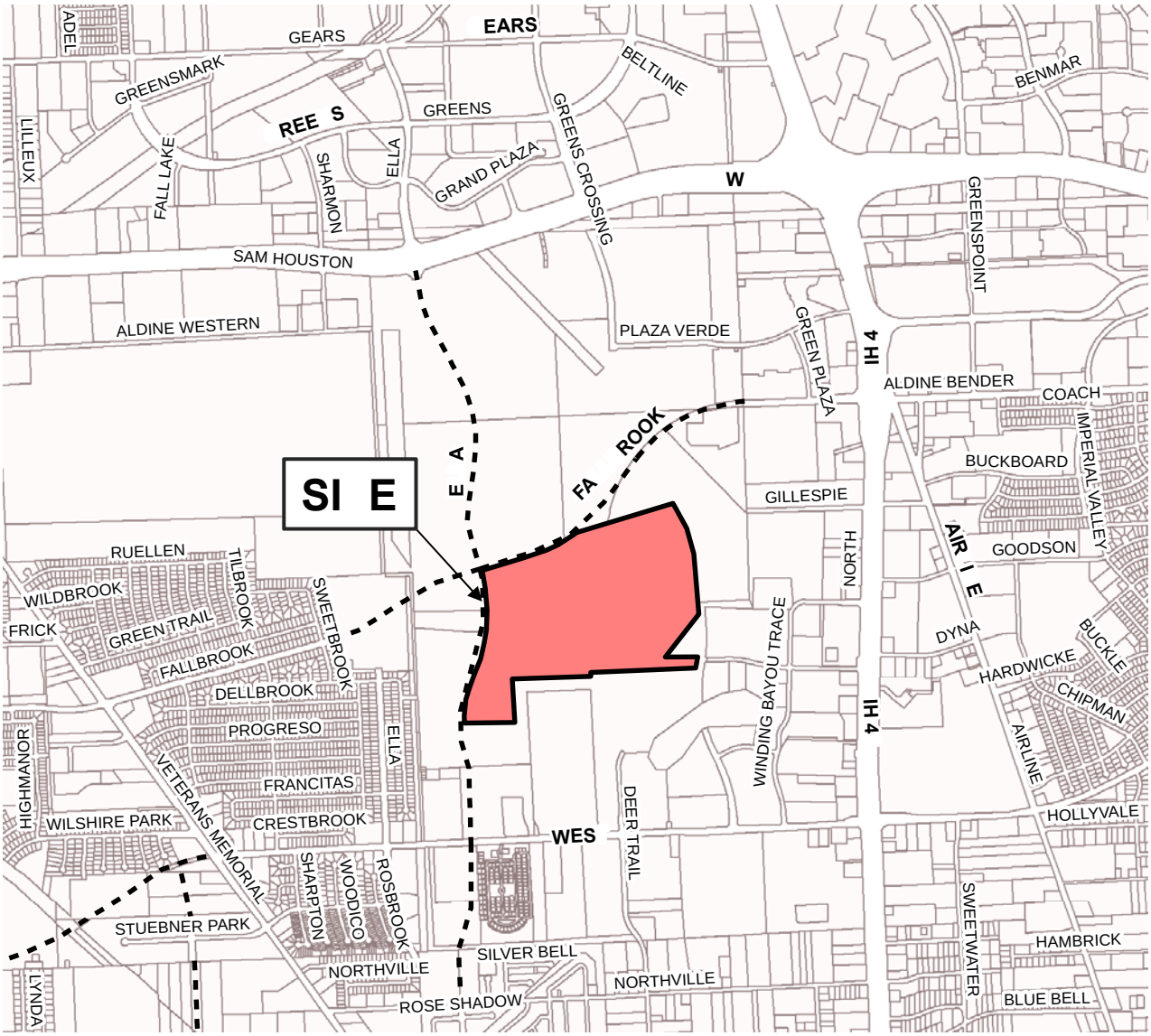
permanent access easement on the property and its lack of functionality due to the non-existence of a recorded public access easement on the adjacent “Roosevelt Heights” subdivision property.

Houston Planning Commission I EM 155

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Pinto usiness Park SC Reserve Sec 1

Applicant ro n ay Engineers, Inc.



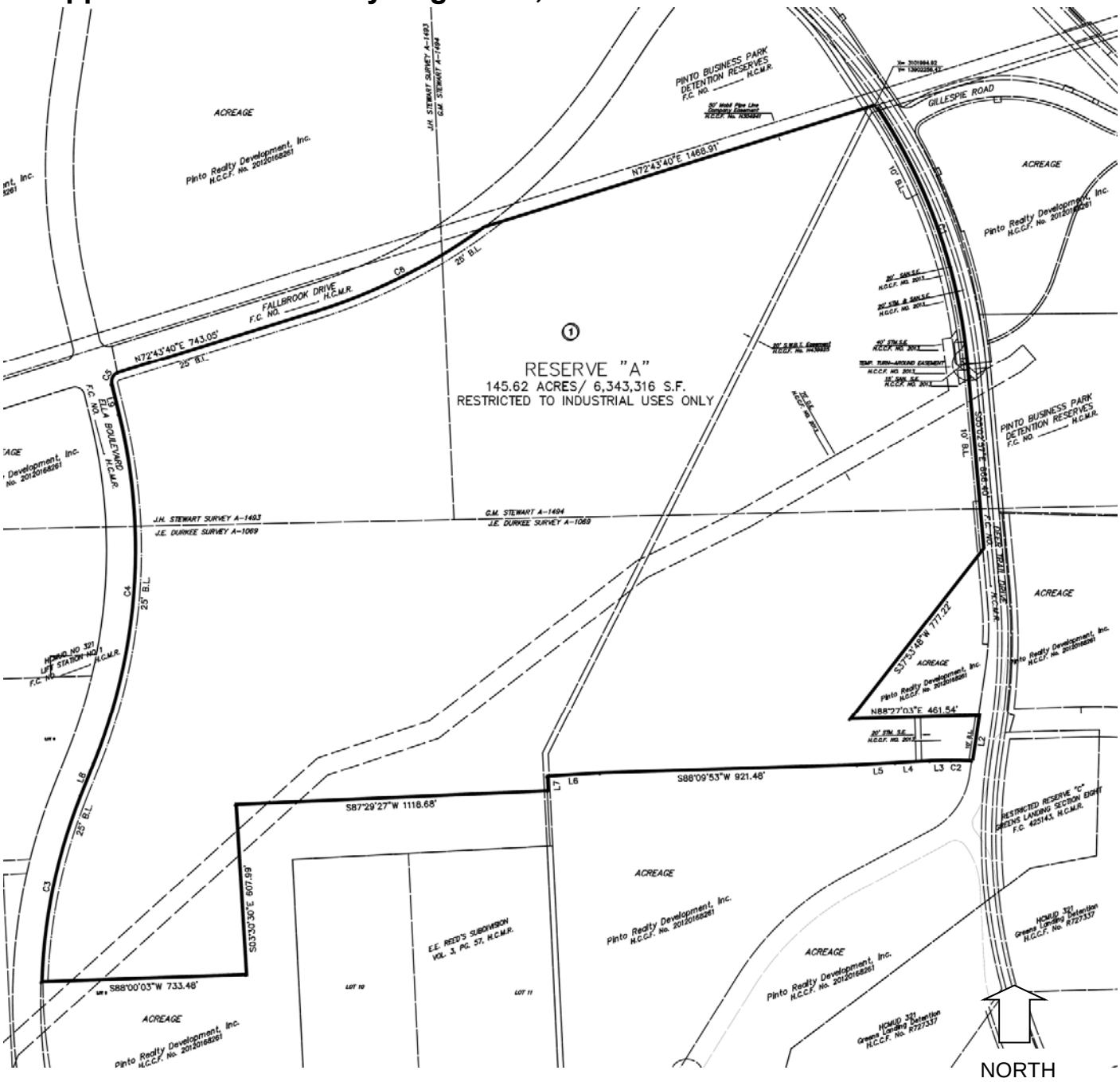
F Reconsideration of Re uirements **Site ocation**

Houston Planning Commission I EM 155

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame Pinto usiness Park SC Reserve Sec 1

Applicant ro n ay Engineers, Inc.



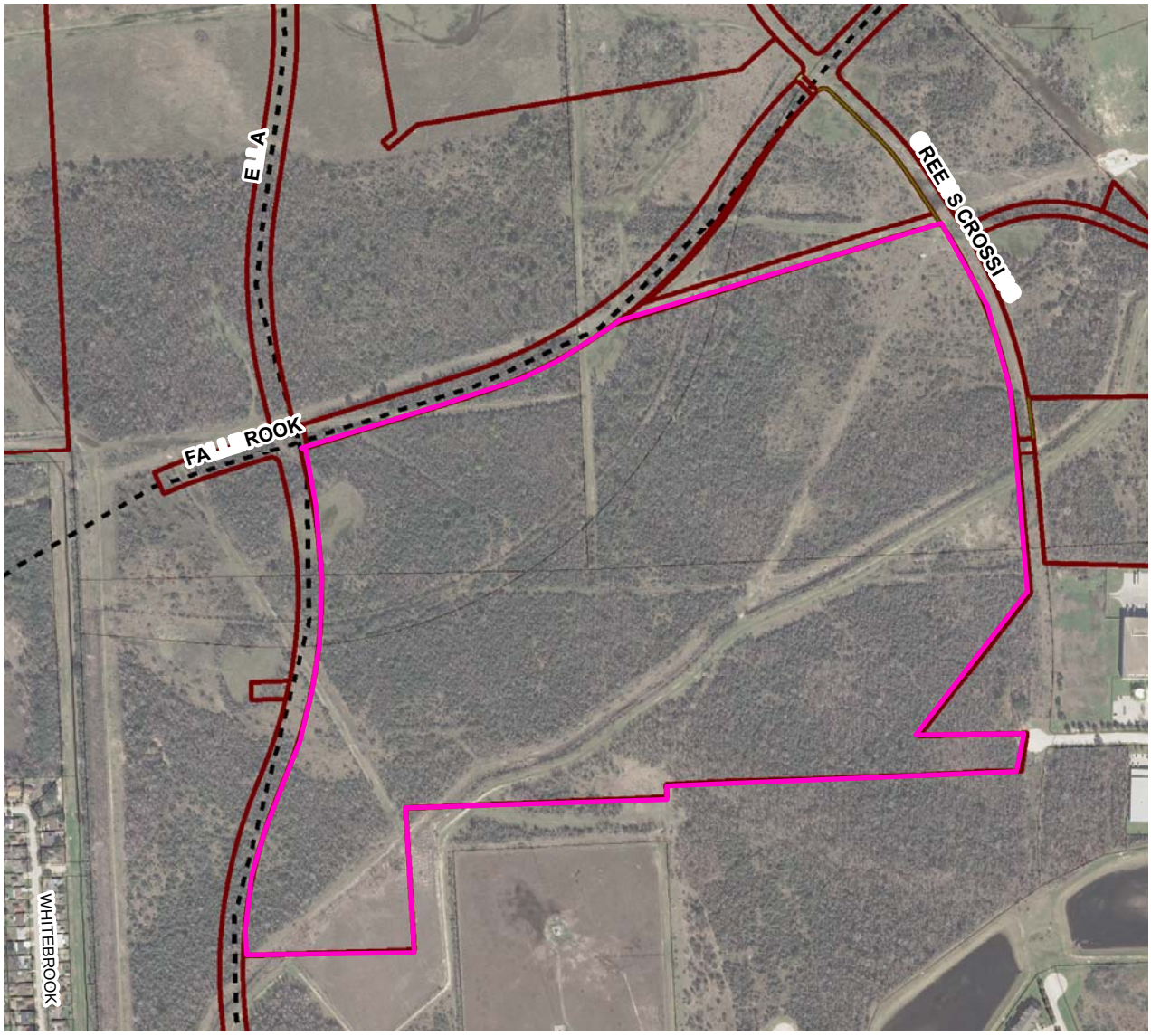
F Reconsideration of Re uirements **Subdivision**

Houston Planning Commission I EM 155

Planning and Development Department **Meeting Date 0 10 2014**

Subdivision ame: Pinto usiness Park SC Reserve Sec 1

Applicant ro n ay Engineers, Inc.



NORTH

F Reconsideration of Re uirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-1557
Plat Name: Pinto Business Park GSC Reserve Sec 1
Applicant: Brown & Gay Engineers, Inc.
Date Submitted: 06/27/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To revise the plat classification from C3P to C2 as originally submitted
Chapter 42 Section: N/A

Chapter 42 Reference:
N/A

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:
The original plat was submitted in November of 2013 as a Class II Replat. The plat was deferred (Variance) at the December 5, 2013 Planning Commission Meeting as a Class II Replat. Upon further study and review it was discovered the plat was not a replat (original plat vacated) and the classification was changed to Class III Preliminary. The change in classification was only recently noticed when the plat was finalized for the recordation process. We repectfully request the classification be revised to a Class II plat as originally submitted.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/10/14

I EM 1 4

Applicant EFRAIN SANCHEZ
Contact Person BRANDI SAINZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WES OF US 59 **SO H OF** MILLS BRANCH DR	**14 101**	77365	5671	295-R	ETJ

ADDRESS: 25240 Redbird Lane

ACREA E: 4.00

E A DESCRIP IO

BEING A 4.00 ACRE TRACT OF LAND SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, BEING LOT 216, OF RAVENWOOD, AN UNRECORDED SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 1100, PAGE 472 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

P RPOSE OF RE ES : Mobile Home

S AFF REPOR

S AFF RECOMME DA IO :

ASIS OF RECOMME DA IO :

ADDI IO A I FORMA IO :

CER IFICA E OF COMP IA CE

PLANNING & DEVELOPMENT DEPARTMENT

I EM 1

Meeting Date: 07-10-2014

Houston Planning Commission

ARIA CE RE ES APP ICA IO

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Hoffman Construction	Mr. Hoffman	832-971-3338	amilcardesign@gmail.com

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
1101 E 7TH Street	14031161	77009	5358	493A	H

HCAD ACCO M ER S	0620710000018
PROPER E A DESCRIP IO	Lot 18 Block 20 Norhill
PROPER OW ER OF RECORD	Hoffman Louis C
ACREA E S ARE FEE	8,580 SF
WID H OF RI H S OF WA	E 7th Street – 70'; Norhill Street – 60'
E IS I PA I SEC IO S	E 7th Street – 26'; Norhill Street – 18'
OFF S REE PARKI RE IREME	7 spaces
OFF S REE PARKI PRO IDED	8 spaces
A DSCAPI PRO IDED	Meets requirement
E IS I S R C RE S PE S . F .	Apartments Bldg # 1 - 3,912 SF. Garage apartment bldg # 2 - 378 SF, Storage shed - 546 SF
PROPOSED S R C RE S PE S . F .	New Garage Apartment - 727 SF
P RPOSE OF ARIA CE RE ES	To not provide a 28' private street for a multi-family development.
CHAP ER 42 REFERE CE S	Sec. 42-231. Private Streets – General Standards.

a Development plat that contains a multi-family residential building shall provide at least one private street. The private street shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the private street. Except as provided in sections 42-235 of this Code, a private street shall comply with the requirements of this section.

DE E OPME P A ARIA CE

PLANNING & DEVELOPMENT DEPARTMENT

I EM 1

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APP ICA S S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E

We can't compliance with the required Private Street, due the actual buildings location on the property, existing utility setbacks and bldg lines on the property the existing structures has been on site since 1969 and always has been used as apartments or "multifamily", the city recently request to the Owner to apply for a Certificate of Occupancy and of course the structure will be bring up to the current code and they offered to help on the process, the Owner meet and agreed with the city therefore the Building # 1 now has a recent certificates of occupancy and they have people living there (same people who have lived there for years), by continuing to improving the land he proposes a new way of parking inside the property, instead of parking on the yard and on the street, and knowing the limitations of the land ,we propose a parking design and a exterior deck instead of the existing damaged wood stairs to access the back of the bldg # 1, We also propose to remove the existing garage apartment and build a new one, because we estimate that the required investment to build a new structure will be very close to renovate the old one.

Here is when the Planning Department asked for a 28' Internal street, this can't be done without demolish the existing approved structures by the city, therefore we formally ask for a Variance on this property.

Thank you.

Mr. Louis Hoffman.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

1a he imposition of the terms, rules, conditions, policies and standards of this chapter ould create an undue hardship by depriving the applicant of the reasonable use of the land or

1b Strict application of the re uirements of this chapter ould make a pro ect infeasible due to the e istence of unusual physical characteristics that affect the property in uestion, or ould create an impractical development or one other ise contrary to sound public policy

To comply with the required private street of 28' wide, is required to remove the existing main structure and this will create infeasible the project, specially on recently renovated and approved structure according and by the city of Houston (recent certificates of occupancy).

DE E OPME P A ARIA CE

2 he circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant

The existing land and structures are been used as a " multifamily" since 1969 the Owner (applicant) do not recently build the structures, does not change the use of the land either, just trying to comply with city and regulations and their imposed restrictions and changes, the request for a internal street require to remove the existing renovated and approved structures by the City Of Houston.

he intent and general purposes of this chapter ill be preserved and maintained

With the proposed development and the granted variance we comply with the general purpose of the city ordinance and we are able to have access and a reasonable use of to the property.

4 he granting of the variance ill not be in urious to the public health, safety or elfare

The granting of the variance will help the public because actually they park on the street and with the proposed development this will be resolve, therefore we contribute for the good of the health, safety and welfare by improving our site.

Economic hardship is not the sole ustification of the variance.

By imposing the use of a private street the city will not only destroy a private property will also Private the Owner (71 years old) of having a logic and reasonable use of the property, the requirement for the street came after made him invest a lot of money and time by improving and bring up to the code the existing structure, for the **city re uirement of having on their records a certificate of occupancy .** Will be also disturbing the lives of the current residents who are living on the premises for many years. The request for the 28' internal street require the total removal of the existing renovated structure.

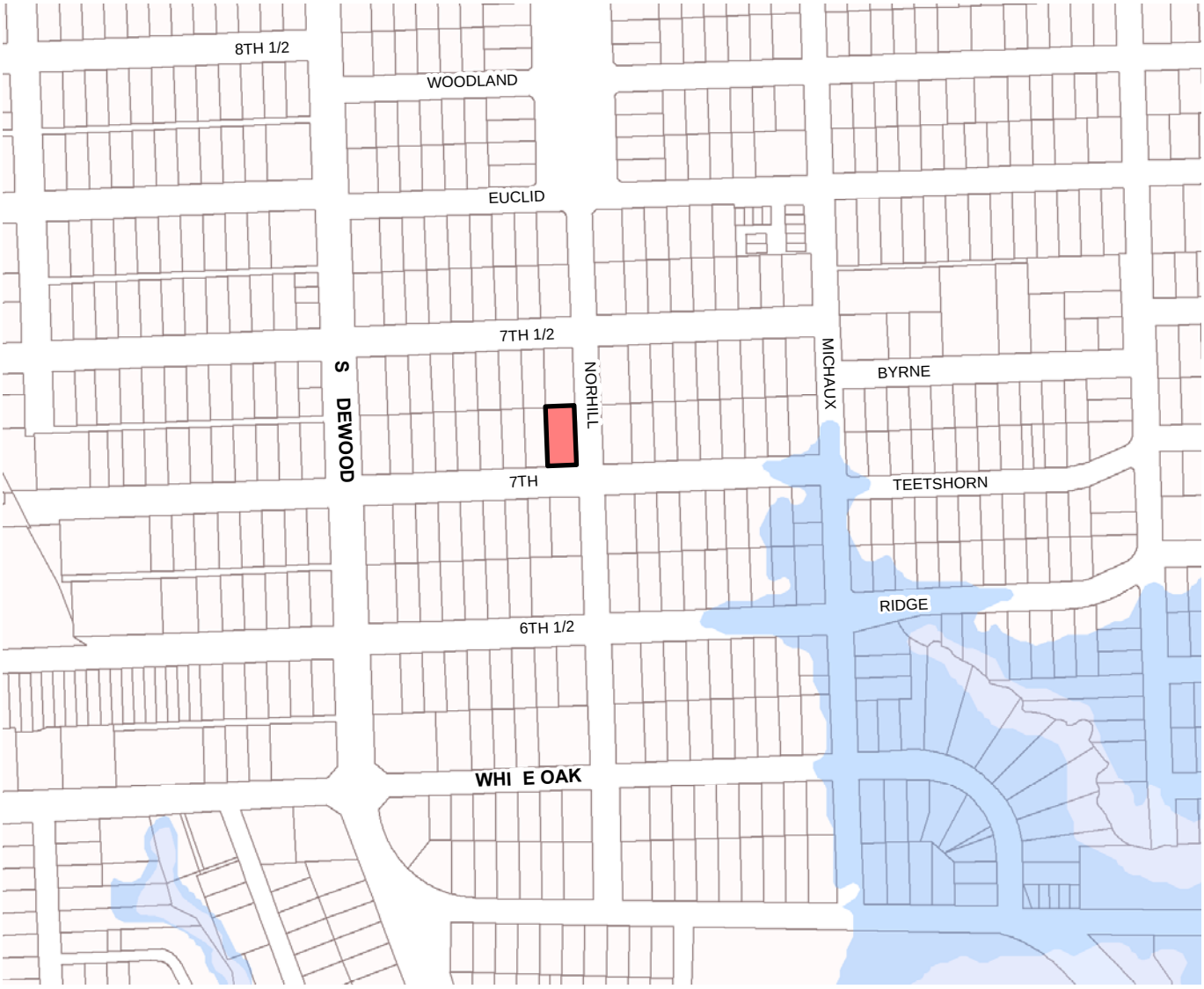
PLANNING & DEVELOPMENT DEPARTMENT

I EM 1

Meeting Date: 07-10-2014

Houston Planning Commission

Area Map



DE E OPME P A ARIA CE

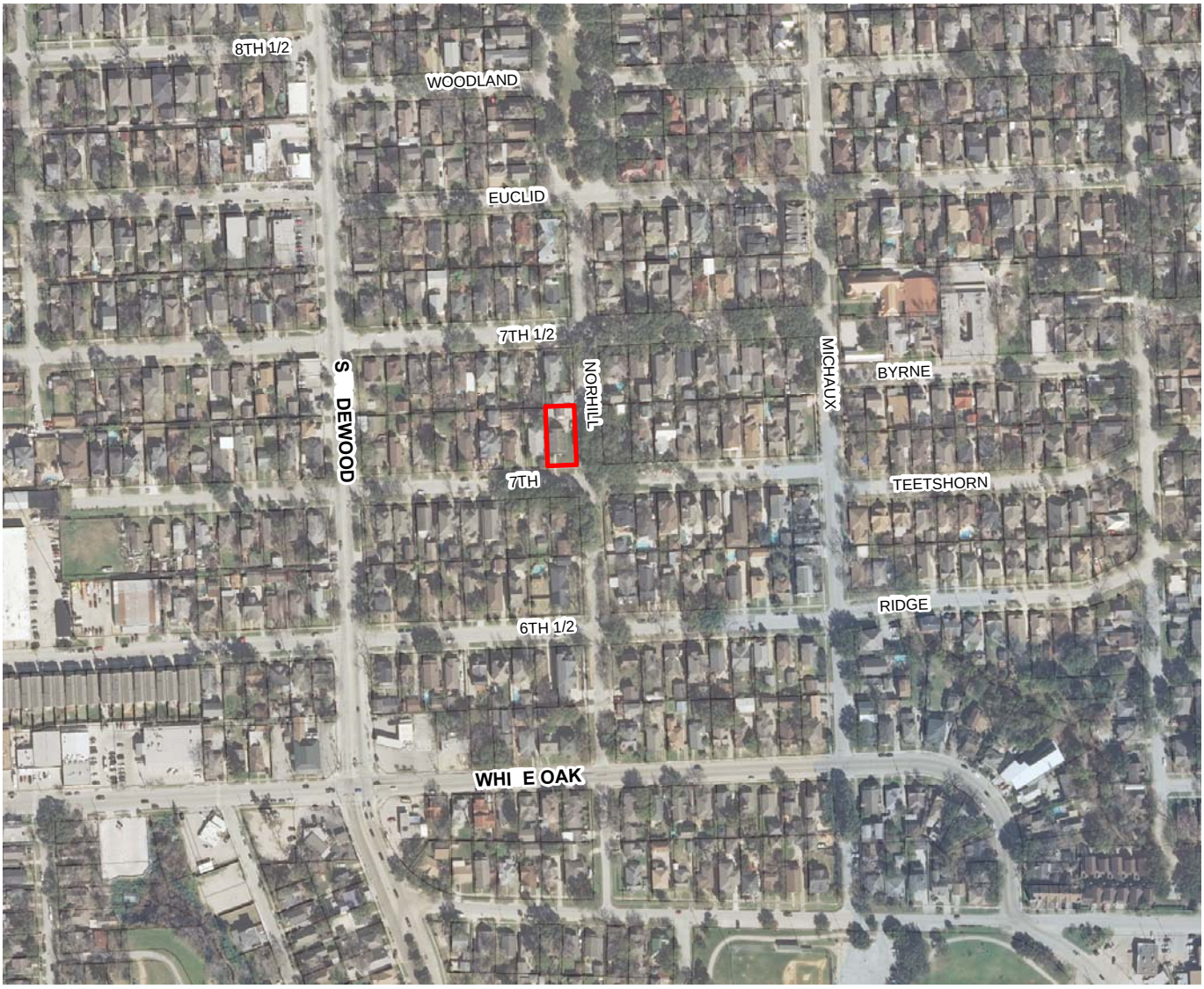
PLANNING & DEVELOPMENT DEPARTMENT

I EM 1

Meeting Date: 07-10-2014

Houston Planning Commission

Aerial



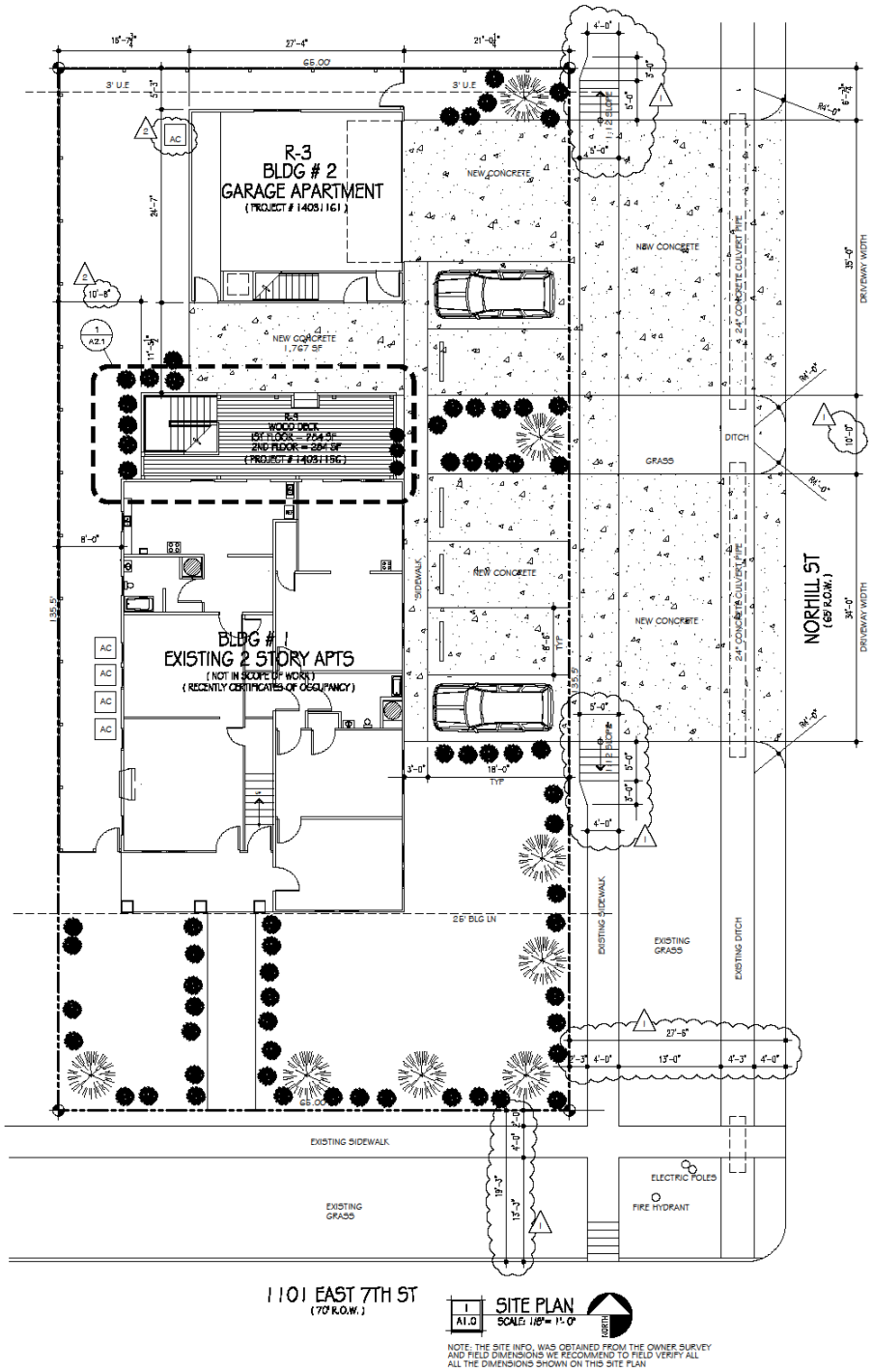
DE E OPME P A ARIA CE

PLANNING & DEVELOPMENT DEPARTMENT

I EM 1

Meeting Date: 07-10-2014

Houston Planning Commission



DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1
Meeting Date: 7-10-14

ARIA CE RE ES APP ICA IO

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APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
TKE Development Services	Belinda King	(713) 956-1995	belindak@kpmtx.com

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
2534 Glen Haven Blvd	14024237	77030	5255	532L	C

HCAD ACCO M ER S	0620280240020
PROPER E A DESCRIP IO	Lot 20 & Tr 21A Blk 24 Braeswood
PROPER OW ER OF RECORD	Ann Schutt-Aine and Rubin Bashir
ACREA E S ARE FEE	13,600 SF
WID H OF RI H S OF WA	Glen Haven Blvd 60' ROW; Kirby Dr – 80' ROW'
E IS I PA I SEC IO S	Glen Haven – 25'; Kirby - 24' Northbound Lane
OFF S REE PARKI RE IREME	Project Complies
A DSCAPI PRO IDED	2 – 2" Live Oak Trees; 3 Existing Trees to be preserved
E IS I S R C RE S PE S .F .	Vacant
PROPOSED S R C RE S PE S .F .	Single - Family; 4,863 sq. ft.
P RPOSE OF ARIA CE RE ES	To allow for a new single-family residence to be constructed at a 10' building line instead of the ordinance required 25'.
CHAP ER 42 REFERE CE S	Chapter 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.

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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APP ICA S S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E

The building line variance request is being submitted to the Planning Board for consideration based on the following facts:

1) Kirby Drive is a two way street with a median that is dedicated as a major thoroughfare, deed restrictions of the neighborhood dictate that this setback should be 10'.
2) Glen Haven has a deed restricted building line of 40'.
3) The applicant has proposed the construction of a new residential home at 2534 Glen Haven, located at the corner of Blen Haven Blvd and Kirby.
4) The applicant is requesting a variance to allow for a 10' Deed Restricted BL along Kirby Drive instead of the 25' BL as required by Chapter 42.
5) Compliance with Sec 42-152 (a) would result in several negative impacts including:
    a. Non-conformity with Prevailing Community Standards regarding existing side setback standards throughout the community. Setbacks for home in the near vicinity range from 10.2' to 12.1' along Kirby.
    b. 55% of the land would be dedicated to building setback lines depriving owner reasonable use of the land.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

1a he imposition of the terms, rules, conditions, policies and standards of this chapter ould create an undue hardship by depriving the applicant of the reasonable use of the land or

The Braeswood subdivision was platted long before Kirby was designated as a Major Thoroughfare. 10' Building lines were established along Kirby Drive.

The site is located at the intersection of Glen Haven and Kirby Drive, a major thoroughfare. Currently there is a 10' building line requirement along Kirby Drive, and a 40' building line requirement along Glen Haven per recorded deed restrictions. Applying setback standards for a major thoroughfare to this parcel as well as the deed restricted 40' building line on Glen Haven would devote 55% of the lot to the building setback, depriving the owner reasonable use of the land. The density for this project is 8.9, well below the 27 per acre maximum.

The owner's intent is to take access off of Kirby only for garage parking. A circular drive is planned for visitors and overflow parking so there will be no off-site parking necessary for this site.

Strict application of Chapter 42 would deny the owner's use of a significant portion of the land which would require the construction of a home not benefiting the community. The Prevailing Community Standards as indicated by the setback of adjacent properties mirror the owner's intent and provide for side setbacks ranging from 10.2" to 12.1"

DE E OPME P A ARIA CE

1b Strict application of the re uirements of this chapter ould make a pro ect infeasible due to the e istence of unusual physical characteristics that affect the property in uestion, or ould create an impractical development or one other ise contrary to sound public policy

2 he 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 this variance are not the result of a hardship created or imposed by the applicant.

a) The subdivision was platted before Kirby Drive was designated as a major thoroughfare.
b) Existing restrictions apply for a 10' building line along Kirby Dr and a 40' building line along Glen Haven.
c) The majority of the existing lots which abut Kirby Drive in this area have no additional width to grant in order to comply with Chapter 42 standards for a major thoroughfare.

he intent and general purposes of this chapter ill be preserved and maintained

Among the purposes of Chapter 42 are the establishment of building setback lines appropriate to an area and recognizing the differences in the design framework of various areas; encouraging the efficiency of land development patterns, and the encouragement of pedestrian use of sidewalks unimpeded by vehicles. This project is consistent with these principles.

4 he granting of the variance ill not be in urious to the public health, safety or elfare

The granting of a reduced side setback along this major thoroughfare will not be injurious to the public health, safety or welfare. The intent and purposes of this Chapter, which are to provide adequate vehicular access to all properties and adequate traffic movement for convenient circulation are in existence and will remain.

Economic hardship is not the sole ustification of the variance.

Economic hardship is not the sole justification for this variance. The justification for this variance is the creation of a development consistent with the Prevailing Community Standards in the area.

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1

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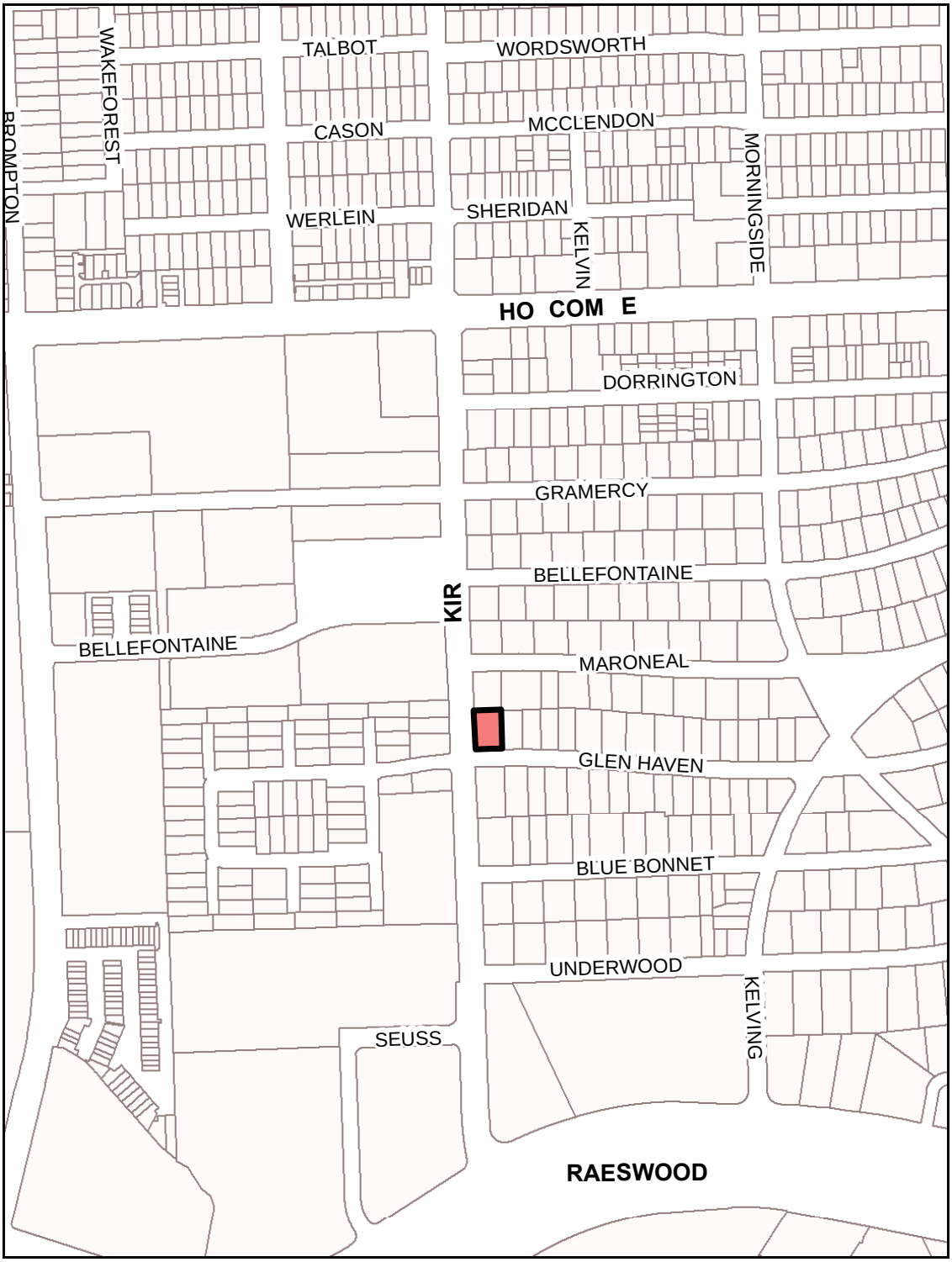


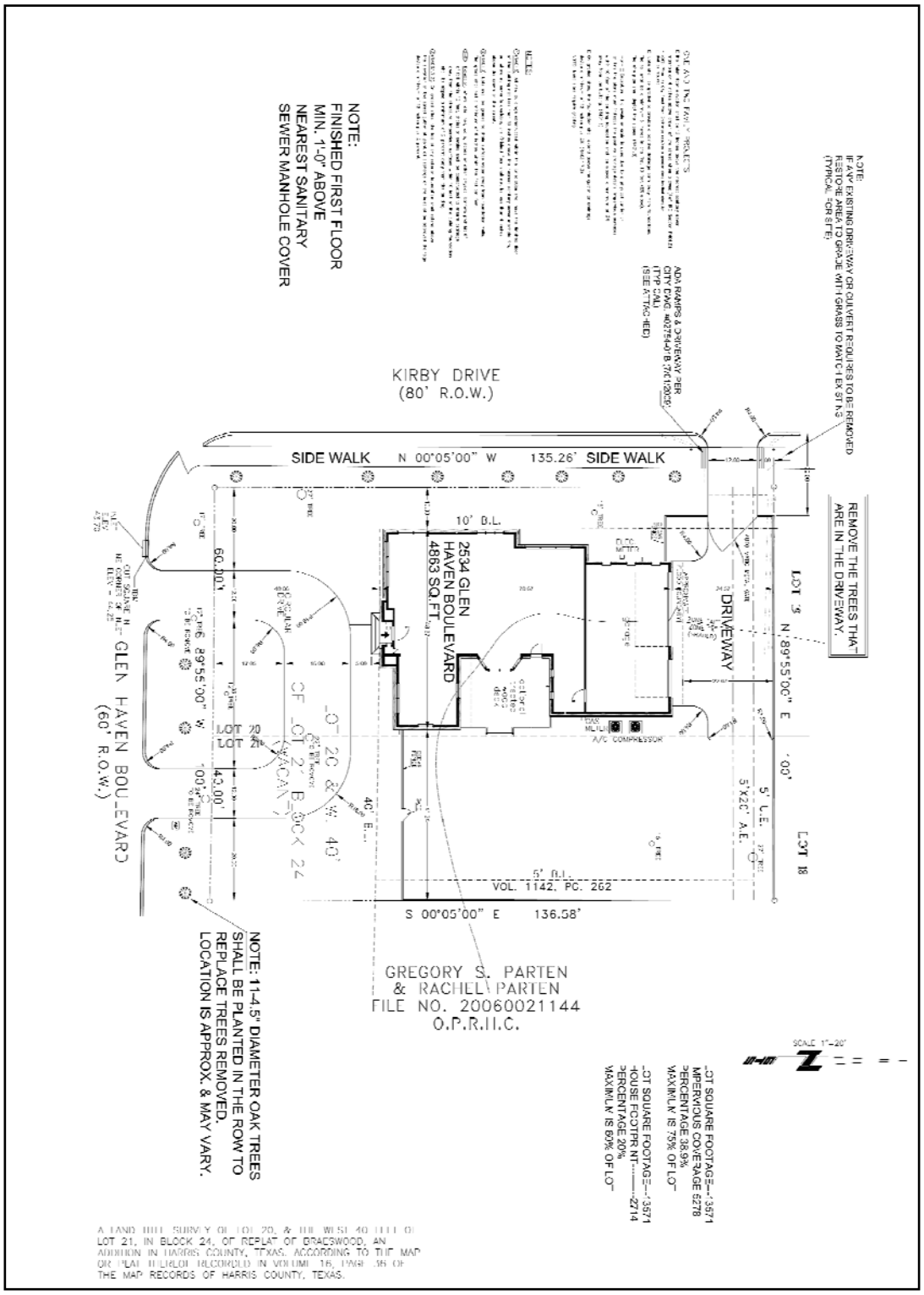
DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1

Meeting Date: 7-10-14



DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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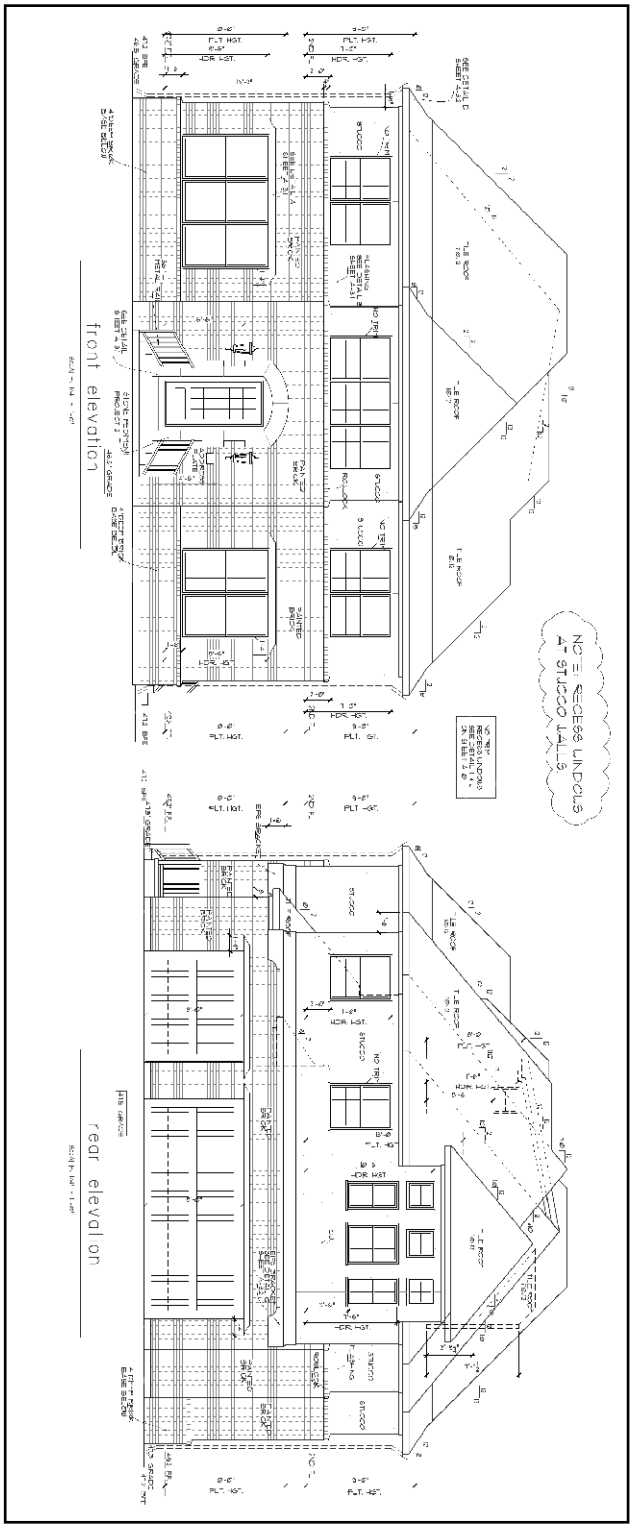
Meeting Date: 7-10-14



DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1
Meeting Date: 7-10-2014

ARIA CE RE ES APP ICA IO

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APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Paksima Group	Zeeba Paksima	713.392.8275	zeeba@paksimagroup.com

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
1226 Heights Blvd	14061945	77008	5358	453W	C

HCAD ACCO M ER S	0201830000019
PROPER E A DESCRIP IO	Lot 19, Block 187, Houston Heights Subdivision
PROPER OW ER OF RECORD	Persepolis Homes, LLC
ACREA E S ARE FEE	7,500 sq. ft.
WID H OF RI H S OF WA	150'
E IS I PA I SEC IO S	30'
OFF S REE PARKI RE IREME	Project complies
A DSCAPI RE IREME S	Project complies

E IS I S R C RE S PE S .F .	N/A
PROPOSED S R C RE S PE S .F .	3,777 sq. ft. Residence

P RPOSE OF ARIA CE RE ES	To allow for the covered front porch to encroach in to the 25' ordinance building setback line along Heights Boulevard.

CHAP ER 42 REFERE CE S

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.

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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Meeting Date: 7-10-2014

APP ICA S S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E The residence and the porch are already constructed. There was an error and the porch is encroaching into the building line by 2'4". This was truly a mistake on the part of the general contract, surveyor and the builder. No malfeasance is intended. We simply request that the porch be allowed to remain with the reduced building line.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

1a he imposition of the terms, rules, conditions, policies and standards of this chapter ould create an undue hardship by depriving the applicant of the reasonable use of the land or

We have an approval from the Heights Historical Preservation for the house before the encroachment and are requesting that the Planning Commission allow the 2'4" porch encroachment into the building line.

1b Strict application of the re uirements of this chapter ould make a pro ect infeasible due to the e istence of unusual physical characteristics that affect the property in uestion, or ould create an impractical development or one other ise contrary to sound public policy

2 he circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant

Unfortunately, due to a communication breakdown between all parties involved, the error occurred. The measurement was taken from the fence line instead of the property line. The porch is encroaching into the building line by 2'4" and we ask that we be granted this variance, especially since we cannot be in compliance with the Heights Historical Preservation regulations if the porch is narrower than 6'.

he intent and general purposes of this chapter ill be preserved and maintained
The intent and general purposes of this chapter will be preserved and maintained in that the residence does meet the building line set forth, but only the porch is encroaching.

4 he granting of the variance ill not be in urious to the public health, safety or elfare
The granting of the variance will not be injurious to the public health, safety or welfare because the house does meet the building line requirement, it is only the porch and it does not pose a safety hazard to the public health, safety or welfare.

Economic hardship is not the sole ustification of the variance. Economic hardship is not the sole justification of the variance because the development does not pose any health, safety or welfare threats to the public but the porch merely encroaches into the building line by 2'4".

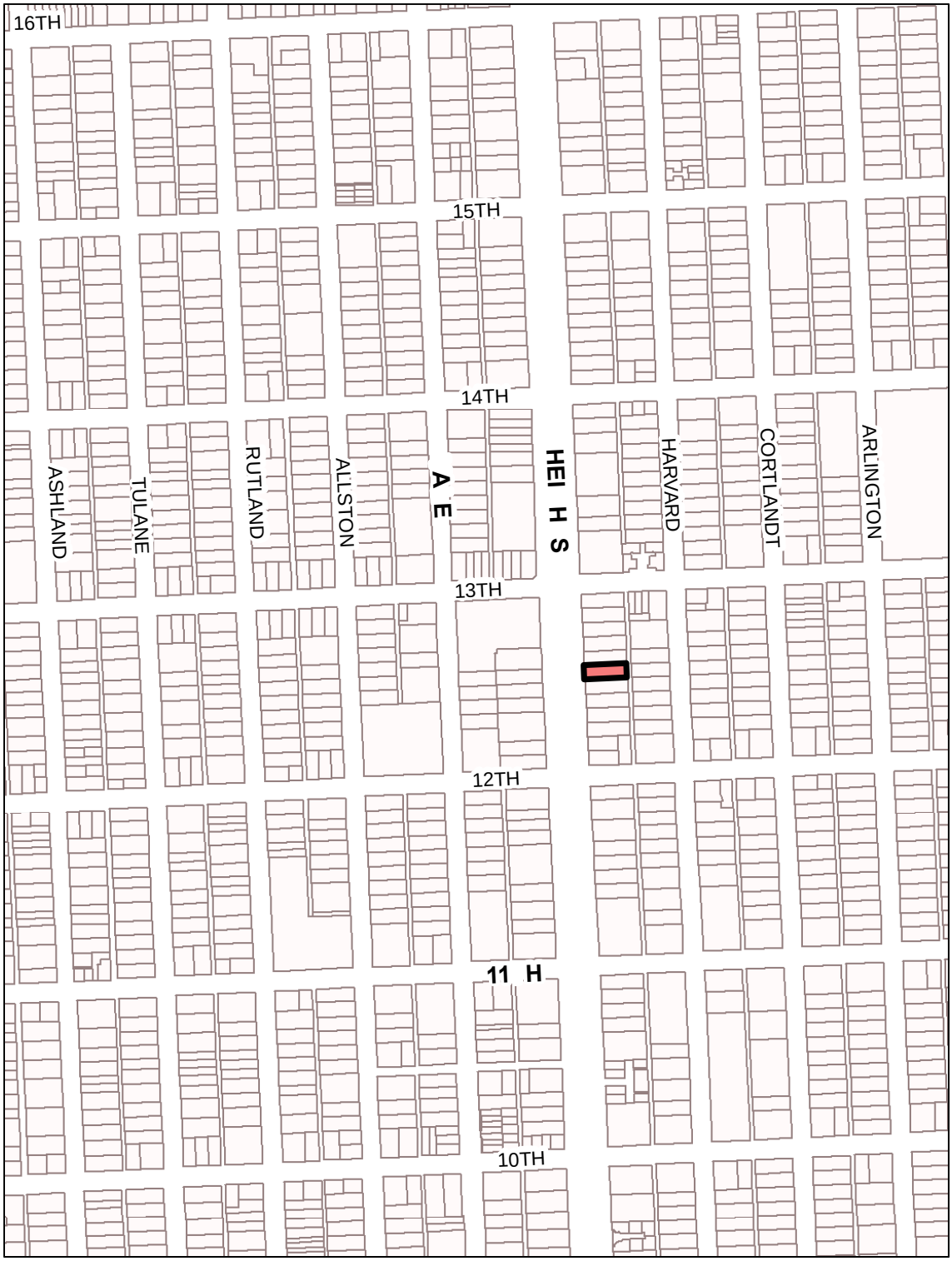
DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1

Meeting Date: 7-10-2014



DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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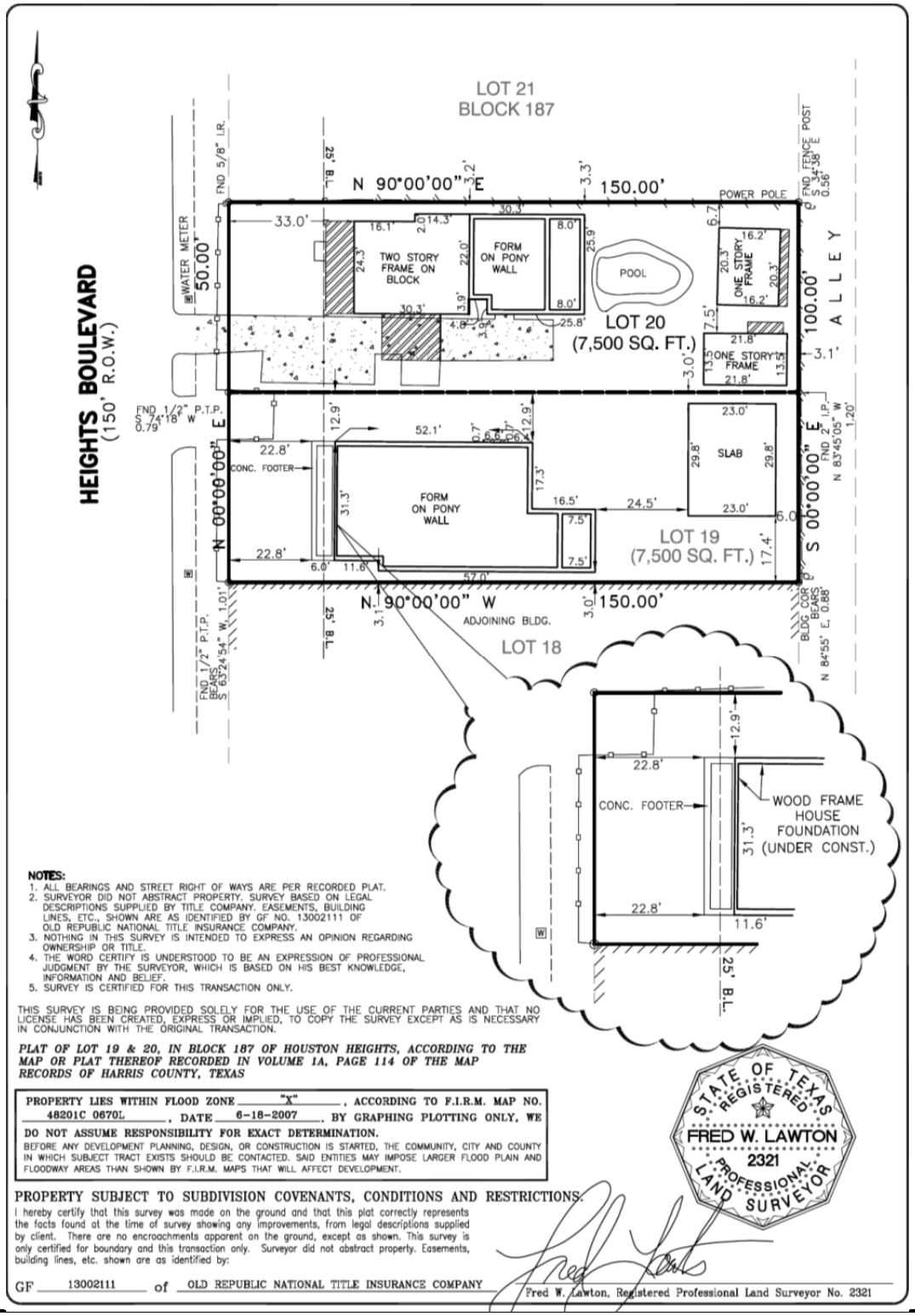
Meeting Date: 7-10-2014



NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13002111 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLAT OF LOT 19 & 20, IN BLOCK 187 OF HOUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1A, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0670L, DATE 6-18-2007. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 13002111 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

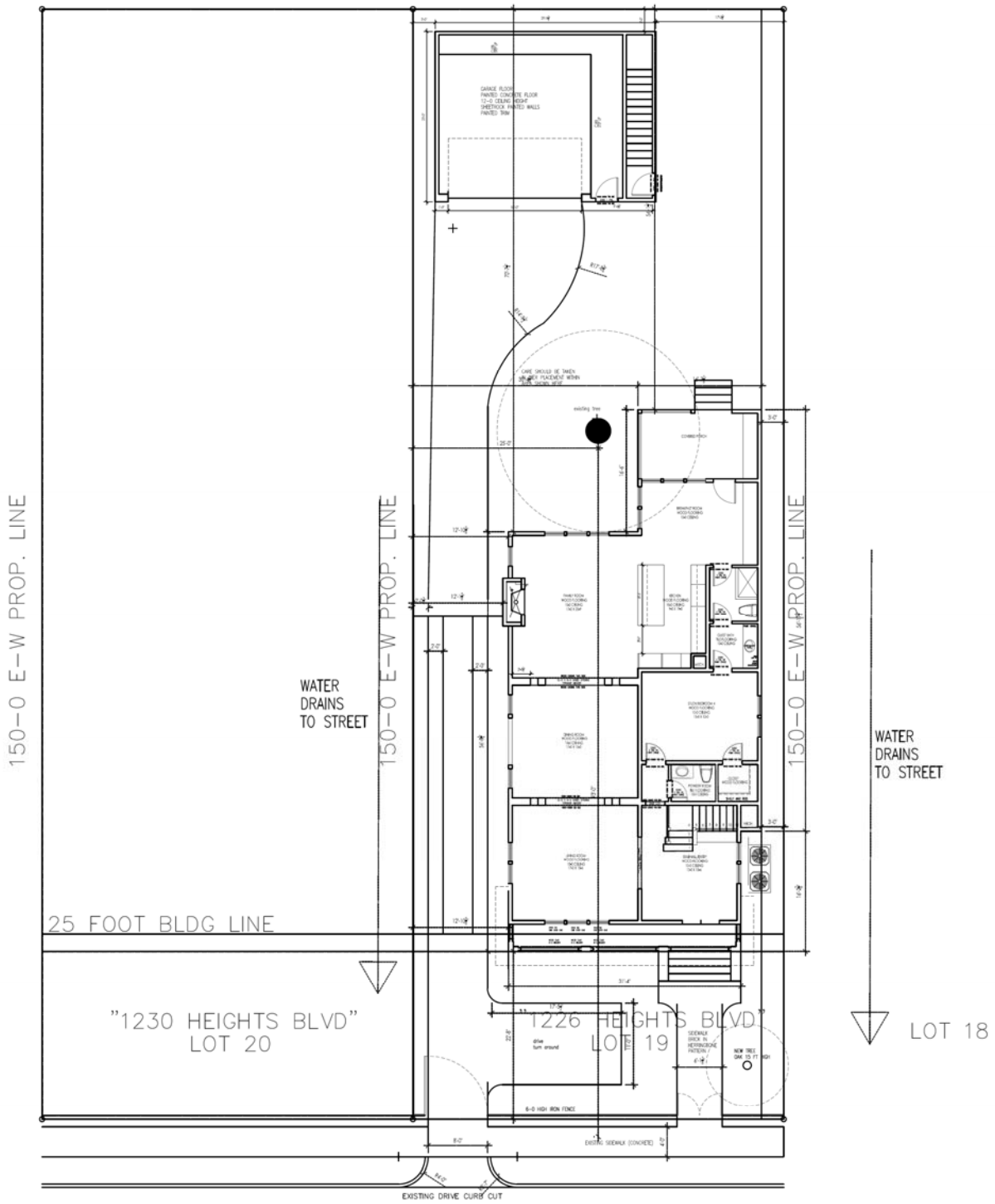
DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1

Meeting Date: 7-10-2014



DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1

Meeting Date: 7-10-2014

FRONT/STREET/WEST ELEVATION

SIDE/NORTH ELEVATION

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM 1
Meeting Date: 7/10/2014

ARIA CE RE ES APP ICA IO

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Coventry Homes	Natalie Glass	713.465.4205	NGLASS@MHINC.COM

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
3122 Norris Drive	14044605	77025	5254	532P	K

HCAD ACCO M ER S	0780240380007
PROPER E A DESCRIP IO	Lot 7, BLock 17 of Knollwood Village Sec 7
PROPER OW ER OF RECORD	Chen Wen and Han Pu
ACREA E S ARE FEE	8,670 SQUARE FEET
WID H OF RI H S OF WA	Buffalo Speedway – 100'; Norris Drive – 60'
E IS I PA I SEC IO S	Buffalo Speedway – 75'; Norris Drive – 22'
OFF S REE PARKI RE IREME	Project Complies

E IS I S R C RE S PE S .F .	1,734 square feet
PROPOSED S R C RE S PE S .F .]:	4,626 square feet

P RPOSE OF ARIA CE RE ES	To allow a new single-family residence to be constructed with a 20' setback along Buffalo Speedway rather than the ordinance required 25'.

CHAP ER 42 REFERE CE S

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.

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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Meeting Date: 7/10/2014

APP ICA S S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E

We are trying to build a new home in the same location as our existing home relative to Buffalo Speedway. Our current home sits approximately 20' from the property line on the Buffalo Speedway side. Our new home design will be positioned in the same location which will keep the overall feel of the community consistent. The HOA has already approved the design. We have changed the garage entrance from Buffalo Speedway to Norris Drive which will be safer for us and the public.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

1a he imposition of the terms, rules, conditions, policies and standards of this chapter ould create an undue hardship by depriving the applicant of the reasonable use of the land or

We are trying to build a new home in the same location as the existing house. When the neighborhood was developed and the current home was built, Buffalo Speedway was not considered a major thoroughfare. Therefore, this 25' set back did not exist. With the design of the new home, we will have 20' to the property line which is consistent with all the homes in the community.

Knollwood Village Home Owner's Association has already approved the plan.

1b Strict application of the re uirements of this chapter ould make a pro ect infeasible due to the e istence of unusual physical characteristics that affect the property in uestion, or ould create an impractical development or one other ise contrary to sound public policy

2 he circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant

This is correct. When the home was purchased in December of 2003, the building lines shown on the survey were 10' on the Buffalo Speedway side, 20' on the front of Norris, 5' on the right side next to the neighbor, 5' Utility Easement and 5' Ariel Easement on the rear side of property.

he intent and general purposes of this chapter ill be preserved and maintained

Yes, if the variance is approved the new home will be built in line with the neighbors' property and other homes along Buffalo Speedway in Knollwood Village.

4 he granting of the variance ill not be in urious to the public health, safety or elfare

Correct, the granting of the variance will not increase any risk of injury to the public health, safety or welfare. The new home will be built in the same location as the existing home, and it is actually safer for the home owner and the public because the garage entrance is not located on Buffalo Speedway. The

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DE E OPME P A ARIA CE

garage entrance is off Norris Drive which is less traveled street. Also, we will have a new sidewalk on the front of the property which currently does not exist.

Economic hardship is not the sole ustification of the variance.
Correct. Economic hardship is not the sole justification for the variance. The purpose of the variance is to build on the existing homes building line. This will keep the overall continuity throughout the community.

Houston Planning Commission

City of Houston Planning and Development Department

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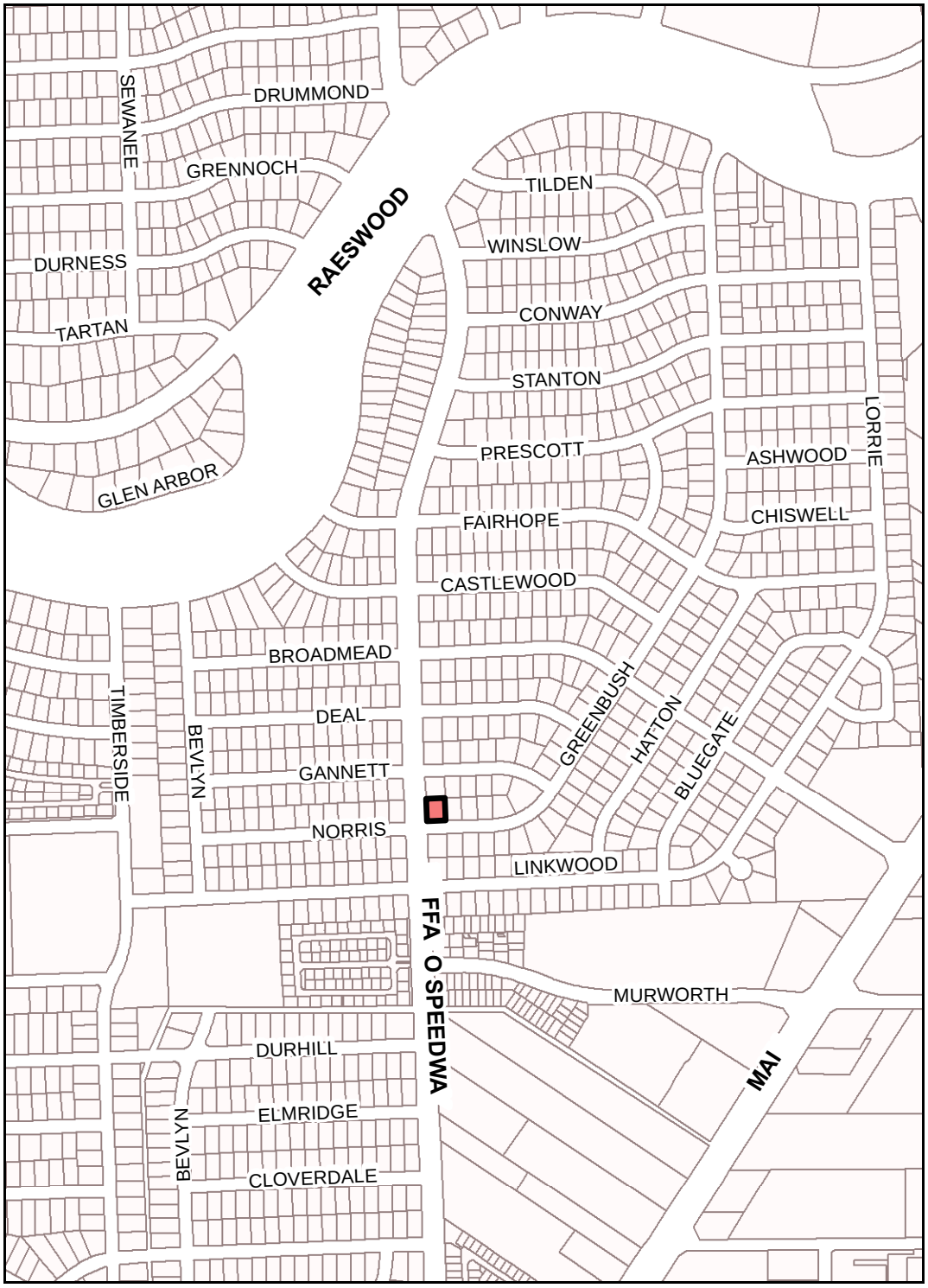

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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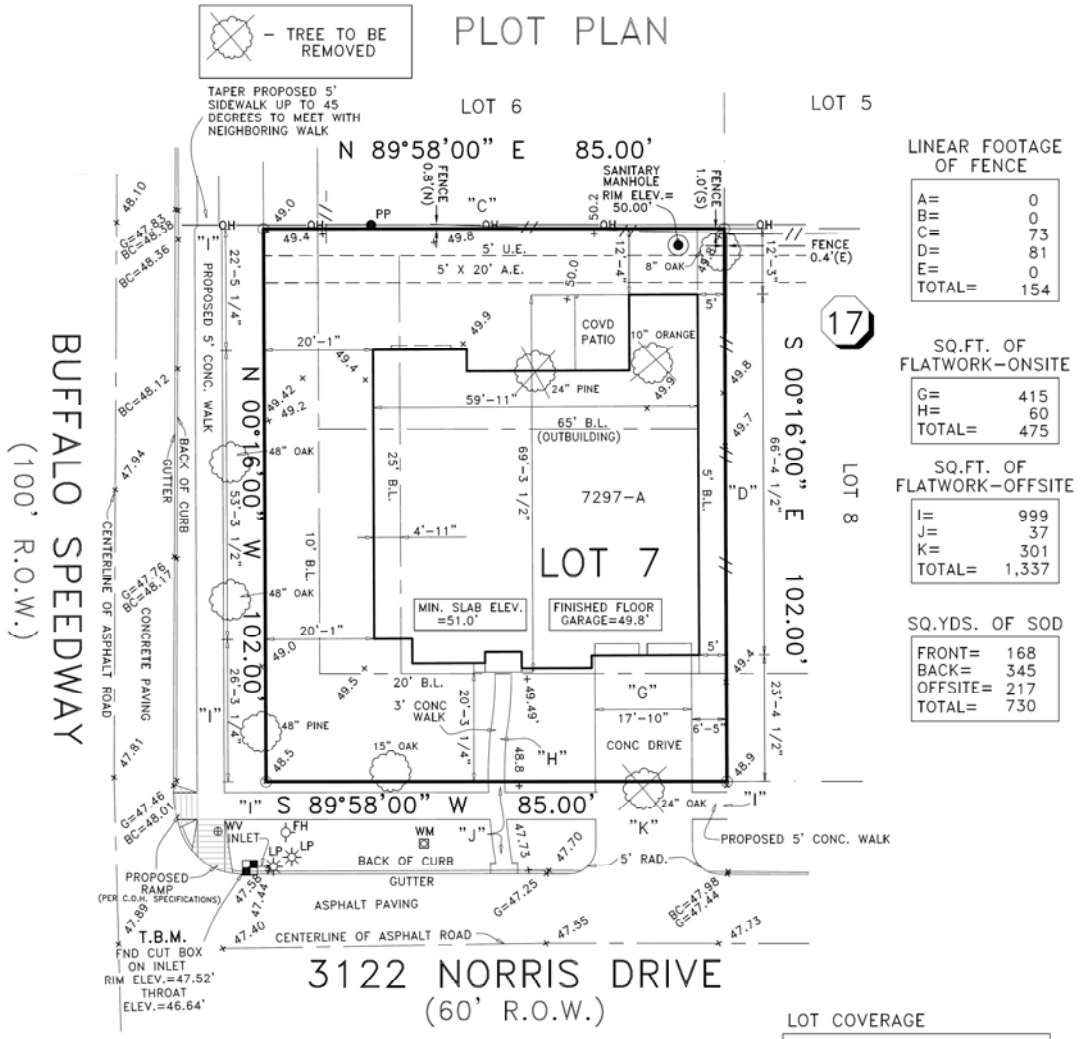

LINEAR FOOTAGE OF FENCE

A=	0
B=	0
C=	73
D=	81
E=	0
TOTAL=	154

SQ.FT. OF FLATWORK-ONSITE

G=	415
H=	60
TOTAL=	475

SQ.FT. OF FLATWORK-OFFSITE

I=	999
J=	37
K=	301
TOTAL=	1,337

SQ.YDS. OF SOD

FRONT=	168
BACK=	345
OFFSITE=	217
TOTAL=	730

LOT COVERAGE

HOUSE=	3,410	SQ.FT.
WALK & DRIVE=	475	SQ.FT.
ENTRY=	30	SQ.FT.
COV'D PATIO=	138	SQ.FT.
TOTAL=	4,053	SQ.FT.
LOT=	8,670	SQ.FT.
COVERAGE=	47	%

LEGEND

- WOOD FENCE
- POWER POLE
- OVERHEAD POWER LINE
- TEMPORARY BENCH MARK
- WATER VALVE
- LIGHT POLE
- FIRE HYDRANT
- WATER METER

BFE=49.2'

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. BUILDER MUST BE DILIGENT IN ADHERING TO THE DRAINAGE REQUIREMENTS.

PLOT PLAN ONLY
THIS IS NOT A BOUNDARY SURVEY.

NOTES:

.) PLOT PLAN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 1420103971, EFFECTIVE DATE 12-26-13.

.) BEARINGS BASED ON PLAT OF KNOLLWOOD VILLAGE SECTION, 7 RECORDED IN VOL 40, PG, 55, H.C.M.R.

.) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

.) ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.

5.) ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND ELEVATIONS. ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.

6.) PROJECT BENCHMARK IS FLOODPLAIN REFERENCE MARK NUMBER 040140, AN HCFCD BRASS DISK STAMPED "D100-00-00" FROM THE INTERSECTION OF SOUTH BRAESWOOD BOULEVARD AND STELLA LINK ROAD, TRAVEL EAST ON SOUTH BRAESWOOD BOULEVARD APPROXIMATELY 0.5 MILE. MONUMENT IS LOCATED EAST OF LARGE OUTFALL NEAR TOP OF BANK AND BIKE PATH. ELEV.=47.14 FEET (NAVD 1988, 2001 ADJ.)

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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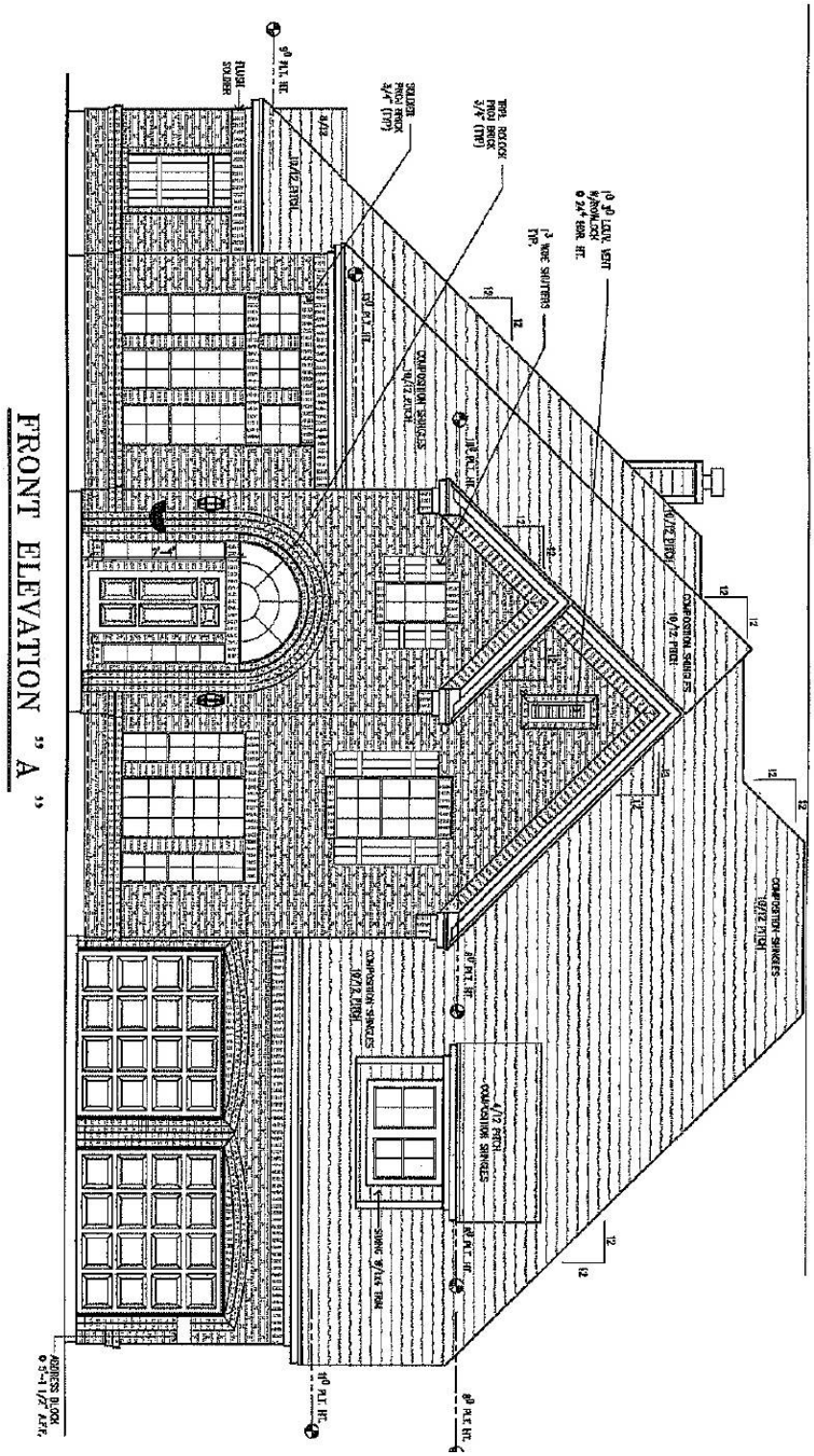
Meeting Date: 7/10/2014



FRONT ELEVATION "A"

DE E OPME P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I
Meeting Date: 7-10-14

ARIA CE RE ES APP ICA IO

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.

APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Houston Independent School District	Kedrick Wright	713-556-9329	kwright7@houstonisd.org

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
11625 Martindale Road	14063215	77048	5552	574K	D

HCAD ACCO M ER S	1184060010001
PROPER E A DESCRIP IO	Res A Blk 1 Ross Sterling High School
PROPER OW ER OF RECORD	Houston ISD
ACREA E S ARE FEE	1,021,917 sq ft
WID H OF RI H S OF WA	Martindale – 60'; Madden – 55'
E IS I PA I SEC IO S	Martindale – 40'; Madden – 27'
OFF S REE PARKI RE IREME	640 spaces
OFF S REE PARKI PRO IDED	410 spaces

E IS I S R C RE S S .F .	223,518 sq ft (includes 8,878 sq ft of temporary building)
PROPOSED S R C RE S S .F .	240,166 sq ft

P RPOSE OF ARIA CE RE ES provided in off-street parking facility.	To request reduction of required number of parking spaces

CHAP ER 2 REFERE CE S Section 26-492, Class 5 Religious & Educational, c. – 3. Senior High School; 1.0 parking spaces per every 3 occupants. b) Section 26-497. Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by section 26-492 of this Code.

OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7-10-14

APP ICA S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E

Houston Independent School District strives to provide each new high school campus with, at minimum, a regulation sized football field, soccer field, softball field, baseball field and tennis courts. Building the required 576 off-street parking spaces would prevent the new Sterling HS from having a regulation baseball field as well as two multi-purpose athletic fields, which are part of the Physical Education program. These exclusions would prevent the new Sterling from having comparable athletic and Physical Education facilities to other new high school in HISD.

HISD is requesting a reduction in the required number of off-street parking spaces from 576 to 410 at the new Sterling Aviation High School. This request is based on the projected parking needs of the proposed new school.

Based on demographic analysis of the current school, comparative analysis with similar programs/schools within HISD, development projections of the surrounding area and demographic analysis of the surrounding community, we feel 410 off-street parking spaces will adequately serve the new campus now and for the next 25-30 years, please see the attached demographic analysis. HISD is committed to providing an equitable educational experience as part of the 2012 Bond Program. The District has made sacrifices to the athletic and Physical Education program to fit the proposed 410 off-street parking spaces.

APP ICA S S A EME OF FAC S

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@houstontx.gov.

1 he imposition of the terms, rules, conditions, policies and standards of this article ould deprive the o ner or applicant of the property of reasonable use of the land or building

If Houston ISD is required to build the required number of off-street parking spaces, the District will not have adequate room on-site to provide the new Sterling Aviation High School with comparable athletic and Physical Education facilities as compared to other new high schools in the District. Specifically, Sterling will not have a regulation sized baseball field and would lose one multi-purpose athletic field. Several mature trees on the site would be sacrificed if we were to build number of off-street parking spaces required by ordinance.

2 hat 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

Houston ISD is designing all new schools in the most compact footprint possible. Our square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they design the new schools and results in the most compact building possible.

We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on

---

OFF S REE PARKI ARIA CE

this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the Sterling High School Community.

School Name	Magnet Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other		Teacher,Visitor & Staff parking	Current Parking Spaces	Parking Spaces Used
				No.	Magnet Trans.	%	No.	%	No.	%	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	234	150
Booker T. Washington	Science & Engineering	764	150	307	71	40%	110	14%	480	63%	200	310	188
Sharpstown	Leadership	1323	150	218	36	16%	75	6%	1030	78%	130	351	255

Sterling High School currently has 48 magnet transfers and 17 ride the HISD Bus to school. Sterling High School is served by two Metro stops on Martindale. Per the principal, many teachers and students use Metro to travel to the school. Please see the table below for the basis of the request to provide 410 spaces in lieu of the ordinance required amount.

Projected Transportation Requirements for new campus:			HISD Bus			Drive		Other		Teacher, Visitor/Staff			
School Name:	Max Enrollment	Max Magnet Enrollment	# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity	Parking Spaces required	Event parking *	Total Spaces Reqd.
Sterling HS	1600	200	640	71	40%	160	10%	800	50%	170	330	80	410

he intent of this article is preserved
Adequate off-street parking will be provided on the site of the new school. The reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding community.

4 he parking provided ill be sufficient to serve the use for hich it is intended
As detailed in the above table, adequate and accessible parking will be provided for the students, faculty, staff and visitors of Sterling Aviation High School. Daily student, faculty, staff and visitor needs along with special event parking needs have been addressed.

he granting of such a variance ill not be in urious to the public health, safety or elfare and
The new Sterling Aviation High School will have adequate off-street parking spaces for students, faculty, staff and visitors. The parking will be conveniently and strategically located to prevent parking on the surrounding streets. Providing convenient off-street parking will keep the campus parking and traffic onsite and away from the surrounding community.

For a development that is sub ect to the re uirements of article II, chapter , of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article II, chapter , of this Code.

OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

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Meeting Date: 7-10-14

S A DARDS FOR ARIA CES

(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.

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Houston Planning Commission

City of Houston Planning and Development Department

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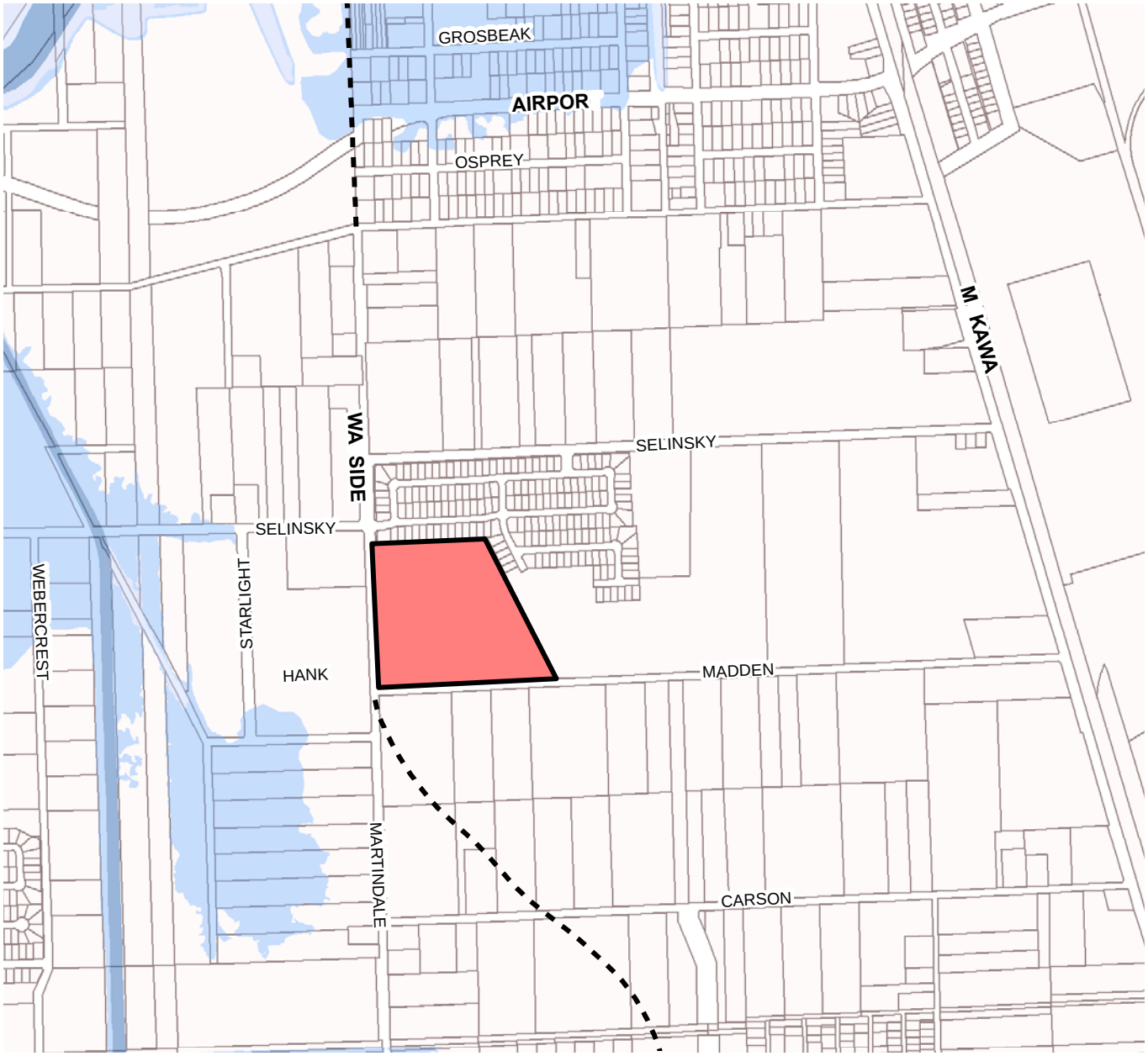
Area Map



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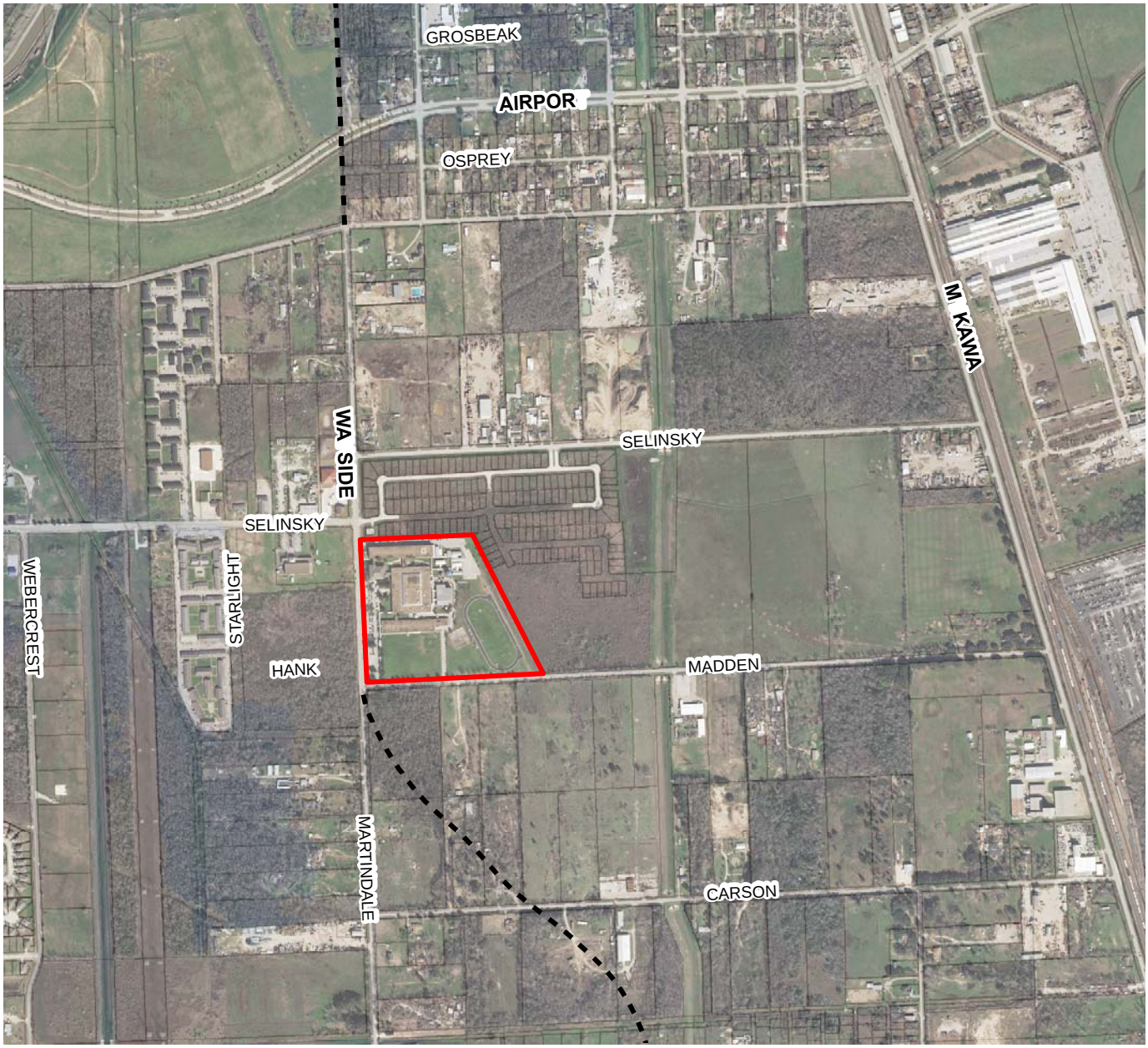
Aerial



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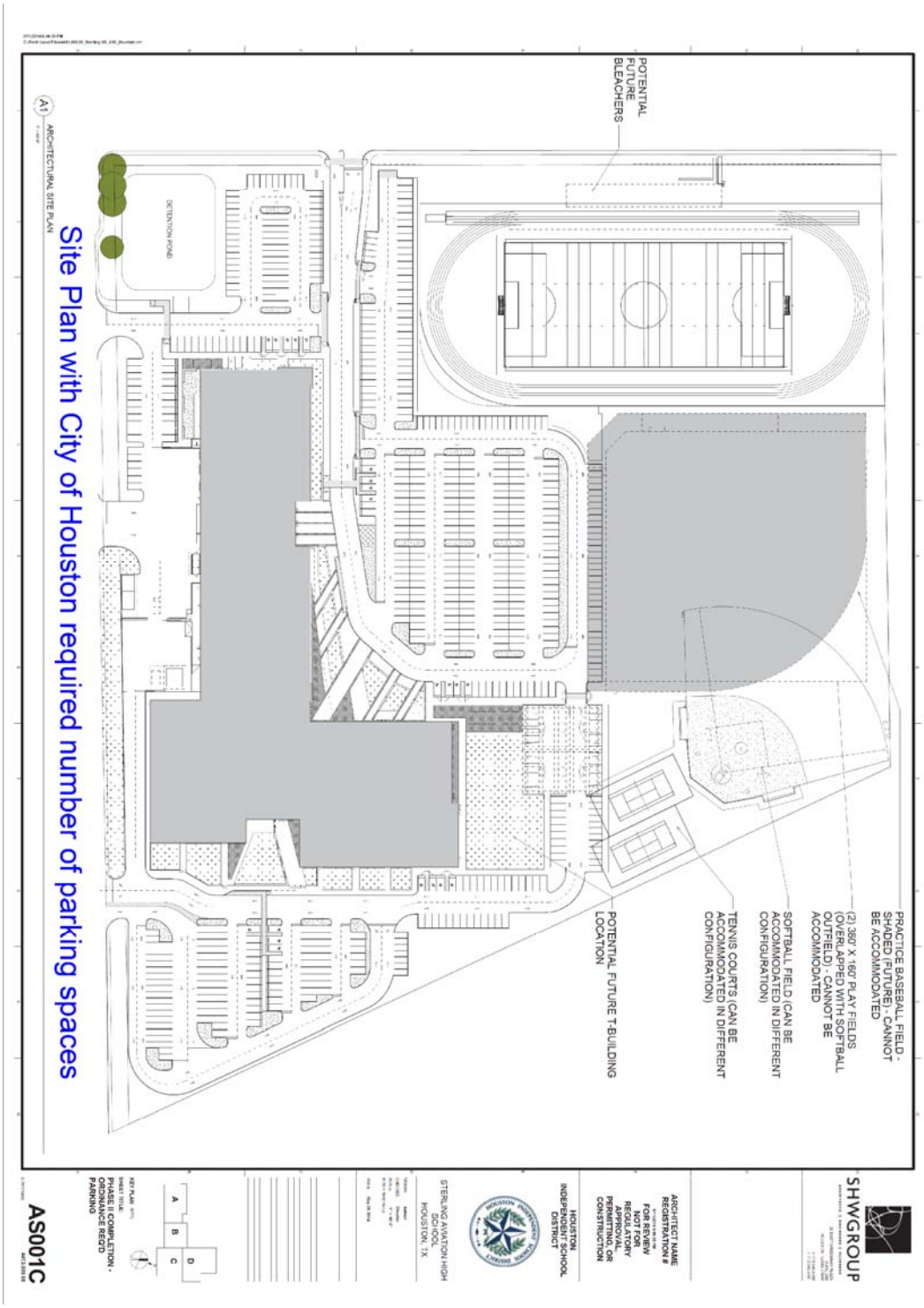

Site Plan with City of Houston required number of parking spaces

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Houston Planning Commission

City of Houston Planning and Development Department

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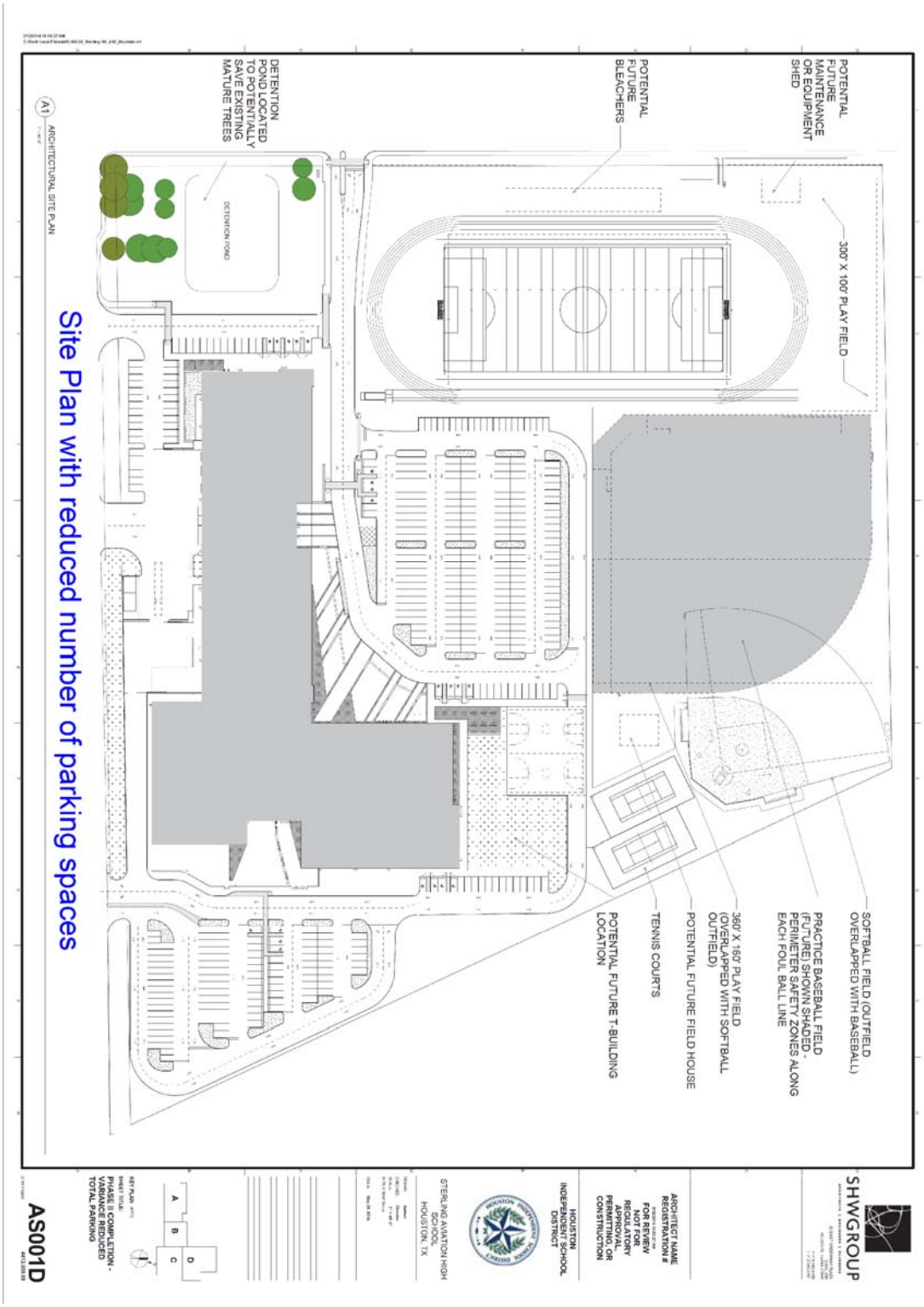

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Houston Planning Commission

City of Houston Planning and Development Department

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OFF S REE PARKI ARIA CE

Houston Planning Commission

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Sterling High School

Aviation Science Magnet

Campus Population

Membership: Snapshot 2013

Living in Zone	720	88%
Transfers In	98	12%
Membership	**818**	**100%**

Race/Ethnicity

American Indian	1	0%
Asian/Pac. Islander	4	0%
African-American	546	67%
Hispanic	258	32%
Multi-Racial	0	0%
White	9	1%
Total	**818**	**100%**

Economically Disadvantaged

Students	643	79%

Zone Population of Grades 9-12

Campus of Enrollment

HISD Students	1,907	59%
KIPP Sunnyside	39	1%
Houston Can Hobby	37	1%
Yes Prep Southeast	36	1%
Sanchez HS	35	1%
Pearland HS	12	0%
Dobie HS	10	0%
Yes Prep East End	6	0%
South Houston HS	4	0%
Deer Park HS	4	0%
Victory Prep	4	0%
Other Public Entity	30	1%
Not in Public School	1,110	34%
Census Estimate	**3,234**	**100%**

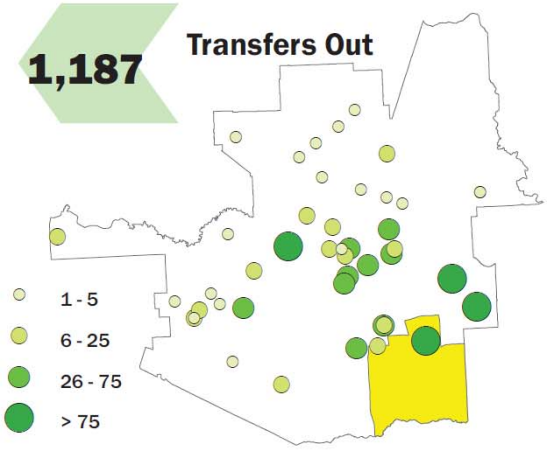
Change in Enrolled Students by Race/Ethnicity

Grouping	2006	2011	2013		2-yr	7-yr
	Total	Total	Total	%		
American Indian	1	10	3	0%	-70%	200%
Asian/Pac. Islander	15	15	12	1%	-20%	-20%
African-American	1,447	1,165	983	52%	-16%	-32%
Hispanic	599	785	875	46%	11%	46%
Multi-Racial	0	14	6	0%	-57%	-
White	49	35	28	1%	-20%	-43%
Total	**2,111**	**2,024**	**1,907**	**100%**	**-6%**	**-10%**

	Year	Students	% of All
Economically Disadvantaged Students	**2006**	1,404	67%
	2011	1,542	76%
	2013	1,520	80%

Transfers within Houston ISD Campuses

1,187 Transfers Out



Receiving Campus

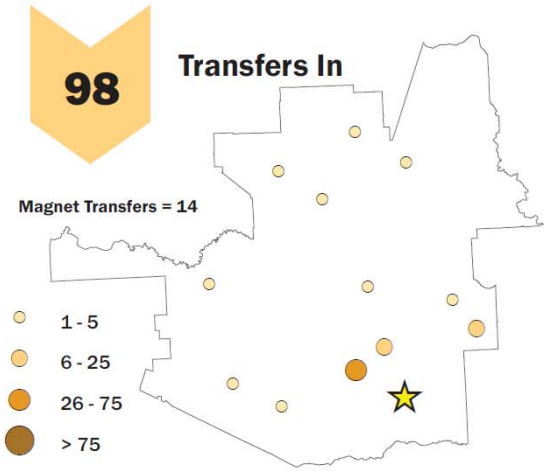
Chavez	266
Mount Carmel	143
Milby	141
Lamar	94
East Early Clg.	51
Bellaire	39
Austin	37
Int. Studies	32
Hope Academy	27
Jones	26
Other	331
Total	**1187**

Ethnicity of Transfers Out

American Indian	0%
Asian/Pac. Isld.	1%
African-American	42%
Hispanic	55%
Multi-Racial	1%
White	2%

98 Transfers In

Magnet Transfers = 14



Home Campus

Worthing	50
Jones	19
Chavez	7
Yates	5
Kashmere	3
Madison	3
Houston	3
Westbury	2
Out of District	2
Milby	1
Other	3
Total	**98**

Ethnicity of Transfers In

American Indian	0%
Asian/Pac. Isld.	2%
African-American	62%
Hispanic	35%
Multi-Racial	0%
White	1%

Prepared by Houston ISD Demographics, November 2013

OFF S REE PARKI ARIA CE

Houston Planning Commission
City of Houston Planning and Development Department

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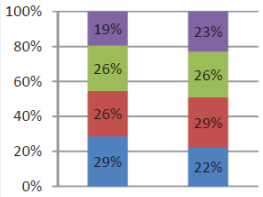
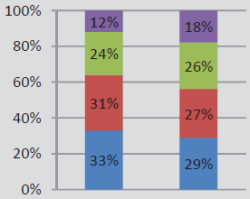
D Council District *Profile*

	Council District 2000	Council District 2010	City of Houston 2000	City of Houston 2010
Total Population	163,356	192,932	1,953,631	2,100,263[1]
Persons per Square Mile	2,593	3,062	2,946	3,167
Race/Ethnicity				
Non Hispanic White	14%	12%	31%	26%
Non Hispanic Black	64%	55%	25%	23%
Hispanic	17%	26%	37%	44%
Non Hispanic Asian	4%	6%	5%	6%
Other	1%	1%	2%	1%
Age				
Under 5 Years	7%	8%	8%	8%
5 to 17 Years	20%	17%	19%	18%
18 to 64 Years	61%	64%	64%	65%
Over 65 Years	12%	11%	9%	9%
Educational Status				
Language Spoken at Home				
English Only	79%	72%	59%	55%
Language other than English	21%	28%	41%	45%
Spanish	15%	27%	33%	37%
Other Languages	6%	1%	8%	8%
Housing Units				
Total Housing Units	64,758	69,746	782,009	893,169[1]
Occupied	91%	86%	92%	88%
Owner Occupied	53%	50%	46%	45%
Renter Occupied	47%	50%	54%	55%
Vacant	9%	14%	8%	12%
Household Income				
Median Household Income	$40,722[2]	$40,078	$46,908[2]	$42,962





[1] Revised by US Census Bureau
[2] Adjusted for Inflation
Source: US Census Bureau

Council Office:
Dwight Boykins, Council Member
Phone: 832-393-3001
Email: districtd@houstontx.gov

District Landmarks:
Texas Medical Center
Hermann Park / The Houston Zoo
Museum District
Emancipation Park
Texas Southern University
University of Houston

Special Districts:
Midtown O.S.T. / Almeda TIRZ
HCID 16
HCRID #1
Five Corners Improvement District
Midtown Management District
Greater Southeast Management District

Super Neighborhoods:
Astrodome Area
Greater Hobby Area
Greater OST / South Union
Greater Third Ward
MacGregor
Medical Center Area
Midtown
Minnetex
Museum Park
South Acres / Crestmont Park
South Belt / Ellington
South Park
Sunnyside

June 2014

PLANNING & DEVELOPMENT DEPARTMENT
713-837-7701 pd.planning@HoustonTX.gov

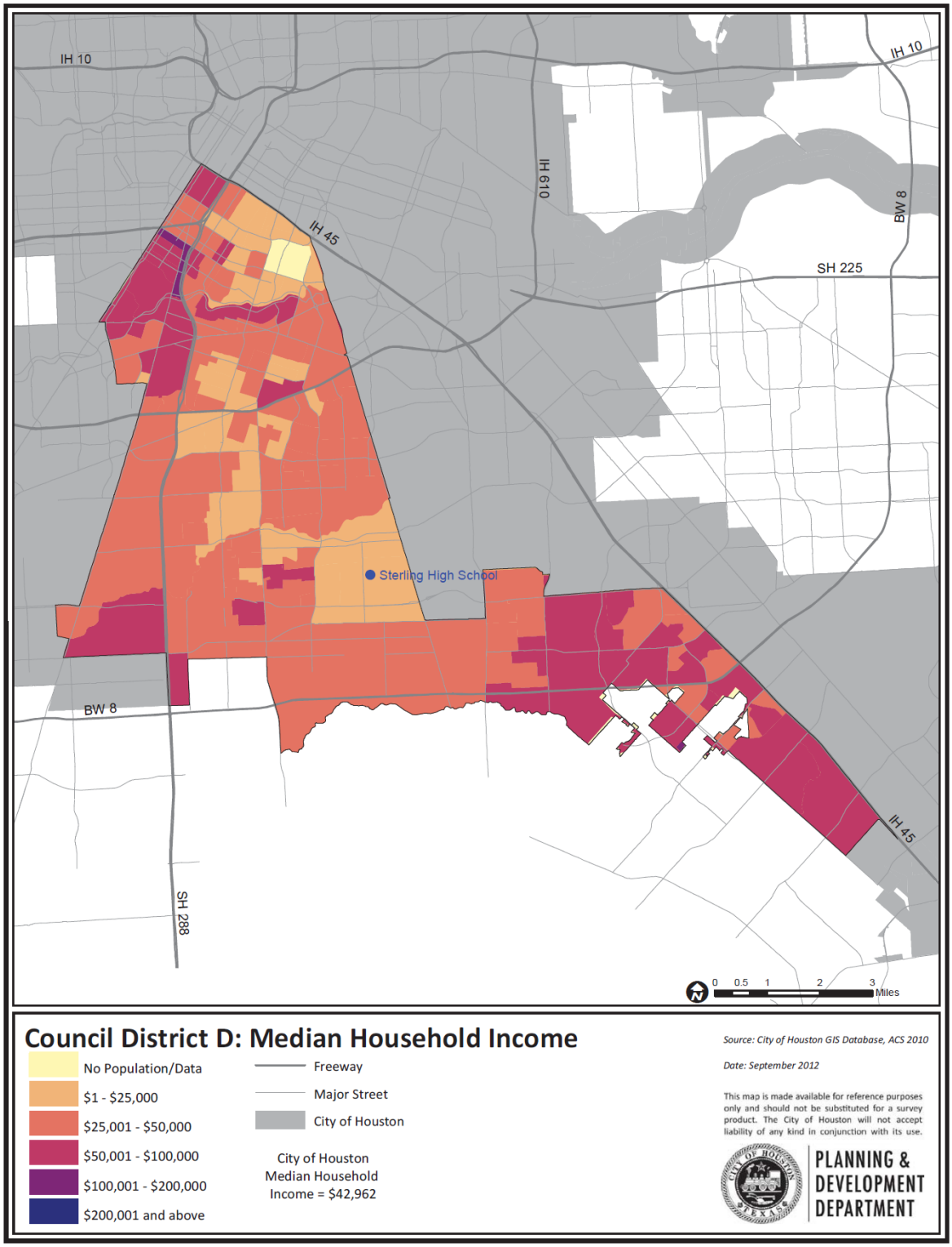
OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7-10-14



OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7-10-14

S AFF REPOR

Staff Recommendation

asis of Staff Recommendation

P A I COMMISSIO AC IO

ASIS OF P A I COMMISSIO AC IO *(SEE ABOVE STAFF EVALUATION)*

ADDI IO A FI DI S P A I COMMISSIO

OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014

ARIA CE RE ES APP ICA IO

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@cityofhouston.net 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.

APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Hill & Swart Architects	Sam Swart	713-823-1660	swart@sbcglobal.net

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
8880 Southbluff Blvd	14056871	77089	5750	615D	D

HCAD ACCO M ER S	1216960010001
PROPER E A DESCRIP IO	Reserve A Block 1 J Frank Dobie High School
PROPER OW ER OF RECORD	Pasadena ISD
ACREA E S ARE FEE	87 Acres (3,788,413 SF)
WID H OF RI H S OF WA	Blackhawk Blvd – 100'; Southbluff Blvd – 60'
E IS I PA I SEC IO S	Blackhawk Blvd – 80'; Southbluff Blvd – 35'
OFF S REE PARKI RE IREME	1566 spaces
OFF S REE PARKI PRO IDED	1383 spaces
A DSCAPI RE IREME S	Meets requirement

E IS I S R C RE S S .F .	404,100 SF
PROPOSED S R C RE S S .F .	Six 1536 SF Classroom Buildings, Total 9216 SF

P RPOSE OF ARIA CE RE ES	School proposes to add classroom buildings without adding new parking lots. Existing parking is never fully utilized with almost 43% spaces unused.

CHAP ER 2 REFERE CE S	Chapter 26-492

OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014

APP ICA S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S E AS COMP E E AS POSSI E

Proposed modular ('T-buildings') classroom buildings are to be placed on an existing pervious parking area. The site is fully developed with buildings, playfields, parking and site drainage improvements. Only limited space is available for new parking. Pasadena ISD proposes to add these buildings without additional parking. The existing parking lots are not fully utilized and remain 43% empty at peak times. Improvements will reduce the number of existing parking spaces from 1383 to approximately 1332 spaces (9126 sf /approx. 180 sf/standard space = 51 spaces). It is possible that some additional space will be required around each building, further reducing the total remaining parking spaces. The assumption would be an additional 12 spaces (2 per building), setting the total remainder at 1320 spaces.

APP ICA S S A EME OF FAC S

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 he imposition of the terms, rules, conditions, policies and standards of this article ould deprive the o ner or applicant of the property of reasonable use of the land or building

Pasadena ISD needs additional classroom space at Dobie High School. Investing in new parking lots to accommodate these temporary classrooms is neither needed nor affordable with the district's current budget. PISD contends using public funds to create new parking lots that will remain empty is a poor use of tax money and reduces the amount of green space on the campus unnecessarily. If new parking lots are required, PISD may be forced to eliminate the proposed classroom buildings, requiring larger classes in the existing classrooms.

2 hat 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 Dobie HS site is developed to meet the needs of a large high school in accordance with all code and regulations when it was built. The proposed classroom building additions are required for this high school's educational function.

he intent of this article is preserved

Excess parking exists on this site. The existing lots are never fully utilized. No off-site parking takes place because of a lack of available parking. All students, faculty and staff can park on campus with a typical available parking at 596 spaces out of 1383.

4 he parking provided ill be sufficient to serve the use for hich it is intended

As noted above, approximately 596 parking spaces are unused at peak usage. That is 43% of total parking available.

OFF S REE PARKI ARIA CE

he granting of such a variance ill not be in urious to the public health, safety or elfare and
Surplus parking will still be available even if all proposed classroom buildings are installed. Assuming six new buildings with 12 classrooms, 462 parking spaces are required per IBC occupancy load. But based on actual experience for this campus, only 57% of those spaces would be utilized. As noted with unused parking spaces at approximately 596, all parking for this campus will remain on-site.

For a development that is sub ect to the re uirements of article II, chapter , of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article II, chapter , of this Code.

N/A

OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014

S A DARDS FOR ARIA CES

(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 S REE PARKI ARIA CE

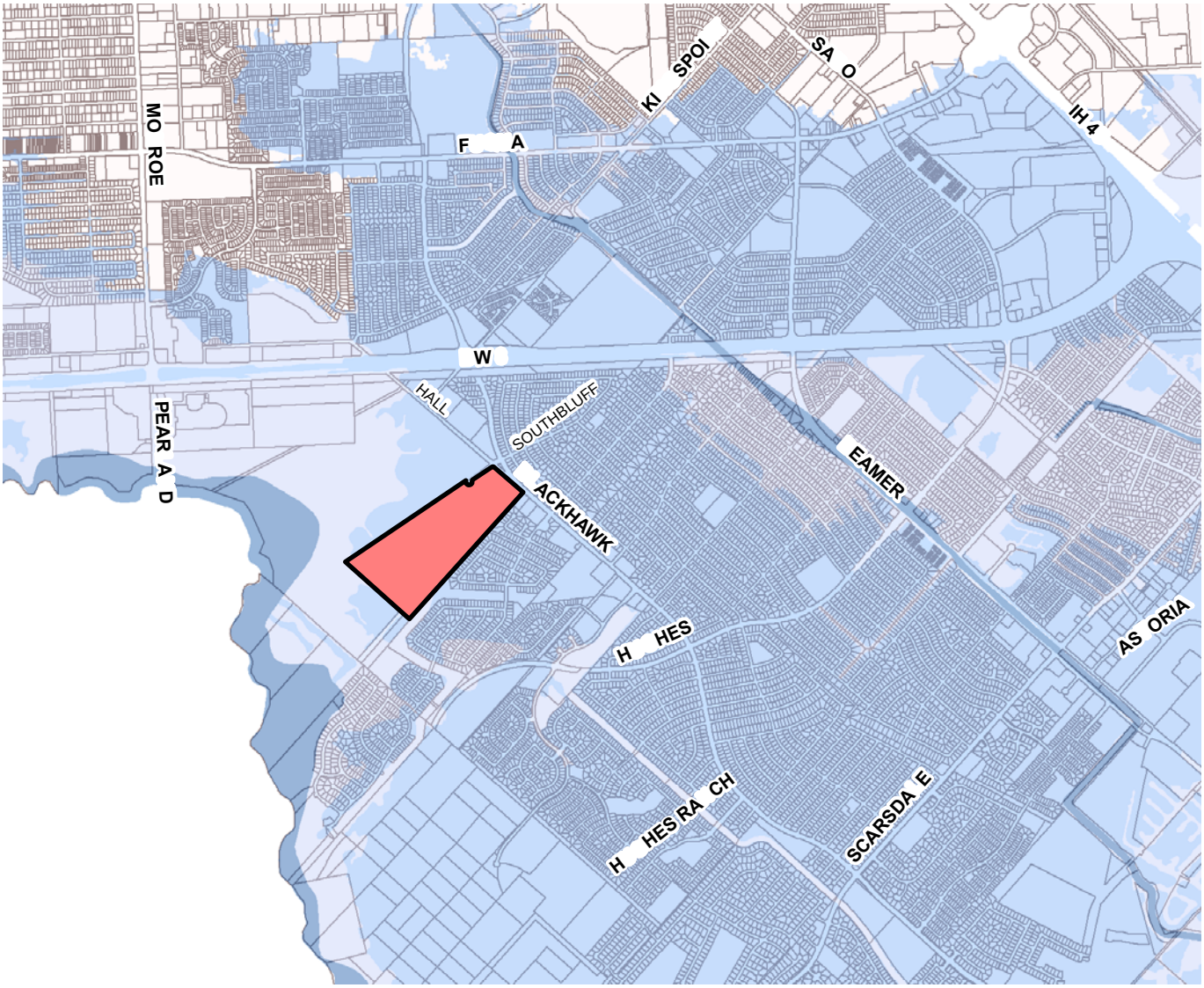
Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014

Area Map



OFF S REE PARKI ARIA CE

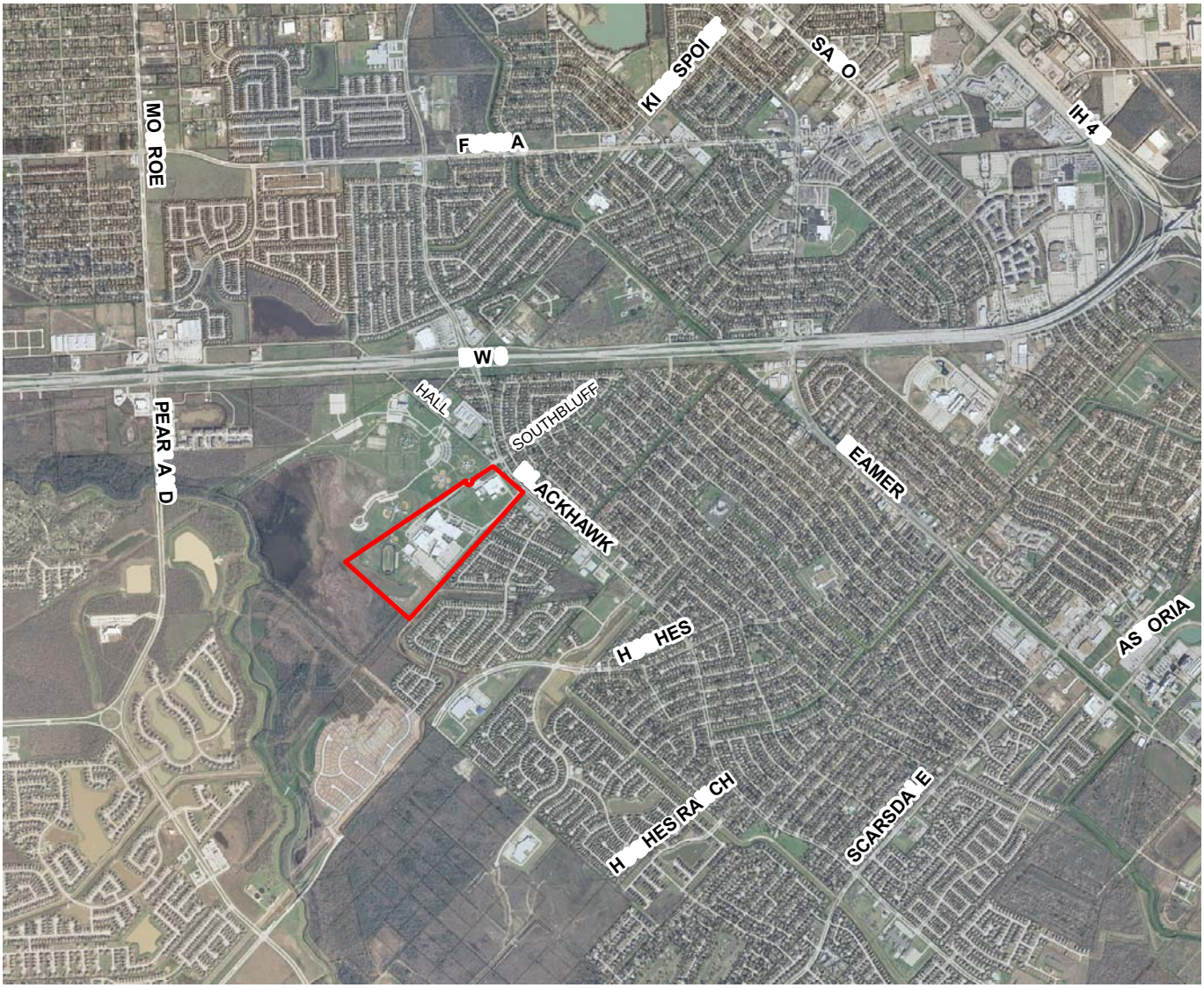
Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014

Aerial



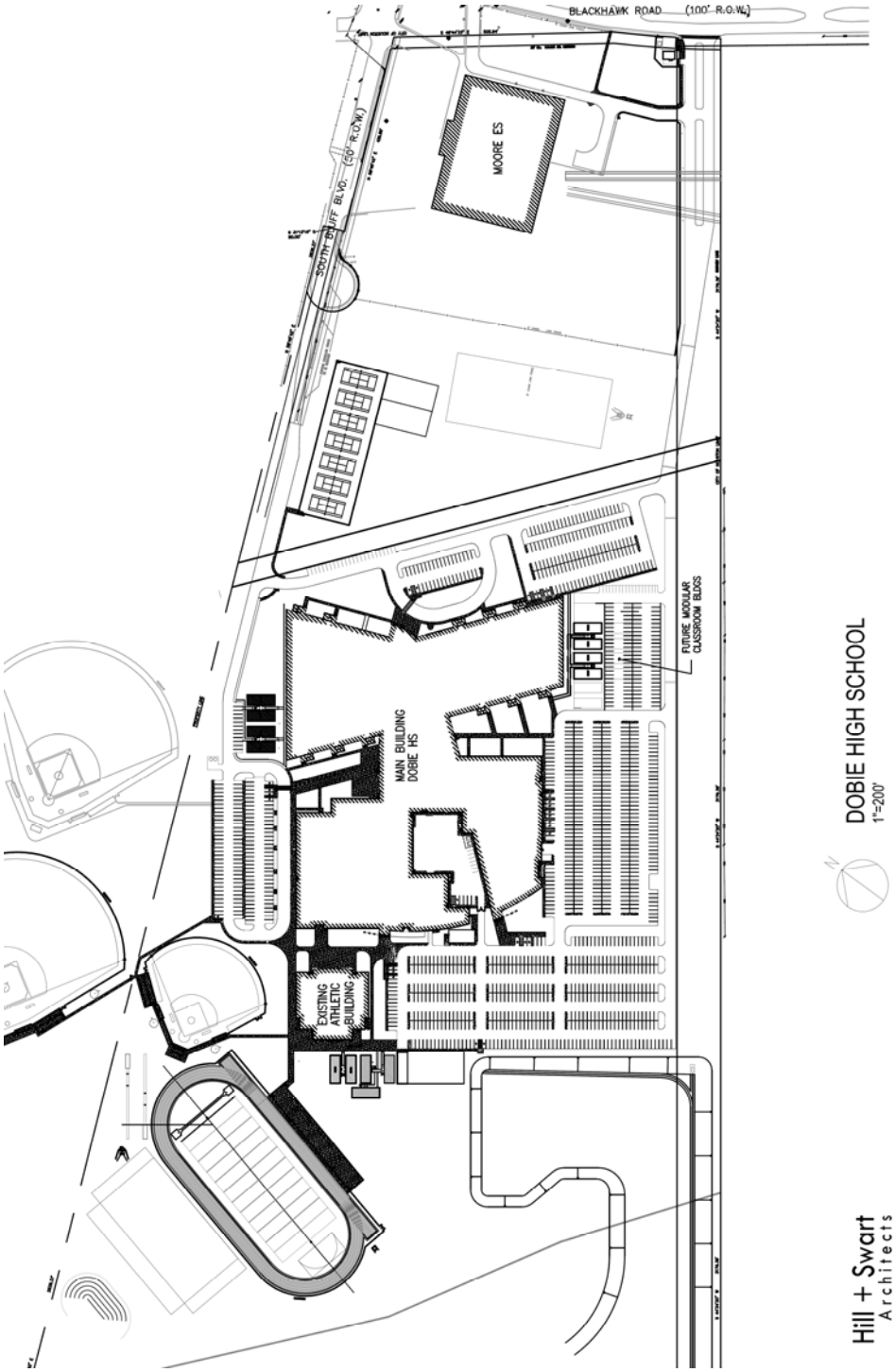
OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM

Meeting Date: 07-10-2014



OFF S REE PARKI ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7/10/2014

ARIA CE RE ES APP ICA IO

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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.

APP ICA COMPA	CO AC PERSO	PHO E M ER	EMAI ADDRESS
Veritas AEC	Robert Charles	(281)293-7511	rcharles@veritasaec.com

PROPER ADDRESS	FI E M ER	IP CODE	AM ER	KE MAP	DIS RIC
2902 Gano St.	14068838	77009	5458	493D	H

PROJEC AME	Southwest Plating New Warehouse Building
HCAD ACCO M ER S	0312280000001, -03, -04, -05, -07
PROPER E A DESCRIP IO	Lots 1-12, Block 228, of Ryons Addition as recorded in Volume 9A, Page 109, of the Harris County Deed Records.
PROPER OW ER OF RECORD	Southwest Plating
ACREA E S ARE FEE	1.435
WID H OF RI H S OF WA	Halpern St. – 60', Chapman St. – 60', McNeil St. – 60', Gano St. – 60'
E IS I PA I SEC IO S	Halpern St. – 40', Chapman St. – 27', McNeil St. – 33', Gano St. – 28'
OFF S REE PARKI RE IREME	32
OFF S REE PARKI PRO IDED	37
A DSCAPI RE IREME S	32 street trees, 320 shrubs
A DSCAPI PRO IDED	13 proposed trees, 3 existing trees, 130 shrubs

E IS I S R C RE S S .F .	44,000 F-1, Plating Building
PROPOSED S R C RE S S .F .	9,984 SF Office Warehouse

P RPOSE OF ARIA CE RE ES	To provide a reduced number street trees and shrubs.

CHAP ER REFERE CE S	Street Trees Required, Sec. 33-126(a) and Parking lot planting of trees and shrubs, 33-127(b).

A DSCAPE P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7/10/2014

APP ICA S A EME OF FAC S

S MMAR OF ARIA CE CO DI IO S The existing buildings on site have been built between the 1930's and the 1970's. These buildings were built on the property line and leave no room for landscaping. Additionally, the majority of the right of way outside of the property lines is paved leaving very limited space for landscaping.

Our proposal meets the intent of the landscape ordinance. In the area of new development, we are adding new trees and shrubs per the landscape ordinance. It is only the area of existing development that would not be brought up to current regulations. The granting of this variance will in no way effect the public health, safety and welfare.

APP ICA S S A EME OF FAC S

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) 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@houstontxgov.

1 he imposition of the terms, rules, conditions, policies and standards of this division ould deprive the o ner or applicant of the property of reasonable use of the land or building

The majority of the site is existing buildings that have been in place since the 1030's. These buildings are built on the lot lines. To provide landscaping to meet the current ordinance the owner would have to demolish and rebuild his existing facilities. Additionally, the majority of the right of way outside of the property lines is paved leaving very limited space for landscaping.

2 he circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained

This variance request is not a result of a hardship created by the owner. The request for variance is due to the existing conditions on site. These existing conditions complied with the codes and ordinances that were applicable at the time of construction.

he intent of this article is preserved

Our proposal meets the intent of the landscape ordinance. We are complying with the landscape ordinance as if this is a stand-alone property. We have 250 feet of street frontage that would require 9 trees. There are 37 parking spaces combined onsite and offsite requiring an additional 4 trees for a total of 13 trees. We are providing 13 new trees on site. Additionally there are 3 tress (30" Pine, 24" Pecan, and a 24" Pecan) that we are not removing. This is an additional 12 tree credits. We are also providing the calculated 130 shrubs that would be required for 13 trees. These calculations would not meet the requirements for the entire block however, we have made the effort to meet the spirit of the ordinance for the new development.

4 he granting of such a variance ill not be in urious to the public health, safety or elfare,

The granting of this variance will in no way effect the public health, safety and welfare. We are not asking to be fully exempt from the landscape ordinance. We are only asking that, due to the existing conditions, we only be required to landscape at the new development. The landscaping we are proposing will still help to beatify the area and meet the goals of the City of Houston landscape ordinance.

For a development that is sub ect to the re uirements of article II, chapter , of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article II of chapter of this Code.

This section is not applicable to this variance. The block is not listed as a historic preservation site.

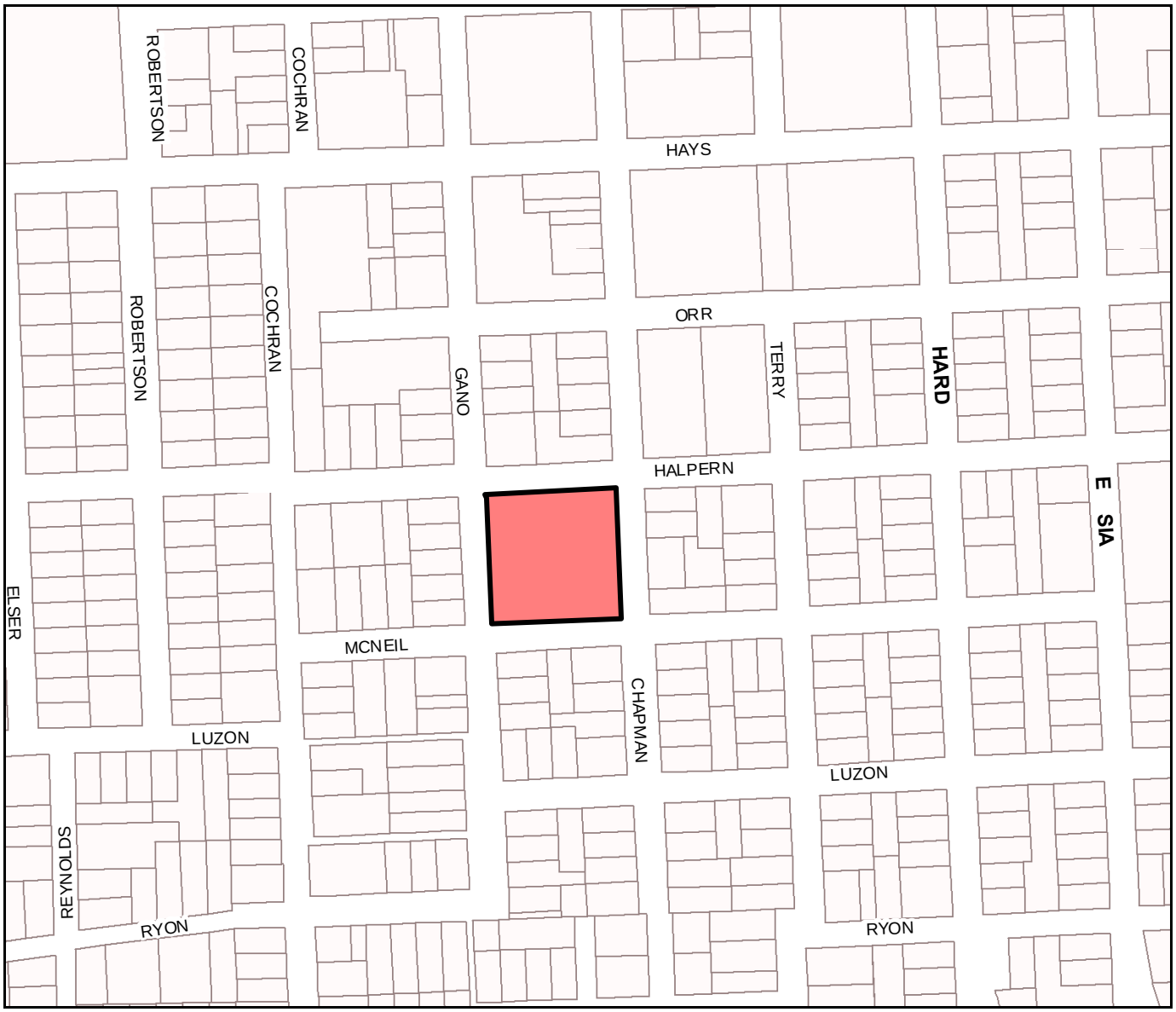
A DSCAPE P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7/10/2014



A DSCAPE P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7/10/2014

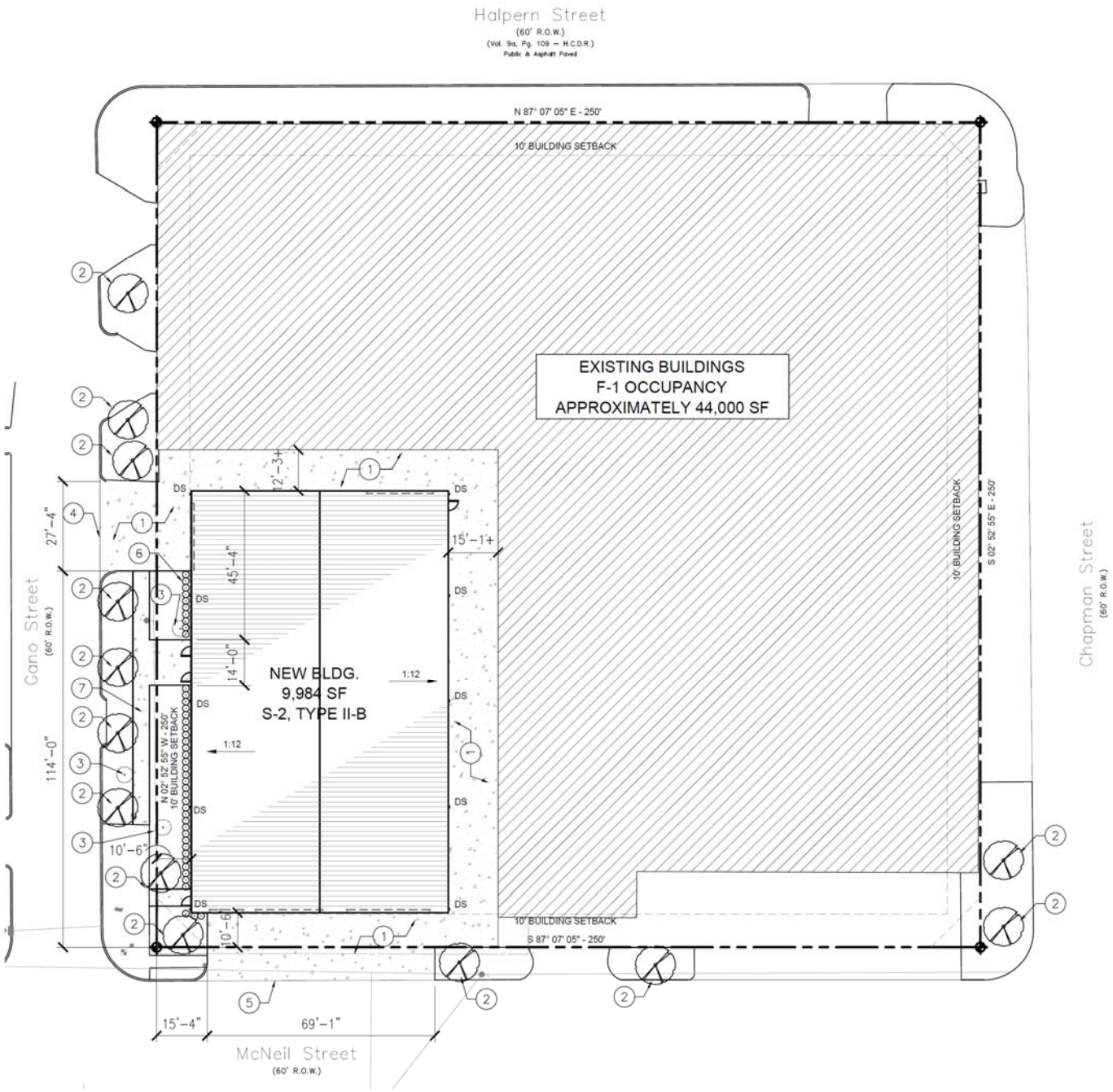
A DSCAPE P A ARIA CE

Houston Planning Commission

City of Houston Planning and Development Department

I EM I

Meeting Date: 7/10/2014



A DSCAPE P A ARIA CE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/10/2014
I EM II

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

Pro ect Summary

On May 7, 2014, Steve Folkes requested a Certificate of Appropriateness (COA) for a three-story brick structure containing ground floor office space and a two-story residence above. The subject property is a vacant lot at the corner of W 17th and Yale Streets in Houston Heights Historic District East.

At their May and June meetings, the Houston Archaeological and Historical Commission (HAHC) reviewed the applicant's request and found on June 19, 2014 that the request did not meet **Criterion** for approval of New Construction found in Chapter 33 Section 33-242. The HAHC voted unanimously to deny the COA.

In accordance with Chapter 33 Section 33-253, the applicant is appealing this decision to Planning Commission.

Charge to the Planning Commission

To be approved, new construction in a historic district must meet 5 criteria for approval found in Chapter 33 Section 33-242. The HAHC denied the applicant's request because it found the project did not meet **Criterion** 5. The applicant has the burden of proof to demonstrate that the project meets the criteria for approval. Unless the Planning Commission finds that the project meets the criteria, it must uphold the decision of the HAHC.

If the Planning Commission upholds the HAHC decision, the applicant always has the opportunity to return to HAHC with a new or revised application.

Pro ect Description

The applicant submitted an application on May 7, 2014, for the following scope of work:

- Construct a three-story 4,532 square foot mixed-use building with commercial space on the ground floor and residential space on floors two and three.
- The structure will be approximately 51' wide, 33' deep, and 38' tall, with the front façade facing Yale Street, with an attached one-story garage at the rear measuring 22' wide by 23' deep by 13'-6" tall and taking access from W 17th St.
- The three-story portion of the structure will be set back 10' from Yale Street, 10' from W. 17th Street, 3'-6" from the south side property line and 39' from the east property line shared with the neighboring historic residence. The attached garage will be set back 38'-6" from W 17th St and 17' from the east property line.
- Three parking spaces will be required for the commercial space and two for the residential space, all of which will be provided on site. Two spaces will be provided in the attached garage and the other three spaces will be surface parking in front of the garage.

Pro ect Revie imeline

- 2/20/08: Houston Heights Historic District East was designated by City Council.
- 5/10/09: Houston Heights Historic District East recorded in Harris County property records.
- 2/22/13: The property was purchased by the current owner, per HCAD records.
- 1/31/14: Project plans for a 4+ story residence were submitted to Houston Permitting Center (HPC); plans were resubmitted on Feb 26, 2014, and April 4, 2014 following plan rejection by HPC.

Attachment A: May 2014 and June 2014 staff HAHC Action Reports, including project details, staff research, and written public comment
Attachment B: Applicant's written request for appeal
Attachment C: Applicant supplemental appeal materials

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

- 3/6/14: The City began to receive complaints from the neighborhood that work was being done without permits on the vacant lot.
- 3/17/14: The property was red-tagged by Code Enforcement for doing work (setting forms) without permits.
- 4/18/14: Mr. Folkes contacted Planning Department to discuss the historic district regulations. Staff met with the applicants on 4/28/14 and 5/6/14.
- 5/7/14: A COA application was submitted to Planning for a three-story brick building, containing one story of office space with two stories of residential above.
- 5/8/14: Staff sent the applicant an email strongly suggesting contacting Heights East organizations and decreasing height to 35', and informed him that all non-residential structures were being compared, but that this approach was still "the subject of discussion."
- 5/19/14: At staff's request, Mr. Folkes informed staff that the ground floor would be permitted under the IBC (commercial code), and the upper two floors would be permitted under the IRC (residential code).
- 5/22/14 HAHC meeting: The item was deferred by HAHC following staff's recommendation for the following reasons:

  Chapter 33 provides for different height criteria depending on 'use' not on building 'type.' The subject building originally was submitted as a proposed single-family residence in a commercial building type. Chapter 33 does not have definitions for use (nor does it regulate use), so Planning Staff has requested the applicant obtain a determination from Code Enforcement as to which building code (Residential or Commercial) would apply to the project in order to help us determine which criteria is appropriate for reviewing this project.

  This additional information was provided this week, which has not allowed staff to thoroughly review and evaluate the implications. There are additional concerns about required parking, and appropriate setbacks (Yale is a major thoroughfare requiring a 25' setback, which is not historically appropriate for a commercial building type.)

  Furthermore, if this project is to be reviewed as commercial, staff needs more information about 'typical' heights, setbacks and general proportions of non-residential historic structures in the district.

- 6/3/14: Staff notified applicant that Planning would review the building as a commercial use under Criterion 5, and would compare the building to existing contributing commercial (including mixed commercial/residential) structures found within the district. Based on a field survey, no existing contributing commercial buildings in the district are taller than two stories in height, and the height range for these structures is 24'-10" to 31'-6". Staff informed the applicant that the recommendation would be denial of the project as proposed, but that a two-story building with a maximum height of approximately 30' would be acceptable.
- 6/4/14: Mr. Folkes informed staff that he wished to proceed to HAHC with no changes to the plans.
- 6/19/14: HAHC denied the application based on the project's failure to comply with Criterion 5 regulating the maximum height of commercial structures in the historic district.

Attachment A: May 2014 and June 2014 staff HAHC Action Reports, including project details, staff research, and written public comment
Attachment B: Applicant's written request for appeal
Attachment C: Applicant supplemental appeal materials

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

asis for the Houston Archaeological and Historic Commission s decision

- New construction within city historic districts must be approved by HAHC. New construction is reviewed according to 5 criteria found in Chapter 33-242 of the Code of Ordinances. The criteria are included on pages 4-5 of this staff report. In order to issue a Certificate of Appropriateness, the HAHC must find that all criteria are met.
- In following the criteria, the HAHC is required by ordinance to use only the relevant criteria in evaluating new construction in historic districts. In applying these criteria, the HAHC is to look at existing contributing buildings within the same historic district for comparison. The HAHC is not to consider new or noncontributing buildings or to look outside of the district boundaries as evidence of what is appropriate for new construction in historic districts, nor do previously approved projects set precedent.
- In general, new construction should be compatible in scale, proportions, materials, and architectural features with existing contributing (historic) structures in the historic district. New construction does not need to mimic historic styles and preferably should look like a 'product of its own time' rather than an imitation 'historic' structure. Architectural style is not dictated by the code, meaning new construction is not required to be 'Craftsman' or 'Victorian' in its exterior style.
- Maximum allowable height for new construction depends on the **use** of the structure chosen by the applicant. The Planning Department does not dictate use or architectural style, but rather applies the appropriate criteria based on the use provided by the applicants.
- The height of new construction should not exceed the typical height of contributing structures in the district. Both one and two-story commercial and mixed use buildings are found in Heights Historic District East. Also in the district are several church buildings and fraternal halls of varying heights. Church and fraternal halls found in the historic district were not considered as 'commercial' buildings as their primary function is not commercial, and they are in fact tax exempt per HCAD based on their non-commercial use.
- At the June HAHC meeting, the following statement was made by one of the commissioners:

  > "I think this is most, one of the most objective decisions we've ever had to make actually, because it's pretty clear they are not use requirements but height requirements, and so you've got two height requirements; you are being judged under the more generous one by staff, which I think it could go either way on that issue, and then, then the only other issue is whether or not any structure in the historic district is to be used as a reference height or structures used for commercial purposes and what that means. I think what staff has done is quite reasonable, doesn't have to be in the ordinance, it's in the dictionary as Mr. Marsh pointed out, and I think their interpretation is fine. It's pretty unambiguous and it's 99% objective."
- The HAHC voted unanimously to deny the application on the basis that it **did not meet Criterion of the** Criteria for Approval. Staff's May and June HAHC Action reports are Attachment A to this report. See section below for staff's explanation of the approval criteria and HAHC finding

Attachment A: May 2014 and June 2014 staff HAHC Action Reports, including project details, staff research, and written public comment
Attachment B: Applicant's written request for appeal
Attachment C: Applicant supplemental appeal materials

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

Approval Criteria

Sec. 242. e Construction in Historic District

HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

*(A check mark ✓indicates that the criterion was met. An **X** indicates the criterion is not satisfied.)*

✓ (1) The new construction must match the typical setbacks of existing contributing structures in the historic district.

The typical front setback of contributing two-story commercial and mixed-use structures is 0', while contributing one-story single-use commercial structures feature a wider range of setbacks. Chapter 42 requires a 25' setback on Yale Street, a major thoroughfare, so 10' was determined to be a reasonable compromise.

The 10' setback will require a variance from Planning Commission, but the approval of a COA will require Planning Commission to approve the variance request.

✓ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district

The exterior features of the proposed building include exterior brick, arched windows, a pronounced cornice and a two-story arched entryway. Criterion #2 does not reference use, so comparable buildings include all contributing structures in the district, rather than just commercial structures. Similar features are found on institutional buildings within Heights East including Lambert Hall across W 17th Street, and the proposed structure references, simplifies, and abstracts them appropriately.

✓ (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district.

n a (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district.

Typical eave height for contributing residential uses in Heights East is 22' and under. Because the proposed building will contain ground floor commercial, staff is reviewing the project under Criterion #5.

(5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

The proposed building contains a ground floor of commercial (office) with two stories of residential above. The building will be permitted as both commercial (ground floor) and residential

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

(2nd and 3rd stories). Staff feels that, although the building is 1/3 commercial and 2/3 residential, reviewing it for height under Criterion 5 is more appropriate, as the proposed use configuration is typical of historic commercial buildings that might or might not have one or more stories of residential above.

In addition to the contributing residential and commercial structures in the historic district, there are several churches and other contributing institutional buildings of various sizes. As these structures are not 'used for commercial purposes,' they do not factor into the height evaluation required under Criterion 5.

There are ten contributing commercial structures in the Heights East District, of which six are one-story single-use commercial structures. Of the four two-story commercial structures, at least two are mixed-use – commercial on the ground floor and residential above. The four contributing two-story commercial buildings feature heights ranging from 24'-10" to 31'-6", with the two mixed-use buildings featuring heights of 29'-4" and 30'-10". At three stories and 37'-10" tall, the proposed structure is 6-4"' and a full story taller than the tallest contributing commercial structure in Heights East.

Applicant s rounds for Appeal

Please see Attachment B for the applicant's appeal letter and Attachment C for supplemental materials received July 3, 2014, stating the grounds for appeal.

asis for Applicant s Appeal

Sec. 2 . Appeal.

(a) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the planning commission by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision.

(b) The planning commission shall consider the appeal at its first regularly scheduled meeting for which required notice can be given. The commission shall consider the application, the findings of the HAHC and any evidence presented at the meeting at which the appeal is considered. The planning commission shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. The decision of the commission shall be final. If the commission does not make a decision on the appeal within 30 days following the commission's hearing on the appeal, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.

(c) An applicant aggrieved by the decision of the planning commission on an appeal from a decision of the HAHC may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of Section 2-2 of this code. At the conclusion of the city council's review of the matter, the city council shall reverse or

APP ICA Timothy Kerwin, attorney, for Steve Folkes, Corbella Inc, builder/designer, and John Nash, owner
PROPER ADDRESS 128 W 17th Street
HIS ORIC DIS RIC Houston Heights Historic District East

affirm the decision of the planning commission. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

(d) The director shall provide the applicant with notice of the time and place of the meeting at which the appeal will be considered by mail no less than ten days before the date of the meeting.

CER IFICA E OF APPROPRIA E ESS

APPLICATION SUMMARY

Application Date May 7, 2014

Applicant Steve Folkes, Corbella Inc., for John Nash, owner

Property 128 W 17th Street, Lots 13 & 14, Block 133, Houston Heights Subdivision. The property is a vacant 5,330 square foot (65' x 82') corner lot.

Significance The site is currently vacant.

Proposal New Construction – Construct a three-story 4,532 square foot mixed use building with commercial space on the ground floor and residential space on floors two and three.

- The structure will be approximately 51' wide, 33' deep, and 38' tall, with the front façade facing Yale Street, with an attached one-story garage at the rear measuring 22' wide by 23' deep by 13'-6" tall and taking access from W 17th St.
- The three-story portion of the structure will be set back 10' from Yale Street, 10' from W. 17th Street, 3'-6" from the south side property line and 39' from the east property line shared with the neighboring historic residence. The attached garage will be set back 38'-6" from W 17th St and 17' from the east property line.
- Three parking spaces will be required for the commercial space and two for the residential space, all of which will be provided on site. Two spaces will be provided in the attached garage and the other three spaces will be surface parking in front of the garage.

See enclosed application materials and detailed project description on p. 6-22 for further details.

Public Comment Staff has received numerous emails and letters regarding this project, including eight comments in favor, fourteen opposed, and two who have expressed no objection. The applicant also provided an online petition with 91 signatures including 18 written comments.

See Attachment A.

Civic Association No comment received.

Recommendation **Denial does not satisfy criteria**

HAHC Action **Denied**

APPRO A CRI ERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D A **S satisfies D does not satisfy A not applicable**

☒ ☐ ☐ (1) The new construction must match the typical setbacks of existing contributing structures in the historic district

The typical front setback of contributing two-story commercial and mixed-use structures is 0', while contributing one-story single-use commercial structures feature a wider range of setbacks. Chapter 42 requires a 25' setback on Yale Street, a major thoroughfare, so 10' was determined to be a reasonable compromise.

The 10' setback will require a variance from Planning Commission, but the approval of a COA will require Planning Commission to approve the variance request.

☒ ☐ ☐ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district

The exterior features of the proposed building include exterior brick, arched windows, a pronounced cornice and a two-story arched entryway. Criterion #2 does not reference use, so comparable buildings include all contributing structures in the district, rather than just commercial structures. Similar features are found on institutional buildings within Heights East including Lambert Hall across W 17th Street, and the proposed structure references, simplifies, and abstracts them appropriately.

☒ ☐ ☐ (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district

☐ ☐ ☒ (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and

Typical eave height for contributing residential uses in Heights East is 22' and under. Because the proposed building will contain ground floor commercial, staff is reviewing the project under Criterion #5.

☐ ☒ ☐ (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

The proposed building contains a ground floor of commercial (office) with two stories of residential above. The building will be permitted as both commercial (ground floor) and residential (2nd and 3rd stories). Staff feels that, although the building is 1/3 commercial and 2/3 residential, reviewing it for height under Criterion 5 is more appropriate, as the proposed use configuration is typical of historic commercial buildings that might or might not have one or more stories of residential above.

In addition to the contributing residential and commercial structures in the historic district, there are several churches and other contributing institutional buildings of various sizes. As these structures are not 'used for commercial purposes,' they do not factor into the height evaluation required under Criterion 5.

There are ten contributing commercial structures in the Heights East District, of which six are

one-story single-use commercial structures. Of the four two-story commercial structures, at least two are mixed-use – commercial on the ground floor and residential above. The four contributing two-story commercial buildings feature heights ranging from 24'-10" to 31'-6", with the two mixed-use buildings featuring heights of 29'-4" and 30'-10". At three stories and 37'-10" tall, the proposed structure is 6-4"' and a full story taller than the tallest contributing commercial structure in Heights East.

Building Classification
- Contributing
- Non-Contributing
- Park

PROPER OCA IO

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

C RRE PHO O

WORK BEGUN WITHOUT REQUIRED PERMITS

RED TAG ISSUED MAR 17 2014 TO STOP WORK

EI H ORI PROPER IES

124 W 17TH STREET – CONTRIBUTING – 1909 (NEIGHBOR)

1701 HEIGHTS BOULEVARD – CONTRIBUTING – 1927 (ACROSS STREET)

D RE DERI S

SIDE FACING WEST 17TH STREET

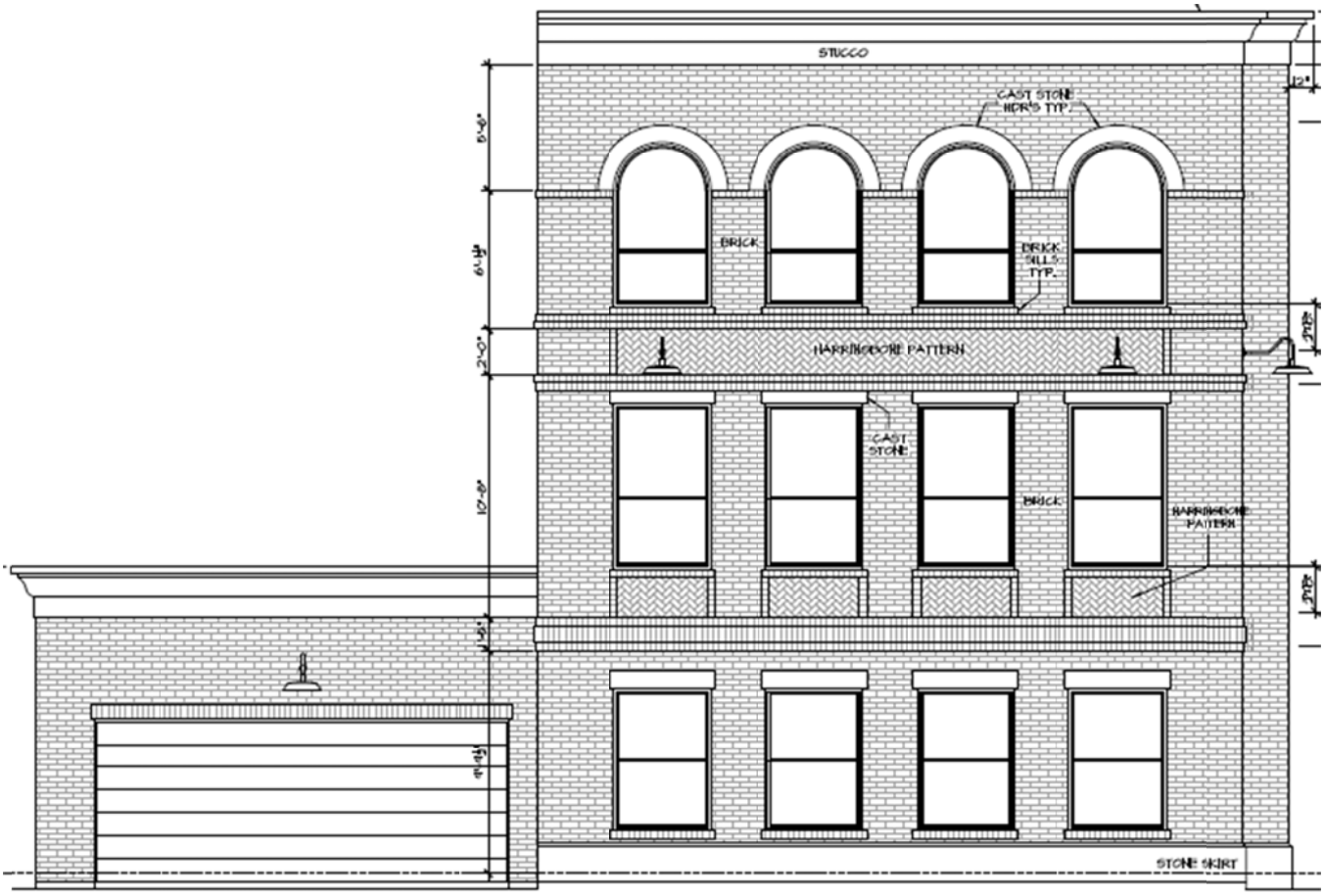
SIDE FACING YALE STREET

WES E E A IO FRO FACI A E S REE

PROPOSED

OR H SIDE E E A IO FACI W 1 H S REE

PROPOSED



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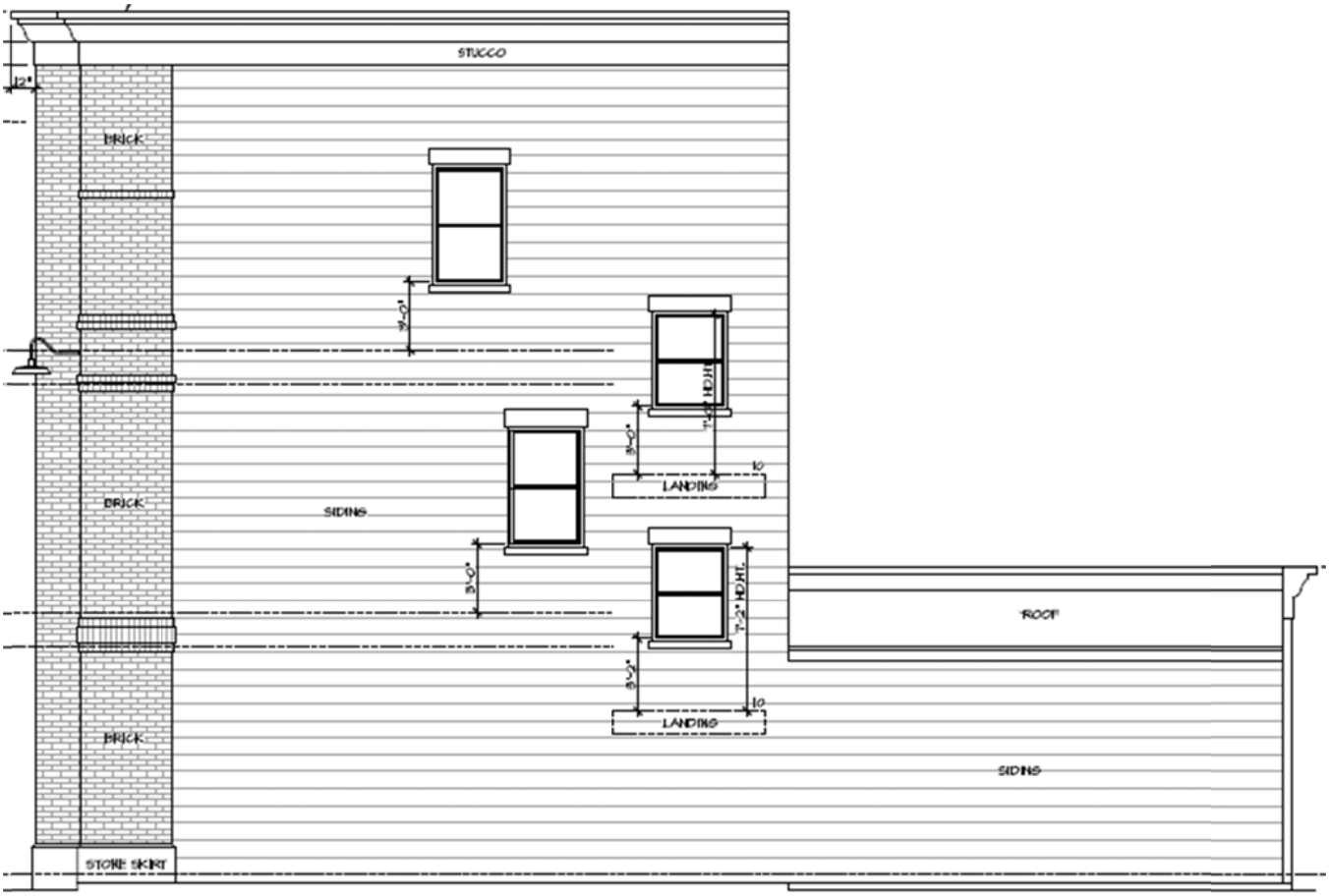

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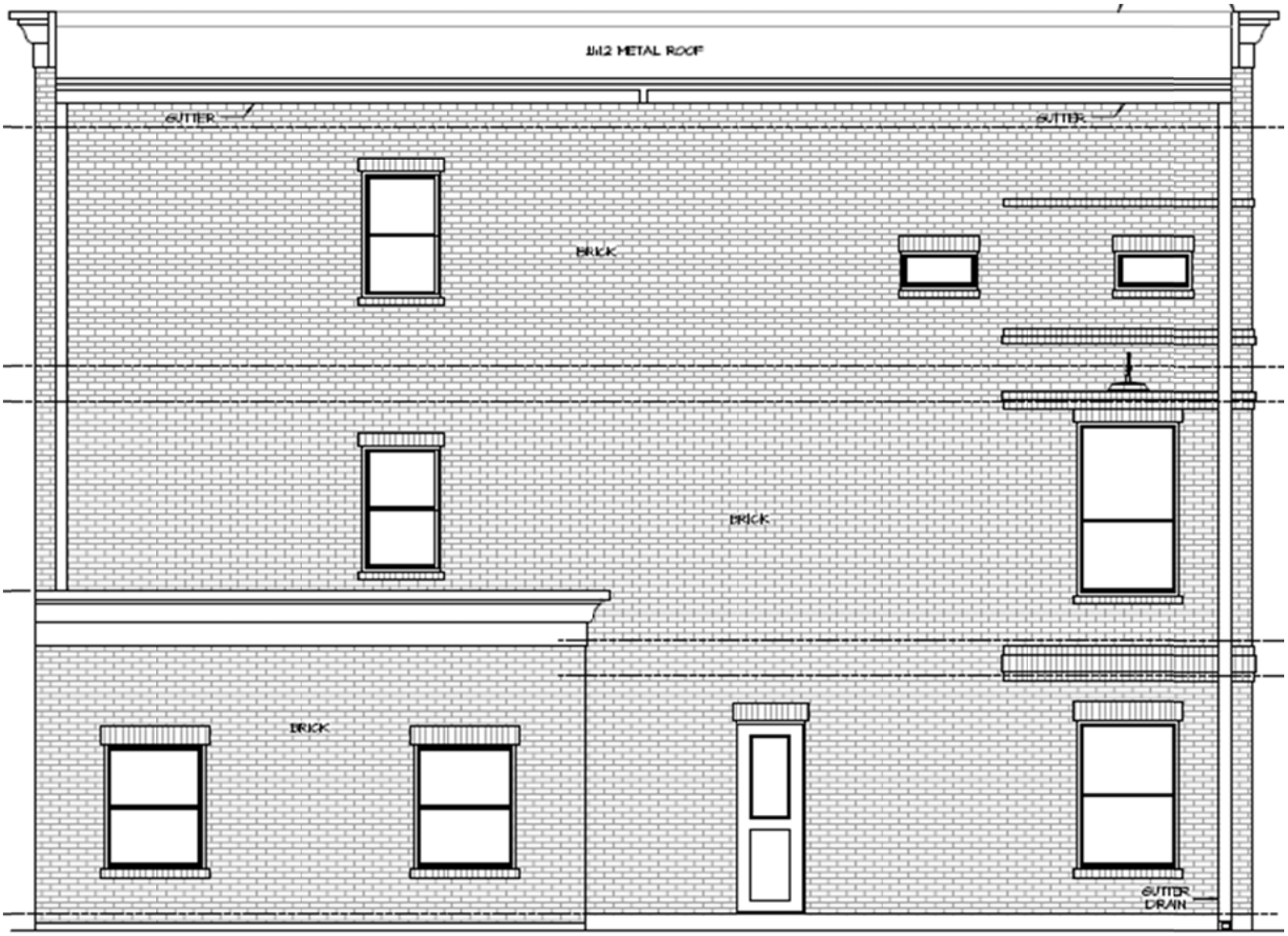
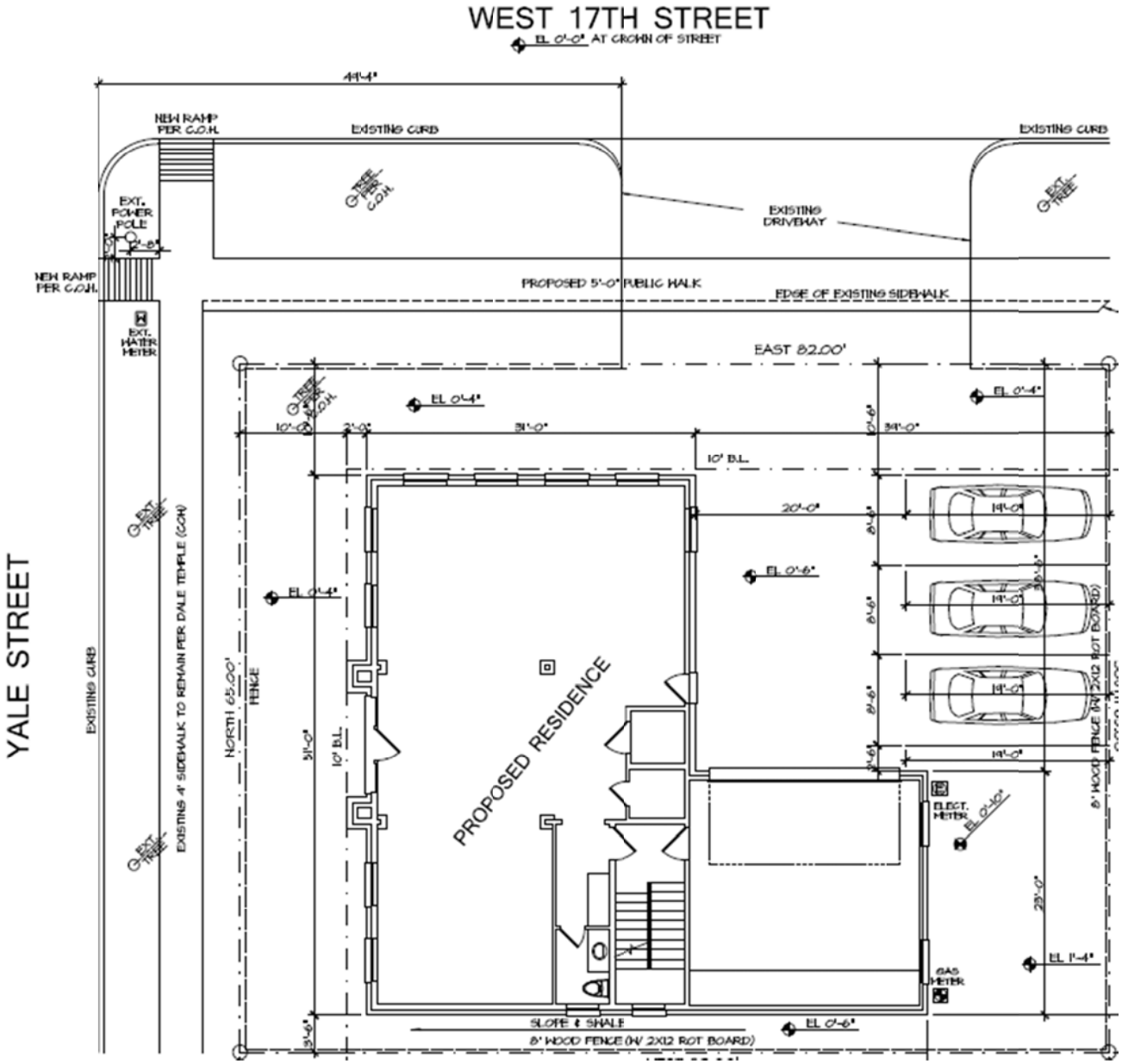


SI E P A

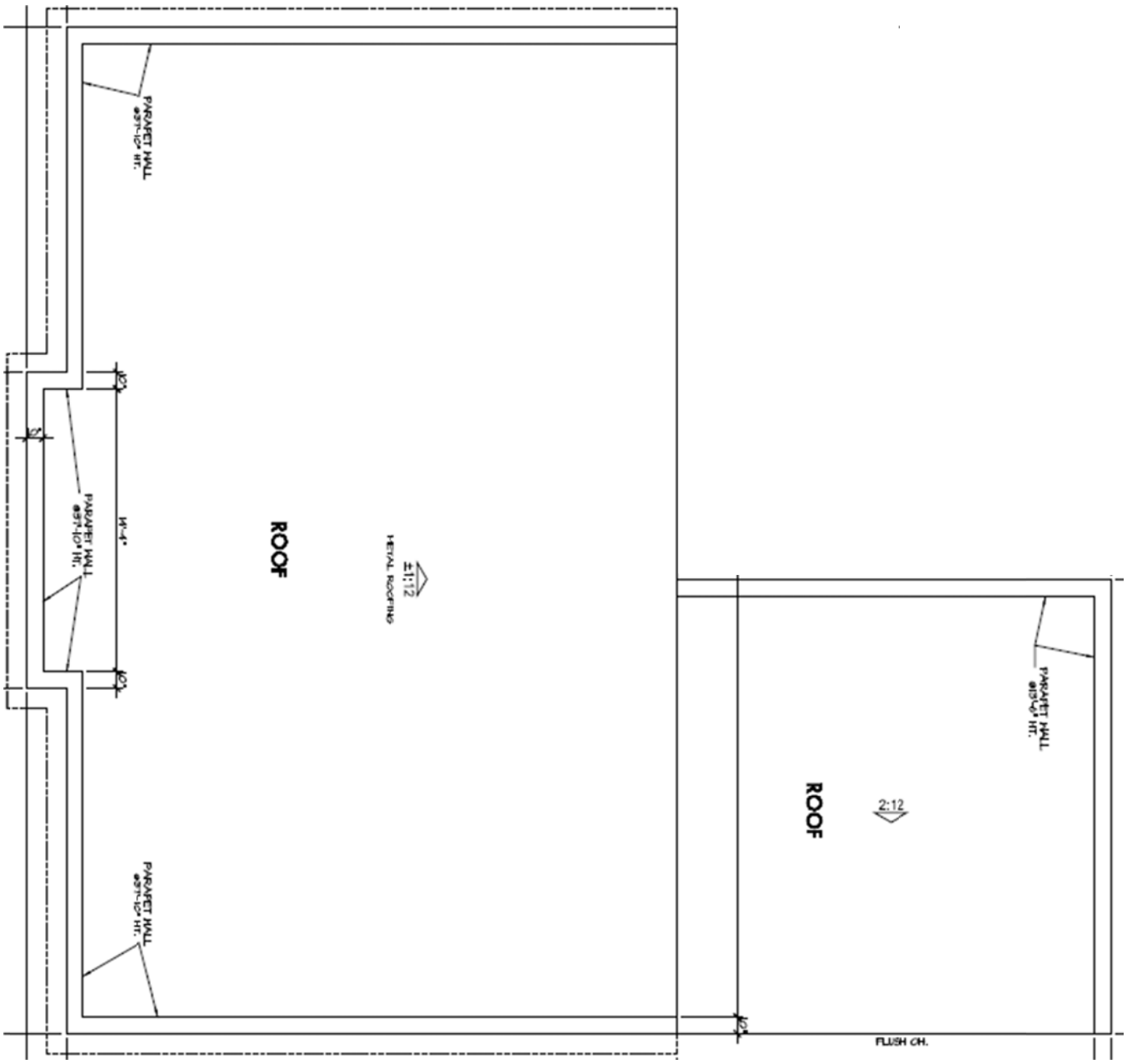
PROPOSED

(Received after application deadline)



ROOF P A

PROPOSED



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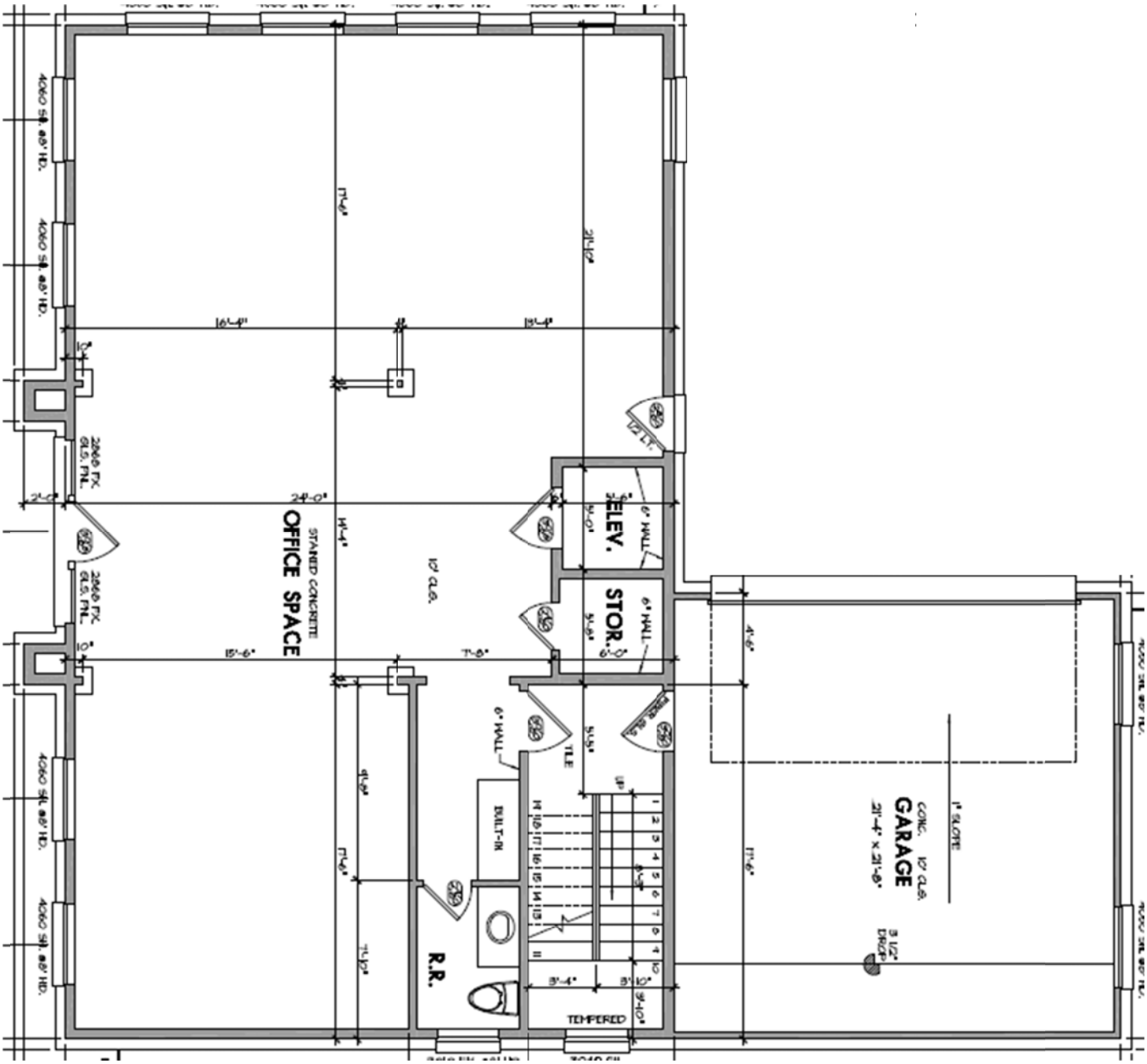

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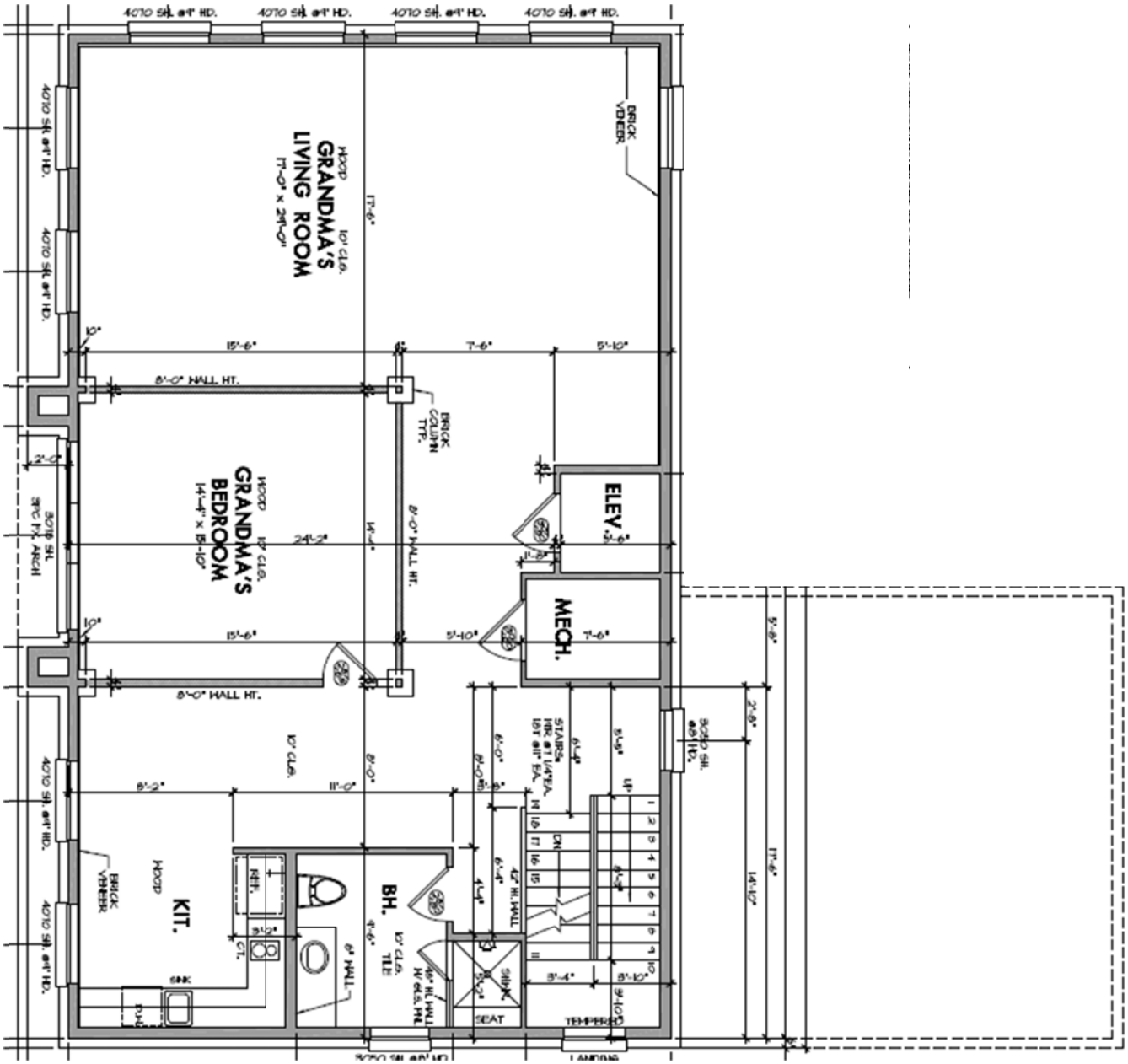

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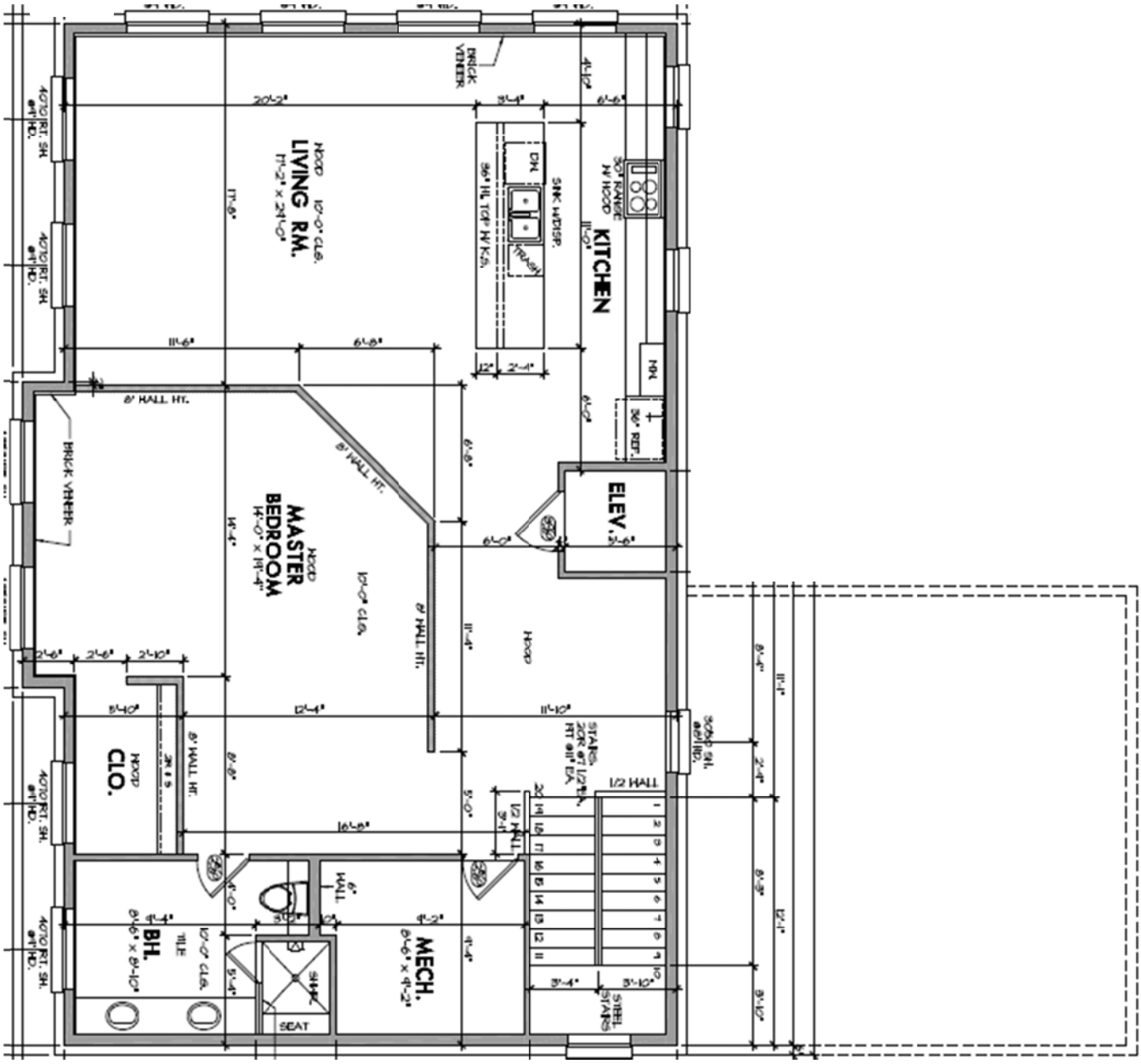
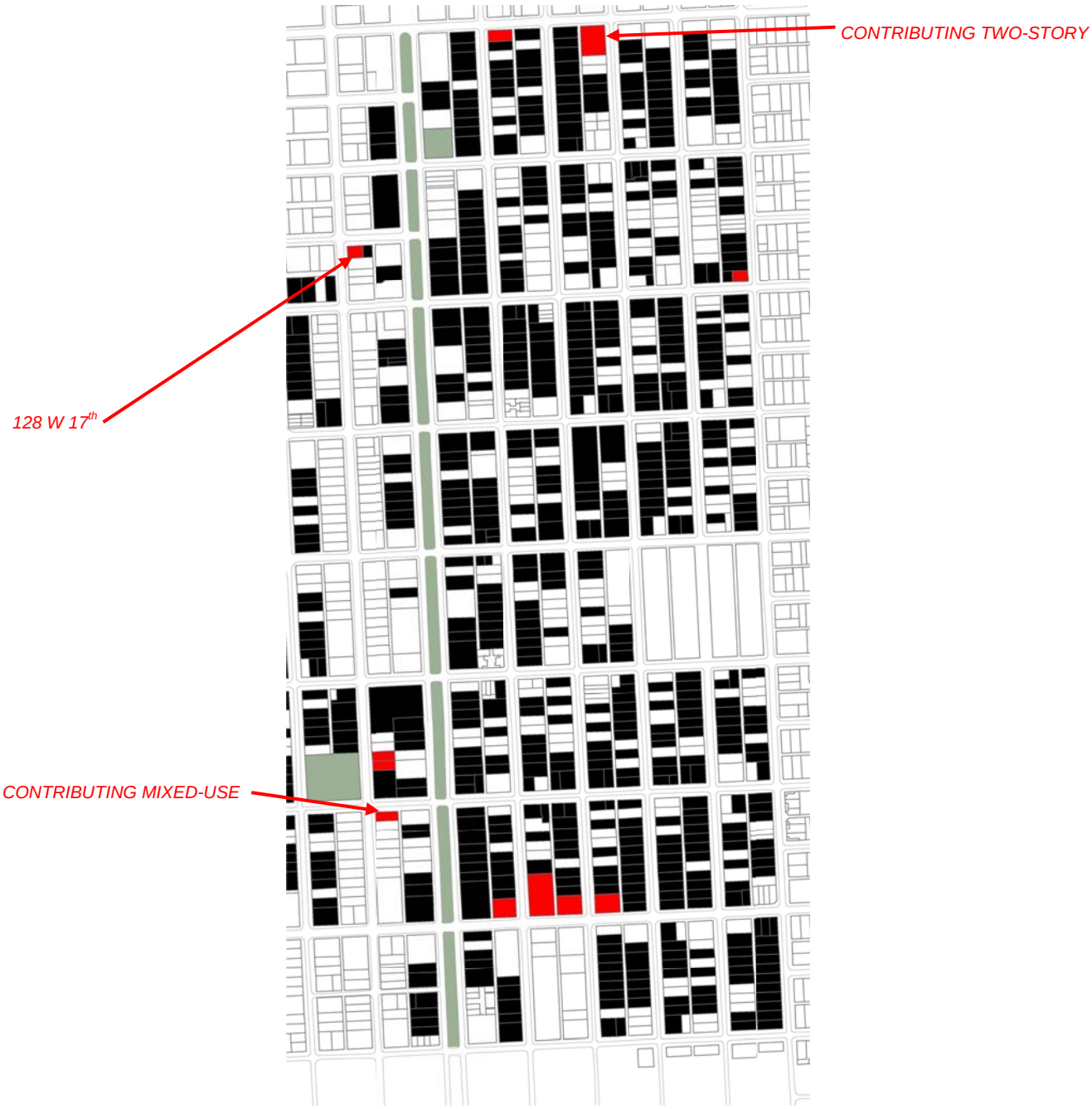


WI DOW DOOR SCHED E

WI DOWS	
MANUFACTURER, JELDHEN	
1ST FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
2ND FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
3RD FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
DOORS	
MANUFACTURER, JELDHEN	
FRONT DR.	ALUMINUM WITH CHESTNUT BRONZE EXTERIOR - I LT.
BACK DR	PAINTED FIBERGLASS WITH WINDOW INSERT - 1/2 LT.
INTERIOR	SOLID CORE MASONITE I PANEL RECESSED
6ARA6E	16+ GAUGE MULTI-PANEL OVERHEAD

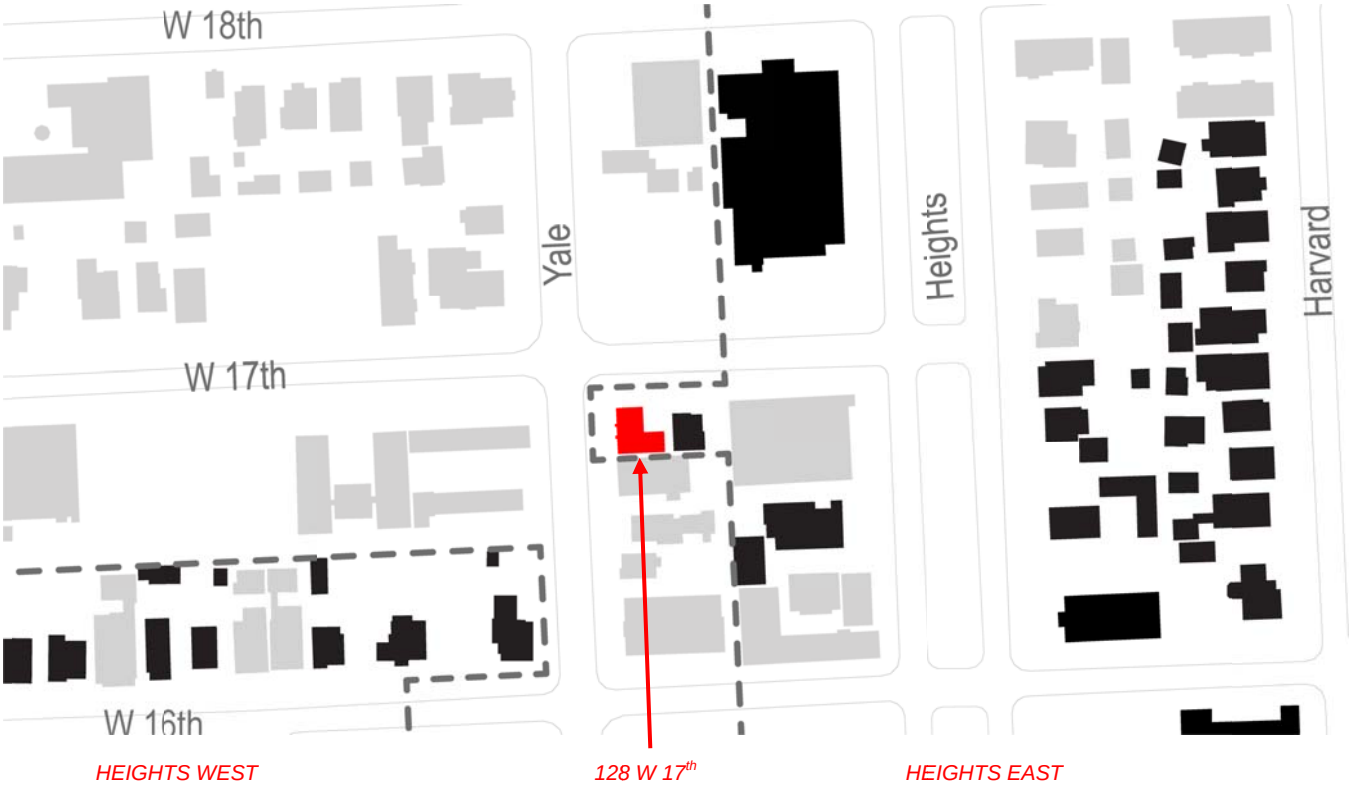
OCA IO S OF CO RI I COMMERCIA S R C RES



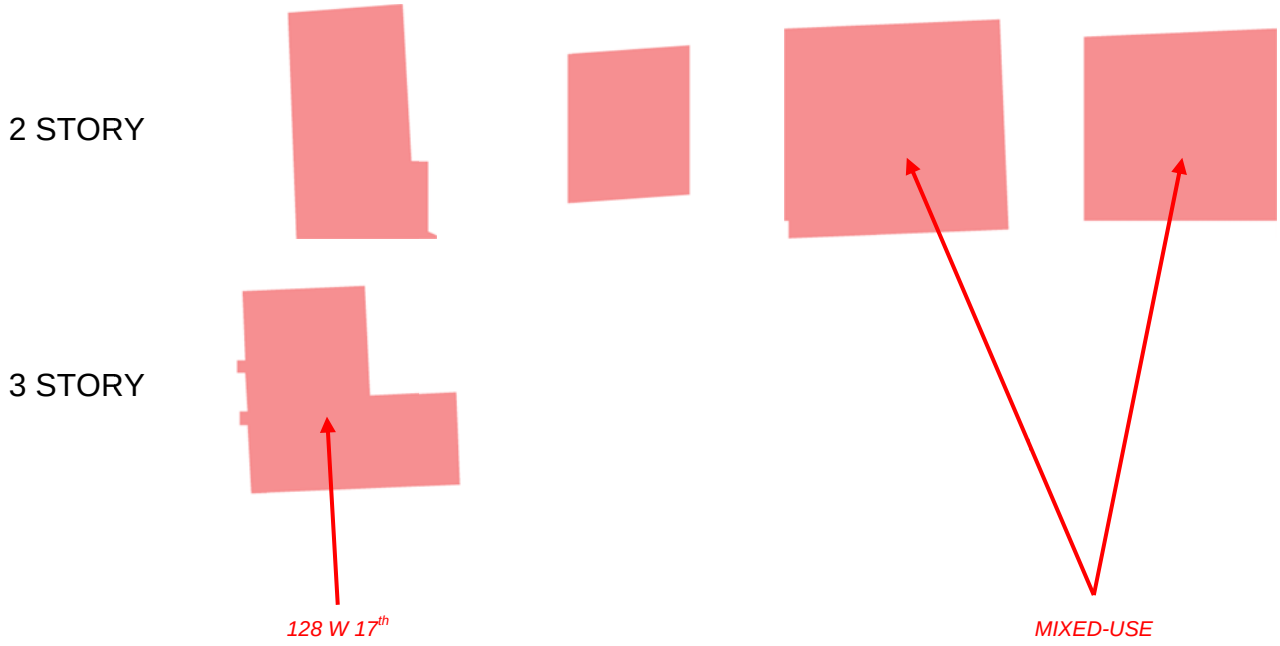
COMMERCIAL STRUCTURES ARE IN RED

FOO PRI COMPARISO

IMMEDIATE SURROUNDINGS



CONTRIBUTING TWO-STORY STRUCTURES



CO RI I O E S OR COMMERCIA S R C RES

208 E 20th Street – Contributing – 1945

521 E 16th Street – Contributing – 1930

117 E 11th Street – Contributing – 1925

215 E 11th Street – Contributing – 1930

301 E 11th Street – Contributing – 1934

1216 Yale Street – Contributing – 1920

CO RI I WO S OR COMMERCIA S R C RES

COMPARISON OF TYPICAL DETAILS

Address	Stories	Ma	Width	Height
320 E 20th	2		27'-6"	24'-10"
104 W 12th	2		29'-4"	31'-6"
112 W 12th	2		53'-6"	29'-4"
114 W 12th	2		45'-10"	30'-10"
128 W 17th			51'	10

PROPOSED STRUCTURE → 128 W 17th

CONTRIBUTING MIXED-USE STRUCTURES ← 112 W 12th, 114 W 12th

CURRENT PHOTOS

110 W 12th Street – Contributing – 1916

112 W 12th Street – Contributing – 1922

320 E 20th Street – Contributing – 1930

104 W 12th Street – Contributing – 1900

PROJEC DE AI S

Shape Mass Proposed structure will measure 37'-10" above finished grade by 51' wide by 33' deep with a rear one-story attached garage extending an additional 22' from the rear that is 23' wide and 13'-6" tall above finished grade.

Setbacks Proposed structure's front set back is 10' from Yale Street (west), 10' from West 17th Street (north), 3'-6" from the south, and 17' from the east. The three-story portion of the structure will be set back 39' from the east property line.

Foundation The foundation will be slab on grade.

Windo s Doors Proposed structure will feature vinyl single-hung 1-over-1 windows, one single-lite aluminum door, one painted fiberglass door with single-lite insert and one overhead garage door.

E terior Materials The east, west and north elevations will be clad in brick and the south elevation will be clad in horizontal lap cementitious siding.

Roof Proposed structure will have a flat metal roof (nominal 1-over-12 pitch) with a 2'-4" parapet with stucco cornice detailing.

Front Elevation West Proposed structure will be clad with brick on the west, north and east elevations and feature a projecting central bay that contains a two-story arched entryway with a centrally located door flanked by side lites, separated from an arched upper window by a brick band. Additional brick banding will separate each floor. First and second floor will each feature four 1-over-1 vinyl windows. Third floor will feature six 1-over-1 arched vinyl windows. The parapet will feature decorative star details and a decorative stucco cornice.

Side Elevation orth Proposed structure will feature four 1-over-1 vinyl windows on the first floor, four 1-over-1 vinyl windows on the second floor, four arched 1-over-1 vinyl windows on the third floor and a decorative stucco cornice. An attached one-story garage on the east side will feature one overhead garage door and a decorative stucco cornice.

Side Elevation South Proposed structure will feature horizontal lap cementitious siding, four 1-over-1 vinyl windows and a decorative stucco cornice.

Rear Elevation East Proposed structure will feature an entry door and one 1-over-1 vinyl window on the first floor, two 1-over-1 vinyl windows on the second floor, and one 1-over-1 vinyl window and two fixed vinyl windows on the third floor. A projecting one-story attached garage on the south side will feature two 1-over-1 vinyl windows and a decorative stucco cornice.

A ACHME A

PUBLIC COMMENT

May 14, 2014

TO: HAHC

Re: 128 West 17th Street

I attended the May 12, 2014 Houston Heights Association Land Use committee meeting where John Nash, the owner of 128 West 17th Street, and his architect, Steve Folkes showed the plans for Mr. Nash's proposed *residence* at that address.

I was concerned for several reasons:

- Mr. Nash claimed he didn't know he was buying a lot in a historic district. Since Mr. Nash has been a long time Houston resident, and has lived in the Heights and Montrose, it is difficult to believe he wasn't aware much of the Heights area is in historic districts and didn't bother to check the status of this lot.

Mr. Folkes used the term "special circumstances" over and over claiming the property was at the edge of a historic district and the side street, Yale, has a lot of commercial businesses. (It also has many homes.) 128 West 17th Street does *not* face Yale. It faces 17th Street which is mostly residential and certainly the beautiful, period home next to it is. Just because the *side* street (Yale) has some commercial buildings it shouldn't be an argument to build a 3-story, 4,850 square foot commercial looking building and claim it is a residence.

To allow a "residence" to be build in a historic district that looks like a commercial building is against everything the historic district ordinance stands for. It does not comply with the character and style of the street (It faces W. 17th!) or historic district. None of the construction materials, windows, or *anything,* fits with the ordinance.

Does his argument of "special circumstances" mean that we should treat the homes in our Freeland HD that are on corners with White Oak as the side street differently because most of that stretch of White Oak is commercial? I'm sure there are similar properties in other historic districts. Are we setting a precedent for corner lots at the edge of HDs?

- The plans we saw were supposed to be for a residence. Even with a floor for "grandma". Mr. Folkes displayed multiple pictures of commercial and public buildings similar to the design that Mr. Nash wishes to build. Many of these structures were many blocks away in areas not the same as Yale Street at 17th Street. Why are commercial and public buildings being used as an argument that his residence fits in with the neighborhood? None of the *homes* look like commercial buildings.

- I was ***very*** concerned when Mr. Folkes said that Delaney and others with the City liked their plans and commended them on fitting in with the business and public buildings along Yale. This would be fine if Mr. Nash's plans had been for a business, outside the historic district. But certainly *not* for a "residence" that was in a district. Why would building a residence that looked like a commercial or public building be commended?? And why would the owner even want to build a home that looked like that? (If it *really* was going to be his "home".)

The Land Use committee attendees were vocal in their opposition to his "house" plans. So now he claims he will build a mixed use building. This is an obvious ploy to obtain a COA to build what he wants. If he is wanting to build his home there, why would he have businesses downstairs? Makes no sense!

I see that the property is owned by Anglo Shipping & Trading Inc. which also does business as Anglo Shipping and Trading. John Nash is Principal / President of this company. If I had to guess it would be that the commercial first level would be the offices of Anglo Shipping & Trading Inc. What better way to get around opposition to his "residential" plans and not have outside businesses operating in his "residence" (now "mixed use" residence).

After Mr. Nash and Mr. Folkes left the Land Use committee meeting a comment was made alluding to how easy it would be to turn the property into a commercial building, especially since it would already look like one. Even if Mr. Nash really wants to build a mixed use building it still should fit the character of the historic district, *not* the character of buildings on another street not even in the historic district.

Historic Districts are being eroded and changed due to over large additions, multiple houses on one lot, and tricks such as I think Mr. Nash is trying to pull. I just hate to see more and more COAs being issued due to subterfuge.

I would hope, but doubt, that Mr. Nash be denied a COA.

Regards,

Jean Taylor
Freeland Historic District

From Dennis Virgadamo
Sent Tuesday, May 13, 2014 2:33 PM
o 'Bill Pellerin'; 'Laura Thorp'; DuCroz, Diana - PD; 'Kent Marsh'
Cc 'Laura'; Stockton, Pete - HPC-PWE
Sub ect 128 W. 17th. St. TRS13&14 Blk 133, Houston, Heights

O.K. Guys, the owner of the property at 128 W. 17th. St. (TRS13&14, Blk 133) has filed for the CoA application. They have made application for a new construction, 3 story, mixed use, brick building, in the East Historic District Houston Heights. This is on the agenda for May 22, 2014. Someone please tell me that it is not possible to get a CoA, with what they are proposing. This structure does not meet the criteria for new construction, Section 33-242, Historic Preservation Ordinance. It would be such a shame for something like this to be built in the Historic District. Once something like this is built, there will be no stopping of the same type building in the future. This structure to be built is not only in the Historic District, but also next door to a contributing structure, and a City Landmark. The owner is trying to build something out of character, and incompatible to the historic district.

There are several elements that are incompatible. These are only a few.

1. Slab on grade
2. Three stories

3. Brick siding (not compatible with the exterior features of existing contributing structures in the historic district)
4. Garage in front of the house
5. Garage attached to the building
6. Setback inconsistent with the typical front setback of contributing structures. (Does not match existing contributing structures in the historic district, or next door to a contributing structure.
7. Parking pad in front of the house
8. Architectural style and elements which detracts from the historic structures in the historic district
9. Size of structure is not compatible with the typical size of existing structures in the historic district
10. The height of the eaves of the new construction intended is taller than the typical height of the eaves of existing contributing structures

We are the homeowners next door to the structure that has applied for the CoA. Our property is a contributing structure, and a City Landmark. We hope that the HAHC will not approve this type of structure, that is not within the character to the historic district. Any help or suggestions with this situation would be greatly appreciated. Any support at the May 22, 2014, HAHC meeting would also be appreciated.

Sincerely,

Dennis & Laura Virgadamo
124 W. 17th. St.
Houston, Texas, 77008-4020
O-713-863-8428, ext. 102
C-713-826-8103

"This e-mail and any files transmitted with it are Harmony Electric Co. INC property, are confidential, and are intended solely for the use of the individual or entity to whom the e-mail is addressed. If you are not one of the named recipient(s) or otherwise have a reason to believe that you have received the message in error, please notify the sender and delete this message immediately from your computer. Any other uses, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited."

From Mary Collins
Sent Monday, May 19, 2014 10:22 AM
o PD - Historic Preservation
Sub ect Concerns about the proposed porperty for 128 West 17th Street

To Whom It May Concern:

For more than 11 years, I have lived on the same block as structure that is proposed for 128 West 17th Street. The proposed project for 128 West 17th Street does not meet the criteria for new construction under Section 33-242 of the Historic Preservation Ordinance and would be located directly next to a *contributing structure*.

When you are making your decision about whether or not to approve this project, I hope you will you will consider my concerns about how this project may adversely affect our Historic Heights District, and how not approving will establish a precedent regarding the integrity of future projects in the Historic District.

Thank for your efforts on behalf of our neighborhood!

Mary Collins
Homeowner of 1621 Heights Blvd #8

From Curtis George
Sent Monday, May 19, 2014 3:06 PM
o PD - Historic Preservation
Sub ect Concerned Neighbor

To: HAHC
RE: 128 West 17th Street

To Whom it May Concern:

I would like to voice my opinion opposing the proposed COA for the above referenced property. Being an owner of a residential home on the same block I am concerned that the structure does not meet the criteria for new construction under Section 33-242 of the Historic Preservation Ordinance. The proposed structure is located directly next to a CONTRIBUTING structure. I would like to respectively request that Section 33-242 of the Historic Preservation Ordinance be followed in the building of this new structure.

Regards,

Curtis & Amanda George
1621 Heights Boulevard Unit #13
Houston, Texas

From Catherine & Roger Watkins
Sent Thursday, May 15, 2014 5:11 PM
o PD - Planning Public
Sub ect COA Application - 128 West 17th Street - Heights Historic District East

HAHC Members

The owner of 128 West 17th Street has made a COA application which consists of a 3 story 4,850 square foot home (garage included) with exterior brick and masonry. I regard this design to be completely inappropriate i.e. out of scale and design, for the historic district and request that you reject the application at your meeting on May 22, 2014.

Regards

Roger Watkins
1 Arlinton Street
Houston, 00
Heights Historic District South

From: Diane Hill
Sent: Monday, May 19, 2014 4:25 PM
To: PD - Historic Preservation
Subject: Comments for COA 128 W 17th Street

To: HAHC
RE: 128 W 17th Street COA

How can this new construction be considered mixed-used when it is clearly states on the site plans "Proposed Residence" (page 11). Along with the second floor being "Grandma's" living area (page 14) and the third floor having the main living area/"Master Bedroom" (page 15). Once again, in the applicant's own submission the site is referred to as a RESIDENCE (page 11).

This is clearly a RESIDENTIAL HOME just because 1/3 of the space will be dedicated to a home office does not define mixed-use as the entire property will be inhabited by the same family - which is also demonstrated by the only elevator access located in the main space on the first floor. (Of course Grandma will need elevator access.) With this line of thinking any family home could be considered mixed-use if they have a home office and a mother-in-law suite.

This property should follow all the appropriate guidelines of criteria for new construction for a residence under Section 33-242 of the Historic Preservation Ordinance. Even more so with having a contributing residential home next door that is also a landmark.

Mr. Nash began building his home in March 2014 without ANY PERMITS and only stopped after concerned residents contacted code enforcement and his property was tagged. It certainly appears he is attempting to circumvent guidelines for building in the historic districts. Mr. Nash is also employing a "Custom Home Builder" to build his proposed residence. It certainly does seem like subterfuge to now call the property mixed-use to get around the guidelines.

Regards,
Diane Hill
1621 Heights Boulevard Unit 11
Houston, Texas

From Bill Pellerin
Sent Tuesday, May 20, 2014 5:00 PM
- **o** DuCroz, Diana - PD; Harris-Finch, Delaney - PD

Cc Kent Marsh
Sub ect 128 W 17th Street

I am writing in opposition to the granting of a CoA for the proposed structure in the Heights East Historic District at 128 West 17th Street.

The property owner argues that this property deserves special consideration because it is at the edge of the historic district. He further says that the proposed building should be compared with nearby buildings (inside and

outside of the historic district). I would argue that any address is either in the historic or out of the historic district. There is no provision in the ordinance for special consideration for properties at the edge of the historic district.

Comparisons of these plans must be made to properties in the historic district. The proposed plan does not comply with the requirement that --- "The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district." No one is arguing that the building must be a Queen Anne style, but clearly this design is incompatible with existing properties.

Allowing a CoA to be issued for the plans proposed (3 story, mixed use) would set a precedent for future applicants that would seriously damage the integrity of the historic district. I searched the ordinance and did not find the term 'mixed-use' anywhere in the ordinance. There are compatible buildings in the historic district that are used for commercial purposes.

The applicant previously presented his plans to the Houston Heights Association Land Use Committee. Those plans were for residential only use of basically the same design. If the owner were to declare the property as 'commercial' what provisions are there in the ordinance to prevent him from converting the property to 'residential' after, say, 6 months of use?

Further, the application fails this requirement -- "The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district." I would encourage the property owner to consider a larger floorplan building of 2 stories or less.

In addition, the application fails this requirement -- "The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district;" Since the residential part of the building is at the top of the structure it can be said that the new construction 'for use for residential' purposes greatly exceeds "the height of the eves of existing contributing structures".

Further, even if you say the entire building is commercial, the building fails this requirement -- "The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district."

I urge the Planning and Development department to recommend denial of a CoA for this property and I recommend that the HAHC support that denial..

Bill Pellerin, resident, Houston Heights South Historic District

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: May-14 Date of Report: 20-May-14

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
v.	128 W. 17th St.	Steve Folkes	Corbella, Inc.	New Const. 3 Story Mixed Use	**Support** **No Object** **Object**	1 2 5
t.	1230 Cortlandt	Mike Shelton	Harvard Heights Construction	Remove Siding and Windows on Non-Contr. Apts.	**Support** **No Object** **Object**	6 2
u.	1243 Cortlandt	Mike Shelton	Harvard Heights Construction	New 2-story garage/Apt for Non-Contr Struct.	**Support** **No Object** **Object**	5 3
r.	1506 Arlington-Add	Jordan Fairchild	Bungalow Revival	1 St. Add to Contri Struct with side addtion	**Support** **No Object** **Object**	7 1
s.	1506 Arlington-Gar	Jordan Fairchild	Bungalow Revival	New detach 2-Story garage/apt for Contri Structure	**Support** **No Object** **Object**	7 1

See Attached Detailed Response

From: Mitch McFarland [redacted]
Sent: Monday, May 19, 2014 6:10 AM
To: Jonathan Smulian; Kent Marsh; Mark R. Williamson; [redacted] Brie Kelman; Joy Tober; Zucker, Jim
Subject: RE: Open Records Request

126 W 17th Street – No objection. It would be nice if he was building a 1500 sq. ft. craftsmen style bungalow. Then we could object to his choice of windows and the number of gables. But if the Christian Church bought the property and proposed the exact structure as church offices, would we object? I believe it is compatible with other non-residential buildings in the district and nearby.

1230 Cortlandt – Support
1243 Cortlandt- no objection
1506 Arlington –support
1506 Arlington -support

D. Mitchell McFarland
[redacted]

From: Jonathan Smulian
Sent: Monday, May 19, 2014 2:58 AM
To: 'Kent Marsh'; Mitch McFarland; 'Mark R. Williamson'; 'Brie Kelman'; 'Joy Tober'; 'Zucker, Jim'
Subject: RE: Open Records Request

Comments on the May COA applications
126 W 17 th Street – object see attachment
1230 Cortlandt –no objection
1243 Cortlandt- no objection
1506 Arlington –support
1506 Arlington -support

Objection to the design of the "mixed-use" development proposed for 128 West 17th Street in the Houston Heights East Historic district..

This site of the proposed building is one of few that extends the east historic district on to the Yale frontage . As one the two original applicants to the Council for the creation of this district I can affirm that this extension of the boundaries of the district was made with the express intention of ensuring that any future building on the is site would be compatible with its residential neighbors on the south side of this specific block of 17th Street ,

Despite the fact that the purported use of this building is primarily residential the owner and his designer have made clear that in their view any building on this site must have the appearance of a commercial building which they perceive as a brick structure with a flat roof hidden behind a parapet.. While the ordinance clearly states that it does not regulate the use or style of any building in an historic district I contend that the proposed building is not compatible with the character, form or materials of the other buildings on this side of 17th Street that is within the boundaries of the historic district.

I have no objection to the owner 's stated intention to construct a new a residence on this site for his family and use the ground floor for his offices . However I cannot accept that because of this intended use and because its western façade faces on Yale Street (which still has many historic structures and Landmark residences) these facts require that it be a three story brick structure which is predominantly intended for residential use but is designed and detailed to give the appearance of a commercial building

.While a compatible building on this site, by definition, does not require the slavish mimicking of a Victorian or early 20th century residential or commercial building .I contend that is possible to design a building for the uses desired by the applicant in a building whose location ,scale, form and materials are compatible with the other buildings on this side of the block on 17th Street as well as having an appropriate facade on Yale Street .

Jonathan Smulian FRTPI , Assoc. AIA Emeritus
Houston Heights East Historic District resident
1231 Arlington
Houston Tx 77008

From: Charlie
Sent: Monday, May 19, 2014 3:21 PM
To: Kent Marsh
Subject: Re: FW: Plans

I would deny there plans.
If we say yes it would open up a mess of future developments.
Obviously Laura and Dennis don't want it either.
Charlie

phone call w/ charlie indicates support for & other applications JM 5-19-14 4:08 PM

On 5/19/14 3:09 PM, Kent Marsh wrote:

Attached are the plans that were presented at the meeting Friday by the owner/designer. I would like to provide a response to the Planning Dept no later than 12 Noon tomorrow, Tuesday. If you have not yet replied with your response and want to do so, please reply to me directly before that time. Thanks.
Kent Marsh

From: Corbella
Sent: Saturday, May 17, 2014 6:38 AM
To: Kent Marsh
Cc: 'All Stoltzen';
Subject: Plans

Mr. Marsh,

Thank you again for meeting with us yesterday. Per your request, attached are digital copies of the plans.

From: Bart Truxillo
Sent: Monday, May 19, 2014 12:26 PM
To: Kent Marsh
Subject: Re: Open Records Request

Scale too big for the historic district. But I must say that the last design was the best of the lot so far. So if it passes we will have at lease made a difference. Bart

From: Kent Marsh
Sent: Monday, May 19, 2014 11:25 AM
To: Bart Truxillo
Subject: RE: Open Records Request

Bart, it would be very helpful if you could detail your objections to W 17th. Thanks. Kent Marsh

---

From: Bart Truxillo]
Sent: Monday, May 19, 2014 11:22 AM
To: Kent Marsh
Subject: Re: Open Records Request

Kent, W17th object
1230 Cortlandt—support
1243 Cortlandt –support
1506 Arlington—support (both)
Submitted by Bart Truxillo OK?

From: Joy Tober
Sent: Monday, May 19, 2014 10:10 PM
To: Kent Marsh
Subject: Re: FW: Plans

Kent,

Here are my comments for this month's meeting.

1230 Cortlandt - no objection
1243 Cortlandt - no objection
1506 Arlington (addition) - no objection but I think it is important to remember that an addition should always be distinguished from the historic building, architectural features that reflect but do not duplicate and exterior materials that are harmonious but different are ways to achieve this
1506 Arlington (new construction) - no objection
128 W 17th - objection (I am working on a statement that I will send directly to the Planning Department before the meeting)

Thanks
Joy

From: Brie Kelman
Sent: Monday, May 19, 2014 3:32 PM
To: Kent Marsh
Subject: Re: Open Records Request

- 128 W 17th St, New Construction-Mixed Use
  - Support: Being that this is one of the only lots on Yale Street in HD Heights East, this is a very challenged location. I met with the owner and appreciate that he has modified his original desires to try to blend in with the other Commercial structures in the district. The Ordinance is clear that it does not impose a single architectural style.
    My only subjective recommendation simply try to be helpful to the owner on something he might have overlooked would be to move his garage closer to 17th street. The location of the garage in the current design requires that a significant amount of the remaining lot be covered in concrete, and I think he would probably like at least *some* yard. There is nothing in the Ordinance that requires the garage to be so far off of the street front (especially when the garage is located on the non-address side). If the owner wants a yard, he should be entitled to it, and as a neighbor, I always like more green space in the neighborhood.
- 1230 Cortlandt St - B, Alteration-Noncontributing Structure
  - Support
- 1243 Cortlandt St, New Construction-Garage
  - Support
- 1506 Arlington St, Alteration-Addition
  - Support. My only comment is that I feel the owner should have been able to begin his side addition at 30% back from the front facade if he wanted to, as clearly stated in the Ordinance. Depending on the layout, this could have potentially allowed for more back yard.
- 1506 Arlington St, New Construction-Garage
  - Support

From: Zucker, Jim
Sent: Monday, May 19, 2014 4:29 PM
To: Kent Marsh
Subject: RE: Open Records Request

126 W. 17th Street—No objection. This is a tough location for many reasons. I don't think it makes sense to compare it with structures blocks away on the east side of Heights and ignore the many surrounding structures. Whether it is a commercial or residential structure makes no difference because the ordinance does not govern land use.

1230 Cortlandt—Support
1243 Cortlandt—Support
1506 Arlington Addition and Garage—Support

RESPONSE REGARDING REQUEST FOR CERTIFICATE OF APPROPRIATENESS IN THE HOUSTON HEIGHTS EAST HISTORIC DISTRICT FOR:

128 W 17th STREET

By J. Kent Marsh, AICP, 1538 Arlington St., Houston, Texas (within the HHEHD)

OBJECT TO THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS BASED ON THE CURRENT APPLICATION FOR THE FOLLOWING REASONS:

The City of Houston Historic Preservation Manual description of the Houston Heights East District includes only the architectural typologies of residential, commercial, and institutional. Traditionally, historic districts are composed of typologies that either (1) support the context of the district or (2)"monumental" structures that are reserved for the non-contextual public facilities. These "monumental" structures include civic buildings, public libraries, churches, and schools, or institutional in scale. Clearly, this site is not of sufficient size or important location to be considered as suitable for a "monumental", institutional structure. As a result, the viability of this application should be judged related to the historical character of contributing commercial typologies within the HHEHD and not judged based on contributing institutional typologies, either within or outside the HHEHD.

Those properties/structures totally surrounded by other parts of the district are exposed to only other district contextual elements. However, those properties/structures at the edge of a historic district are exposed to both district contextual elements and non-district elements and these properties/structures warrant consideration comparable to other district edge properties/structures. Only two locations within the HHEHD contain contributing commercial structures and are at the edge of the HHEHD. Those two locations are along the north side of 11th Street and along the south side of 20th Street. Only these two locations should be used to evaluate the compatibility of historic character for this proposed structure. In both cases, only one-story structures exist as a contributing commercial typology located at the edge of the HHEHD. In fact, even when considered outside the HHEHD boundary, all existing commercial structures on property adjacent to the subject tract are one-story and significantly, there are no existing 3-story structures, commercial or otherwise, along both sides of Yale Street between 11th Street and 20th Street. Recently, a Certificate of Appropriateness was approved by the HAHC, with

HHEHD DRC support, for a one-story, new construction, commercial structure at the northwest corner of 11th Street and Heights Blvd. This de-facto policy and continued contextual support for one-story commercial typology structures within the HHEHD should be continued.

However, due to this subject tract location as an edge of the HHEHD, and only due to that locational condition, and to encourage true, vertical mixed use for a more-walkable environment, a positive argument could be made for allowance of a two-story commercial typology in this particular location but certainly there is no support for the proposed 3-story structure. In any case, sensitivity to the architectural typology of the adjacent Landmark residential structure should be maintained.

I therefore respectfully request that the Houston Archaeological and Historical Commission **deny the request for a Certificate of Appropriateness**, as submitted, for 128 W 17th Street and support a re-submittal of a one or two story structure that is architecturally supportive of both the existing commercial context within the HHEHD and the adjacent Landmark residential structure.

J. Kent Marsh, AICP

Commission Members of the Houston Archaeological and Historical Commission

My name is Dennis Virgadamo, and I am writing/ speaking in opposition, to the granting of a CoA for the proposed structure in the Houston Heights East Historic District, at 128 W. 17th Street.

My wife (Laura) and I are the home owners at 124 W. 17th. St., next door to the structure that has applied for the CoA. Our property is a contributing structure, and a City Landmark, within the Heights East Historic District. The applicant of this property argues that this property deserves special consideration because it is at the edge of the historic district. I would argue that since it is at the edge of the historic district, it definitely needs to meet the criteria for new construction, Section 33-242, Historic Preservation Ordinance. There is no provision in the ordinance for special consideration for properties at the edge of the historic district. The address is either in the historic district or out of the historic district, and this address, is in the historic district.

Comparisons of the applicants plans must be made to properties in the historic district. The proposed plan does not comply with the requirement that states, and I quote " the exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district. Period.

Allowing a CoA to be issued for the plans proposed (3 story, mixed use) would set a precedent for future applicants that would seriously damage the integrity of the historic district.

I have searched the ordinance and could not find the term "mixed used" anywhere in the ordinance. If the owner were to declare the property as commercial, what provisions are there in the ordinance to prevent him from converting the property to residential at a later date? Also there is not enough square footage of land (only a total of 5330 sq.ft.) to have any required off street parking.

There are several elements where the applicant fails in regards to the requirements for his plan to be approved. With due respect to the Commission Members time, I will not list these Items. I am fully aware that the members know the ordinance.

I urge the HAHC to recommend denial of a CoA for this property. I do support a re-submittal of a one or two story structure that is architecturally supportive of both the adjacent Landmark residential structure, and contributing structures within the Historic District, and that would meet the criteria as listed in the Historic Preservation Ordinance, Section 33-242.

Sincerely,

Dennis Virgadamo
124 W. 17th. St.
Houston, Texas, 77007-4020
C-713-826-8103

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From Gaelyn Godwin
Sent Wednesday, May 21, 2014 5:19 PM
o PD - Historic Preservation
Sub ect 128 West 17th Street

Dear Committee Members:

I write in support of the proposed new construction at 128 W. 17th Street.

I reside around the corner from the proposed new building in a historic structure at 1605 Heights, built in 1918, designed by Alfred Finn. The building is stucco, built in the craftsman style. I value and support the work of the Historic Preservation Commission. The Houston Zen Center is also located in this building at 1605 Heights.

In looking at the drawings and proposal for the 128 W. 17th Street building, the design appears to be in keeping with the immediate neighborhood. It is an elegant brick structure, similar in material to the neighborhood churches, and to Lambert Hall on the corner of Heights and 17th.

From what I have gathered, the owners will live and work on the premises which seems advantageous for the neighborhood.

Sincerely,

Gaelyn Godwin
(713) 574-0147

From:
To:
Subject: 128 West 17th Street
Date: Thu, 22 May 2014 08:59:56 -0500

I write in support of the proposed new construction at 128 W. 17th Street.

I am a Heights resident and live at 704 Allston, not far from the proposed construction.

I have reviewed the drawings of the proposed construction at 128 W. 17th St., which is on the southeast corner of Yale. I feel that the design is very elegant and certainly fits if not exceeds the architectural mood of the neighborhood. The proposed building is brick and although new, has a design that reminds me of buildings built in the 1890s.

I support the work of the Historic Commission and I feel that the building owners have come up with a design that is in keeping with the spirit of Historic Heights construction. Many of the commercial buildings along Yale, near the proposed construction, do not even come close to meeting the spirit of Historic Heights construction. An example is the car wash located across Yale from the proposed construction site.

I have learned that the building owner plans to run his business and live at this location. I feel that an entrepreneur of this caliber would be a welcome addition to the neighborhood.

Sincerely, Bennie See

713-416-1948

From: David Pokorny (155)
Sent: Thursday, May 22, 2014 9:58 AM
To:
Cc: 'All Stoltzen'
Subject: 128 W 17th Street

Steve,

As you know I am a commercial lender at Prosperity Bank in The Heights just a few blocks north of the proposed new construction at 128 W. 17th Street. The building is very similar to our banking center which we meticulously designed to fit into the neighborhood and harbor the nostalgia and charm of the 1920's Art Deco Style.

John Nash has been a customer of our bank for over 20 years and I hold him in high esteem. He is environmentally conscious and is considerate of others, especially his neighbors in The Heights where he has officed for the last 4 years. I was a part of the planning process for this particular building and John was insistent on a property that would improve the neighborhood and occupy a minimal footprint to allow for as much green space as possible. John intends to live & work in the new building and will be a great neighbor to all in the area.

I hope the Historic Society will have the foresight to recognize the value that John brings to The Heights with this beautiful design and his desire to be a pillar within the community.

David Pokorny
Vice President
Prosperity Bank ~ ***The Heights***
2310 Yale St., Houston TX 77008
Office: (713)861-1125
Cell: (713)249-8985
NMLS #284206
www.prosperitybankusa.com
NYSE: PB

From: MORGAN WEBER
To: PD - Historic Preservation;
Subject: 128 W. 17th
Date: Thursday, May 22, 2014 11:00:54 AM

To whom it may concern:

My name is Morgan Weber. I've lived in the Heights since 2008 and own two businesses, Revival Market and Coltivare--both of which reside in the historic district. I now live at 14th and Cortlandt, also within the district. I've known these applicants for several years as they are fantastic regular patrons of both Revival and Coltivare.

I would like to express my support in their historically sensitive development at 17th and Yale--a beautiful example of the types of new construction projects that should be built in our neighborhood.

All Best, Morgan Weber

Sent from my iPhone

From: Joe Longoria
Sent: Thursday, May 22, 2014 12:11 PM
To: PD - Historic Preservation
Cc: Corbella
Subject: 128 W. 17th

To whom it may concern:

Mr. Folkes was our homebuilder for our home in the Heights and asked me for my comments on the proposed structure. I have reviewed the proposed plans and comparable properties he provided. I have lived in the Heights my entire life and have considered Yale to be more of a commercial avenue. The proposed property appears to fit the style of many of the structures in that area, particularly Lambert Hall and the Church of Christ located nearby. I am not sure if the structure would "fit in" between two bungalows in the more heavily residential parts of the Heights, but it appears completely acceptable on Yale. If I recall correctly, there is a carwash across the street and I the structure would add a better visual appeal to that part of Yale.

JTL
Joseph T. Longoria
PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1235 North Loop West, Suite 600
Houston, Texas 77008
(713) 862-1860
(713) 906-1218 Cell
(713) 869-0030 Facsimile

From: Mark Gasaway
Sent: Wednesday, June 11, 2014 8:21 AM
To:
Subject: 128 W 17th Street

June 10, 2014

Historic Preservation Commission
900 Bagby
Houston, Texas 77002

Re:128 W 17th

Dear Commissioners,

I support the new construction plans of Mr. John Nash that I have seen proposed for a three story brick residence/office at 128 W 17th.

I am the oldest, closest continuing neighbor to the property in question adjoining it on the south. In 1981, I opened for business at 1610 Yale the Yale Animal Clinic. My parents Helen McKeehan and Thurman Gasaway graduated from Reagan High School in 1939. My dad's name is one of many listed on the WWII memorial on Heights Blvd. My uncle was Reverend McKeehan who built Lindale Assembly of God. Another uncle was R.G. McKeehan the assistant Chief of Police. I was born in Houston's St Joseph's hospital. For 32 years and counting, my elderly clients have told me their own personal history of the area as they lived it.

In 1981 J.R. McConnell owned my property at 1610 Yale and the corner property in question and the present day Virgdamo house. At that same time128 w 17th was cleared with an old slab only on it.. I was told by McConnell that the slab was remnants of a burned down furniture store in the 40's era and the building I was renting was the warehouse delivery portion of that store. My building had 4 garage door bays and three lights and a restroom and had only an oyster shell drive. Around 1984 on the 17th street site J.R. built a double townhouse two story residence that was never completed nor occupied and eventually demolished by the city. That was all due to mortgage manipulation and illegal title discrepancies he had in all his properties creating a giant legal mess as to who rightfully owned it and was resolved by the courts much much later creating an additional physical dangerous decaying mess.

Ever since then the Virgdamo family residing adjoining to said property on the East and with no authority to do so have tried to dominate with intimidation and threats to completely control the property as only they see fit. I have seen two papers with seriously disturbing and compelling evidence to support that this property's legal descriptions have been tainted with deceptive fraudulent activity and also historical papers tampered with and now

missing, My suspicion is that there has to be some person in the Historic Preservation Committee &/or with the City
Secretary Office that is in collusion with or just deceived by this neighbor's greed and want for control.. With a tainted conflict of interest charge and possibly much worse, I think it would be wise for the Commission to not detain this construction and even remove the site itself from its jurisdiction map altogether.

The Historical Preservation Commission would better serve the community with photographic and written history of this property in all it various phases than to link its architecture today to the Virgdamo house. The more significant history regarding this site is its connection to the McConnell mortgage company debaucle. That was economically unsurpassed by Billy Sal Estes and only slightly surpassed by Enron's
Ken Lay. Architectural history consideration is that J.R.McConnell also had hired
Frank Lloyd Wright the third or 4th to work on Galveston projects he owned on the strand etc. Aerial and street photos of 128 West 17th in the twenties and thirties and every decade would be helpful to once and for all end misconceptions of its overall past history. The gingerbread timeframe, architecturally is already over represented for the Heights. My 30 years serving the public reveals a Heights community that is multi-cultured, multi-nationaled, eclectic and cosmopolitan. Another gingerbread, Polyanna home mandated by you for this site will not reflect any of that. So in summarizing the proposed Nash home as being considered by your esteem group in my perspective hits the bullseye for the titans of the Heights history and banking magnates (Marcella Perry) so ever prevalent in the neighborhood. The mix of home based business also is very historical in the Heights. The front office entrance on the commercial side (Yale) speaks to that also. The Virgdamo house takes care of the original era but two of them does not.

Thank you for your time and service. Please keep history pure and disregard the noise makers.

Mark S Gasaway DVM
Yale Animal Clinic
1610 Yale
Houston, Texas 77008

From: Catherine & Roger Watkins
Sent: Tuesday, June 10, 2014 8:09 PM
To: PD - Planning Public
Subject: RE: COA Application - 128 West 17th Street - Heights Historic District East

HAHC Members

We note that this application has been resubmitted for the June 19 meeting with a description that doesn't seem to vary significantly from the previous months application. As previously stated, we regard this design to be completely inappropriate i.e. out of scale and design, for the historic district and request that you reject the application at your meeting.

Regards

Roger Watkins
816 Arlington Street
Houston, TX 77007

Heights Historic District South

From: Lawrence Wesson
To: Gardosik, John - PD; Lawrence Wesson
Subject: IIv_128_W_17th_New_Construction_Residence
Date: Friday, May 30, 2014 1:37:28 PM

To whom it may concern;

I have read all of the proposal, the protests, and have seen the photos submitted. It took some time, but I am glad that I did. Why? It gives me an insight as to what is really going on per builders in this city. What is going on?

It is as if we are some kind of Third World City. If you are a big enough player, there is no time for the stinking rules, no stinking permits either. If there are any rules at all, they can be bent to achieve a goal. No permit, No Problem. Violation Cease & Desist sticker, what sticker? It all makes me think that this is some kind of insider game and it makes me wonder what really is going on behind closed doors.

One thing I do know, is that GRANDMA is well thought of! No doubt that she is in great shape to tackle those stairs. GRANDMA! Really? Is this a mirthful expression of contempt for the process? Such playfulness smacks as a mocking. What does Grandma think? Where is Grandma? I have never seen building plans that invoke the sacred Godly word of "Grandma". Am I missing something here? The 3 story house that I built in Colorado was obviously devoid of something, a room designated for Grandma! A kitchen... for Grandma! This is so over the top comical. There must be a comedian in the architectural firm that drew these plans up or one that has serious Grandma issues?

Looking at the plans, I was reminded of some late 19th, early 20th Century **Office Building.** Nothing said to me, HOME, and certainly I could not see Grandma living there. What would Grandma think upon arriving at this structure? "Why am I here at this office building?" Likely, she would seem lost. Poor, poor Grandma.

Looking at the plans, I could see that there was no real, serious regard for this fitting into a residential setting. Business yes, residential no. If I was the neighbor, besides being furious, and concerned for Grandma as to what kind of people would do this to a Grandma, I would protest. After the monstrosity was built, I would continue to protest, for the love of Grandma, and for the sake of the community.

Another thing, after looking at this Commercial Office Building design, it is not readily apparent, but it is there, that should a structure such as this be built, it will open the doors

to more such Commercial like structures smack in a Historic residential area. I am rather certain Grandma would NOT approve of this. I do not. The rules would be permanently bent by an established precedent. Very very clever! My Grandma never thought that bending the rules to meet your own personal selfish needs at the expense of others was a good and proper thing. I guess she was old school, no doubt, on what is Right and what is Wrong. My Grandma would say that, "This is wrong!", "Wicked!" and those would be her nice words.

What should go in this space? My Grandma would say, and I knew her and her mother very well, that the lovely Victorians that are built all of the time in The Heights would be just peachy in her book. The neighbors would highly approve. She would look the developer in the eye, with an aged practiced fierce grimace on her face, poke him in the chest and ask, "What is your major problem bub? Why are you doing this? Don't you love your Grandma? Don't you like our community? Why do you hate your neighbors? They are nice people. Do the right thing, bub. Just do it!"

For The Heights that my Wife and I live in because it is, The Heights, for doing the right thing, for giving our community something that has grace and class, for making good neighbors, and for the love of Grandma, do the right thing, developer/builder/owner. This building project as it is now, **SHOULD NOT BE APPROVED.**

Sincerely,

Lawrence & Jana Wesson

717 E. 13th & 1/2 St.
Houston, TX. 77008

PS: My Grandma is nodding in heaven. She did so love her Grandson.

Laura T Virgadamo
124 West 17th Street
Houston, Texas 77008-4020

Houston Archaeological and Historical Commission

- R. Maverick Welsh III - Chair, Citizen Representative
- Rob D. Hellyer – Remodeler/Builder - Vice Chair
- Anna Mod - Architectural Historian
- Jorge Garcia-Herreros - Professional Archaeologist
- Debra Blacklock-Sloan - Cultural History Organization
- David Bucek - Registered Architect
- John Cosgrove - Professional Real Estate Appraiser
- Romulo Tim Cisneros - Commercial Business Rep.
- Edie Archer - Cultural History Organization Rep.
- Ann Collum - Citizen Representative
- Douglas Elliott - Citizen Representative
- Paul Homeyer - Citizen Representative
- Charles Stava - Citizen Representative

Re: 128 West 17th Street, Historic Heights East District

Dear Commission Members,

My husband and I have lived at 124 West 17th Street, Houston TX 77008 since November of 1991. When we moved to this home, it was to protect the historical integrity of our home and the Heights. It was our love of this great history that brought not only our home, but also our business to the Heights. Almost immediately after moving in, we learned that the property at 128 West 17th Street was vacant and abandoned. We immediately brought it to the attention of the City of Houston in order to protect our own home and to get the property secured. All of our association with this property is well documented with the City of Houston records, case history for 128 West 17th St. and commissions and hearings, almost all of which we attended personally, and In short, no one else in the neighborhood including the neighbors who have written you took any responsibility or interest in making sure this property was safe and secure. They certainly had every opportunity. My husband and I personally paid to cut the grass over all those years and we have receipts to show for it and a very large file on it. We worked tirelessly to have the townhomes that were built there and never permitted or had approved plans on, torn down. In 2004, the City of Houston demolished them. We immediately built the 17th Street Community Garden on the lot after talking to City staff and learning that it would take some time for them to clear the property for sale because of multiple liens and difficulty contacting lien holders. We maintained the property as an (Award Winning) community garden until it was sold at auction a few years later. So as you can see, we had no interest in dominating the property, only keeping it from being an eyesore and danger to the community. Mr Gasaway has called into question our integrity as well as the Whitty family who were instrumental in providing first hand history, photos, and information, and the chair of the Houston Heights East Historical District, Ms. Janice Evans, whom I'm sure you all know.

We have all the documentation on the Whitty history, professionally documented by a paid historian. I would be happy to provide that information to anyone who would like to see it but it is a matter of public record. And the Whitty family certainly had firsthand knowledge of the property well before Mr. Gasaway. I challenge Mr. Gasaway to provide proof of most the contents of his letter, or any for that matter. Again, our home which 128 West 17th Street and the property that Mr. Gasaway owns, were all once part of the Whitty estate at the address of 124 West 17th Street, before J. R. Mc Connell subdivided the property up sold it or attempted to build illegally on it as he did not have clear ownership, which is also documented in City records as well as with the Harris County District Attorney's office. And I might point out that since I don't know any of the commission members personally, I know for a fact that you have not colluded with us on anything as Mr. Gasaway has charged. I would also like to point out that our home at 124 West 17th Street is a City of Houston Landmark home and holds the plaque to document that and the legal paperwork as well.

I would like to point out the following:
The plans for the property at 128 West 17th Street do not even meet one of the five criterions as outlined in the Historic Preservation Manual for the City of Houston Planning & Development.

The plans submitted at the last meeting show a definitely variation between them and the photo submitted with them as to setbacks, landscaping and parking. Note: Our five year old son's only source of play, a tree house, which was left out of the photo submitted by the builder, is directly in front of what the builder intends to be "head in" parking against our fence line, making it a definite imminent danger to a child.

Out of the letters in support of this project, the majority do not live or own property in the Historic District.

I urge you to deny the COA until it meets all criterion in the Historic Preservation Manual.

Sincerely,

Laura T. Virgadamo

From:
To: Gardosik, John - PD; DuCroz, Diana - PD
Cc: "Dennis Virgadamo"
Subject: RE: HAHC letter from Laura
Date: Monday, June 16, 2014 5:10:32 PM

I need to correct the letter. Janice may not have been the chair of the East district but she was the one I worked with.

Laura Virgadamo

From: Lindsay Avocato [ma
Sent: Tuesday, June 17, 2014 11:10 AM
To: PD - Historic Preservation
Subject: 128 W 17th Street

To whom it may concern:

I'm writing in support of the development of the property at 17th and Yale. I have been living in the Heights since 2008 and own a house built by Corbella in 2012. I worked closely with Steve Folkes on the construction of my home and can attest to the remarkable craftsmanship of his products.

I have looked at the development plans and I believe it would be wonderful to add this building at 17th and Yale. That area is more commercial and combining both a commercial and residential building into one would be a great addition to the neighborhood. The building plans fit perfectly with the area.

Best,

Lindsay Avocato
512-415-2891

I am writing in opposition of the proposed new development at 128 W 17th Street. I feel the proposed project does not meet several of the criteria as stated in section 33-242 of the historic preservation ordinance.

The applicant proposes to change the orientation of the front entrance from W 17th Street to Yale Street by placing the front façade on Yale Street and parking on 17th Street. Although Yale Street is a mix of both commercial and residential, I think maintaining a front façade on W 17th Street is more consistent with the historic structure already located on this street and within this location.

The attached garage, located off of 17th Street, is not a characteristic found within the district. Contributing commercial structures do not have garages and contributing residential structures have detached garages located at the rear of the lot and subordinate to the main structure.

Window and door openings and configuration should be similar to other contributing structures within the district. New construction should remain consistent with established patterns and not compete with the existing historic fabric. The use of a two-story arched entryway and arched windows do not maintain the already established pattern.

Finally, the height of the proposed three story mixed-use development is not in keeping with the district and should not exceed the highest contributing structure. Since this is intended as both a commercial and residential development then perhaps both criteria should be applied. In which case the proposed building should not be taller than two stories and should aim for a height that lies somewhere between 22’ and 32’, the typical heights of both residential and commercial contributing structures.

Historic buildings should remain the focus of any historic district and it is my opinion that this proposed new construction does not meet that standard. Much like the extremely large-scale homes now inundating the district, there is concern that this will set precedence for mixed-use development, which will ultimately diminish the significance of our historic district. I strongly urge you to deny this application.

Thank you,
Joy Tober
1540 Columbia St.
Houston Heights Historic District East

change.org

Recipient: Houston Archaeological & Historical Commission
Letter: Greetings,

Grant a Certificate of Appropriateness

Signatures

Name	Location	Date
Steve Folkes	Houston, TX, United States	2014-06-10
John Nash	United States	2014-06-10
Cris Williams	Houston, TX, United States	2014-06-10
Jane Bryant	Houston, TX, United States	2014-06-10
Joe Williams	United States	2014-06-10
Robert Seale	Houston, TX, United States	2014-06-10
Bennie See	Houston, TX, United States	2014-06-10
T HOOVESTOL	houston, TX, United States	2014-06-10
Jennifer Bakay	houston, TX, United States	2014-06-10
Kate Nash	Houston, TX, United States	2014-06-10
Kimberly Scott	Houston, TX, United States	2014-06-10
Matthew Palmer	Houston, TX, United States	2014-06-10
Jacob Grossman	Houston, TX, United States	2014-06-10
Laura Neff	Houston, TX, United States	2014-06-10
Carol Perry	Spring Branch, TX, United States	2014-06-10
Mark Gasaway	Houston, TX, United States	2014-06-10
Niki Palmer	Houston, TX, United States	2014-06-11
Concerned Citizen	New City, NY, United States	2014-06-11
Connie Blanton	Houston, TX, United States	2014-06-11
Shannon Bridges	Baton Rouge, LA, United States	2014-06-11
Beverly Lee	Houston, TX, United States	2014-06-11
Matt Moore	Houston, TX, United States	2014-06-11

Theresa Lee	Houston, TX, United States	2014-06-11
rene daigre	Houston, TX, United States	2014-06-11
Mike White	Houston, TX, United States	2014-06-11
Amy Absher	Houston, TX, United States	2014-06-11
Julie Parsley	Spring, TX, United States	2014-06-11
Mark Santa Maria	Houston, TX, United States	2014-06-11
Gaelyn Godwin	Houston, TX, United States	2014-06-11
Tim Schorre	Houston, TX, United States	2014-06-11
Name	**Location**	**Date**
John Hamilton	Pearland, TX, United States	2014-06-11
Michelle Folkes	Houston, TX, United States	2014-06-12
Sally Schwarze	Houston, TX, United States	2014-06-12
Laura McAdams	Houston, TX, United States	2014-06-12
Katherine Deegan	Houston, TX, United States	2014-06-12
M.E. Barham	Houston, TX, United States	2014-06-13
Kristi Barham	Houston, TX, United States	2014-06-13
Brie Kelman	Houston, TX, United States	2014-06-13
Scott Kelman	Houston, TX, United States	2014-06-13
Teresa Patrone	Houston, TX, United States	2014-06-13
Sam Gianukos	Houston, TX, United States	2014-06-13
Colin Shelton	Houston, TX, United States	2014-06-13
Dee Todd-Simmons	Houston, TX, United States	2014-06-13
David Hatcher	Houston, TX, United States	2014-06-13
paul kopecky	houston, TX, United States	2014-06-13
Rich Martin	Houston, TX, United States	2014-06-13
Deborah Etheridge	Houston, TX, United States	2014-06-13
Chris Tritico	Houston, TX, United States	2014-06-13
Andrew See	Houston, TX, United States	2014-06-13
Shannon McAdams	Houston, TX, United States	2014-06-13
Dennis Abrams	Houston, TX, United States	2014-06-14

David Kimmey	houston, TX, United States	2014-06-14
Scott Blankenship	Houston, TX, United States	2014-06-14
Tera starr	houston, TX, United States	2014-06-14
Dean Johnson	Houston, TX, United States	2014-06-14
Jens Bogsrud	Houston, TX, United States	2014-06-14
Gisele Oriot	Houston, TX, United States	2014-06-16
chris Lesikar	Houston, TX, United States	2014-06-16
Sasi Romney	Houston, TX, United States	2014-06-16
Heather Lawson	Houston, TX, United States	2014-06-17
Stephanie Sullivan	Houston, TX, United States	2014-06-17

Name	Location	Date
Lindsay Avocato	Houston, TX, United States	2014-06-17
Morgan Buck	Houston, TX, United States	2014-06-17
Emma Morrell	Houston, TX, United States	2014-06-17
amy seeburger	Houston, TX, United States	2014-06-17
Jodie Eisenhardt	Houston, TX, United States	2014-06-17
jan kelman	Geraldine Flat, New Zealand	2014-06-17
Rodney Wilder	Houston, TX, United States	2014-06-17
Kristen Kifer	Houston, TX, United States	2014-06-17
Jodi Nash	Houston, TX, United States	2014-06-17
Janet Neberman	Houston, TX, United States	2014-06-17
Dave Seeburger	Houston, TX, United States	2014-06-18
Daniel Fontes	Lafayette, IN, United States	2014-06-18
Jacy McFall	New Windsor, NY, United States	2014-06-19
Susie Gaskins	Edinburgh, IN, United States	2014-06-19
David Hicks	oriskany falls, NY, United States	2014-06-19

Rich Wyzykoski	Mesa, AZ, United States	2014-06-19
Drake Bujel	Redford, MI, United States	2014-06-19
Stanford Garrett	Cleveland, OH, United States	2014-06-19
Matthew Peterson	Fresno, CA, United States	2014-06-19
john vickory	chicago, IL, United States	2014-06-19
mark Bordieri	foxboro, MA, United States	2014-06-19
SK Wilson	Grand Canyon, AZ, United States	2014-06-19
Ashlee Davis	Denver, CO, United States	2014-06-19
Rachel Woodburn	Columbia Heights, MN, United States	2014-06-19
Michelle Rogers	Burnet, TX, United States	2014-06-19
Tangia Benoit	Nashville, TN, United States	2014-06-19
Tina Sabey	Walnut Creek, CA, United States	2014-06-19
Freya Kerr	Poughkeepsie, NY, United States	2014-06-19
David Bastien	Revere, MA, United States	2014-06-19

Comments

Name	Location	Date	Comment
Joe Williams	Houston, TX	2014-06-10	There is no reason, other than political, this new home and business shouldn't be allowed to be built on this lot.
Bennie See	Houston, TX	2014-06-10	I feel that the owner of this property is acting in good faith and I think this building would fit into the neighborhood nicely. Also I find it irritating that a small group of people have so much power over the lives of individual citizens.
T Hoovestol	Houston, TX	2014-06-10	This is a beautiful addition to the historic area. this definitely would add value and beauty to the area..i fully support this project!
Matthew Palmer	Houston, TX	2014-06-10	I support local small businesses, and believe that the architectural design of this structure is very much in keeping with the character of the Heights.
Niki Palmer	Houston, TX	2014-06-11	I support small business and I think this building matches the aesthetics of the Heights.
mark Santa maria	Houston, TX	2014-06-11	Mixed use development along a commercial thoroughfare on an empty lot with close proximity to the amenities (restaurants and shopping) on Yale and 19th streets and an aesthetic patterned on established buildings in the vicinity (Lambert Hall, home of Opera in the Heights) seems appropriate for the location.

Laura McAdams	Houston, TX	2014-06-12	I live on this street. This building would be a beautiful, welcome addition. The brick facade is similar to Down House's one block north, the former bank building now housing Beck's, as well as the Opera in the Heights brick building just across the street from where this will go. What a great addition to the neighborhood!
Brie Kelman	Houston, TX	2014-06-13	This structure meets the 4 criteria for new construction. The only complaint that I've heard is that it is too tall. However, it is shorter than most of the other Commercial buildings in the district, which makes it compatible as outlined in the Ordinance. I also think it's a beautiful building and will make a seedy-looking area of Yale look MUCH MUCH better!
Scott Kelman	Houston, TX	2014-06-13	I live in the Heights HD East and I think this will be a great addition to our neighborhood. It complies with the Ordinance.
Sam Gianukos	Houston, TX	2014-06-13	I support this project. I believe it is the perfect development for Yale street. The live/Work concept is encouraged throughout the country in areas like the Yale corridor and many new Traditional designed neighborhood. Sam
Rich Martin	Houston, TX	2014-06-13	I'm a Realtor in the Heights. I sell homes in historic districts and am interested in the neighborhood retaining it's character. I also own a 1909 home in Woodland Heights. Let's allow designs that are obviously keeping with the neighborhood character. We should help people come up with good designs.
Chris Tritico	Houston, TX	2014-06-13	There needs to be a fundamental change in the Heights Historical Commission. They are far to restrictive and their decisions hurt development of the Heights.
Scott Blankenship	Houston, TX	2014-06-14	I support this project and feel that it would be an attractive addition to the neighborhood. Unfourtantly the historical commission has exceeded its usefulness, the district is not being served well and it's time for change.
Tera starr	houston, TX	2014-06-14	This looks great and can really add to the not do goof look of this current corner! Please grant them a Certificate of Appropriateness. Thanks!

Name	Location	Date	Comment
Jens Bogsrud	Houston, TX	2014-06-14	I support this prospect as the Heights area needs to welcome people whom will create something for the neighborhood, and this building would fit nicely into the neighborhood and be an attractive addition to the area. Suspect that people, who will not approve this and similar prospects, have their own hidden agenda. Let's support the community and the people within and grant them a Certificate of Appropriateness.
chris Lesikar	Houston, TX	2014-06-16	because it looks completly historical
Jodie Eisenhardt	Houston, TX	2014-06-17	I believe this building should be allowed. I think it looks much better than a vacant lot. Shouldn't common sense prevail sometimes?!
Dave Seeburger	houston, TX	2014-06-18	As a resident of Yale St just a few blocks from this site, this building would be a benefit to the street and neighborhood. The attention to detail on the exterior of the structure is appreciated. A great development for Yale St!

CER IFICA E OF APPROPRIA E ESS

APPLICATION SUMMARY

COA Application	No. 140522 – Accepted 5/7/2014, 90-day waiver not applicable
Applicant	Steve Folkes, Corbella Inc. for John Nash, owner
Property	128 W 17th Street, Lots 13 & 14, Block 133, Houston Heights Subdivision. The property is a vacant 5,330 square foot (65' x 82') corner lot.
Significance	The site is currently vacant.
Proposal	New Construction – Construct a three-story 4,532 square foot mixed use building with commercial space on the ground floor and residential space on floors two and three. The structure will be 51' wide, 33' deep, and 39' tall, with the front façade facing Yale Street and an attached one-story garage at the rear taking access from W 17th St. See enclosed application materials and detailed project description on p. 6-19 for further details.
Public Comment	Staff has received numerous written comments on this proposal: six in favor, twelve opposed, and two who have expressed no objection. See Attachment A.
Civic Association	No comment received.
Recommendation	**Deferral**
HAHC Action	**Deferred**

APPRO A CRI ERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D A **S satisfies D does not satisfy A not applicable**

S	D	A		
☐	☐	☐	(1)	The new construction must match the typical setbacks of existing contributing structures in the historic district
☐	☐	☐	(2)	The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
☐	☐	☐	(3)	The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
☐	☐	☐	(4)	The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☐	(5)	The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

Chapter 33 provides for different height criteria depending on 'use' not on building 'type.' The subject building originally was submitted as a proposed single-family residence in a commercial building type. Chapter 33 does not have definitions for use (nor does it regulate use), so Planning Staff has requested the applicant obtain a determination from Code Enforcement as to which building code (Residential or Commercial) would apply to the project in order to help us determine which criteria is appropriate for reviewing this project.

This additional information was provided this week, which has not allowed staff to thoroughly review and evaluate the implications. There are additional concerns about required parking, and appropriate setbacks (Yale is a major thoroughfare requiring a 25' setback, which is not historically appropriate for a commercial building type.)

Furthermore, if this project is to be reviewed as commercial, staff needs more information about 'typical' heights, setbacks and general proportions of non-residential historic structures in the district.

Building Classification
- Contributing
- Non-Contributing
- Park

PROPER OCA IO

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

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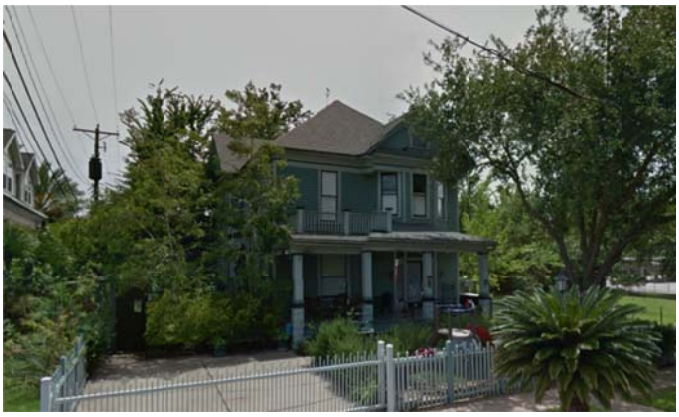

124 W 17th Street – Contributing – 1909 (neighbor)

1610 Yale Street – Out of HD – 1940 (neighbor)

1701 Heights Boulevard– Contributing – 1927 (across street)

1700 Yale Street– Out of HD – (across street)

1621 Heights Boulevard–Noncontributing – 2000 (neighbor)

202 W 17th Street– Out of HD – 1970 (across street)

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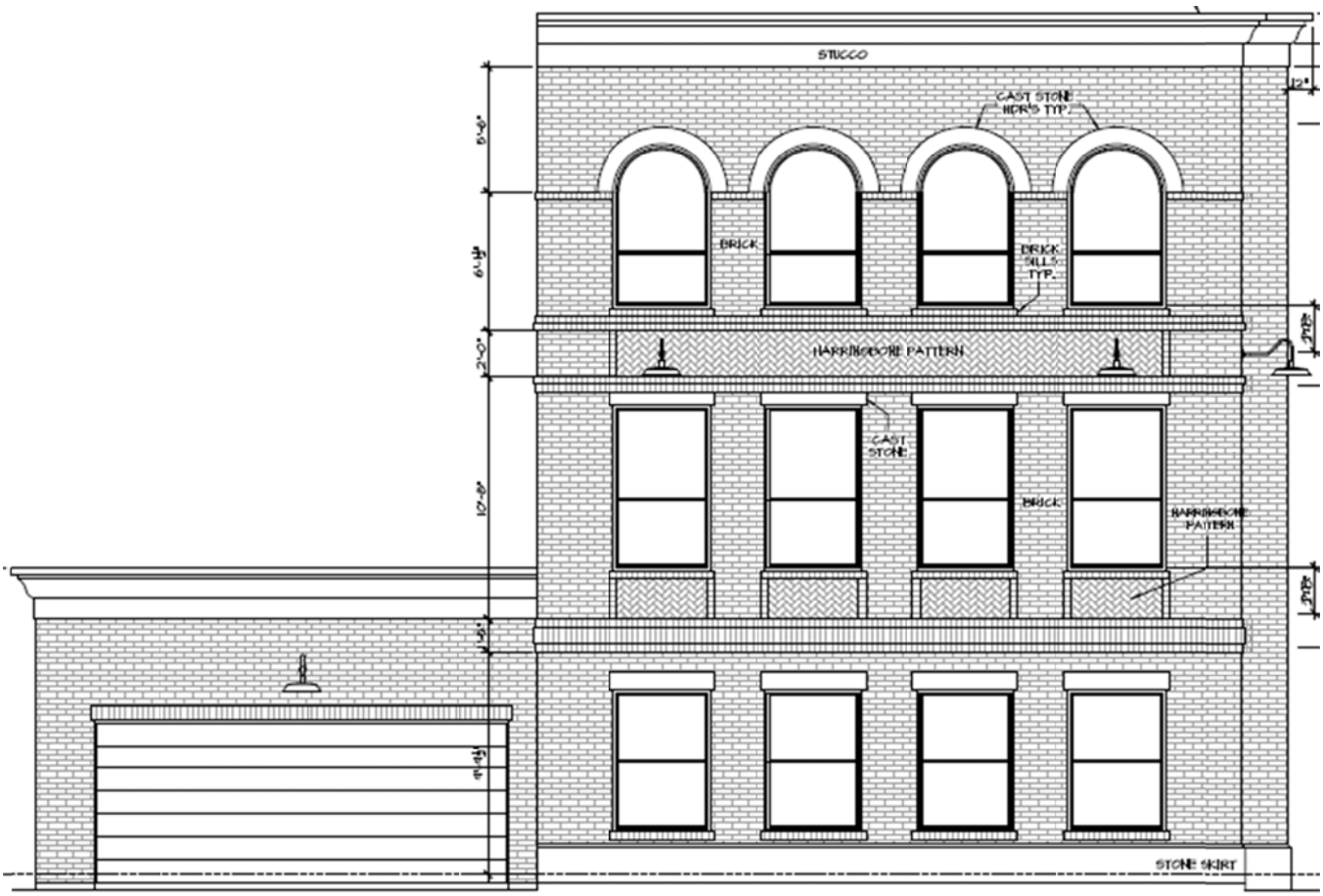

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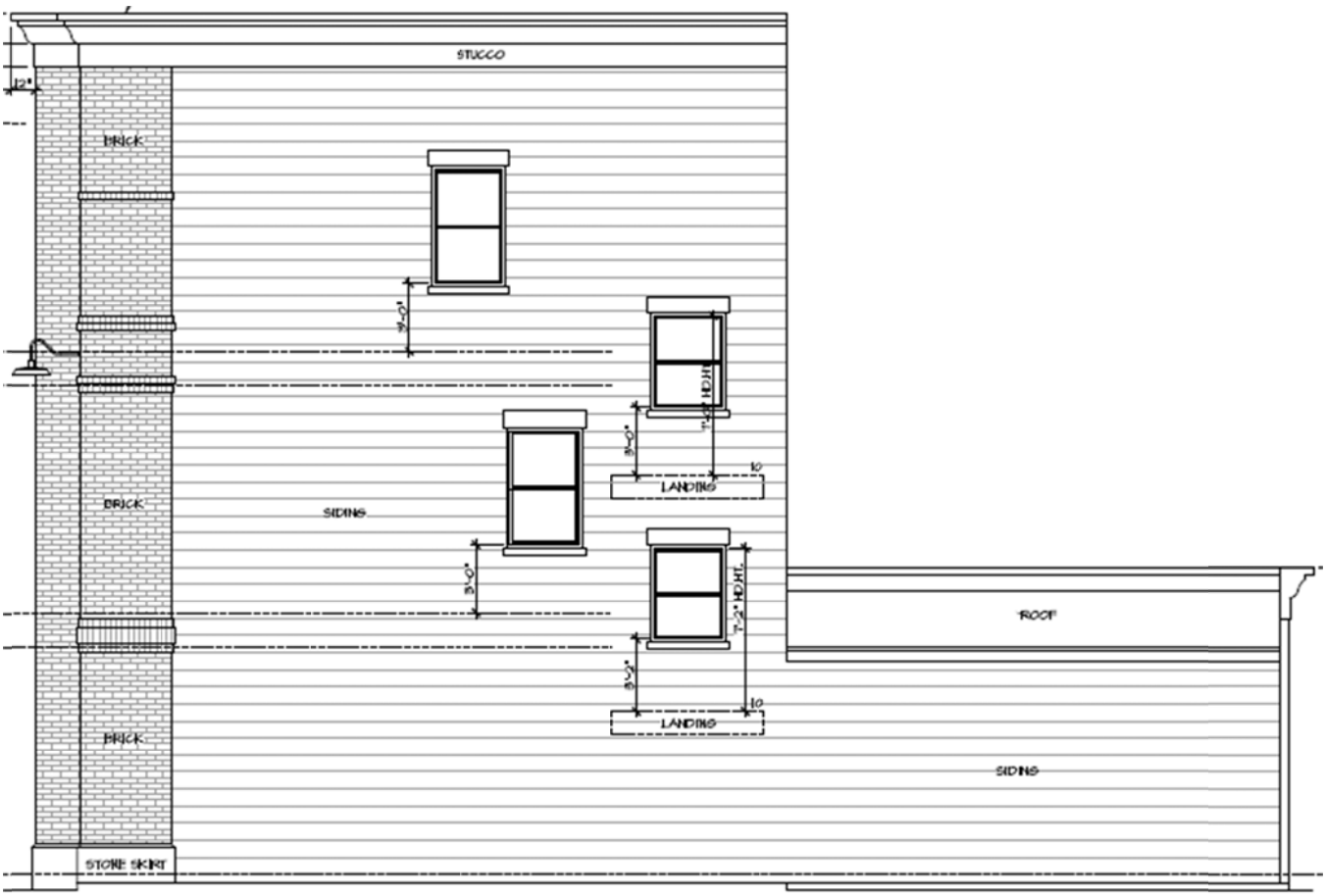

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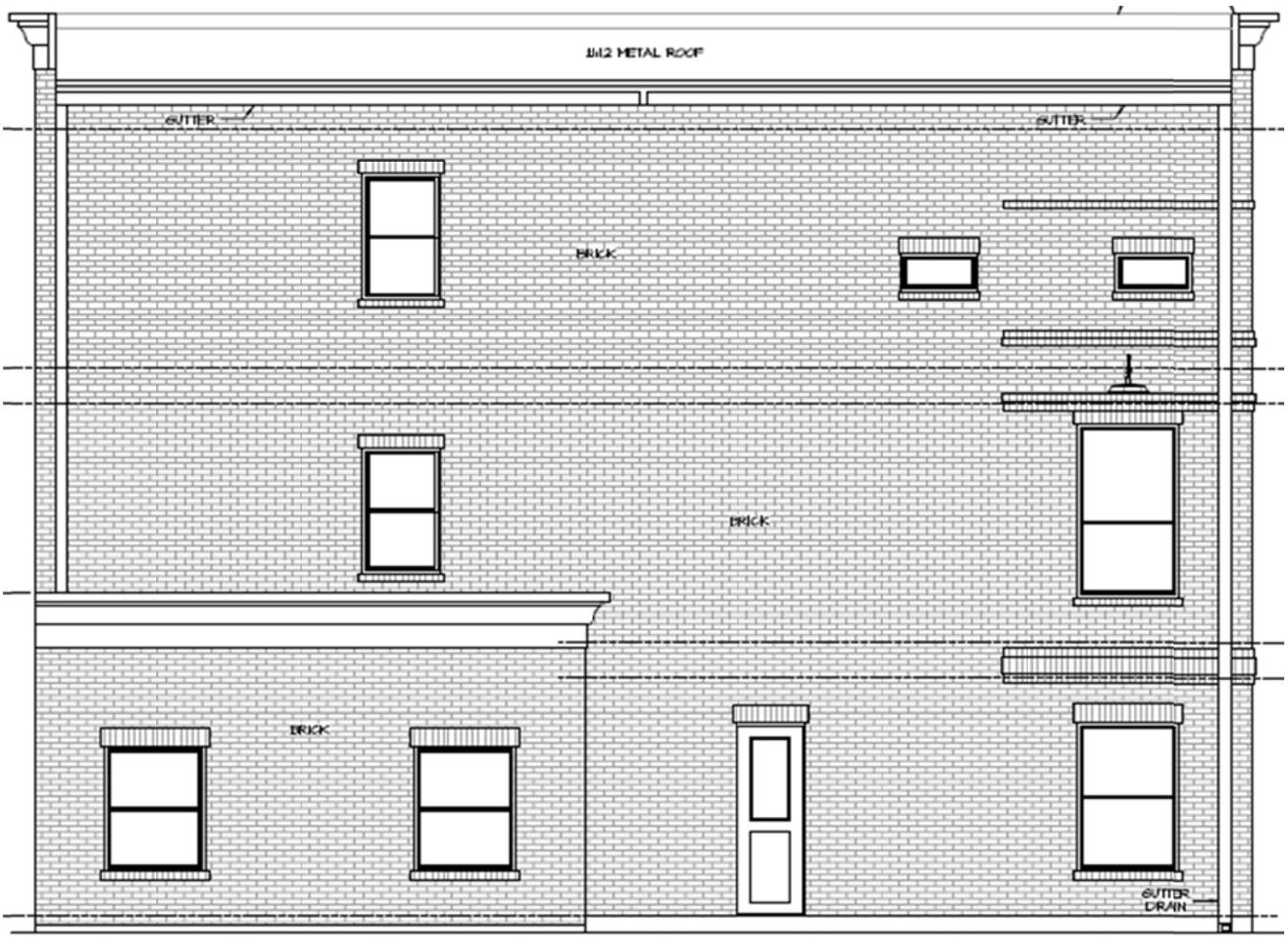

SI E P A

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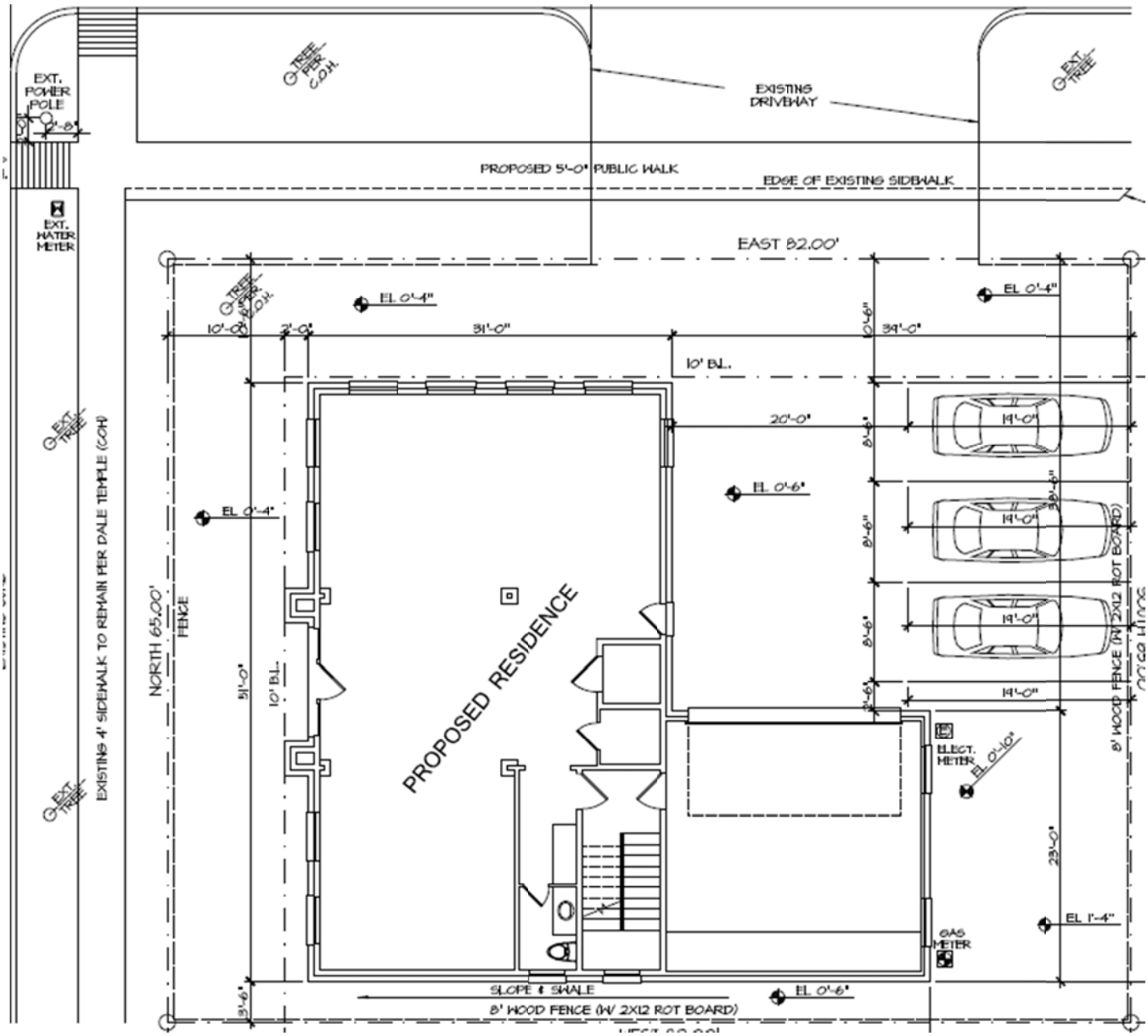
(Received after application deadline)



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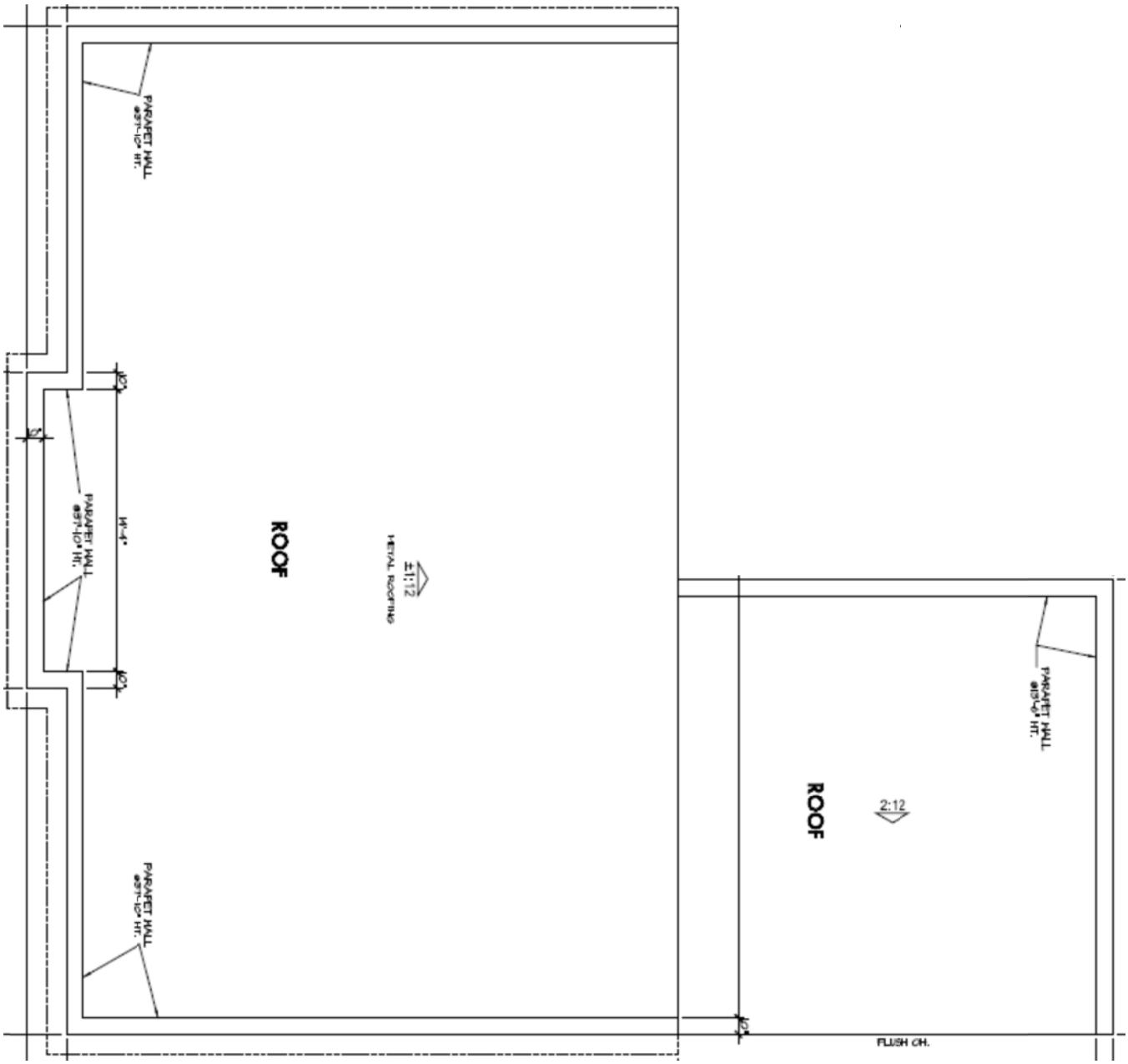

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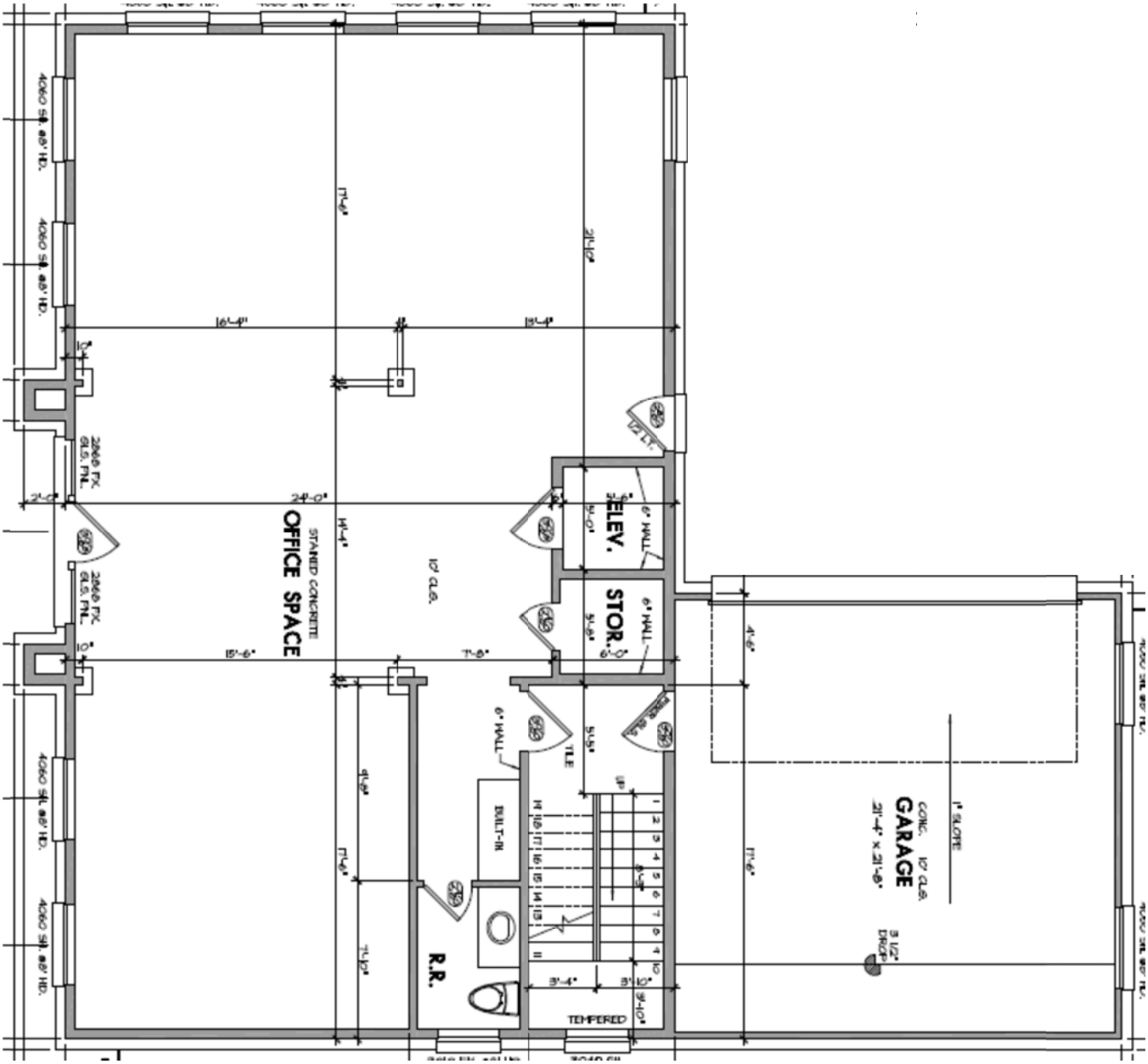

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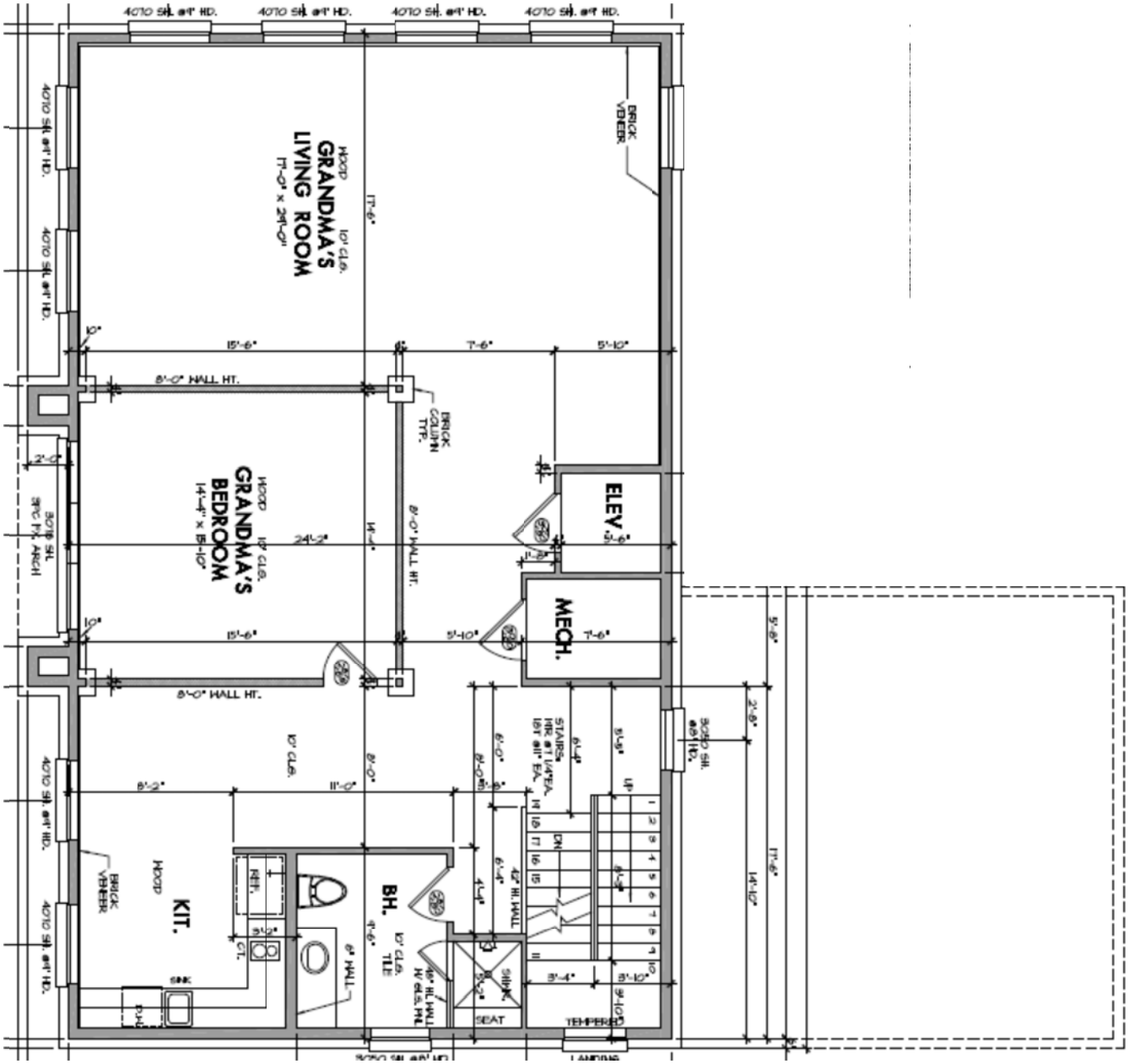

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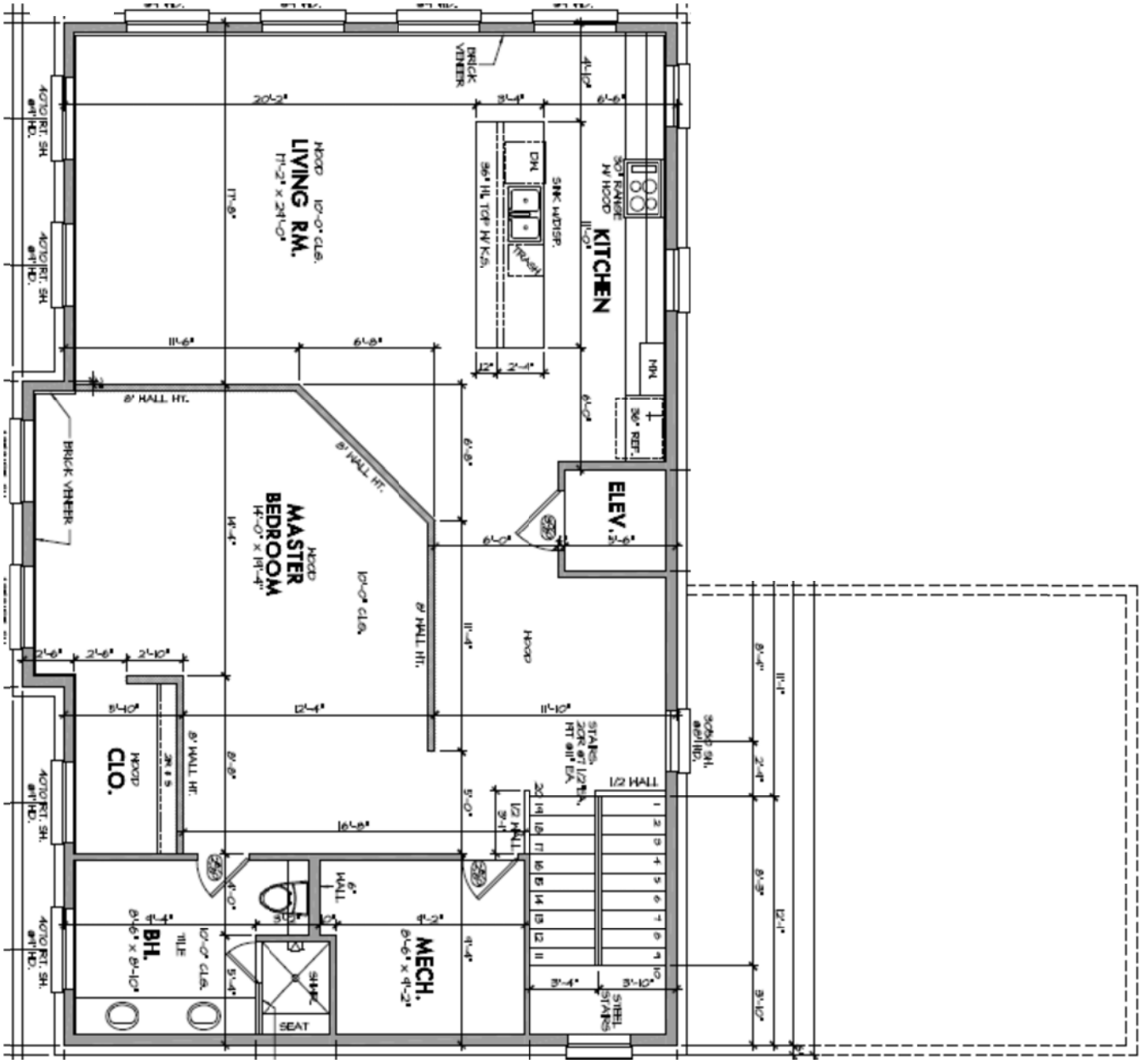

WI DOW DOOR SCHED E

WI DOWS MANUFACTURER, JELDHEN	
1ST FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
2ND FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
3RD FLOOR	LOW-E 212 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
DOORS MANUFACTURER, JELDHEN	
FRONT DR.	ALUMINUM WITH CHESTNUT BRONZE EXTERIOR - I LT.
BACK DR	PAINTED FIBERGLASS WITH WINDOW INSERT - 1/2 LT.
INTERIOR	SOLID CORE MASONITE I PANEL RECESSED
6ARA6E	16+ GAUGE MULTI-PANEL OVERHEAD

OCA IO S OF O SI E FAMI S R C RES

CO RI I O SI E FAMI PROPER IES

1100 Harvard – Contributing – 1918

1245 Heights – Contributing – 1926

1701 Heights Boulevard – Contributing – 1927 (across street)

1548 Heights Boulevard – Contributing – 1924

1606 Heights Boulevard – Contributing – 1948

104 W 12th Street – Contributing – 1922

PROJEC DE AI S

Shape Mass Proposed structure will measure 37'-10" above finished grade by 51' wide by 33' deep with a rear one-story attached garage extending an additional 22' from the rear that is 23' wide and 13'-6" tall above finished grade.

Setbacks Proposed structure's front set back is 10' from Yale Street (west), 10' from West 17th Street (north), 3'-6" from the south, and 17' from the east. The three-story portion of the structure will be set back 39' from the east property line.

Foundation The foundation will be slab on grade.

Windo s Doors Proposed structure will feature vinyl single-hung 1-over-1 windows, one single-lite aluminum door, one painted fiberglass door with single-lite insert and one overhead garage door.

E terior Materials The east, west and north elevations will be clad in brick and the south elevation will be clad in horizontal lap cementitious siding.

Roof Proposed structure will have a flat metal roof (nominal 1-over-12 pitch) with a 2'-4" parapet with stucco cornice detailing.

Front Elevation West Proposed structure will be clad with brick on the west, north and east elevations and feature a projecting central bay that contains a two-story arched entryway with a centrally located door flanked by side lites, separated from an arched upper window by a brick band. Additional brick banding will separate each floor. First and second floor will each feature four 1-over-1 vinyl windows. Third floor will feature six 1-over-1 arched vinyl windows. The parapet will feature decorative star details and a decorative stucco cornice.

Side Elevation orth Proposed structure will feature four 1-over-1 vinyl windows on the first floor, four 1-over-1 vinyl windows on the second floor, four arched 1-over-1 vinyl windows on the third floor and a decorative stucco cornice. An attached one-story garage on the east side will feature one overhead garage door and a decorative stucco cornice.

Side Elevation South Proposed structure will feature horizontal lap cementitious siding, four 1-over-1 vinyl windows and a decorative stucco cornice.

Rear Elevation East Proposed structure will feature an entry door and one 1-over-1 vinyl window on the first floor, two 1-over-1 vinyl windows on the second floor, and one 1-over-1 vinyl window and two fixed vinyl windows on the third floor. A projecting one-story attached garage on the south side will feature two 1-over-1 vinyl windows and a decorative stucco cornice.

A ACHME A

PUBLIC COMMENT

May 14, 2014

TO: HAHC

Re: 128 West 17th Street

I attended the May 12, 2014 Houston Heights Association Land Use committee meeting where John Nash, the owner of 128 West 17th Street, and his architect, Steve Folkes showed the plans for Mr. Nash's proposed *residence* at that address.

I was concerned for several reasons:

- Mr. Nash claimed he didn't know he was buying a lot in a historic district. Since Mr. Nash has been a long time Houston resident, and has lived in the Heights and Montrose, it is difficult to believe he wasn't aware much of the Heights area is in historic districts and didn't bother to check the status of this lot.

Mr. Folkes used the term "special circumstances" over and over claiming the property was at the edge of a historic district and the side street, Yale, has a lot of commercial businesses. (It also has many homes.) 128 West 17th Street does *not* face Yale. It faces 17th Street which is mostly residential and certainly the beautiful, period home next to it is. Just because the *side* street (Yale) has some commercial buildings it shouldn't be an argument to build a 3-story, 4,850 square foot commercial looking building and claim it is a residence.

To allow a "residence" to be build in a historic district that looks like a commercial building is against everything the historic district ordinance stands for. It does not comply with the character and style of the street (It faces W. 17th!) or historic district. None of the construction materials, windows, or *anything,* fits with the ordinance.

Does his argument of "special circumstances" mean that we should treat the homes in our Freeland HD that are on corners with White Oak as the side street differently because most of that stretch of White Oak is commercial? I'm sure there are similar properties in other historic districts. Are we setting a precedent for corner lots at the edge of HDs?

- The plans we saw were supposed to be for a residence. Even with a floor for "grandma". Mr. Folkes displayed multiple pictures of commercial and public buildings similar to the design that Mr. Nash wishes to build. Many of these structures were many blocks away in areas not the same as Yale Street at 17th Street. Why are commercial and public buildings being used as an argument that his residence fits in with the neighborhood? None of the *homes* look like commercial buildings.

- I was ***very*** concerned when Mr. Folkes said that Delaney and others with the City liked their plans and commended them on fitting in with the business and public buildings along Yale. This would be fine if Mr. Nash's plans had been for a business, outside the historic district. But certainly *not* for a "residence" that was in a district. Why would building a residence that looked like a commercial or public building be

commended?? And why would the owner even want to build a home that looked like that? (If it *really* was going to be his "home".)

The Land Use committee attendees were vocal in their opposition to his "house" plans. So now he claims he will build a mixed use building. This is an obvious ploy to obtain a COA to build what he wants. If he is wanting to build his home there, why would he have businesses downstairs? Makes no sense!

I see that the property is owned by Anglo Shipping & Trading Inc. which also does business as Anglo Shipping and Trading. John Nash is Principal / President of this company. If I had to guess it would be that the commercial first level would be the offices of Anglo Shipping & Trading Inc. What better way to get around opposition to his "residential" plans and not have outside businesses operating in his "residence" (now "mixed use" residence).

After Mr. Nash and Mr. Folkes left the Land Use committee meeting a comment was made alluding to how easy it would be to turn the property into a commercial building, especially since it would already look like one. Even if Mr. Nash really wants to build a mixed use building it still should fit the character of the historic district, *not* the character of buildings on another street not even in the historic district.

Historic Districts are being eroded and changed due to over large additions, multiple houses on one lot, and tricks such as I think Mr. Nash is trying to pull. I just hate to see more and more COAs being issued due to subterfuge.

I would hope, but doubt, that Mr. Nash be denied a COA.

Regards,

Jean Taylor
Freeland Historic District

From Dennis Virgadamo
Sent Tuesday, May 13, 2014 2:33 PM
o 'Bill Pellerin'; 'Laura Thorp'; DuCroz, Diana - PD; 'Kent Marsh'
Cc 'Laura'; Stockton, Pete - HPC-PWE
Sub ect 128 W. 17th. St. TRS13&14 Blk 133, Houston, Heights

O.K. Guys, the owner of the property at 128 W. 17th. St. (TRS13&14, Blk 133) has filed for the CoA application. They have made application for a new construction, 3 story, mixed use, brick building, in the East Historic District Houston Heights. This is on the agenda for May 22, 2014. Someone please tell me that it is not possible to get a CoA, with what they are proposing. This structure does not meet the criteria for new construction, Section 33-242, Historic Preservation Ordinance. It would be such a shame for something like this to be built in the Historic District. Once something like this is built, there will be no stopping of the same type building in the future. This structure to be built is not only in the Historic District, but also next door to a contributing structure, and a City Landmark. The owner is trying to build something out of character, and incompatible to the historic district.

There are several elements that are incompatible. These are only a few.

1. Slab on grade
2. Three stories

3. Brick siding (not compatible with the exterior features of existing contributing structures in the historic district)
4. Garage in front of the house
5. Garage attached to the building
6. Setback inconsistent with the typical front setback of contributing structures. (Does not match existing contributing structures in the historic district, or next door to a contributing structure.
7. Parking pad in front of the house
8. Architectural style and elements which detracts from the historic structures in the historic district
9. Size of structure is not compatible with the typical size of existing structures in the historic district
10. The height of the eaves of the new construction intended is taller than the typical height of the eaves of existing contributing structures

We are the homeowners next door to the structure that has applied for the CoA. Our property is a contributing structure, and a City Landmark. We hope that the HAHC will not approve this type of structure, that is not within the character to the historic district. Any help or suggestions with this situation would be greatly appreciated. Any support at the May 22, 2014, HAHC meeting would also be appreciated.

Sincerely,

Dennis & Laura Virgadamo
124 W. 17th. St.
Houston, Texas, 77008-4020
O-713-863-8428, ext. 102
C-713-826-8103

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From Mary Collins
Sent Monday, May 19, 2014 10:22 AM
o PD - Historic Preservation
Sub ect Concerns about the proposed porperty for 128 West 17th Street

To Whom It May Concern:

For more than 11 years, I have lived on the same block as structure that is proposed for 128 West 17th Street. The proposed project for 128 West 17th Street does not meet the criteria for new construction under Section 33-242 of the Historic Preservation Ordinance and would be located directly next to a *contributing structure*.

When you are making your decision about whether or not to approve this project, I hope you will you will consider my concerns about how this project may adversely affect our Historic Heights District, and how not approving will establish a precedent regarding the integrity of future projects in the Historic District.

Thank for your efforts on behalf of our neighborhood!

Mary Collins
Homeowner of 1621 Heights Blvd #8

From Curtis George
Sent Monday, May 19, 2014 3:06 PM
o PD - Historic Preservation
Sub ect Concerned Neighbor

To: HAHC
RE: 128 West 17th Street

To Whom it May Concern:

I would like to voice my opinion opposing the proposed COA for the above referenced property. Being an owner of a residential home on the same block I am concerned that the structure does not meet the criteria for new construction under Section 33-242 of the Historic Preservation Ordinance. The proposed structure is located directly next to a CONTRIBUTING structure. I would like to respectively request that Section 33-242 of the Historic Preservation Ordinance be followed in the building of this new structure.

Regards,

Curtis & Amanda George
1621 Heights Boulevard Unit #13
Houston, Texas

From Catherine & Roger Watkins
Sent Thursday, May 15, 2014 5:11 PM
o PD - Planning Public
Sub ect COA Application - 128 West 17th Street - Heights Historic District East

HAHC Members

The owner of 128 West 17th Street has made a COA application which consists of a 3 story 4,850 square foot home (garage included) with exterior brick and masonry. I regard this design to be completely inappropriate i.e. out of scale and design, for the historic district and request that you reject the application at your meeting on May 22, 2014.

Regards

Roger Watkins
1 Arlinton Street
Houston, 00

Heights Historic District South

From: Diane Hill
Sent: Monday, May 19, 2014 4:25 PM
To: PD - Historic Preservation
Subject: Comments for COA 128 W 17th Street

To: HAHC
RE: 128 W 17th Street COA

How can this new construction be considered mixed-used when it is clearly states on the site plans "Proposed Residence" (page 11). Along with the second floor being "Grandma's" living area (page 14) and the third floor having the main living area/"Master Bedroom" (page 15). Once again, in the applicant's own submission the site is referred to as a RESIDENCE (page 11).

This is clearly a RESIDENTIAL HOME just because 1/3 of the space will be dedicated to a home office does not define mixed-use as the entire property will be inhabited by the same family - which is also demonstrated by the only elevator access located in the main space on the first floor. (Of course Grandma will need elevator access.) With this line of thinking any family home could be considered mixed-use if they have a home office and a mother-in-law suite.

This property should follow all the appropriate guidelines of criteria for new construction for a residence under Section 33-242 of the Historic Preservation Ordinance. Even more so with having a contributing residential home next door that is also a landmark.

Mr. Nash began building his home in March 2014 without ANY PERMITS and only stopped after concerned residents contacted code enforcement and his property was tagged. It certainly appears he is attempting to circumvent guidelines for building in the historic districts. Mr. Nash is also employing a "Custom Home Builder" to build his proposed residence. It certainly does seem like subterfuge to now call the property mixed-use to get around the guidelines.

Regards,
Diane Hill
1621 Heights Boulevard Unit 11
Houston, Texas

From Bill Pellerin
Sent Tuesday, May 20, 2014 5:00 PM
- **o** DuCroz, Diana - PD; Harris-Finch, Delaney - PD

Cc Kent Marsh
Sub ect 128 W 17th Street

I am writing in opposition to the granting of a CoA for the proposed structure in the Heights East Historic District at 128 West 17th Street.

The property owner argues that this property deserves special consideration because it is at the edge of the historic district. He further says that the proposed building should be compared with nearby buildings (inside and

outside of the historic district). I would argue that any address is either in the historic or out of the historic district. There is no provision in the ordinance for special consideration for properties at the edge of the historic district.

Comparisons of these plans must be made to properties in the historic district. The proposed plan does not comply with the requirement that --- "The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district." No one is arguing that the building must be a Queen Anne style, but clearly this design is incompatible with existing properties.

Allowing a CoA to be issued for the plans proposed (3 story, mixed use) would set a precedent for future applicants that would seriously damage the integrity of the historic district. I searched the ordinance and did not find the term 'mixed-use' anywhere in the ordinance. There are compatible buildings in the historic district that are used for commercial purposes.

The applicant previously presented his plans to the Houston Heights Association Land Use Committee. Those plans were for residential only use of basically the same design. If the owner were to declare the property as 'commercial' what provisions are there in the ordinance to prevent him from converting the property to 'residential' after, say, 6 months of use?

Further, the application fails this requirement -- "The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district." I would encourage the property owner to consider a larger floorplan building of 2 stories or less.

In addition, the application fails this requirement -- "The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district;" Since the residential part of the building is at the top of the structure it can be said that the new construction 'for use for residential' purposes greatly exceeds "the height of the eves of existing contributing structures".

Further, even if you say the entire building is commercial, the building fails this requirement -- "The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district."

I urge the Planning and Development department to recommend denial of a CoA for this property and I recommend that the HAHC support that denial..

Bill Pellerin, resident, Houston Heights South Historic District

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: May-14 Date of Report: 20-May-14

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
v.	128 W. 17th St.	Steve Folkes	Corbella, Inc.	New Const. 3 Story Mixed Use	**Support** **No Object** **Object**	1 2 5
t.	1230 Cortlandt	Mike Shelton	Harvard Heights Construction	Remove Siding and Windows on Non-Contr. Apts.	**Support** **No Object** **Object**	6 2
u.	1243 Cortlandt	Mike Shelton	Harvard Heights Construction	New 2-story garage/Apt for Non-Contr Struct.	**Support** **No Object** **Object**	5 3
r.	1506 Arlington-Add	Jordan Fairchild	Bungalow Revival	1 St. Add to Contri Struct with side addtion	**Support** **No Object** **Object**	7 1
s.	1506 Arlington-Gar	Jordan Fairchild	Bungalow Revival	New detach 2-Story garage/apt for Contri Structure	**Support** **No Object** **Object**	7 1

See Attached Detailed Response

From: Mitch McFarland
Sent: Monday, May 19, 2014 6:10 AM
To: Jonathan Smulian; Kent Marsh; Mark R. Williamson; Brie Kelman; Joy Tober; Zucker, Jim
Subject: RE: Open Records Request

126 W 17th Street – No objection. It would be nice if he was building a 1500 sq. ft. craftsmen style bungalow. Then we could object to his choice of windows and the number of gables. But if the Christian Church bought the property and proposed the exact structure as church offices, would we object? I believe it is compatible with other non-residential buildings in the district and nearby.

1230 Cortlandt – Support
1243 Cortlandt- no objection
1506 Arlington –support
1506 Arlington -support

D. Mitchell McFarland

From: Jonathan Smulian
Sent: Monday, May 19, 2014 2:58 AM
To: 'Kent Marsh'; Mitch McFarland; 'Mark R. Williamson'; 'Brie Kelman'; 'Joy Tober'; 'Zucker, Jim'
Subject: RE: Open Records Request

Comments on the May COA applications
126 W 17 th Street – object see attachment
1230 Cortlandt –no objection
1243 Cortlandt- no objection
1506 Arlington –support
1506 Arlington -support

Objection to the design of the "mixed-use" development proposed for 128 West 17th Street in the Houston Heights East Historic district..

This site of the proposed building is one of few that extends the east historic district on to the Yale frontage . As one the two original applicants to the Council for the creation of this district I can affirm that this extension of the boundaries of the district was made with the express intention of ensuring that any future building on the is site would be compatible with its residential neighbors on the south side of this specific block of 17th Street ,

Despite the fact that the purported use of this building is primarily residential the owner and his designer have made clear that in their view any building on this site must have the appearance of a commercial building which they perceive as a brick structure with a flat roof hidden behind a parapet.. While the ordinance clearly states that it does not regulate the use or style of any building in an historic district I contend that the proposed building is not compatible with the character, form or materials of the other buildings on this side of 17th Street that is within the boundaries of the historic district.

I have no objection to the owner 's stated intention to construct a new a residence on this site for his family and use the ground floor for his offices . However I cannot accept that because of this intended use and because its western façade faces on Yale Street (which still has many historic structures and Landmark residences) these facts require that it be a three story brick structure which is predominantly intended for residential use but is designed and detailed to give the appearance of a commercial building

.While a compatible building on this site, by definition, does not require the slavish mimicking of a Victorian or early 20th century residential or commercial building .I contend that is possible to design a building for the uses desired by the applicant in a building whose location ,scale, form and materials are compatible with the other buildings on this side of the block on 17th Street as well as having an appropriate facade on Yale Street .

Jonathan Smulian FRTPI , Assoc. AIA Emeritus
Houston Heights East Historic District resident
1231 Arlington
Houston Tx 77008

From: Charlie
Sent: Monday, May 19, 2014 3:21 PM
To: Kent Marsh
Subject: Re: FW: Plans

I would deny there plans.
If we say yes it would open up a mess of future developments.
Obviously Laura and Dennis don't want it either.
Charlie

phone call w/ charlie indicates support for 4 other applications
JM 5-19-14 4:02 PM

On 5/19/14 3:09 PM, Kent Marsh wrote:

Attached are the plans that were presented at the meeting Friday by the owner/designer. I would like to provide a response to the Planning Dept no later than 12 Noon tomorrow, Tuesday. If you have not yet replied with your response and want to do so, please reply to me directly before that time. Thanks.
Kent Marsh

From: Corbella
Sent: Saturday, May 17, 2014 6:38 AM
To: Kent Marsh
Cc: 'Al Stoltzen';
Subject: Plans

Mr. Marsh,

Thank you again for meeting with us yesterday. Per your request, attached are digital copies of the plans.

From: Bart Truxillo
Sent: Monday, May 19, 2014 12:26 PM
To: Kent Marsh
Subject: Re: Open Records Request

Scale too big for the historic district. But I must say that the last design was the best of the lot so far. So if it passes we will have at lease made a difference. Bart

From: Kent Marsh
Sent: Monday, May 19, 2014 11:25 AM
To: Bart Truxillo
Subject: RE: Open Records Request

Bart, it would be very helpful if you could detail your objections to W 17th. Thanks. Kent Marsh

---

From: Bart Truxillo]
Sent: Monday, May 19, 2014 11:22 AM
To: Kent Marsh
Subject: Re: Open Records Request

Kent, W17th object
1230 Cortlandt—support
1243 Cortlandt –support
1506 Arlington—support (both)
Submitted by Bart Truxillo OK?

From: Joy Tober
Sent: Monday, May 19, 2014 10:10 PM
To: Kent Marsh
Subject: Re: FW: Plans

Kent,

Here are my comments for this month's meeting.

1230 Cortlandt - no objection
1243 Cortlandt - no objection
1506 Arlington (addition) - no objection but I think it is important to remember that an addition should always be distinguished from the historic building, architectural features that reflect but do not duplicate and exterior materials that are harmonious but different are ways to achieve this
1506 Arlington (new construction) - no objection
128 W 17th - objection (I am working on a statement that I will send directly to the Planning Department before the meeting)

Thanks
Joy

From: Brie Kelman
Sent: Monday, May 19, 2014 3:32 PM
To: Kent Marsh
Subject: Re: Open Records Request

- 128 W 17th St, New Construction-Mixed Use
  - Support: Being that this is one of the only lots on Yale Street in HD Heights East, this is a very challenged location. I met with the owner and appreciate that he has modified his original desires to try to blend in with the other Commercial structures in the district. The Ordinance is clear that it does not impose a single architectural style.
    My only subjective recommendation simply try to be helpful to the owner on something he might have overlooked would be to move his garage closer to 17th street. The location of the garage in the current design requires that a significant amount of the remaining lot be covered in concrete, and I think he would probably like at least *some* yard. There is nothing in the Ordinance that requires the garage to be so far off of the street front (especially when the garage is located on the non-address side). If the owner wants a yard, he should be entitled to it, and as a neighbor, I always like more green space in the neighborhood.
- 1230 Cortlandt St - B, Alteration-Noncontributing Structure
  - Support
- 1243 Cortlandt St, New Construction-Garage
  - Support
- 1506 Arlington St, Alteration-Addition
  - Support. My only comment is that I feel the owner should have been able to begin his side addition at 30% back from the front facade if he wanted to, as clearly stated in the Ordinance. Depending on the layout, this could have potentially allowed for more back yard.
- 1506 Arlington St, New Construction-Garage
  - Support

From: Zucker, Jim
Sent: Monday, May 19, 2014 4:29 PM
To: Kent Marsh
Subject: RE: Open Records Request

126 W. 17th Street—No objection. This is a tough location for many reasons. I don't think it makes sense to compare it with structures blocks away on the east side of Heights and ignore the many surrounding structures. Whether it is a commercial or residential structure makes no difference because the ordinance does not govern land use.

1230 Cortlandt—Support
1243 Cortlandt—Support
1506 Arlington Addition and Garage—Support

RESPONSE REGARDING REQUEST FOR CERTIFICATE OF APPROPRIATENESS IN THE HOUSTON HEIGHTS EAST HISTORIC DISTRICT FOR:

128 W 17th STREET

By J. Kent Marsh, AICP, 1538 Arlington St., Houston, Texas (within the HHEHD)

OBJECT TO THE APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS BASED ON THE CURRENT APPLICATION FOR THE FOLLOWING REASONS:

The City of Houston Historic Preservation Manual description of the Houston Heights East District includes only the architectural typologies of residential, commercial, and institutional. Traditionally, historic districts are composed of typologies that either (1) support the context of the district or (2)"monumental" structures that are reserved for the non-contextual public facilities. These "monumental" structures include civic buildings, public libraries, churches, and schools, or institutional in scale. Clearly, this site is not of sufficient size or important location to be considered as suitable for a "monumental", institutional structure. As a result, the viability of this application should be judged related to the historical character of contributing commercial typologies within the HHEHD and not judged based on contributing institutional typologies, either within or outside the HHEHD.

Those properties/structures totally surrounded by other parts of the district are exposed to only other district contextual elements. However, those properties/structures at the edge of a historic district are exposed to both district contextual elements and non-district elements and these properties/structures warrant consideration comparable to other district edge properties/structures. Only two locations within the HHEHD contain contributing commercial structures and are at the edge of the HHEHD. Those two locations are along the north side of 11th Street and along the south side of 20th Street. Only these two locations should be used to evaluate the compatibility of historic character for this proposed structure. In both cases, only one-story structures exist as a contributing commercial typology located at the edge of the HHEHD. In fact, even when considered outside the HHEHD boundary, all existing commercial structures on property adjacent to the subject tract are one-story and significantly, there are no existing 3-story structures, commercial or otherwise, along both sides of Yale Street between 11th Street and 20th Street. Recently, a Certificate of Appropriateness was approved by the HAHC, with

HHEHD DRC support, for a one-story, new construction, commercial structure at the northwest corner of 11th Street and Heights Blvd. This de-facto policy and continued contextual support for one-story commercial typology structures within the HHEHD should be continued.

However, due to this subject tract location as an edge of the HHEHD, and only due to that locational condition, and to encourage true, vertical mixed use for a more-walkable environment, a positive argument could be made for allowance of a two-story commercial typology in this particular location but certainly there is no support for the proposed 3-story structure. In any case, sensitivity to the architectural typology of the adjacent Landmark residential structure should be maintained.

I therefore respectfully request that the Houston Archaeological and Historical Commission **deny the request for a Certificate of Appropriateness**, as submitted, for 128 W 17th Street and support a re-submittal of a one or two story structure that is architecturally supportive of both the existing commercial context within the HHEHD and the adjacent Landmark residential structure.

J. Kent Marsh, AICP

Commission Members of the Houston Archaeological and Historical Commission

My name is Dennis Virgadamo, and I am writing/ speaking in opposition, to the granting of a CoA for the proposed structure in the Houston Heights East Historic District, at 128 W. 17th.
Street.

My wife (Laura) and I are the home owners at 124 W. 17th. St., next door to the structure that has applied for the CoA. Our property is a contributing structure, and a City Landmark, within the Heights East Historic District. The applicant of this property argues that this property deserves special consideration because it is at the edge of the historic district. I would argue that since it is at the edge of the historic district, it definitely needs to meet the criteria for new construction, Section 33-242, Historic Preservation Ordinance. There is no provision in the ordinance for special consideration for properties at the edge of the historic district. The address is either in the historic district or out of the historic district, and this address, is in the historic district.

Comparisons of the applicants plans must be made to properties in the historic district. The proposed plan does not comply with the requirement that states , and I quote " the exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district. Period.

Allowing a CoA to be issued for the plans proposed (3 story, mixed use) would set a precedent for future applicants that would seriously damage the integrity of the historic district.

I have searched the ordinance and could not find the term "mixed used" anywhere in the ordinance. If the owner were to declare the property as commercial, what provisions are

there in the ordinance to prevent him from converting the property to residential at a later date? Also there is not enough square footage of land (only a total of 5330 sq.ft.) to have any required off street parking.

There are several elements where the applicant fails in regards to the requirements for his plan to be approved. With due respect to the Commission Members time, I will not list these

Items. I am fully aware that the members know the ordinance.

I urge the HAHC to recommend denial of a CoA for this property. I do support a re-submittal of a one or two story structure that is architecturally supportive of both the adjacent Landmark residential structure, and

contributing structures within the Historic District., and that would meet the criteria as listed in the Historic Preservation Ordinance, Section 33-242.

Sincerely,

Dennis Virgadamo
124 W. 17th. St.
Houston, Texas, 77007-4020
C-713-826-8103

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From Gaelyn Godwin
Sent Wednesday, May 21, 2014 5:19 PM
o PD - Historic Preservation
Sub ect 128 West 17th Street

Dear Committee Members:

I write in support of the proposed new construction at 128 W. 17th Street.

I reside around the corner from the proposed new building in a historic structure at 1605 Heights, built in 1918, designed by Alfred Finn. The building is stucco, built in the craftsman style. I value and support the work of the Historic Preservation Commission. The Houston Zen Center is also located in this building at 1605 Heights.

In looking at the drawings and proposal for the 128 W. 17th Street building, the design appears to be in keeping with the immediate neighborhood. It is an elegant brick structure, similar in material to the neighborhood churches, and to Lambert Hall on the corner of Heights and 17th.

From what I have gathered, the owners will live and work on the premises which seems advantageous for the neighborhood.

Sincerely,

Gaelyn Godwin
(713) 574-0147

From:
To:
Subject: 128 West 17th Street
Date: Thu, 22 May 2014 08:59:56 -0500

I write in support of the proposed new construction at 128 W. 17th Street.

I am a Heights resident and live at 704 Allston, not far from the proposed construction.

I have reviewed the drawings of the proposed construction at 128 W. 17th St., which is on the southeast corner of Yale. I feel that the design is very elegant and certainly fits if not exceeds the architectural mood of the neighborhood. The proposed building is brick and although new, has a design that reminds me of buildings built in the 1890s.

I support the work of the Historic Commission and I feel that the building owners have come up with a design that is in keeping with the spirit of Historic Heights construction. Many of the commercial buildings along Yale, near the proposed construction, do not even come close to meeting the spirit of Historic Heights construction. An example is the car wash located across Yale from the proposed construction site.

I have learned that the building owner plans to run his business and live at this location. I feel that an entrepreneur of this caliber would be a welcome addition to the neighborhood.

Sincerely, Bennie See

713-416-1948

From: David Pokorny (155) [redacted]
Sent: Thursday, May 22, 2014 9:58 AM
To: [redacted]
Cc: 'All Stoltzen'
Subject: 128 W 17th Street

Steve,

As you know I am a commercial lender at Prosperity Bank in The Heights just a few blocks north of the proposed new construction at 128 W. 17th Street. The building is very similar to our banking center which we meticulously designed to fit into the neighborhood and harbor the nostalgia and charm of the 1920's Art Deco Style.

John Nash has been a customer of our bank for over 20 years and I hold him in high esteem. He is environmentally conscious and is considerate of others, especially his neighbors in The Heights where he has officed for the last 4 years. I was a part of the planning process for this particular building and John was insistent on a property that would improve the neighborhood and occupy a minimal footprint to allow for as much green space as possible. John intends to live & work in the new building and will be a great neighbor to all in the area.

I hope the Historic Society will have the foresight to recognize the value that John brings to The Heights with this beautiful design and his desire to be a pillar within the community.

David Pokorny
Vice President
Prosperity Bank ~ ***The Heights***
2310 Yale St., Houston TX 77008
Office: (713)861-1125
Cell: (713)249-8985
NMLS #284206
www.prosperitybankusa.com
NYSE: PB

From: MORGAN WEBER
To: PD - Historic Preservation;
Subject: 128 W. 17th

Date: Thursday, May 22, 2014 11:00:54 AM

To whom it may concern:

My name is Morgan Weber. I've lived in the Heights since 2008 and own two businesses, Revival Market and Coltivare--both of which reside in the historic district. I now live at 14th and Cortlandt, also within the district. I've known these applicants for several years as they are fantastic regular patrons of both Revival and Coltivare.

I would like to express my support in their historically sensitive development at 17th and Yale--a beautiful example of the types of new construction projects that should be built in our neighborhood.

All Best, Morgan Weber

Sent from my iPhone

From: Joe Longoria
Sent: Thursday, May 22, 2014 12:11 PM
To: PD - Historic Preservation
Cc: Corbella
Subject: 128 W. 17th

To whom it may concern:

Mr. Folkes was our homebuilder for our home in the Heights and asked me for my comments on the proposed structure. I have reviewed the proposed plans and comparable properties he provided. I have lived in the Heights my entire life and have considered Yale to be more of a commercial avenue. The proposed property appears to fit the style of many of the structures in that area, particularly Lambert Hall and the Church of Christ located nearby. I am not sure if the structure would "fit in" between two bungalows in the more heavily residential parts of the Heights, but it appears completely acceptable on Yale. If I recall correctly, there is a carwash across the street and I the structure would add a better visual appeal to that part of Yale.

JTL
Joseph T. Longoria

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1235 North Loop West, Suite 600
Houston, Texas 77008
(713) 862-1860
(713) 906-1218 Cell
(713) 869-0030 Facsimile

June 23, 2014

Patrick Walsh - Director
Planning and Development Department
City of Houston
611 Walker St, 6th Floor
Houston, TX 77002

Via Email

Re: 128 W 17th Street - appeal request

Dear Mr. Walsh,

The above-mentioned project was on the HAHC agenda at the June 19, 2014 meeting. My request for a Certificate of Appropriateness was denied.

We would like to start the appeal process as stated in the Historic Preservation Ordinance, and take this item to the Planning Commission at the meeting on July 10, 2014. Please let this letter serve as our request to include this project on the agenda for this meeting.

The grounds for the appeal
The proposed construction meets the approval criteria needed for a Certificate of Appropriateness. The design, proportions, and height are compatible with other contributing structures in the Heights Historic East District.

Best Regards,

Steve Folkes
713-545-7129

128 West 17th Street

GROUNDS FOR APPEAL

NO. 1

Applicant satisfies the Ordinance criteria.

THE LAW

City of Houston Ordinance Section 33-242 sets forth the requirements that an Applicant must satisfy in order to build a new structure in a historic district as follows:

> "Sec. 33-242. Same—New construction in historic district.
>
> The HAHC shall issue a certificate of appropriateness for new construction in an historic district upon finding that the application satisfies the following criteria:
>
> (1) The new construction must match the typical setbacks of existing contributing structures in the historic district;
>
> (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district;
>
> (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district;
>
> (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
>
> (5) The height of new construction intended for use for commercial purposes must not be taller than the

typical height of the existing structures used for commercial purposes in the historic district."

PROCEDURAL HISTORY

On June 19, 2014, the Houston Archeological and Historical Commission (HAHC) denied a Certificate of Appropriateness (COA) to construct a three (3) story mixed-use structure at 128 West 17th Street in the Houston Heights East Historic District ("District"). Of the 5 criteria set out in the ordinance above, the HAHC denied the Applicant a COA based on criteria No. 5 only. The HAHC's adopted report found that all other criteria were satisfied or not applicable. Therefore, Applicant must demonstrate to the Planning Commission how the proposed structure meets criteria No. 5 of the ordinance.

The HAHC's adopted report provides as follows in regards to criteria No. 5:

"The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district."

The proposed building contains a ground floor of commercial (office) with two stories of residential above. The building will be permitted as both commercial (ground floor) and residential (2nd and 3rd stories). Staff feels that, although the building is 1/3 commercial and 2/3 residential, reviewing it for height under Criterion 5 is more appropriate, as the proposed use configuration

is typical of historic commercial buildings that might or might not have one or more stories of residential above.

In addition to the contributing residential and commercial structures in the historic district, there are several churches and other contributing institutional buildings of various sizes. As these structures are not 'used for commercial purposes,' they do not factor into the height evaluation required under Criterion 5.

There are ten contributing commercial structures in the Heights East District, of which six are one-story single-use commercial structures. Of the four two-story commercial structures, at least two are mixed-use – commercial on the ground floor and residential above. The four contributing two-story commercial buildings feature heights ranging from 24'-10" to 31'-6", with the two mixed-use buildings featuring heights of 29'-4" and 30'-10". At three stories and 37'-10" tall, the proposed structure is 6-4"' and a full story taller than the tallest contributing commercial structure in Heights East."

BASIS FOR APPEAL

Argument 1: Staff and the HAHC excluded from their analysis existing, contributing 3-story structures in the District when factoring in the height evaluation under criteria No. 5.

Staff and the HAHC excluded places of worship and other institutional buildings of various sizes because, in staff's opinion, these structures are not "used for commercial purposes."

First, "commercial purpose" is not defined in the City's historic preservation ordinance. Therefore, one looks to the plain dictionary meaning of these words.

The word “commercial” is defined as related to or used in the buying and selling of goods and services; concerned with earning money; relating to or based on the amount of profit that something earns.

The word “purpose” is defined as the reason why something is done or used; the aim or intention of something; the feeling of being determined to do or achieve something; the aim or goal of a person; what a person is trying to do, become, etc.

See http://www.merriam-webster.com/dictionary

Chapter 33 of the Code of Ordinances directs staff and the HAHC to analyze existing, contributing structures used for commercial purposes.

- The ordinance does **not** state that staff and the HAHC are to analyze existing structures used **primarily** for commercial purposes.

- The ordinance does **not** state that staff and the HAHC are to analyze existing structures used **exclusively** for commercial purposes.

- The ordinance does **not** state that staff and the HAHC are to analyze existing structures used **only** for commercial purposes.

- The ordinance does **not** state that non-profit entities are excluded from the definition of commercial purpose.

There are four (4) existing, contributing structures that have commercial purposes that were excluded from analysis. See Exhibits "A" attached hereto.

- Grace United Methodist Church (1245 Heights)- This structure is one (1) foot taller than our proposed structure and stands at 38 feet in height. I spoke with the Church and asked if one could rent this structure. I was told they would be open to the idea for weddings or community outreach. The structure is also used for dance classes. These uses are commercial purposes. See Exhibit "B" for class schedules, fees, and other supporting information.

- Church of Christ (1548 Heights)- This structure is 4.5 feet taller than our proposed structure and stands 41.5 feet in height. This structure is used by Interactive Theater which charges admission to attend performances. Also, one can rent out the structure for birthday parties and corporate events. These uses are commercial purposes. See Exhibit "C" for supporting information.

- Lambert Hall (1701 Heights)- This structure is located across the street from our proposed site and stands at 34 feet in height. This structure is used by Upstage Theatre which charges admission to attend performances and charges to advertise in its publications. These uses are commercial purposes. This structure is approximately three (3) feet shorter than our proposed structure. The City's ordinance

states that new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district. The ordinance directs the staff and the HAHC to look at "typical" height, but does not set forth a strict height requirement. Therefore, this structure should be considered when looking at typical building heights. See Exhibit "D" for supporting information.

- Old Mason Lodge (1100 Harvard)- This structure is now a 3-story residential condominium structure that is twenty (20) feet taller than our proposed structure and stands 57 feet in height. The only difference between this structure and our proposed structure will be the use of commercial space on the first floor of our structure. Staff states in their report that even though 2/3 of our structure will be residential, it evaluated height based on existing, contributing commercial structures only. Certainly, staff and the HAHC could include this structure in its height analysis as the ordinance is silent on how to handle mixed-use structures. An argument can be made that even though this structure is residential, commercial purposes do take place when units are sold.

  Also, it appears that Apt. 1 is operating a business from this structure. This use is a commercial purpose. See Exhibit "E" for supporting information.

Had the HAHC considered these structures, the COA would have been granted. Staff only considered 2-story structures and recommended denial of a COA. Staff and the HAHC did not consider, but were required to by the terms of the ordinance to consider, the height of the structures identified above.

APPLICANT SATISFIES THIS CRITERIA.

Argument 2. Plain language of the ordinance ignored by staff and the HAHC.

The owner and applicant consider that Argument 1 presents enough evidence that the Planning Commission should grant the certificate of appropriateness and reverse the HAHC's denial; however, in the alternative, owner and applicant offer another reason for the Planning Commission to consider.

Criteria No. 5 states that "The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district."

Here, the height of new construction intended for use for commercial purposes is only one (1) story in height (i.e. the first floor only), and this one (1) story commercial use is not taller than the typical height of existing structures used for commercial purposes.

As a mixed use structure, staff and the HAHC have lumped the entire structure into the commercial category because the ordinance is silent as to mixed-use development. And because the ordinance is silent, the owner and applicant are punished by being arbitrarily placed into commercial requirements when such

does not fit the structure. This apparent gap in regulation should not be the owners cross to bear.

There is nothing contained in the HAHC adopted report that states that the denial was predicated upon the mixed-use nature of the building or that the residential component contributed to the denial.

WE ASK THE COMMISSION TO REVERSE THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 128 WEST 17TH STREET

Compatible Structures in Height East HD

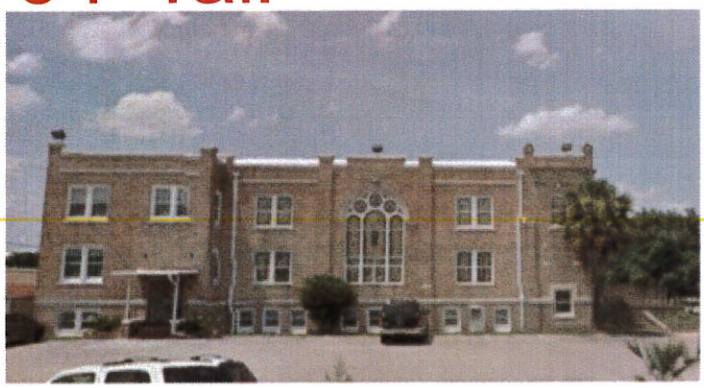
57' Tall

1100 Harvard – Contributing – 1918

38' Tall

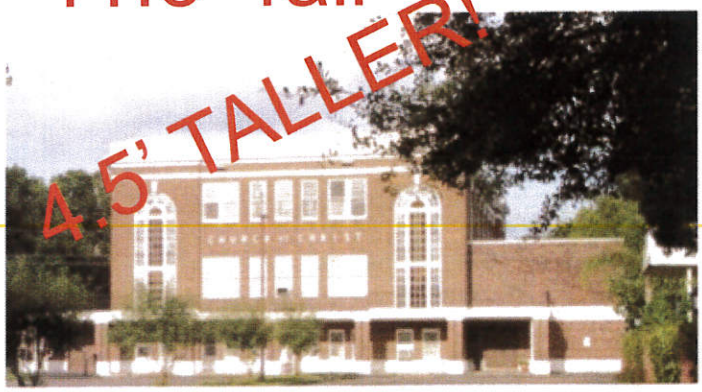
1245 Heights – Contributing – 1926

34' Tall

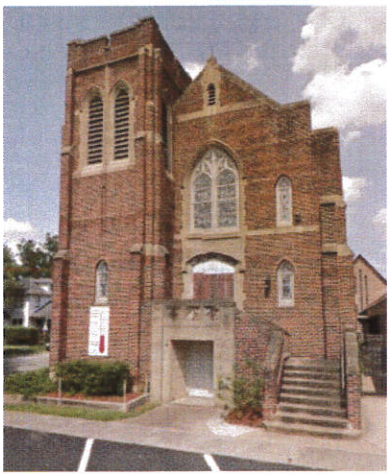


1701 Heights Boulevard – Contributing – 1927 (across street)

41.5' Tall



1548 Heights Boulevard – Contributing – 1924



1448 Cortlandt - Contributing

Exhibit A

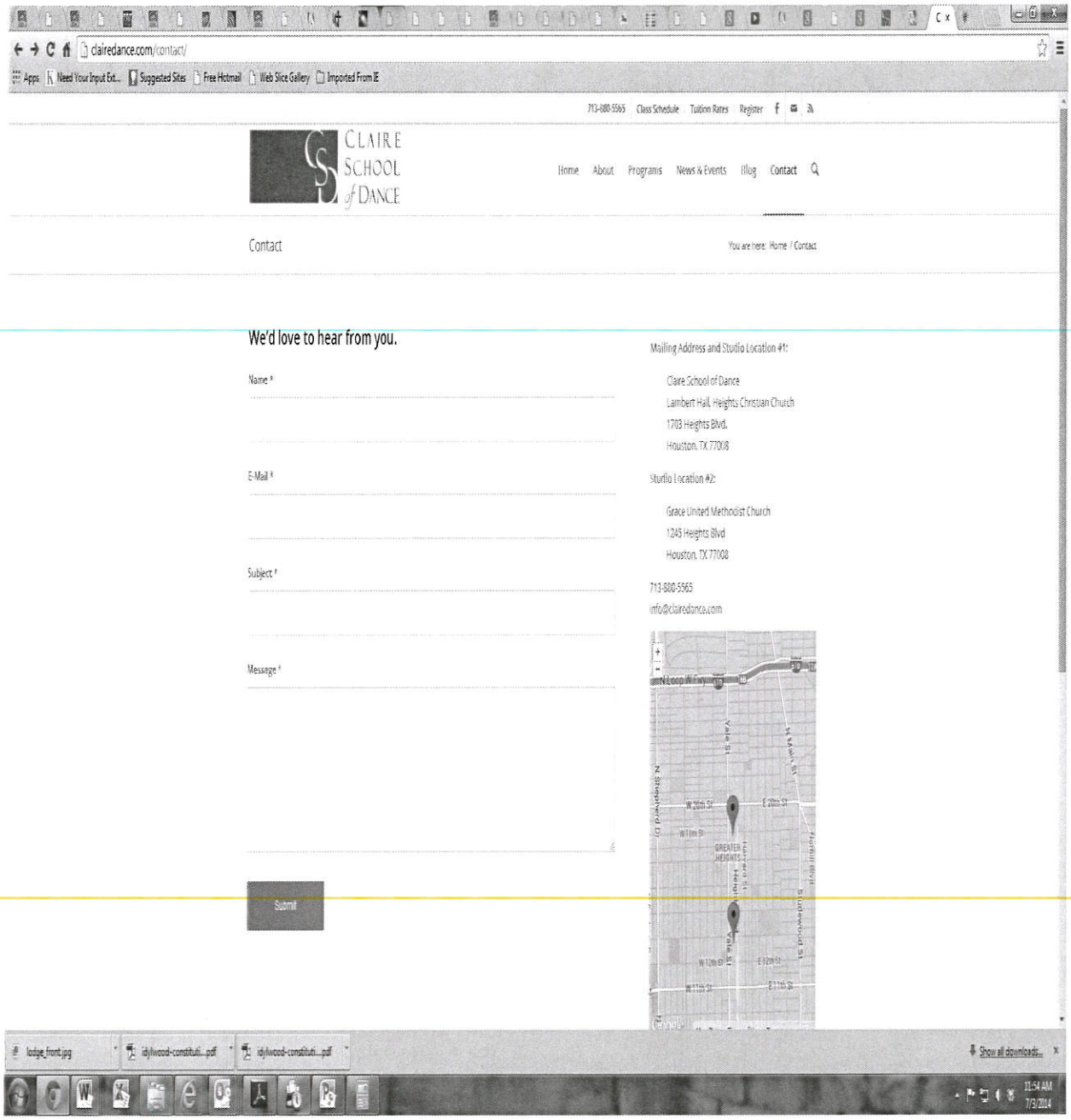

clairedance.com/contact/
713-880-5565 Class Schedule Tuition Rates Register
CLAIRE SCHOOL of DANCE
Home About Programs News & Events Blog Contact
Contact
You are here: Home / Contact
We'd love to hear from you.
Name *
E-Mail *
Subject *
Message *
Submit
Mailing Address and Studio Location #1:
Claire School of Dance
Lambert Hall, Heights Christian Church
1703 Heights Blvd.
Houston, TX 77008
Studio Location #2:
Grace United Methodist Church
1245 Heights Blvd
Houston, TX 77008
713-880-5565
info@clairedance.com

Exhibit B

clairedance.com/programs/tuition-rates/
Apps | Need Your Input Eit... | Suggested Sites | Free Hotmail | Web Slice Gallery | Imported From IE

Summer 2014 | Fall 2014-2015

Summer Programs

Classes

The Claire School of Dance offers several programs during the summer. This page is for our 2-month summer session of dance classes. We also have several 1-week summer camp programs.

The 2014 summer classes program runs from June 2 through July 26.

There is no registration fee for summer classes.

Class	Tuition
Toddler	$90
CM & Pre-ballet	$145
Primary & Freestyle	$160
Ballet Level I	$185

Camps

All seasons are magical at the Claire School of Dance! In addition to our regular schedule of Summer Dance Classes, we also have a

School Year Programs
Summer Programs
Satellite Programs
New York Nutcracker
Adult Programs
Birthday Parties
Class Schedules
Tuition Rates

Search

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LATEST NEWS

Showing Up
June 18, 2014 - 2:35 pm

June 2014 Newsletter
May 31, 2014 - 11:42 am

May 2014 Newsletter
May 12, 2014 - 12:58 pm

lodge_front.jpg | idylwood-constituti...pdf | idylwood-constituti...pdf | Show all downloads...

11:53 AM
7/3/2014

Add photos

Interactive Theater: Photos

Prev**1** of **1**Next
Our Theater space is located in the Main Hall of Historic Heights Church of Christ. Seats 400.

- ***1548 Heights Blvd***
  Houston, TX 77008

  The Heights

- Get Directions
- Phone number (713) 862-7112
- Message the business
- Business websiteinteractivetheater.org

@iActHouston News

- No public Twitter messages.

GET INVOLVED!

Sign up for our Newsletter

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InterActive Sponsors

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SPECIAL EVENTS

Performances In Community

In addition to our main stage season and coming to a school near you, InterActive Theater Company has been known to venture out into the community for something extra special. Maybe you'll catch us at Miller Outdoor Theatre, the Children's Museum or even the Houston Zoo. Here's what's coming up:

Peter and the Wolf at the Houston Zoo
Sunday, January 20, 2013 at 2:00pm, 3:00pm, and 4:00pm

Book A Birthday Party

There's no better place for a child's birthday party than a children's theater – where you can have your cake and eat it too! We'll make sure your birthday guests are treated to fabulous seats and that your child comes onto the stage to be a part of the show. And after the performance, you can mix and mingle with the actors! More Info

Corporate Events

We don't reserve our fun just for the smaller patrons. Let us bring a little levity to your next big seminar or workshop. Want to spice up a policy seminar? Need some entertainment for a company fundraiser or live auction? Maybe you'd just like to change things up with a hilarious improvisational performance for that Christmas office party. You'll be amazed at what we can come up with! More Info

Tickets | Performances | Programs | Special Events | Location | About Us | Home

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HOUSTON ENDOWMENT INC.

ABOUT US

What is InterActive? (Mission & History)

We founded InterActive Theater Company in 1998, after seeing the growing need for family theater and arts programming in Houston. Since then, InterActive has become a true pacesetter: producing theater that quite literally brings children from the audience into each and every performance. With innovative and original scripts and an improvisational performance style,

InterActive Theater is, without a doubt, a must-see, can't-miss, gotta-go-again arts experience for children and grown-up children alike!

And if we can toot our own horn just a bit more: InterActive Theater has produced over 50 original plays. We've performed for students in every school district in the greater Houston area. And InterActive has been awarded "Best Professional Children's Theater" by the Southwest Theater Association. These days, InterActive Theater Company presents a full year of arts and education programming, for about 60,000 folks every year. Our main stage season offers 4 to 6 original productions, and our touring company allows us go mobile, bringing theater to schools and communities in greater Houston as well as Montgomery, Washington and Fort Bend Counties. And if you stay in the know, you just might catch us at venues such as Miller Outdoor Theater and the Houston Livestock Show and Rodeo.

Who is InterActive? (Staff & Board)

Robb Brunson, Executive Artistic Director
If an InterActive actor has worn it, held it, or performed in front of it during a show, chances are Robb Brunson built it. As the founder of InterActive, this guy has been responsible for the overall production of every show we've ever put on the stage. Robb has a pretty impressive background in theater – he studied at the University of Houston and then went on to work with the A.D. Players. Here at InterActive Theater, he's written some of the most popular plays in our catalog, and he's responsible for much of the innovative teaching curriculum we're known for. When he's not designing sets or directing shows, he's busy figuring out how to replicate some of the world's wonders entirely out of Legos.

Boo Gay, Manager of Theater Operations

Callina Situka, Box Office Manager

Board of Directors

Randall Neighbour, President
President, TOUCH Outreach Ministries, Inc.

Karen Campbell, Vice-President
Deputy District Director, State Representative Ellen Cohen

Josh Brunson, Secretary
NGL Scheduler, Texon, LP

Etna Neighbour, Treasurer
CFO, TOUCH Outreach Ministries, Inc.

What else InterActive? (Media & Script Licensing)

We spend a lot of time writing our own material at InterActive. And it shows! Our plays are consistently fresh and funny and hold children's attention like you've never seen. But don't just take our word for it. Check out our media library. But only if you have some time – these videos are addictive!

Script Licensing
Does your community theater or school group need a good script? For the first time, InterActive Theater Company is offering our original scripts for licensing:

A Christmas Carol by Angela Foster
Running time: 1 hour
Cast: 4 to 20 actors
Finally, a faithful adaptation specifically for children. This humorous and touching retelling of the classic Christmas story remains true to Dickens' original text while offering a fresh take on an timeless tale.

Harriet Tubman's Freedom Train by Robb Brunson
Running time: 1 hour
Cast: 5 to 20 actors
This production follows the life of one of America's treasures from her childhood in slavery, through her daring escape, and into her days running the Underground Railroad.

The Days & Knights of King Arthur by Angela Foster
Running time: 1 hour
Cast: 6 to 15 actors
Arthur pulls the sword from the stone – and away we go! This play tells the story of Arthur's becoming king and gathering his knights. But when evil Agravaine steals the sword Excalibur, Arthur must set forth on the most dangerous quest of all.

The Jungle Books by Robb Brunson
Running time: 1 hour
Cast: 6 to 15 actors
Man cub Mowgli has a wonderful life – raised by the wolves and taught the ways of the jungle by Bagheera the Panther and Baloo the Bear. Until he gets taken away to Monkey City, where his only hope for rescue lies with the dreaded python Kaa. And if that weren't enough, at every turn, Shere Khan the Tiger is nipping at his heels and licking his chops.

If you'd like to request a single copy of a script to read and help you choose a play, we're happy to e-mail you a PDF or send you a hard copy. Just fill out the form below, and you'll be on your way to holding a copy in your hot little hands!

Your Name*

Organization Name*

Address*

City, State, Zip Code

Phone*

Fax

Email*

Website

Type of Organization --

Requested Play Title

Performance Dates

Performance Venue

# of Public Performances

# of School Performances

Seating Capacity

Expected Attendance (% of Capacity)

Admission Charge (Adults)

Admission Charge (Children)

Admission Charge (other)

Notes

Send

After you submit the form, we'll get back to you on the double – although it may takeup to two weeks for us to process your application. to your request as soon as possible,however, it may take up to 14 days to process your application. So if you're under the wire, let us know in the notes section of your application. And before you know it, we'll send you an e-mail with your royalty quote. It's that easy!

If you have any questions about licensing or specific titles, please give us a holler at **iact@interactivetheater.org**

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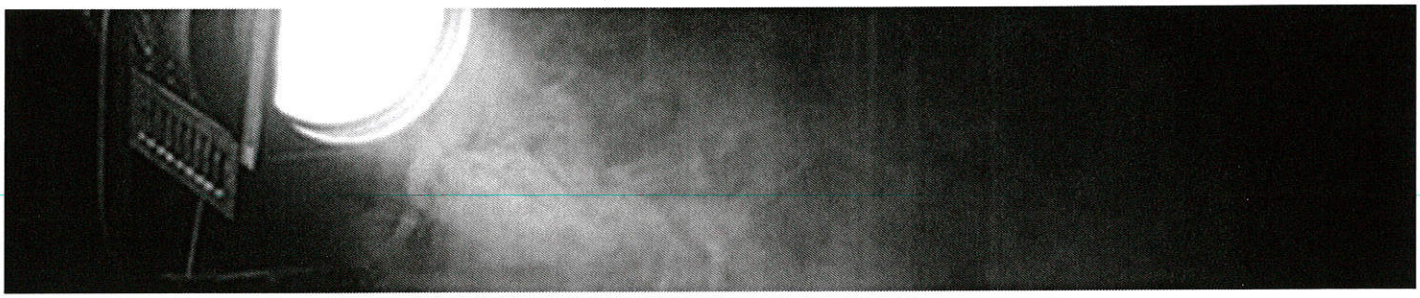
UpStage Theatre

Exceptional Theatre for the Heart of Houston



Reservations & Tickets

Reservations

Call our reservation line at **713-838-7191**.

Please leave a message with your name, your phone number, the date of the production you wish to see, and how many will be in your party

OR

E-mail us at upstage@upstagetheatre.org.

TICKETS ARE ALSO AVAILABLE AT THE DOOR
(Cash, check and credit cards are accepted at the door. You can also use your credit card for online ticket purchases, which must be made at least ar hour prior to scheduled show time)

For special engagements or special group rates call or e-mail upstage@upstagetheatre.org.

2013-2014 Ticket Prices

Evening Series

$18 – Adults
$15 – Students, Seniors & parties of 8 or more

Please Note: *Ticket price difference for* ***YOUNG FRANKENSTEIN: THE MUSICAL***

$25 – Individual Seats for YOUNG FRANKENSTEIN
$20 – For Students, Seniors and parties of 8 or more

Young Audience Series Tickets

$12 – Individual seats

Please note there are no discounted prices for students, seniors or groups.

Exhibit D

Season Tickets

UpStage has three season ticket packages to cater to your individual and family needs!

PACKAGE 1: ALL PRODUCTIONS
Our best deal! For the low price of $80, this package provides you one book of 7 tickets, one ticket per scheduled show of this season. A ticket from th season ticket package can be used for either a matinee or evening production of a show. Season tickets are transferable and able to be given as gifts b must be used for the show(s) listed.

PACKAGE 2: EVENING SERIES ONLY
For only $60, this package provides you one book of 4 tickets, one ticket per scheduled EVENING SERIES show of this season. A ticket from this season ticket package can be used for either a matinee or evening production of an Evening Series show. Season tickets are transferable and able to b given as gifts but must be used for the show(s) listed.

PACKAGE 2: YOUNG AUDIENCE SERIES ONLY
A deal you can't beat! For only $25, this package provides you one book of 3 tickets, one ticket per scheduled YOUNG AUDIENCE SERIES show of th season. A ticket from this season ticket package can be used for either a matinee or evening production of a Young Audience Series show. Season tickets are transferable and able to be given as gifts but must be used for the show(s) listed.

PURCHASE YOUR SEASON TICKET PACKAGE HERE

Online Ticket Purchase

Online purchases are made by credit card; tickets purchases online must be made no later than 1 hour before showtime. Please note that our ticket service, TicketstotheCity.com, charges an additional service fee for online purchases.

THE TAMING OF THE SHREW BUY ONLINE

A FAIRY TALE CHRISTMAS CAROL - NOTE: our Sunday December 15 performance is STANDING ROOM ONLY. Please call our box office at 713-838-7191 for reservations on a first call-first served basis. THANK YOU for your patronage!

THE THREE MUSKETEERS BUY ONLINE

WILLY WONKA BUY ONLINE

BAREFOOT IN THE PARK BUY ONLINE

SCHOOLHOUSE ROCK LIVE! – DUE TO CIRCUMSTANCES BEYOND OUR CONTROL, THIS PRODUCTION OF SCHOOLHOUSE ROCK LIVE HAS BEEN POSTPONED UNTIL NEXT SEASON. WE APOLOGIZE FOR THE INCONVENIENCE.

YOUNG FRANKENSTEIN, THE MUSICAL BUY ONLINE

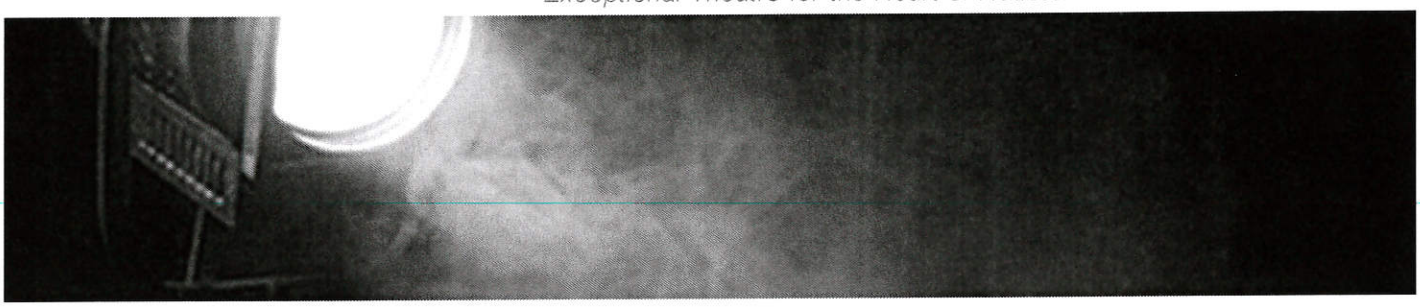
You may also like:

CALENDAR

CURRENT SEASON

UpStage Theatre

Exceptional Theatre for the Heart of Houston



Playbill Advertisement Dimensions/Pricing

Please send us your artwork in .bmp, .jpeg, .pdf, .tiff, .eps or .ai formats. The following ad rates are for season-long ads in our programs to be distribute at all seven productions this season. All ad prices include full-color ads. Please send artwork to upstage@upstagetheatre.org at least 3 weeks prior to opening of the production.

Full-page ad – $600
1/2-page ad – $400
Business card size ad – $250

Per-production (individual shows) ads are also available at special pricing:

Full-page ad – $300
1/2-page ad – $200
Business card size ad – $75

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WELCOME TO THE NEW SITE!

CALENDAR

Welcome to the new site!

Calendar

Sponsorship

Home Value Finder

Search for recent **home sales** and property tax information in the Greater Houston area

1100 Harvard St , Houston, 77008

Gallery

$160,001 - $185,000 (What is Sales Price Range?)

Sales Price Range Based on most recent MLS Sale 12/14/2012

A sales price or tax value is not current market value, contact a REALTOR® for an estimate of a home's market value.

This is a Townhouse / Condo located at **1100 Harvard St 12, Houston, TX. 1100 Harvard St 12,** has 2 beds, 2 Full baths, and approximately 1,090 square feet. The property was built in 1985 / Appraisal District. You can view photos, tax information, similar homes for sale and similar recently sold homes. **1100 Harvard St 12,** is in the Harvard House Condo neighborhood in Houston, TX. Current sales price range is $ $160,001 - $185,000.

General Information

Address:	**1100 Harvard St 12**
Property Type:	Townhouse/Condo
Bedrooms:	2
Baths:	2 Full & 0 Half Bath(s)
Garage:	0
Stories:	2
Style:	Traditional
Year Built:	1985 / Appraisal District / Appraisal District
Building Sqft:	1090 / / Appraisal District
Lot Size:	0 / / Appraisal District
Subdivision:	Harvard House Condo
Legal Description:	OTHER - 77008
City:	**Houston**
Zip:	77008-6968
KepMap ®	453W
Maintanence Fee:	$436 monthly

Room Dimension

Living:	17x15
Dining:	11x11
Kitchen:	10x8
1st Bed:	14x10
2nd Bed:	12x10

Unit Of Measure: Ft-in Metric(Meter)

Interior Feature

ALLSD,DRAPE,SMOKE,HICEL,TLFLR

Dishwasher:	Yes
Disposal:	Yes
Compactor:	No
Microwave:	Yes
Range:	Electric Range
Oven:	Free Standing Oven, Electric Oven
Washer/Dryer Conn:	Yes
BedRooms:	All Bedrooms Up, Master Bed - 2nd Floor
Heating:	Central Electric
Cooling:	Central Electric
Floors:	Carpet, Tile, Wood
Countertop:	Granite

Exterior Feature

FENCD,RTDCK

Extr Constm:	Stucco
Area Pool:	Yes
Private Pool:	No
Roof:	Composition

School Information

School District:	Houston
Elementary School:	HISD
Middle School:	HISD
High School:	HISD

Recently Sold By

Listing Agent

Soo Kim
Email Agent
Contact Info & Web Site

I received a 5.00/5.0 rating from the seller on this transaction.
View Transaction Rating

Selling Agent

No Photo Available

Julianti Bun
Email Agent
Contact Info & Web Site

Listing Broker

Greenwood King Properties - Heights Office
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Visit Web Site
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Houston 77008

Selling Broker

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Houston 77036

Find a Home

- Find Nearby Homes For Sale in MLS
- Find Nearby Homes Recently Sold in MLS
- View All Properties on the Street - Harvard

Why Use a Realtor®?
Make the right choice
Work with a REALTOR®

Most up-to-date website for Houston Real Estate Listings

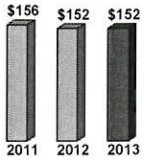
Exhibit E

School Zone: School Zone

(Listing details are based on the most recent MLS Sale - 12/14/2012)

Harris County Appraisal District Tax Value for 1100 HARVARD

Land Value:	$32,300
Improvement Value:	$132,700
Tax Value (Year 2013):	**$165,000**
Previous Year:	$165,000
Previous 2 Year:	$170,000



Tax Year	Value Index	Tax Assessment	Change
2013	**$151.38**	**$165,000**	0.00 %
2012	**$151.38**	**$165,000**	- 2.94 %
2011	**$155.96**	**$170,000**	--

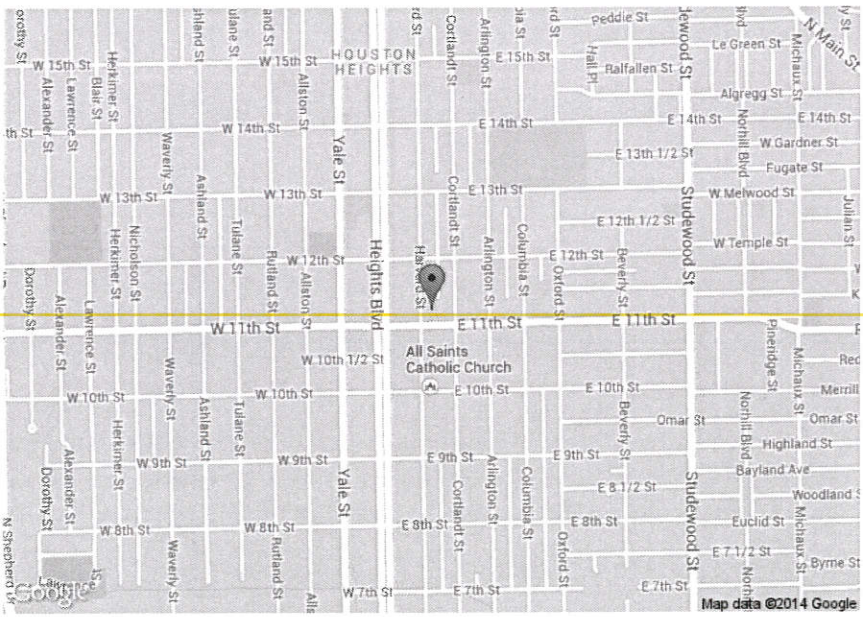
Cost/sqft based on Tax Value

2013 Tax Rates for 1100 HARVARD

HOUSTON ISD	1.1867 %
CITY OF HOUSTON	0.6388 %
HARRIS CO	0.4146 %
HARRIS CO HOSPITAL	0.1700 %
HOUSTON COMM. COLL.	0.0972 %
HARRIS CO FLOOD CONTRL	0.0283 %
PORT OF HOUSTON AUTH	0.0172 %
HARRIS CO DPT EDUC	0.0064 %
Total Tax Rate	**2.5590 %**

Property Map For 1100 Harvard St 12

Birds Eye View | View Large Map | Directions | Print Map |



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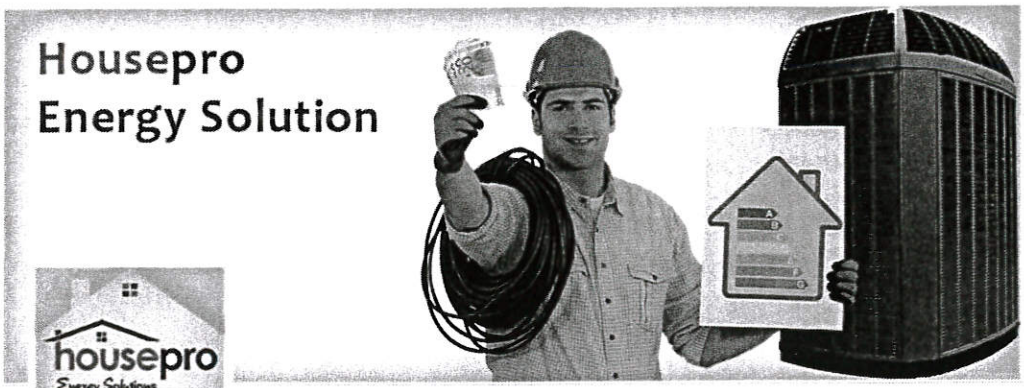

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