

# HOUSTON PLANNING COMMISSION

## AGENDA

AUGUST 7TH, 2014



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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Patrick Walsh, P.E.

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

### Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

### Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 713-837-7758. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

### Contacting the Planning Department

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

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

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Suzy.Hartgrove@houstontx.gov](mailto:Suzy.Hartgrove@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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):** \_\_\_\_\_

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## **Speakers Sign In Form**

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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):** \_\_\_\_\_

# **Houston Planning Commission**

## **AGENDA**

**August 7, 2014**

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

### **Call to Order**

#### **Director's Report**

- **Approval of the July 24, 2014 Planning Commission Meeting Minutes**
- I. 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 and Aracely Rodriguez)
  - d. Subdivision Plats with Variance Requests (Mikalla Hodges and Muxian Fang)
  - e. Subdivision Plats with Special Exception Requests (Mikalla Hodges and Muxian Fang)
  - f. Reconsiderations of Requirement
  - 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)
- II. Establish a public hearing date of September 4, 2014**
  - a. Cedar Grove replat no 1
  - b. Craig Woods partial replat no 8
  - c. Grand Lismar Estates
  - d. Highland Glen Sec 1 partial replat no 2
  - e. HISD Parker Elementary
  - f. Houston Community College Eastside Campus Sec 3
  - g. Lakeside Estates Sec 2 partial replat no 1
  - h. Marshall Oaks Sec 2
  - i. Melody Oaks partial replat no 12
  - j. Montclair Addition partial replat no 4
  - k. Raintree Village Sec 7 partial replat no 1
  - l. Shadow Creek South Sec 2 partial replat no 1
  - m. Southampton Place partial replat no 2
- III. Consideration of an Off-Street Parking Variance for a property located at 1601 Broadway Street (Milby High School) (Dipti Mathur)**
- IV. Consideration of an Off-Street Parking Variance for a property located at 10726 Mesa Drive (North Forest High School) (Dipti Mathur)**
- V. Consideration of a Hotel Motel Variance for Marriott TownPlace Suites located at 5205 South Rice Avenue (Peter Klomparens)**
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides) (Christopher Andrews)**
- VII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides) (Christopher Andrews)**
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane (south side) (Christopher Andrews)**

- IX. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7200-7300 block of Sims Drive(north and south sides) (Misty Staunton)**
- X. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6900-7000 block of Ashburn Street (south) (Misty Staunton)**
- XI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800 block of Santa Fe Drive (east and west sides) (Misty Staunton)**
- XII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6700-6800 block of Brace Street (north side) (Misty Staunton)**
- XIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides) (Misty Staunton)**
- XIV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides) (Misty Staunton)**
- XV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side) (Christopher Andrews)**
- XVI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7500 block of Haywood Drive (north and south sides) (Christopher Andrews)**
- XVII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe Drive (east and west sides) (Christopher Andrews)**
- XVIII. Public Comment**
- XIX. Adjournment**

## **Minutes of the Houston Planning Commission**

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

July 24, 2014

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

### **Call to order:**

**Vice Chair, Sonny Garza called the meeting to order at 2:35 p.m. with a quorum present.**

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

### **EXOFFICIO MEMBERS**

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

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE JULY 10, 2014 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 10, 2014 Planning Commission meeting minutes with change that Commissioner Stein was absent.

Motion: **Bryant**

Second: **Clark**

Vote: **Carries**

Abstaining: **Bohan**

### **I. PLATTING ACTIVITY (Consent items A and B, 1- 116)**

Items removed for separate consideration: **42, 44, 45, 46, 47, 70, and 86.**

Staff recommendation: Approve staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Clark and Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **42, 44, 45, 46, 47, 70, and 86** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **42, 44, 45, 46, 47, 70, and 86** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Clark and Edminster returned.**

## **C PUBLIC HEARINGS**

### **117 Aliana Sec 1 partial replat no 1 and extension C3N Approve**

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

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

Motion: **Forister**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

### **118 Barker Village Sec 2 partial replat no 2 and extension C3N 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: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

### **119 Bear Creek Plantation Sec 2 partial replat no 1 C3N Approve**

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

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

Motion: **Tartt**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

- 120 Braeswood partial replat no 1** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions  
 Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 120: Natalia Sizova – undecided
- 121 Craig Woods partial replat no 11** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.  
 Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.  
 Motion: **Bryant** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 122 Fannin Station Sec 2 replat no 1** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 123 Melody Oak partial replat no 11** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 124 Museum Terrace replat no 1** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Bohan** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 125 Shermandale Addition partial replat no 1 and extension** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 126 Statford Addition partial replat no 1** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 127 Westheimer Gardens partial replat no 2** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Stein** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

- 128 Container Properties** **C2** **Approve**  
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 128: Carol White- opposed to extending Lewiston Street for commercial

**129 Ellisor Investments Ltd on Gant**

**C2**

**Defer**

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

Commission action: Deferred the plat to allow time for additional information.

Motion: **Edminster**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 129: Fred Mathis, Harris County Public Infrastructure Department

**130 Leeland Bell Building**

**C2**

**Defer**

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

Commission action: Deferred the plat for two weeks.

Motion: **Tartt**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**131 Med Park**

**C3P**

**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: **Nelson**

Second: **Tartt**

Vote: **Carries**

Abstaining: **None**

Opposed: **Davis**

**132 Parkway at Eldridge Sec 3**

**C3P**

**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: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**133 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 variances and approved the plat subject to the CPC 101 form conditions.

Speakers for item 133: Mary Lou Henry, applicant – supportive; Parker Binion, James Westbrook, Jimmy Humphreys, Phillip Dee, and Donna Binion – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

Motion: **Bohan**

Second: **Porras-Pirtle**

Vote: **Carries**

Abstaining: **None**

Opposed: **Bryant, Davis, Edminster**

**134 Princes Shepherd partial replat no 1**

**C2R**

**Approve**

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

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

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Jard abstained and left the room.**

**135 Somerset Green Sec 4****C3R****Approve**

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

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

Motion: **Edminster**Second: **Clark**Vote: **Unanimous**Abstaining: **None****Commissioner Jard returned.****136 Terraces on Crawford****C2R****Approve**

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

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

Motion: **Davis**Second: **Tartt**Vote: **Unanimous**Abstaining: **None****137 Uptown North****C2R****Withdrawn**

Staff recommendation: Withdraw the application and waive resubmittal fees.

Commission action: Withdrew the application and waived the resubmittal fees.

Motion: **Edminster**Second: **Jard**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS  
NONE****F RECONSIDERATION OF REQUIREMENTS****138 Ironwood****C2****Approve**

Staff recommendation: Grant the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions

Commission action: Granted the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions

Motion: **Jard**Second: **Asakura**Vote: **Unanimous**Abstaining: **None****139 Rigid Business Park Sec 1****C2****Approve**

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions

Commission action: Granted the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions

Motion: **Bryant**Second: **Clark**Vote: **Unanimous**Abstaining: **None****Items G, H, and I are taken together at this time.****G EXTENSIONS OF APPROVAL****140 Lakeland Heights Reserve partial replat no 1****EOA****Approve****141 North Kings Mill Lane Street Dedication Sec 1****EOA****Approve****142 Resource Partners at Lakewood Park****EOA****Approve****143 Trendsetter replat no 2 and extension****EOA****Approve**

## **H NAME CHANGES**

**144 Aliana Sec 20 partial replat no 1** **NC** **Approve**  
(prev. Aliana Sec 20 partial replat no 1 and extension)

## **I CERTIFICATES OF COMPLIANCE**

**145 18683 Firefly Drive** **COC** **Approve**  
Staff recommendation: Approve staff's recommendation for items **140-145**.  
Commission action: Approved staff's recommendation for items **140-145**.  
Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**146 1101 E 7<sup>th</sup> St** **DPV** **Approve**  
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.  
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**147 3203 Blue Bonnet Blvd** **DPV** **Defer**  
Staff recommendation: Defer the plats for two weeks for further study and review.  
Commission action: Deferred the plats for two weeks for further study and review.  
Motion: **Edminster** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**148 2534 Glen Haven Blvd** **DPV** **Approve**  
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.  
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.  
Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## **II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 21, 2014**

- a. Colquitt Court Sec 2 partial replat no 1**
- b. Gardens at Twenty First Street replat no 1**
- c. Greenview Manor Sec 2 partial replat no 2**
- d. Harlem Heights partial replat no 1**
- e. Melody Oaks partial replat no 10**
- f. Monterrey at Willowbend Sec 4 partial replat no 1\**
- g. Plainview Addition partial replat no 2**
- h. Strathmore Park partial replat no 1 and extension**
- i. Westridge partial replat no 1**

Staff recommendation: Establish a public hearing date of August 21, 2014 for items **II a-i**.  
Commission action: Established a public hearing date of August 21, 2014 for items **II a-i**.  
Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 11625 MARTINDALE ROAD:**

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item III: Kendrick Wright –supportive.

**IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 8800 SOUTHBLUFF BOULEVARD (DOBIE HIGH SCHOOL):**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:01 p.m.

Motion: **Clark**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

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**Sonny Garza, Vice-Chair**

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**Patrick Walsh, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 1 partial replat no 1 and extension	C3F	
2	Allegro at Harmony Sec 2	C3F	
3	Amanda Glen	C3P	
4	Ashley Pointe GP	GP	
5	Ashley Pointe Sec 8	C3P	
6	Ashley Pointe Sec 11	C3P	
7	Baer Street Terrace	C2	
8	Barrington Estates	C3P	
9	BBBS Houston	C2	
10	Bingham Estates partial replat no 1 and extension	C3F	
11	Braeswood partial replat no 1	C3F	
12	Bridgeland Hidden Creek Sec 13	C3F	
13	Bridgeland Hidden Creek Sec 30	C3F	
14	Bridgeland Sec 19	C3F	
15	Builtex Homes on Conoly	C2	
16	Catalon Apartments	C2	
17	City Park South Sec 1	C3P	
18	Corders Bammel Corner	C2	
19	District West at Parkway Lakes	C3F	
20	Dovershire Place Sec 2	C3F	DEF1
21	Elite College Prep Academy Riverstone Campus West	C2	
22	Elite Homes	C3F	
23	Enclave at Newer Heights	C2	
24	Enfab Plaza	C2	
25	Fall Creek Sec 40	C3F	
26	Fall Creek Sec 42	C3F	
27	Flores Place	C2	
28	Glenbrook GP	GP	
29	Golden Bridge Plaza	C2	
30	Grandway West	C3P	
31	Harmony GP	GP	
32	Heaven Estates	C2	
33	Hessed Development no 11	C2	
34	Holcombe Cambridge Apartments	C2	
35	Hyde Park Extension partial replat no 2	C3F	
36	Kings Lake Estates Sec 8	C3F	DEF1
37	Lakes at Creekside Sec 1	C3F	
38	Long Meadow Farms Sec 40	C3F	
39	Mason Creek Corporate Sec 7	C2	
40	Melody Oaks partial replat no 11	C3F	
41	Mercator	C2	
42	Mirabella Sec 8	C3P	

**Platting Summary****Houston Planning Commission****PC Date: August 07, 2014**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Mirabella Sec 9	C3P	
44	Mirabella Sec 10	C3P	
45	Moore Heights	C3F	
46	Oak Forest of La Sierra	C3F	
47	Oneal FM 2920 Development	C2	
48	Parkhurst Estates Sec 3 partial replat no 1	C3F	
49	Peek Road Street Dedication Sec 1	SP	
50	Pine Creek at Canyon Lakes West Sec 12	C3F	
51	Pine Creek at Canyon Lakes West Sec 13	C3F	
52	Pine Creek at Canyon Lakes West Sec 14	C3F	
53	Pinto Business Park Deer Trail Reserve	C2	
54	Reinerman Townhomes GP	GP	
55	Reserve at Bridgeland Crossing	C2	
56	Richey Business Park	C2	
57	River Oaks District Westcreek Westheimer	C2	
58	Riverway Estates Sec 1 partial replat no 2	C3F	DEF1
59	Riverway Estates Sec 1 partial replat no 3	C3F	
60	Saddle Ridge Sec 5	C3F	DEF2
61	Scarsdale Plaza	C2	
62	Shadow Creek South Sec 3	C3F	
63	Sommerall Tract Sec 1	C3P	
64	Springwoods Village Parkway Street Dedication Sec 4	SP	
65	Stillwater on Lake Houston Sec 4	C3P	
66	Stratford Addition partial replat no 1	C3F	
67	Tall Pines Plaza	C2	
68	Tanglewood Sec 11 partial replat no 2	C3F	
69	Tavola Sec 10	C3P	
70	Tavola Sec 11	C3P	
71	Tavola Sec 12	C3P	
72	Tavola Sec 13	C3P	
73	Tavola Sec 14	C3P	
74	Tomball ISD Intermediate School South	C3F	
75	Tricons Calumet Street Place partial replat no 1	C3F	
76	Upland Grove	C3F	
77	Vaquero Addition	C2	
78	Waterview Town Center GP	GP	
79	Waterview Town Center Sec 1	C2	
80	Westheimer Gardens partial replat no 2	C3F	
81	Wildwood at Northpointe Commons North	C3P	
82	Woodbridge at Spring Creek Sec 4	C3F	

**B-Replats**

83	Ariel Manor at Heights	C2R	
84	Aviara Apartments	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	California Commons	C2R	
86	El Expreso Terminal on 71st	C2R	
87	Faith City	C2R	
88	Harmony RPM4M Central partial replat no 1	C3R	
89	HISD Waltrip High School	C2R	
90	Houston Kenswick Trade Center	C2R	DEF1
91	Kansas Springs	C2R	
92	Kings Creek	C3R	
93	Kipp Houston Public Schools Hwy 6	C2R	
94	Landing at Michigan	C2R	
95	Landing at Nineteenth	C2R	
96	Market Street Plaza	C2R	
97	McGowen Street Landing	C2R	
98	Mehr Park Place	C2R	
99	Milwee Market	C2R	
100	Muneris	C2R	
101	North Nagle Street Landing	C2R	
102	OTM Partners Old Spanish Trail replat no 1	C2R	
103	Park at Fowler Street	C2R	
104	Praise Christian Center partial replat no 1 and extension	C2R	
105	Prospect Place	C2R	
106	Reinerman Townhomes Sec 1	C2R	
107	Roof Top Villas	C2R	DEF2
108	Royal Place	C2R	
109	Safety Vision Two replat no 1	C2R	
110	Shady Acres Gardens	C2R	
111	Shady Court Heights	C2R	
112	Stripes Rankin Road	C2R	
113	Sunset Heights partial replat no 4	C2R	
114	Trails on Branard Street	C2R	
115	Tricons Bolsovar Enclave	C2R	
116	View at La Branch	C2R	
117	Village of River Oaks	C2R	
118	West 25th Street Landing	C2R	
119	Yellowstone Family Dollar	C2R	

**C-Public Hearings Requiring Notification**

120	Alys Park	C3N	
121	Bradbury Forest Sec 1 partial replat no 1	C3N	
122	Craig Woods partial replat no 11	C3N	DEF1
123	Nobility Park replat no 1	C3N	
124	Pecore Industrial	C3N	
125	Southland Place partial replat no 1	C3N	
126	Southland Place partial replat no 2	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Stude Rodger Heights replat no 1 partial replat no 1	C3N	
128	University of St Thomas Center for Science and Health Professions	C3N	

**D-Variances**

129	Ellisor Investments Ltd on Gant	C2	DEF2
130	Harmony West Sector	C3P	
131	Katy Lake RV Resort	C2	
132	Leeland Bell Landing	C2	DEF1
133	Roseland Addition partial replat no 1	C2R	
134	Saddle Ridge Sec 6	C3P	
135	Somerset Green Sec 6	C3R	
136	Westview Addition partial replat no 1 and extension	C2R	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

137	Alana Sec 44	C3P	
138	Anserra GP	GP	
139	Anserra Sec 4	C3F	
140	Anserra Sec 5	C3F	
141	Bauer Road Tract GP	GP	
142	Fieldstone GP	GP	
143	Sommerall Tract GP	GP	
144	Towne Lake Sec 38	C3F	

**G-Extensions of Approval**

145	Bridgeland Hidden Creek Sec 26	EOA	
146	Bridgeland Hidden Creek Sec 27	EOA	
147	Fairdale Place Condominiums partial replat no 1	EOA	
148	Historic Texas Company Building Redevelopment	EOA	
149	Impact Church of The Woodlands	EOA	
150	Lifebridge Church	EOA	
151	Sheldon Ridge Sec 5	EOA	
152	Sports Cube Subdivision	EOA	
153	Tidwell Lakes Ranch	EOA	
154	Volta Power	EOA	
155	Watermark at Harmony	EOA	
156	Woodlands Carlton Woods Creekside Sec 14 in The Village of Creekside Park	EOA	
157	Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park	EOA	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**H-Name Changes**

158	Guild Shop of the Church of St John the Divine (prev. Guild Shop of the Church of St John the Devine)	NC
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**I-Certification of Compliance**

159	24068 Wildwood Road	COC
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

160	3203 Blue Bonnet Blvd	DPV
161	605 Silver Street	DPV

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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**A-Consent**

1	Aliana Sec 1 partial replat no 1 and extension	2014-1869	C3F	Fort Bend	ETJ	567A	13.60	1.46	39	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
2	Allegro at Harmony Sec 2	2014-1892	C3F	Montgomery	ETJ	293G	47.97	3.27	208	Taylor Morrison	Jones & Carter, Inc.
3	Amanda Glen	2014-1669	C3P	Harris	ETJ	616L	21.32	2.30	56	Ashley Pointe Development, LP	Blackline Engineering
4	Ashley Pointe GP	2014-1778	GP	Harris	ETJ	616L	249.21	0.00	0	Ashley Pointe Development, LP	Blackline Engineering
5	Ashley Pointe Sec 8	2014-1671	C3P	Harris	ETJ	616L	12.84	0.98	38	Ashley Pointe Development, LP	Blackline Engineering
6	Ashley Pointe Sec 11	2014-1670	C3P	Harris	ETJ	616L	10.61	0.62	36	Ashley Pointe Development, LP	Blackline Engineering
7	Baer Street Terrace	2014-1834	C2	Harris	City	494J	0.19	0.00	4	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
8	Barrington Estates	2014-1858	C3P	Harris	ETJ	444B	113.84	20.41	73	Nugotex Investment Group, Ltd.	Jones & Carter, Inc.
9	BBBS Houston	2014-1899	C2	Harris	City	493L	0.54	0.54	0	Three Square Design	Bury
10	Bingham Estates partial replat no 1 and extension	2014-1676	C3F	Harris	City	493G	0.28	0.00	7	Ricardo Ramirez	Daram Engineers, Inc.
11	Braeswood partial replat no 1	2014-1827	C3F	Harris	City	532G	0.63	0.63	0	Soutmore Foundation, Inc.	Windrose Land Services, Inc.
12	Bridgeland Hidden Creek Sec 13	2014-1863	C3F	Harris	ETJ	366N	8.10	5.06	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
13	Bridgeland Hidden Creek Sec 30	2014-1872	C3F	Harris	ETJ	366N	11.63	1.00	19	Bridgeland Development LP	Costello, Inc.
14	Bridgeland Sec 19	2014-1864	C3F	Harris	ETJ	366N	25.93	4.84	98	BRIDGELAND DEVELOPMENT LP	Costello, Inc.
15	Builtex Homes on Conoly	2014-1789	C2	Harris	City	453X	0.14	0.00	2	BUILTEX HOMES LLC	MOMENTUM ENGINEERING
16	Catalon Apartments	2014-1909	C2	Harris	ETJ	407U	6.35	6.35	0	MGROUP	REKHA ENGINEERING, INC.
17	City Park South Sec 1	2014-1666	C3P	Harris	City	573N	29.29	1.42	157	Sam Yager Inc.	AECOM
18	Corders Bammel Corner	2014-1841	C2	Harris	ETJ	371E	1.50	1.50	0	PA Truck Stop, LLC	HRS and Associates
19	District West at Parkway Lakes	2014-1852	C3F	Fort Bend	ETJ	525G	46.84	46.23	0	The District At Parkway Lakes, LTD.	R.G. Miller Engineers
20	Dovershire Place Sec 2 (DEF1)	2014-1694	C3F				14.52	0.03	54	688 Development, Inc.	Jones & Carter, Inc.
21	Elite College Prep Academy Riverstone Campus West	2014-1815	C2	Harris	ETJ	616A	4.62	4.62	0	Houston Gateway Academy	Windrose Land Services, Inc.
22	Elite Homes	2014-1685	C3F	Harris	City	493V	1.80	0.08	40	Metro Vehicle Storage	HRS and Associates
23	Enclave at Newer Heights	2014-1908	C2	Harris	City	453T	0.33	0.02	8	Manco Associates, LC	RVi Planning + Landscape Architecture

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24	Enfab Plaza	2014-1870	C2	Harris	City	454S	5.58	5.58	0	EN-FAB HOLDINGS, LLC	South Texas Surveying Associates, Inc.
25	Fall Creek Sec 40	2014-1798	C3F	Harris	ETJ	376W	16.58	1.01	57	Westin Homes and Properties, LP	Brown & Gay Engineers, Inc.
26	Fall Creek Sec 42	2014-1799	C3F	Harris	ETJ	376W	13.60	0.43	68	RH Of Texas Limited Partnership	Brown & Gay Engineers, Inc.
27	Flores Place	2014-1842	C2	Harris	City	453F	0.62	0.50	1	Flores Auto	Replat Specialists
28	Glenbrook GP	2014-1820	GP	Harris	City	535S	7.42	0.00	0	Weingarten Realty Investors	CLR, Inc.
29	Golden Bridge Plaza	2014-1660	C2	Harris	ETJ	291T	2.20	2.20	0	THIRD COAST GENERAL CONTRACTORS	The Pinnell Group, LLC
30	Grandway West	2014-1804	C3P	Harris	ETJ	445U	58.15	54.39	0	THE URBAN COMPANIES	The Pinnell Group, LLC
31	Harmony GP	2014-1861	GP				1023.25	0.00	0	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
32	Heaven Estates	2014-1716	C2	Harris	ETJ	405Y	7.00	7.00	0	Soil Express	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
33	Hessed Development no 11	2014-1871	C2	Harris	City	493P	1.09	1.09	0	Malcolm Gerber	Vernon G. Henry & Associates, Inc.
34	Holcombe Cambridge Apartments	2014-1786	C2	Harris	City	533E	2.02	2.02	0	Cambridge & Holcombe, LP, a Texas limited partnership	Brown & Gay Engineers, Inc.
35	Hyde Park Extension partial replat no 2	2014-1773	C3F	Harris	City	493N	0.20	0.00	5	Cityside Homes, LLC	Total Surveyors, Inc.
36	Kings Lake Estates Sec 8 (DEF1)	2014-1429	C3F	Harris	City/ ETJ	337N	44.81	2.21	37	KL-5, LLC, A TEXAS LIMITED LIABILITY COMPANY	Brown & Gay Engineers, Inc.
37	Lakes at Creekside Sec 1	2014-1875	C3F	Harris	ETJ	249V	47.12	14.89	100	LAKES AT CREEKSIDE, LLC	LJA Engineering, Inc. - (West Houston Office)
38	Long Meadow Farms Sec 40	2014-1906	C3F	Fort Bend	ETJ	526N	39.01	23.39	52	LM Development	Costello, Inc.
39	Mason Creek Corporate Sec 7	2014-1772	C2	Harris	ETJ	446W	2.50	2.50	0	Katy BEC, L.L.C.	IDS Engineering Group
40	Melody Oaks partial replat no 11	2014-1817	C3F	Harris	City	451X	0.28	0.00	2	KHE Investments, Inc.	Probstfeld & Associates, Inc.
41	Mercator	2014-1795	C2	Harris	ETJ	446T	1.99	1.99	0	Mercator Inc	Town and Country Surveyors
42	Mirabella Sec 8	2014-1824	C3P	Harris	ETJ	406B	18.00	9.00	41	Land Tejas	BGE Kerry R. Gilbert Associates
43	Mirabella Sec 9	2014-1825	C3P	Harris	ETJ	366X	12.20	5.33	26	Land Tejas	BGE Kerry R. Gilbert Associates
44	Mirabella Sec 10	2014-1826	C3P	Harris	ETJ	366Y	22.00	1.71	90	Land Tejas	BGE Kerry R. Gilbert Associates
45	Moore Heights	2014-1802	C3F	Harris	ETJ	485A	27.17	26.39	0	Jae Moore	Van De Wiele & Vogler, Inc.
46	Oak Forest of La Sierra	2014-1873	C3F	Harris	City	452A	9.34	1.18	82	Contempo Builder	Vernon G. Henry & Associates, Inc.
47	Oneal FM 2920 Development	2014-1886	C2	Harris	ETJ	290Q	9.76	9.76	0	Robert and Norma O'neal Family Patnership No 1	LJA Engineering, Inc. - (West Houston Office)

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48	Parkhurst Estates Sec 3 partial replat no 1	2014-1765	C3F	Harris	City	455B	0.73	0.73	0	Houston Scrap Recycling, LLC.	Surv-Tex surveying Inc.
49	Peek Road Street Dedication Sec 1	2014-1845	SP	Harris	ETJ	445L	7.56	0.00	0	Chevron U.S.A. Inc.	Brown & Gay Engineers, Inc.
50	Pine Creek at Canyon Lakes West Sec 12	2014-1890	C3F	Harris	ETJ	406F	6.63	0.81	41	beazer homes	AGS CONSULTANTS LLC
51	Pine Creek at Canyon Lakes West Sec 13	2014-1893	C3F	Harris	ETJ	406F	14.94	1.39	62	beazer homes	AGS CONSULTANTS LLC
52	Pine Creek at Canyon Lakes West Sec 14	2014-1911	C3F	Harris	ETJ	406F	8.44	1.11	31	beazer homes	AGS CONSULTANTS LLC
53	Pinto Business Park Deer Trail Reserve	2014-1787	C2	Harris	ETJ	372Y	11.60	11.60	0	North Tracts Industrial Deer Trail Building 1 LLC, a Delaware limited liability company	Brown & Gay Engineers, Inc.
54	Reinerman Townhomes GP	2014-1854	GP				1.37	0.00	0	FMR Land Holdings, LLC	Jones & Carter, Inc. - The Woodlands
55	Reserve at Bridgeland Crossing	2014-1851	C2	Harris	ETJ	366T	16.62	16.62	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
56	Richey Business Park	2014-1800	C2	Harris	City	333R	22.26	22.26	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC
57	River Oaks District Westcreek Westheimer	2014-1859	C2	Harris	City	491V	3.44	3.40	0	Oliver McMillan	Bury
58	Riverway Estates Sec 1 partial replat no 2 (DEF1)	2014-1753	C3F	Fort Bend	ETJ	568B	0.42	0.05	4	alvarado group	Replat Specialists
59	Riverway Estates Sec 1 partial replat no 3	2014-1757	C3F	Fort Bend	ETJ	568B	0.41	0.02	4	alvarado group	Replat Specialists
60	Saddle Ridge Sec 5 (DEF2)	2014-1623	C3F	Harris	ETJ	334R	13.67	0.42	86	Castlerock Communities	IDS Engineering Group
61	Scarsdale Plaza	2014-1728	C2	Harris	City	577S	7.79	7.79	0	GR Clear Lake Partners, LP	Texas Engineering And Mapping Company
62	Shadow Creek South Sec 3	2014-1775	C3F	Harris	ETJ	250X	53.09	33.61	52	Lakes of Shadow Creek LLC	R.G. Miller Engineers
63	Sommerall Tract Sec 1	2014-1818	C3P	Harris	ETJ	407V	10.20	1.91	82	Sommerall 44 Development Partners LP	BGE Kerry R. Gilbert Associates
64	Springwoods Village Parkway Street Dedication Sec 4	2014-1781	SP	Harris	ETJ	291M	4.79	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
65	Stillwater on Lake Houston Sec 4	2014-1779	C3P	Harris	City	377U	12.10	0.74	45	Taylor Morrison	BGE Kerry R. Gilbert Associates
66	Stratford Addition partial replat no 1	2014-1796	C3F	Harris	City	493N	0.43	0.00	11	Carnegie Homes	ICMC GROUP INC
67	Tall Pines Plaza	2014-1879	C2	Harris	ETJ	368D	2.05	2.05	0	Axis Development	South Texas Surveying Associates, Inc.
68	Tanglewood Sec 11 partial replat no 2	2014-1882	C3F	Harris	City	491K	0.73	0.73	2	Marvin Beckmann	South Texas Surveying Associates, Inc.

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69	Tavola Sec 10	2014-1811	C3P	Montgomery	ETJ	257E	25.02	13.23	36	Friendswood Development Company	RVi Planning + Landscape Architecture
70	Tavola Sec 11	2014-1812	C3P	Montgomery	ETJ	257F	15.69	3.93	50	Friendswood Development Company	RVi Planning + Landscape Architecture
71	Tavola Sec 12	2014-1814	C3P	Montgomery	ETJ	257F	11.99	0.37	51	Friendswood Development Company	RVi Planning + Landscape Architecture
72	Tavola Sec 13	2014-1807	C3P	Montgomery	ETJ	257F	11.43	0.07	47	Friendswood Development Company	RVi Planning + Landscape Architecture
73	Tavola Sec 14	2014-1810	C3P	Montgomery	ETJ	257F	13.33	0.38	58	Friendswood Development Company	RVi Planning + Landscape Architecture
74	Tomball ISD Intermediate School South	2014-1844	C3F	Harris	ETJ	328F	18.00	18.00	0	Friendswood Development Company	LJA Engineering, Inc. - (West Houston Office)
75	Tricons Calumet Street Place partial replat no 1	2014-1688	C3F	Harris	City	533B	0.11	0.00	2	Tricon Homes, Inc.	TKE Development Services, Ltd.
76	Upland Grove	2014-1748	C3F	Harris	City	449X	1.25	0.14	21	IntownHomes, Ltd.	TKE Development Services, Ltd.
77	Vaquero Addition	2014-1828	C2	Harris	ETJ	292S	0.51	0.51	0	Vaquero Ventures, LLC	Windrose Land Services, Inc.
78	Waterview Town Center GP	2014-1888	GP	Fort Bend	ETJ	526X	121.82	0.00	0	99 Grand Mission	M2L Associates, Inc.
79	Waterview Town Center Sec 1	2014-1866	C2	Fort Bend	ETJ	526X	11.13	11.09	0	99 Grand Mission, LLC	Windrose Land Services, Inc.
80	Westheimer Gardens partial replat no 2	2014-1837	C3F	Harris	City	491X	0.76	0.21	12	Prebish Homes	Total Surveyors, Inc.
81	Wildwood at Northpointe Commons North	2014-1667	C3P	Harris	ETJ	328E	5.93	4.81	0	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
82	Woodbridge at Spring Creek Sec 4	2014-1691	C3F	Montgomery	ETJ	249K	15.84	4.72	26	Toll Brothers	Costello, Inc.

**B-Replats**

83	Ariel Manor at Heights	2014-1777	C2R	Harris	City	452Z	0.14	0.00	3	Cabe Builders	MOMENTUM ENGINEERING
84	Aviara Apartments	2014-1785	C2R	Harris	City	452Q	3.21	2.90	0	1225 W. 34th Street, LLC	Brown & Gay Engineers, Inc.
85	California Commons	2014-1771	C2R	Harris	City	493S	0.73	0.73	0	California Commons, L.P.	Karen Rose Engineering and Surveying
86	El Expreso Terminal on 71st	2014-1774	C2R	Harris	City	494Z	0.92	0.92	0	CSF Consulting LP	CSF Consulting LP
87	Faith City	2014-1838	C2R	Harris	City	495Z	0.34	0.33	0	Word of Faith Church of Jesus Christ	Jalayer And Associates, Inc.
88	Harmony RPM4M Central partial replat no 1	2014-1855	C3R	Montgomery	ETJ	293B	5.07	3.84	0	RPM4M Ventures, LP	Jones & Carter, Inc.
89	HISD Waltrip High School	2014-1809	C2R	Harris	City	452P	23.86	23.86	0	Houston Independent School District	Miller Survey Group

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90	Houston Kenswick Trade Center (DEF1)	2014-1734	C2R	Harris	City	335W	21.50	21.50	0	Houston Intercontinental Trade Center, L.P.	EHRA
91	Kansas Springs	2014-1750	C2R	Harris	City	492C	0.12	0.00	3	Fisher Homes	Century Engineering, Inc
92	Kings Creek	2014-1776	C3R	Montgomery	City	335H	51.73	45.31	0	Kingscrossing Partners, LLC	R.G. Miller Engineers
93	Kipp Houston Public Schools Hwy 6	2014-1803	C2R	Harris/ Fort Bend	ETJ	528N	10.53	10.53	1	Walter P. Moore	Kuo & Associates, Inc
94	Landing at Michigan	2014-1896	C2R	Harris	City	492R	0.17	0.00	3	Joseph J. Wert and David Barron	RVi Planning + Landscape Architecture
95	Landing at Nineteenth	2014-1849	C2R	Harris	City	452U	0.47	0.00	10	Drake Homes	The Interfield Group
96	Market Street Plaza	2014-1885	C2R	Harris	City	496M	0.32	0.32	0	South Texas Surveying Associates, Inc	South Texas Surveying Associates, Inc.
97	McGowen Street Landing	2014-1613	C2R	Harris	City	493U	1.30	0.03	34	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
98	Mehr Park Place	2014-1877	C2R	Harris	City	493U	0.11	0.00	3	Rosewood Development	The Interfield Group
99	Milwee Market	2014-1883	C2R	Harris	City	451L	0.41	0.41	0	Axis Development	South Texas Surveying Associates, Inc.
100	Muneris	2014-1860	C2R	Harris	City	450D	0.62	0.62	0	South Texas Surveying Associates, Inc	South Texas Surveying Associates, Inc.
101	North Nagle Street Landing	2014-1713	C2R	Harris	City	494J	0.68	0.01	18	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
102	OTM Partners Old Spanish Trail replat no 1	2014-1780	C2R	Harris	City	533L	2.53	2.53	0	OTM Partners L.P.	K. Chen Engineering
103	Park at Fowler Street	2014-1635	C2R	Harris	City	492H	0.14	0.00	3	City Choice Homes L.L.C.	ICMC GROUP INC
104	Praise Christian Center partial replat no 1 and extension	2014-1894	C2R	Harris	ETJ	498A	2.87	2.87	0	RIVER POINTE CHURCH, INC.	Civil Concepts, Inc.
105	Prospect Place	2014-1835	C2R	Harris	City	533B	0.11	0.00	3	Habitat Construction	TKE Development Services, Ltd.
106	Reinerman Townhomes Sec 1	2014-1853	C2R	Harris	City	492G	1.23	0.09	26	FMR Land Holdings, LLC	Jones & Carter, Inc. - The Woodlands
107	Roof Top Villas (DEF2)	2014-1490	C2R	Harris	City	452T	0.25	0.00	6	MLB Homes	PROSURV
108	Royal Place	2014-1770	C2R	Harris	City	455P	0.37	0.00	2	WESTWOOD FENCE	MAK Design
109	Safety Vision Two replat no 1	2014-1679	C2R	Harris	City	409Z	3.80	3.80	0	Hunter Lyn	K. Chen Engineering
110	Shady Acres Gardens	2014-1833	C2R	Harris	City	452U	1.43	0.07	37	Cityside Homes, LLC	Total Surveyors, Inc.
111	Shady Court Heights	2014-1588	C2R	Harris	City	452U	0.21	0.00	4	Homefront Builders LLC	Jalayer And Associates, Inc.
112	Stripes Rankin Road	2014-1805	C2R	Harris	ETJ	372H	2.70	2.70	0	Stripes LLC	Windrose Land Services, Inc.
113	Sunset Heights partial replat no 4	2014-1862	C2R	Harris	City	453S	0.14	0.00	2	Ward Brown Builders	Tetra Surveys
114	Trails on Branard Street	2014-1681	C2R	Harris	City	492V	0.29	0.00	6	Covington Builders LLC	ICMC GROUP INC

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
115	Tricons Bolsovar Enclave	2014-1857	C2R	Harris	City	532D	0.27	0.00	4	Tricon Homes	Owens Management Systems, LLC
116	View at La Branch	2014-1843	C2R	Harris	City	493X	0.11	0.00	2	Image Modern Homes LLC	Owens Management Systems, LLC
117	Village of River Oaks	2014-1705	C2R	Harris	City	492R	1.83	1.83	0	LEVINSON ALCOSER	Tetra Surveys
118	West 25th Street Landing	2014-1832	C2R	Harris	City	452U	0.37	0.04	8	Prebish Homes	Total Surveyors, Inc.
119	Yellowstone Family Dollar	2014-1880	C2R	Harris	City	533R	1.38	1.38	0	HuttonCo Development	Century Engineering, Inc

**C-Public Hearings Requiring Notification**

120	Alys Park	2014-1603	C3N	Harris	City	492L	1.21	0.08	22	WSQ Estates LLC & Harry R. Jones, JR, and Elouise Adam Jones	Vernon G. Henry & Associates, Inc.
121	Bradbury Forest Sec 1 partial replat no 1	2014-1426	C3N	Harris	ETJ	293S	0.23	0.00	1	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
122	Craig Woods partial replat no 11 (DEF1)	2014-1422	C3N	Harris	City	451X	0.18	0.00	2	Habitat Construction	TKE Development Services, Ltd.
123	Nobility Park replat no 1	2014-1625	C3N	Harris	City	494J	3.25	0.21	61	Cityside Homes, LLC	Total Surveyors, Inc.
124	Pecore Industrial	2014-1267	C3N	Harris	City	453X	0.20	0.20	0	Field Data Service, Inc.	Field Data Srvce, Inc
125	Southland Place partial replat no 1	2014-1387	C3N	Harris	City	533L	0.15	0.00	4	Prostar	PRIME TEXAS SURVEYS, LLC
126	Southland Place partial replat no 2	2014-1425	C3N	Harris	City	533L	0.15	0.00	4	Prosstar	PRIME TEXAS SURVEYS, LLC
127	Stude Rodger Heights replat no 1 partial replat no 1	2014-1558	C3N	Harris	City	453S	0.08	0.00	1	Field Data Service, Inc.	Field Data Srvce, Inc
128	University of St Thomas Center for Science and Health Professions	2014-1451	C3N	Harris	City	493W	1.67	1.67	0	University of St Thomas	Terra Surveying Company, Inc.

**D-Variances**

129	Ellisor Investments Ltd on Gant (DEF2)	2014-1642	C2	Harris	ETJ	370L	1.35	1.35	0	Ellisor Investments, Ltd	Hovis Surveying Company Inc.
130	Harmony West Sector	2014-1907	C3P	Montgomery	ETJ	293L	72.52	11.69	238	Shae Homes	Jones & Carter, Inc. - The Woodlands
131	Katy Lake RV Resort	2014-1830	C2	Harris	ETJ	446K	29.67	29.67	0	Via Bayou, Inc.	Hovis Surveying Company Inc.
132	Leeland Bell Landing (DEF1)	2014-1751	C2	Harris	City	493V	0.93	0.01	20	Cityside Homes, LLC	Total Surveyors, Inc.
133	Roseland Addition partial replat no 1	2014-1741	C2R	Harris	City	493W	0.82	0.77	0	4503 Montrose Limited	Vernon G. Henry & Associates, Inc.
134	Saddle Ridge Sec 6	2014-1900	C3P	Harris	ETJ	334R	8.43	0.04	54	Castlerock Communities	IDS Engineering Group
135	Somerset Green Sec 6	2014-1865	C3R	Harris	City	492A	10.47	2.33	157	DEVELOPMENT HOUSTIN IN TOWN L.P. & IN TOWN PHASE II-III L.P.	Vernon G. Henry & Associates, Inc.

**Platting Summary****Houston Planning Commission****PC Date: August 07, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
136	Westview Addition partial replat no 1 and extension	2014-1867	C2R	Harris	City	492R	1.01	1.01	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

137	Aliana Sec 44	2014-1904	C3P	Fort Bend	ETJ	566D	34.33	10.99	69	Aliana Development	LJA Engineering, Inc. - (West Houston Office)
138	Anserra GP	2014-1887	GP	Fort Bend	Outside ETJ	483G	120.60	0.00	0	KB Home	BGE Kerry R. Gilbert Associates
139	Anserra Sec 4	2014-1846	C3F	Fort Bend	Outside ETJ	483G	14.21	1.13	43	KB Home Lonestar Inc., a Texas Corporation	Jones & Carter, Inc.
140	Anserra Sec 5	2014-1847	C3F	Fort Bend	Outside ETJ	483G	17.46	11.40	21	KB Home Lonestar Inc., a Texas Corporation	Jones & Carter, Inc.
141	Bauer Road Tract GP	2014-1816	GP	Harris	City/ ETJ	325J	598.00	0.00	0	Cypress 600 Development Partners LP	BGE Kerry R. Gilbert Associates
142	Fieldstone GP	2014-1881	GP	Fort Bend	ETJ	526N	126.00	0.00	0	Ersa Grae	BGE Kerry R. Gilbert Associates
143	Sommerall Tract GP	2014-1821	GP	Harris	ETJ	407V	44.00	0.00	0	Sommerall 44 Development Partners LP	BGE Kerry R. Gilbert Associates
144	Towne Lake Sec 38	2014-1901	C3F	Harris	ETJ	367S	21.65	2.79	51	Caldwell Companies	EHRA

**G-Extensions of Approval**

145	Bridgeland Hidden Creek Sec 26	2013-2208	EOA	Harris	ETJ	366N	30.57	30.57	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
146	Bridgeland Hidden Creek Sec 27	2013-2221	EOA	Harris	ETJ	366P	4.12	4.12	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
147	Fairdale Place Condominiums partial replat no 1	2013-2213	EOA	Harris	City	491W	0.17	0.01	6	Patriot Bank	EHRA
148	Historic Texas Company Building Redevelopment	2013-2281	EOA	Harris	City	493L	1.50	1.50	0	Provident Realty Advisors, Inc.	Jones & Carter, Inc.
149	Impact Church of The Woodlands	2013-2266	EOA	Montgomery	ETJ	251A	5.88	5.88	0	The Impact Church of The Woodlands	Hovis Surveying Company Inc.
150	Lifefridge Church	2013-2083	EOA	Harris	ETJ	326L	8.00	8.00	0	Lifefridge Church	Brown & Gay Engineers, Inc.
151	Sheldon Ridge Sec 5	2013-2156	EOA	Harris	ETJ	418S	6.96	0.22	44	Woodmere Development Co., LTD.	IDS Engineering Group
152	Sports Cube Subdivison	2013-2076	EOA	Harris	ETJ	289L	30.58	13.93	16	Compata Construction, Inc.	HRS and Associates

**Platting Summary****Houston Planning Commission****PC Date: August 07, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
153	Tidwell Lakes Ranch	2013-2055	EOA	Harris	ETJ	417W	18.63	3.15	96	Far East Land, Ltd	Arborleaf Engineering & Surveying, Inc.
154	Volta Power	2013-2191	EOA	Harris	ETJ	372N	8.34	8.34	0	Volta Properties, LLC	HRS and Associates
155	Watermark at Harmony	2013-2178	EOA	Montgomery	ETJ	293F	12.92	12.92	0	Discovery Trails, LLC	Windrose Land Services, Inc.
156	Woodlands Carlton Woods Creekside Sec 14 in The Village of Creekside Park	2013-2304	EOA	Harris	ETJ	250K	5.09	1.79	4	The Woodlands Land Development Company, L.P.	IDS Engineering Group
157	Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park	2013-2326	EOA	Harris	ETJ	250F	3.29	0.00	3	The Woodlands Land Development Company, L.P.	IDS Engineering Group

**H-Name Changes**

158	Guild Shop of the Church of St John the Divine (prev. Guild Shop of the Church of St John the Devine)	2014-0809	NC	Harris	City	492R	0.82	0.82	0	GUILD SHOP	Lentz Engineering, L.C.
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**I-Certification of Compliance**

159	24068 Wildwood Road	14-1020	COC	Mont.	ETJ	296L				P.H. Vickery Jr.	Hayward Vickery
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

160	3203 Blue Bonnet Blvd	14069242	DPV	Harris	City	532K				Jacob Buckwalter	Houston Permit Service
161	605 Silver Street	14012075	DPV	Harris	City	493K				Robert Burnham	RWBA

# Houston Planning Commission      ITEM : 120

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Alys Park**

**Applicant: Vernon G. Henry & Associates, Inc.**



**C – Public Hearings**

**Site Location**

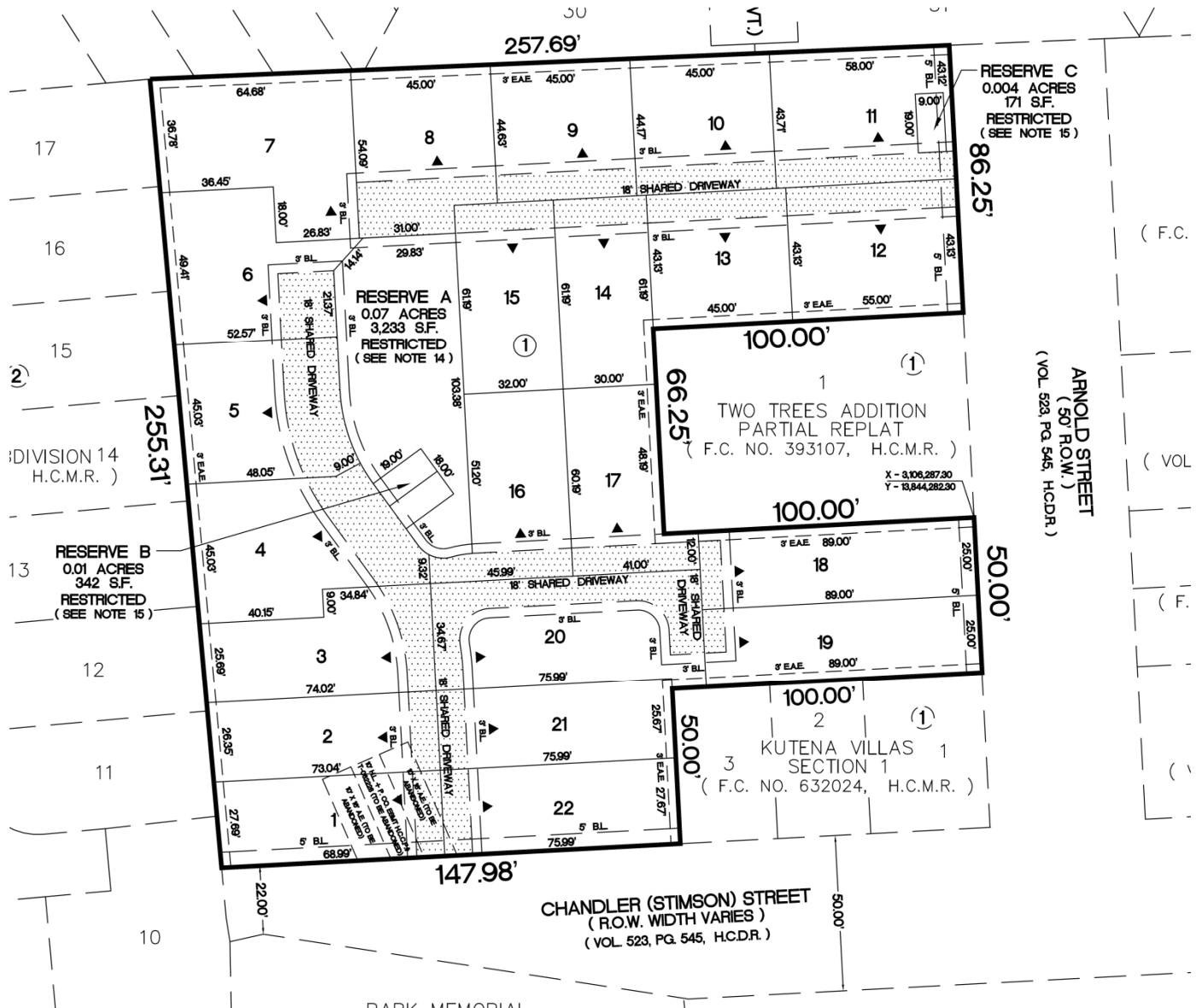
# Houston Planning Commission ITEM : 120

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Alys Park

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission    ITEM : 120

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Alys Park

Applicant: Vernon G. Henry & Associates, Inc.



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**C – Public Hearings**

**Aerial**

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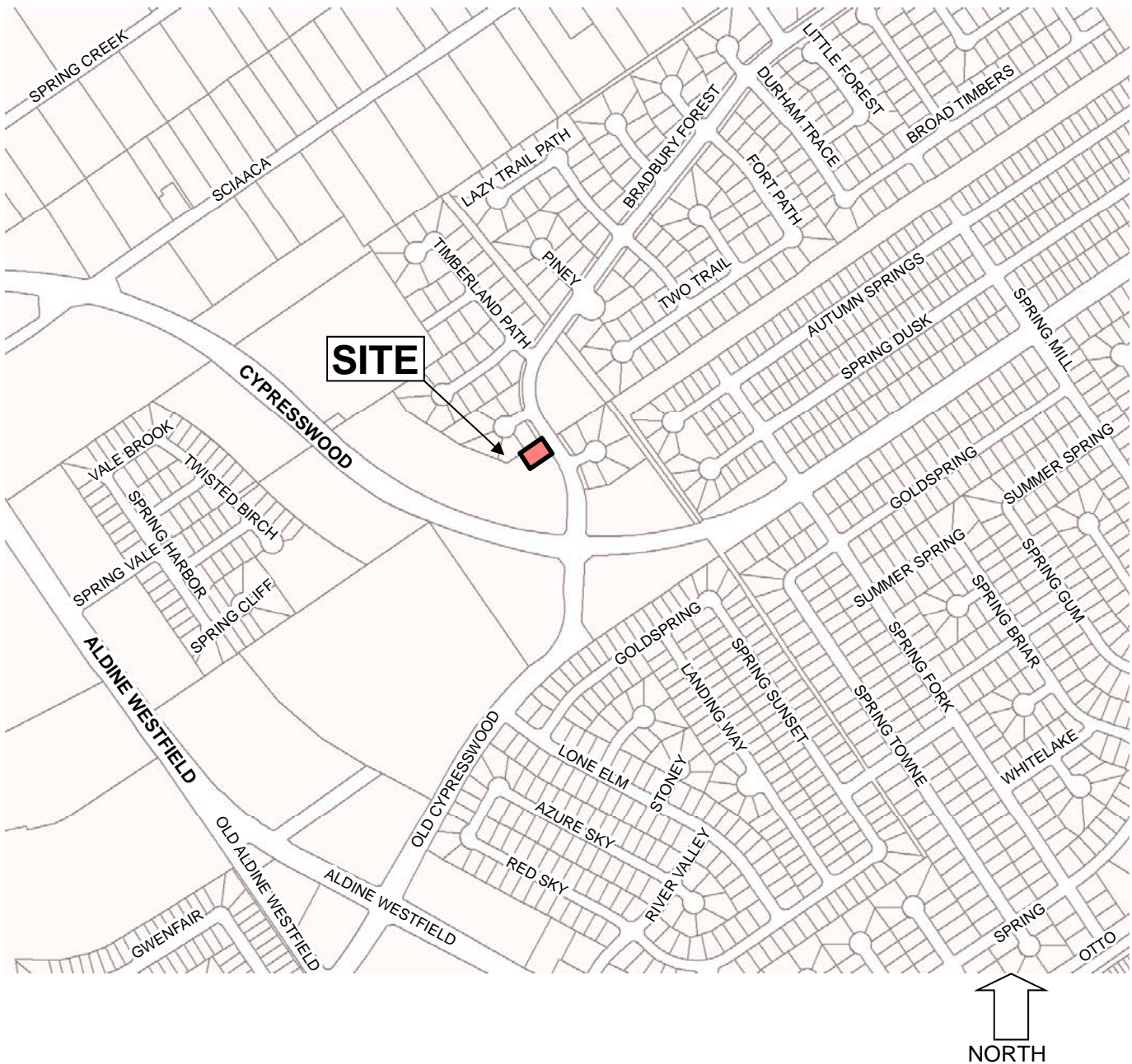
# Houston Planning Commission    ITEM : 121

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name:** Bradbury Forest Sec 1 partial replat no 1

**Applicant:** Van De Wiele & Vogler, Inc.



**C – Public Hearings**

**Site Location**

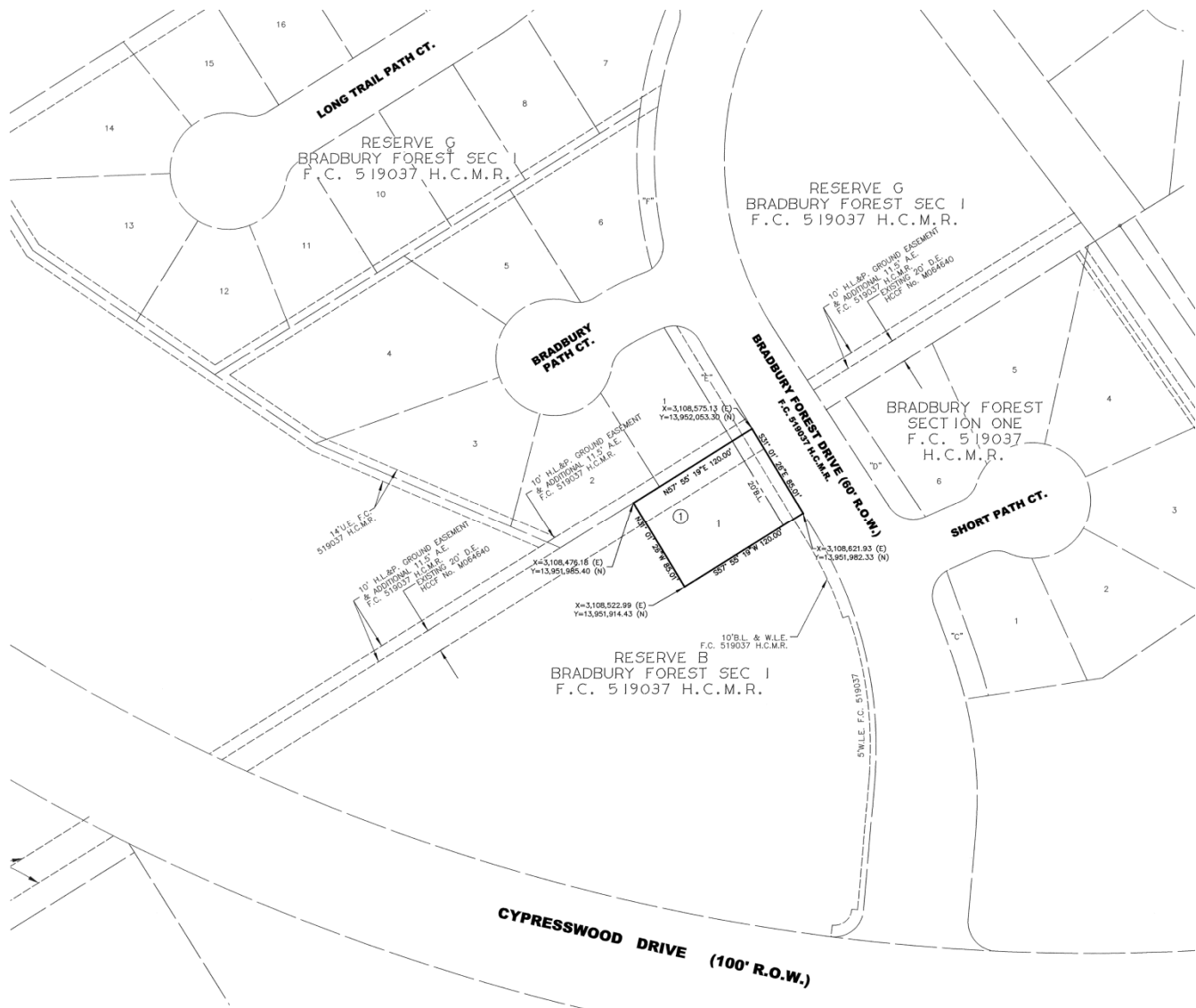
# Houston Planning Commission ITEM : 121

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Bradbury Forest Sec 1 partial replat no 1

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission    ITEM : 121

Planning and Development Department

Meeting Date: 08/07/2014

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**Subdivision Name:** Bradbury Forest Sec 1 partial replat no 1

**Applicant:** Van De Wiele & Vogler, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission    ITEM : 122

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Craig Woods partial replat no 11 (DEF 1)**

**Applicant: TKE Development Services, Ltd**



**C – Public Hearings**

**Site Location**

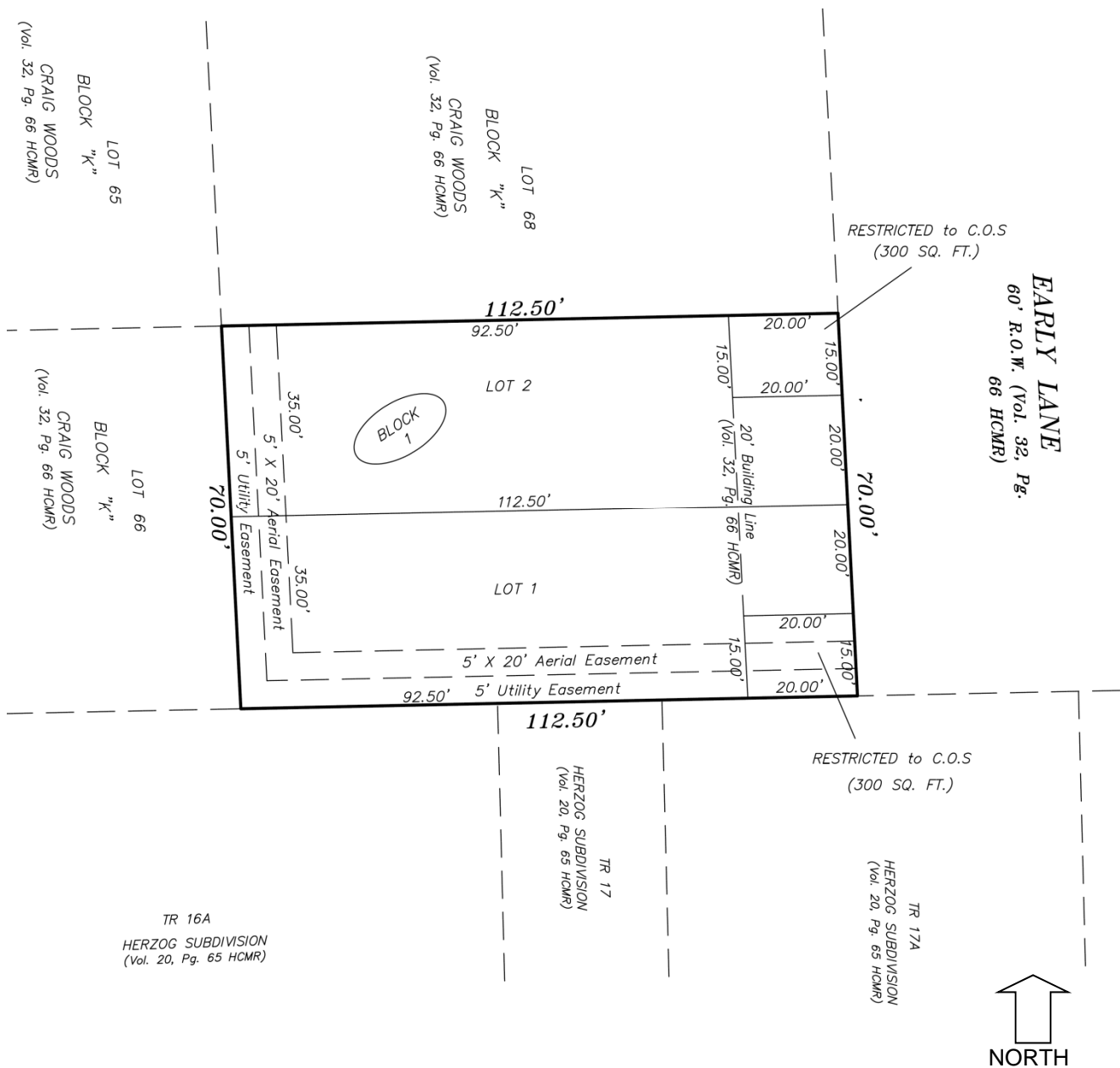
# Houston Planning Commission ITEM : 122

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Craig Woods partial replat no 11 (DEF 1)

Applicant: TKE Development Services, Ltd



C – Public Hearings

Subdivision

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# Houston Planning Commission    ITEM : 122

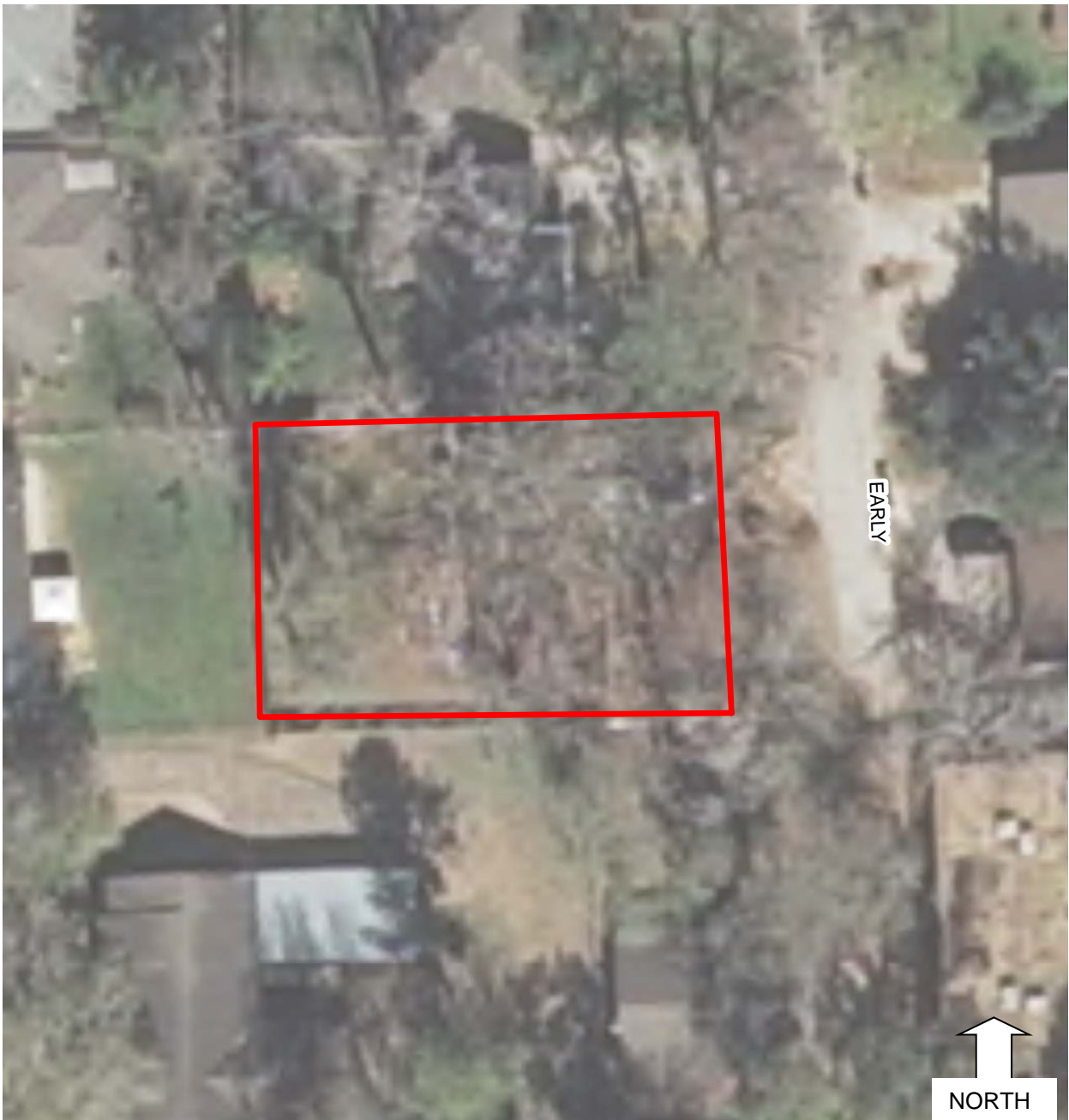
Planning and Development Department

Meeting Date: 08/07/2014

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**Subdivision Name:** Craig Woods partial replat no 11 (DEF 1)

**Applicant:** TKE Development Services, Ltd



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**C – Public Hearings**

**Aerial**

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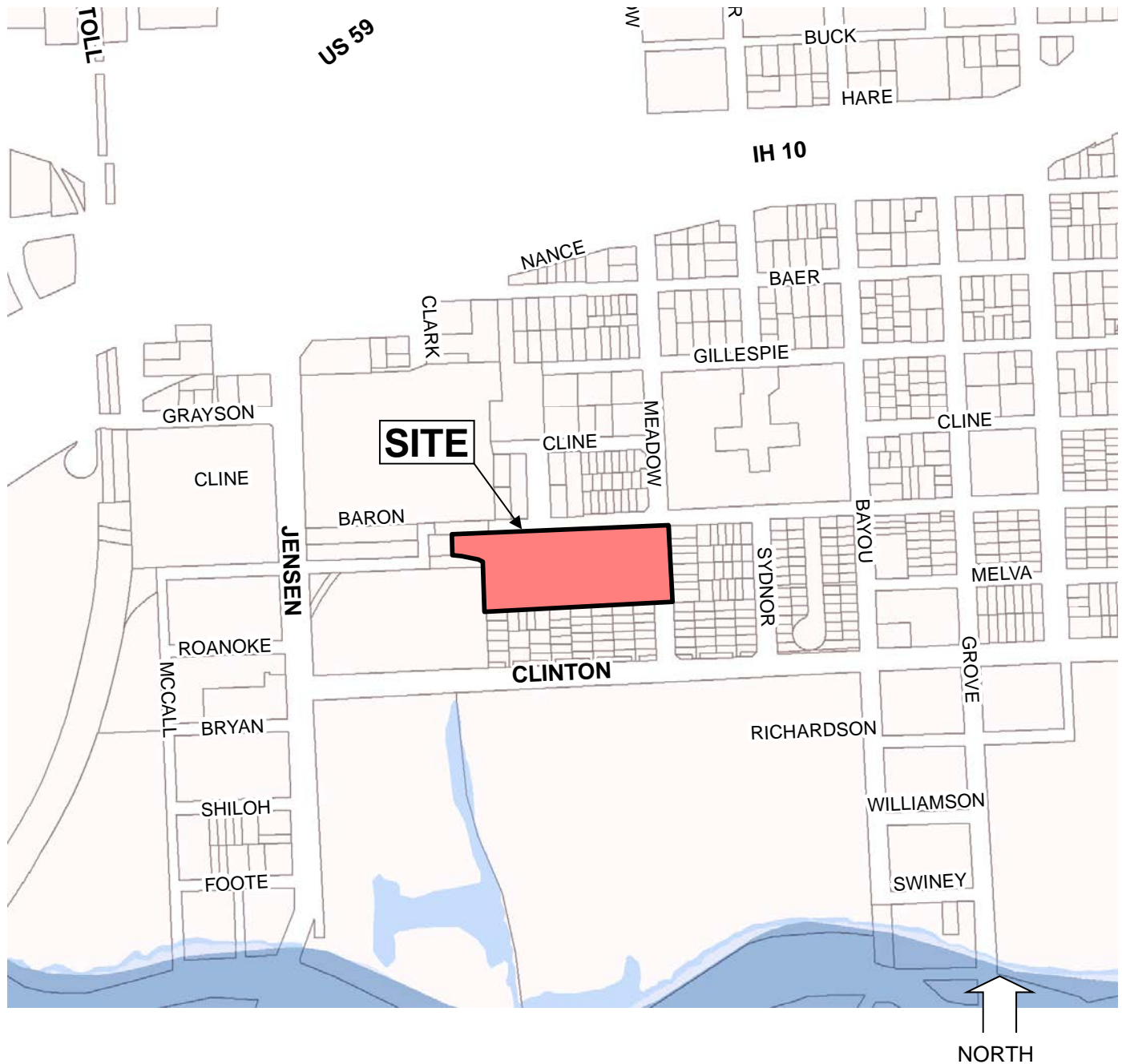
# Houston Planning Commission    ITEM : 123

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Nobility Park replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings with Variance    Site Location**

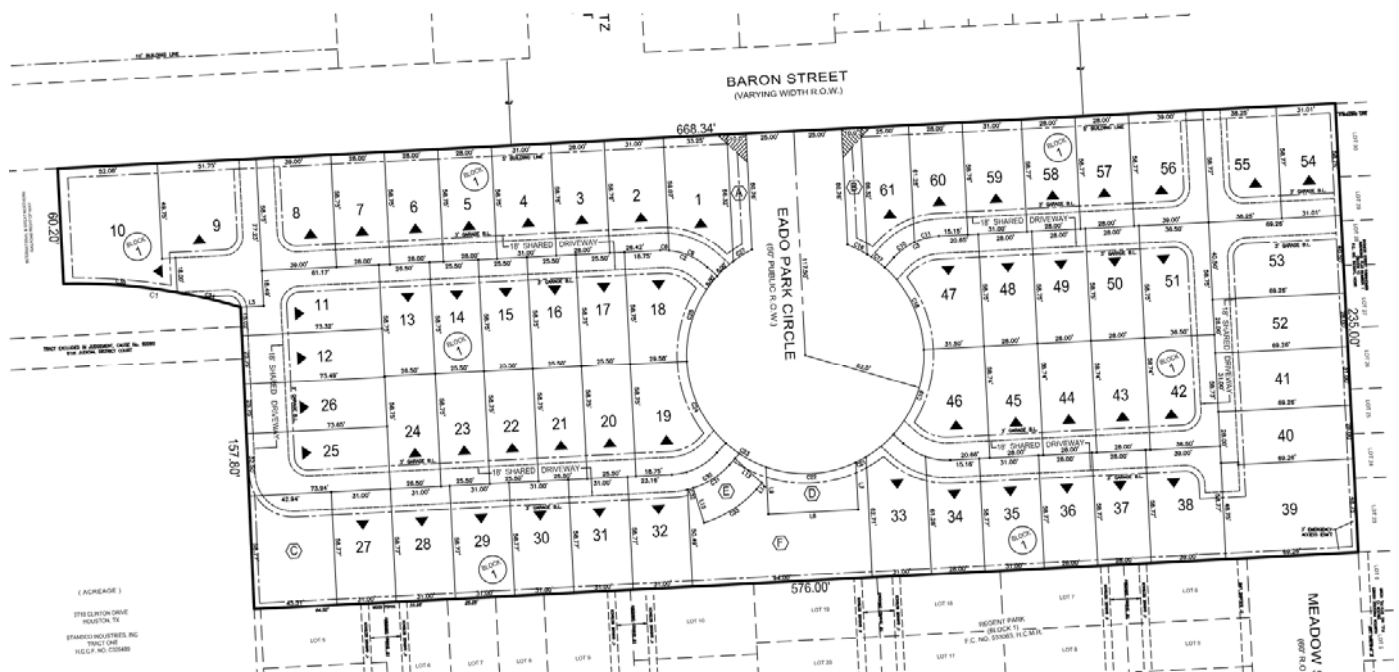
# Houston Planning Commission ITEM : 123

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Nobility Park replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission    ITEM : 123

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Nobility Park replat no 1

Applicant: Total Surveyors, Inc.



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2014-1625

**Plat Name:** Nobility Park replat no 1

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 06/30/2014

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

**Specific Variance is being sought and extent of variance:**

To allow a shared driveway to extend longer than 200 feet.

**Chapter 42 Section:** 42-145

**Chapter 42 Reference:**

General layout and arrangement for all shared driveways—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

**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 is bounded on the north by a public right-of-way and with the approval of this plat a new 50' wide public right-of-way with a cul-de-sac is being created. From the public rights-of-way there are several 18' wide shared driveways serving the single family lots created with this plat. These shared driveways do create several intersecting point among themselves. These intersecting points are never more than 200 feet from either one of the public rights of ways, but when each leg is combined the total length of the shared driveways do total over 200 feet. The current requirement that a shared driveway is limited to 200 feet in width would require that a separation be placed within the driveway system limiting the connectivity from street to street. By creating the driveway separations limiting the connectivity of the driveway system it would chop the neighborhood into sections and not allow the streets functions with adequate traffic flow throughout the development. The geometrics of the shared driveway system within this development will allow the traffic to flow smoothly and freely. A major factor in limiting the length of a shared driveway is fire protection. Since the intersections of the shared driveways are not more than 200 feet from its intersection with a public street the fire protection will never be in jeopardy.

**(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 size of the tract of land combined with the fact that there is only access to an existing public right-of-way on the north side, is the basis for this variance.

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

The intent and purposes of Chapter 42 include the creation of the shared driveway system and in this case by allowing the shared driveway to exceed the 200 foot length would help to alleviate any potential impact to the surrounding traffic system as well as allow the neighborhood to be connected and allow the smooth flow of traffic.

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

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from an internal shared driveway system, ultimately accessing Baron Street on the north side. This will promote safe vehicular access to the surrounding and promote the safe fire protection for the entire neighborhood..

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.

# Houston Planning Commission

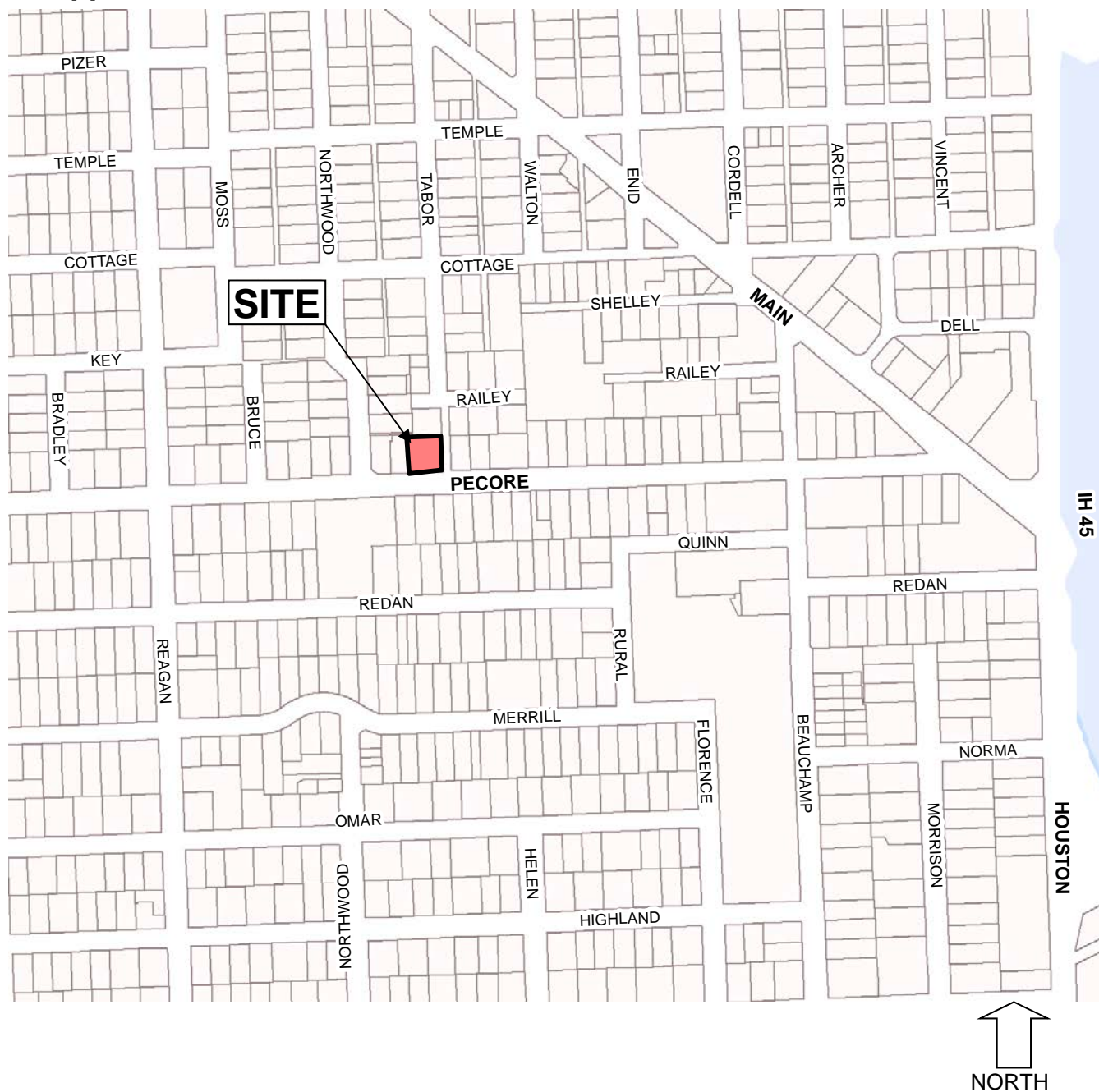
**ITEM: 124**

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Pecore Industrial**

**Applicant: Field Data Service, Inc.**



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

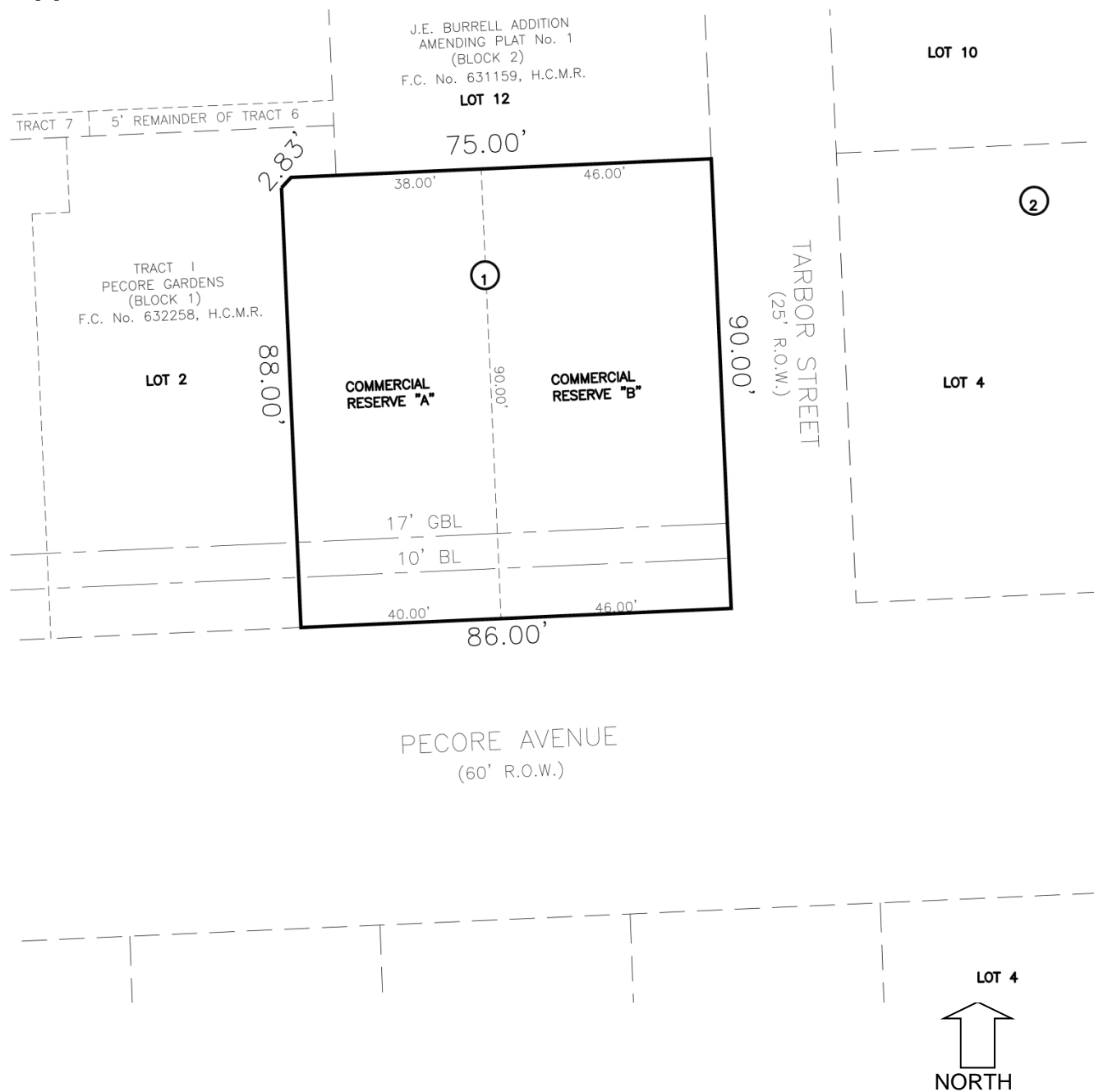
## ITEM: 124

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Pecore Industrial**

**Applicant: Field Data Service, Inc.**



**C – Public Hearings with Variance**

**Subdivision**

# Houston Planning Commission

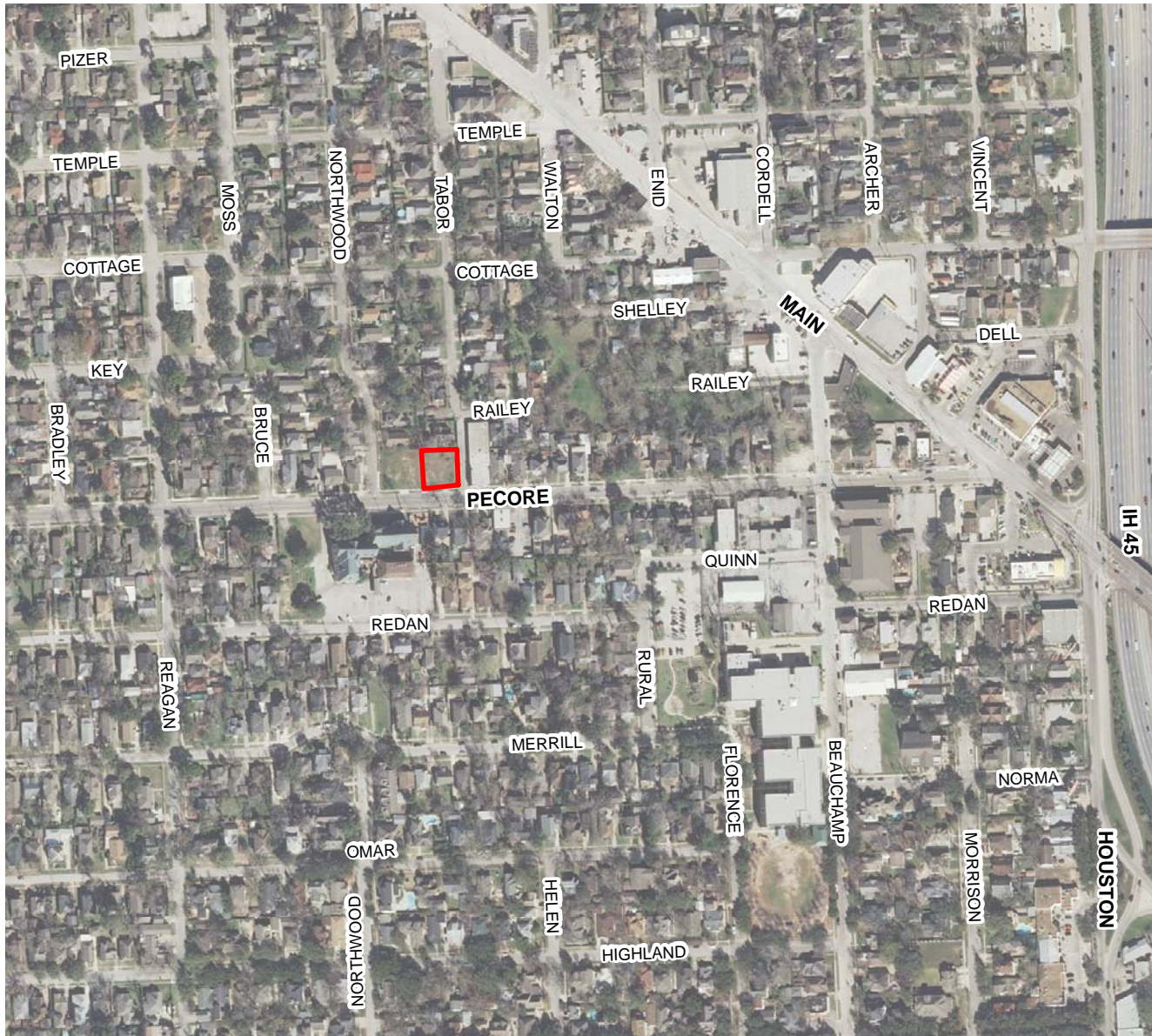
ITEM: 124

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Pecore Industrial

Applicant: Field Data Service, Inc.



C – Public Hearings with Variance

Aerial



**Application Number:** 2014-1267

**Plat Name:** Pecore Industrial

**Applicant:** Field Data Service, Inc

**Date Submitted:** 05/19/2014

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

**Specific Variance is being sought and extent of variance:**

Not to provide 12.5' of widening to Tarbor Street.

**Chapter 42 Section:** 42-121

**Chapter 42 Reference:**

Sec. 42-121: Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code.

**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**

J.E. Burrell Addition, Amending Plat No. 1 was platted and recorded on August 24, 2009 with streets geometry and lot configurations as required by the planning commission at that time. Widening of Tarbor Street is not feasible with this plat because part of the area required for right-of-way is inside this tract, taking away from the property owners land usage. The adjoining property to the north, Lot 12, at the time of platting, did not foresee street widening thus would be affected with the widening of the street as well. Also the sole purpose of the Pecore Industrial Subdivision is to create one (1) commercial reserve out of two lots, by providing any street widening will negate the purpose of this plat.

**(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;**

Hardship is not imposed by the applicant, based on the fact that there is adequate right-of-way along Tarbor Street, this is not a major thoroughfare, so the intent of Chapter 42 is met with the existing street pattern.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any additional impact to the area traffic circulation.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of the community as there're sufficient streets to serve the proposed commercial reserve development that is creating only one reserve out of two lots.

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

We're hereby requesting that the variance be granted due to the existing physical condition (location) of the property and allow the owner reasonable use of his land.

# Houston Planning Commission    ITEM : 125

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Southland Place partial replat no 1

Applicant: PRIME TEXAS SURVEYS, LLC



**C – Public Hearings**

**Site Location**

**Meeting Date: 08/07/2014**

**Applicant: PRIME TEXAS SURVEYS, LLC**



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# Houston Planning Commission    ITEM : 125

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Southland Place partial replat no 1

Applicant: PRIME TEXAS SURVEYS, LLC



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission    ITEM : 126

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Southland Place partial replat no 2**

**Applicant: PRIME TEXAS SURVEYS, LLC**



**C – Public Hearings**

**Site Location**

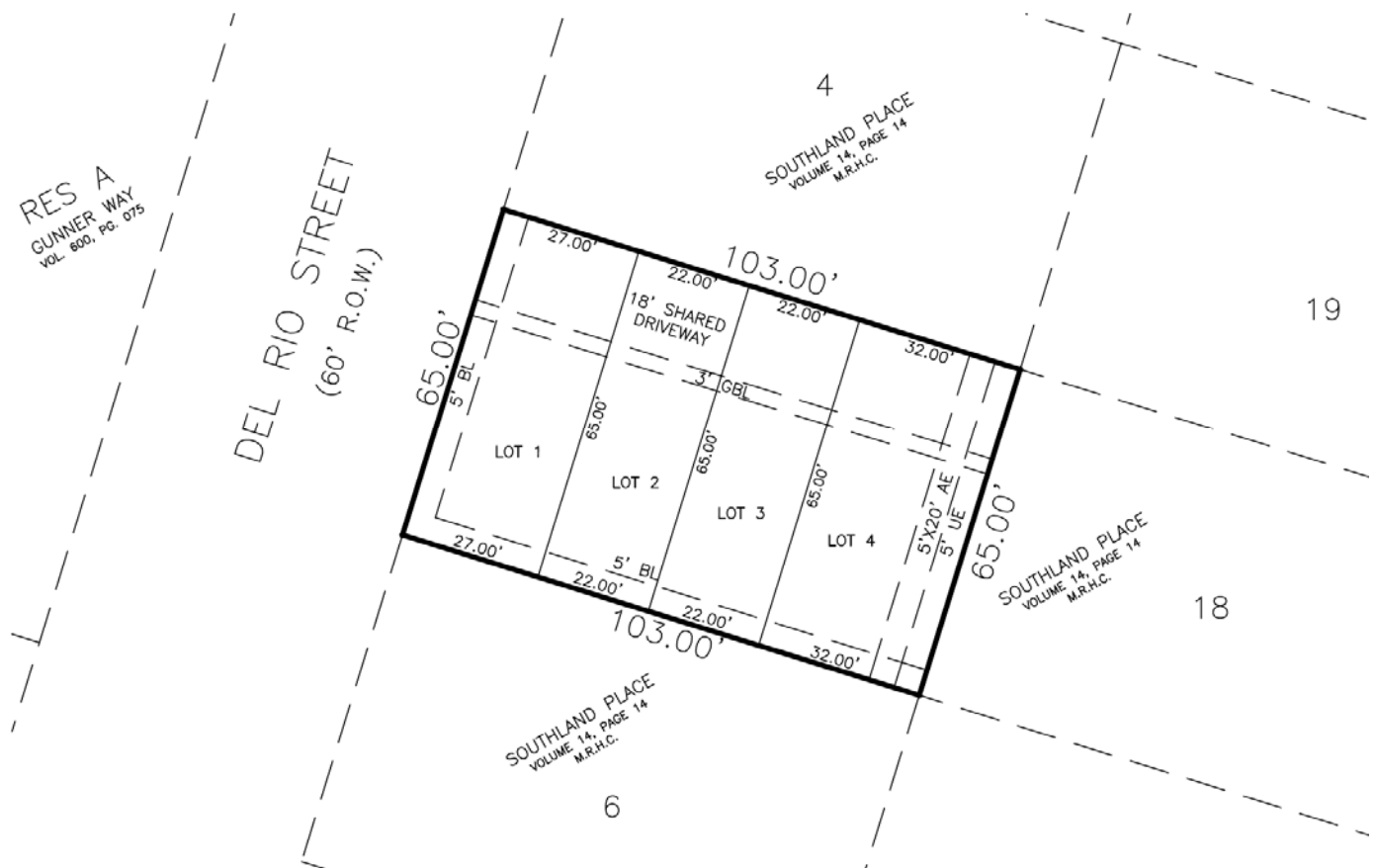
# Houston Planning Commission ITEM : 126

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Southland Place partial replat no 2

Applicant: PRIME TEXAS SURVEYS, LLC



C – Public Hearings

Subdivision

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# Houston Planning Commission    ITEM : 126

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Southland Place partial replat no 2

Applicant: PRIME TEXAS SURVEYS, LLC



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

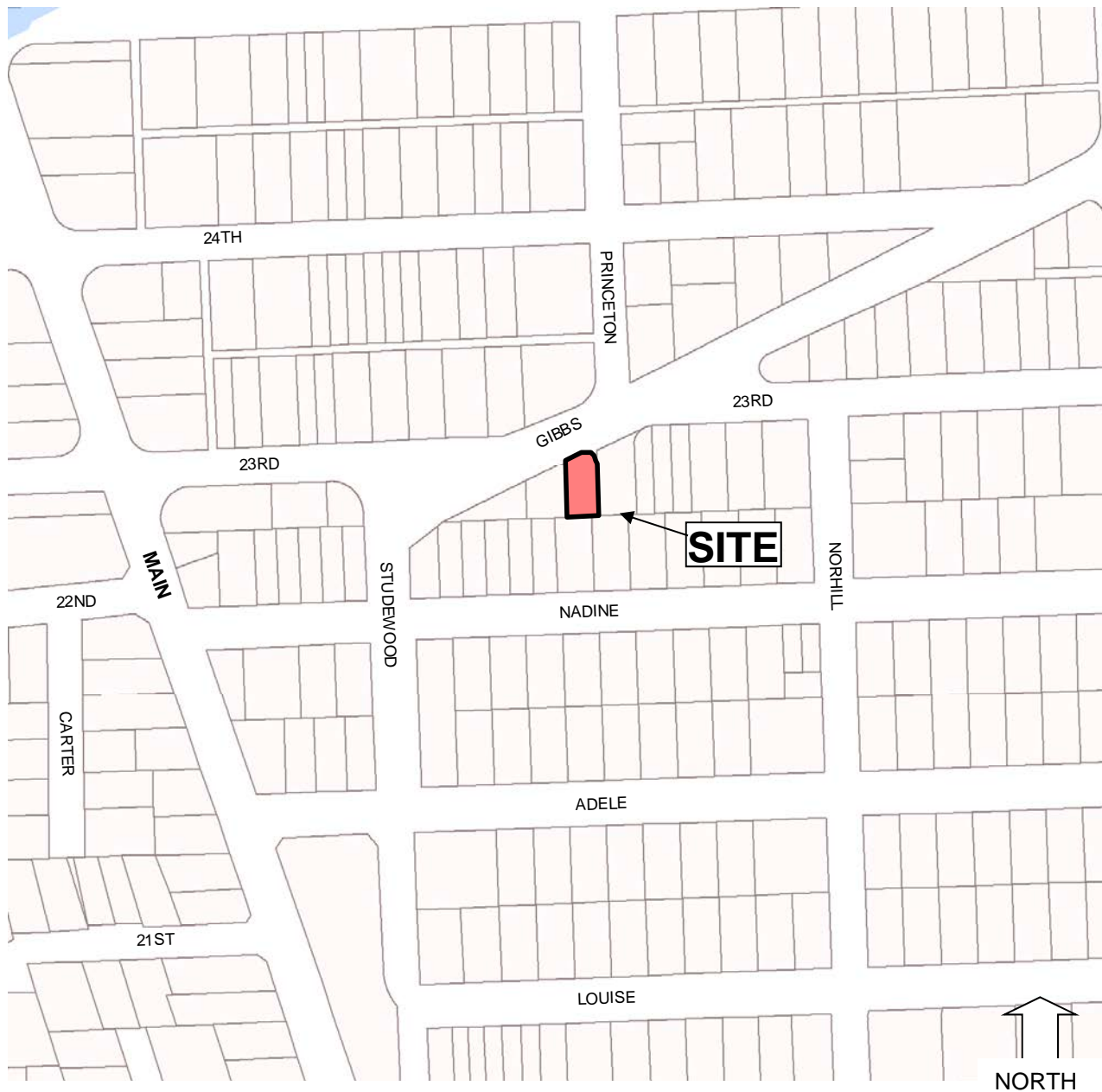
**ITEM: 127**

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Stude Rodger Heights replat no 1 partial replat no 1**

**Applicant: Field Data Service, Inc**



**C – Public Hearings**

**Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 127

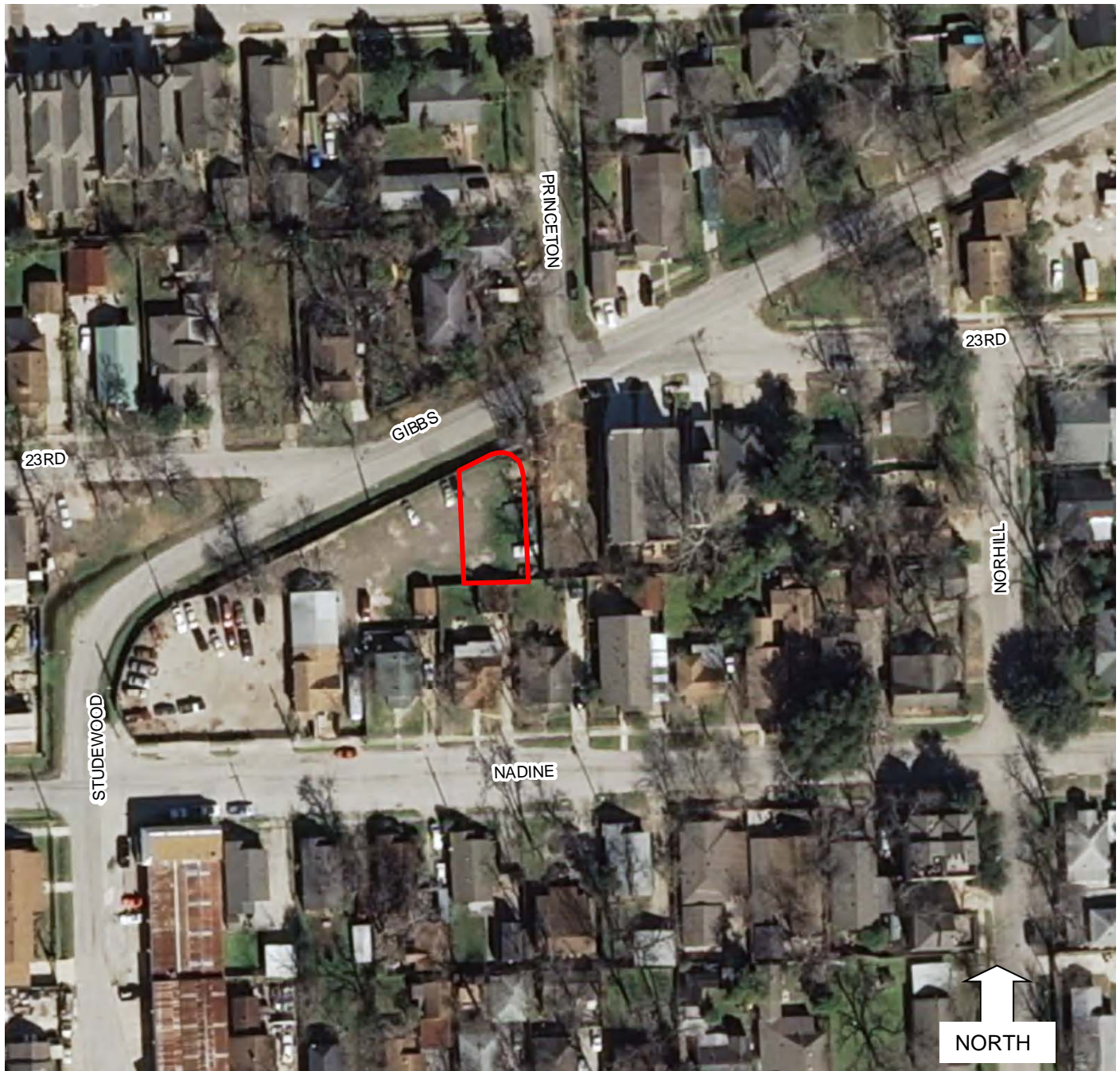
Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Stude Rodger Heights replat no 1 partial replat no 1

Applicant: Field Data Service, Inc



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**C – Public Hearings**

**Aerial**

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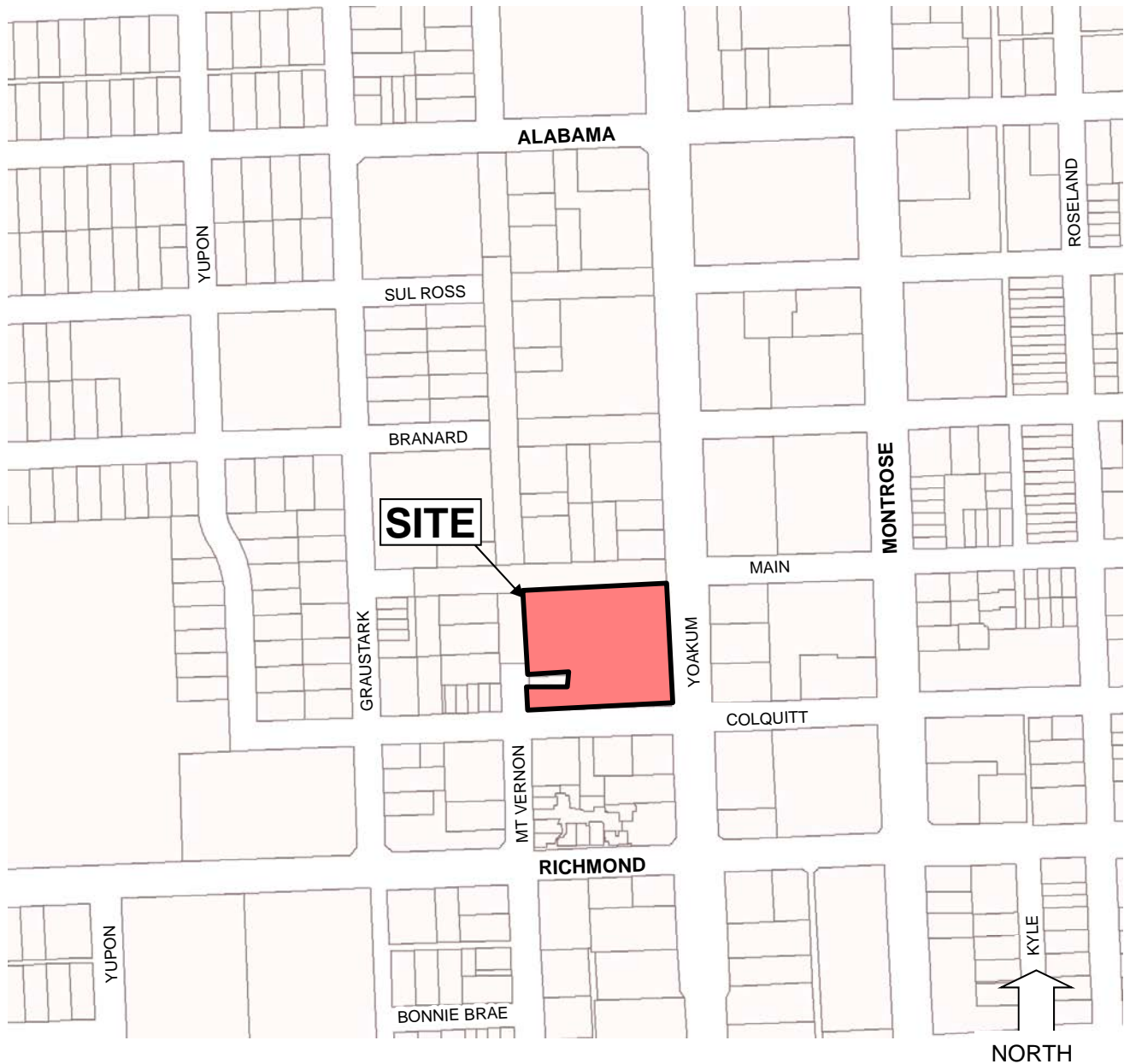
# Houston Planning Commission      ITEM : 128

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: University of St Thomas Center for Science and Health Professions**

**Applicant: Terra Surveying Company, Inc.**



**C – Public Hearings**

**Site Location**

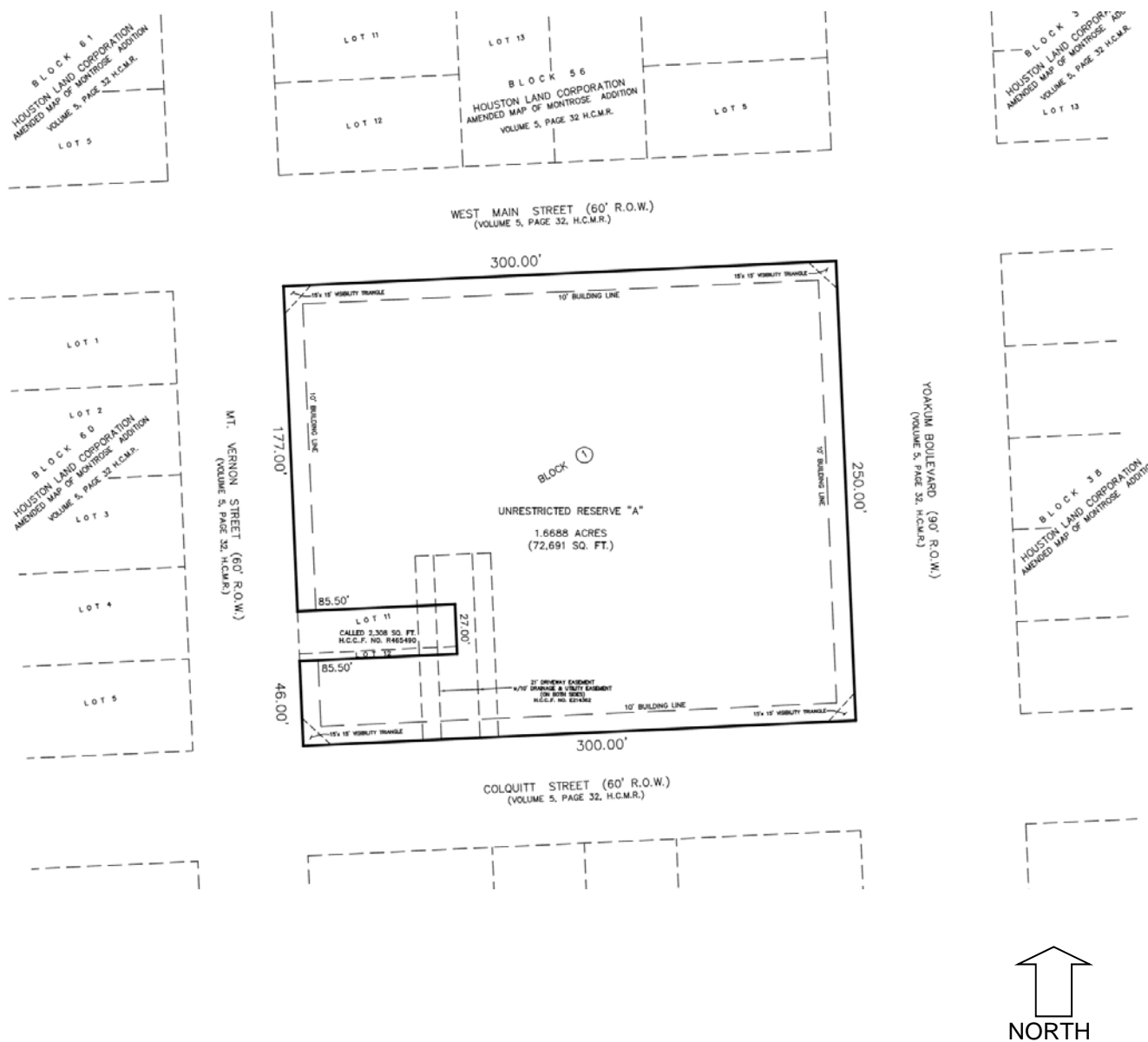
# Houston Planning Commission ITEM : 128

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: University of St Thomas Center for Science and Health Professions**

**Applicant: Terra Surveying Company, Inc.**



**C – Public Hearings**

**Subdivision**

# Houston Planning Commission

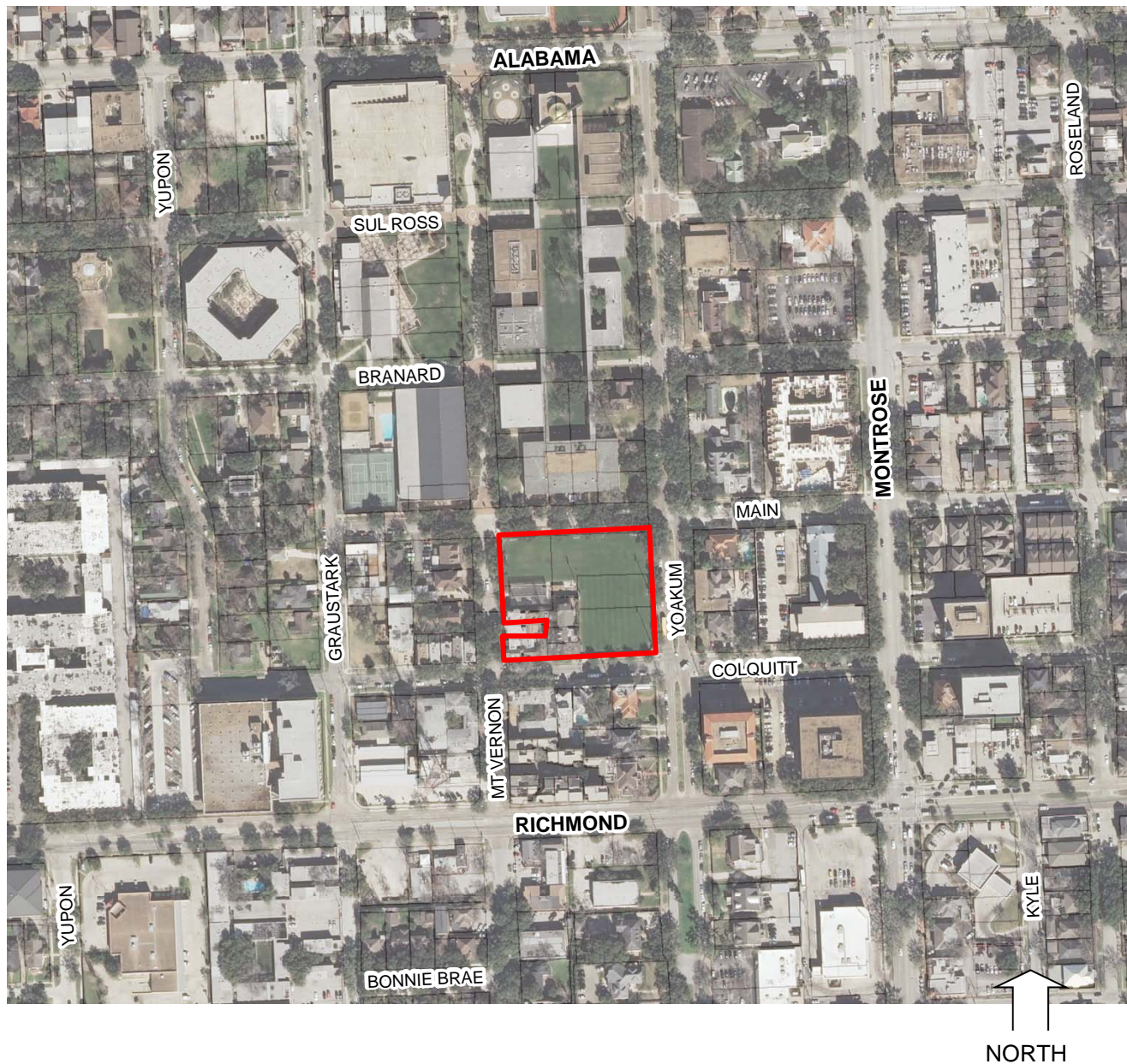
**ITEM: 128**

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: University of St Thomas Center for Science and Health Professions**

**Applicant: Terra Surveying Company, Inc.**



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

ITEM : 129

Planning and Development Department

Meeting Date: 8/07/2014

Subdivision Name: Ellisor Investments Ltd on Gant (DEF2)

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

# Houston Planning Commission

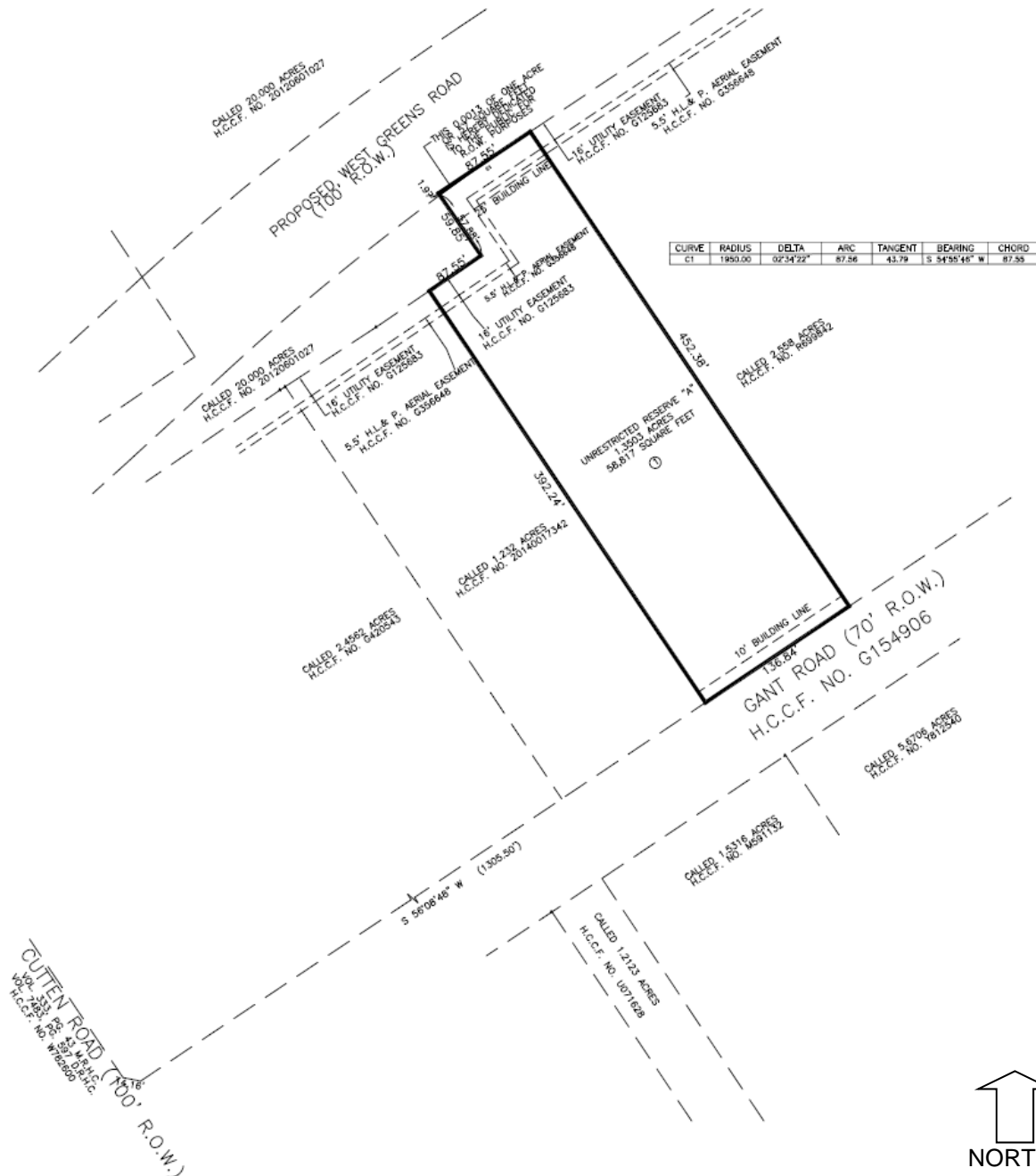
## ITEM : 129

Planning and Development Department

Meeting Date: 8/07/2014

Subdivision Name: Ellisor Investments Ltd on Gant (DEF2)

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

# Houston Planning Commission

ITEM : 129

Planning and Development Department

Meeting Date: 8/07/2014

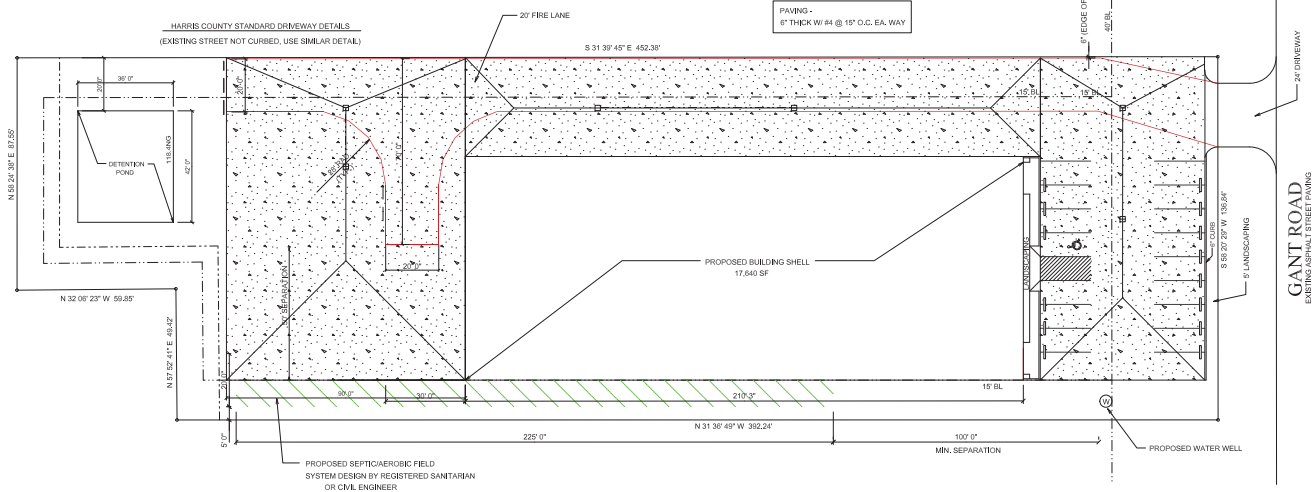
Subdivision Name: Ellisor Investments Ltd on Gant (DEF2)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



## 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

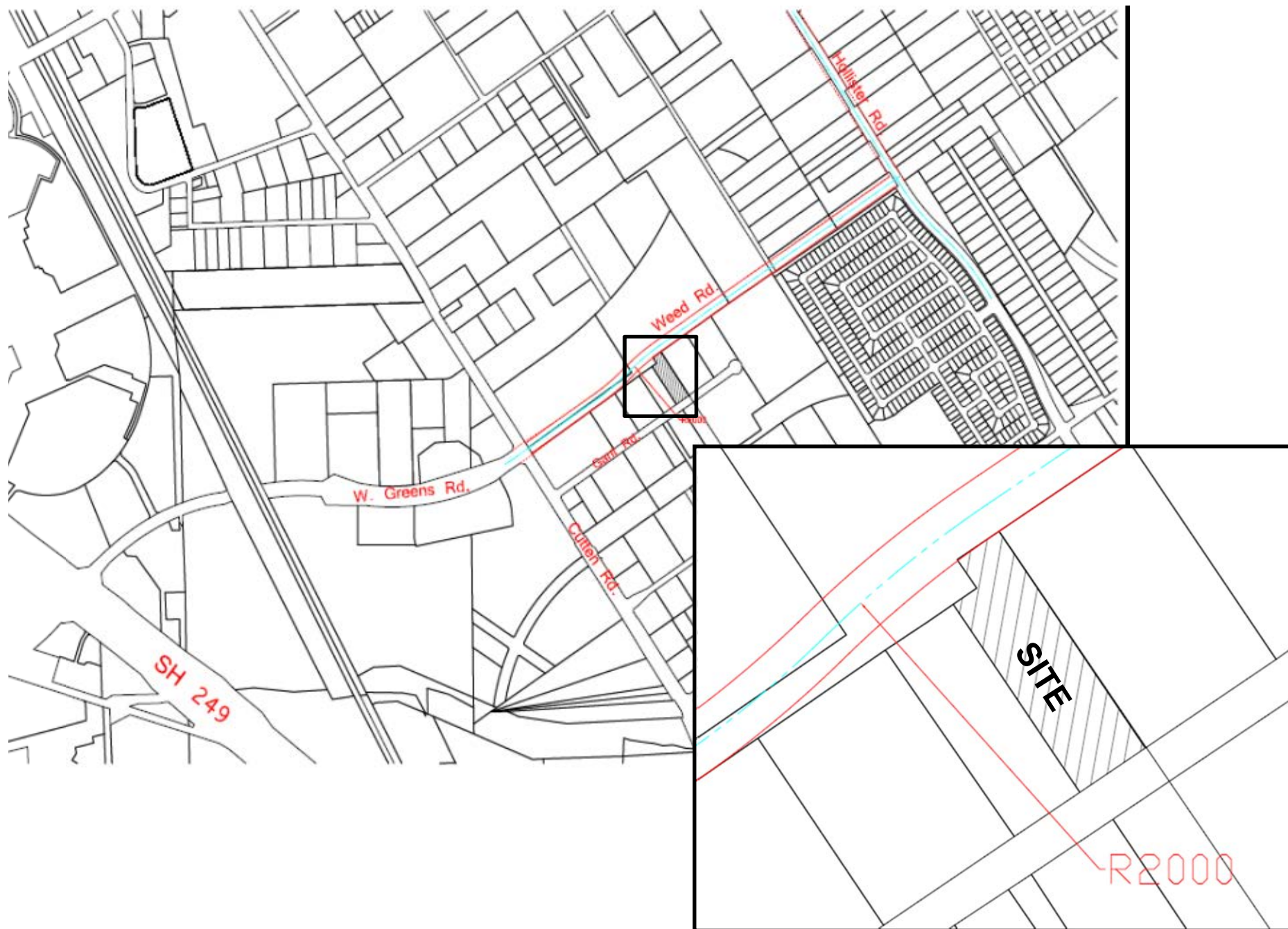


**TRILOGY**  
SOLUTIONS  
CONSTRUCTION, LLC  
P: 281-656-1872 F: 281-840-5596

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

C-1

All designs, items, arrangements and plans indicated or represented by this drawing are owned by and the property of Trilogi Solutions Construction, LLC and were created, evolved and developed for use on and in connection with this specific person, firm or corporation for any purpose whatsoever without written consent from Trilogi Solutions Construction, LLC. Written dimensions on these drawings have precedence over scaled dimensions. Contractor shall verify and be responsible for any variations from the dimensions and conditions shown on these drawings.





**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:**

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (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. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum 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

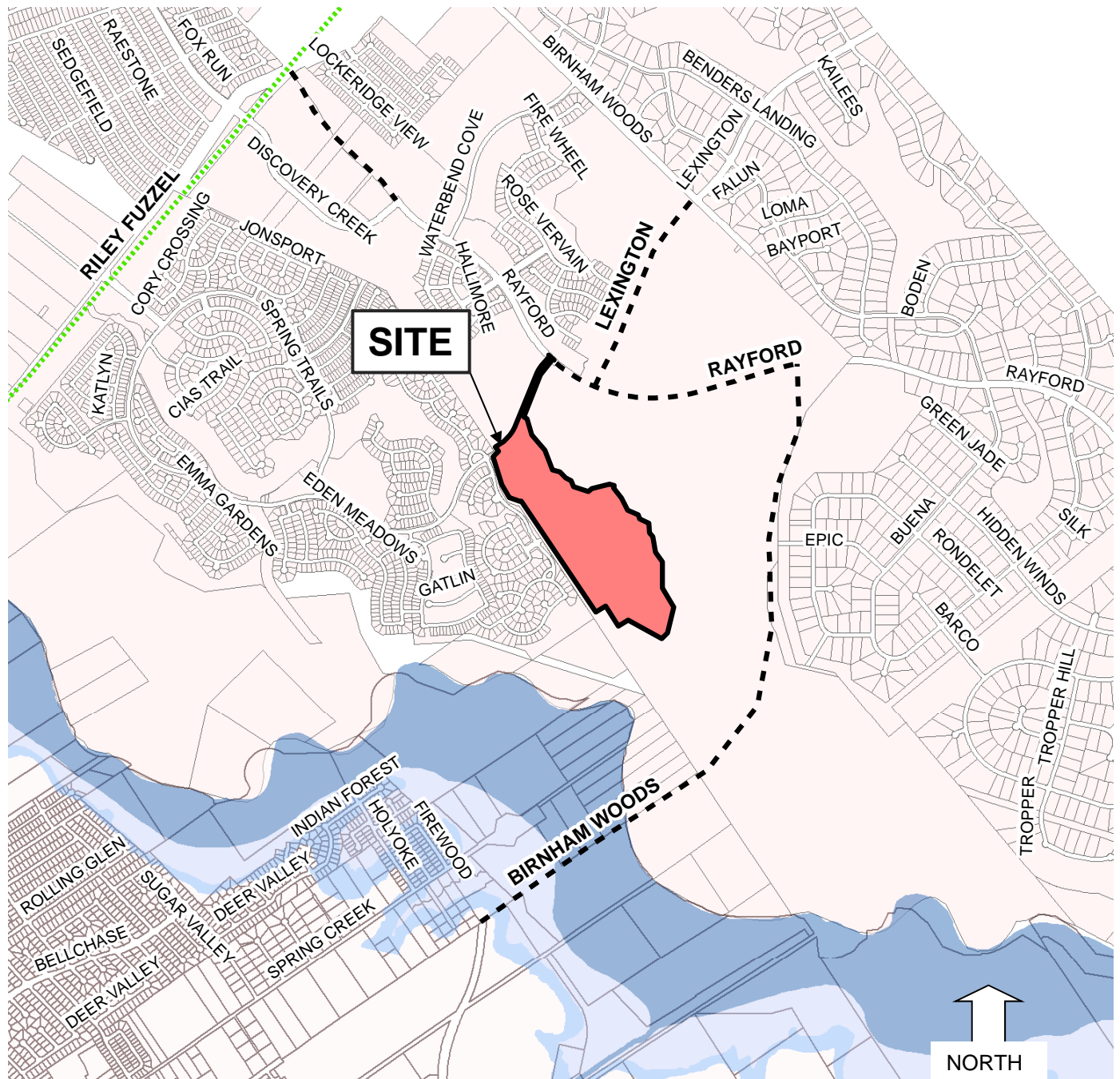
ITEM : 130

Planning and Development Department

Meeting Date: 8/07/2014

**Subdivision Name: Harmony West Sector**

**Applicant: Jones & Carter , Inc. - The Woodlands**



**D – Variances**

**Site Location**

# Houston Planning Commission

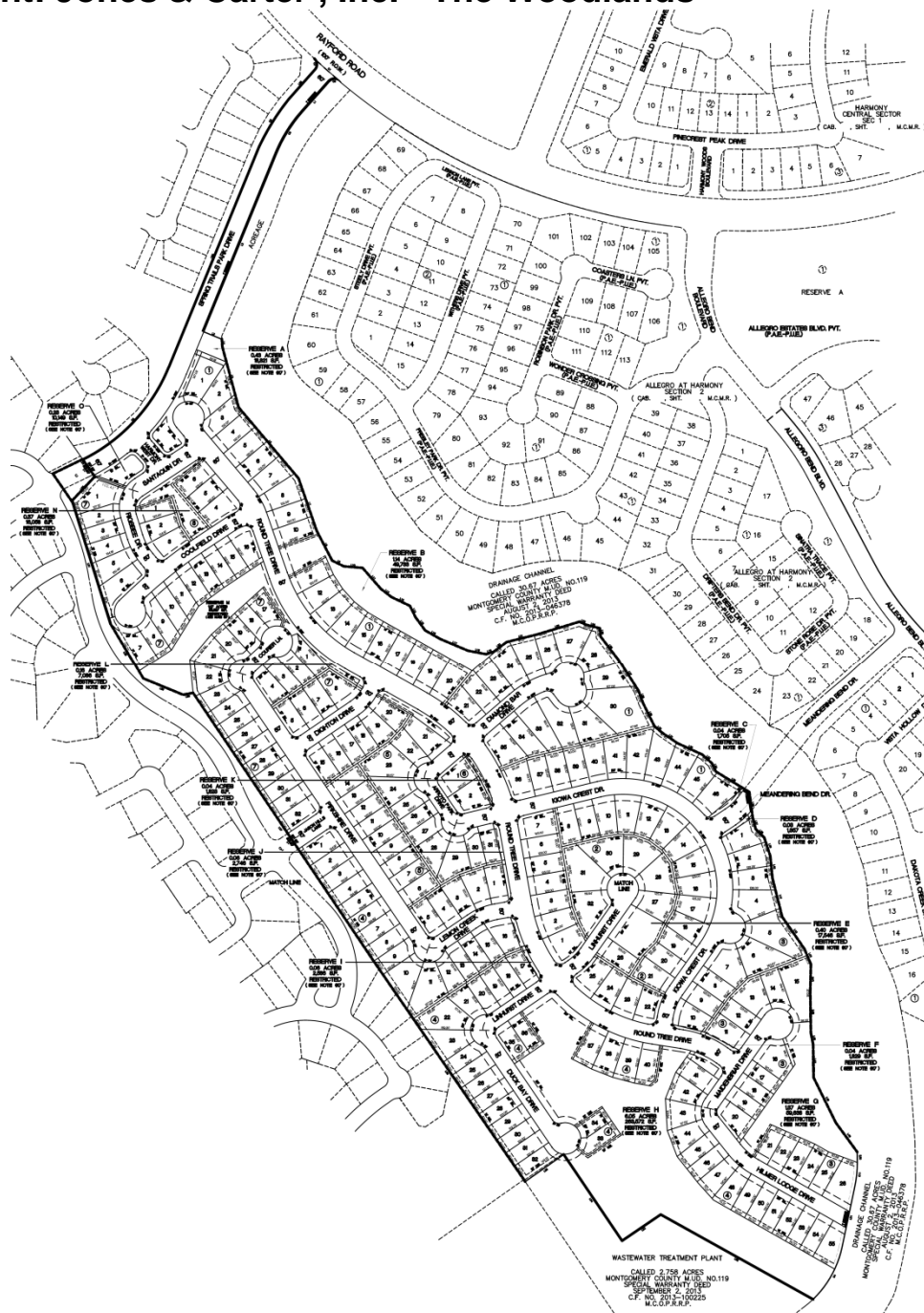
## ITEM : 130

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Harmony West Sector

Applicant: Jones & Carter , Inc. - The Woodlands



D – Variances

Subdivision

# Houston Planning Commission

ITEM : 130

Planning and Development Department

Meeting Date: 8/07/2014

Subdivision Name: Harmony West Sector

Applicant: Jones & Carter , Inc. - The Woodlands



D – Variances

Aerial



**Application Number:** 2014-1907

**Plat Name:** Harmony West Sector

**Applicant:** Jones & Carter, Inc. - The Woodlands

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

To not provide an second east/west street for the proposed plat resulting in an intersection spacing greater than 1,400' along the western plat boundary.

**Chapter 42 Section: 128 (a) (1)**

**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; or

**Statement of Facts**

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

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

The proposed plat is a new section in the Harmony General Plan, including a street pattern that consists of four entries serving a total of 238 single family lots. Public street access will be from existing Spring Trails Park Drive, with three future access points. One east/west connection is being made as part of the layout. However, due to the length of the proposed section, a second east/west connection is required. Extension of a second east/west connector street south is limited by a multitude of existing barriers. The location at which the connection to the south would be required puts the connection extending into the existing municipal utility district waste water treatment facility. The proposed street pattern was designed to accommodate existing site constraints. The proposed street pattern will provide for safe and efficient circulation through the immediate area and the effectiveness of the planned street pattern serve to justify the requested modification of the standard.

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

Application of the standard is not physically possible due to the existing physical characteristics and improvements existing prior to the acquisition of this site by the developer, which namely consists of the municipal utility district waste water treatment facility.

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

The proposed plat will provide adequate local access via public street network. The existing nearby public street system, as well as the future extension of Birnham Woods Drive, as indicated on the City's Major Thoroughfare Plan provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land and preservation of natural features, which is consistent with the intent and general purposes of the Chapter.

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

The proposed plat will provide for adequate ingress/egress for residents as well as police, fire, and emergency vehicles and will not be injurious to the public health, safety, or general welfare.

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

The granting of the variance is based on the unique physical environmental characteristics that affect the subject tract.

# Houston Planning Commission

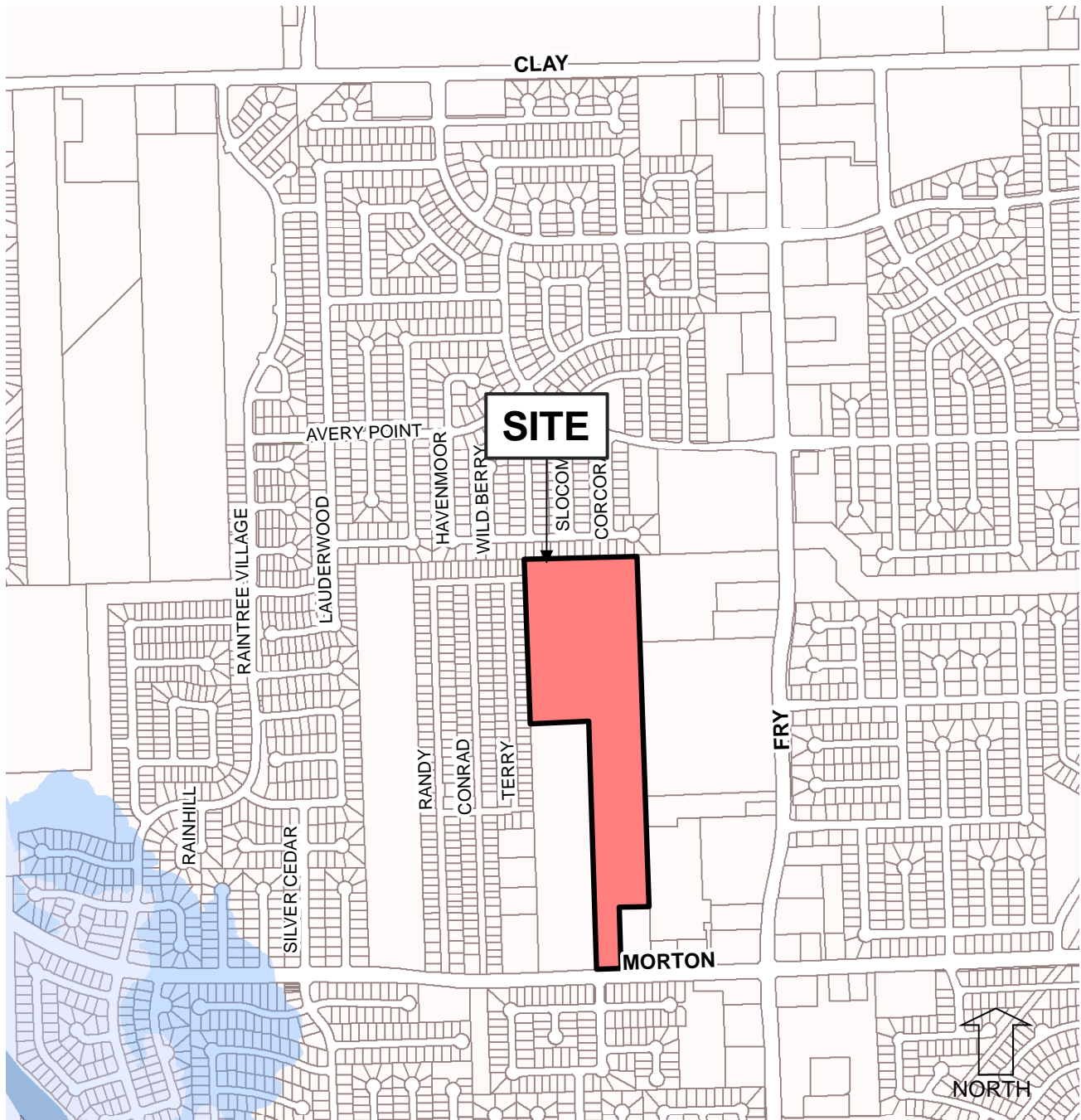
ITEM : 131

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Katy Lake RV Resort

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

# Houston Planning Commission

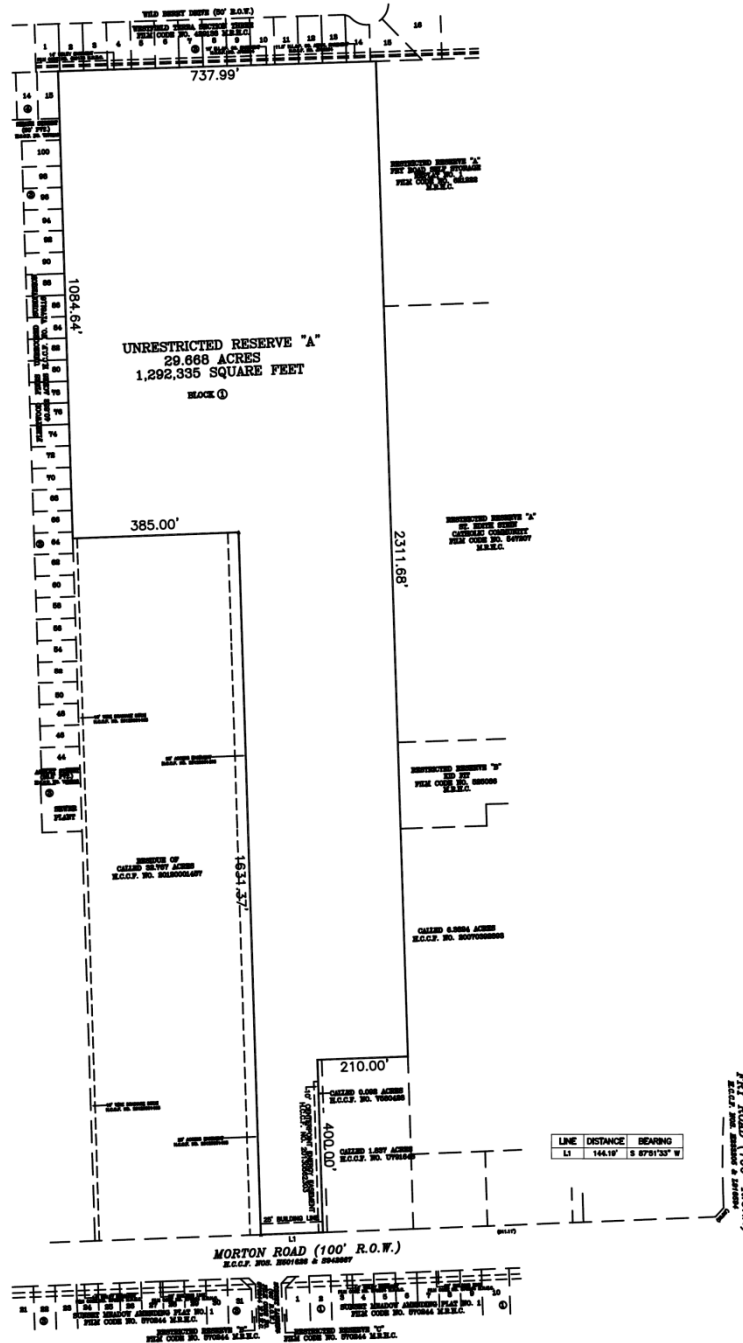
## ITEM : 131

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Katy Lake RV Resort

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

# Houston Planning Commission

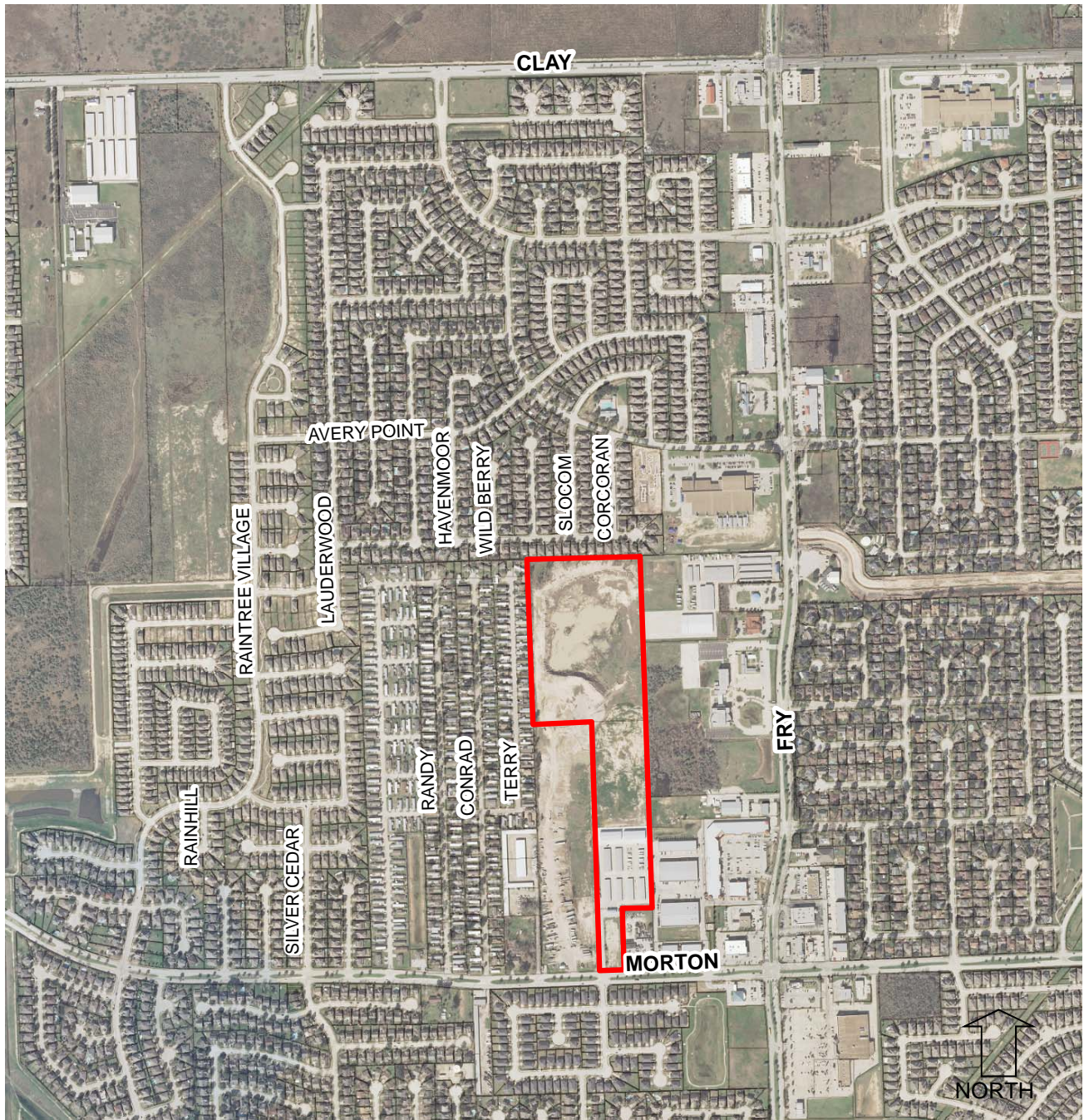
ITEM : 131

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Katy Lake RV Resort

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial





**Application Number:** 2014-1830

**Plat Name:** Katy Lake RV Resort

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 07/26/2014

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

**Specific Variance is being sought and extent of variance:**

To not provide an East West street and exceed the required 1,400 foot intersection spacing requirement along the East and West property lines.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (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. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced at a minimum 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 29.668 acre development is located in Harris County on the North side of Morton Road, a 100 foot public street. The majority of the Property to the East of the development has been platted and developed without allowing for East West street circulation. The property is bounded on the West by an unrecorded subdivision which has been developed as well. There are two private streets to the West of this development, but since they are private and not public streets they would not allow for circulation to the West of this development. In addition if we extended the existing private streets through this development they would stub into tracts that are already platted and or developed.

**(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.

**(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 an East West stub street which has no connection to the East or West does not increase circulation in the area which is the intent of the intersection spacing requirement.

**(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 because an East West 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 East and West side of the property does not allow for East West circulation. The existing circulation in this area has been adequate, as the

majority of the tracts in this area are currently developed. The allowance of an excessive block length does not significantly affect the intent of the intersection spacing requirement and should help to alleviate circulation in this area in the future.

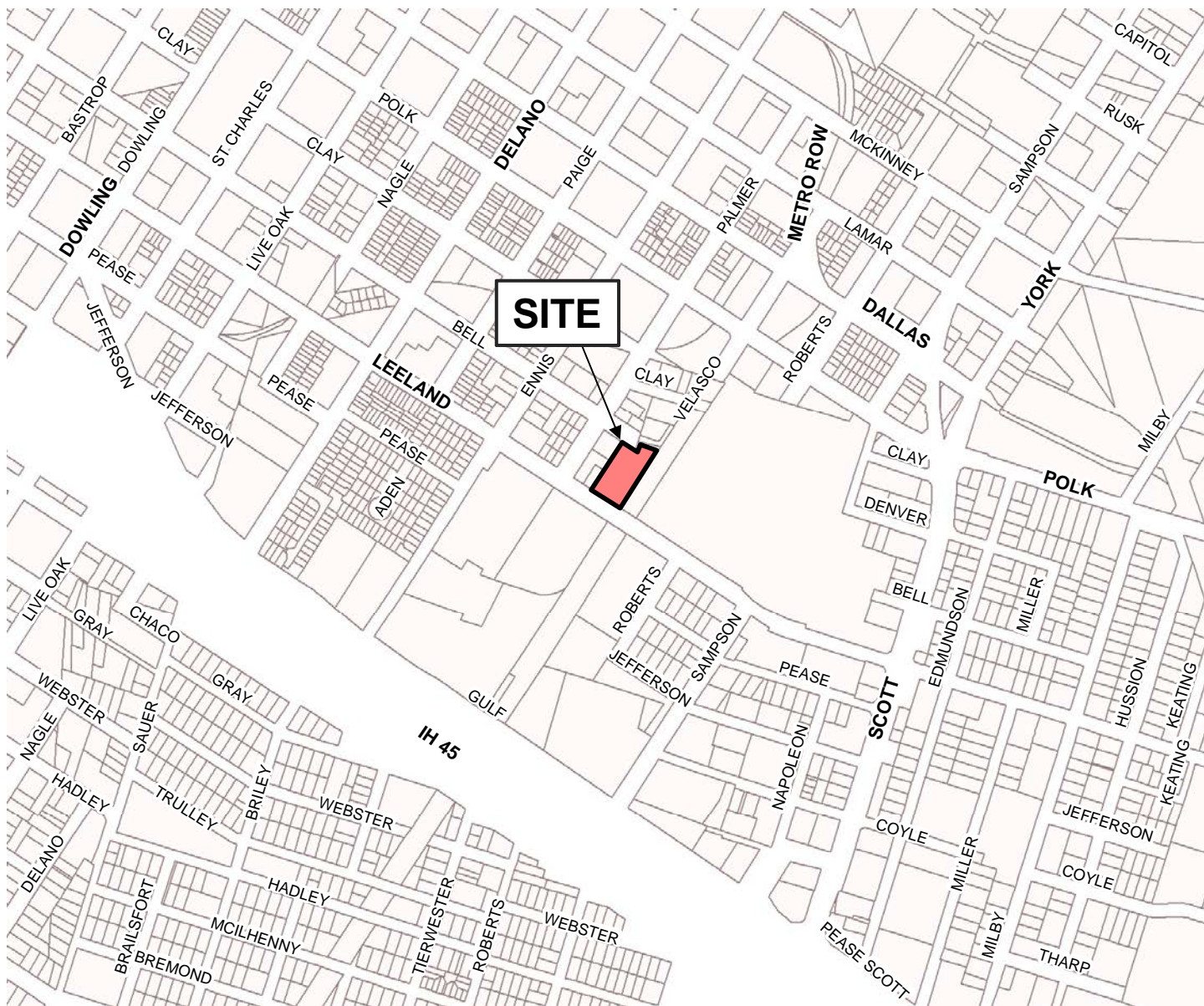
# Houston Planning Commission      ITEM : 132

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Leeland Bell Landing (DEF)**

**Applicant: Cityside Homes, LLC**



**D – Variances**

**Site Location**

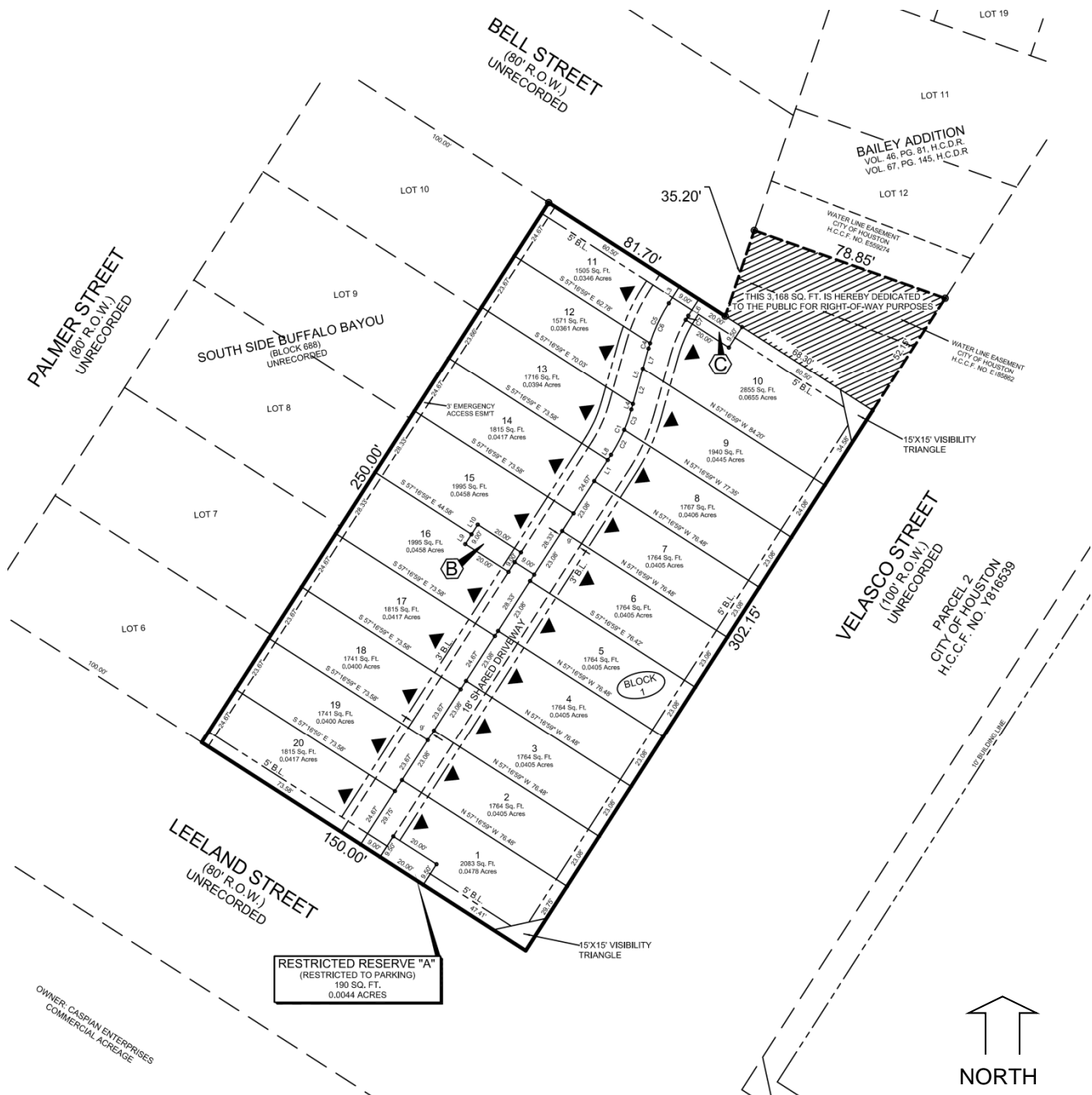
# Houston Planning Commission ITEM : 132

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Leeland Bell Landing (DEF)

Applicant: Cityside Homes, LLC



D – Variances

Subdivision

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# Houston Planning Commission    ITEM : 132

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Leeland Bell Landing (DEF)

Applicant: Cityside Homes, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2014-1751

**Plat Name:** Leeland Bell Landing

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 07/14/2014

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

**Specific Variance is being sought and extent of variance:**

To allow a shared driveway to extend longer than 200 feet.

**Chapter 42 Section:** 42-145

**Chapter 42 Reference:**

General layout and arrangement for all shared driveways—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

**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 development is located within a standard 250' x 250' block within the South Side of Buffalo Bayou. The site has a public right-of-way on three of its sides, Bell Street to the north, Leeland Street to the south and Velasco Street on the east. Velasco Street on the east side is unique in the fact that it has a hike and bike trail within its boundaries and sits between our project and a local 17.5' asphalt street within its limits. A single shared driveway is proposed to run from Bell Street, 250 feet to the south and connect to Leeland Street, for one continuous 250' long shared driveway. Since Velasco Street has a hike and bike trail that sits between our site and the narrow local travel lane, we feel that a connecting shared driveway to Velasco Street would cause an awkward intersection at the hike and bike trail, as well as an unsafe situation for the pedestrians. This creates a situation where we must both terminate the shared driveway and cause the development to not have connectivity between the two streets, thus forcing the traffic to the respective streets or request the variance to allow a shared driveway longer than 200 feet and promote the connectivity of the development. By allowing the shared driveway to run the full length we will remove the traffic burden from Bell Street, a dead end street and continue to allow the pedestrians to safely traverse the hike and bike trail. The shared driveway takes access to a public right-of-way in two locations separated by 250 feet and at a relatively straight line. This does not create any access problems for fire protection or any other emergency services. The fire department will be able to fight a fire from either street and have plenty of distance for hose lay length.

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

The limited right-of-way access to the east and the multiple right-of-way access points on the north and south side of the site are the basis for this variance. The applicant has not created any of the above hardships.

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

The intent and purposes of Chapter 42 include the creation of the shared driveway system and in this case by allowing the shared driveway to exceed the 200 foot length would help to alleviate any potential impact to the surrounding traffic system as well as allow the neighborhood to be connected and allow the smooth flow of traffic.

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

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from an internal shared driveway system, running north and south from Bell Street to Leeland Street. This will promote safe vehicular access to the surrounding streets and promote the safe fire protection for the entire neighborhood. At the same time keep the safe environment along the hike and bike trail for the public use.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.

# Houston Planning Commission

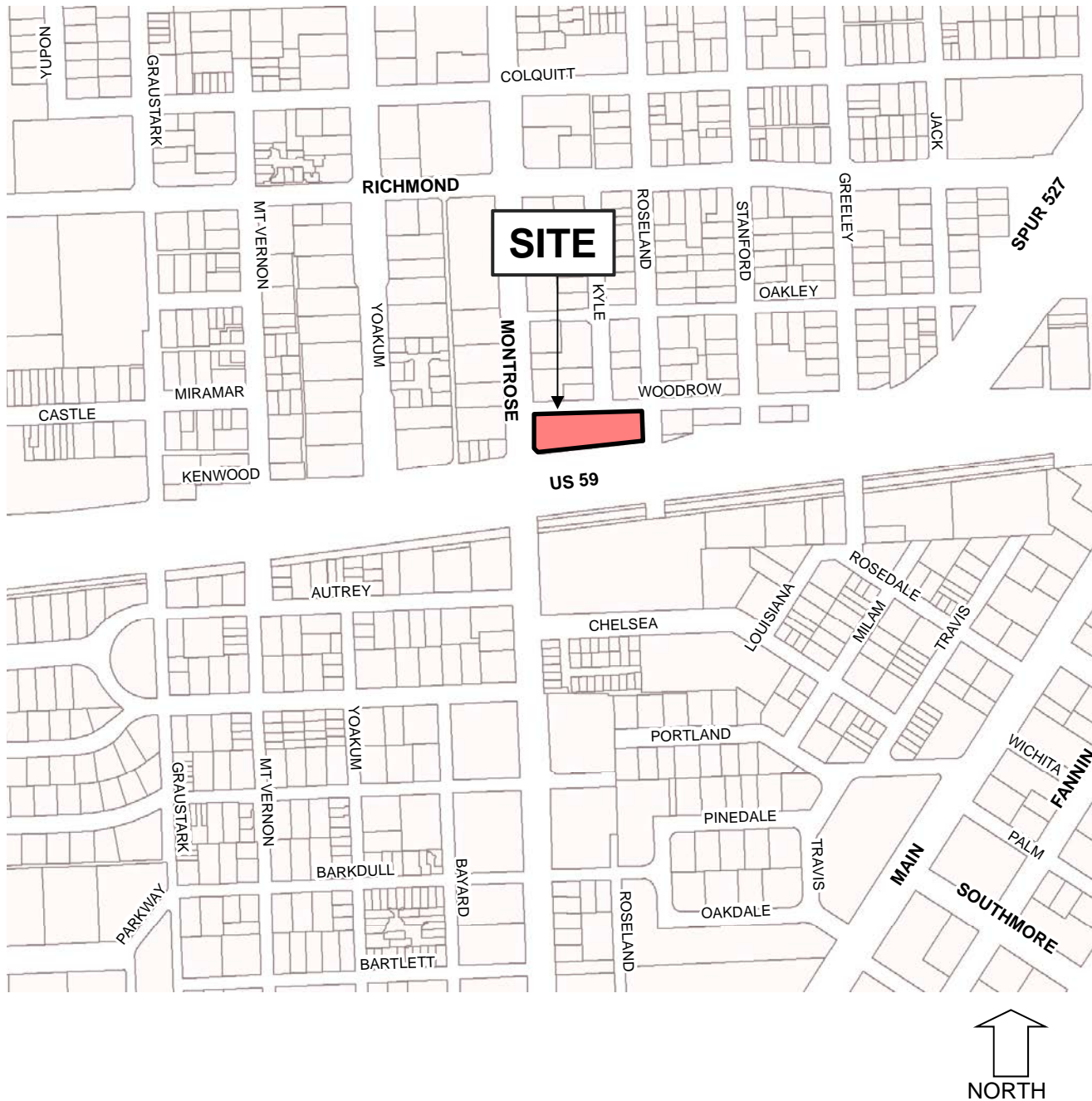
ITEM : 133

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Roseland Addition Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

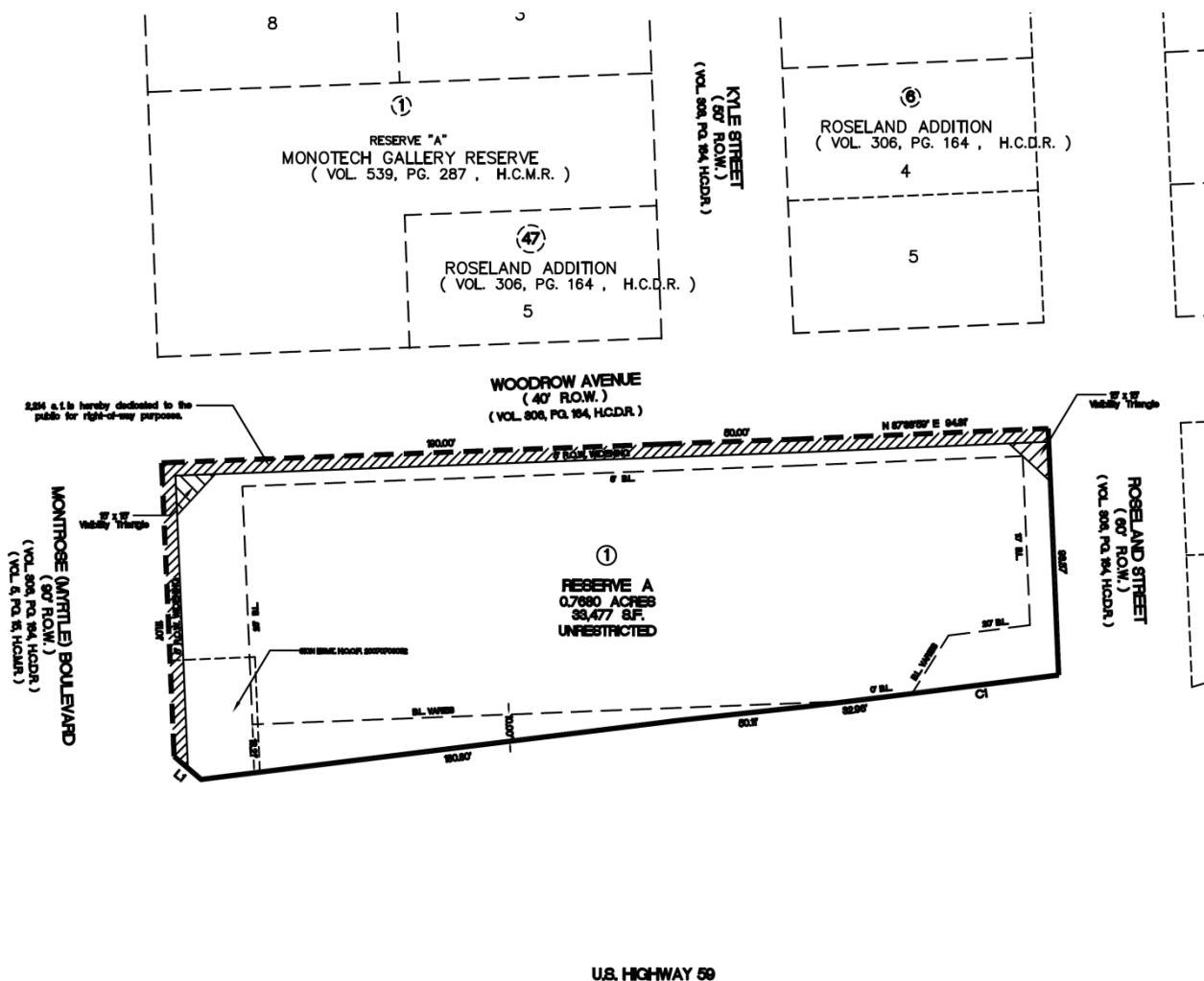
# ITEM : 133

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Roseland Addition Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

# Houston Planning Commission

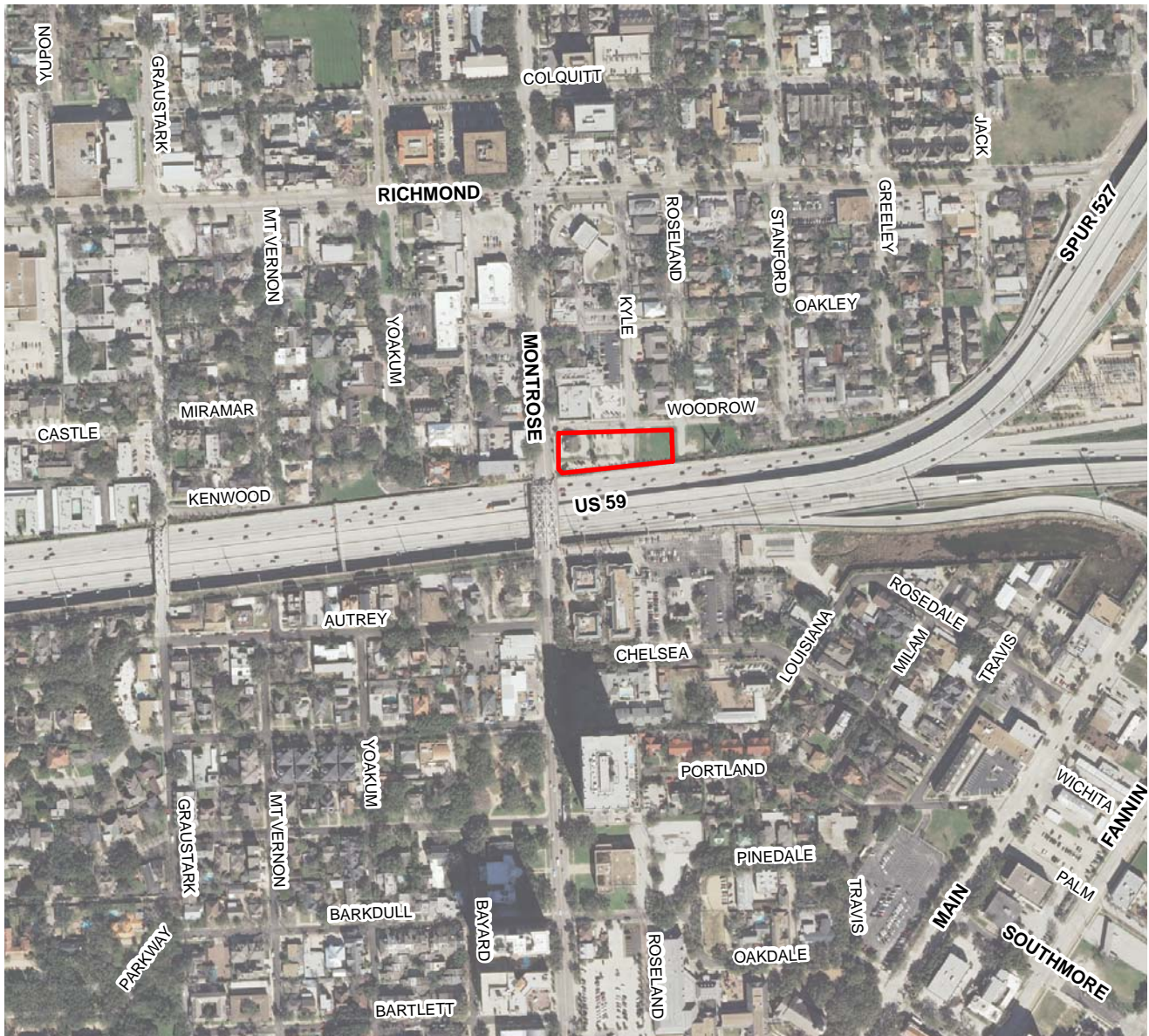
ITEM : 133

Planning and Development Department

Meeting Date: 08/07/2014

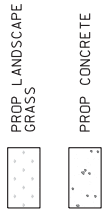
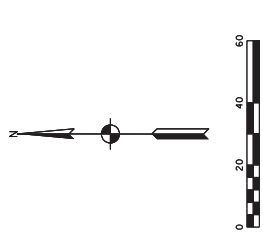
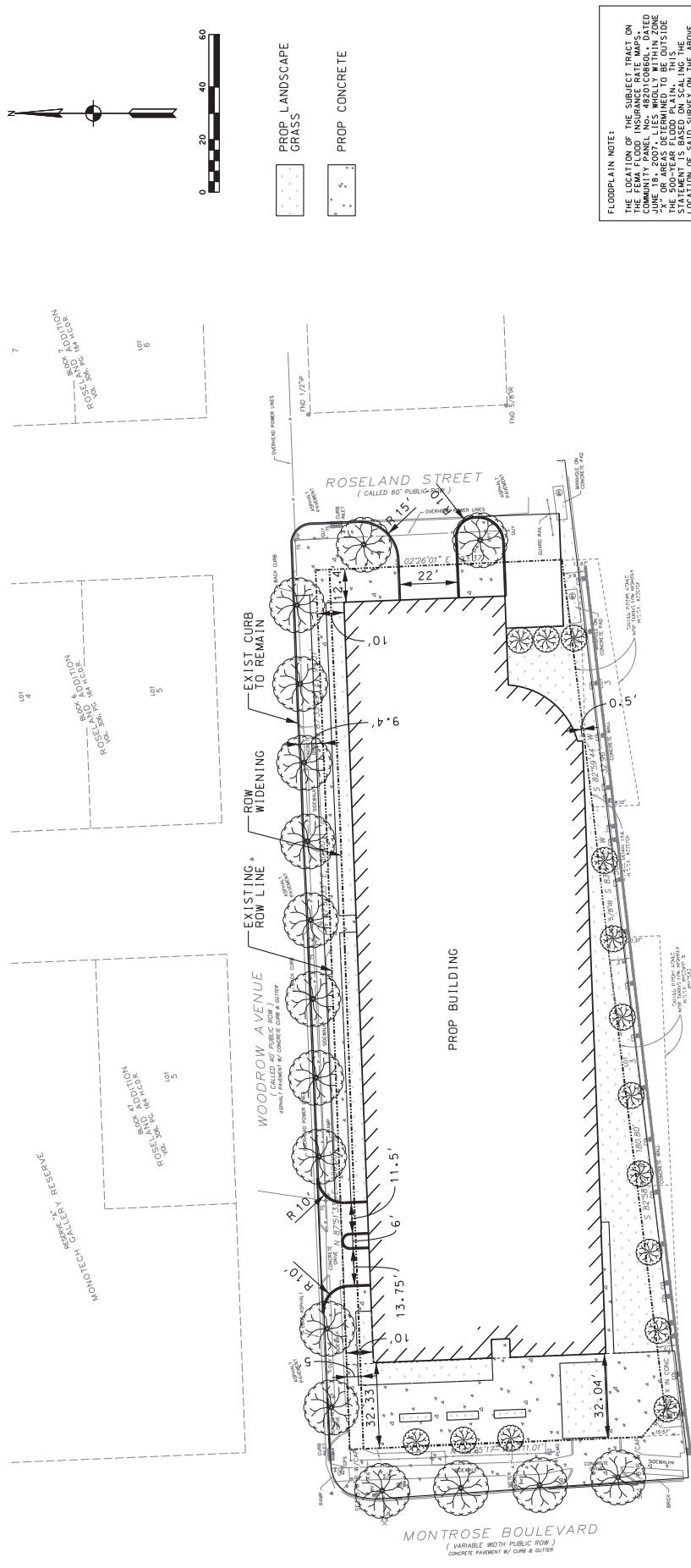
Subdivision Name: Roseland Addition Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



**FLOODPLAIN NOTE:**  
THE LOCATION OF THE SUBJECT TRACT ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48201C0801, DATED 11/19/97, SHOWS THE TRACT IS IN THE 1% ANNUAL FLOOD PLAIN. THE 500-YEAR FLOOD PLAIN, THIS TRACT IS NOT DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THIS LOCATION OF SAID SURVEY ON THE ABOVE REFERENCE MAPS, THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOODING CONDITIONS.



**H2B, INC.**  
12221 N. Loop West, Suite 800  
Houston, TX 77068  
713.869.2000

GRIFFIN PARTNERS  
4503 MONTROSE BOULEVARD  
HOUSTON, TX 77006

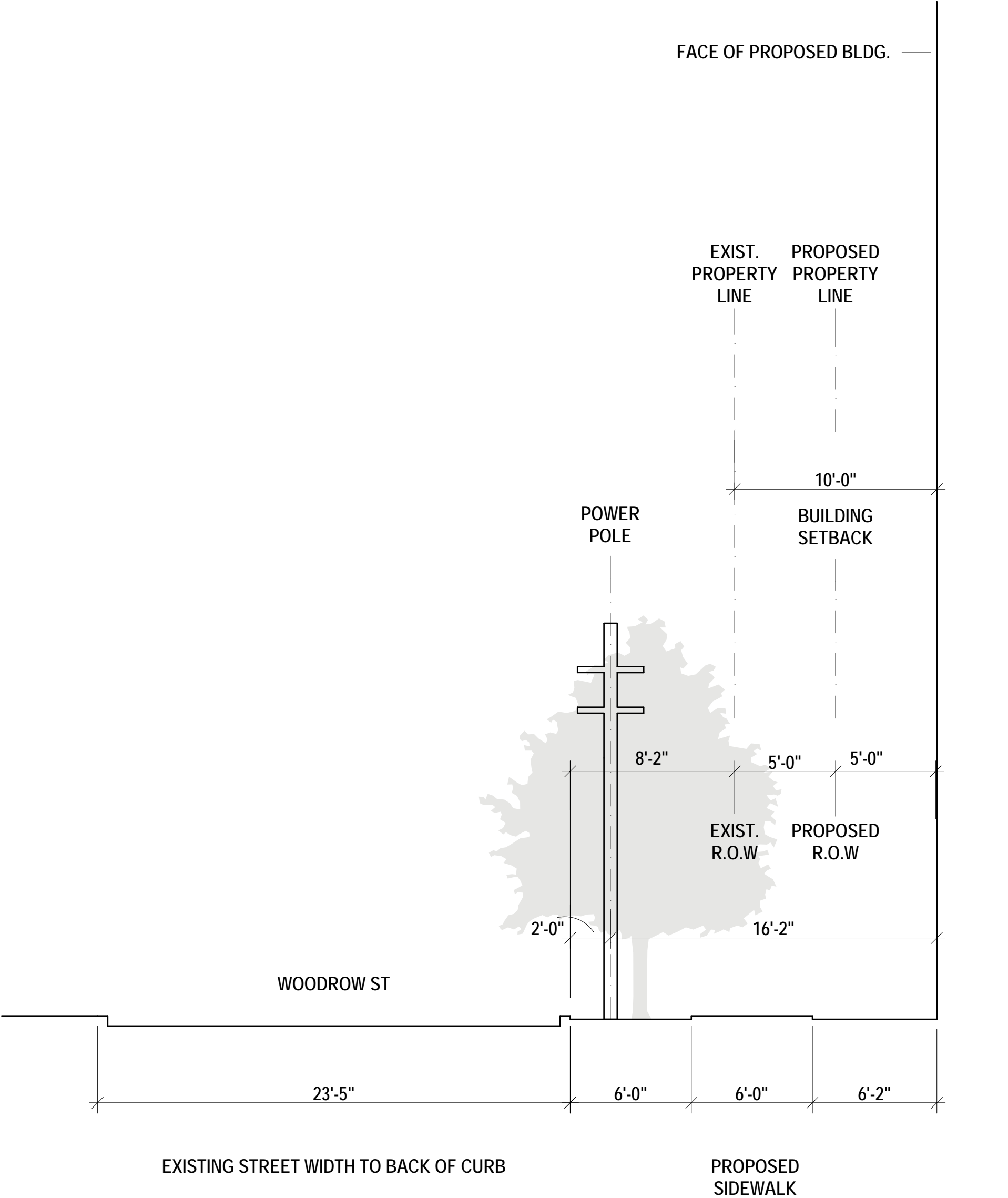
**PRELIMINARY SITE PLAN**

TOD J HENNING P.E.  
TEXAS REGISTRATION NO. 86937  
INTERIM SUBMITTAL  
NOT FOR CONSTRUCTION PURPOSES

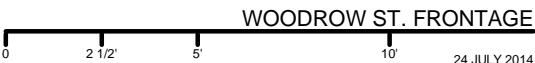
DESIGNED BY: T JH DRAWN BY: JH SCALE: 1" = 30' SHEET NO. 1 OF 2	<b>C1.0</b>
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- NOTES:**
- EXISTING SITE AREA IS 35,690 SF OR 0.8153 ACRES.
  - EXISTING IMPERVIOUS COVER ON EXISTING SITE IS 15,499 SF.
  - PROPOSED BUILDING FOOTPRINT 24,503 SF  
PROPOSED DRIVEWAY AREA 1,000 SF  
TOTAL PROPOSED IMPERVIOUS 32,463 SF
  - INCREASE IN IMPERVIOUS COVER 13,154 SF
  - CITY OF HOUSTON REQUIRED DETENTION RATIO IS 0.2 AC-FT/ACRE.
  - REQUIRED DETENTION = 0.2 AC-FT/AC \* 13,154 SF = 2,631 CF
  - REQUIRED DETENTION VOLUME CAN BE PROVIDED IN THE FIELD OF 42" PIPE OR IN 375 D OF 36" PIPE.

U.S. HIGHWAY 59  
CONCRETE PAVEMENT



4503 MONTROSE





**Application Number:** 2014-1741

**Plat Name:** Roseland Addition Partial Replat No 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 07/14/2014

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

**Specific Variance is being sought and extent of variance:**

To allow a reduced building setback line along Woodrow Avenue and along the Southwest Freeway (U.S. 59)

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway: Local streets Tract Description: Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more Minimum Building Line Requirement: Lesser of 25 feet or the greatest platted building line on the single-family residential Type of Street or Private Roadway: Major Thoroughfares Tract Description: In general Minimum Building Line Requirement: 25 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;**

This property has an irregular shape due to the acquisition of right-of-way for the freeway. It narrows from west to east as the freeway gradually curves. In this section, the freeway is depressed below grade and there are no at grade service roads. The vertical retaining wall of the freeway is not on the right-of-way line; it is 7.5' adjacent to the west end of this property and gradually moves further away. At the east end of the property, it is 8.4' inside the right-of-way. The proposed office building will be basically rectangular like most office buildings... As a result of the site narrowing along the south side, the building gets closer to the property line as it sits from west to east. At the west end, the proposed building will be 25.7' from the vertical wall of the freeway; at the east end of the office portion of the structure, it will be on the property line, or 8.4' from the freeway wall. The exclusively garage portion, at the east end of the side adjacent to Roseland Street, is 20' from the property line. The freeway is heavily landscaped. Five feet of widening is being dedicated for both Montrose Blvd. and for Woodrow Street. Along Woodrow, the proposed building location is set back 5'. That will make the building 14.4' feet from the curb. There will be a 6' sidewalk, 3" minimum caliper trees and a planting bed along Woodrow. On the Montrose frontage, there will be a paved plaza area within the 25' setback.

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

When the Southwest Freeway was routed through the existing neighborhood in the early 1960's, the result of the curve needed for the route to go from north/south to east/west created irregular block sizes like this one.

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

Because the freeway is depressed below grade in this location, the perception of drivers' light, air and open space is limited to the area within the freeway walls. Along Woodrow, there will be the same open space as would normally be found along a local street in the inner-city.

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

Granting the variance will result in a safe and healthy streetscape for the public.

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

The justification for the variance is the irregular shape of the block and the depressed section of the freeway.

# Houston Planning Commission

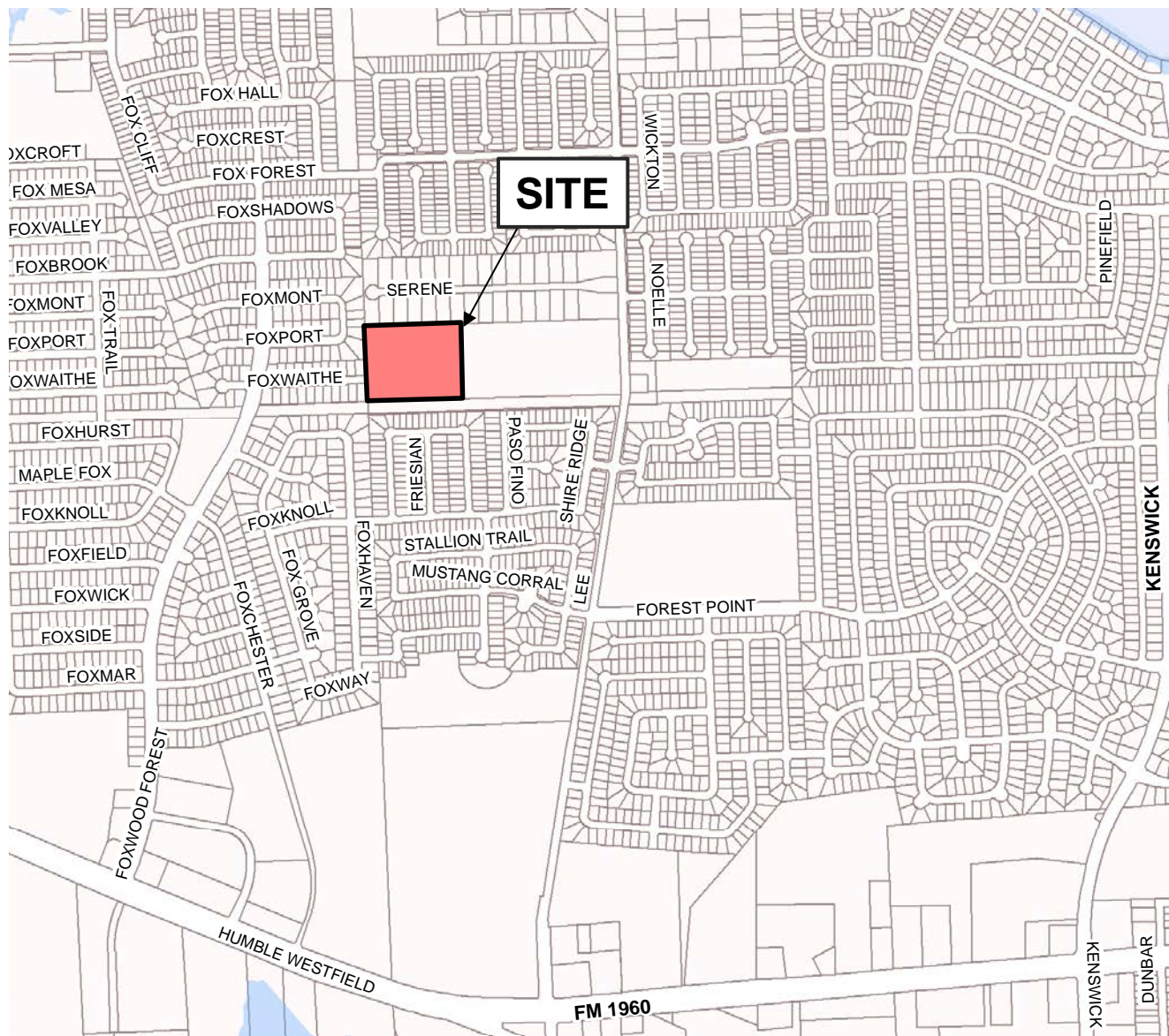
ITEM : 134

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Saddle Ridge Sec 6

Applicant: IDS Engineering Group



D – Variances

Site Location

# Houston Planning Commission

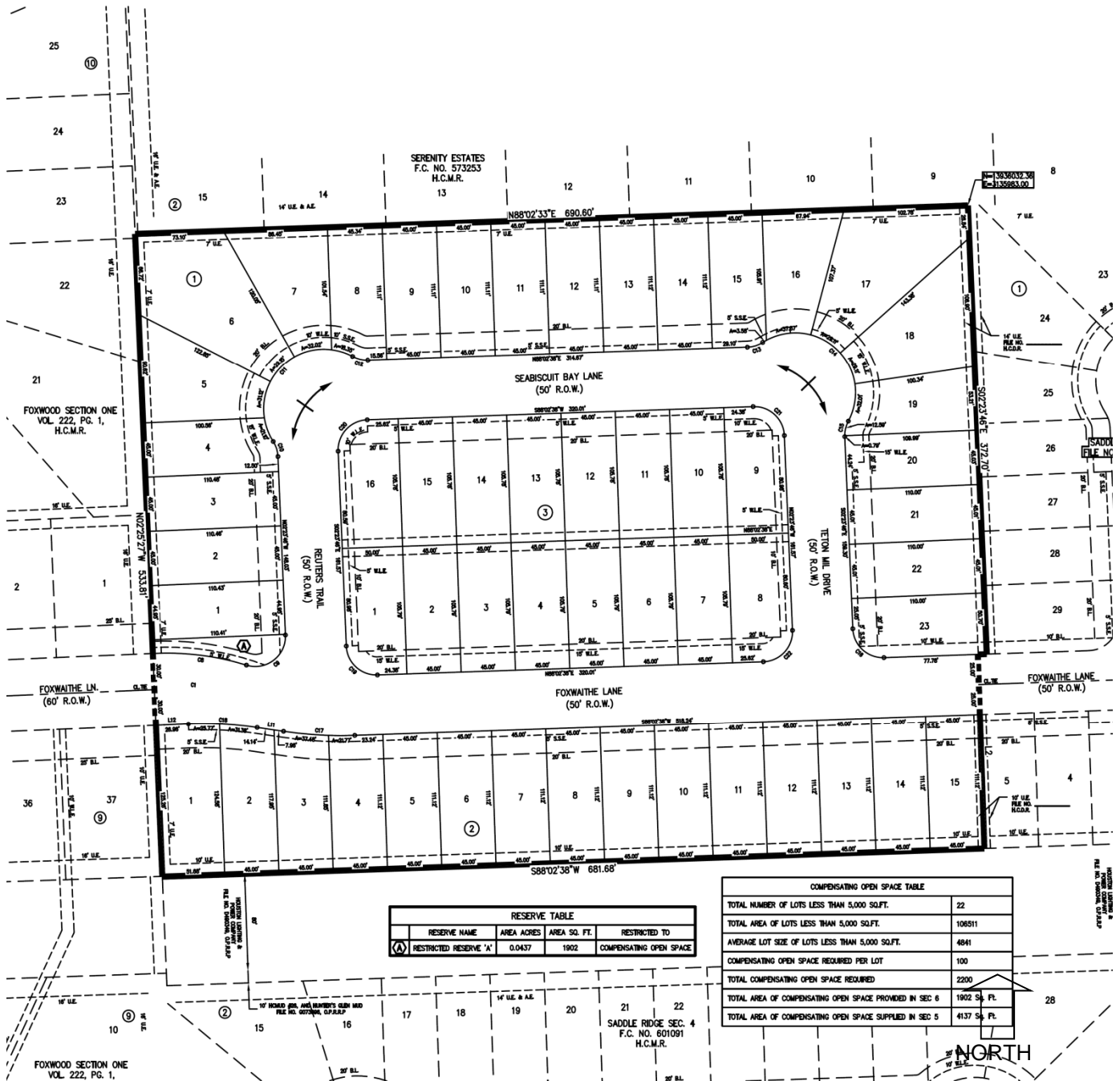
ITEM : 134

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Saddle Ridge Sec 6

Applicant: IDS Engineering Group



D – Variances

Subdivision

# Houston Planning Commission

ITEM : 134

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Saddle Ridge Sec 6

Applicant: IDS Engineering Group



D – Variances

Aerial



**Application Number:** 2014-1900

**Plat Name:** Saddle Ridge Sec 6

**Applicant:** IDS Engineering Group

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

Variance request to allow the balance of Compensating Open Space from Saddle Ridge Sec 6 to fulfill Compensating Open Space requirement for Saddle Ridge Sec 5.

**Chapter 42 Section: 182**

**Chapter 42 Reference:**

Sec. 42-182 Optional Performance Standards for the Reduction in Lot Size-Compensating Open Space. A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code. Average lot size may be reduced to this square footage (ETJ) 4,999—4,500 Upon providing this amount of compensating open space per lot (square feet) - 100

**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**

Section 42-182 states the individual must provide Compensating Open Space (COS) within the boundaries of the sections of the subdivision. Within a larger general plan, subdivision section delineations are typically based on engineering constraints, development phases and market factors which can differ from the most efficient way to divide, distribute and position COS. Saddle Ridge Sec 6 is proving 1,902 Sq. Ft. of the 2,200 Sq. Ft. required. Saddle Ridge Sec 5 which is adjacent to the subject property contains a surplus of COS of 6,422 Sq. Ft. We are requesting that the remaining 298 Sq. Ft. of the COS which missing to meet the required amount for the subject property to be provided by Saddle Ridge Sec 5.

**(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 applicant has provided a surplus of COS in Saddle Ridge Sec 5 which is adjacent to the subject property. Due to development phases over the life of the project, the project was broken into smaller sections over time. This has created a hardship for the developer to meet COS requirements within the individual sections, including Saddle Ridge Sec 6. Instead we propose that we use the surplus of COS in Saddle Ridge Sec 5 to help meet the required COS for Saddle Ridge Sec 6.

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

The intent and the general purposes of Chapter 42 will not be adversely affected by allowing this variance. The developer is providing the required COS through Saddle Ridge Sec 5. The developer will meet all the requirements of Chapter 42-183.

**(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.

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

The hardship is the fact that Chapter 42 requires a variance in order to allow multiple sections in master planned community to share COS.

# Houston Planning Commission

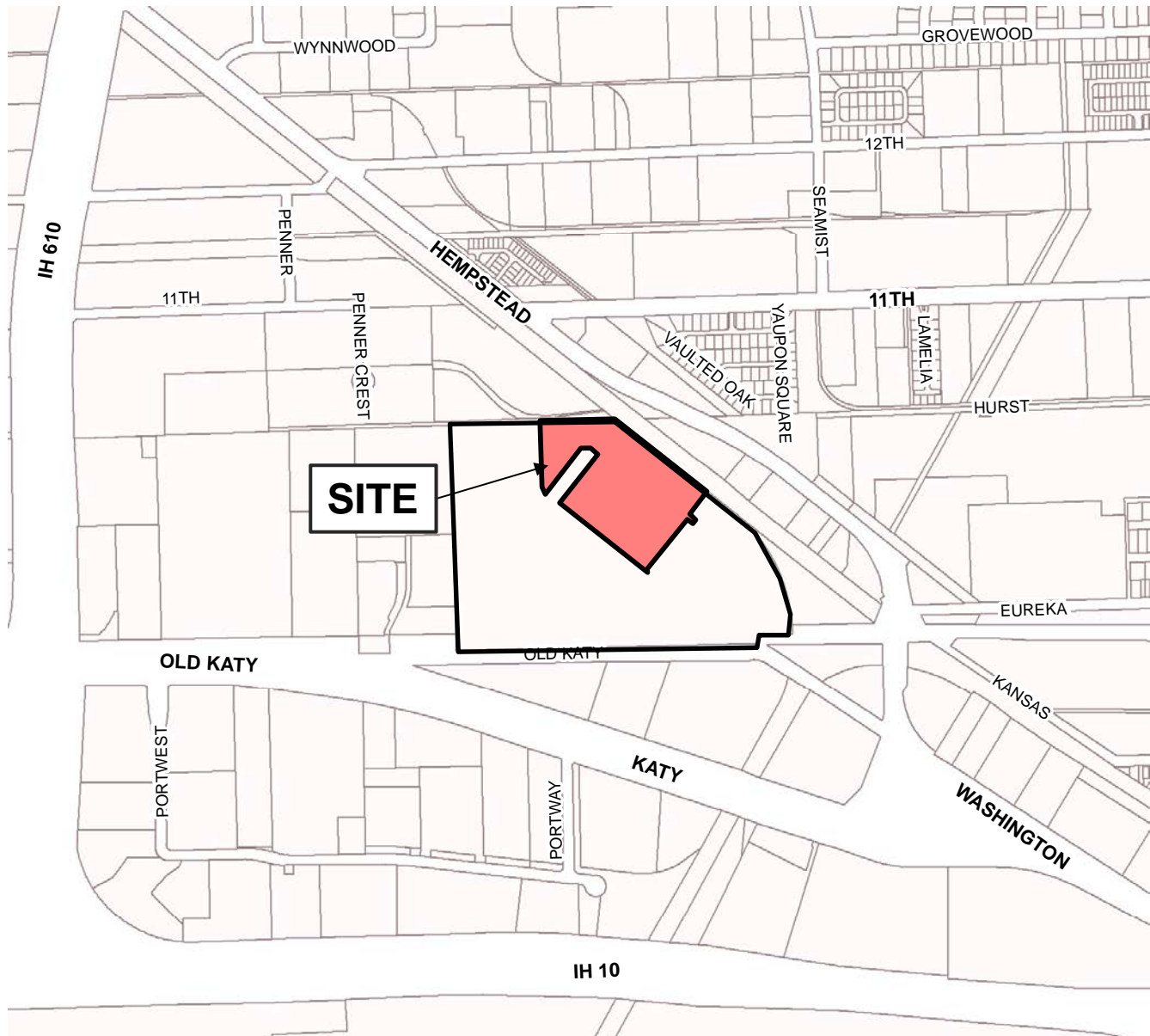
ITEM : 135

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Somerset Green Sec 6

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

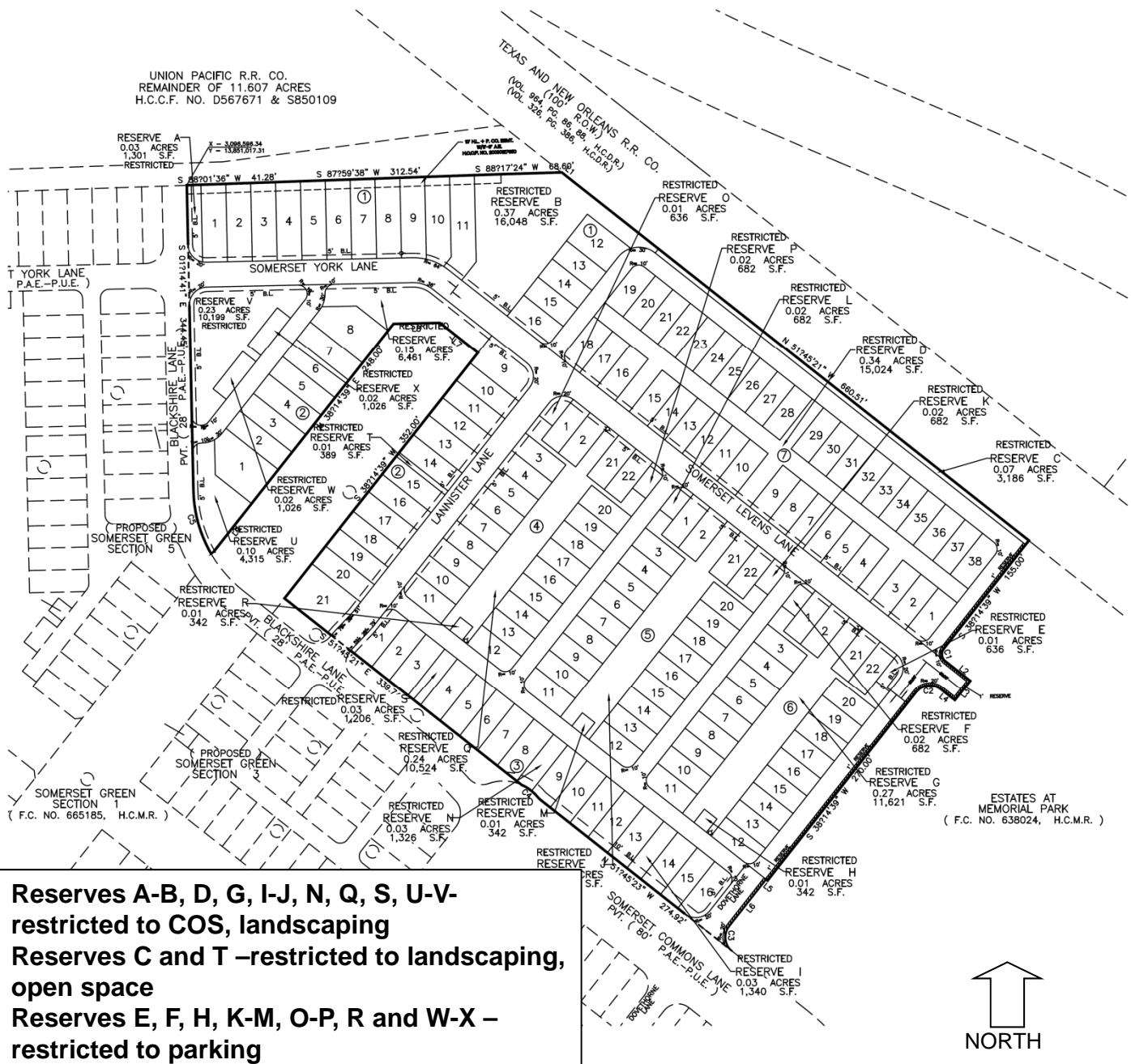
# ITEM : 135

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Somerset Green Sec 6**

**Applicant: Vernon G. Henry & Associates, Inc.**



**Reserves A-B, D, G, I-J, N, Q, S, U-V-**  
**restricted to COS, landscaping**  
**Reserves C and T –restricted to landscaping,**  
**open space**  
**Reserves E, F, H, K-M, O-P, R and W-X –**  
**restricted to parking**

## D – Variances

## Subdivision

# Houston Planning Commission

ITEM : 135

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Somerset Green Sec 6

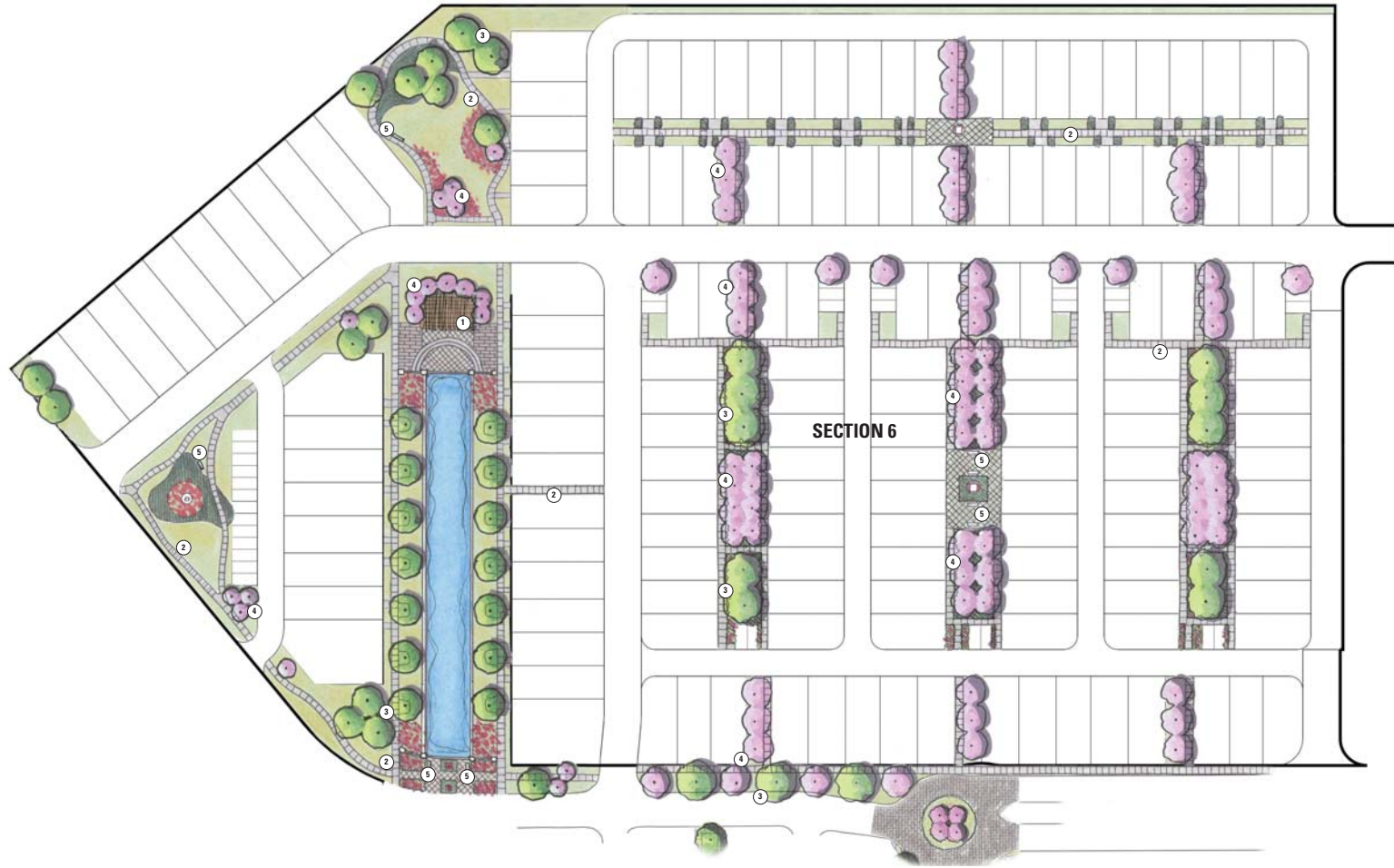
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial





#### LEGEND

- 1 SHADE STRUCTURE
- 2 SIDEWALK
- 3 SHADE TREE
- 4 ORNAMENTAL TREE
- 5 BENCH

### SOMERSET GREEN OPEN SPACE ILLUSTRATIVE: SECTION 6



T B G

JULY 28, 2014

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



**Application Number:** 2014-1865

**Plat Name:** Somerset Green Sec 6

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

To allow a lots facing a courtyard to take access from a private alley; to allow a courtyard that is 290' long rather than 200'; to allow Lots 1-21 in Block 2, frontage on a drainage detention area in Section 1

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

This is a Hines Residential development intended to reflect the same high-quality standards for which they are known for office buildings. It will be a very significant addition to the inner-loop housing stock and will be differentiated by highly landscaped open spaces in front of most of the homes. The property was formerly an industrial site and has a number of natural and configuration problems for a residential development. Drainage outfall is very shallow; the site drains into a road ditch on Katy Road. As a result, an unusually large area must be devoted to on-site detention. Rather than trying to hide the detention area where it cannot be seen, they have elected to locate it so that it can become an open space amenity for as many homes as possible. Some of the detention is located along a surface fault line, which is being landscaped as open space. Perimeter paths and extensive plantings will line the waterways, inviting residents to stroll throughout their community for exercise or simple pleasure, free from adjacent traffic. The open space system is to be extended beyond the drainage ways so that as many homes as possible will front on open space. This focus on open space will be unique in the inner-city, where most homes face public streets and have no proximity to open space. The 290' open space courtyard lines has access at both ends, allowing sufficient access to the fronts of homes facing these courtyards. This open space and the pathways to be built within in them will be a major amenity for the residents.

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

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

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

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

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

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

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

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

# Houston Planning Commission

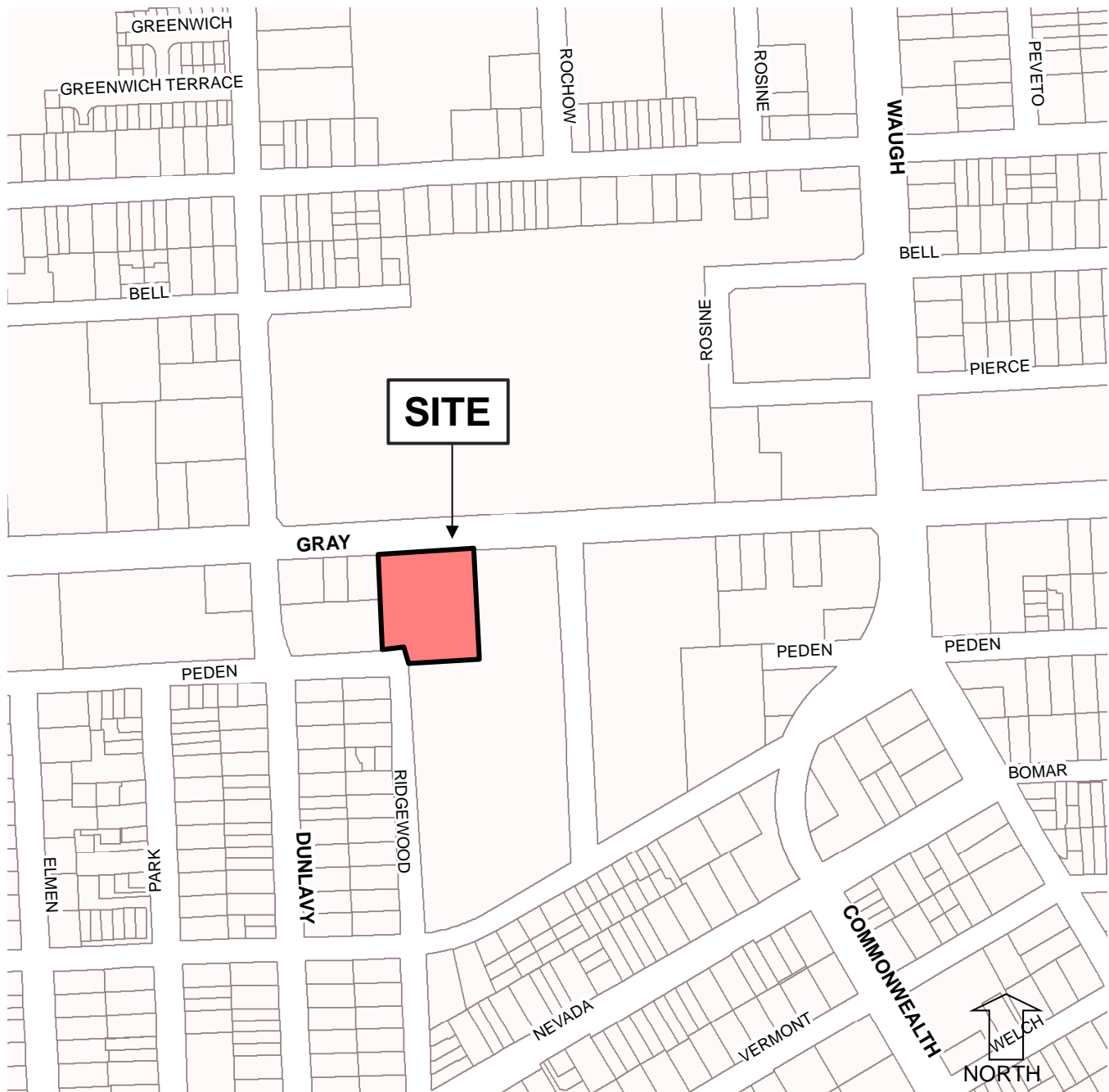
## ITEM : 136

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Westview Addition partial replat no 1 and extension**

**Applicant: Terra Surveying Company, Inc**



**D – Variances**

**Site Location**

# Houston Planning Commission

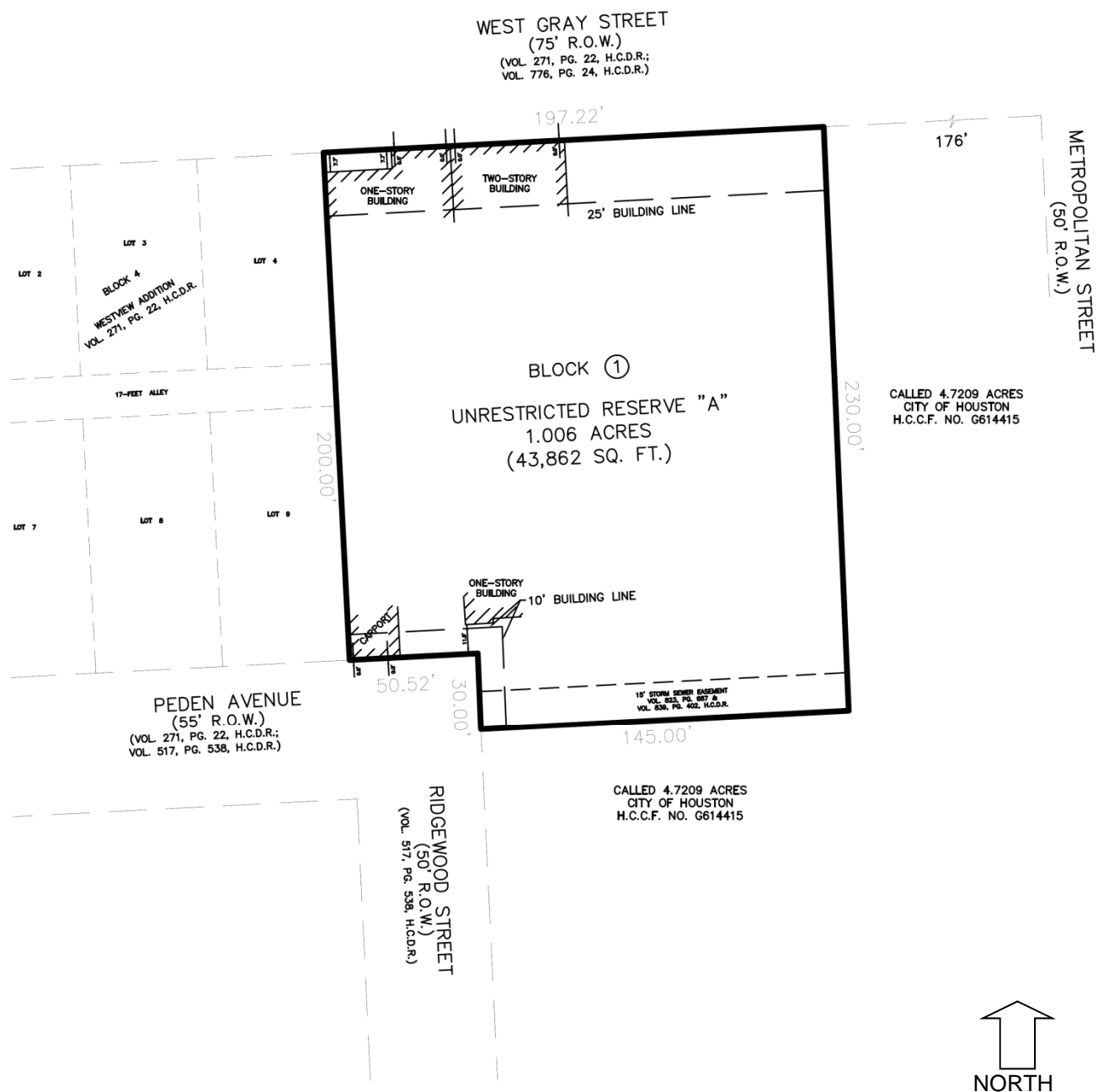
## ITEM : 136

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Westview Addition partial replat no 1 and extension**

**Applicant: Terra Surveying Company, Inc**



**D – Variances**

**Subdivision**

# Houston Planning Commission

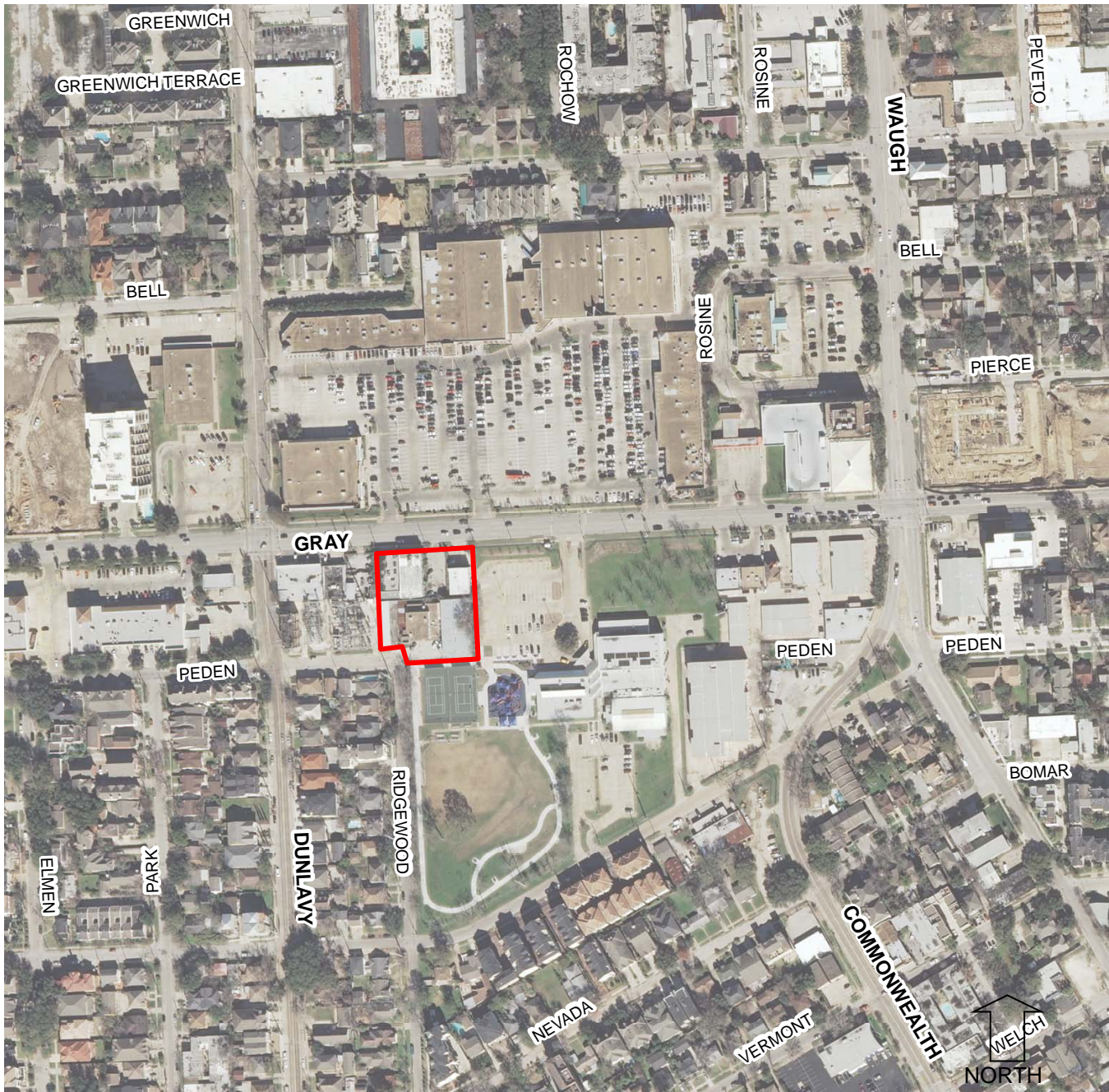
ITEM : 136

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Westview Addition partial replat no 1 and extension

Applicant: Terra Surveying Company, Inc



D – Variances

Aerial



**Application Number:** 2014-1867

**Plat Name:** Westview Addition partial replat no 1 and extension

**Applicant:** Terra Surveying Company, Inc.

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

This variance is being sought to allow for dual building lines to accommodate the life of three (3) existing structures, one being a one-story Retail building, one being a two-story Retail building and one being a carport for parked cars. By Ordinance, with a replat, a 25-foot building line is required along the south right-of-way line of West Gray Street and a 10-foot building line is required along Peden Avenue. The two (2) retail buildings; one-story being 4400 square feet and the two-story being 8500 square feet, both built in the early 1940's. Both buildings fronting West Gray Street, utilizing a -0- building line along West Gray Street. These buildings will extend over the proposed re-platted 25-foot building line along West Gray Street. The carport, also utilizing a -0- building line along Peden Avenue. The carport will extend over the proposed re-platted 10-foot building line along Peden Avenue.

**Chapter 42 Section:** **Sec. 42-150.**

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement.

**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**

These two (2) retail buildings, built in early 1940's, are located along the south right-of-way line of West Gray Street. With the replat of the subject tract, a 25-foot building line will be required along said West Gray Street. The carport is located along the north right-of-way line of Peden Avenue. It is the objection of the owner to be in compliance, once the replat is recorded with the office of the Harris County Clerk, with the life of the existing two (2) retail buildings and carport, and also complying with the 25-foot building line along West Gray Street and the 10-foot building line along Peden Avenue for future development.

**(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;**

These three (3) structure, utilizing a -0- building line, on a tract which did not have a building line requirement or restriction. Future development will adhere to the required 25-foot building line and 10-foot building line, per the submitted replat.

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

Any and all future construction on the subject tract will comply with the existing requirements of Chapter 42, specifically the 25-foot building line along West Gray Street and the 10-foot building line along Peden Avenue. No future developments or additions will encroach within the platted 25-foot building line along West Gray Street or the platted 10-foot building line along Peden Avenue.

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

The circulation and maneuverability of vehicular and emergency traffic will not be hindered. Nor would pedestrian traffic be limited or impeded.

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

The justification for this Variance is to be in compliance with the Building line requirements during the life of the three (3) structures and be in compliance with the Building line requirements after the recording of the replat of the subject tract and any future construction.

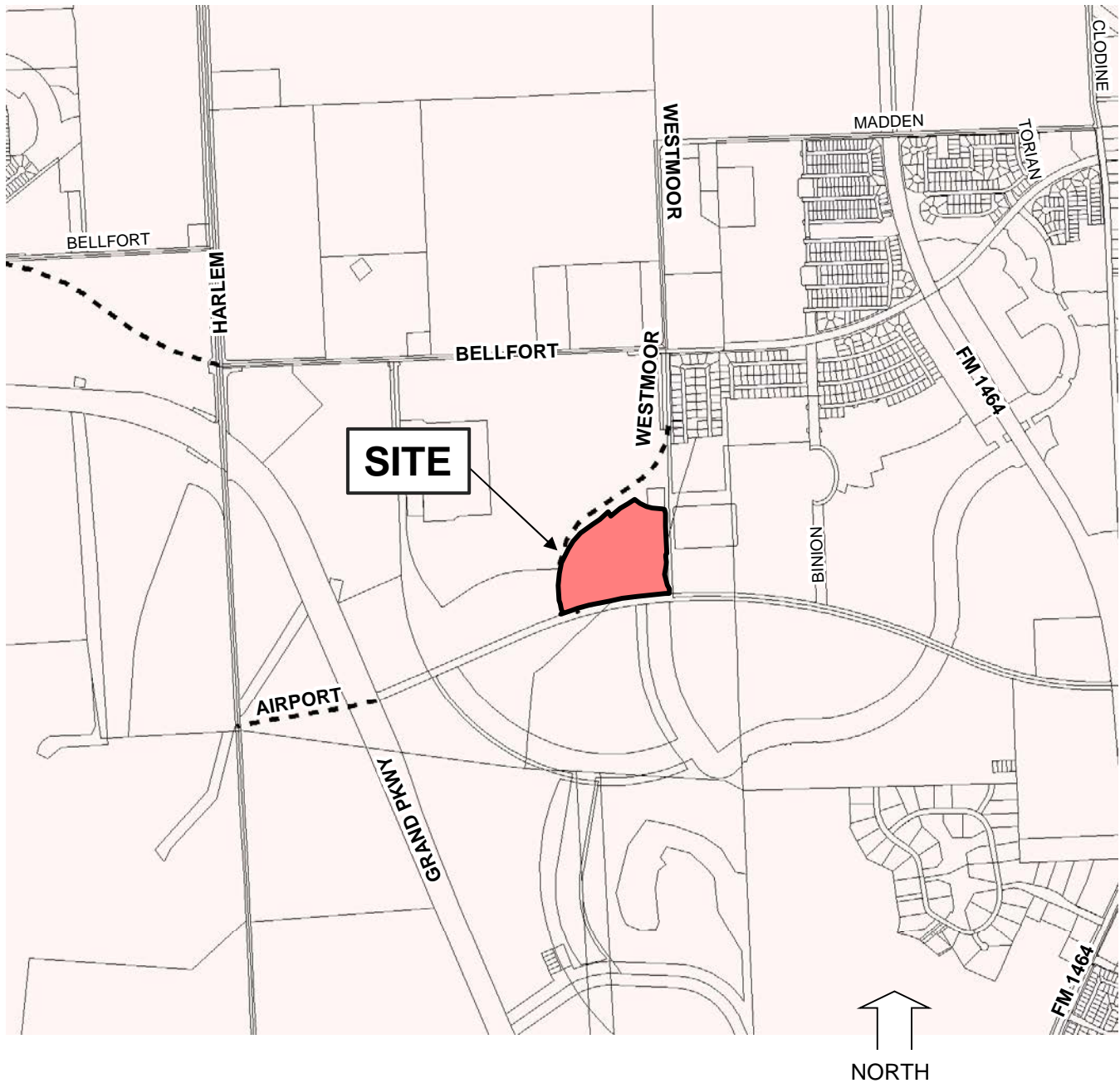
# Houston Planning Commission      ITEM : 137

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Aliana Sec 44

Applicant: LJA Engineering, Inc.

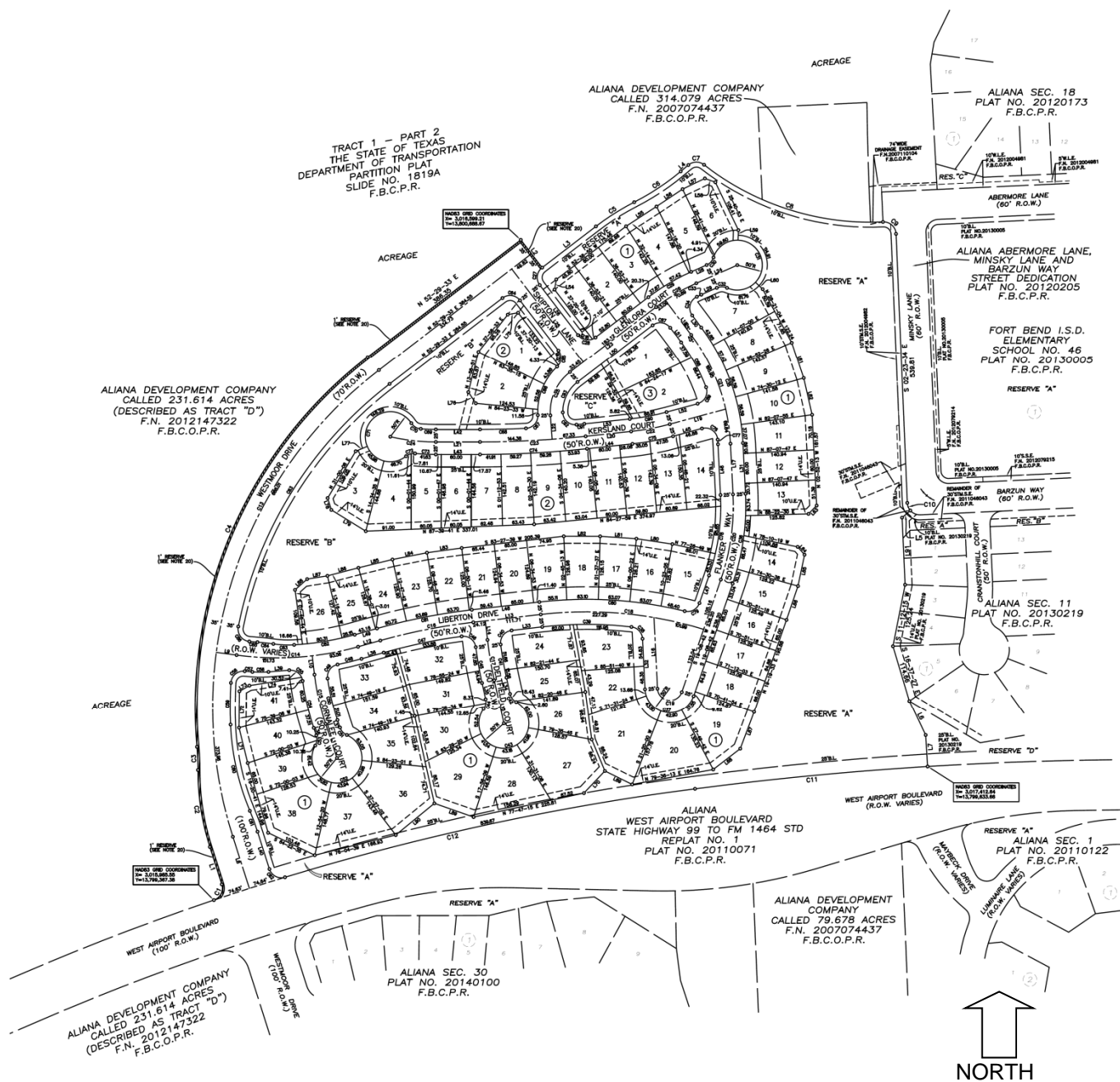


F – Reconsideration of Requirements

Site Location

**Meeting Date: 08/07/2014**

**Applicant: LJA Engineering, Inc.**



## Subdivision

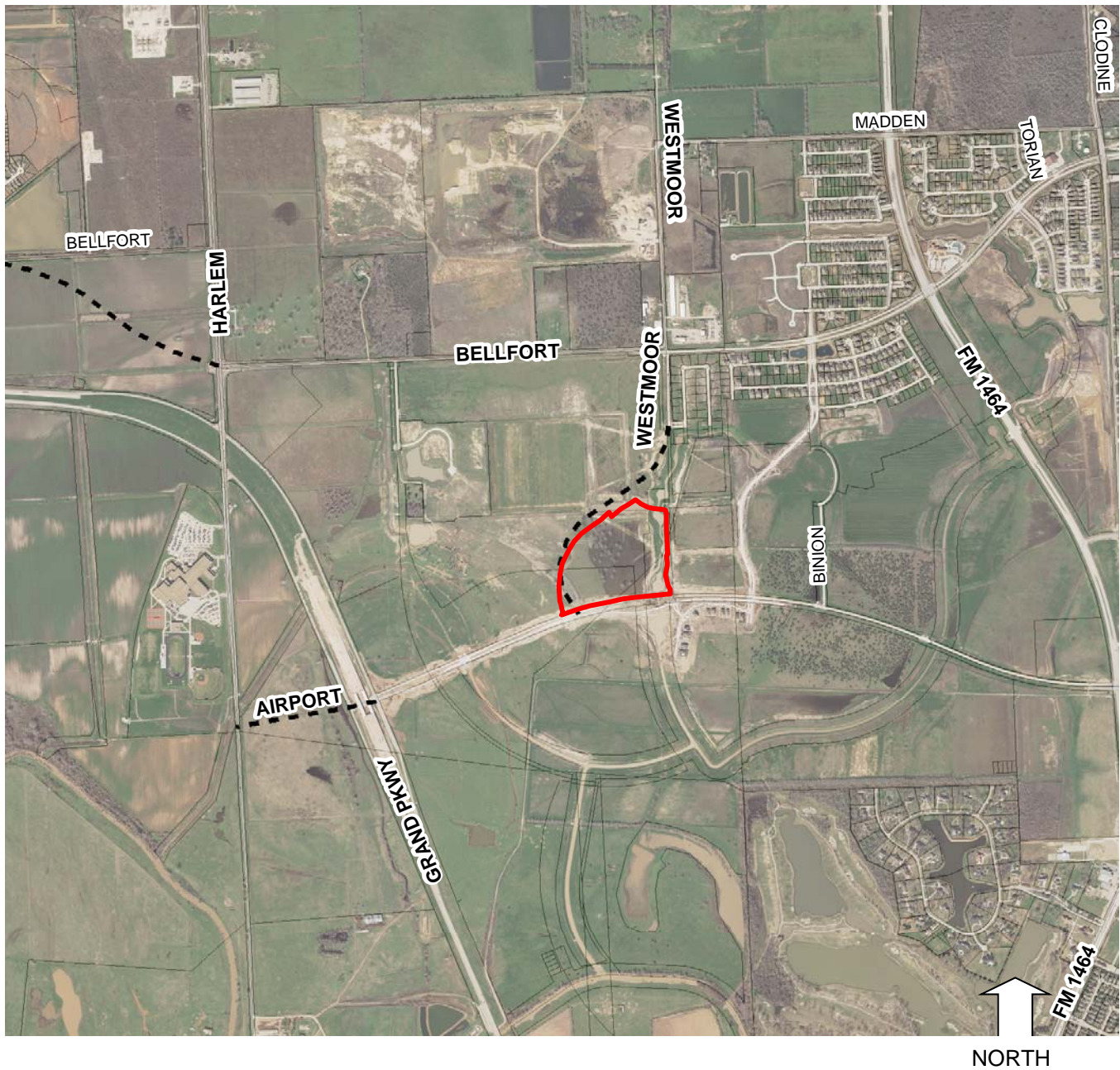
# Houston Planning Commission      ITEM : 137

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Aliana Sec 44

Applicant: LJA Engineering, Inc.



F – Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2014-1904  
**Plat Name:** Aliana Sec 44  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**Date Submitted:** 07/28/2014

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

**Specific requirement or condition being sought:**

To Allow a width of 70' and a radius of 850' for Westmoor

**Chapter 42 Section:** 42-122, 132

**Chapter 42 Reference:**

Sec. 42-122. Right-of-way widths Major thoroughfare shall have the lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; Sec. 42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2000 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:**

Request that Westmoor be treated as a major collector with a 70' ROW.



**Application Number:** 2014-1904

**Plat Name:** Aliana Sec 44

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

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

To Allow a width of 70' and a radius of 850' for Westmoor

**Chapter 42 Section:** 42-122, 132

**Chapter 42 Reference:**

Sec. 42-122. Right-of-way widths Major thoroughfare shall have the lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; Sec. 42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2000 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;**

In 2006 LJA Engineering on behalf of Aliana Development went through the City of Houston Major Thoroughfare amendment to remove Westmoor from the Major Thoroughfare designation south of West Airport. Westmoor north of Madden Road was already declassified from a major thoroughfare to a collector. The only portion of Westmoor that is still a major thoroughfare is the area between Madden and West Airport. Fort Bend county is currently updating their major thoroughfare plan to declassify Westmoor to a major collector. Strict application of the 2000' radius and the 100' row would make this project infeasible. The request is to treat Westmoor as a collector street. It is our intention to request an amendment to the Houston Major Thoroughfare next year to match Fort Bend County's classification of the road.

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

Westmoor was a major thoroughfare at one time from the West Park tollway all the way to Hwy 99. Since that time most of it has been declassified or removed. Treating the street as a collector would not result in a hardship as the County is now considering this portion of Westmoor as a collector street.

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

Westmoor is currently being treated as a collector from Madden Road to its termination at West Airport. The proposed 70' ROW will allow the street to be a collector and the 850' radius meets the minimum standards of a collector road.

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

The granting of the variance is not injurious to the public health or safety. The street will function as collector as it should. The amending of the major thoroughfare, if granted will allow the street function and be a collector street.

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

The hardship is feasibility. It is not practical to have this street as a major thoroughfare. We will provide a letter from the county in support of this action.

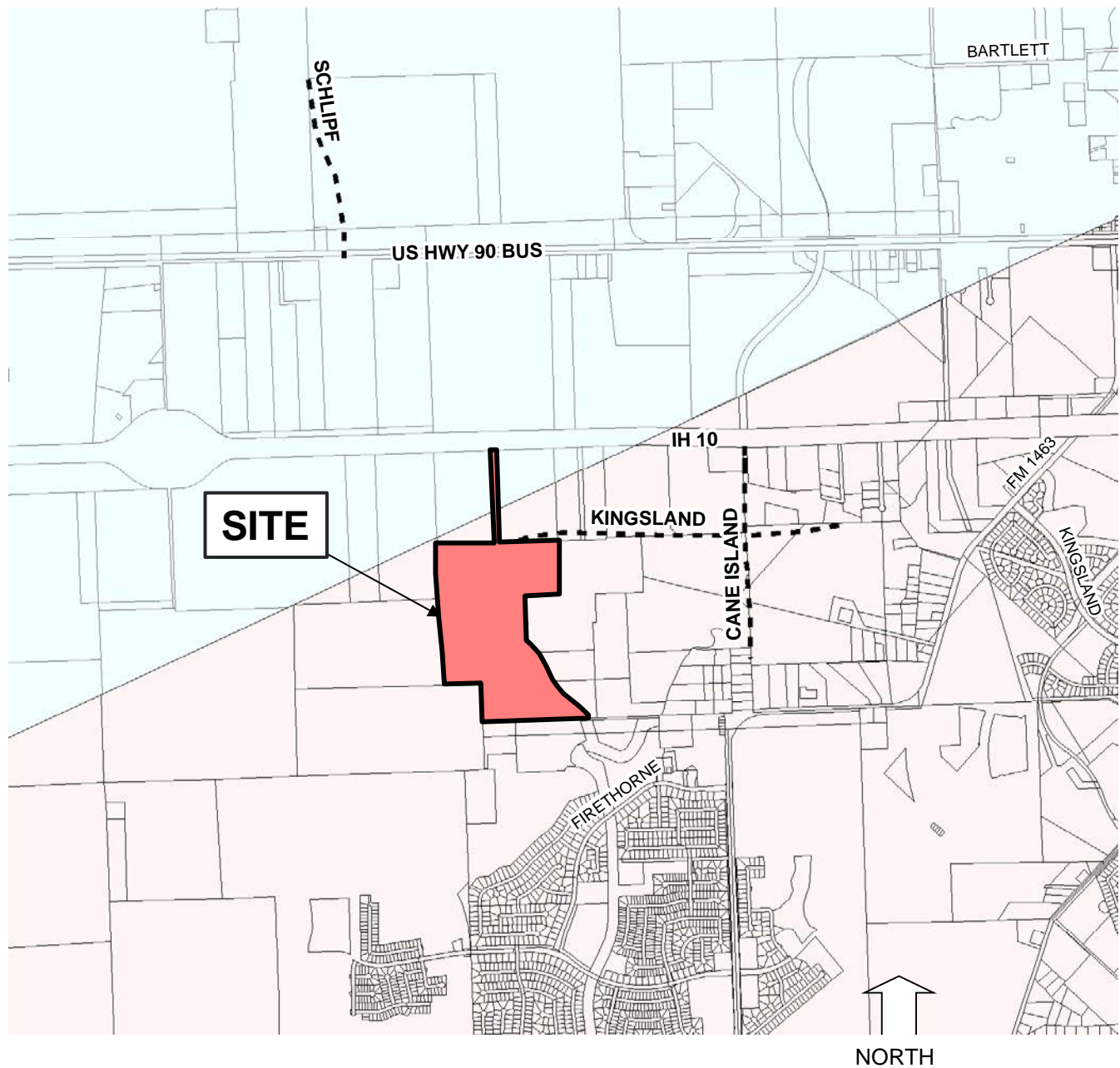
# Houston Planning Commission      ITEM : 138

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Anserra GP

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Site Location

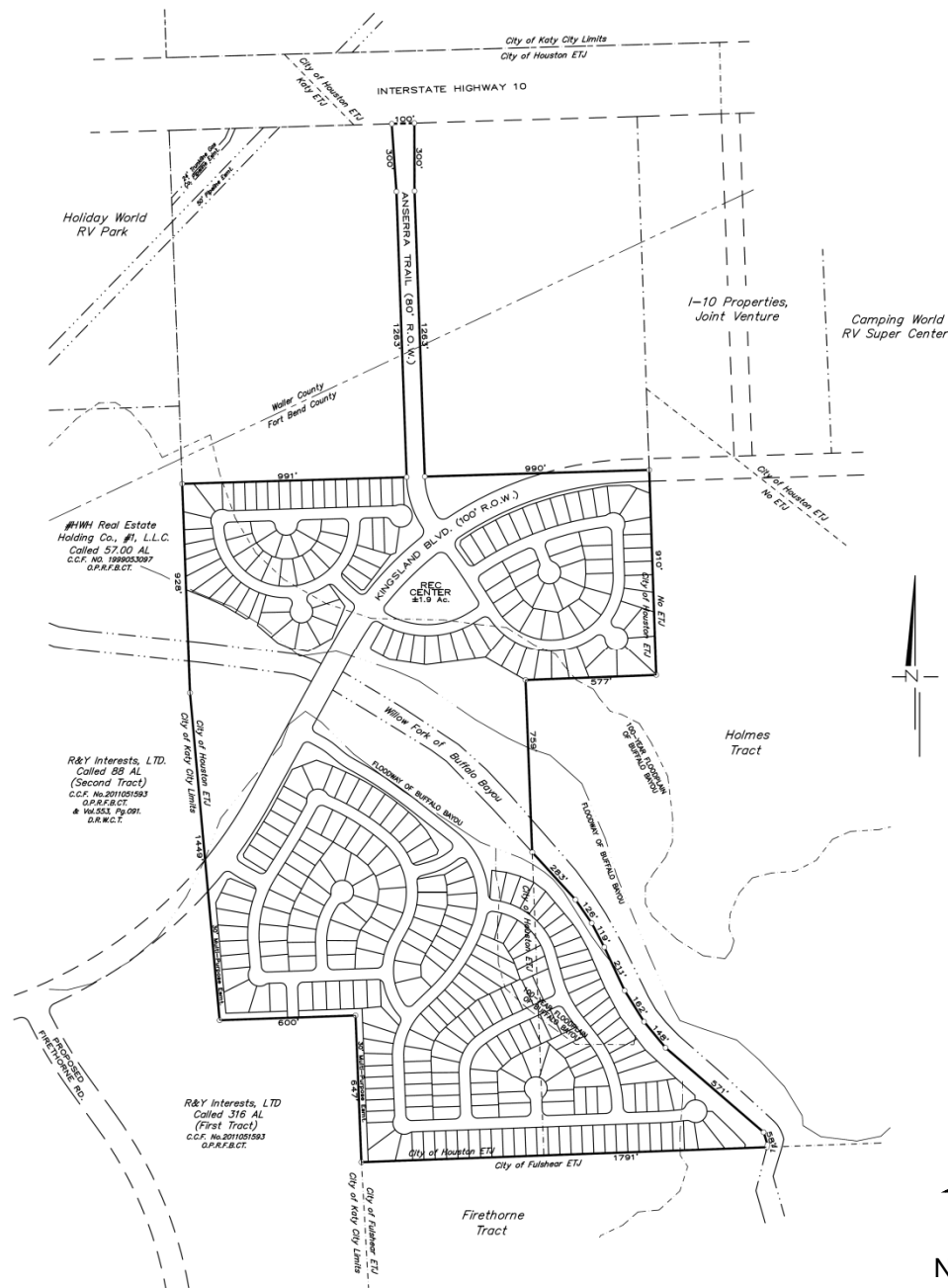
# Houston Planning Commission ITEM : 138

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Anserra GP

Applicant: BGE|Kerry R. Gilbert Associates



**F – Reconsideration of Requirements**

**Subdivision**

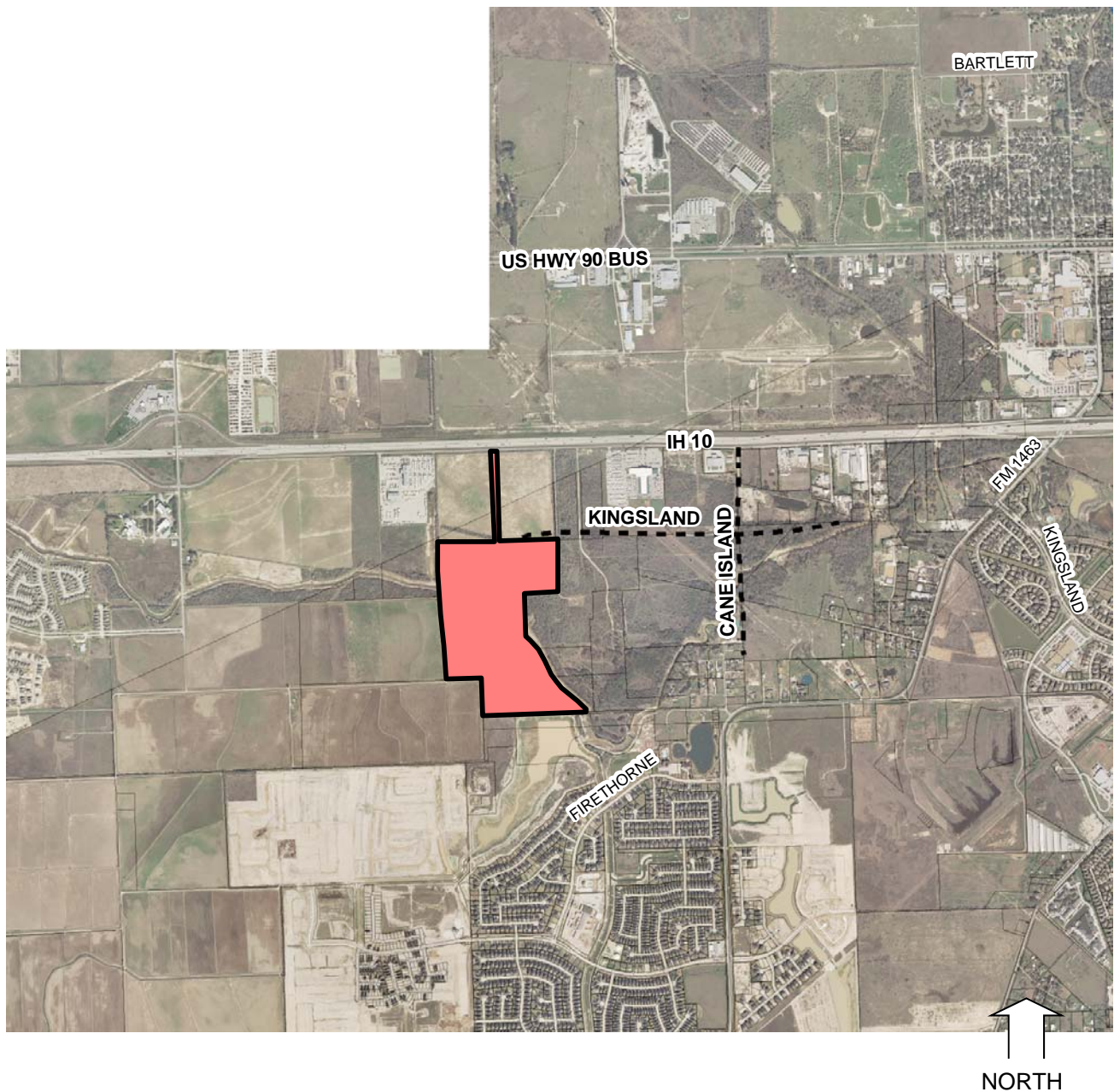
# Houston Planning Commission      ITEM : 138

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Anserra GP

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2014-1887  
Plat Name: Anserra GP  
Applicant: BGE|Kerry R. Gilbert Associates  
Date Submitted: 07/28/2014

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

**Specific requirement or condition being sought:**

To allow more than 150 lots to take access from multiple points on a major thoroughfare.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

Sec. 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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:**

Anserra is a master-planned community located west of central Houston, just south of IH-10 near the City of Katy. Adjacent developments in progress include Firethorne to the south, Trails of Katy to the east, and the Young Ranch tract to the west. The subject site is divided by the floodway of Willow Fork of Buffalo Bayou. Additionally, per the City of Houston Major Thoroughfare Plan, the major thoroughfare Kingsland Boulevard is projected to extend through the subject site and cross Willow Fork, creating an 'X' in the middle of the tract. The proposed north-south collector street Anserra Trail connects Kingsland Blvd to IH-10 and provides the primary access for the development. The Anserra General Plan was approved in September 2012, under the name "Villages of West Katy", and the approval included a comment that "each cell with only one point of access from the proposed Kingsland Blvd must not exceed 150 lots". The overall plan for Anserra complies with this comment and with the City of Houston major thoroughfare plan for the alignment of Kingsland Blvd. The approved final plats of Anserra Sections 1, 2, and 3 include dedication of the adjacent sections of Kingsland Blvd. All the single-family sections of Anserra are designed to connect to and take access from Kingsland Blvd, and sections exceeding 150 lots connect to Kingsland Blvd at two points as is required by Chapter 42. However, the Anserra General Plan was resubmitted in January 2013 to include new property in the GP boundary. The approved 2013 GP includes a comment requiring a second point of access for the entire Anserra development. No such second point of access exists. Kingsland Blvd has not yet been dedicated or constructed to the west of the subject site, and the dedication of Kingsland Blvd by the Trails of Katy to the east does not connect to existing right-of-way. The Trails of Katy project must connect Kingsland Blvd to Cane Island Blvd, the next major thoroughfare, which is approximately a mile away from Anserra to the east. The Young Ranch Tract, in the City of Katy's jurisdiction, must connect Kingsland Blvd west to either Firethorne Road or Pederson Road per the Fort Bend County and Waller County major thoroughfare plans; the existing portion of Pederson Rd is approximately a mile west of Anserra. These connections are outside the control of the owner of Anserra. Until the adjacent properties develop and Kingsland Blvd is extended to another street intersection,



**Application Number:** 2014-1887

**Plat Name:** Anserra GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

To allow more than 150 lots to take access from multiple points on a major thoroughfare which has not been extended beyond the subject site.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

Sec. 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

**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;**

Anserra is a master-planned community located west of central Houston, just south of IH-10 near the City of Katy. Adjacent developments in progress include Firethorne to the south, Trails of Katy to the east, and the Young Ranch tract to the west. The subject site is divided by the floodway of Willow Fork of Buffalo Bayou. Additionally, per the City of Houston Major Thoroughfare Plan, the major thoroughfare Kingsland Boulevard is projected to extend through the subject site and cross Willow Fork, creating an 'X' in the middle of the tract. The proposed north-south collector street Anserra Trail connects Kingsland Blvd to IH-10 and provides the primary access for the development. The Anserra General Plan was approved in September 2012, under the name "Villages of West Katy", and the approval included a comment that "each cell with only one point of access from the proposed Kingsland Blvd must not exceed 150 lots". The overall plan for Anserra complies with this comment and with the City of Houston major thoroughfare plan for the alignment of Kingsland Blvd. The approved final plats of Anserra Sections 1, 2, and 3 include dedication of the adjacent sections of Kingsland Blvd. All the single-family sections of Anserra are designed to connect to and take access from Kingsland Blvd, and sections exceeding 150 lots connect to Kingsland Blvd at two points as is required by Chapter 42. However, the Anserra General Plan was resubmitted in January 2013 to include new property in the GP boundary. The approved 2013 GP includes a comment requiring a second point of access for the entire Anserra development. No such second point of access exists. Kingsland Blvd has not yet been dedicated or constructed to the west of the subject site, and the dedication of Kingsland Blvd by the Trails of Katy to the east does not connect to existing right-of-way. The Trails of Katy project must connect Kingsland Blvd to Cane Island Blvd, the next major thoroughfare, which is approximately a mile away from Anserra to the east. The Young Ranch Tract, in the City of Katy's jurisdiction, must connect Kingsland Blvd west to either Firethorne Road or Pederson Road per the Fort Bend County and Waller County major thoroughfare plans; the existing portion of Pederson Rd is approximately a mile west of Anserra. These connections are outside the control of the owner of Anserra. Until the adjacent properties develop and Kingsland Blvd is extended to another street intersection,

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

The configuration and limitations of the subject site, specifically the adjacent properties and the existing and future access points, are the circumstances supporting the granting of this variance.

**(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 the eventual access connections to be made when the adjacent properties develop, as well as the proposed internal circulation which meets all the requirements of this chapter.

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

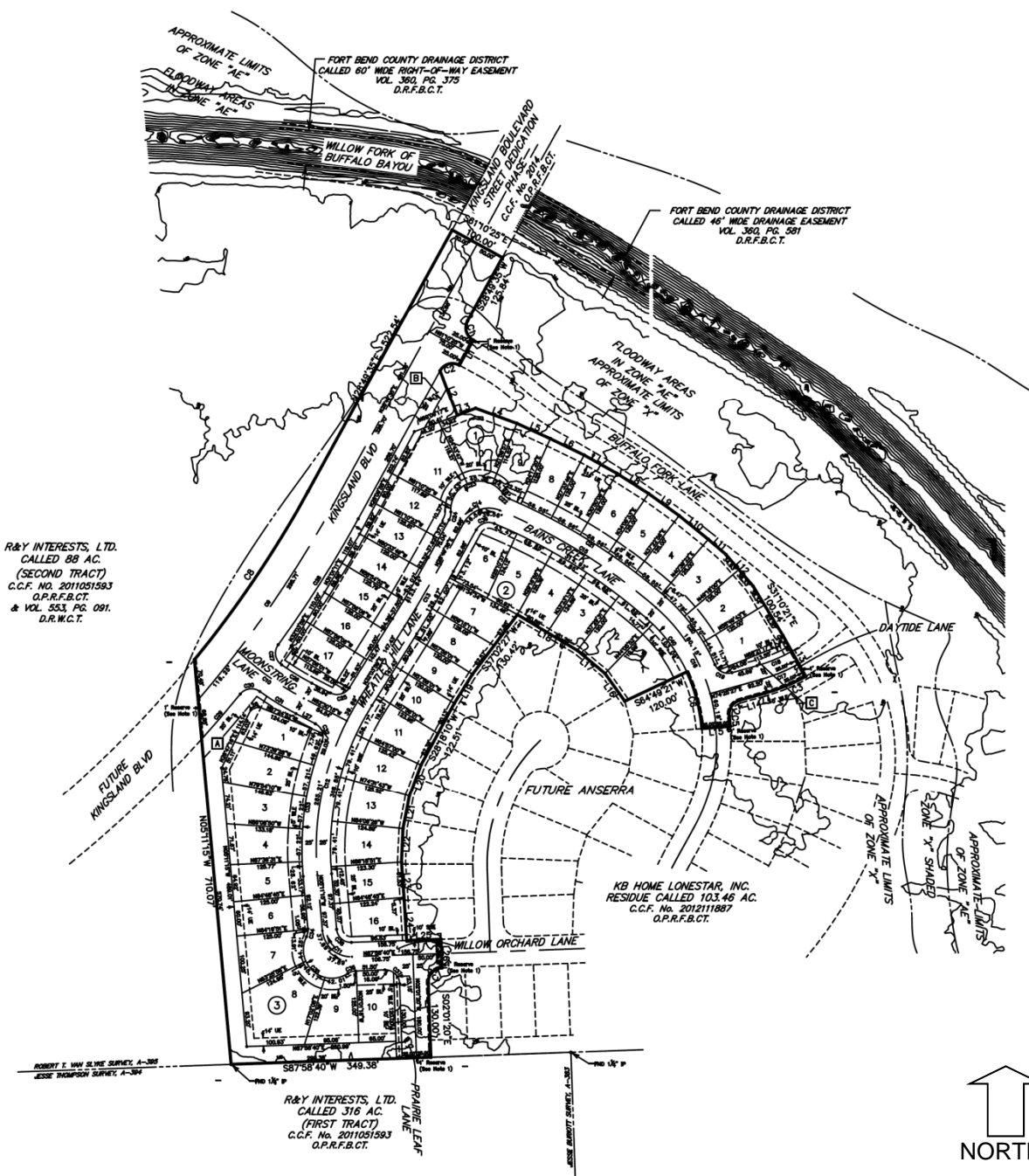
The overall access and circulation for the subject site and adjacent future developments is provided for with Kingsland Blvd per the City of Houston Major Thoroughfare plan and will provide for the public health, safety, and welfare.

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

The existing configuration of the subject site, the adjacent properties, and the existing and future circulation patterns are the supporting circumstances for this request.

**Meeting Date: 08/07/2014**

**Applicant: Jones & Carter, Inc.**



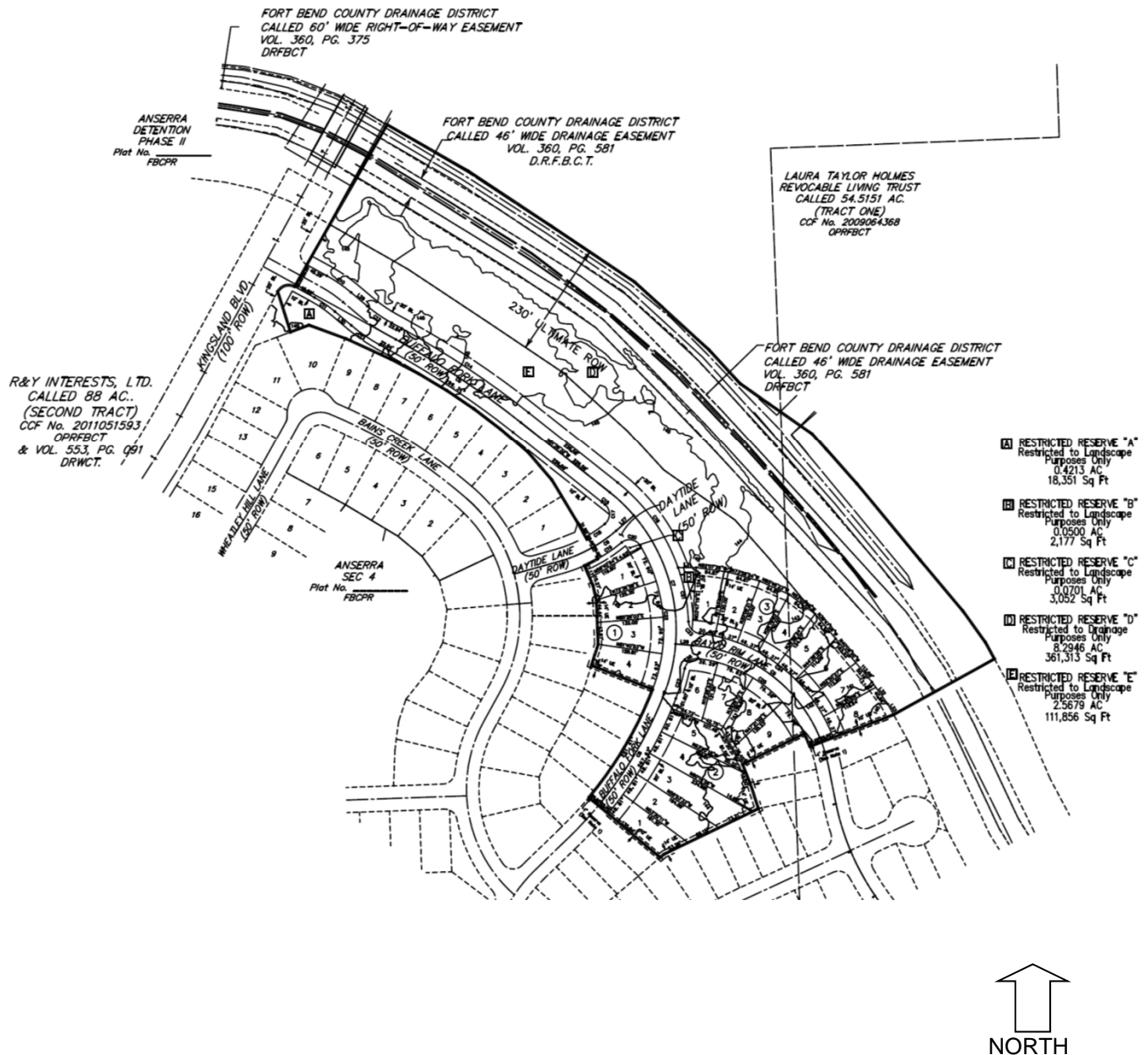
# Houston Planning Commission ITEM : 140

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Anserra Sec 5

Applicant: Jones & Carter, Inc.



F – Reconsideration of Requirements Subdivision

# Houston Planning Commission

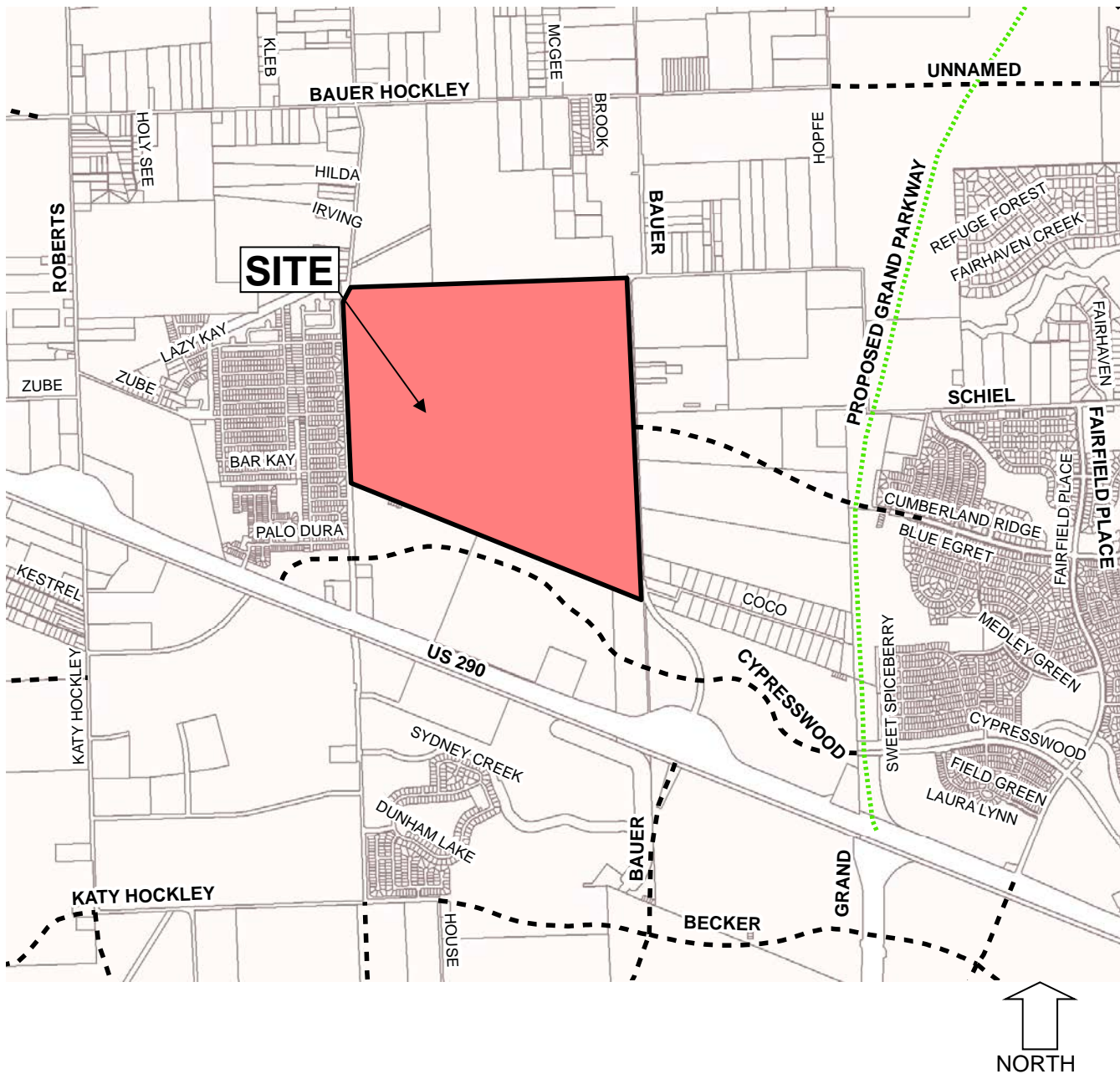
ITEM: 141

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Bauer Road Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Site Location

# Houston Planning Commission

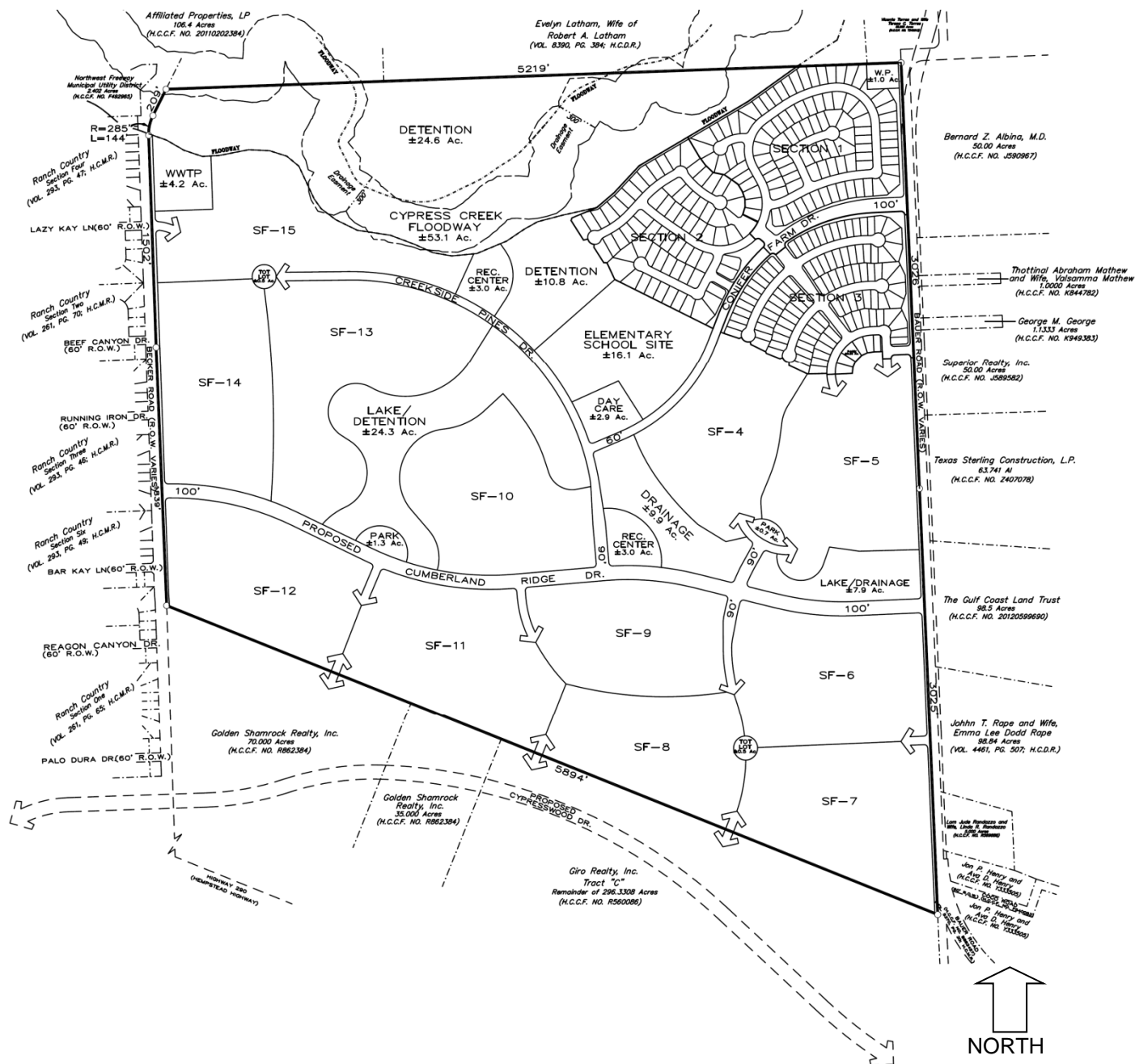
## ITEM: 141

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Bauer Road Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F – Reconsideration of Requirements

Subdivision

# Houston Planning Commission

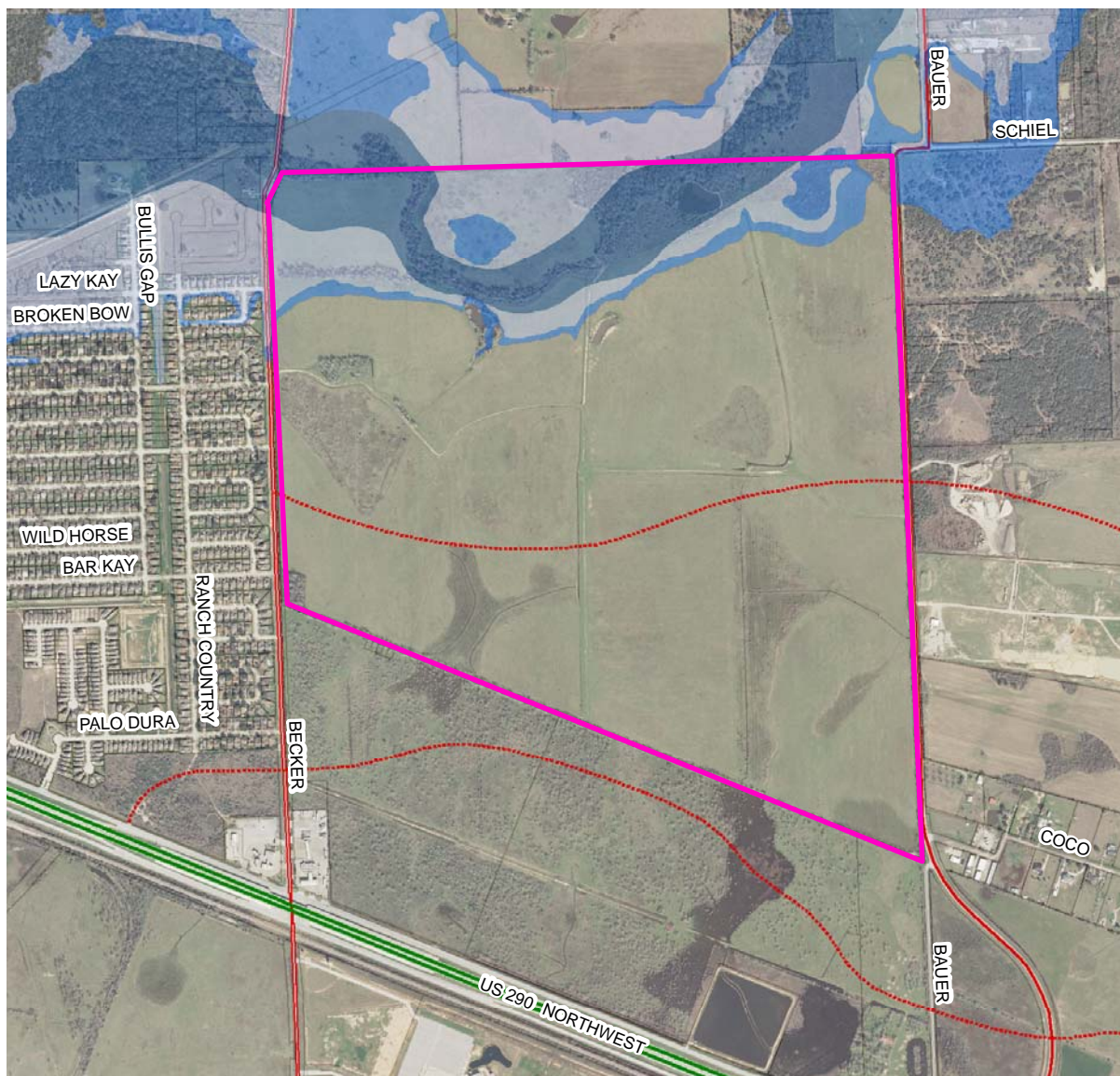
**ITEM: 141**

Planning and Development Department

Meeting Date: 08/07/2014

**Subdivision Name: Bauer Road Tract GP**

**Applicant: BGE|Kerry R. Gilbert Associates**



**F – Reconsideration of Requirements**

**Aerial**



## RECONSIDERATION OF REQUIREMENT Request Information Form

**Application No:** 2014-1816  
**Plat Name:** Bauer Road Tract GP  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**Date Submitted:** 07/25/2014

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

**Specific requirement or condition being sought:**

To not provide a stub street to the west between the proposed collector street Conifer Farm Drive and the northern boundary of the subject site, including all of the western boundary of Section 2.

**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; 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:**

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. Section 2 of the Bauer Road Tract is bounded by the floodway of Little Cypress Creek on the north and by the proposed collector street Conifer Farm Drive to the south. Although the western boundary of Section 2 does not exceed the 1400' maximum block length, no development is proposed in the creek floodway to the north of Section 2. It could therefore be construed that Section 2 must provide a stub street to the west in order to increase circulation. However, the street pattern as shown in Section 2 is sufficient for the proposed uses and meets all the points of access and block length requirements. Additionally, the proposed collector street, Conifer Farm Drive, provides ample circulation from east to west and also satisfies the requirements of Chapter 42-182 concerning local street intersections. A stub street to the west from Section 2 is not required by this Chapter and would be superfluous. Furthermore, the approved Bauer Road Tract General Plan shows land uses other than single-family residential to the west of Section 2. To the south along the collector street is a proposed elementary school site. Further north against the floodway of Little Cypress Creek is the detention pond for the first phase of the Bauer Road Tract, which must remain in its proposed configuration according to the project engineer's drainage analysis for the subject site. These land uses preclude the extension of a public street west from Section 2. The approved Bauer Road Tract General Plan and the preliminary plat for Section 2 both include a requirement to provide a stub street either into the detention pond or into the proposed school site. We respectfully request that this requirement be reconsidered and removed from the Bauer Road Tract GP and Section 2.



**Application Number:** 2014-1816

**Plat Name:** Bauer Road Tract GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/25/2014

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

**Specific Variance is being sought and extent of variance:**

To not provide a stub street to the west between the proposed collector street Conifer Farm Drive and the northern boundary of the subject site, including all of the western boundary of Section 2.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; (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**

**(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 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. Section 2 of the Bauer Road Tract is bounded by the floodway of Little Cypress Creek on the north and by the proposed collector street Conifer Farm Drive to the south. Although the western boundary of Section 2 does not exceed the 1400' maximum block length, no development is proposed in the creek floodway to the north of Section 2. It could therefore be construed that Section 2 must provide a stub street to the west in order to increase circulation. However, the street pattern as shown in Section 2 is sufficient for the proposed uses and meets all the points of access and block length requirements. Additionally, the proposed collector street, Conifer Farm Drive, provides ample circulation from east to west and also satisfies the requirements of Chapter 42-182 concerning local street intersections. A stub street to the west from Section 2 is not required by this Chapter and would be superfluous. Furthermore, the approved Bauer Road Tract General Plan shows land uses other than single-family residential to the west of Section 2. To the south along the collector street is a proposed elementary school site. Further north against the floodway of Little Cypress Creek is the detention pond for the first phase of the Bauer Road Tract, which must remain in its proposed configuration according to the project engineer's drainage analysis for the subject site. These land uses preclude the extension of a public street west from Section 2.

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

The existing floodway and floodplain of Little Cypress Creek, the configuration of the proposed Section 2 and the adjacent land uses as approved in the GP, and the presence of the proposed collector street Conifer Farm Drive are the circumstances supporting the granting of this variance.

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

The overall circulation of the area is maintained by the presence of the collector street Conifer Farm Drive, which meets the intent and general purposes of this Chapter.

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

The granting of the variance will not be injurious to the public health, safety or welfare since the overall access and circulation for the site are adequately served both by the circulation of Section 2 and by the collector street Conifer Farm Drive.

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

The existing floodway and floodplain of Little Cypress Creek, the configuration of the proposed Section 2 and the adjacent land uses as approved in the GP, and the presence of the proposed collector street Conifer Farm Drive are the circumstances supporting the granting of this variance.

# Houston Planning Commission

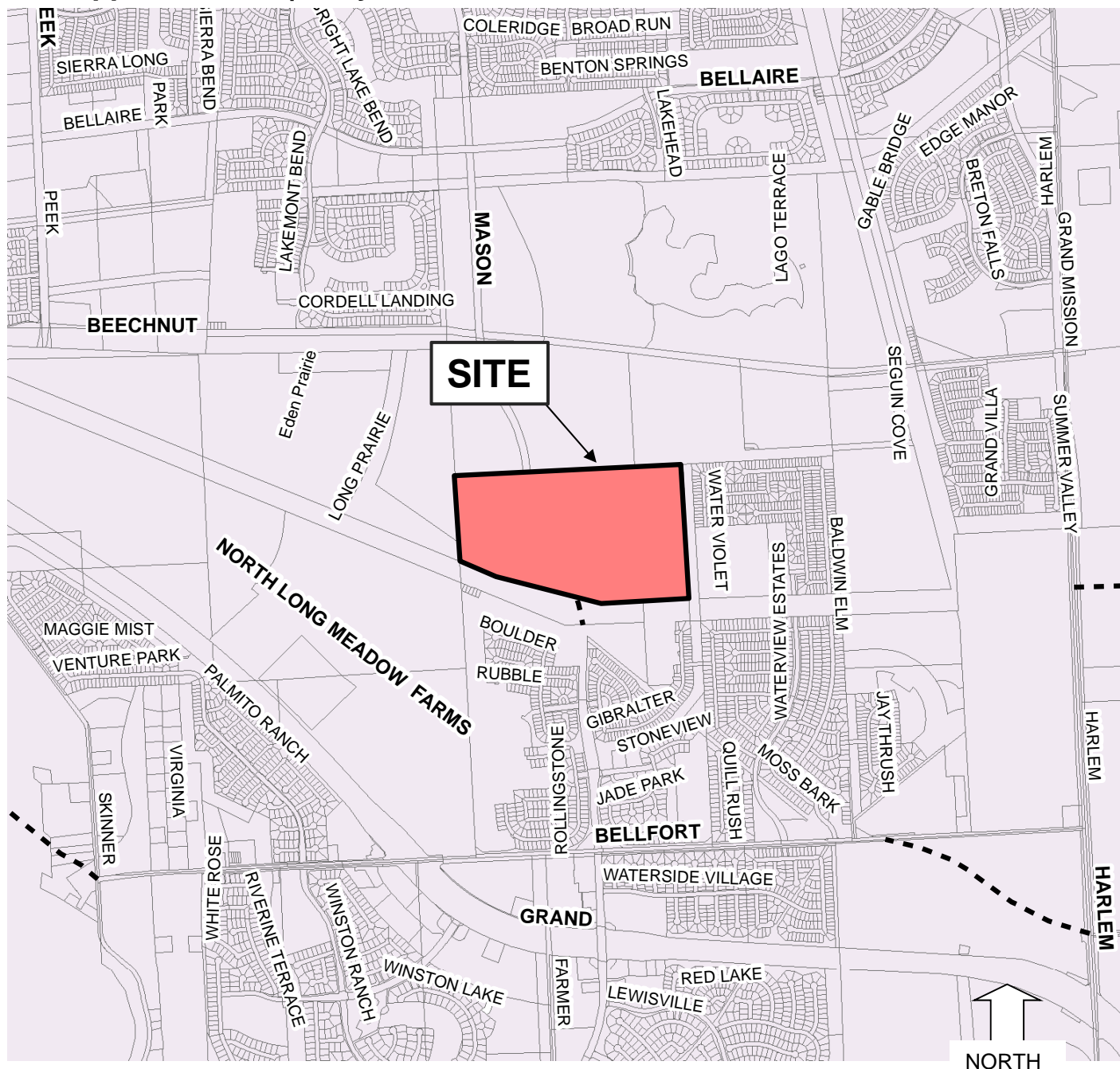
ITEM : 142

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Fieldstone GP

Applicant: BGE|Kerry R. Gilbert Associates



## F- Reconsideration of Requirements Site Location

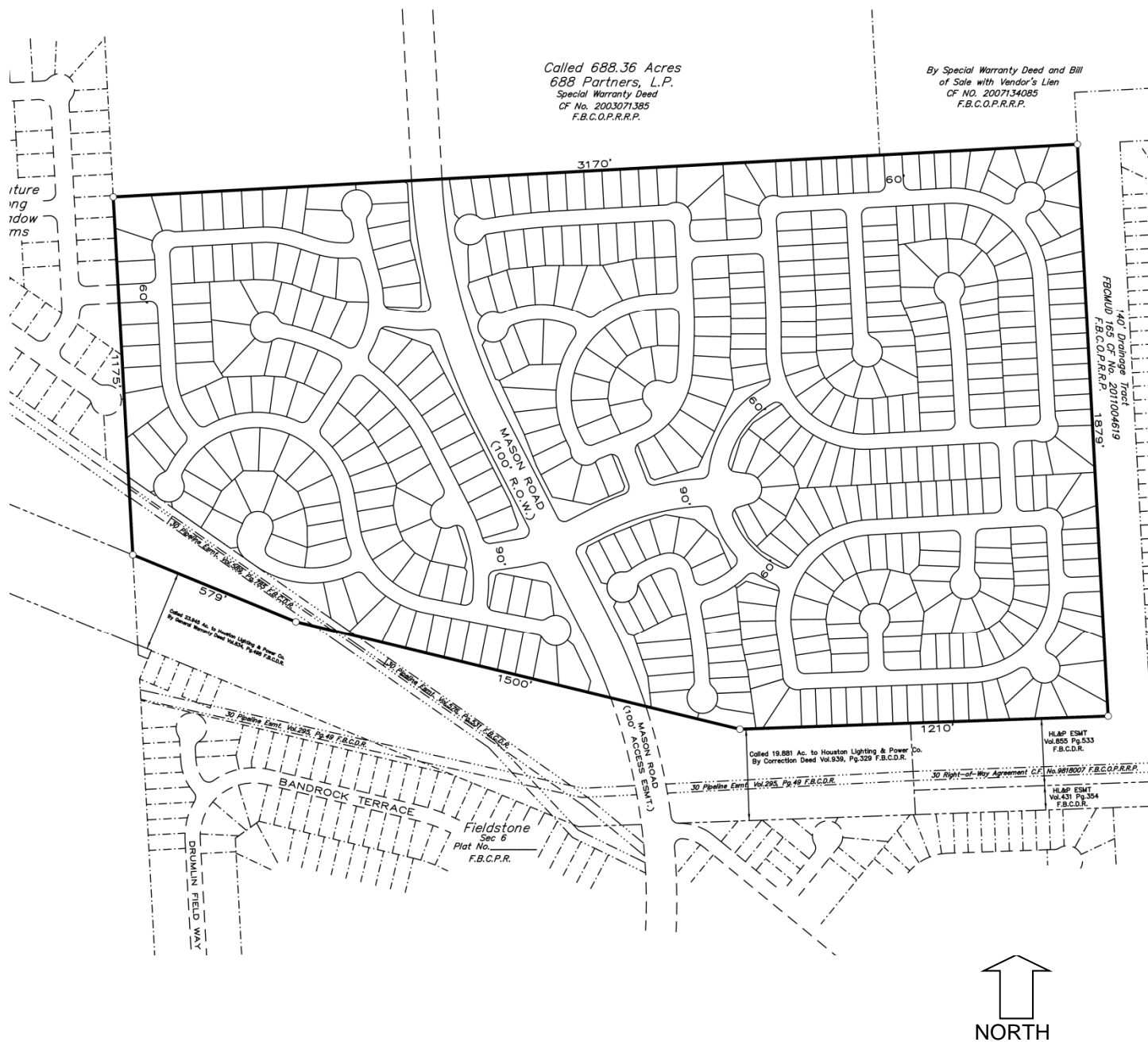
## Planning and Development Department

**ITEM : 142**

**Meeting Date: 08/07/2014**

**Subdivision Name: Fieldstone GP**

**Applicant: BGE|Kerry R. Gilbert Associates**



## F- Reconsideration of Requirements Subdivision

# Houston Planning Commission

ITEM : 142

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Fieldstone GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

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**Application No:** 2014-1881  
**Plat Name:** Fieldstone GP  
**Applicant:** BGE|Kerry R. Gilbert Associates  
**Date Submitted:** 07/28/2014

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

**Specific requirement or condition being sought:**

To reconsider multiple comments on the approved preliminary plat of Fieldstone Sec 11 as it affects the General Plan, specifically: to allow more than 150 lots to take access from multiple points on a major thoroughfare that has not been platted to one side of the subject site, and to construct portions of the major thoroughfare along with the adjacent preliminary plats, rather than all at once.

**Chapter 42 Section: 129, 150**

**Chapter 42 Reference:**

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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:**



**Application Number:** 2014-1881

**Plat Name:** Fieldstone GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/28/2014

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

**Specific Variance is being sought and extent of variance:**

To temporarily allow more than 150 lots to take access from multiple points on a single major thoroughfare, and to plat the major thoroughfare in portions as adjacent sections develop.

**Chapter 42 Section: 189**

**Chapter 42 Reference:**

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

**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;**

Fieldstone is a master-planned community located southwest of central Houston on Mason Road, a major thoroughfare. The community is divided into two halves, north and south, by an H.L.&P. fee strip ranging in width from  $\pm 265'$  to  $\pm 435'$ , which also contains several pipeline easements. The overall Fieldstone community contains  $\pm 384.76$  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  $\pm 126.0$  acres, to be completed. This 126-acre tract is the subject site and was purchased by the developer from the previous owner of the overall Fieldstone development. The overall Fieldstone development is bisected by Mason Road, a north-south major thoroughfare, per the City of Houston Major Thoroughfare Plan. At this time Mason Road does not physically exist between the HL&P fee strip and Beechnut Street to the far north. The developer is currently coordinating approval of a Grant to Others from CenterPoint in order to connect Mason Road across the HL&P fee strip and provide the primary access point for the subject site. A secondary access point exists in the form of the dedicated right-of-way of Mason Road north of the subject site in Grand Mission Estates, extending from Beechnut Street to the subject site; this right-of-way was separately dedicated and the paving has not been constructed. The Fieldstone GP provides for Mason Road to connect to this right-of-way at the northern property boundary. Additionally, future local street connections have been provided for in the approved Fieldstone General Plan, including: 1) a local stub street connection to the north into Grand Mission Estates, as indicated by the approved Grand Mission Estates GP; 2) a stub street connection to the west aligning with the proposed connection from the Long Meadow Farms development, per their approved GP; and 3) a stub street to the east which aligns with the recorded stub street Bellflower Glen Drive in Waterview Estates Sec 12, separated by an existing drainage ditch which is owned by FBC MUD 165. However, all of these tertiary connections require the involvement of a third party to be completed. Until these future connections are made by other entities, the northern portion of Fieldstone can only be accessed via the major thoroughfare Mason Road. The subject site proposes approximately 465 single-family homes in multiple sections. Two sections have approved preliminary plats

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

The configuration and limitations of the subject site, specifically the adjacent properties and the existing and future access points, are the circumstances supporting the granting of this variance.

**(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 the eventual access connections to be made when the adjacent properties develop, as well as the proposed internal circulation which meets all the requirements of this chapter.

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

The overall access and circulation for the subject site and adjacent future developments is provided for with Mason Road per the City of Houston Major Thoroughfare plan and will provide for the public health, safety, and welfare.

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

The existing configuration of the subject site, the adjacent properties, and the existing and future circulation patterns are the supporting circumstances for this request.

# Houston Planning Commission

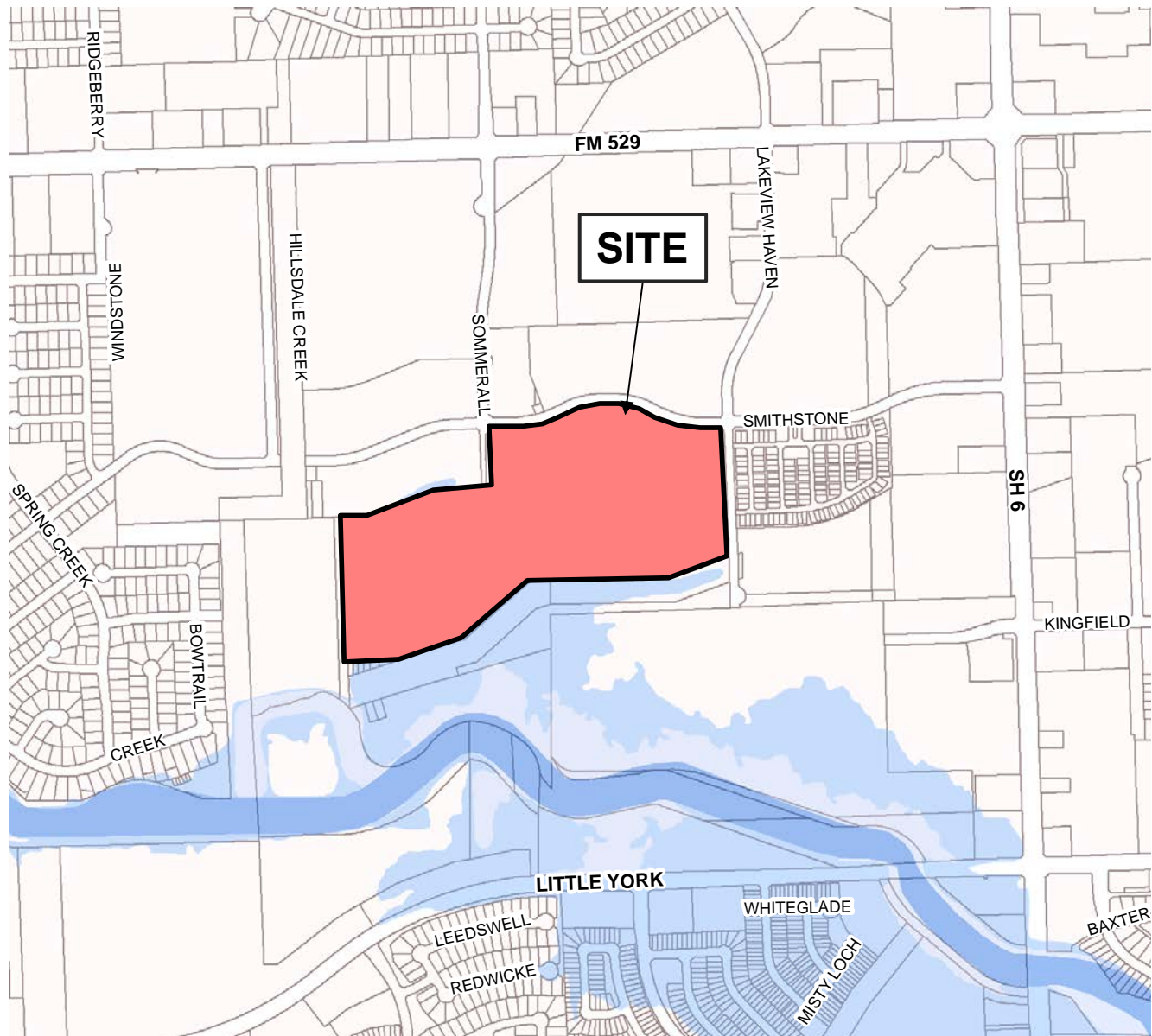
ITEM : 143

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Sommerall Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission

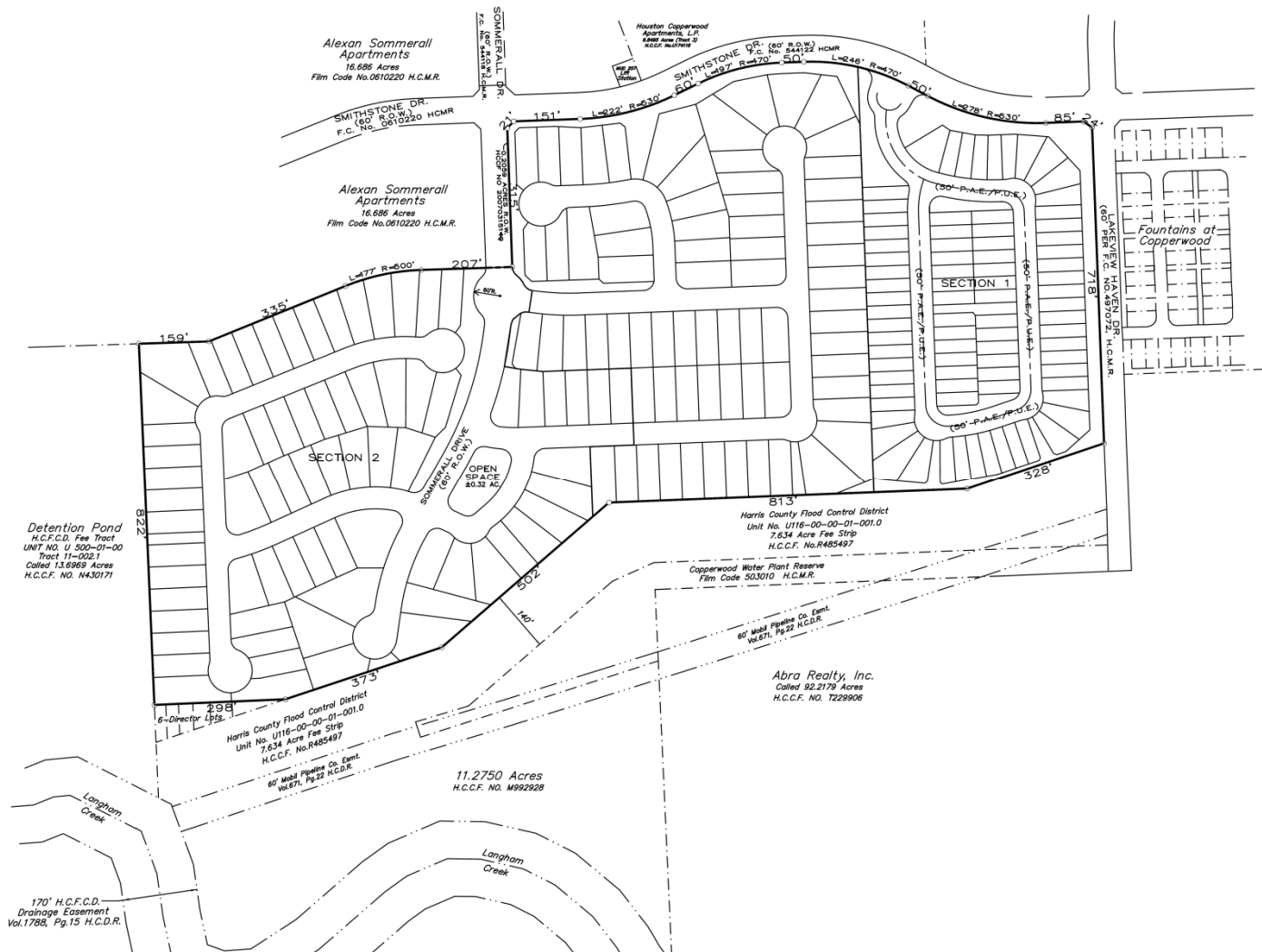
## ITEM : 143

Planning and Development Department

Meeting Date: 08/07/2014

Subdivision Name: Sommerall Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

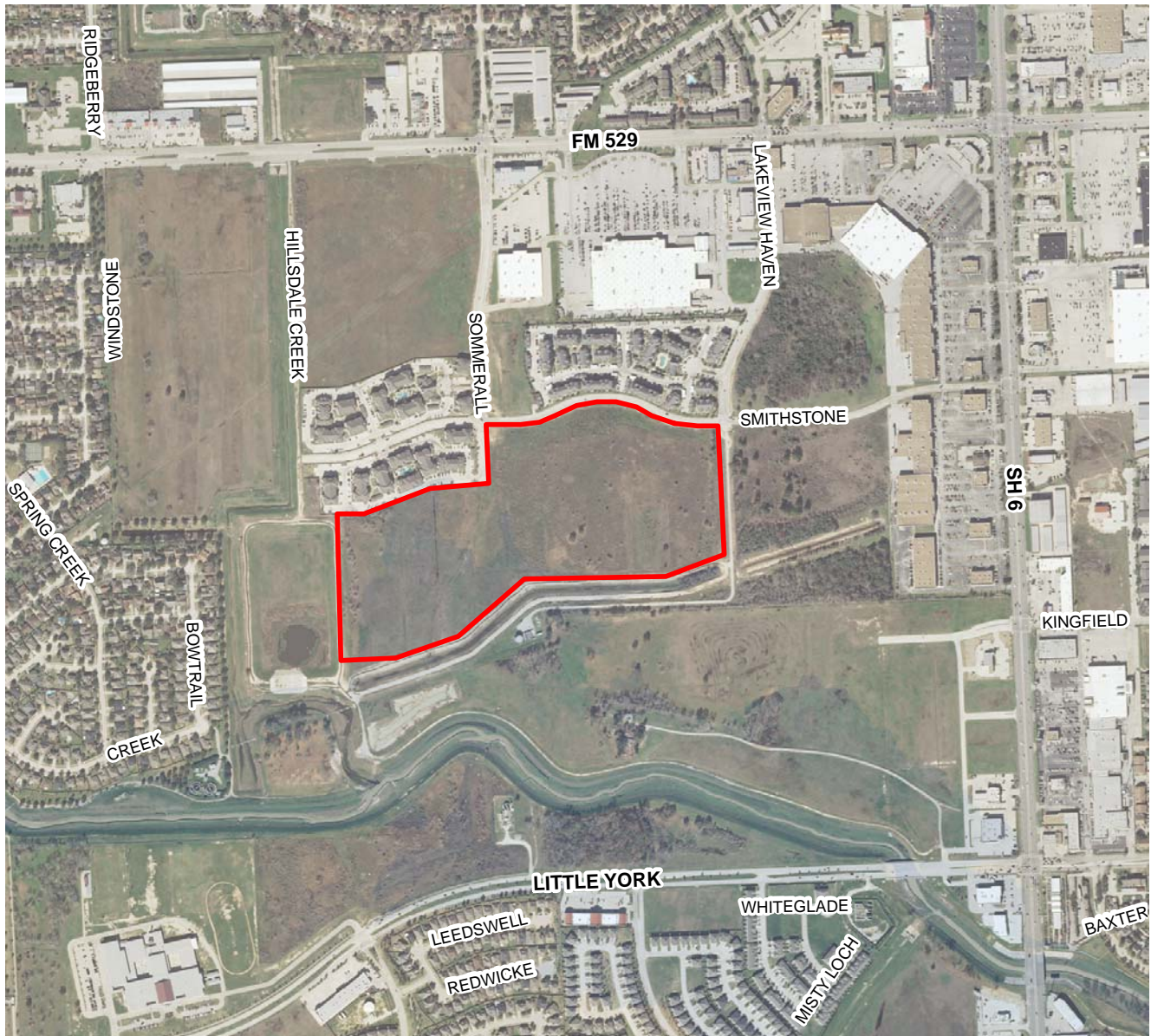
## ITEM : 143

Planning and Development Department

Meeting Date: 08/07/2014

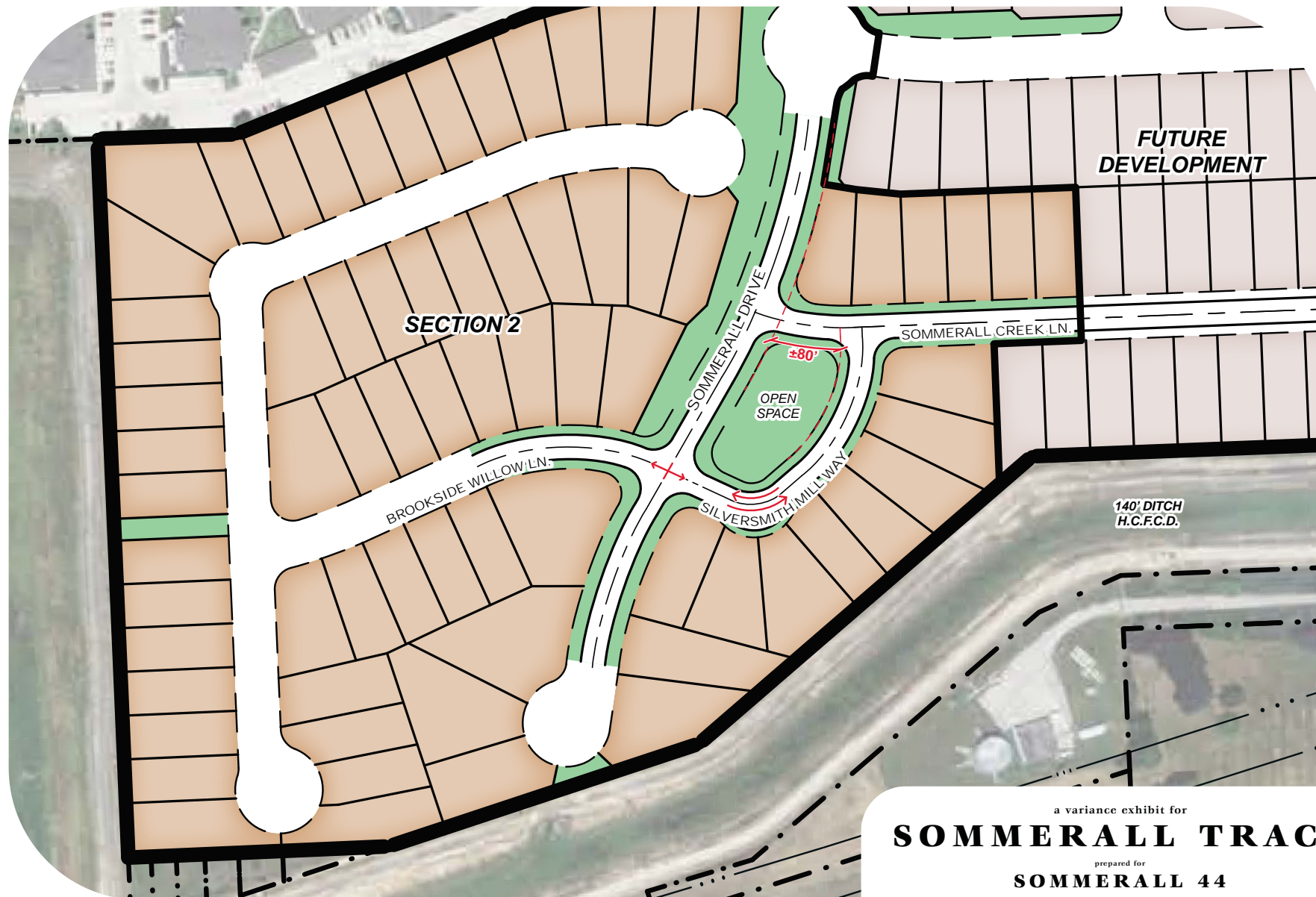
**Subdivision Name: Sommerall Tract GP**

**Applicant: BGE|Kerry R. Gilbert Associates**



**F- Reconsideration of Requirements**

**Aerial**



a variance exhibit for  
**SOMMERALL TRACT**  
 prepared for  
**SOMMERALL 44**  
**DEVELOPMENT PARTNERS, LP**

BGE | KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants

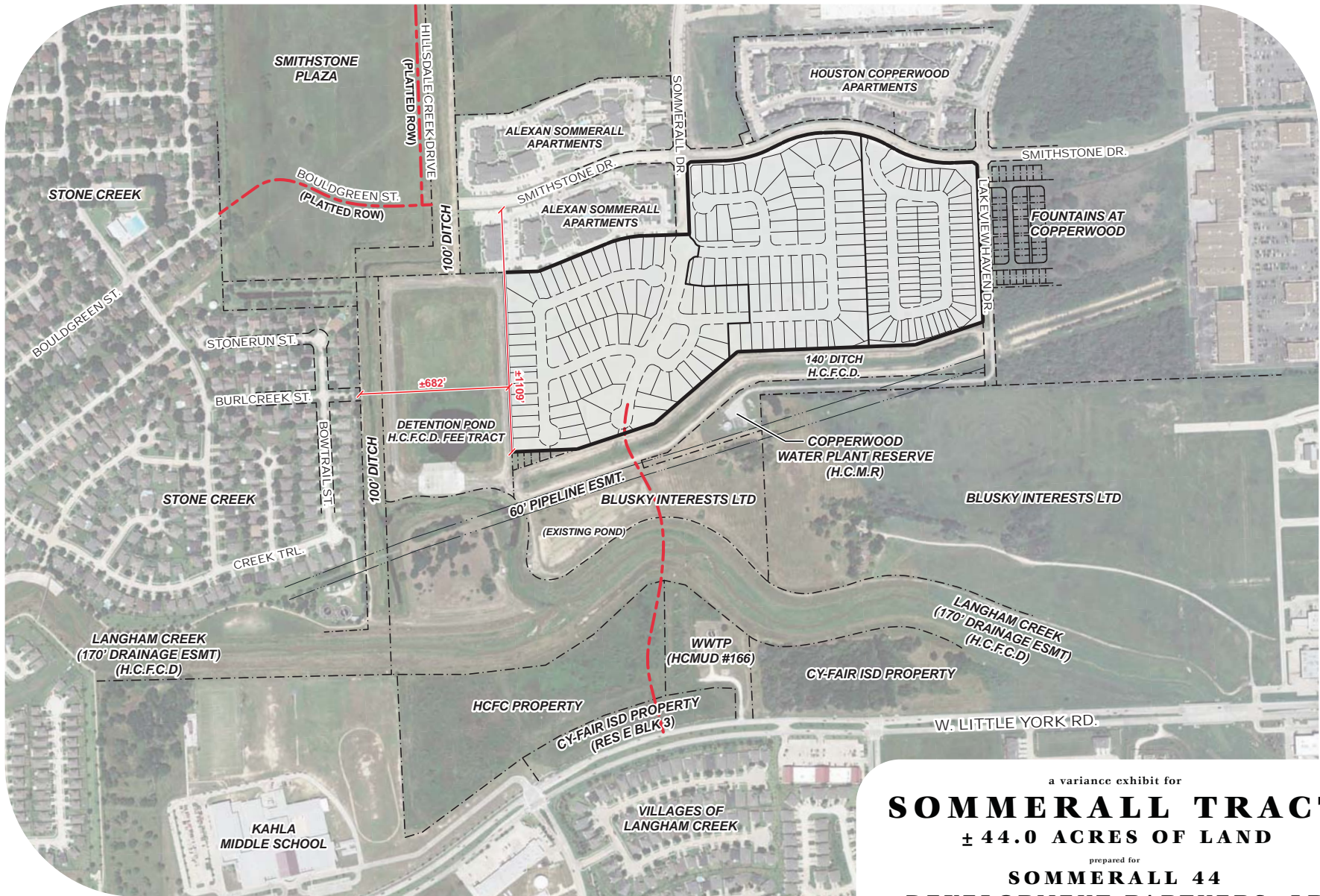
23501 Cinco Ranch Blvd.  
 Suite A-250  
 Katy, Texas 77494  
 (281) 579-0340  
 Fax (281) 579-8212

SCALE  
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JULY 28, 2014  
 KGA #5653A

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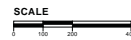
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a variance exhibit for  
**SOMMERALL TRACT**  
± 44.0 ACRES OF LAND  
prepared for  
**SOMMERALL 44**  
**DEVELOPMENT PARTNERS, LP**

BGE | KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants



JULY 28, 2014  
KGA #5653A

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



## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2014-1821  
Plat Name: Sommerall Tract GP  
Applicant: BGE|Kerry R. Gilbert Associates  
Date Submitted: 07/25/2014

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

**Specific requirement or condition being sought:**

To measure the intersection spacing along a local street from right-of-way to right-of-way.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

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 Sommerall Tract is a ±44.0-acre proposed single-family residential community located west of central Houston near SH-6. The site is bounded on the north by Smithstone Drive, Sommerall Drive, and the Alexan Sommerall Apartments, on the east by Lakeview Haven Drive, on the west by an existing detention pond owned by Harris County Flood Control, and on the south by a drainage ditch owned by Harris County Flood Control. Sommerall Drive extends south into the subject site, and the alignment of this extension is dictated by existing utilities that were created by the previous owners of the property based on their own plan for development. The current owners have by necessity maintained this alignment for Sommerall Drive, but still wish to achieve reasonable use of the property based on their development plan. The local street layout of the Sommerall Tract includes a short local street, Silversmith Mill Way, in the notched corner of Section 2 to the east of Sommerall Drive (see exhibit). This street intersects Sommerall Drive across from Brookside Willow Lane and then curves north to run roughly parallel to Sommerall Drive, terminating at an intersection with the local street Sommerall Creek Lane. There are eight lots fronting on Silversmith Mill Way, and the space between Silversmith Mill Way and Sommerall Drive is a landscape reserve.

Historically, intersection spacing was measured centerline to centerline with a minimum offset of 125'. If this measurement method is applied, the intersection spacing along the centerline of Sommerall Creek Lane from the centerline of Sommerall Drive to the centerline of Silversmith Mill Way is approximately 124.5'. In 1999 the measurement of intersection spacing was changed to be measured along the block face from right-of-way to right-of-way, with a minimum offset of 75'. Measuring right-of-way to right-of-way along the block face, Silversmith Mill Way is offset from Sommerall Drive at a distance of approximately 80' along Sommerall Creek Lane (see exhibit). By either measurement, the intersection offset is sufficient to allow a vehicle to turn, straighten out, and turn again from one street to the other, which is the intent of the intersection offset requirement. The northern end of Silversmith Mill Way is therefore a safe intersection. At its southern end, Silversmith Mill Way curves to meet Sommerall Drive at a right angle. Although this curve is very sharp, it is not an intersection and creates no traffic conflict points. The only turning traffic along Silversmith Mill Way is for cars accessing the driveways of the eight lots. The intersection offset rule does not apply to the southern end of Silversmith Mill Way.

Given the proposed street pattern and the logical progression of traffic, vehicular traffic will all move along Sommerall Drive to the north, and intersection offsets would only be a concern at the northern end of Silversmith Mill Way. Since Silversmith Mill Way includes only 8 lots, and since the reserve between the intersections is restricted to landscape and open space and would not obstruct any views from the intersection, the intersection offset along Sommerall Creek Lane has high visibility and low traffic volume. This contributes to the safety of the intersections on Sommerall Creek Lane. The approved Sommerall Tract GP and Section 2 both include a markup indicating that the intersection spacing of Silversmith Mill Way does not meet the standards of this Chapter. We respectfully request that this comment be reconsidered and removed from the approved GP and Section 2 plat.



**Application Number:** 2014-1821

**Plat Name:** Sommerall Tract GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/25/2014

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

**Specific Variance is being sought and extent of variance:**

To not fully extend Sommerall Drive south to the southern property line, and instead terminate with a cul-de-sac just short of the adjacent HCFCD ditch.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

**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 Sommerall Tract is a ±44.0-acre proposed single-family residential community located west of central Houston near SH-6. The site is bounded on the north by Smithstone Drive, Sommerall Drive, and the Alexan Sommerall Apartments, on the east by Lakeview Haven Drive, on the west by an existing detention pond owned by Harris County Flood Control, and on the south by a drainage ditch owned by Harris County Flood Control. The properties south of the Sommerall Tract are configured in such a way that the extension of Sommerall Drive beyond the Sommerall Tract would be difficult and impractical to reasonably achieve. Existing conditions include a Harris County Flood Control ditch approximately 140' wide, an 80'-wide pipeline easement, and the floodway and floodplain of Langham Creek, which is located within a Harris County Flood Control District drainage easement ±170' wide. Also present are the platted Copperwood Water Plant site, which extends approximately 1675' from Lakeview Haven Drive to a point just south of the extension of Sommerall Drive, and an existing Waste Water Treatment Plant site owned by Harris County MUD #166. The nearest southern unplatted acreage tract is an unusual shape, is encumbered by the floodplain of Langham Creek, and already contains an existing detention pond inside the bend of Langham Creek. (See exhibit.) This acreage tract is the only location where Sommerall Drive could be extended, but the likelihood of this property ever developing is remote. It is also notable that in the surrounding developments, Langham Creek has been treated as a named major creek to be crossed only by major thoroughfares, and that no local or collector streets cross the creek in the nearby developments. In February 2008 a preliminary plat was submitted for a portion of the Sommerall Tract which included the extension of Sommerall Drive. That plat, the San Marbeya Subdivision (Ref # 2008-0335) requested a variance not to extend Sommerall Drive, for many of the same reasons as listed above, including that Harris County had indicated no intention to construct a bridge over either Langham Creek or the 140' ditch owned by Flood Control. The San Marbeya Subdivision was approved with a note that no variance request was needed, since the property to the south of the subject site had already been granted a variance request to exceed the intersection spacing and therefore to not extend Sommerall Drive. Although these applications have expired, the fact remains that these conditions have been previously considered and a determination was reached that Sommerall Drive need not be extended.

Any stub street provided by the Sommerall Tract would be impractical to extend further south, requiring two bridges or culverts across the ditch and Langham Creek and an extreme curvature to avoid the platted Water Plant Site, existing detention pond, and the Waste Water Treatment Plant. Such a street would take up the little remaining usable land in the acreage tract south of the subject site. The likelihood of such a street ever being extended is remote; it is therefore of no benefit to provide a stub street or the extension of Sommerall Drive at the southern boundary of the site.

**(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 adjacent properties and the multiple encumbrances, including Langham Creek, the pipeline easement, and the drainage ditch, are pre-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 purposes of this chapter are preserved and maintained by the existing and proposed public streets.

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

The overall access and circulation for the subject site and any adjacent future development are is provided for, and therefore the granting of the 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 adjacent developments and encumbrances are the supporting circumstances for this request.



**Application Number:** 2014-1821

**Plat Name:** Sommerall Tract GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 07/25/2014

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

**Specific Variance is being sought and extent of variance:**

To not provide a stub street into the adjacent existing detention pond.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

**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 Sommerall Tract is a ±44.0-acre proposed single-family residential community located west of central Houston near SH-6. The site is bounded on the north by Smithstone Drive, Sommerall Drive, and the Alexan Sommerall Apartments, on the east by Lakeview Haven Drive, on the west by an existing detention pond owned by Harris County Flood Control, and on the south by a drainage ditch owned by Harris County Flood Control. Along the south side of the ditch are Langham Creek, the Copperwood Water Plant site, and a number of acreage tracts. The western boundary of the subject site is ±821' long, and the distance from its southern tip to Smithstone Drive to the north is approximately 1109'. This distance does not exceed the maximum block length. Immediately to the west of the Sommerall Tract is a HCFCD detention pond, which extends the full length of the subject site on the western boundary. Further west, on the other side of this detention pond, is an existing ditch approximately 100' wide, and then the neighborhood Stone Creek. Within this neighborhood is Burlcreek Street, which terminates in a stub street west of the 100' ditch. The end of the Burlcreek Street stub is ±682' from the boundary of the Sommerall Tract. An extension of this stub street into the Sommerall Tract would fall approximately 800' south of Smithstone Drive. Although the Sommerall Tract violates neither the maximum block length nor the stub street extension requirements of Chapter 42, it could be construed that the Sommerall Tract should provide for the extension of Burlcreek Street via a stub street that aligns across the detention pond and ditch to the existing termination of Burlcreek Street. However, the presence of the detention pond and ditch means that those two stub streets would be highly unlikely to ever be connected or to serve any useful purpose. Furthermore, the Stone Creek community is an established neighborhood with settled traffic circulation patterns that do not depend on the extension of Burlcreek Street. A stub street from the Sommerall Tract to Burlcreek Street would therefore be of no 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 adjacent drainage ditch and detention pond are pre-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 purposes of this chapter are preserved and maintained by the existing and proposed public streets.

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

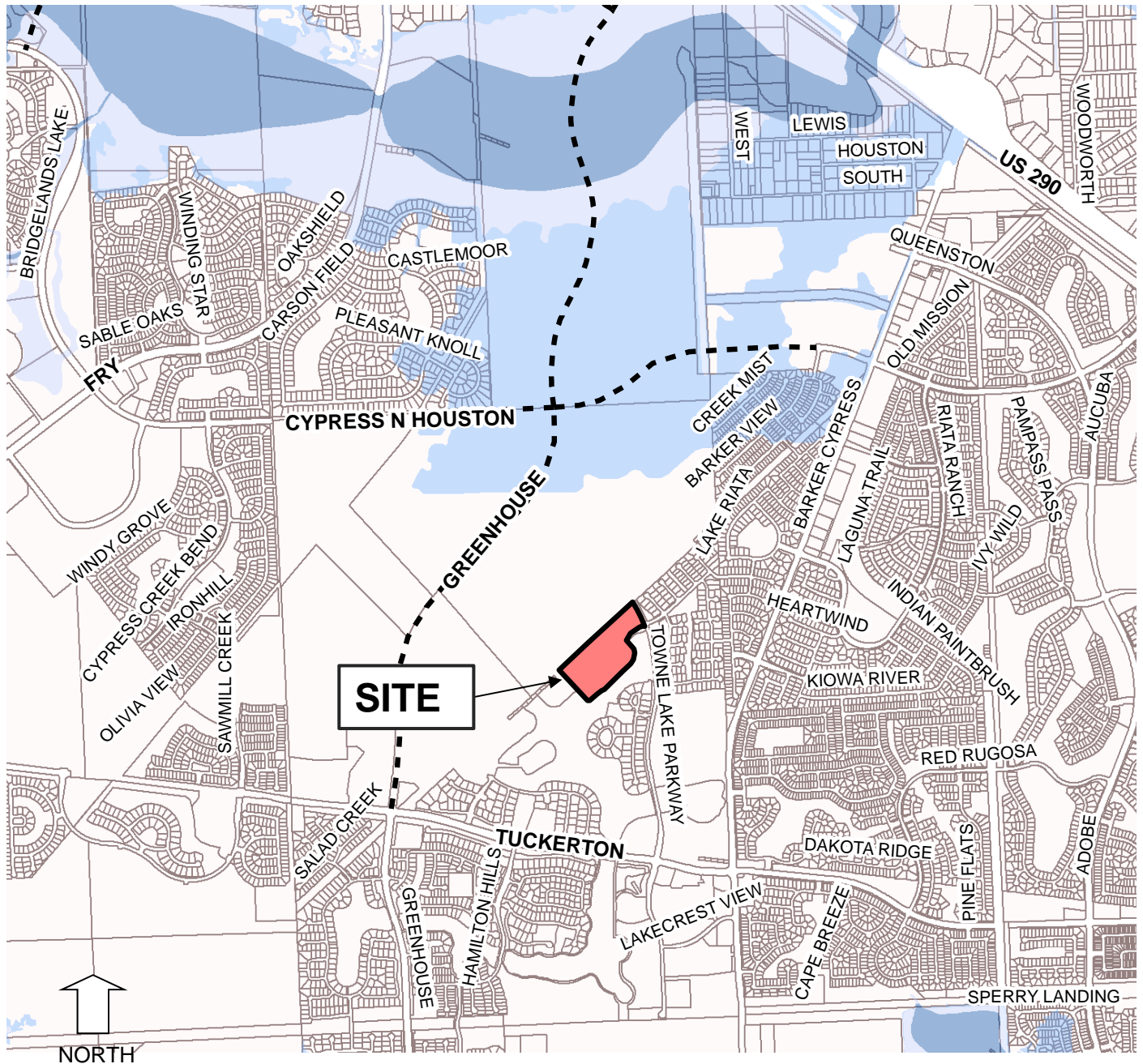
The overall access and circulation for the subject site and any adjacent future developments are is provided for, and therefore the granting of the variance will not be injurious to the public health, safety, or welfare.

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

The existing adjacent drainage and detention uses are the supporting circumstances for this request.

**Meeting Date: 08/07/2014**

**Applicant: EHRA**



## F – Reconsideration of Requirements Site Location

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# Houston Planning Commission ITEM: 144

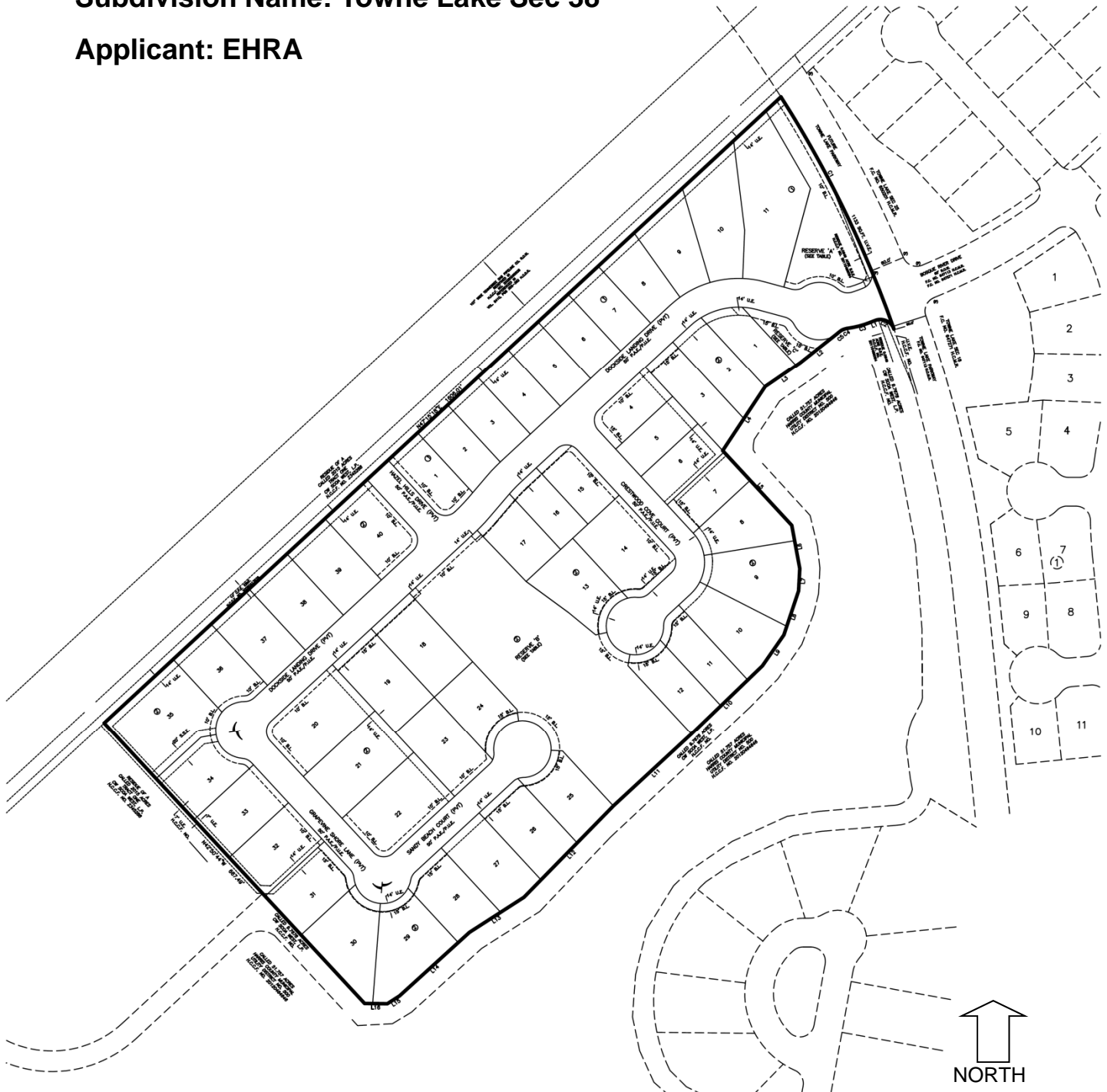
Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Towne Lake Sec 38

Applicant: EHRA



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## F – Reconsideration of Requirements Subdivision

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# Houston Planning Commission ITEM: 144

Planning and Development Department

Meeting Date: 08/07/2014

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Subdivision Name: Towne Lake Sec 38

Applicant: EHRA



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F – Reconsideration of Requirements

Aerial

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## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2014-1901  
Plat Name: Towne Lake Sec 38  
Applicant: EHRA  
Date Submitted: 07/28/2014

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

**Specific requirement or condition being sought:**

Removal of the requirement to extend Towne Lake Parkway to the north edge of the Tennessee Gas Pipeline

**Chapter 42 Section: 21(c)**

**Chapter 42 Reference:**

A subdivision plat shall not be required for the dedication of a public street if the dedication is accomplished through a street dedication plat approved by the commission pursuant to this article.

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:

Towne Lake Parkway Section 38 was approved as a preliminary plat (2013-3199) without markup by the City of Houston or Harris County. However, the final plat for this section (2014-0087) was marked up to extend Towne Lake Parkway over and to the north edge of the Tennessee Gas Pipeline (H.C.C.F. # 20080565508). It is our understanding that extending Towne Lake Parkway in this location is requested by the Planning Department due to the fact that the platting of Towne Lake section 38 and Towne Lake section 25 has created a landlocked section of ROW. This situation can be remedied with a future road plat without requiring the extension of Towne Lake Parkway at this time. We request the removal of this requirement so that we may proceed with the recordation of section 38. Requiring Towne Lake Parkway ROW to extend to the north edge of the pipeline and to be recorded now with section 38, would force creation of road plans and construction of a pavement extension which does not serve the section and creates a 500' long dead end street. A long, temporary dead end street is not a desirable situation and does not meet the intent of Chapter 42. The timing for Towne Lake Parkway to be needed between Bosque River Drive (the public street intersection in section 25) and Greenhouse Road is solely dependent on the development of future sections north of the pipeline. Understanding that the Planning Department requires that ROW adjacent to a platted section be platted prior to or within that section, and that similar platting situations by others have resulted in orphaned ROW, we respectfully request to be allowed to submit a road dedication plat for Towne Lake Parkway between Greenhouse Road and Bosque River Drive prior to future sections being developed. The developer of Towne Lake has submitted a letter with this application stating their commitment to plat, record and construct Towne Lake Parkway as described, per Chapter 42-21(c).

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/07/14

**ITEM: 159**

**Applicant:** P.H. VICKERY JR.

**Contact Person:** HAYWARD VICKERY

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF:</b> LOOP 494 <b>SOUTH OF:</b> FM 1314	<b>14-1020</b>	77365	5772	296-L	ETJ

**ADDRESS:** 24068 Wildwood Road

**ACREAGE:** 0.3519

**LEGAL DESCRIPTION:**

BEING ALL OF LOT 1 OF THE PERKINS MOBILE HOME PARK SUBDIVISION OF 215 ACRES OUT OF THE JOSEPH M. EVERETT SURVEY, ABSTRACT 197, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: 160**

Meeting Date: 8/07/2014

## VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3203 Blue Bonnet Blvd.	14069242	77025	5255	532K	C

HCAD ACCOUNT NUMBER(S):	0751870070017
PROPERTY LEGAL DESCRIPTION:	Tract 1A, Block 7 of Southern Oaks Sec 1
PROPERTY OWNER OF RECORD:	S More Investments, Inc.
ACREAGE (SQUARE FEET):	9,206 SF
WIDTH OF RIGHTS-OF-WAY:	Buffalo Speedway – 100'; Blue Bonnet – 60'
EXISTING PAVING SECTION(S):	Buffalo Speedway – 62'; Blue Bonnet – 27'
OFF-STREET PARKING REQUIREMENT:	Project Complies
LANDSCAPING REQUIREMENTS:	2 qualified trees
LANDSCAPING PROVIDED:	Preserving 1-20" Oak; Planting-1 new 4" Live oak

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,956; Single-Family
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,634; Single-Family

PURPOSE OF VARIANCE REQUEST:	To allow a new single-family residence to be constructed with a 10' setback along Buffalo Speedway rather than the ordinance required 25'.
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CHAPTER 42 REFERENCE(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.
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## DEVELOPMENT PLAT VARIANCE



## APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Tract 1A Block 7 of Southern Oaks, sec 1 is a corner lot at Blue Bonnet Blvd and Buffalo Speedway. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1948 has only a 10' build line on the Buffalo Speedway side.

We require a variance due to the build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1948 at 10' off Buffalo Speedway side. We ask for the City Ordinance build line be reduced to 10' for the construction of a new Single Family Home.

*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](mailto:planning.variances@houstontx.gov).*

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

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

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 25' build line on the major thoroughfare Buffalo Speedway, in conjunction to the build line on Blue Bonnet Blvd makes the construction 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 are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

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

Yes the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on Buffalo Speedway be reduced from 25' to 10' for the construction of a new Single Family Residence.

## DEVELOPMENT PLAT VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: 160**

Meeting Date: 8/07/2014

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

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single Family Residence.

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

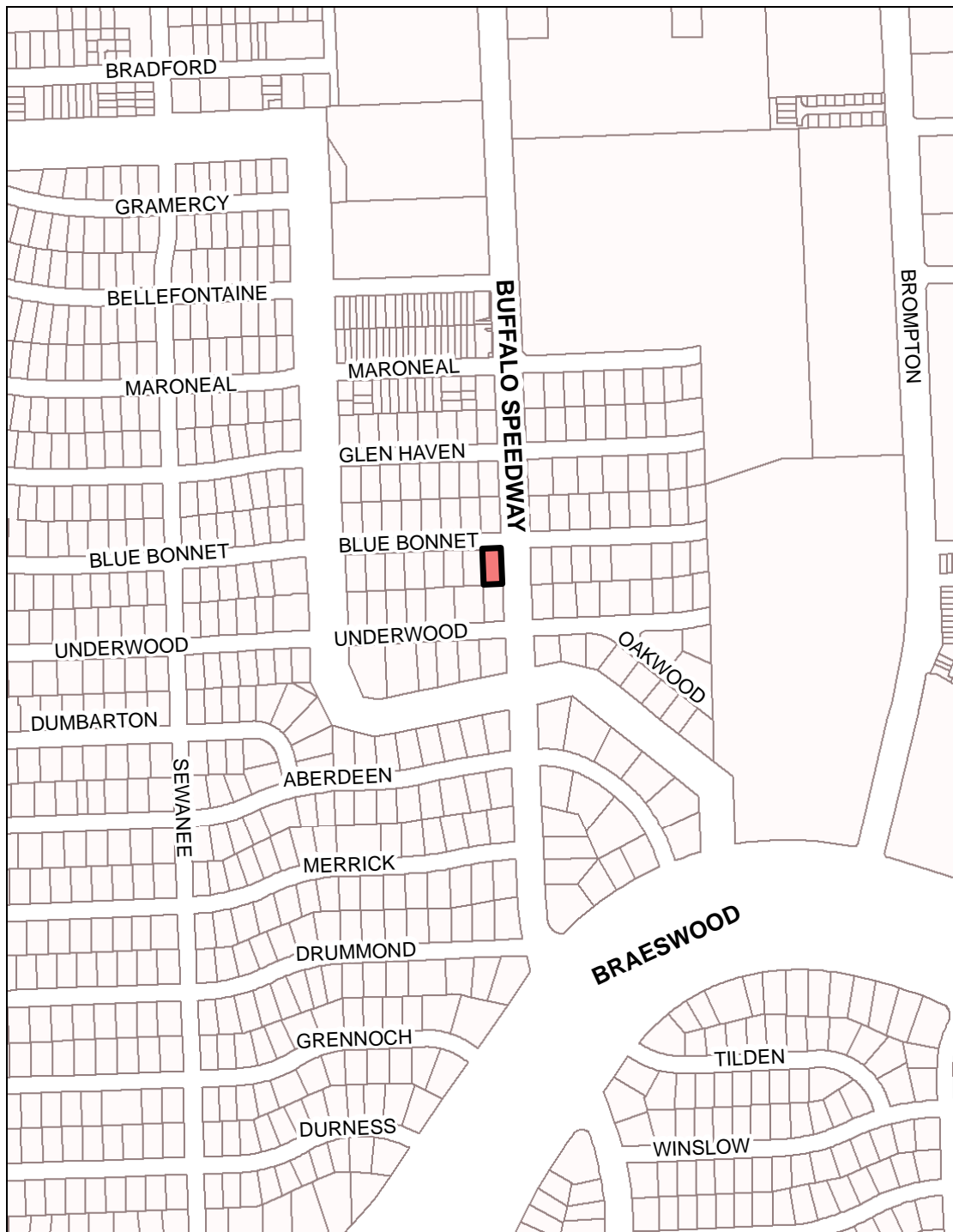
Economic hardship is not the sole justification of this variance request. Practical use of the property is the reason of this variance request. The only economic issue could be lack of curb appeal due to the hindering of the practical use of space for construction. It would also affect the line of existing homes as they sit today, most of which are set on the 10' BL. Per the 1948 Plat.

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## DEVELOPMENT PLAT VARIANCE



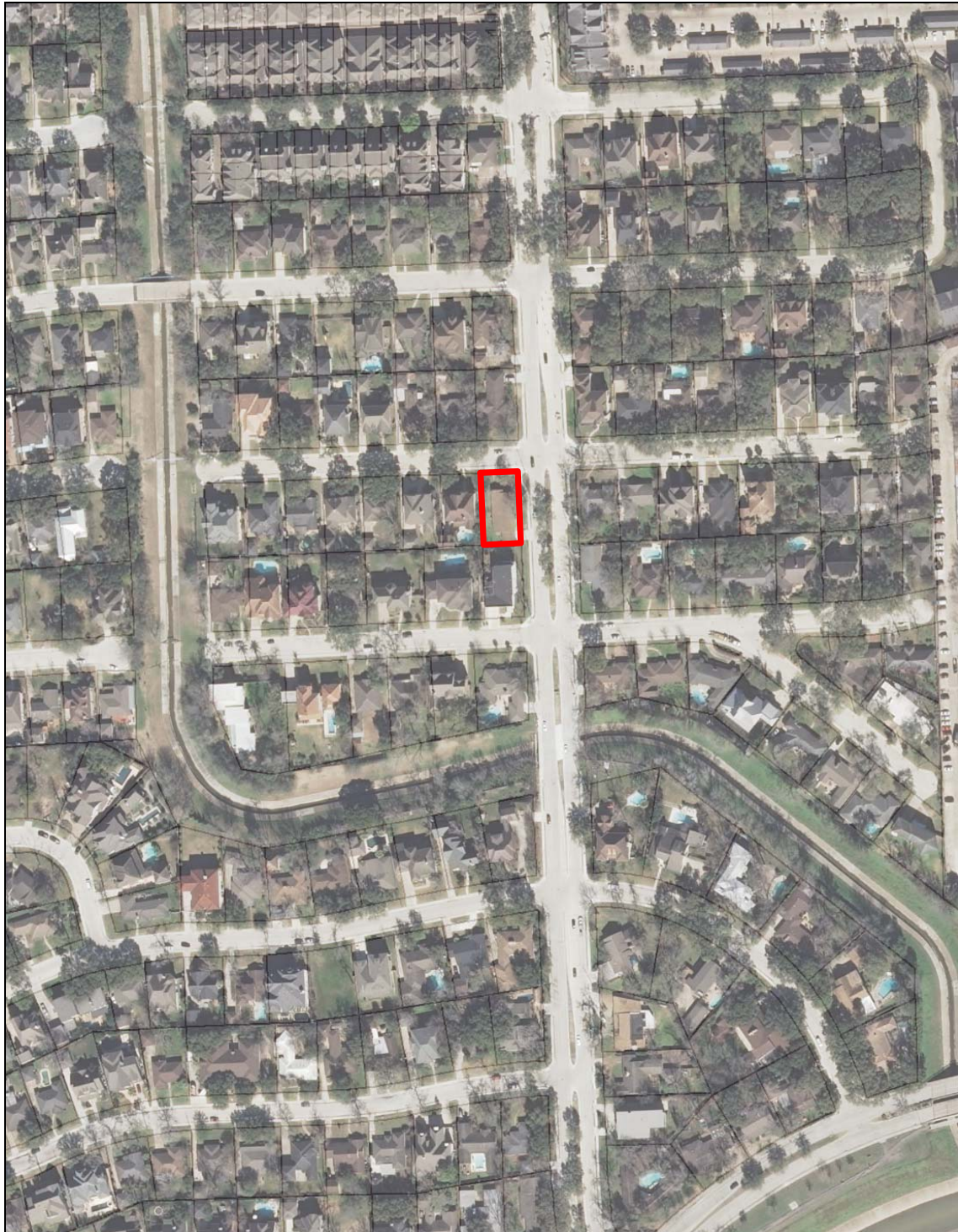
**SITE**



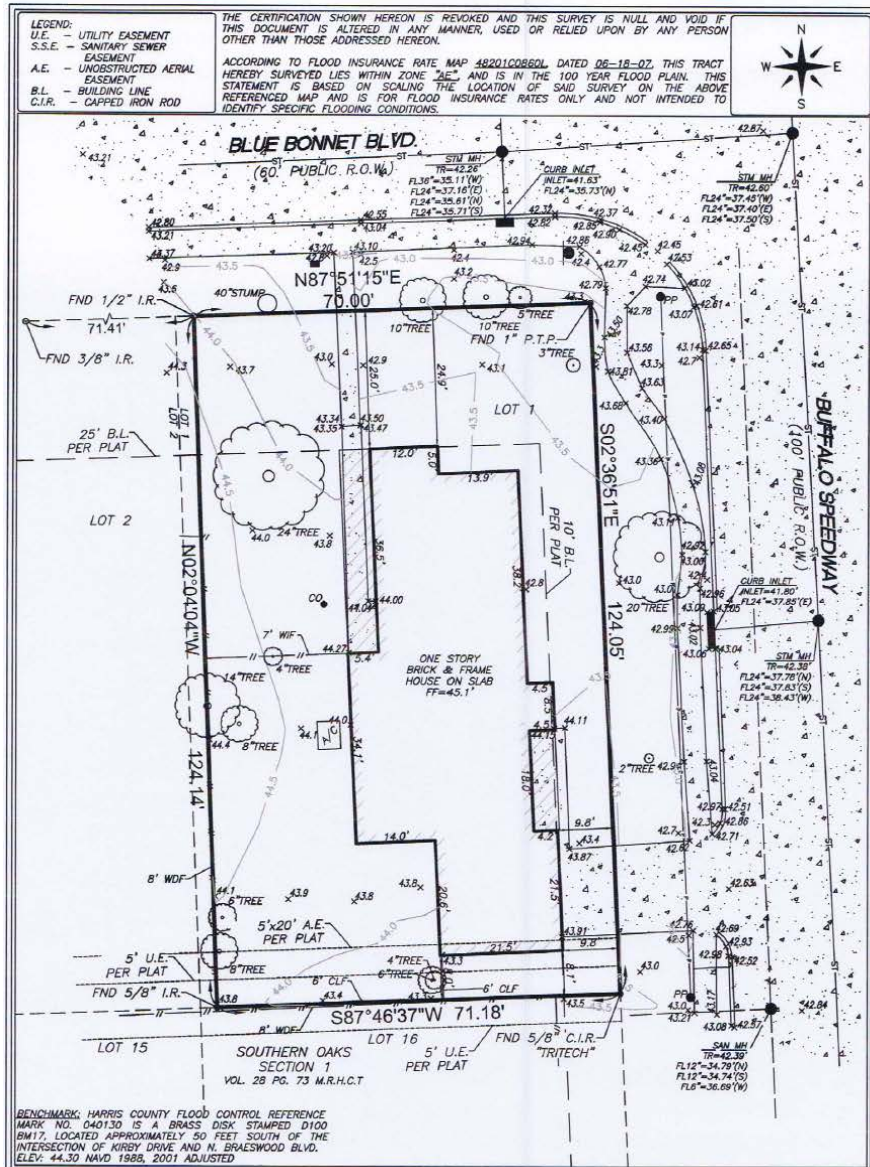
**DEVELOPMENT PLAT VARIANCE**



**AERIAL**



## **DEVELOPMENT PLAT VARIANCE**



SURVEYED FOR: TIMCO CUSTOM BUILDERS

ADDRESS: 3203 BLUE BONNET BLVD.  
HOUSTON, TEXAS 77025

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

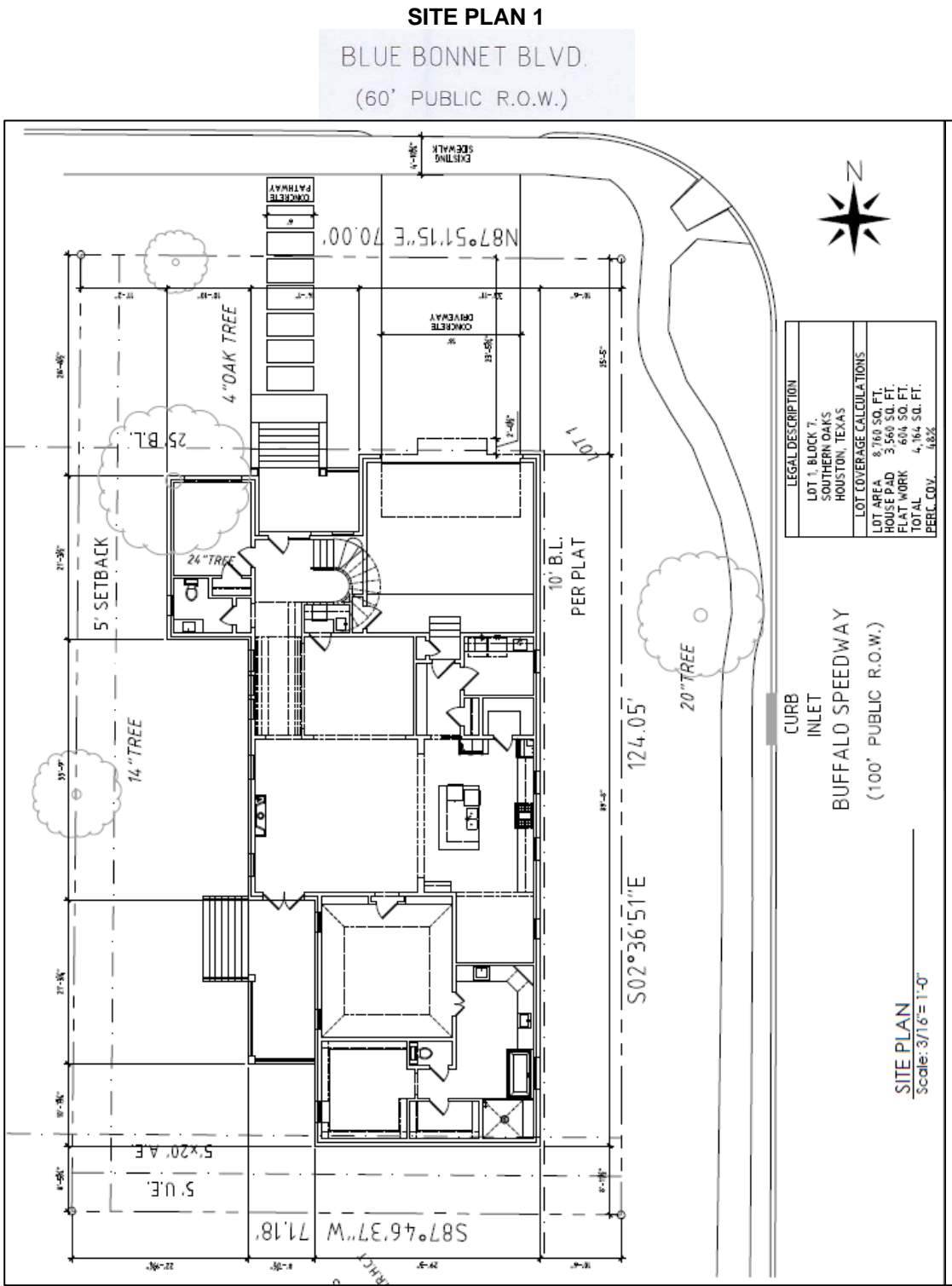
SIGNED: *Paul Coyne*  
PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6374

SCALE: 1" = 20'  
DATE: 1/23/2014  
DRAWN: JWR  
G.F. NUMBER: N/A  
JOB NO. 13-0184

SURVEY OF A PORTION OF LOT 1, BLOCK 7 OF SOUTHERN OAKS, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CITY	COUNTY	STATE
HOUSTON	HARRIS	TEXAS

## DEVELOPMENT PLAT VARIANCE

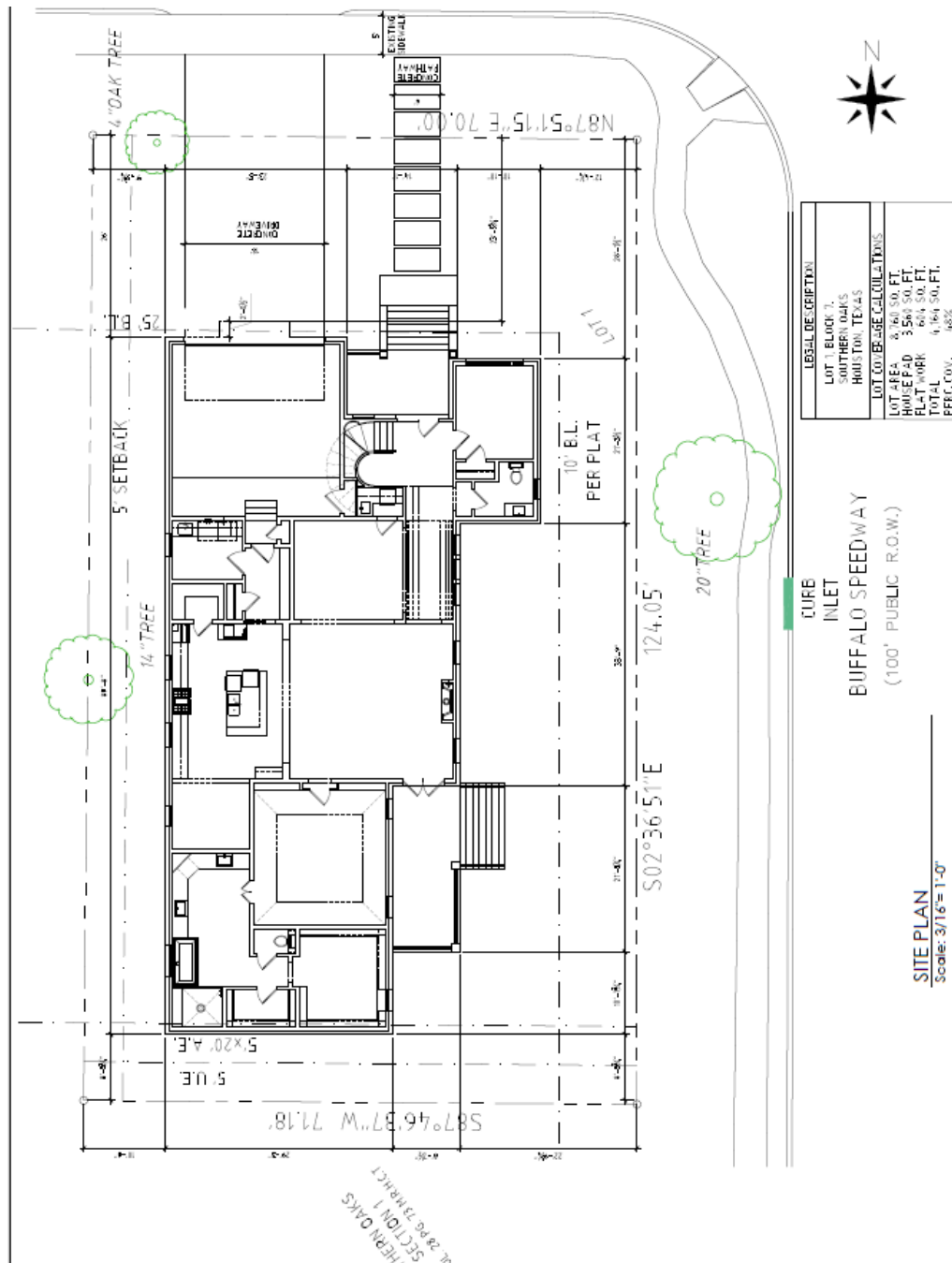


DEVELOPMENT PLAT VARIANCE



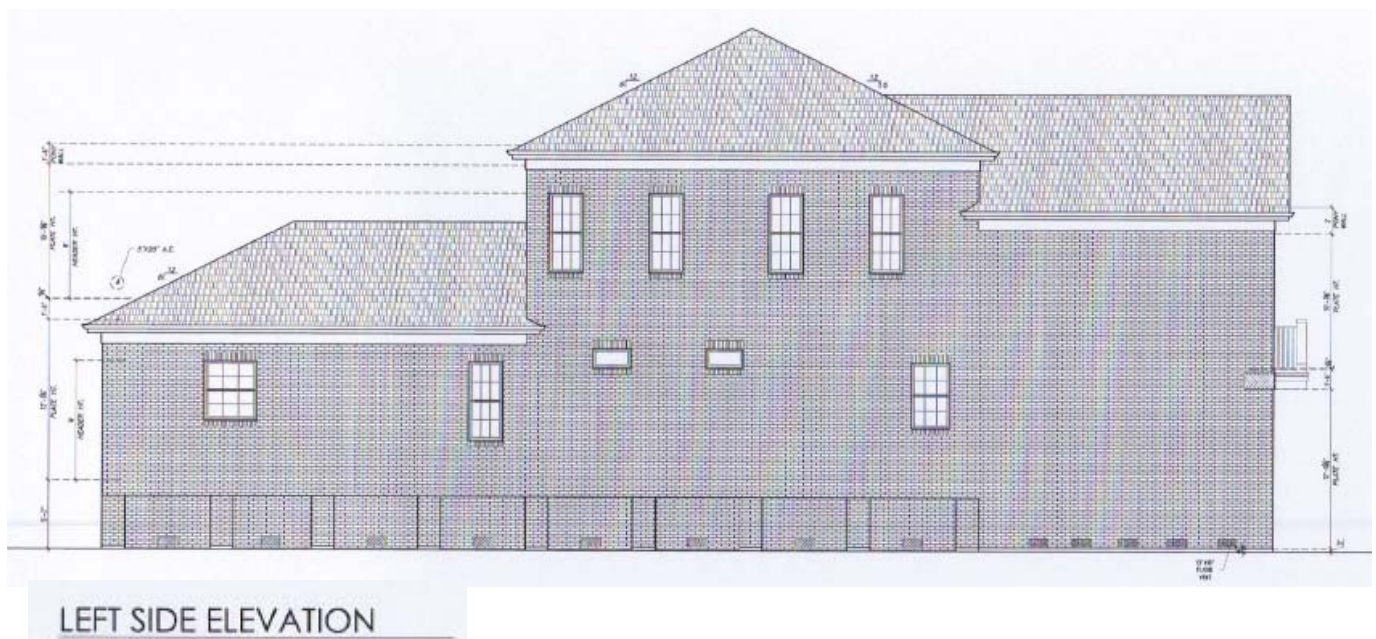
**ITEM: 160**  
Meeting Date: 8/07/2014

**SITE PLAN 2**  
BLUE BONNET BLVD.  
(60' PUBLIC R.O.W.)



## DEVELOPMENT PLAT VARIANCE

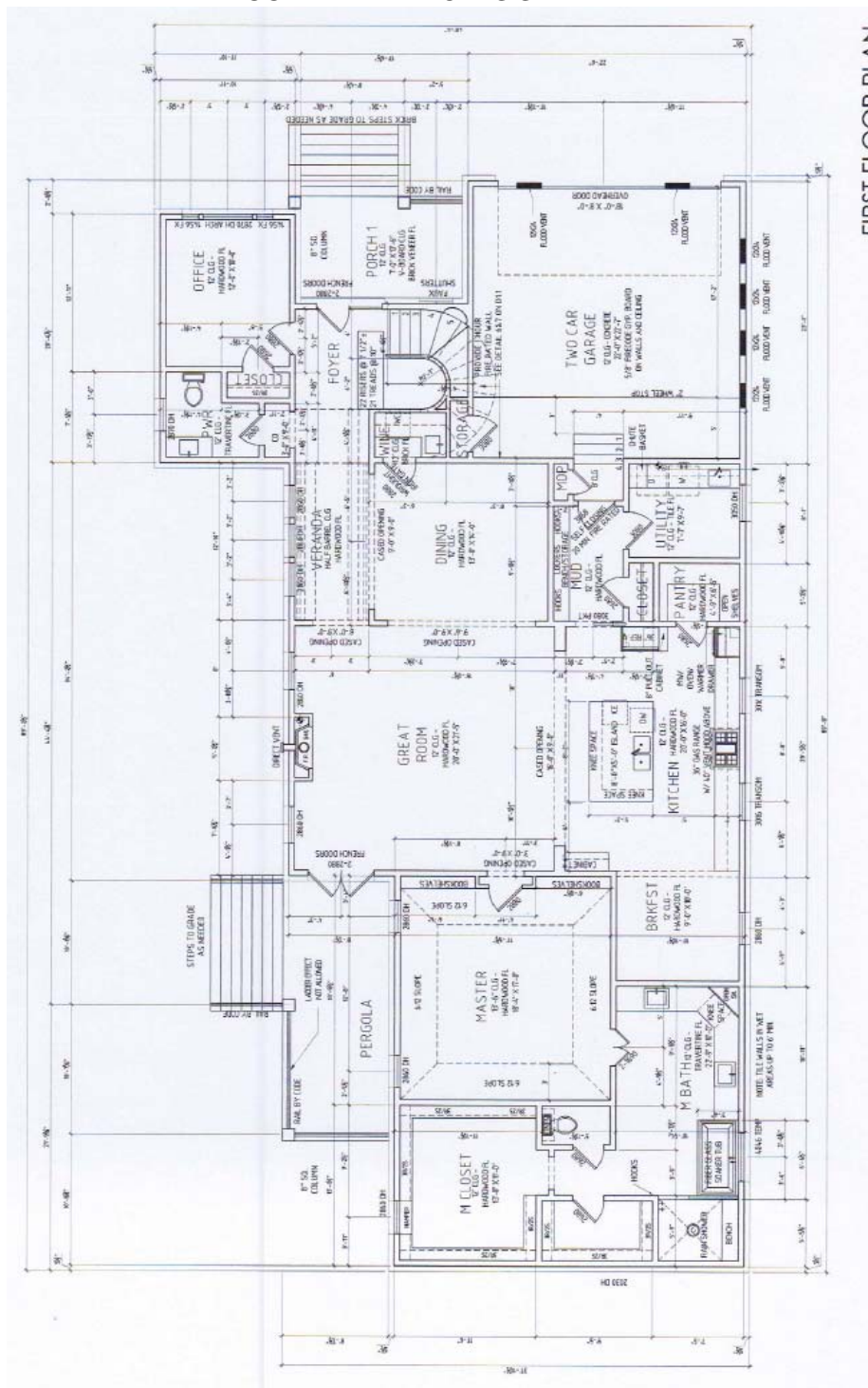
**ELEVATION MATCH SITE PLAN 1**



**DEVELOPMENT PLAT VARIANCE**



## FLOOR PLAN MATCHES SITE PLAN 1



# DEVELOPMENT PLAT VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: 161**

Meeting Date: 8/7/2014

## VARIANCE REQUEST APPLICATION

*An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).*

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
RWBA	Robert W. Burnham, AIA	832-515-1868	architect-burnham@att.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
605 Silver Street	14012075	77007	5357	493K	H

HCAD ACCOUNT NUMBER(S):	0052120000005, -006
PROPERTY LEGAL DESCRIPTION:	Lots 5 & 6, Block 529, WR Baker Addition NSBB
PROPERTY OWNER OF RECORD:	Michael L. Blackburn
ACREAGE (SQUARE FEET):	0.2296 ac. (10,000 SF)
WIDTH OF RIGHTS-OF-WAY:	Silver St. - 50'; State St. - 70'
EXISTING PAVING SECTION(S):	Silver St. - 30'; State St. - 20'
OFF-STREET PARKING REQUIREMENT:	Project Complies
LANDSCAPING REQUIREMENTS:	2 street trees
LANDSCAPING PROVIDED:	2 street trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Commercial, 6,525 sf + 1,500 sf carport
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residential, 8,100 sf

### PURPOSE OF VARIANCE REQUEST:

To allow the repairs & modifications to existing construction that were approved in our COA to encroach in to the ordinance setback lines along Silver and State streets and the visibility triangle.

### CHAPTER 42 REFERENCE(S):

42-156: Collector and local streets – Single-family residential

Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- 1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street;

## DEVELOPMENT PLAT VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: 161**

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## 42-161: Visibility Triangles

The building line for property adjacent to two intersecting 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.

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# DEVELOPMENT PLAT VARIANCE



## APPLICANT'S STATEMENT OF FACTS

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

We have done nothing, and we propose nothing that we did not show on our approved drawings

This repair work is necessary to protect life and property, and there was no other technically feasible way to make these repairs. In fact, not only does this work comply with the applicable building codes, this work is necessary for our project to comply with the life safety and performance requirements outline therein (see Sec 33-241(e))

We also believe that this work complies with Chapters 33 and 42, and with the OSWPHD Design Guidelines

We have a Building Permit and a Certificate of Appropriateness (COA) that clearly show the work for this area. Furthermore, we discussed the details of our work at length with Marlene Gafrick and with the HPO (Diana DuCroz & Matt Kreigl).

Our repair work complies with Sec 33-237

A partial excerpt - A certificate of appropriateness is not required for the reconstruction of a noncontributing structure that is partially destroyed by damage not intentionally caused by the owner of the structure, only if the reconstruction is built within the same footprint, and has the same exterior features as the noncontributing structure. Our repairs meet these criterions.

There was no physical way to repair the joist seat and masonry wall without temporarily removing the existing steel joist. Of course, we already re-installed the steel joists in their original locations

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*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](mailto:planning.variances@houstontx.gov).*

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

The rejection of this variance request would result in the loss of over 300 sf of floor space, would require the partial removal of the existing foundation, and would require the redesign and re-engineering of the plans, sections and elevations that the HPO, the Planning Commission and the Residential Permit Department have already approved. A rejection would reduce the value of the property, would delay construction for several weeks, would increase the cost of construction to the Owner, would violate current life safety and structural requirements adopted by the City of Houston, and would be contrary to what the City officials had agreed to with Mike Blackburn

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

If we are not permitted to make the repairs to the existing load bearing, masonry wall on the north side, then the building will be structural instable, will represent an immediate and serious threat to life safety, and it will not comply with the current building codes.

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

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## DEVELOPMENT PLAT VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: 161**

Meeting Date: 8/7/2014

The degradation of the exterior wall assembly is due to age, and is not a result of changes or errors by the Owner or his contractor

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

As required by the OSWPHD Design Guidelines and Chapter 33, the Historic Preservation Ordinance, the appearance of the exterior of the building has not been changed by the repair work. We designed it, and we will build it compatible with the materials and the character of the OSWPHD and per the approved COA

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

To the contrary, this variance will promote and protect the public health, safety or welfare

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

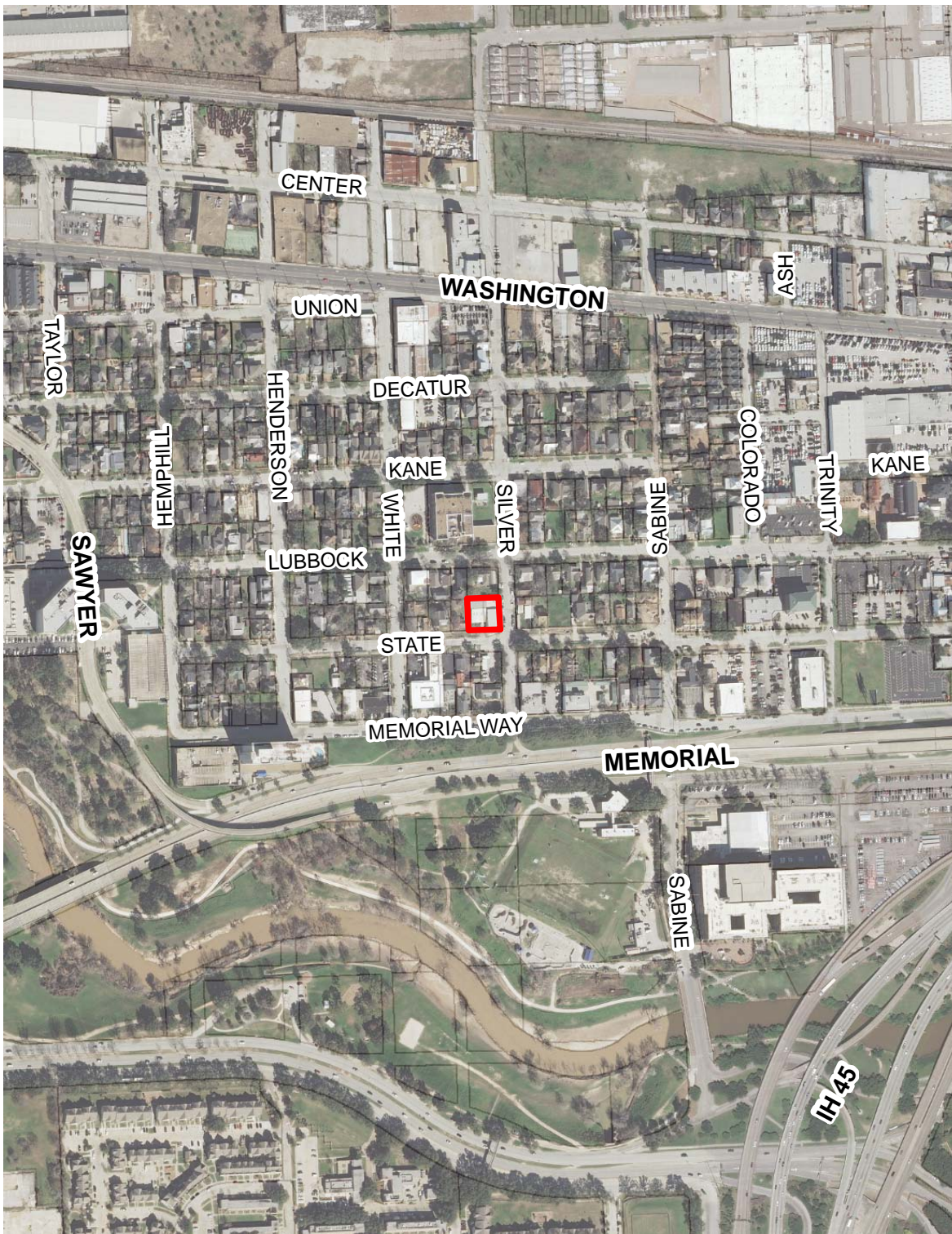
Although there would be a significant economic impact if this variance is denied, the primary impact will be to life safety and to the structural integrity of the existing structure.

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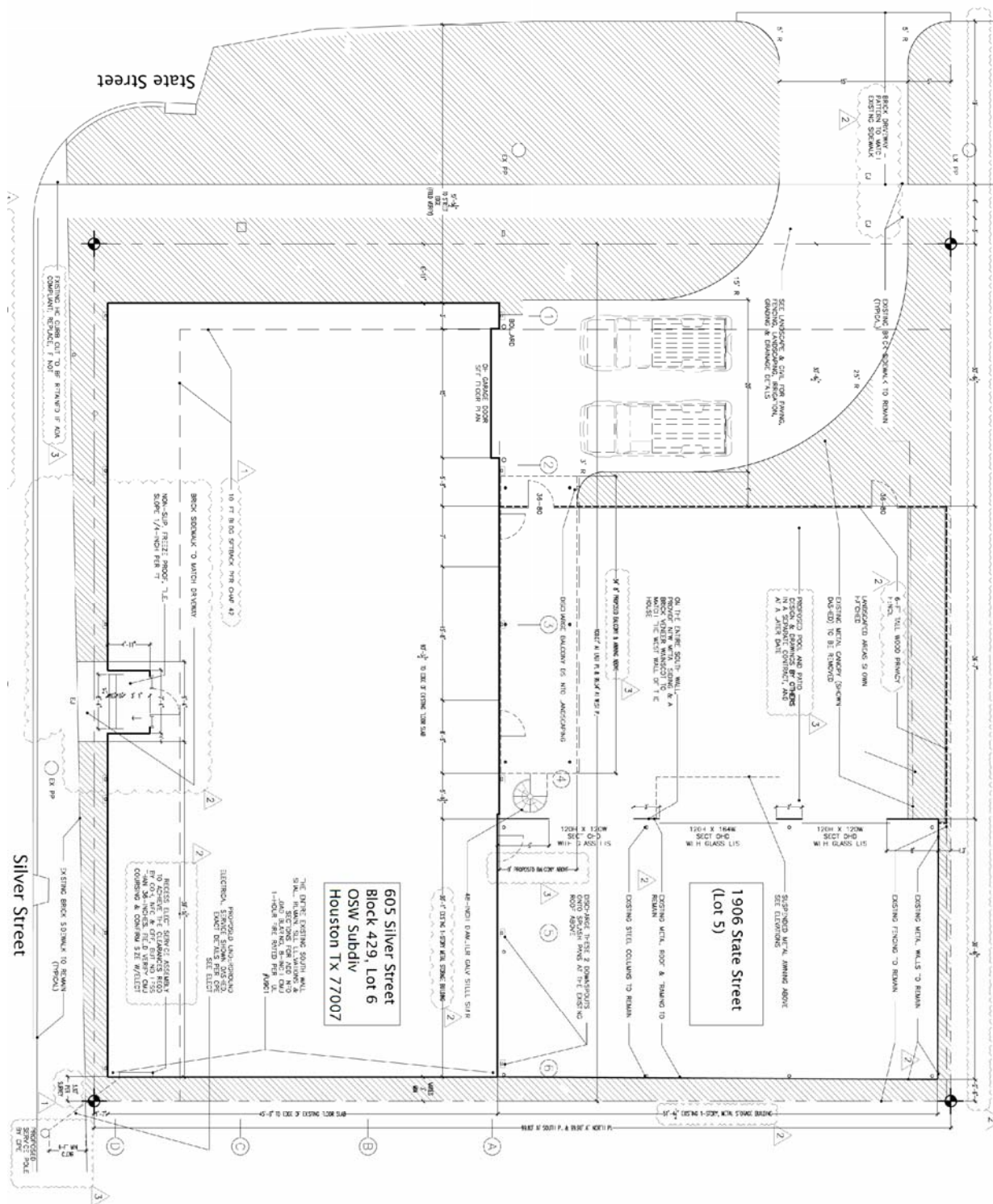
## DEVELOPMENT PLAT VARIANCE



## DEVELOPMENT PLAT VARIANCE



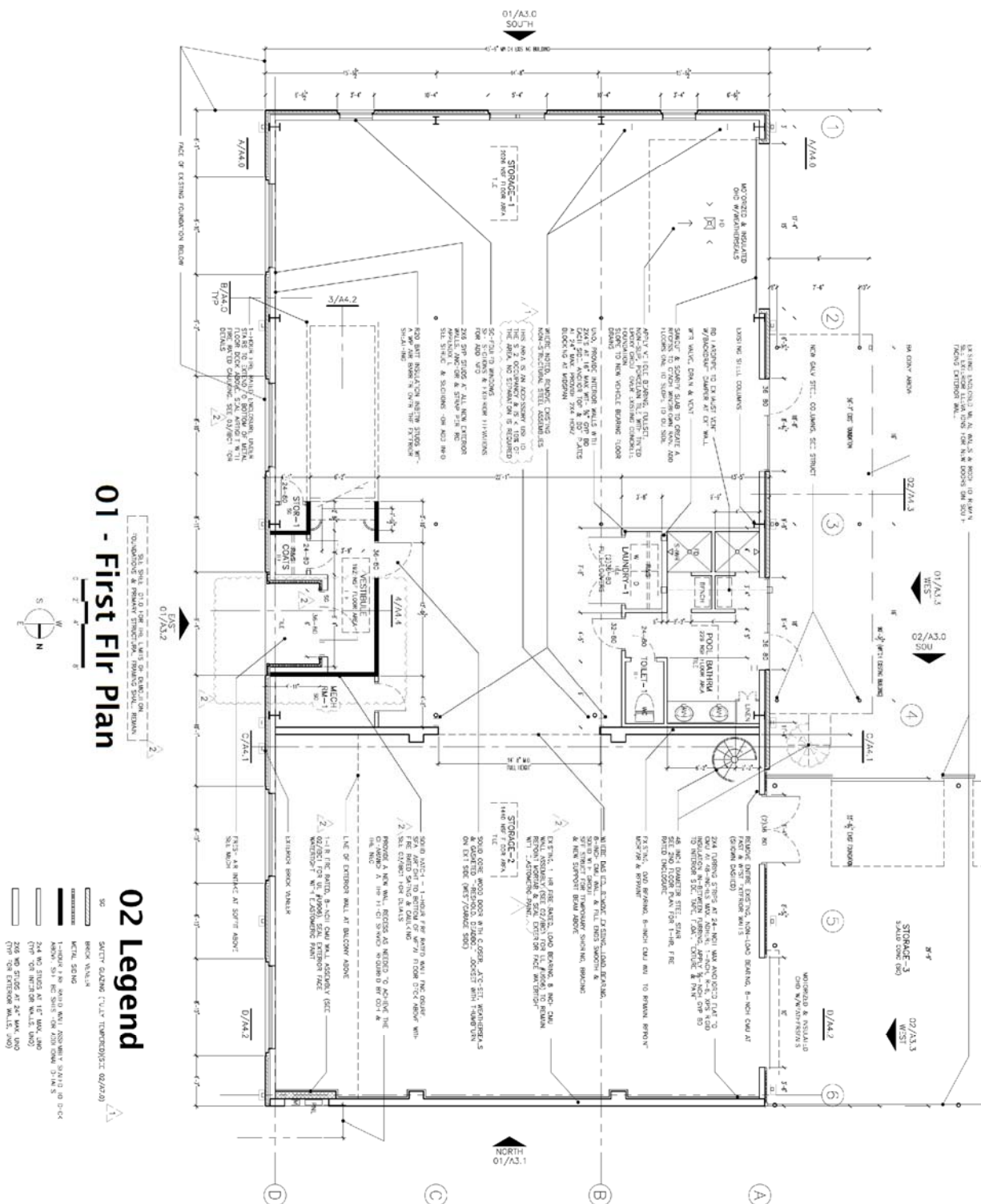
## DEVELOPMENT PLAT VARIANCE



## DEVELOPMENT PLAT VARIANCE



**ITEM: 161**  
Meeting Date: 8/7/2014



# DEVELOPMENT PLAT VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: III**

Meeting Date: 8/7/2014

## VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@cityofhouston.net](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
HISD	Kedrick Wright	(713)556-9329	kwright7@houstonisd.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1601 Broadway St.	14079681	77012	5655	535F	I

<b>HCAD ACCOUNT NUMBER(S):</b>	See Attached List of 54 HCAD Account Numbers for Site
<b>PROPERTY LEGAL DESCRIPTION:</b>	All of Block 1 of Shermandale Addition, Vol. 572, Pg. 210, H.C.D.R.; All of Blocks 5 and 6 of Smith Furniture Company Addition No. 1, Vol. 2, Pg. 40, H.C.M.R.; All Lots 1, 2 and portion of Lot 5, 6 and 7 Block E, Smith and Gibbons Addition, Vol. 2, Pg. 54, H.C.M.R.; and Lots 1 thru 14, Block 1 and All of Block 3 and 5, Daly Place, Vol. 6, Pg. 35, H.C.M.R.
<b>PROPERTY OWNER OF RECORD:</b>	Houston Independent School District (HISD)
<b>ACREAGE (SQUARE FEET):</b>	18.8788 Acres (822,369 Square Feet)
<b>WIDTH OF RIGHTS-OF-WAY:</b>	Harding St. (50' ROW); Woodruff St. (50' ROW), San Saba St. (50' ROW); Broadway St. – 75'; SH 225 (ROW Varies)
<b>EXISTING PAVING SECTION(S):</b>	Harding St. – 22'; Woodruff St. – 32', San Saba St. – 19'; Broadway St. (124' ROW); SH 225 – 46' (ramp)
<b>OFF-STREET PARKING REQUIREMENT:</b>	642 Spaces (with 284 bicycle spaces)
<b>OFF-STREET PARKING PROVIDED:</b>	424 Spaces
<b>LANDSCAPING REQUIREMENTS:</b>	Meets Requirements
<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>	390,000 sf
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>	280,000 sf
<b>PURPOSE OF VARIANCE REQUEST:</b>	To request a reduction in the number of off-street parking spaces provided at the new Milby High School.
<b>CHAPTER 26 REFERENCE(S):</b>	Sec. 26-492. Parking spaces for certain types of use classifications. Class 5. Religious and Educational: c) School (public, denominational or private): 3. Senior high school – 1.0 parking space per every 3 occupants

## OFF-STREET PARKING VARIANCE



## APPLICANT STATEMENT OF FACTS

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

Houston Independent School District (HISD) 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 642 off-street parking spaces would prevent the new Milby HS from having a regulation baseball field, a competition track and a multi-purpose athletic field, which are part of the Physical Education and Athletic programs. These exclusions would prevent the new Milby HS from having comparable athletic and Physical Education facilities to other new high schools in HISD. HISD is requesting a reduction in the required number of off-street parking spaces from 642 to 424 at Milby High School. This request is based on the projected parking needs of the new school. Based on historical parking requests from students, demographic analysis of the current student population, development projections of the surrounding area and demographic analysis of the surrounding community, HISD feels 424 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 provide 424 off-street parking spaces.

### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

To provide the required 642 spaces will eliminate the available open space for athletic fields. HISD will not have adequate on-site area to provide comparable athletic and P.E. facilities as compared to other schools within the District. Specifically, Milby will not have a regulation sized baseball field or a competition track.

**(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;**

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.

The granting of this variance will allow HISD to provide adequate number of off-street as needed based on historical use of current spaces as provided for in Chapter 26-493.

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

## OFF-STREET PARKING VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: III**  
Meeting Date: 8/7/2014

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Current Parking Spaces	Parking Spaces Used
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	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
Milby HS	Science Institute	1960	400	350	250	18%	85	4%	1525	78%	190	424	295

Milby High School currently has 400 magnet transfers and 250 ride the HISD Bus to school.

Milby High School is served by three Metro stops on Broadway Street. 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 424 spaces in lieu of the ordinance required amount.

Projected Transportation Requirements for new campus													
School Name	Maximum Enrollment	Magnet Enrollment	HISD Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking spaces required	Event parking*	Total spaces required
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity			
Milby High School	2,000	400	360	250	18%	102	5%	1,540	77%	210	312	112	424

\*Event parking for auditorium requires 167 spaces. Events using the auditorium by visitors to campus will occur after school hours. We are providing 80 spaces as a buffer in case of overlap of use by school and after hours event.

**(3) The intent of this article is preserved;**

The intent of this article would be preserved to provide adequate off-street parking for renovated school and prevent overflow street parking in the surrounding community.

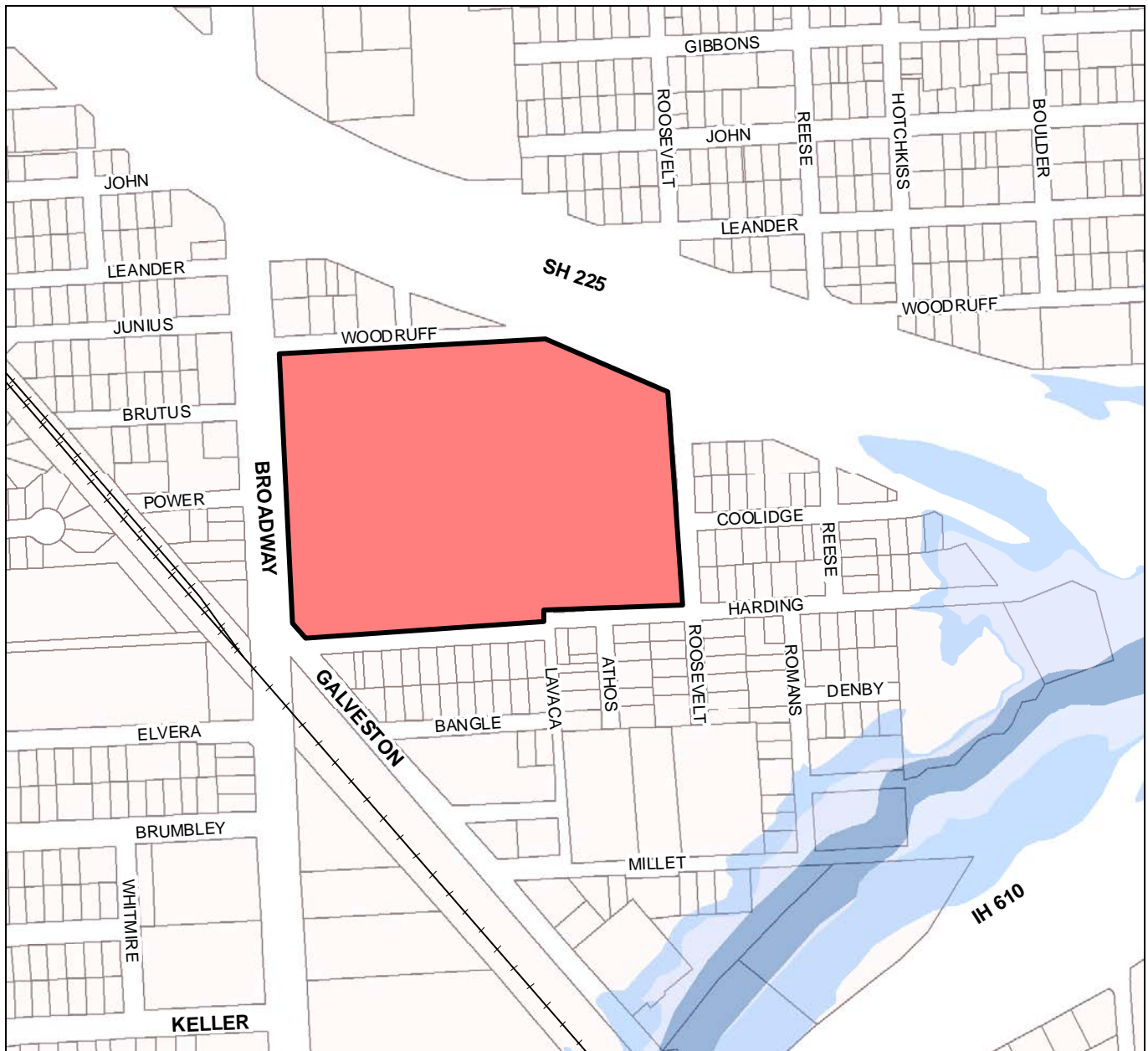
**(4) The parking provided will be sufficient to serve the use for which it is intended;**

Detailed historical data (last 10 years) provided by Milby High School Principal indicates the student population has been between 1,950 to 2,200 students and staff of 180 to 220 employees. Student parking records for the past 4 years indicates an average of approximately 79 students per school year is driving to Milby High School. This suggest if all 220 staff employee plus 79 students (299 total) drive to school the 424 parking spaces provided is sufficient to serve this campus. Provides 40% more spaces than is historically needed. Milby High School is served by Metro stops on Broadway. Per the principal, majority of students either walk to school or drop-off or picked up by parents.

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

HISD will provide sufficient parking spaces as shown in Statement 4 while allowing additional open spaces to be developed as needed. The parking will be conveniently distributed to prevent parking on the surrounding streets.

## OFF-STREET PARKING VARIANCE



## OFF-STREET PARKING VARIANCE



## OFF-STREET PARKING VARIANCE



Department of Public Works & Engineering  
Planning & Development Services Division

**REQUEST FOR A REDUCED OCCUPANT LOAD  
FOR AN EDUCATIONAL OCCUPANCY**

**City of Houston**

The purpose of this form is to calculate an **actual** occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the **design occupant load**. Once the code review is approved the **actual** value will be used to correlate the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

**PART I. APPLICATION - Use the instructions in Part II, to help complete this form.**

General Information			
1. School Name: <b>Milby High School</b>		4. Date: <b>07/10/2014</b>	
School District: <b>Houston ISD</b>			
2. Contact Name: <b>Bill Dwyer</b>		5. Phone: <b>713 426 7443</b>	Fax: <b>713 850 7308</b>
District Representative: <b>Kedrick Wright</b>		Phone: <b>713 556 9329</b>	Fax: <b>?</b>
3. Project Address: <b>1601 Broadway, Houston, TX. 77055</b>		6. Project Number:	<b>?</b>
Mailing Address: <b>3200 Center Street, Houston, TX. 77007</b>			
Occupant Load Calculation.			
7. Number of Buildings: (1 unless Temporary Buildings)	<b>1</b>	10. Total TEA student allocation per building:	<b>2000</b>
8. Number of Classrooms:	<b>76</b>	11. Assigned School Staff per building:	<b>+ 140</b>
9. Design Occupant Load:	<b>8149</b>	12. Additional Occupant Load: **Optional**	<b>+ 0</b>
<b>District Representative Signature Required</b>		13. Actual Occupant Load:	<b>= 2140</b>

**Comments and Explanations – Please list any additional information to assist with approval**

**PART II. DEFINITIONS AND INSTRUCTIONS**

**Definitions:** Use these definitions to help with the terms in Part I of the form.

TEA - The Texas Education Agency.

DESIGN OCCUPANT LOAD -The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.

ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

**Instructions:** Use these line-by-line instructions to help complete Part I of the form.

1. Enter the name of the school and district for which the request is being made.
2. Enter the contact name of the person requesting the occupant load reduction and that of the district representative.
3. Enter the project address as it appears on the building permit application. Enter mailing address.
4. Enter today's date.
5. Enter the phone and fax # for the contact person (the first person in box 2). Enter the phone and fax # for the district rep.
6. Enter the City of Houston project number.
7. Enter the total number of buildings. Only 1 building allowed per request, unless they are temporary buildings.
8. Enter the number of classrooms.
9. Enter the Design Occupant Load, calculated by Section 1003.2.2.2 of the Building Code.
10. Enter the value assigned by TEA.
11. Enter the number of staff assigned to this school by the district.
12. This is an optional additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box.
13. Enter the sum of boxes 10, 11, and 12 (if used).

**FOR OFFICE USE ONLY**

Approving Initials: \_\_\_\_\_

Building Official: \_\_\_\_\_

Date: \_\_\_\_\_



# Milby High School

## Science Institute Magnet

### Campus Population

#### Membership: Snapshot 2013

Living in Zone	1,204	58%
Transfers In	885	42%
<b>Membership</b>	<b>2,089</b>	<b>100%</b>

#### Race/Ethnicity

American Indian	3	0%
Asian/Pac. Islander	4	0%
African-American	105	5%
Hispanic	1,953	93%
Multi-Racial	6	0%
White	18	1%
<b>Total</b>	<b>2,089</b>	<b>100%</b>

#### Economically Disadvantaged

Students	1,685	81%
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### Zone Population of Grades 9-12

#### Campus of Enrollment

HSID Students	1,477	85%
Yes Prep East End	56	3%
Houston Can Hobby	48	3%
Hou. Gateway Coral	37	2%
Yzaguirre School	35	2%
Sanchez HS	28	2%
Yes Prep Southeast	25	1%
KIPP Generations	8	0%
Deer Park HS	3	0%
Houston Heights	3	0%
Phoenix School	3	0%
Other Public Entity	9	1%
Not in Public School	0	0%
<b>Census Estimate</b>	<b>1,732</b>	<b>100%</b>

#### Change in Enrolled Students by Race/Ethnicity

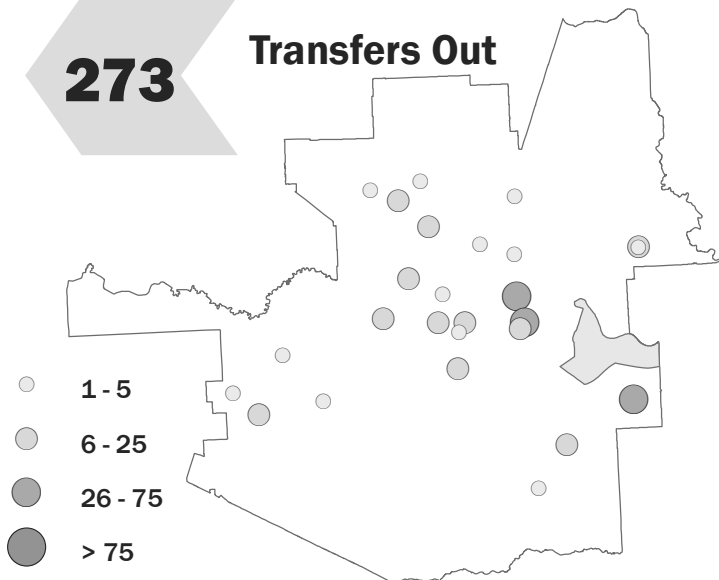
Grouping	2006	2011	2013	2-yr	7-yr
	Total	Total	Total %		
American Indian	0	4	0	0%	-100%
Asian/Pac. Islander	19	3	5	0%	-74%
African-American	31	19	31	2%	63%
Hispanic	1,644	1,470	1,429	97%	-13%
Multi-Racial	0	0	0	0%	-
White	20	15	12	1%	-40%
<b>Total</b>	<b>1,714</b>	<b>1,511</b>	<b>1,477</b>	<b>100%</b>	<b>-2%</b>

Economically Disadvantaged Students	Year	Students	% of All
	2006	1,306	76%
	2011	1,208	80%
	2013	1,185	80%

### Transfers within Houston ISD Campuses

**273**

#### Transfers Out



#### Receiving Campus

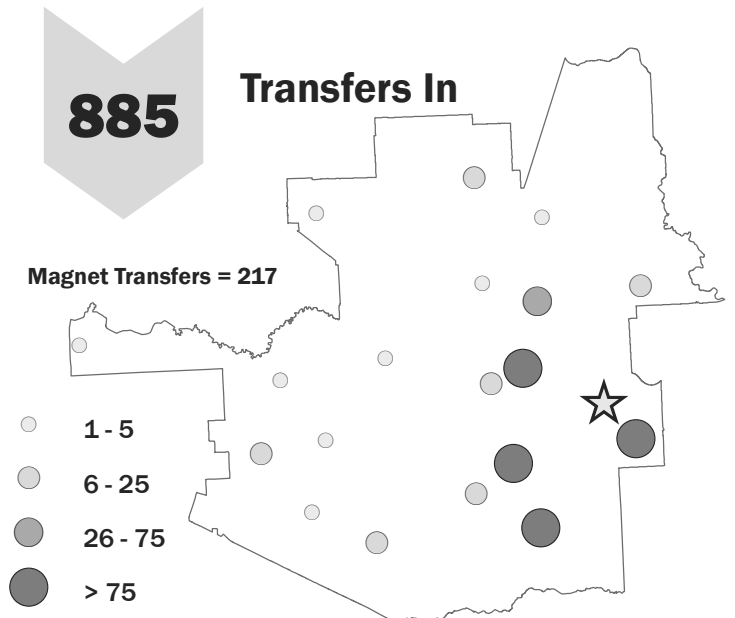
East Early Ctg.	59
Chavez	42
Eastwood	29
Austin	24
Adv. Virtual	17
Mount Carmel	15
Reach	10
Int. Studies	10
DeBaKey	9
Lamar	9
Other	49
<b>Total</b>	<b>273</b>

#### Ethnicity of Transfers Out

American Indian	0%
Asian/Pac. Isld.	2%
African-American	3%
Hispanic	94%
Multi-Racial	0%
White	1%

**885**

#### Transfers In



**Magnet Transfers = 217**

#### Home Campus

Jones	263
Austin	205
Sterling	141
Chavez	126
Wheatley	39
Worthing	23
Furr	20
Yates	12
Houston	11
Madison	10
Other	35
<b>Total</b>	<b>885</b>

#### Ethnicity of Transfers In

American Indian	0%
Asian/Pac. Isld.	0%
African-American	9%
Hispanic	88%
Multi-Racial	1%
White	1%

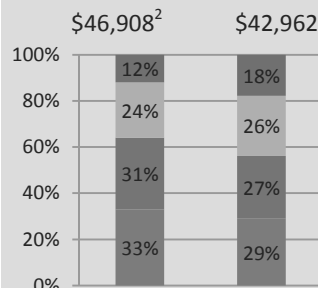
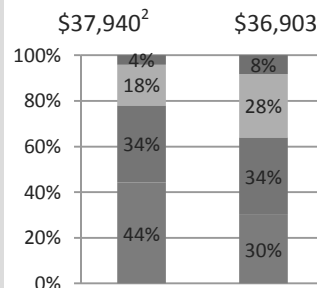
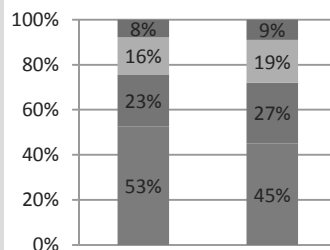
# Council District Profile



<b>Total Population</b>	
<b>Persons per Square Mile</b>	
<b>Race/Ethnicity</b>	
Non Hispanic White	
Non Hispanic Black	
Hispanic	
Non Hispanic Asian	
Other	
<b>Age</b>	
Under 5 Years	
5 to 17 Years	
18 to 64 Years	
Over 65 Years	
<b>Educational Status</b>	
■ Bachelor's or Higher	
■ Some College	
■ High School Diploma	
■ No High School Diploma	
<b>Language Spoken at Home</b>	
English Only	
Language other than English	
Spanish	
Other Languages	
<b>Housing Units</b>	
Total Housing Units	
Occupied	
Owner Occupied	
Renter Occupied	
Vacant	
<b>Household Income</b>	
Median Household Income	
■ Over \$100,001	
■ \$50,001 to \$100,000	
■ \$25,001 to \$50,000	
■ Under \$25,000	

Council District	
2000	2010
190,713	180,912
3,739	3,547

City of Houston	
2000	2010
1,953,631	2,100,263 <sup>1</sup>
2,946	3,167



<sup>1</sup> Revised by US Census Bureau  
<sup>2</sup> Adjusted for Inflation  
Source: US Census Bureau

## Council Office:

Robert Gallegos, Council Member  
Phone: 832-393-3011  
Email: districti@houstontx.gov

## District Landmarks:

William Hobby Airport  
Herman Brown Park  
George R. Brown Convention Center

## Special Districts:

Gulfgate TIRZ  
East Downtown TIRZ  
Harrisburg TIRZ  
Market Square TIRZ  
HCID #9  
East Downtown Management District  
Houston Downtown Management District  
Greater East End Management District

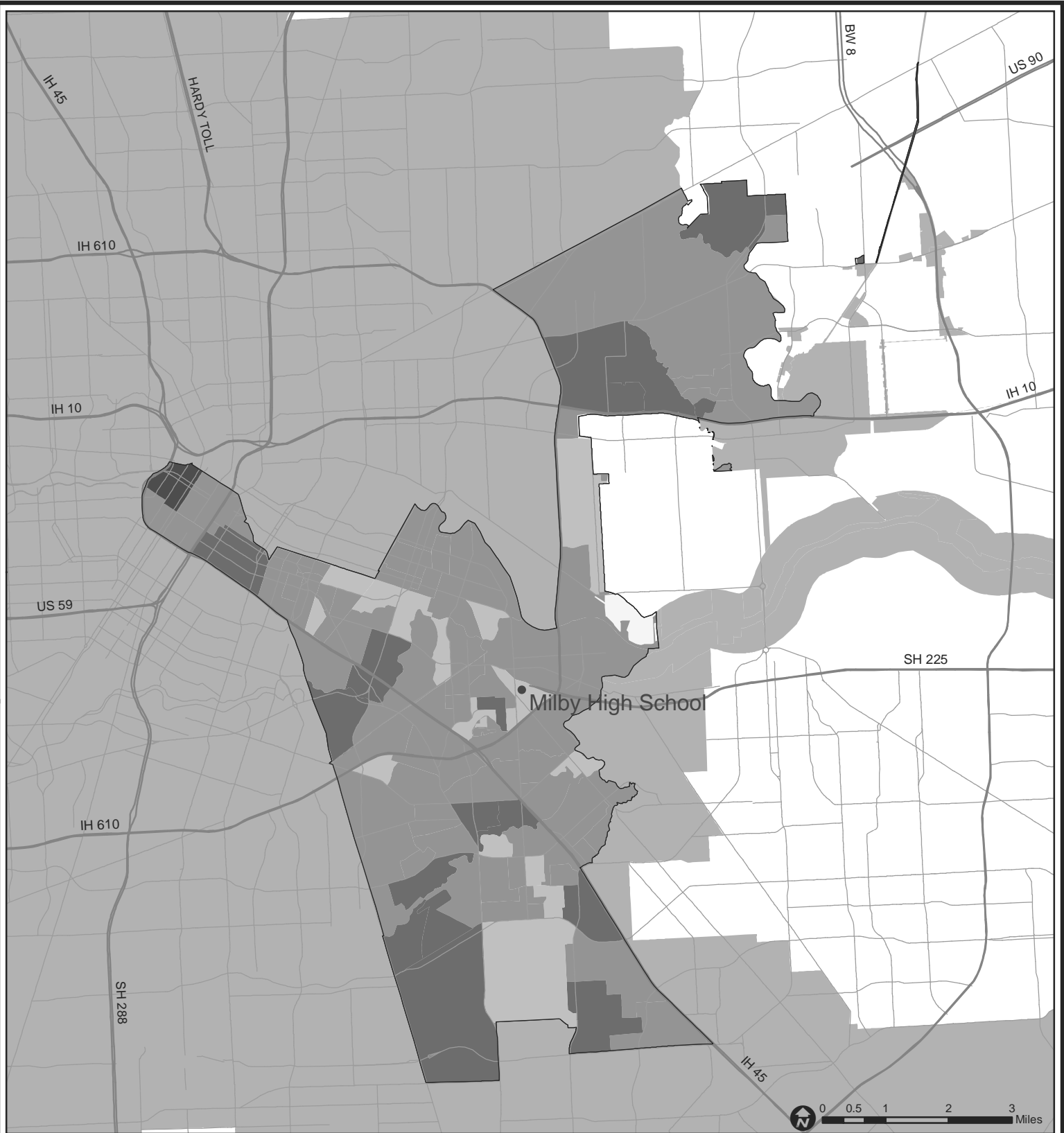
## Super Neighborhoods:

Clinton Park Tri-Community  
Downtown  
El Dorado / Oates Prairie  
Golfcrest / Bellfort / Reveille  
Greater Eastwood  
Greater Hobby Area  
Gulfgate Riverview / Pine Valley  
Harrisburg / Manchester  
Hunterwood  
Lawndale / Wayside  
Magnolia Park  
Northshore  
Park Place  
Pecan Park

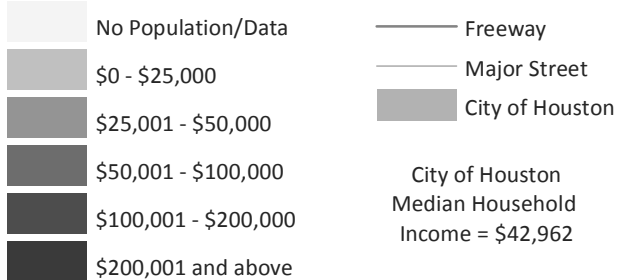
June 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**



## Council District I: Median Household Income



Source: City of Houston GIS Database, ACS 2010

Date: September 2012

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**



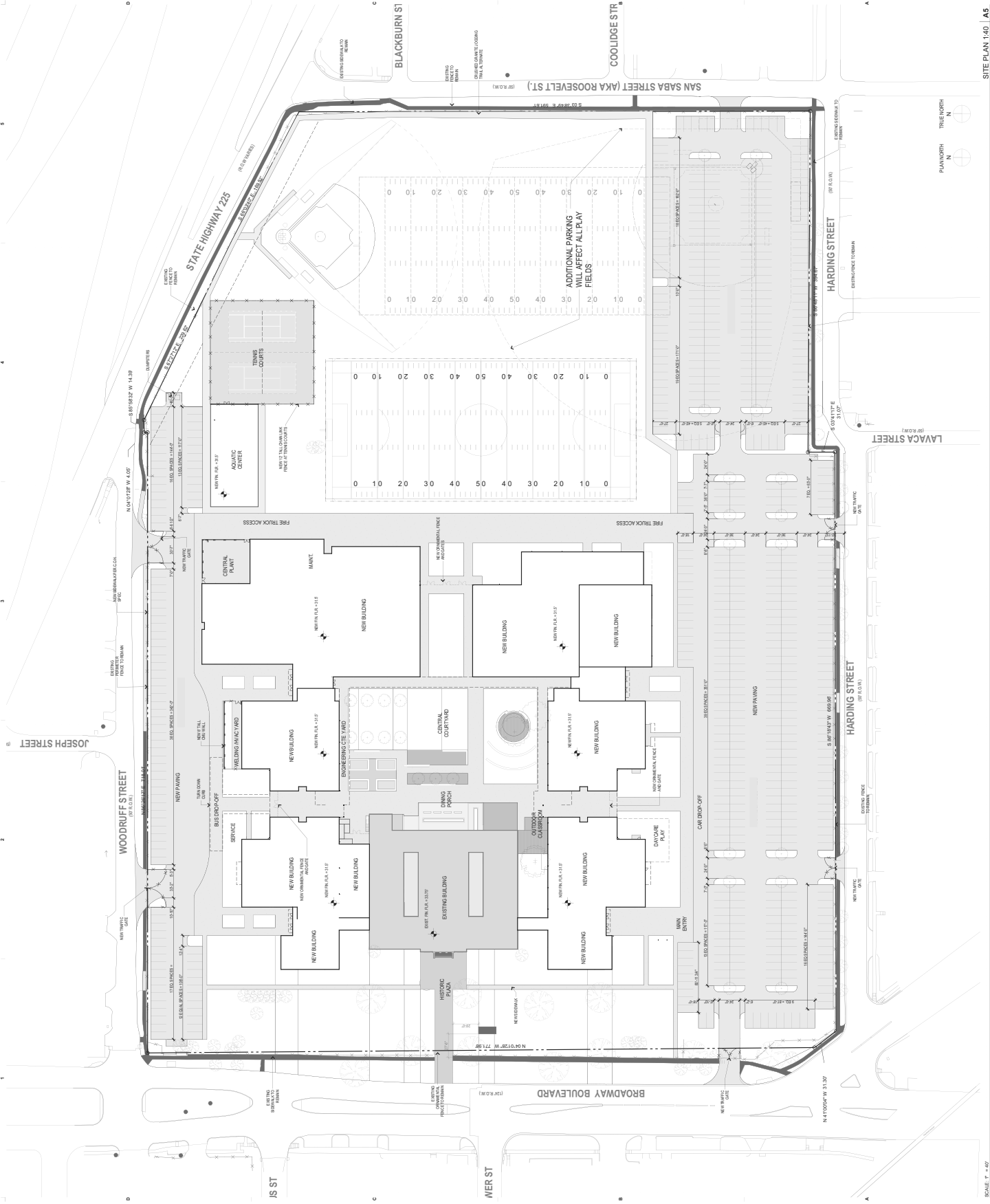
**CITY OF HOUSTON**

**Department of Public Works and Engineering  
Geographic Information & Management System (GIMS)**

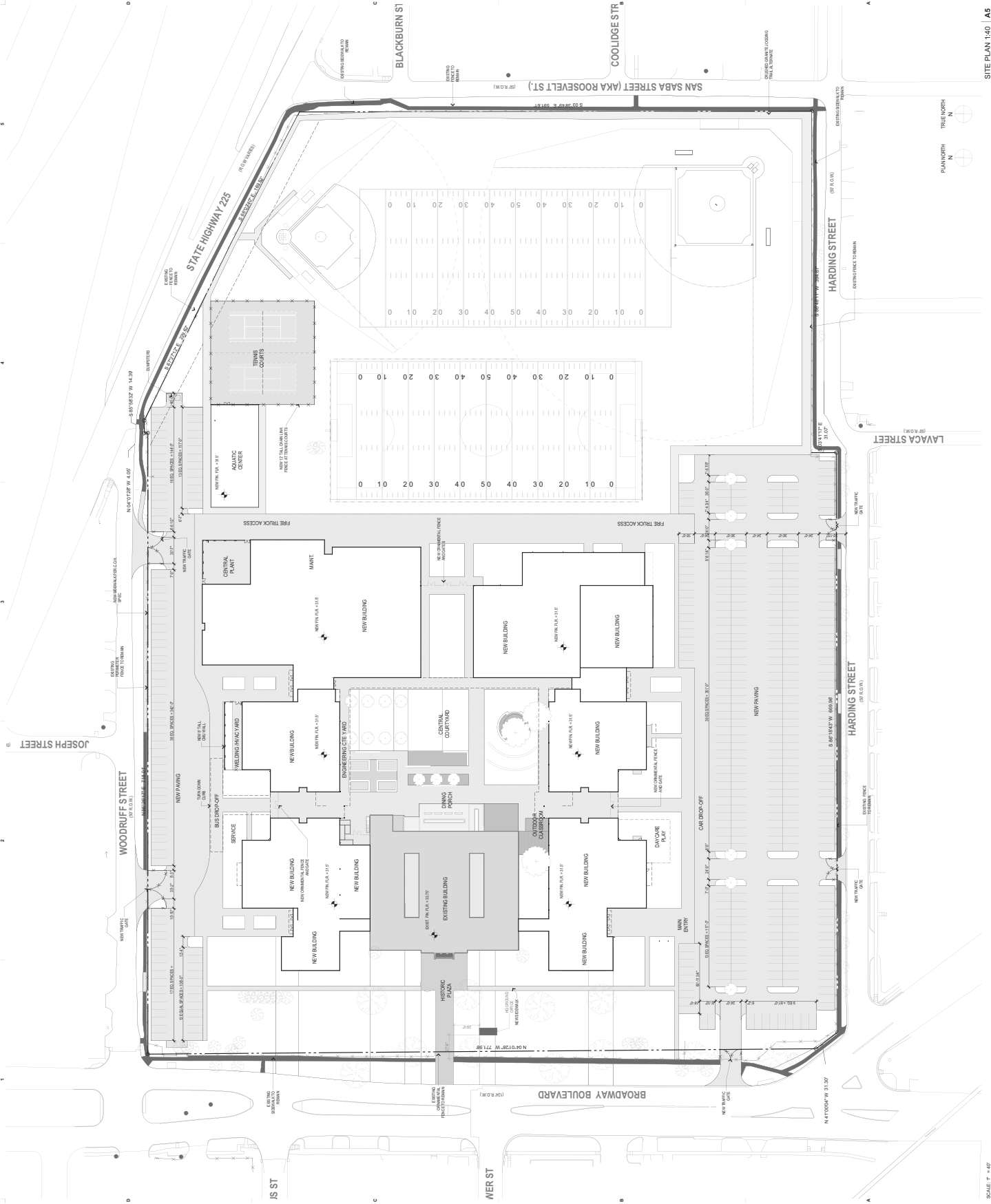
DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.  
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.  
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



1 inch = 100 feet



Ordinance required off-street parking



SCALE: 1" = 40'  
SITE PLAN 1:40 | A5

Variance requested off-street parking

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: IV**

Meeting Date: 08/07/2014

## VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@cityofhouston.net](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Houston Independent School District	Kedrick Wright	(713) 556-9329	kwright7@houstonisd.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10726 Mesa Dr Houston, TX	14073100	77078	5662	415V	B

HCAD ACCOUNT NUMBER(S):	0440240000625and 0040240000757
PROPERTY LEGAL DESCRIPTION:	Trs 39A, 39E-1, & 39F Abst 600 E Noland
PROPERTY OWNER OF RECORD:	Houston ISD
ACREAGE (SQUARE FEET):	269.206 Acres
WIDTH OF RIGHTS-OF-WAY:	Mesa Drive – 80'
EXISTING PAVING SECTION(S):	Mesa Drive – 50'
OFF-STREET PARKING REQUIREMENT:	450 spaces (with 200 spaces for bicycle parking)
OFF-STREET PARKING PROVIDED:	300 spaces
LANDSCAPING REQUIREMENTS:	Meets Requirement

EXISTING STRUCTURE(S) [SQ. FT.]:	Former vocational school recently demolished
PROPOSED STRUCTURE(S) [SQ. FT.]:	205,000 gross square feet (two story)

PURPOSE OF VARIANCE REQUEST:	To allow 300 on-site parking spaces instead of the required 450 spaces
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CHAPTER 26 REFERENCE(S):	Sec. 26-492. Parking spaces for certain types of use classifications. Class 5. Religious and Educational: c) School (public, denominational or private): 3. Senior high school – 1.0 parking space per every 3 occupants
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## OFF-STREET PARKING VARIANCE



## APPLICANT STATEMENT OF FACTS

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

The socioeconomics of this school population results in very few student drivers (currently 25 and projected to be fewer than 40). Providing spaces for each of the 95 staff, 39 driving students, and any visitors requires many fewer spaces than required by the ordinance. To facilitate learning function for these students, connection to daylight and views of natural environment is critical. Minimizing impervious surface on the site provides sustainability benefits (stormwater management in a flood plain, habitat preservation) and daylight and views (proven to improve learning results).

### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Providing the required off-street parking will unreasonably encroach upon the outdoor learning environment and natural landscape of the site. The location of the building on the site is heavily influenced by the location of the 100 year flood plain line. The design intent follows the ideals of a 21<sup>st</sup> century learning environment. The importance of allowing for views to undeveloped and undisturbed portions of the site is critical in maintaining a productive and stimulating learning environment. Additional and unnecessary parking will negatively affect our pursuit of the LEED credits for Site Development. These Credits include; the "Protect or Restore Habitat" credit and the "Maximize Open Space" credit.

**(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;**

All circumstances supporting the granting of this variance are that of natural (i.e. 100 year flood plain), regulatory (i.e. LEED credit requirements) and building use requirements (i.e. Outdoor learning and viewing environment). None of these circumstances were created or imposed by the applicant.

**(3) The intent of this article is preserved;**

We propose to honor the requirement of providing sufficient off-street parking at all times the building is in use or occupied by providing significantly more spaces than our research indicates will be necessary to serve students, staff/faculty and visitors.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

We propose to increase the North Forest High School student body from 960 students to 1,500 students. Our research indicates that of the 960 students who attend the existing high school across Mesa Drive, 25 of them drive currently. Increasing this number by a multiplier of 1.5625 (1500-960/960) we can anticipate

## OFF-STREET PARKING VARIANCE

# Houston Planning Commission

City of Houston Planning and Development Department



**ITEM: IV**

Meeting Date: 08/07/2014

39 student drivers. By providing 139 parking spaces for students and visitors we are providing more than three times the amount of parking spaces to student drivers. In addition to this we anticipate 90-95 staff and faculty. We have provided 159 staff and visitor spaces.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**  
We anticipate no negative effects on public health, safety or welfare as a result of the off-street parking provided. In fact, we anticipate positive effects based on preservation of the natural environment.
- (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.**

We believe this variance is necessary to accomplish the purposes stated.

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## OFF-STREET PARKING VARIANCE



## STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

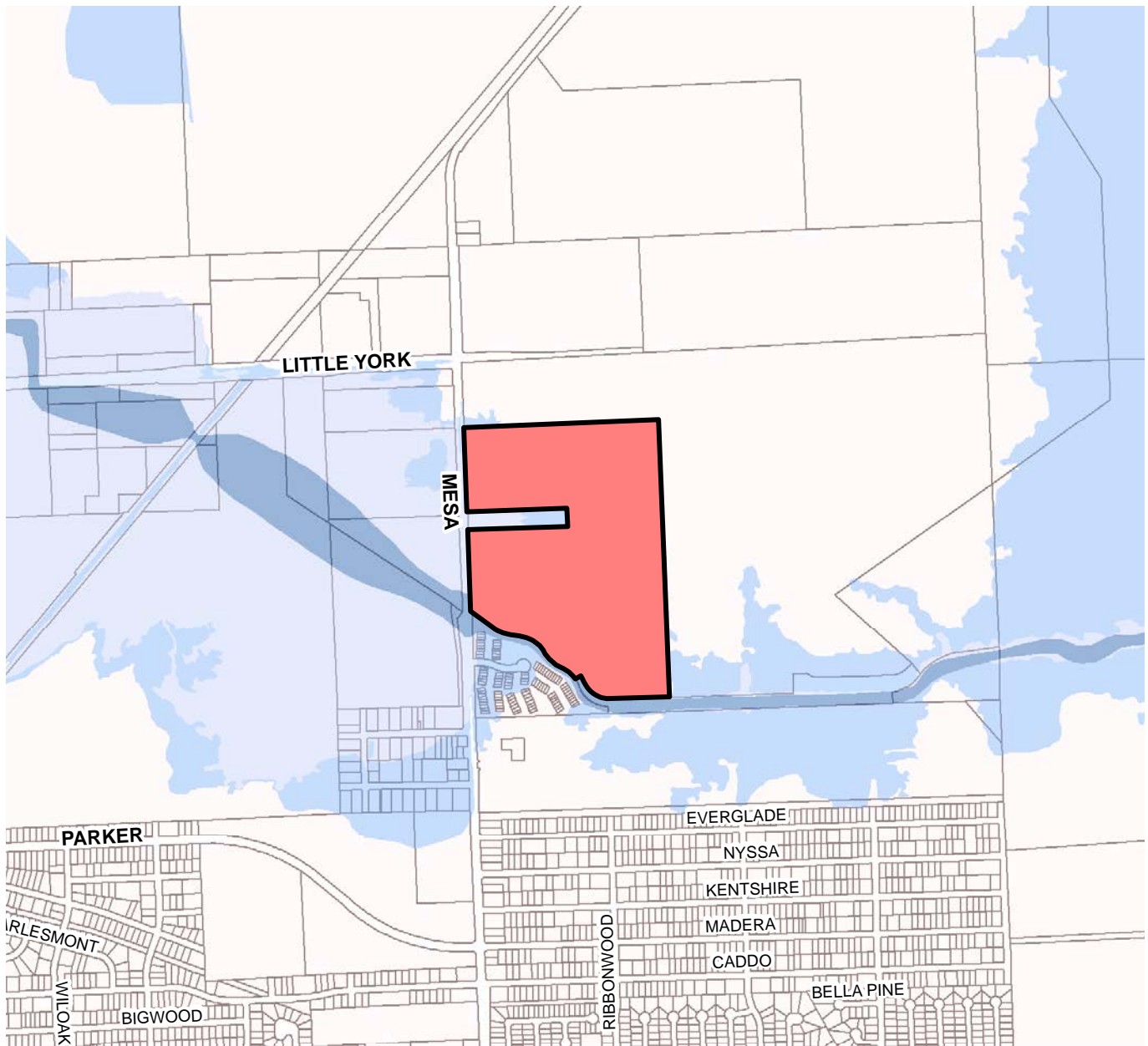
- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



Area Map



## OFF-STREET PARKING VARIANCE



Aerial



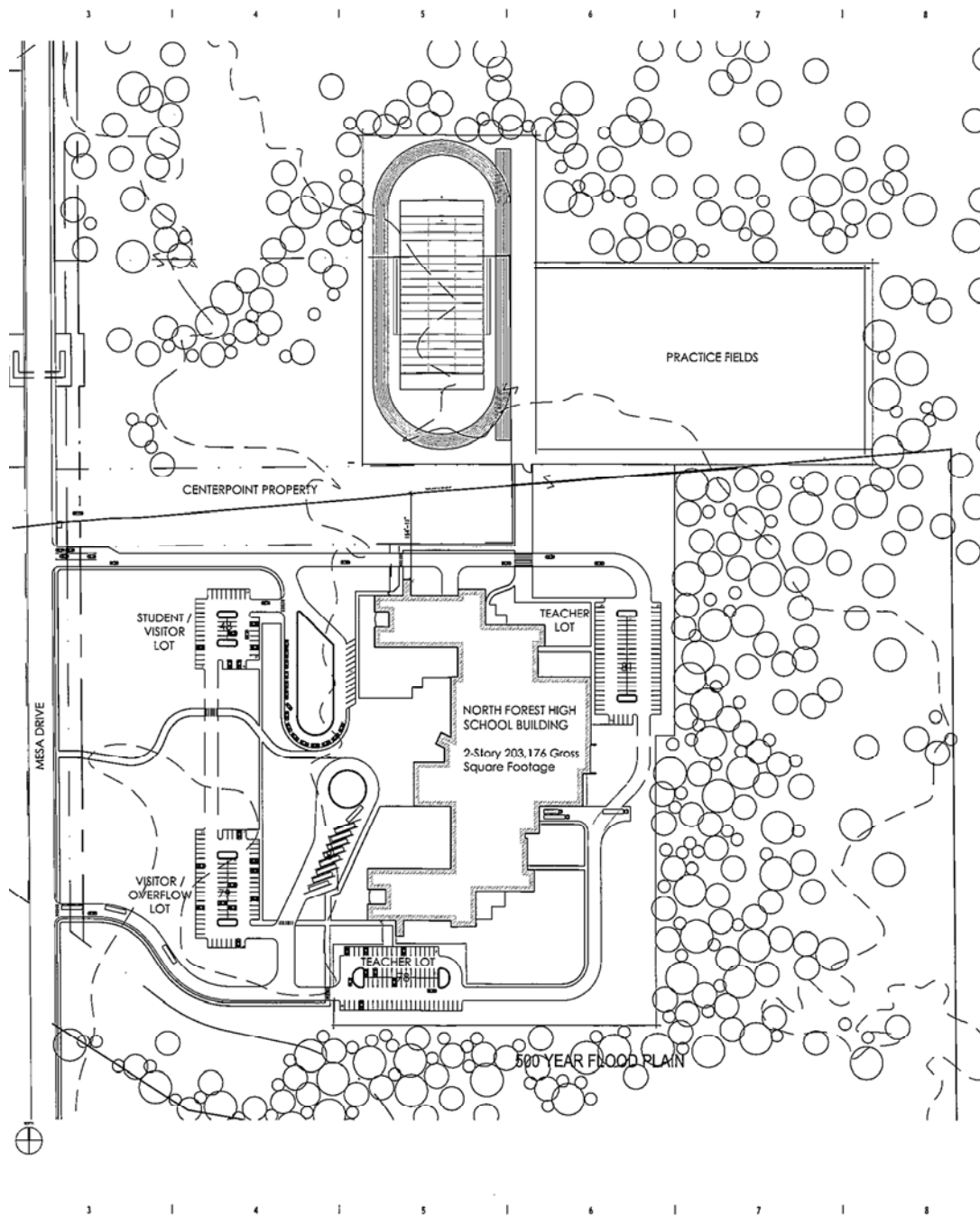
## OFF-STREET PARKING VARIANCE



# OFF-STREET PARKING VARIANCE



Proposed Site Plan



## OFF-STREET PARKING VARIANCE



## North Forest High School

### Campus Population

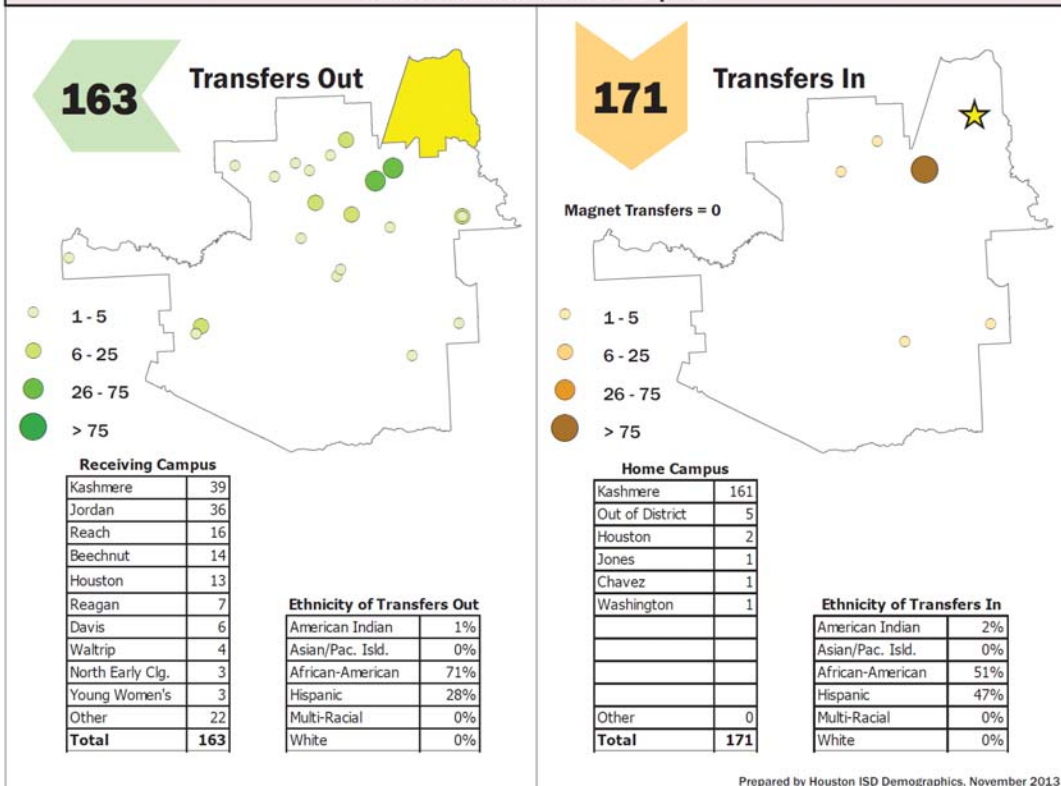
<b>Membership: Snapshot 2013</b>			
Living in Zone	860	83%	
Transfers In	171	17%	
<b>Membership</b>	<b>1,031</b>	<b>100%</b>	
<b>Race/Ethnicity</b>			
American Indian	14	1%	
Asian/Pac. Islander	1	0%	
African-American	674	65%	
Hispanic	332	32%	
Multi-Racial	1	0%	
White	9	1%	
<b>Total</b>	<b>1,031</b>	<b>100%</b>	
<b>Economically Disadvantaged</b>			
Students	899	87%	

### Zone Population of Grades 9-12

Campus of Enrollment			Change in Enrolled Students by Race/Ethnicity					
HISD Students	1,023	42%	Grouping	2006	2011	2013	2-yr	7-yr
Houston Can	95	4%	Total	Total	Total	%		
Kashmere HS	64	3%	American Indian	0	0	12	1%	100%
KIPP Generations	38	2%	Asian/Pac. Islander	0	0	1	0%	100%
Victory Prep	23	1%	African-American	0	0	702	69%	100%
Hou. Math-Sci. Tech	21	1%	Hispanic	0	0	298	29%	100%
Yes Prep N. Cen.	20	1%	Multi-Racial	0	0	1	0%	-
Macarthur HS	14	1%	White	0	0	9	1%	100%
Furr HS	9	0%	<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,023</b>	<b>100%</b>	<b>100%</b>
NorthShore HS	9	0%						
Washington B T HS	8	0%						
Other Public Entity	113	5%						
Not in Public School	972	40%						
<b>Census Estimate</b>	<b>2,409</b>	<b>100%</b>						

Economically Disadvantaged Students	Year	Students	% of All
	2006	0	-
	2011	0	-
	2013	893	87%

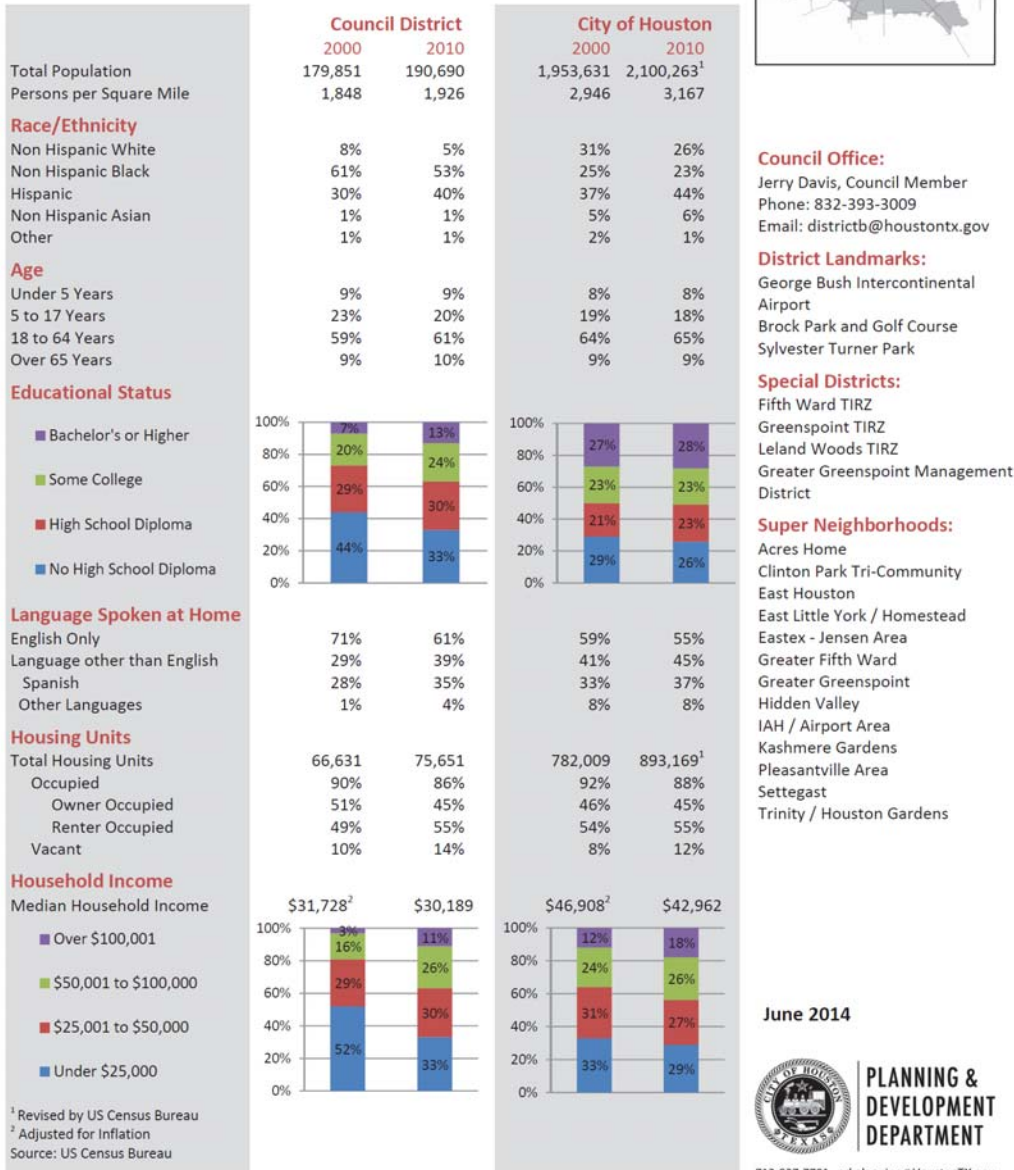
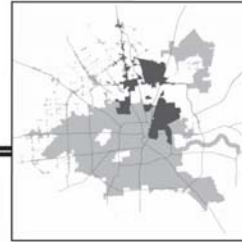
### Transfers within Houston ISD Campuses



# OFF-STREET PARKING VARIANCE



# B Council District Profile



# OFF-STREET PARKING VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: **V**

**MEETING DATE:** August 7, 2014

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
	000	77081	5155	531C	City

**NORTH OF:** Gulfton      **EAST OF:** S Rice Ave  
**SOUTH OF:** Westpark      **WEST OF:** Interstate 610

**APPLICANT:** Blue Moon Development Consultants

**ADDRESS:** 5205 S Rice Ave

**EXISTING USE:** Vacant

**PROPOSED USE:** 120 unit Marriott TownPlace Suites

**HOTEL / MOTEL APPLICATION DATE:** 7/11/14

**DIRECTOR DECISION:** Disapprove

#### **BASIS OF DECISION:**

Failed to comply with section 28-202 location requirements:

- (1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:
  - a. At least one major thoroughfare that is not a residential street;
  - b. The right-of-way of a limited access or controlled-access highway; or
  - c. A street or portion thereof that is not a residential street, that is striped or otherwise actually allows for at least four lanes of moving traffic, and that connects to a major thoroughfare that is not a residential street, provided that a hotel that is the result of the conversion of an existing apartment complex of 75 or more units to a suites hotel may be on a street or portion thereof that meets all the requirements of this item 28-202(1)c but that is a residential street.

**PRIMARY ENTRANCE LOCATION:** S Rice Ave

**PURPOSE OF REQUEST:** To allow the construction of a 120 unit Marriott TownPlace Suites to take primary access from S Rice Ave through an access easement.

**STAFF RECOMMENDATION:**

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** AUGUST 7, 2014

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: **V**

MEETING DATE: August 7, 2014

### CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

## HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Marriott TownPlace Suites

2. HOTEL / MOTEL ADDRESS: 5205 Southe Rice Blvd

3. PROJECT INFO.: File no.:  Survey:  Abstract no.:   
Lambert: 5155 Census Tract: 421101 School Dist.: Houston  
Key Map: 531 C Zip Code: 77081 City Council Dist.: J  
County: Harris Super Neighborhood.: 27  
Project number: 14067953

4. GEOGRAPHIC:

North of:  East of: South Rice Blvd  
South of: Westpark Tollway West of: West Loop 610

5. PROJECT DATA:

Total acreage: 7.87 Total no. of rooms: 120  
Total no. of suites:

6. CONTACTS:

Owner: Galleria FIS, Ltd  
Address: 425 Soledad Suite 400 Phone: 210-446-3180 Fax:   
City: San Antonio State: Tx Zip: 78205  
Applicant: Blue Moon Development Consultants  
Address: 603 Lovett Phone: 281-796-9996 Fax:   
City: Cleveland State: Tx Zip: 77327  
Email: ordener@att.net

7. SUBMITTAL REQUIREMENTS

HM

Completed Application form	<input type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input type="checkbox"/>
Title information	<input type="checkbox"/>
Land use parcel map	<input type="checkbox"/>
Copy of the application for building permit with project number	<input type="checkbox"/>
Filing fee (\$206.46 & \$25.00 non refundable service fee payable to "City of Houston")	<input type="checkbox"/>
One copy of the site plan	<input type="checkbox"/>
Landscape Analysis form	<input type="checkbox"/>
Off-street Parking Calculation form	<input type="checkbox"/>

Applicant Signature

Date

Hot\_mot

07/31/14

## PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 7, 2014

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: **V**

MEETING DATE: August 7, 2014

1

### CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT

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## HOTEL/MOTEL VARIANCE FORM

Building Permit Number \_\_\_\_\_

Blue Moon Development Consultants for

Applicant: Vikas Desai

Phone: 281-796-9996

Address: 603 Lovett, Cleveland, Texas

Zip Code: 77327

Site Address: \_\_\_\_\_

Date Disapproved: \_\_\_\_\_

Statement of the specific provision of the article from which the variance is requested:

***Sec. 28-202(a) It shall be unlawful for any person to construct any new hotel...unless the following conditions are met:***

***(1) The tract on which the hotel is to be located shall have direct frontage on and take primary access from:***

- a. The right-of-way of a limited-access or controlled-access highway, or***
- b. A street or a portion thereof that is not a residential street, that is striped or otherwise actually allows for at least four lanes of moving traffic, and that connects to a major thoroughfare that is not a residential street***

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

SEE ATTACHED

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

### FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Department Representative

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## PLANNING COMMISSION ACTION

DECISION:        VARIANCE GRANTED        VARIANCE DENIED

DATE: AUGUST 7, 2014

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: **V**



MEETING DATE: August 7, 2014

Blue Moon Development Consultants  
603 Lovett  
Cleveland, Texas 77327  
281-796-9996

The proposed 120-unit Marriott hotel will comply with the requirements of the hotel/motel ordinance except that it 1) takes access through a private commercial street rather than a public street. The pertinent ordinance section is:

*Sec. 28-202(a) It shall be unlawful for any person to construct any new hotel...unless the following conditions are met:*

*(1) The tract on which the hotel is to be located shall have direct frontage on and take primary access from:*

*b. A street or a portion thereof that is not a residential street, that is striped or otherwise actually allows for at least four lanes of moving traffic, and that connects to a major thoroughfare that is not a residential street*

\*\*\*\*\*

#### More Basic Information:

The hotel is part of an over-all development being platted as Uptown Crossing Retail, Sections 1 & 2 (so far). The Uptown Management District (HCID 1) has been extended southward to include this and surrounding tracts to encourage retail development in the area. One or more hotels of the caliber proposed in this part of the management district is a goal of that expansion.

#### The Variance Requests:

We, respectfully, request a variance from Houston Planning Commission to allow the proposed 120 unit Marriott hotel to be constructed taking primary access from the commercial private street. The ordinance authorizes the commission to grant a variance using the criteria italicized in the following arguments.

*1) The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and*

The developer of the overall project being platted as Uptown Crossing Retail, Sections 1 & 2 wants a quality hotel of this size within his project. His overall plan calls for the said hotel to be located toward the rear of the property. The desired location does not have street frontage. It does have easement access to South Rice Boulevard, a local public street with at least two lanes for moving traffic. Absence of a hotel within the development would have adverse impact on the overall plan of development.

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## PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 7, 2014

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: **V**

MEETING DATE: August 7, 2014

2



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

The developer of Uptown Crossing Retail intends to have a hotel of the size and quality proposed in this application within his development. If this application is denied, one should expect another application to be filed for a similar hotel in the same or similar location as the area is developed. The applicant did not create the problem. The applicant bought into the problem. The applicant believes that this variance is required solely to assure the City of Houston that the application is not an attempt to circumvent the ordinance.

- 3) *The intent and general purposes of this article will be preserved and maintained; and*

The requirement for direct access and abutment to a public street was included in the ordinance to preclude circumventing the ordinance by building hotels without public street access in locations that do not meet the residential and sensitive use protections of the ordinance. This hotel does not violate those protections because of its room count.

- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*

The proposed hotel has access to but not abutment to a street that meets the demands of the ordinance. The room count is such that the ordinance does not see an adverse impact on sensitive uses or residences. The hotel will not be injurious to the public health, safety and welfare.

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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 7, 2014

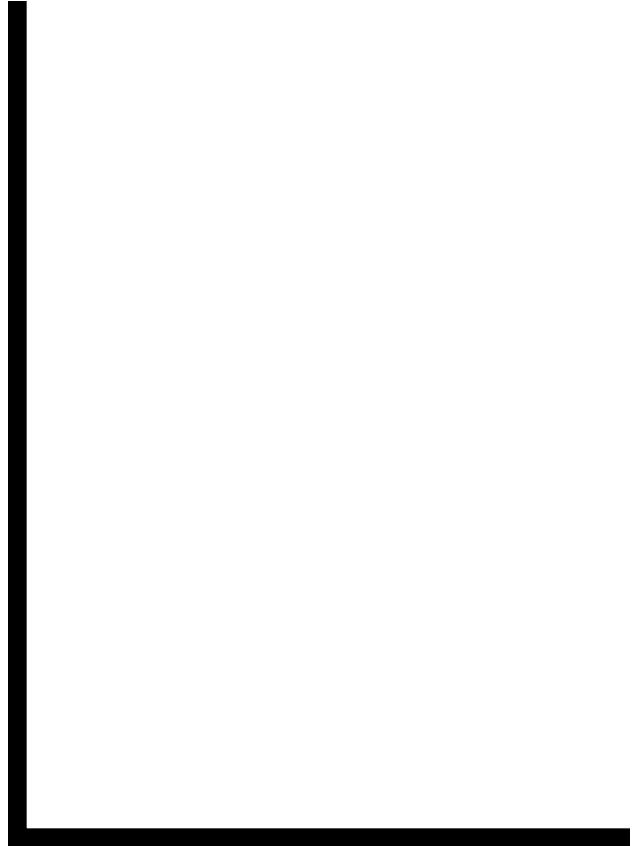
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**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**

**AGENDA ITEM: V**

**MEETING DATE:** August 7, 2014

Land Use Map



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**PLANNING COMMISSION ACTION**

**DECISION:**      VARIANCE GRANTED      VARIANCE DENIED

**DATE:** AUGUST 7, 2014

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**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**

**AGENDA ITEM: V**

**MEETING DATE:** August 7, 2014

Aerial

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**PLANNING COMMISSION ACTION**

**DECISION:** \_\_\_\_ VARIANCE GRANTED \_\_\_\_ VARIANCE DENIED

**DATE:** AUGUST 7, 2014

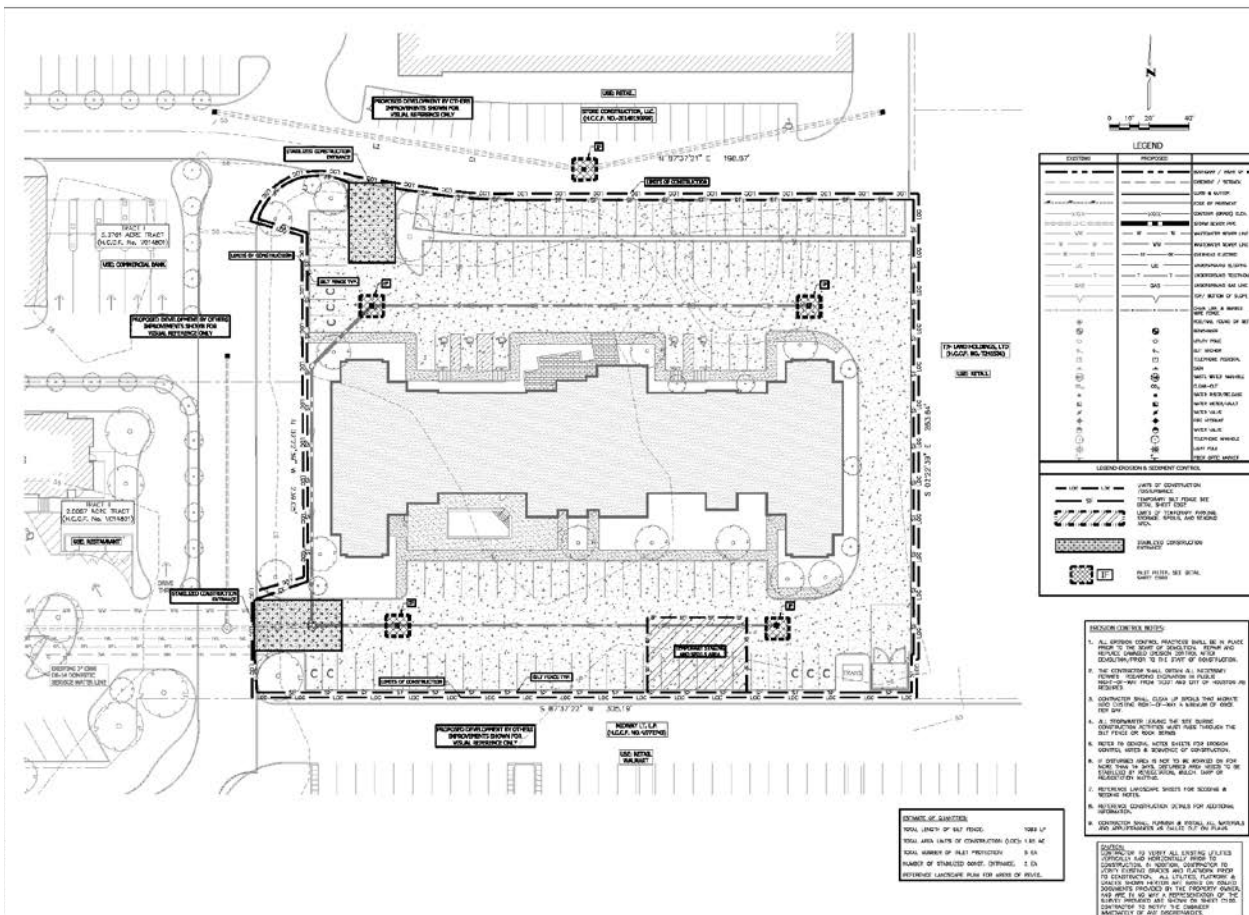
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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

**AGENDA ITEM: V**

**MEETING DATE:** August 7, 2014



## PLANNING COMMISSION ACTION

**DECISION:**        VARIANCE GRANTED        VARIANCE DENIED

**DATE: AUGUST 7, 2014**

## **AGENDA: VI**

**SMLSB Application No. 423:** 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street. Analysis shows that a minimum lot size of 5,720 square feet exists for the opposing blockfaces. A petition was signed by the owners of 57% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes sixteen (16) lots along the 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two opposing blockfaces, the north and south sides of Walling Street, between Conoly Street and Michaux Street.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of fifteen (15) single-family residential properties (representing 94% of the total area) and one (1) multi-family residential property.
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained nine (9) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 57% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,720 square feet exists on sixteen (16) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was not platted, according to the Assessor's Block Book for the City of Houston. The establishment of a 5,720 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,720 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Protest Letter
4. Application
5. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE/SETBACK BLOCK

Application No. **423/204**

Date Received: **5/15/2014**

Date Complete: **5/21/2014**

Street(s) Name: **Walling St.**

**900 block Walling  
Street; 4812  
Michaux Street**

Lot(s)

Cross Streets: **Conolly  
Street** and

**Michaux Street**

Side of street: **north and  
south**

### PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
901 Walling St.	SFR	Y	6,300	24
902	SFR		5,720	24
905	SFR	Y	6,300	25
906	SFR		5,720	28
911	SFR	Y	6,300	24
912	SFR	Y	5,720	30
915	SFR	Y	6,300	24
916	SFR	Y	5,720	24
919	SFR		6,300	24
920	SFR	Y	5,720	30
923	SFR	Y	6,300	24
924	SFR	Y	5,720	30
927	SFR		6,300	24
928	SFR		5,730	24
931	SFR		6,300	24
4812 Michaux St	MF		5,720	24

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **96,170** Square Feet in the Proposed Application Area      **54,380** Square Feet are Owned by Property Owners Signing in Support of the Petition = **57%**

### Single Family Calculation:

**Percentage of area developed or restricted to no more than two SFR units per lot** (must be greater than 60%):

<b>15</b>	# developed or restricted to no more than two SFR Units	Of		Square Feet in the Proposed Application Area		Square Feet are developed or restricted to no more than two SFR Units =	<b>94%</b>
			<b>96,170</b>		<b>90,450</b>		
<b>1</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>0</b>	# of Vacant Lots						
<b>16</b>	Total						

### Minimum Lot Size Calculations:

[illegible]

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,300	6.6%	6.6%
2	6,300	6.6%	13.1%
3	6,300	6.6%	19.7%
4	6,300	6.6%	26.2%
5	6,300	6.6%	32.8%
6	6,300	6.6%	39.3%
7	6,300	6.6%	45.9%
8	6,300	6.6%	52.4%
9	5,730	6.0%	58.4%
10	5,720	5.9%	64.3%
11	5,720	5.9%	70.3%
12	5,720	5.9%	76.2%
13	5,720	5.9%	82.2%
14	5,720	5.9%	88.1%
15	5,720	5.9%	94.1%
16	5,720	5.9%	100.0%
Total	96,170	100.0%	

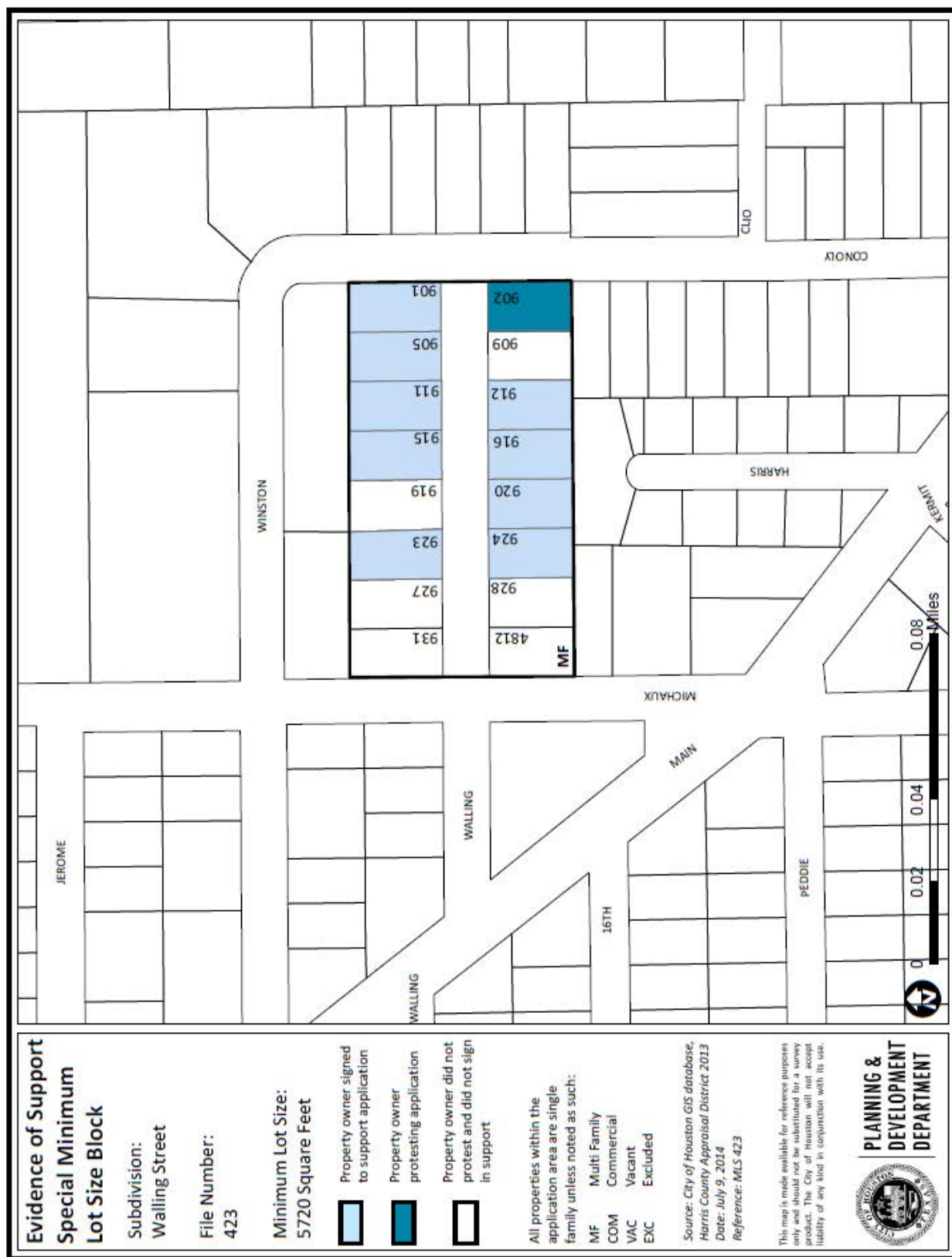
This application qualifies for a **5,720** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size?

Yes

No

X





# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department

### Nimene, James - PD

**From:** [REDACTED]  
**Sent:** Thursday, July 03, 2014 10:39 AM  
**To:** Nimene, James - PD  
**Cc:** Finder Doug  
**Subject:** Protest of Applications for Minimum Lot Size and Special Minimum Build Line for 900 block of Walling St

From:

Margaret Lane (formerly Groseth)  
902 Walling St  
Houston TX 77009

To:  
James Nimene  
Planning & Development (P&D) Department  
611 Walker St, 6th Floor  
Houston, TX 77002  
1-713-837-7821

Dear Mr. Nimene

I am the homeowner of 902 Walling St in Houston, TX. My husband (Douglas Lane) and I are resident at the property. An application has been made for both a Special Minimum Lot Size and Special Minimum Build Line for the 900 block of Walling St.

I am sending this email to protest both applications.

Please note, I have married and changed my name since the purchase of the 902 Walling St. property, so my name does not match the HCAD records. The name on record is Margaret Groseth. I can present proof (marriage license and identification) of my name change from Groseth to Lane.

Thank you,  
Margaret Lane (formerly Groseth)  
Homeowner and resident  
902 Walling St  
Houston TX 77009

### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

#### 1. Location:

General Location: North and South Sides of Walling between  
Michaux and Colony Avenues  
Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description 900 Block - North & South block faces  
Lots LT 1 BLK 2 - LT 8 BLK 2 - Ross & Markson  
Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision Subdivision

#### 2. Contacts:

Primary Applicant Christine Rodriguez Phone # (713) 557-2064  
Address 912 Walling E-mail [redacted]  
City Houston State TX Zip 77009  
Alternate Applicant Angelica Schaefer Phone # (361) 319-9712  
Address 1615 Tabor Street E-mail [redacted] @gmail.com  
City Houston State TX Zip 77009

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 423/204 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District H

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input type="checkbox"/>
Petition signed by the applicant (page 4)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>

### Special Minimum Lot Size Block

Planning and Development Department



### AGENDA: VII

**SMBLB Application No. 204:** 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street

#### BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street. Analysis shows that a minimum building line of 24'-0" exists for the blockfaces. A petition was signed by owners of 57% of the property within the proposed Special Minimum Building Line Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

#### PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from at least 51% of the owners of lots within the proposed SMBLB; and
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- that more than 60% of the area to be included in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, age and architectural features of the structures, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMBLB is enforceable for twenty years from the effective date of the ordinance.

### **STAFF ANALYSIS:**

This application includes sixteen (16) properties along the 900 block of Walling Street, north and south sides, between Conoly Street and Michaux Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;*  
The application comprises two opposing blockfaces, the north and south sides of Walling Street, between Conoly Street and Michaux Street.
- *More than 60% of the area in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, must be developed with single-family residential units;*  
Land uses of the properties consist of fifteen (15) single-family residential properties (representing 94% of the total area) and one (1) multi-family property.
- *The applicant has demonstrated sufficient support for the SMBLB;*  
The applicant obtained nine (9) of sixteen (16) signatures of support from property owners in the proposed SMBLB (owning 57% of the total area). One (1) protest was filed.
- *Establishment of the SMBLB will further the goal of preserving the building line character of the area;*  
A minimum building line of 24'-0" exists on sixteen (16) of the sixteen (16) properties in the area. One (1) property is multi-family residential.
- *The proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area;*  
The subdivision was not platted, according to the Assessor's Block Book for the City of Houston. Except for the multi-family property, both blockfaces are developed entirely with bungalow-style single-family homes. The establishment of a 24'-0" minimum building line will help preserve the building line character of the area.
- *The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMBLB;*  
A building line of 24'-0" or greater exists for sixteen (16) of the sixteen (16) structures in the proposed area, which represents 100% of the structures in the area.

Public notice of the public hearing was transmitted to all property owners on the block.

### **ATTACHMENTS:**

1. Calculation Analysis
2. Map of Support
3. Protest Letter
4. Application
5. Boundary Map

### SPECIAL MINIMUM LOT SIZE/SETBACK BLOCK

Application No. **423/204**

Date Received: **5/15/2014**

Date Complete: **5/21/2014**

Street(s) Name: **Walling St.**

Lot(s) **900 block Walling Street**

Cross Streets: **Conoly Street** and **Michaux Street**

Side of street: **north and south**

### PROPERTY DATA:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
901 Walling St.	SFR	Y	6,300	24
902	SFR		5,720	24
905	SFR	Y	6,300	25
906	SFR		5,720	28
911	SFR	Y	6,300	24
912	SFR	Y	5,720	30
915	SFR	Y	6,300	24
916	SFR	Y	5,720	24
919	SFR		6,300	24
920	SFR	Y	5,720	30
923	SFR	Y	6,300	24
924	SFR	Y	5,720	30
927	SFR		6,300	24
928	SFR		5,730	24
931	SFR		6,300	24
4812 Michaux St	MF		5,720	24

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of	<b>96,170</b>	Square Feet in the Proposed Application Area	<b>54,380</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>57%</b>
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### Single Family Calculation:

**Percentage of area developed or restricted to no more than two SFR units per lot** (must be greater than 60%):

<b>15</b>	# developed or restricted to no more than two SFR Units	Of		Square Feet in the Proposed Application Area		Square Feet are developed or restricted to no more than two SFR Units =	<b>94%</b>
			<b>96,170</b>		<b>90,450</b>		
<b>1</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>0</b>	# of Vacant Lots						
<b>16</b>	Total						

## Special Minimum Building Line Block

### Minimum Building Line Calculations:

70 %			
Building Line Rank	B.L. in feet	% of all B.L.'s	Cumulative %
1	30	6.3%	6.3%
2	30	6.3%	12.5%
3	30	6.3%	18.8%
4	28	6.3%	25.0%
5	25	6.3%	31.3%
6	24	6.3%	37.5%
7	24	6.3%	43.8%
8	24	6.3%	50.0%
9	24	6.3%	56.3%
10	24	6.3%	62.5%
11	24	6.3%	68.8%
12	24	6.3%	75.0%
13	24	6.3%	81.3%
14	24	6.3%	87.5%
15	24	6.3%	93.8%
16	24	6.3%	100.0%
Total	407	100.0%	

This application qualifies for a **24** Foot Special Minimum Building Line

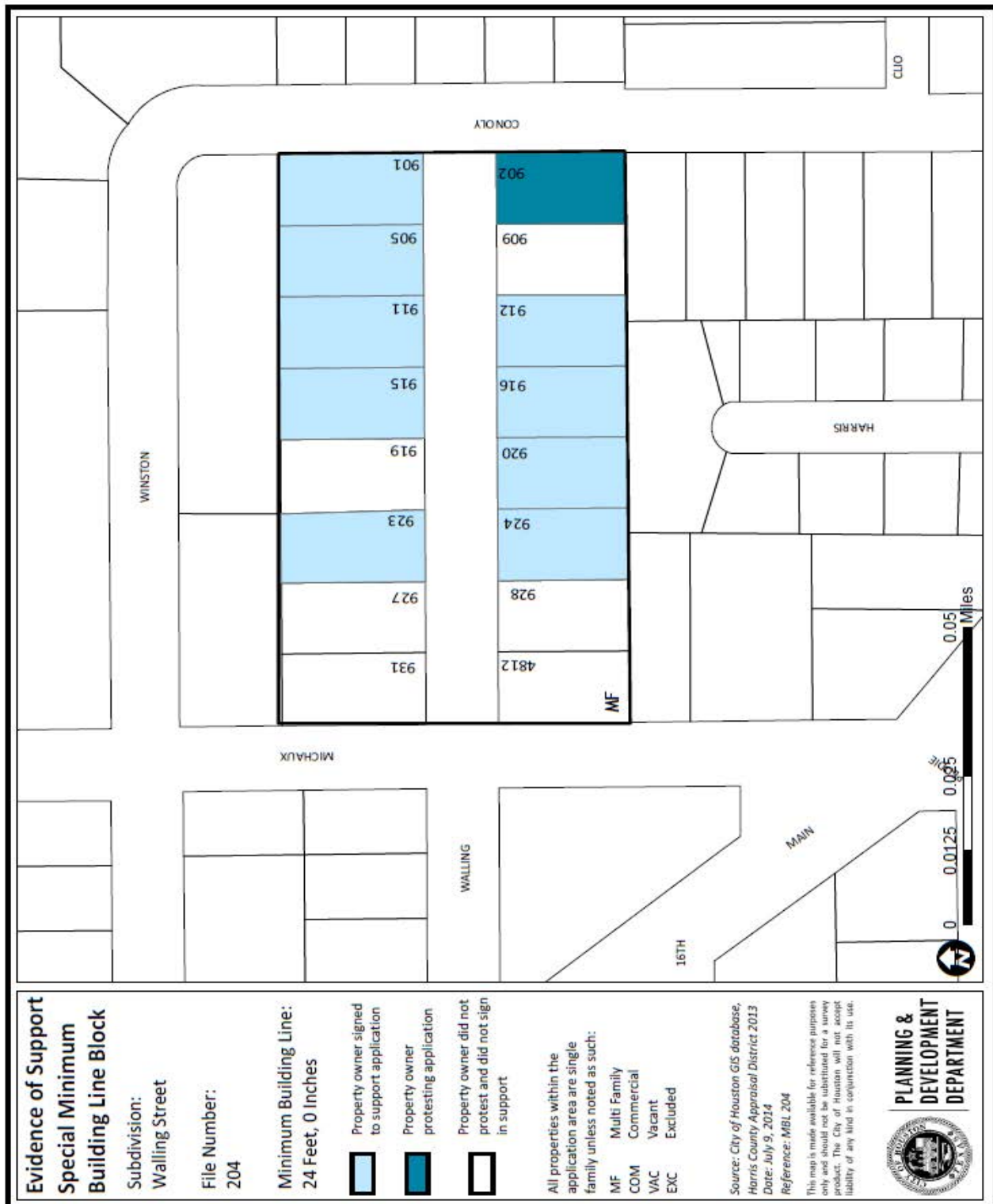
Do deed restrictions specify a minimum building line?

Yes

No

X

If yes, number of lots not included within deed restrictions per blockface:



### Nimene, James - PD

**From:** [REDACTED]  
**Sent:** Thursday, July 03, 2014 10:39 AM  
**To:** Nimene, James - PD  
**Cc:** Finder Doug  
**Subject:** Protest of Applications for Minimum Lot Size and Special Minimum Build Line for 900 block of Walling St

From:

Margaret Lane (formerly Groseth)  
902 Walling St  
Houston TX 77009

To:  
James Nimene  
Planning & Development (P&D) Department  
611 Walker St, 6th Floor  
Houston, TX 77002  
1-713-837-7821

Dear Mr. Nimene

I am the homeowner of 902 Walling St in Houston, TX. My husband (Douglas Lane) and I are resident at the property. An application has been made for both a Special Minimum Lot Size and Special Minimum Build Line for the 900 block of Walling St.

I am sending this email to protest both applications.

Please note, I have married and changed my name since the purchase of the 902 Walling St. property, so my name does not match the HCAD records. The name on record is Margaret Groseth. I can present proof (marriage license and identification) of my name change from Groseth to Lane.

Thank you,  
Margaret Lane (formerly Groseth)  
Homeowner and resident  
902 Walling St  
Houston TX 77009

### Special Minimum Building Line Block Application

According to  
Section 42-170 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location: North and South sides of Walling between  
Michaux and Colony Avenues

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description 900 Block - North and South blockfaces  
Lots 7 BLK 2 - LT8 BLK 2 - Rossi Masterplan Subdivision

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary  
Applicant Christine Rodriguez  
Address 912 Walling  
City Houston

Phone # (713) 557-2064  
E-mail   
State TX Zip 77009

Alternate  
Applicant Angelica Schaefer  
Address 1618 Tabor Street  
City Houston

Phone # (361) 319-9712  
E-mail   
State TX Zip 77009 gmail.com

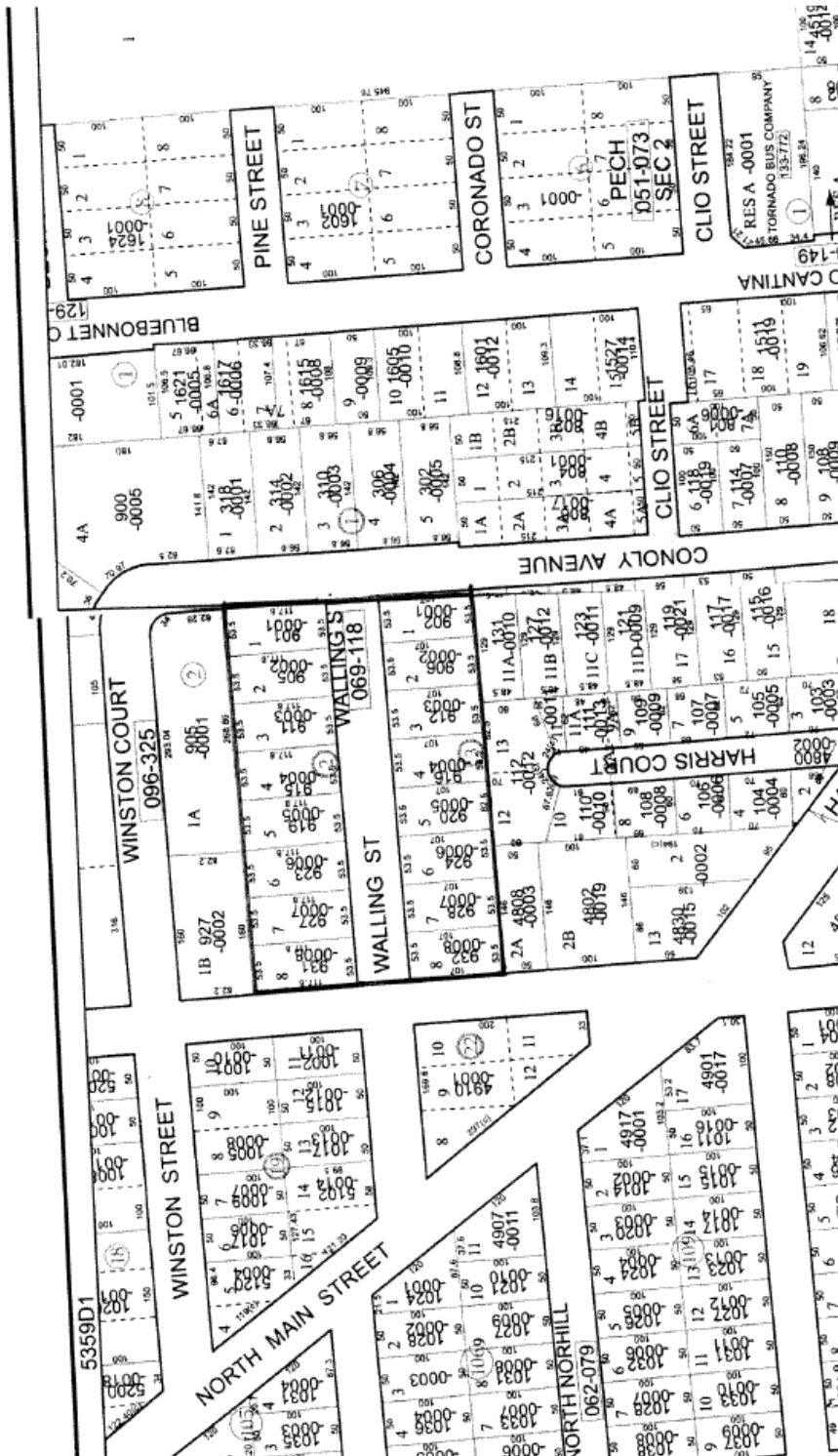
#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 423/204 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District H

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 5)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 6)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input type="checkbox"/>
Map or sketch showing the address, land use and the building line of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the distance from the front property line to each building (example on page 9)	<input checked="" type="checkbox"/>
A survey from at least one block included in the application (more than one is preferable)	<input checked="" type="checkbox"/>



## **AGENDA: VIII**

**SMLSB Application No. 467:** 4800 - 4900 block of Marietta Lane, south side, between Ventura Lane and Milart Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4800 - 4900 block of Marietta Lane, south side, between Ventura Lane and Milart Street. Analysis shows that a minimum lot size of 7,560 square feet exists for the block face. A petition was signed by the owners of 47% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes fourteen (14) lots along the 4800 - 4900 block of Marietta Lane, south side, between Ventura Lane and Milart Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises one blockface, the south side of Marietta Lane.
- *At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of fourteen (14) of fourteen (14) single-family residential properties (representing 100% of the total area).
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained six (6) of fourteen (14) signatures of support from property owners in the proposed SMLSB (owning 47% of the total area). There were no protest(s).
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 7,560 square feet exists on ten (10) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1946. The houses originate from the 1950s. The establishment of a 7,560 square feet minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Ten (10) out of fourteen (14) lots (representing 76% of the application area) are at least 7,560 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **467**

Date Received: **7/3/2014**

Date Complete: **7/10/2014**

Street(s) Name: **Marietta Lane**

**4800 - 4900  
block  
Marietta  
Lane**

Lot(s)

Cross Streets: **Ventura Lane** and

**Milart Street**

Side of street: **South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4830 Marietta Ln.	SFR	Y	13,600
4834	SFR	Y	7,125
4838	SFR		6,890
4842	SFR		6,900
4846	SFR	Y	7,380
4850	SFR		7,920
4854	SFR		8,460
4902	SFR	Y	8,700
4906	SFR	Y	8,520
4910	SFR		8,280
4914	SFR		8,040
4918	SFR		7,800
4922	SFR		7,560
4926	SFR	Y	8,540

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **115,715** Square Feet in the Proposed Application Area **53,865** Square Feet are Owned by Property Owners Signing in Support of the Petition = **47%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>14</b>	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>100%</b>
			<b>14</b>	<b>14</b>	
<b>0</b>	# of Multifamily lots				
<b>0</b>	# of Commercial lots				
<b>0</b>	# of Vacant Lots				
<b>14</b>	Total				

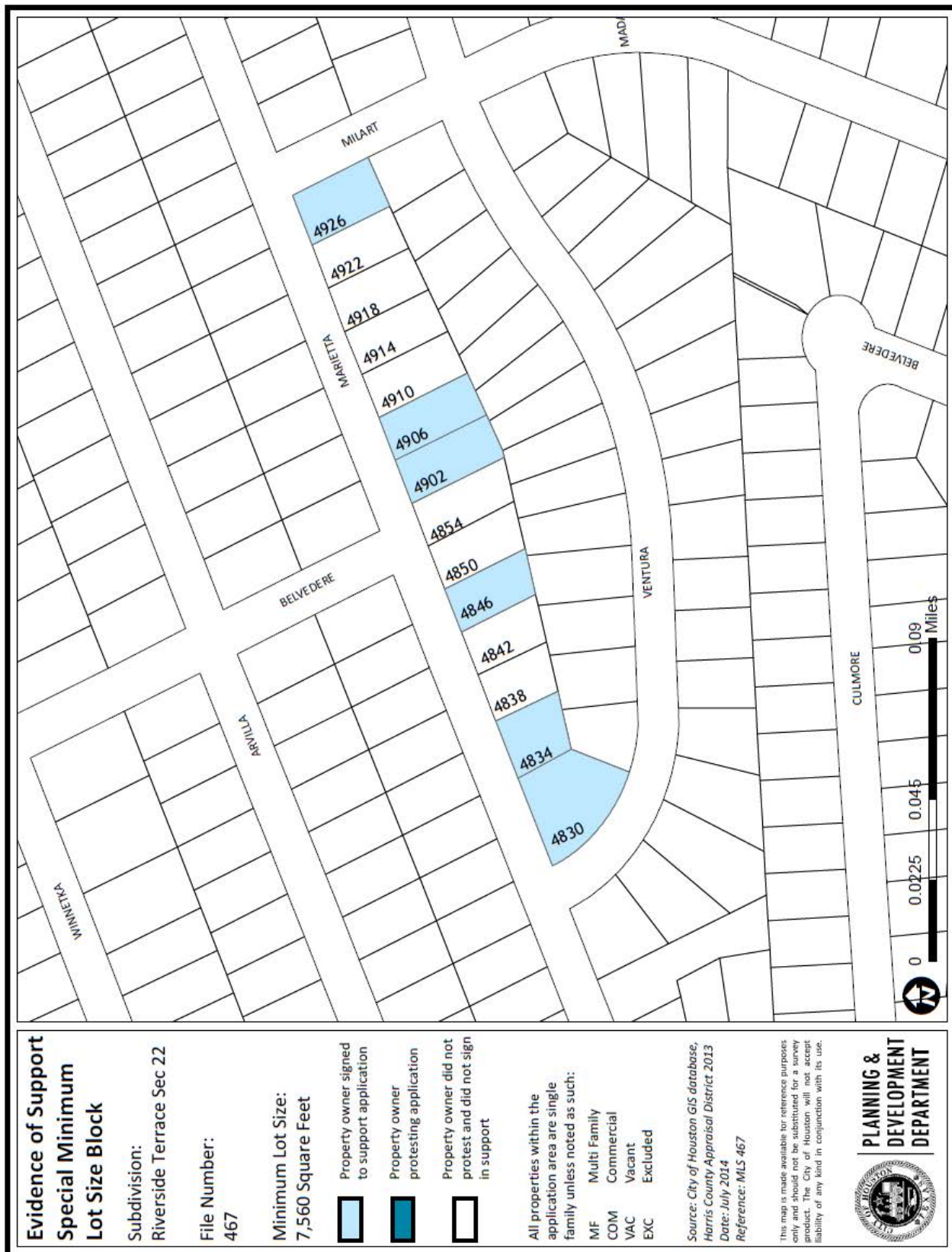
### Minimum Lot Size Calculations:

[illegible]

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	13,600	11.8%	11.8%
2	8,700	7.5%	19.3%
3	8,540	7.4%	26.7%
4	8,520	7.4%	34.0%
5	8,460	7.3%	41.3%
6	8,280	7.2%	48.5%
7	8,040	6.9%	55.4%
8	7,920	6.8%	62.3%
9	7,800	6.7%	69.0%
10	7,560	6.5%	75.5%
11	7,380	6.4%	81.9%
12	7,125	6.2%	88.1%
13	6,900	6.0%	94.0%
14	6,890	6.0%	100.0%
Total	115,715	100.0%	

This application qualifies for a **7,560** Square Feet Special Minimum Lot Size



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P.002/008

### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

**1. Location:** South side of Marietta Ln between Ventura Ln and Milart Street

**General Location:** South side of Marietta Ln between Ventura Ln and Milart Street

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

**Specific Legal Description** Block 92, Lots 1-14, Riverside Terrace Section 22

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

**2. Contacts:** Karen Richardson

Primary  
Applicant Karen Richardson Phone # 713-748-1362

Address 4830 Marietta Ln E-mail \_\_\_\_\_

City Houston State TX Zip 77021

Alternate  
Applicant Roderick Richardson Phone # 713-213-3111

Address 4830 Marietta Ln E-mail \_\_\_\_\_

City Houston State TX Zip 77021

**3. Project Information (Staff Use Only-Do Not Fill In):** 467

File # 467 Key Map # TIR2

Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_

City Council District D

**4. Submittal Requirements:** Please Check

Completed application form (this page) ☒

Petition signed by the applicant (page 4) ☒

Evidence of support from the property owners within the boundary (page 5) ☒

Signed deed restriction statement (page 6) ☒

Copy of deed restrictions, if applicable ☐

Sample of Notification Sign (page 8) ☒

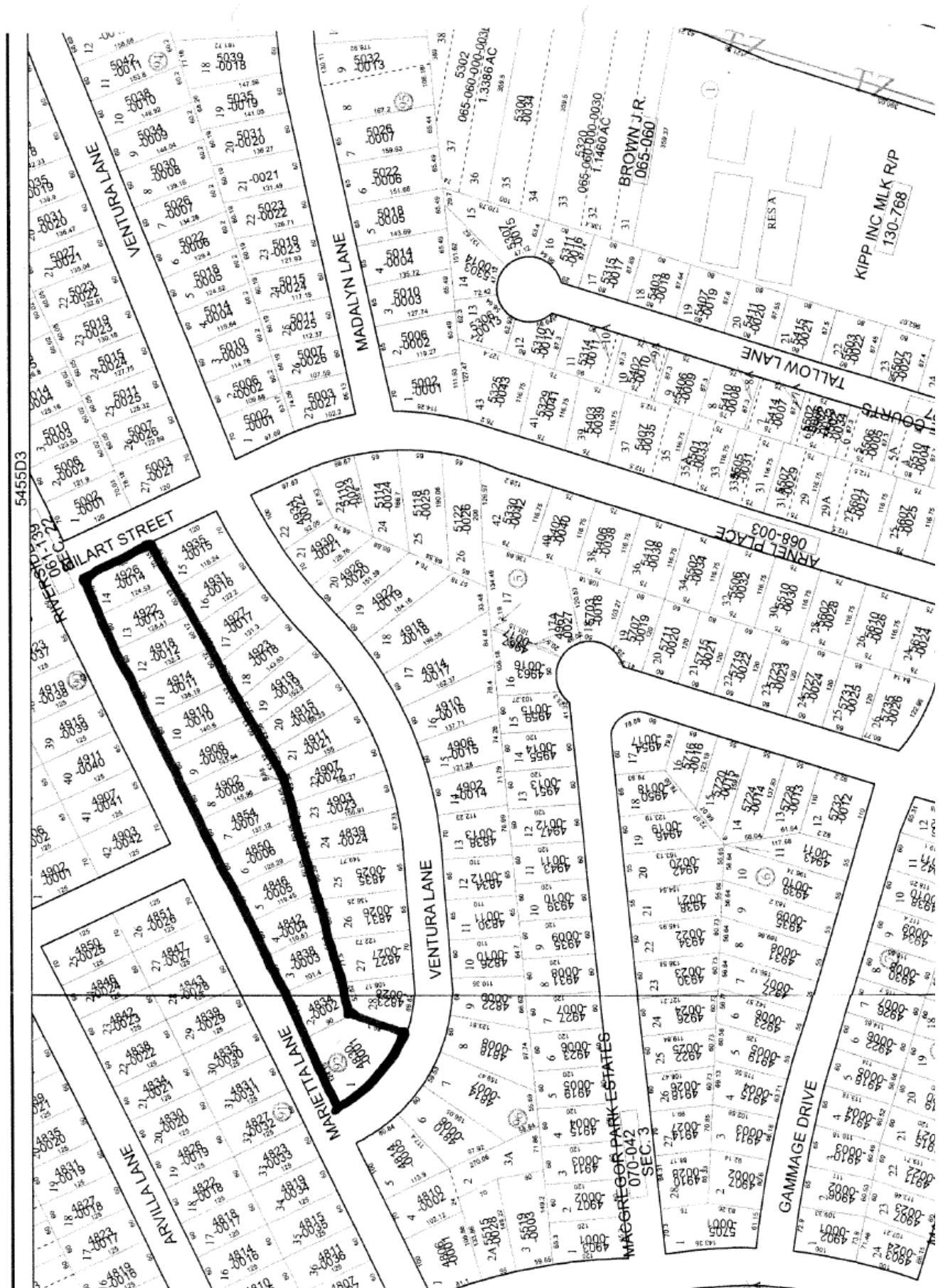
Map or sketch showing the address, land use and size of all lots within boundary area ☒

Data showing the actual size of each lot ☒

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



## **AGENDA: IX**

**SMLSB Application No. 446:** 7200-7300 block of Sims Drive, north and south sides, between Santa Fe Drive and Swallow Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 7200-7300 block of Sims Drive, north and south sides, between Santa Fe Drive and Swallow Street. Analysis shows that a minimum lot size of 26,880 square feet exists for the block face. A petition was signed by the owners of 40% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes thirty-seven (37) lots along the 7200-7300 block of Sims Drive, north and south sides, between Santa Fe Drive and Swallow Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the north and south sides of Sims Drive.
- *At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of thirty-five (35) of thirty-seven (37) single-family residential properties (representing 95% of the total area).
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained seventeen (17) of thirty-seven (37) signatures of support from property owners in the proposed SMLSB (owning 40% of the total area).
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 26,880 square feet exists on twenty-five (25) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. Some of the homes originate from the 1920's and 1940's. The establishment of a 26,880 square feet minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Twenty-five (25) out of thirty-seven (37) lots (representing 100% of the application area) are at least 26,880 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **446**

Date Received: **6/3/2014**

Date Complete: **6/10/2014**

Street(s) Name: **Sims Drive**

**7200-7300  
block Sims  
Drive**

Lot(s)

Cross Streets: **Santa Fe Drive** and

**Swallow Street**

Side of street: **North and South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
7399 Sims Dr.	SFR	Y	21,440
7395	SFR		19,350
7391	SFR	Y	17,578
7387	SFR	Y	27,345
7383	SFR	Y	16,800
7383	SFR	Y	27,069
7375	VAC		63,933
7365	SFR		113,419
7355	SFR	Y	51,040
7345	SFR		42,125
7335	SFR	Y	62,343
7325	SFR		59,147
7315	SFR		59,332
7265	SFR	Y	51,553
7255	SFR		37,379
7245	SFR		52,650
7235	SFR	Y	54,296
7225	SFR		34,050

## Special Minimum Lot Size Block

Planning and Development Department

7205	SFR		17,188
7210	SFR	Y	17,880
7220	SFR		26,880
7230	SFR		26,880
7240	SFR	Y	26,880
7250	SFR	Y	22,400
7260	SFR	Y	14,560
7266	SFR		16,800
7270	SFR		26,880
7310	SFR	Y	26,880
7320	SFR		26,880
7330	SFR		26,880
7340	SFR		26,880
7350	SFR		26,880
7360	SFR	Y	26,880
7366	SFR	Y	14,112
7370	SFR	Y	26,215
7365 Santa Fe	SFR		26,880
0	VAC		12,423

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **1,248,107** Square Feet in the Proposed Application Area **505,271** Square Feet are Owned by Property Owners Signing in Support of the Petition = **40%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>35</b>	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>95%</b>
			<b>35</b>		<b>37</b>	
<b>0</b>	# of Multifamily lots					
<b>0</b>	# of Commercial lots					
<b>2</b>	# of Vacant Lots					
<b>37</b>	Total					

## Special Minimum Lot Size Block

Planning and Development Department

### Minimum Lot Size Calculations:

Total # of lots **37** Total sq. ft. = **1,248,107** / # of lots = **33,733** average sq. ft.  
26,880 median sq. ft.

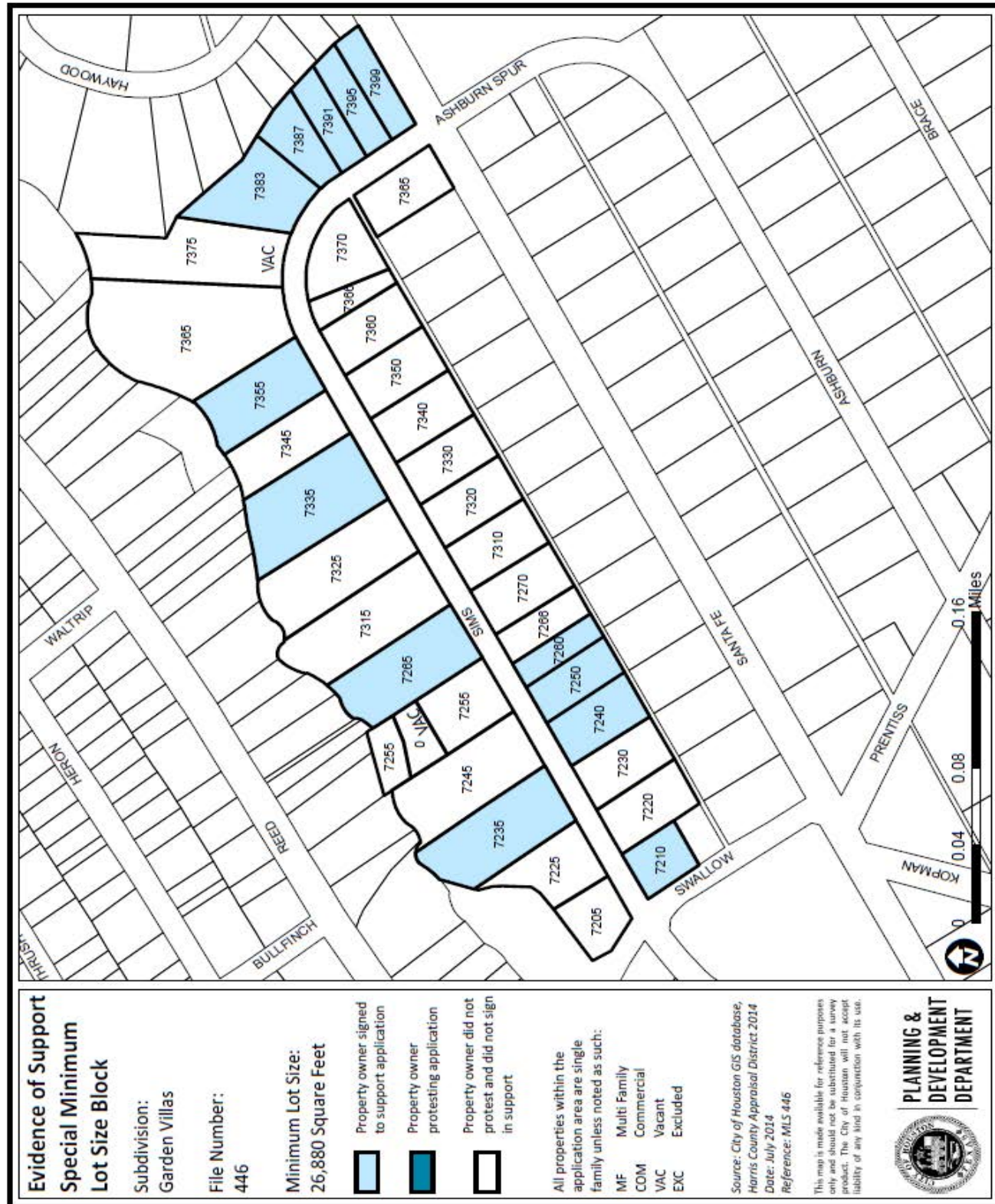
Lots ranked by size	Size	<b>70</b> % % by Area	Cumulative % by Area
1	113,419	9.1%	9.1%
2	63,933	5.1%	14.2%
3	62,343	5.0%	19.2%
4	59,332	4.8%	24.0%
5	59,147	4.7%	28.7%
6	54,296	4.4%	33.0%
7	52,650	4.2%	37.3%
8	51,553	4.1%	41.4%
9	51,040	4.1%	45.5%
10	42,125	3.4%	48.9%
11	37,379	3.0%	51.9%
12	34,050	2.7%	54.6%
13	27,345	2.2%	56.8%
14	27,069	2.2%	58.9%
15	26,880	2.2%	61.1%
16	26,880	2.2%	63.3%
17	26,880	2.2%	65.4%
18	26,880	2.2%	67.6%
19	26,880	2.2%	69.7%
20	<b>26,880</b>	2.2%	<b>71.9%</b>
21	26,880	2.2%	74.0%
22	26,880	2.2%	76.2%
23	26,880	2.2%	78.3%
24	26,880	2.2%	80.5%
25	26,880	2.2%	82.6%
26	26,215	2.1%	84.7%
27	22,400	1.8%	86.5%
28	21,440	1.7%	88.2%
29	19,350	1.6%	89.8%
30	17,880	1.4%	91.2%
31	17,578	1.4%	92.6%
32	17,188	1.4%	94.0%
33	16,800	1.3%	95.4%
34	16,800	1.3%	96.7%
35	14,560	1.2%	97.9%
36	14,112	1.1%	99.0%
37	12,423	1.0%	100.0%
Total	1,248,107	100.0%	

This application qualifies for a **26,880** Square Feet Special Minimum Lot Size

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

#### 1. Location:

General Location: Hamlen Woodlands L1-L6 Sims

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description L1-L6 Hamlen Woodlands

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary Applicant Rolando Martinez Phone # 832-283-5612  
Address 7383 Sims E-mail \_\_\_\_\_  
City Hou State TX Zip 77061

Alternate Applicant Spencer Cahoon Phone # 202-549-5562  
Address 6902 Evans Street E-mail \_\_\_\_\_  
City Houston State TX Zip 77061

rain  
ntact

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 17444 446 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_  
City Council District I

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 4)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



**AGENDA: X**

**SMLSB Application No. 442:** 6900-7000 block of Ashburn Street, south side, between Santa Fe Drive and Kopman Drive

**BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 6900-7000 block of Ashburn Drive, south side, between Santa Fe Drive and Kopman Drive. Analysis shows that a minimum lot size of 22,400 square feet exists for the block face. A petition was signed by the owners of 42% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

**PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes sixteen (16) lots along the 6900 - 7000 block of Ashburn Street, south side, between Santa Fe Drive and Kopman Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises one block face, the south side of Ashburn Street.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of fourteen (14) single-family residential properties (representing 88% of the total area), and two (2) vacant properties (12%).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained seven (7) of fifteen (15) signatures of support from property owners in the proposed SMLSB (owning 42% of the total area). There were no protests.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 22,400 square feet exists on ten (10) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
There is no subdivision plat available just a general map. The houses originate from the 1940's. The establishment of a 22,400 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Ten (10) out of sixteen (16) lots (representing 73% of the application area) are at least 22,400 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application	442		
Date Received:	6/3/2014	Date Complete:	6/10/2014
Street(s) Name:	Ashburn Street	Lot(s)	6900 - 7000 block Ashburn Street
Cross Streets:	Santa Fe Drive	and	Kopman Drive
Side of street:	South		

### MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
6910 Ashburn	SFR		22,106
6914	SFR	Y	11,505
6920	SFR	Y	28,000
6930	SFR		16,800
6940	SFR	Y	28,000
6950	SFR	Y	22,400
6960	SFR	Y	22,200
6970	SFR	Y	22,400
6980	SFR		28,000
6990	SFR	Y	22,400
7010	SFR		28,000
7020	VAC		28,000
7030	SFR		28,000
7040 (W 100 ft of LT 2 BLK 11)	SFR		22,400
7040 (E 25 ft of LT 3 BLK 11)	VAC		5,600
7050	SFR		38,603

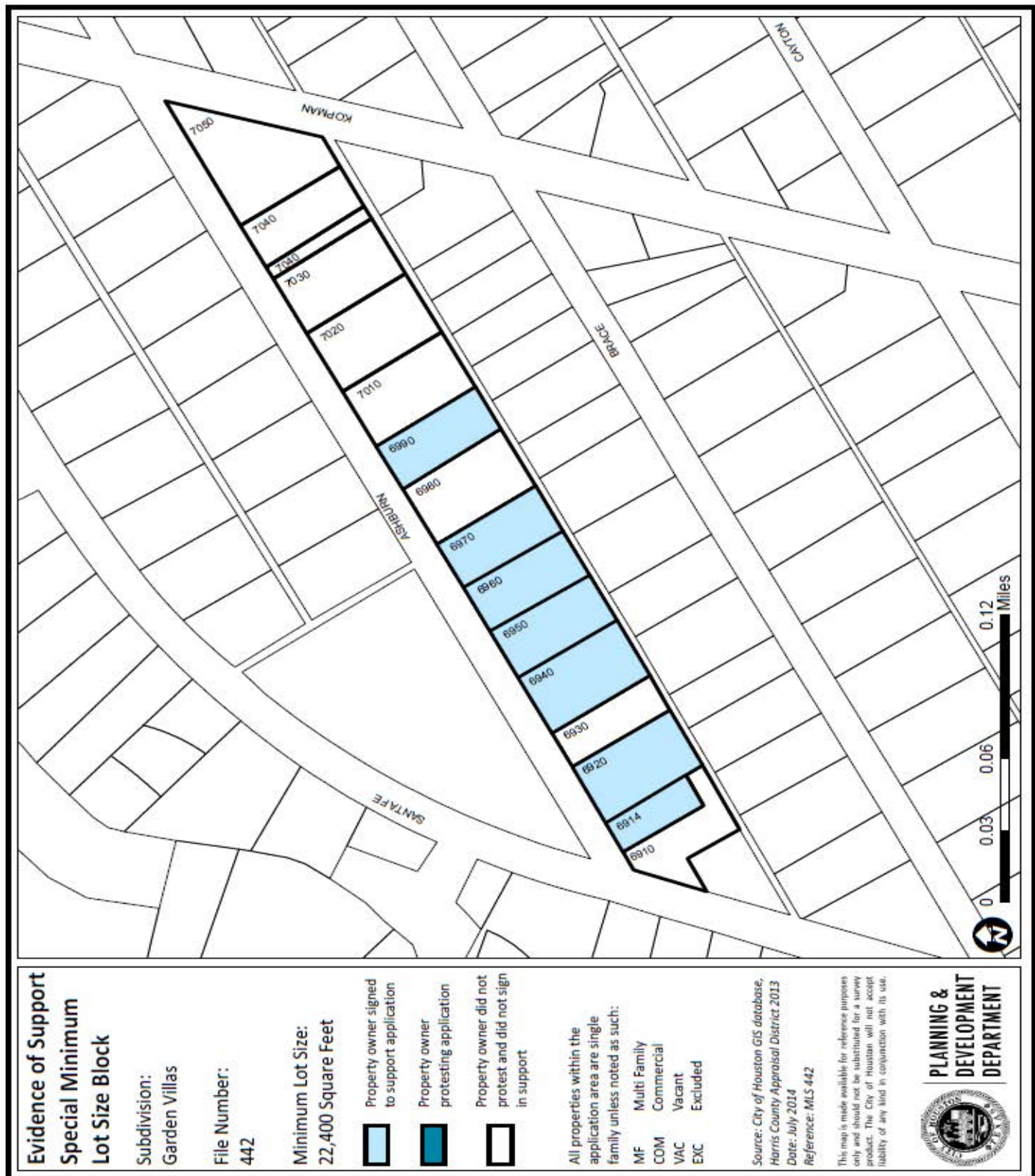
Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	<b>374,414</b>	Square Feet in the Proposed Application Area	<b>156,905</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>42%</b>		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	<b>14</b>	# developed or restricted to no more than two SFR Units	Of	<b>14</b>	Total number of SFR lots in the Proposed Application Area	<b>16</b>	Total number of lots in the Proposed Application Area
	<b>0</b>	# of Multifamily lots					
	<b>0</b>	# of Commercial lots					
	<b>2</b>	# of Vacant Lots					
	<b>16</b>	Total					



# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department

### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

##### General Location:

SOUTH SIDE OF ASHBURN BETWEEN  
SANTA FE + KOPMAN

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

##### Specific Legal Description

TRS 13C & B 13 D BLK 11 THROUGH  
LT 1 + E25 FT OF LOT 2 BLK 11, GARDEN VILLAS

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

##### Primary

Applicant

STEPHEN S MERRITT

Phone #

713-645-3605

Address

6940 ASHBURN

E-mail

City

HOUSTON

State

TX Zip 77061

##### Alternate

Applicant

Spencer Cahoon

Phone #

282 549 5562

Address

6902 Evans Street

E-mail

City

Houston

State

TX Zip 7706

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File #

442

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

I

#### 4. Submittal Requirements:

##### Please Check

Completed application form (this page)



Petition signed by the applicant (page 4)



Evidence of support from the property owners within the boundary (page 5)



Signed deed restriction statement (page 6)



Copy of deed restrictions, if applicable



Sample of Notification Sign (page 8)



Map or sketch showing the address, land use and size of all lots within boundary area

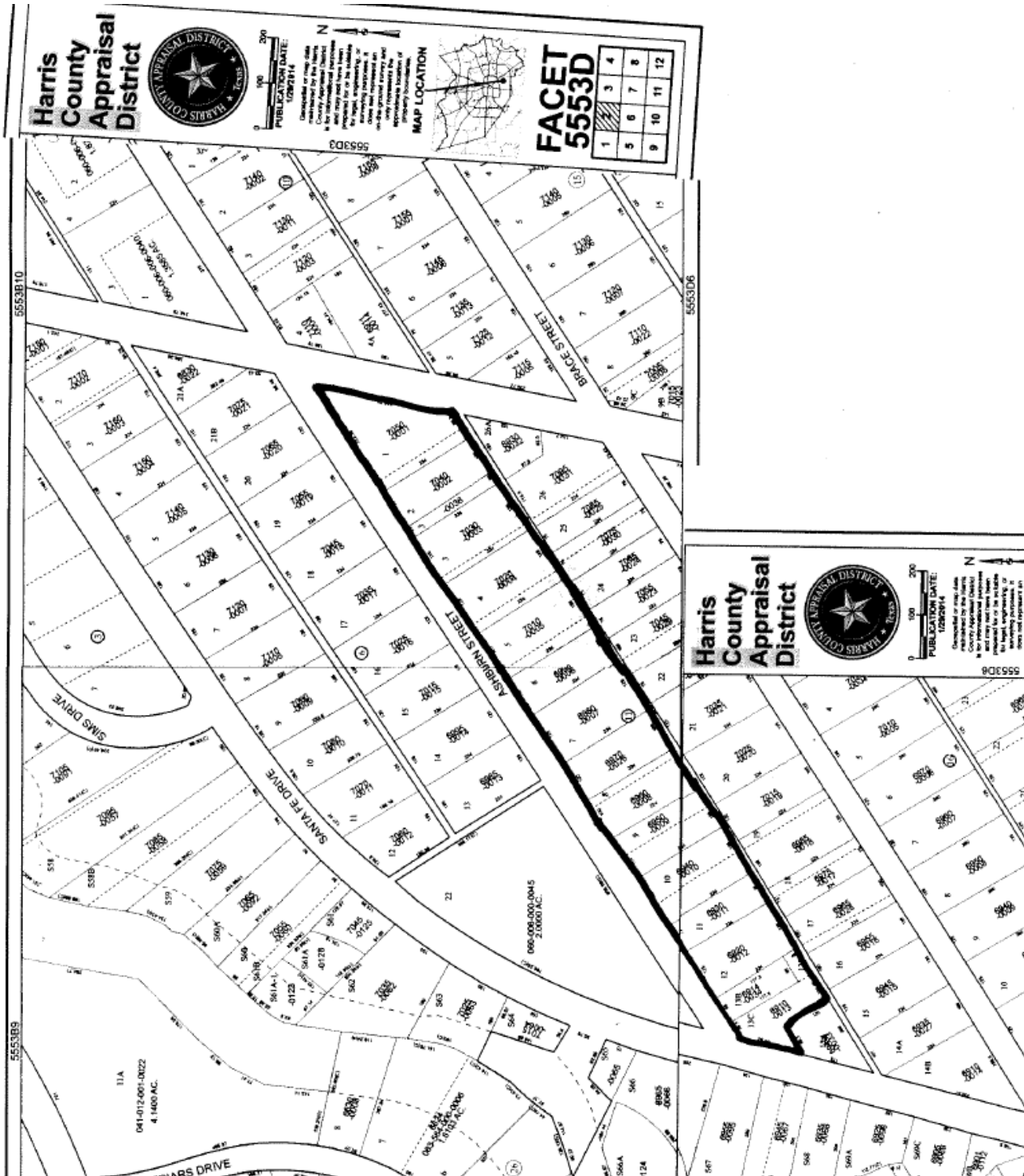


Data showing the actual size of each lot



# City of Houston

Planning and Development Department



## **AGENDA: XI**

**SMLSB Application No. 437:** 6800 block of Santa Fe Drive, east and west sides, between Cayton Street and Brace Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 6800 block of Santa Fe Drive, east and west sides, between Cayton Street and Brace Street. Analysis shows that a minimum lot size of 22,225 square feet exists for the block face. A petition was signed by the owners of 33% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes eight (8) lots along the 6800 block of Santa Fe Drive, east and west sides, between Cayton Street and Brace Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the east and west sides of Santa Fe Drive.
- *At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of seven (7) of seven (7) single-family residential properties (representing 100% of the total area) and one (1) vacant exempt lot.
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained four (4) of seven (7) signatures of support from property owners in the proposed SMLSB (owning 33% of the total area). There were no protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 22,225 square feet exists on five (5) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. The houses originate from the 1940's and 1950's. The establishment of a 22,225 square feet minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Five (5) out of eight (8) lots (representing 100% of the application area) are at least 22,225 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application	<b>437</b>			
Date Received:	<b>6/3/2014</b>	Date Complete:	<b>6/10/2014</b>	
Street(s) Name:	<b>Santa Fe Drive</b>	Lot(s)	<b>6800 block Santa Fe Drive</b>	
Cross Streets:	<b>Cayton Street</b> and	<b>Brace Street</b>		
Side of street:	<b>East and west</b>			
<b>MINIMUM LOT SIZE:</b>				
<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	
6805 Santa Fe Drive	SFR	Y	22,672	
6815	SFR	Y	11,929	
6825	SFR	Y	13,915	
6860 Brace	SFR		29,640	
6870	SFR		22,225	
0 Brace	EXC		49,465	
6835 Cayton	SFR		25,590	
6845	SFR	Y	13,111	

<b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):							
Of	<b>188,547</b>	Square Feet in the Proposed Application Area	<b>61,627</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>33%</b>		
<b>Single Family Calculation:</b>							
<b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%):							
	<b>7</b>	# developed or restricted to no more than two SFR Units	Of	<b>7</b>	Total number of SFR lots in the Proposed Application Area	<b>7</b>	Total number of lots in the Proposed Application Area
							<b>100%</b>
	<b>0</b>	# of Multifamily lots					
	<b>0</b>	# of Commercial lots					
	<b>0</b>	# of Vacant Lots					
	<b>7</b>	Total					

### Special Minimum Lot Size Block

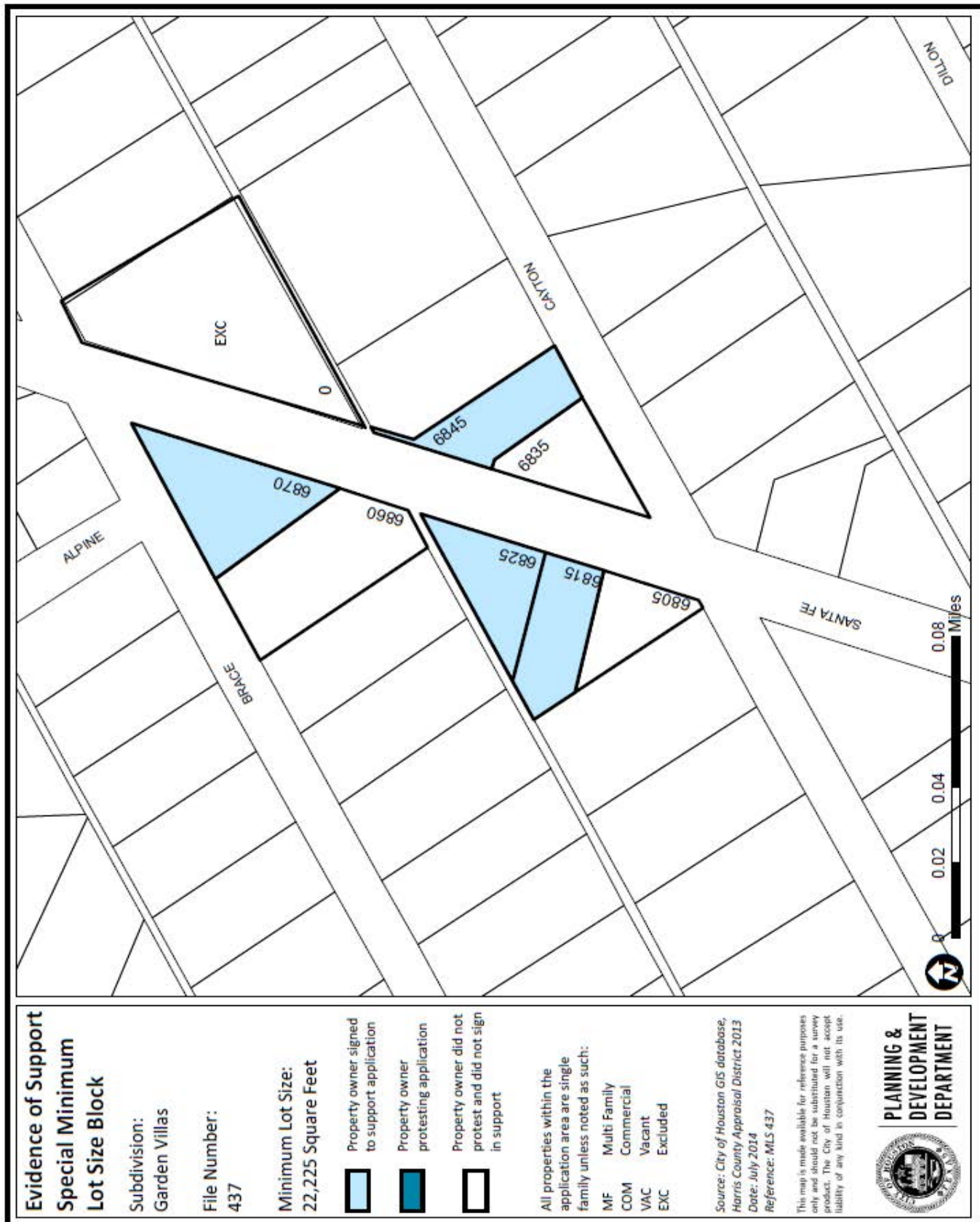
Planning and Development Department

Page 5

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department





### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location:

Santa Fe from Benches to Canyon in Garden Villas

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

TR 22A NE 174X160X236.60 FT of LT 22 BLK 17

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision Garden Villas

6805-6825 Santa Fe

#### 2. Contacts:

Primary

Applicant Glen Hill

Phone # 713-644-0327

Address 6825 Santa Fe Dr

E-mail

City Houston

State TX Zip 77061-3813

Alternate

Applicant JOHN BERLINGHOFF

Phone # 713-644-8228

Address 7095 Santa Fe

E-mail

City HOUSTON

State TX Zip 77061

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 4367

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District I

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

☐

Petition signed by the applicant (page 4)

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Evidence of support from the property owners within the boundary (page 5)

☐

Signed deed restriction statement (page 6)

☐

Copy of deed restrictions, if applicable 7

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Sample of Notification Sign (page 8)

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Map or sketch showing the address, land use and size of all lots within boundary area 9

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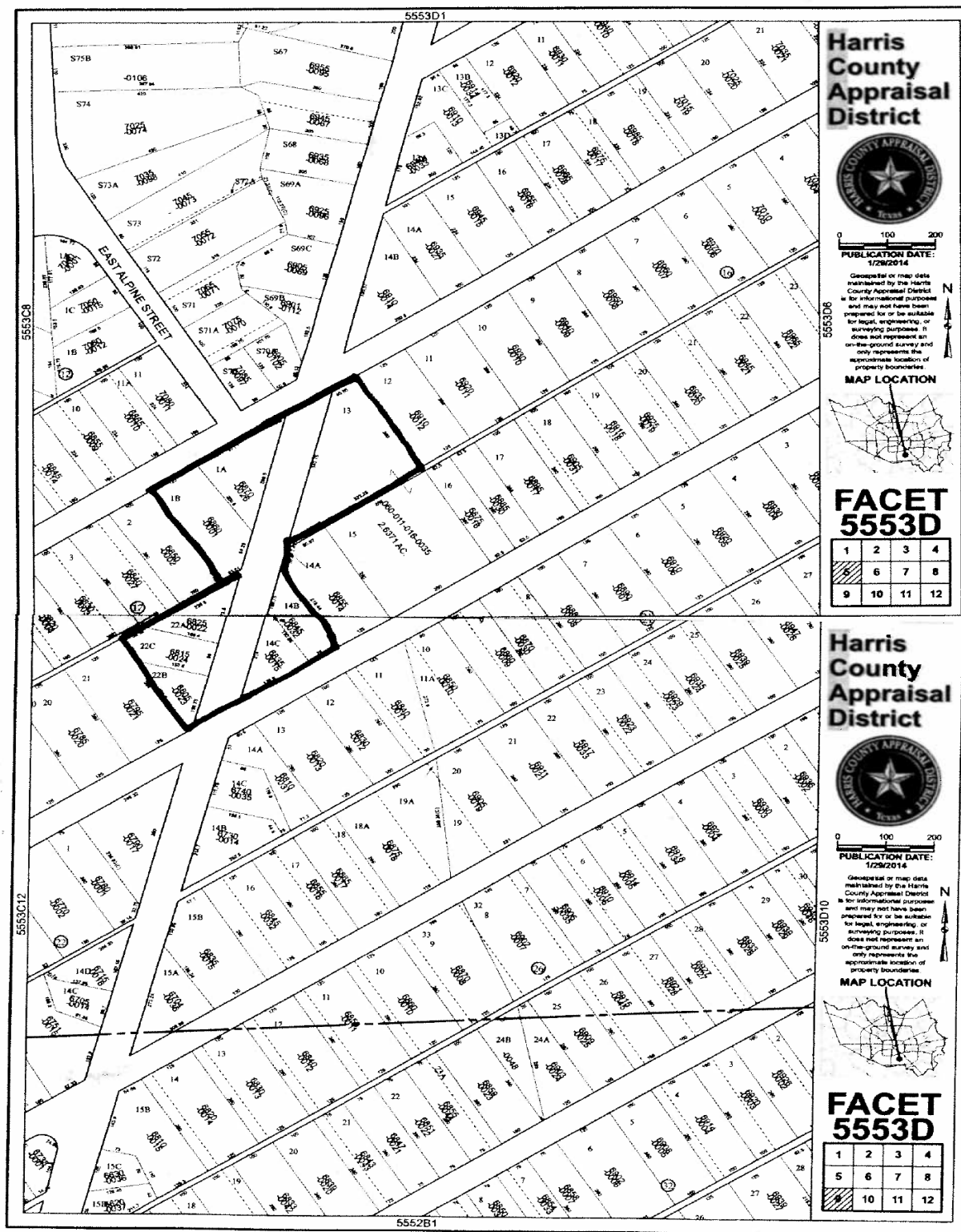
Data showing the actual size of each lot 10

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# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



## **AGENDA: XII**

**SMLSB Application No. 449:** 6700 - 6800 block of Brace Street, north side, between West Alpine Drive and East Alpine Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 6700 - 6800 block of Brace Street, north side, between Alpine Drive and East Alpine Street. Analysis shows that a minimum lot size of 22,400 square feet exists for the block face. A petition was signed by the owners of 49% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes ten (10) lots along the 6700 - 6800 block of Brace Street, north side, between West Alpine and East Alpine Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises one blockface, the north side of Brace Street.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of ten (10) of ten (10) single-family residential properties (representing 100% of the total area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained five (5) of ten (10) signatures of support from property owners in the proposed SMLSB (owning 49% of the total area). There were no protest(s).
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 22,400square feet exists on seven (7) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. The houses originate from the 1940s. The establishment of a 22,400 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Seven (7) out of ten (10) lots (representing 78% of the application area) are at least 22,400 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **449**

Date Received: **6/3/2014**

Date Complete: **6/10/2014**

Street(s) Name: **Brace St.**

Lot(s) **6700 - 6800  
Brace  
Street**

Cross Streets: **West Alpine Dr.** and

**East Alpine St.**

Side of street: **North**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
7080 E. Alpine St.	SFR		22,400
6755 Brace St.	SFR	Y	9,825
6765 Brace St.	SFR		18,396
6740 Alpine Dr.	SFR		18,764
6815 Brace St.	SFR		28,000
6825	SFR	Y	28,000
6835	SFR	Y	22,400
6845	SFR		22,400
6855	SFR	Y	22,400
6865	SFR	Y	22,400

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **214,985** Square Feet in the Proposed Application Area **105,025** Square Feet are Owned by Property Owners Signing in Support of the Petition = **49%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>10</b>	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area		Total number of lots in the Proposed Application Area	<b>100%</b>
			<b>10</b>		<b>10</b>		
<b>0</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>0</b>	# of Vacant Lots						
<b>10</b>	Total						

### Minimum Lot Size Calculations:

Total # of lots **10** Total sq. ft. **214,985** / # of lots **21,499** average sq. ft.

## Special Minimum Lot Size Block

Planning and Development Department

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=

22,400 median sq.  
ft.

**70 %**

Lots ranked by  
size

	Size	% by Area	Cumulative % by Area
1	28,000	13.0%	13.0%
2	28,000	13.0%	26.0%
3	22,400	10.4%	36.5%
4	22,400	10.4%	46.9%
5	22,400	10.4%	57.3%
6	22,400	10.4%	67.7%
7	<b>22,400</b>	10.4%	<b>78.1%</b>
8	18,764	8.7%	86.9%
9	18,396	8.6%	95.4%
10	9,825	4.6%	100.0%
Total	214,985	100.0%	

This application qualifies for  
a

**22,400**

Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size?

Yes

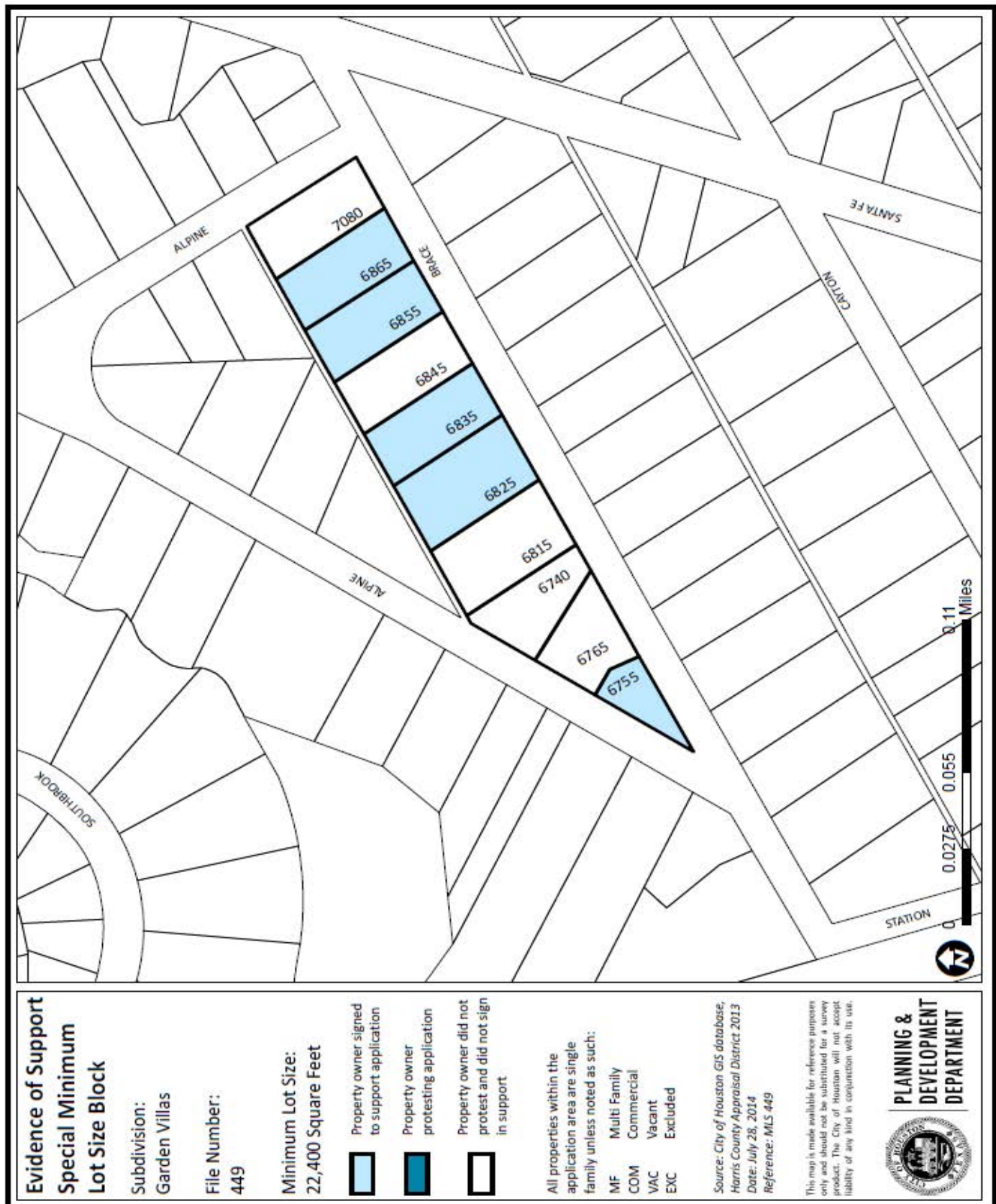
No

-  
X

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location:

North Side Brace

between station + Sante Fe

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

Block 12 TR 5 B Garden Villas

between station + Sante Fe

75 Feet East of LT 10 + West 25 FT of Lot 11 - Block 12

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary

Applicant

Beverly Burns

Phone #

713-545-2926

Address

6825 Brace

E-mail

71

City

Hou

State

TX

Zip

77061

Alternate

Applicant

Spencer Cahoon

Phone #

202-549-5562

Address

6902 Evans St

E-mail

City

Houston

State

TX

Zip

77061

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File #

449

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

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#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

☒

Petition signed by the applicant (page 4)

☒

Evidence of support from the property owners within the boundary (page 5)

☒

Signed deed restriction statement (page 6)

☒

Copy of deed restrictions, if applicable

☒

Sample of Notification Sign (page 8)

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Map or sketch showing the address, land use and size of all lots within boundary area

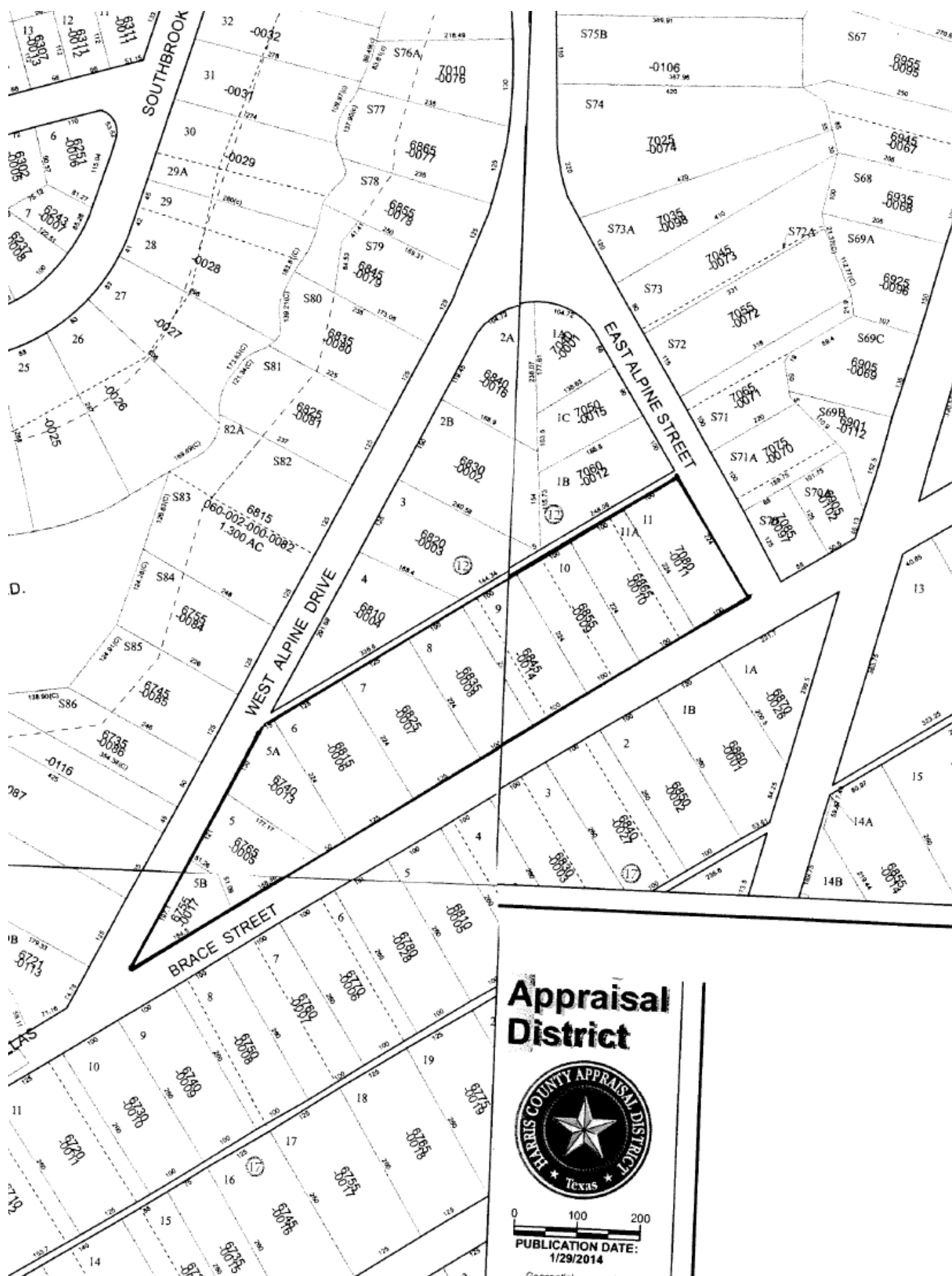
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Data showing the actual size of each lot

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### Special Minimum Lot Size Block

Planning and Development Department



## **AGENDA: XIII**

**SMLSB Application No. 465:** 2800-2900 block of Ellington Street, north and south sides, between Haynes Street and Venus Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2800-2900 block of Ellington Street, north and south sides, between Haynes Street and Venus Street. Analysis shows that a minimum lot size of 7,140 square feet exists for the block face. A petition was signed by the owners of 46% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes thirty-six (36) lots along the 2800-2900 block of Ellington Street, north and south sides, between Haynes Street and Venus Street.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the north and south sides of Ellington Street.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of twenty-seven (27) of thirty-six (36) single-family residential properties (representing 75% of the total area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained fifteen (15) of thirty-six (36) signatures of support from property owners in the proposed SMLSB (owning 46% of the total area).
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 7,140 square feet exists on thirty-six (26) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1965. Some of the homes originate from the 1970's. The establishment of a 7,140 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Thirty-six (36) out of thirty-six (36) lots (representing 100% of the application area) are at least 7,140 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **465**

Date Received: **6/3/2014**

Date Complete: **6/10/2014**

Street(s) Name: **Ellington Street**

**2800-2900  
block  
Ellington  
Street**

Lot(s)

Cross Streets: **Haynes Street** and **Venus Street**

Side of street: **North and  
South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2802 Ellington	SFR		8,190
2806	SFR	Y	7,140
2810	SFR	Y	7,140
2814	SFR		7,140
2818 (Lot 41)	SFR	Y	7,140
2818 (Lot 42)	VAC	Y	7,140
2828 (Lot 43)	SFR	Y	7,140
2828 (Lot 44)	SFR	Y	7,140
2832	SFR	Y	7,140
2902	VAC		7,140
0 (Lot 47)	VAC		7,140
0 (Lot 48)	VAC		7,140
2914	SFR	Y	7,140
2918	SFR	Y	7,140
2922	SFR	Y	7,140
2926	SFR	Y	7,140
2930	SFR		7,140
0 (Lot 54)	VAC		8,190

## Special Minimum Lot Size Block

Planning and Development Department

2935	VAC		8,190
2931	SFR		7,140
2927	SFR		7,140
2923	SFR	Y	7,140
2919 (Lot 59)	SFR		7,140
2919 (Lot 60)	VAC		7,140
2915 (Lot 61)	SFR	Y	7,140
2915 (Lot 62)	SFR	Y	7,140
2903	SFR		7,140
2833	SFR		7,140
2831	SFR	Y	7,140
2827	SFR	Y	7,140
0 (Lot 67)	VAC		7,140
2819	SFR		7,140
2815	SFR	Y	7,140
0 (Lot 70)	VAC		7,140
0 (Lot 71)	VAC		7,140
2803	SFR		8,190

### Special Minimum Lot Size Block

Planning and Development Department

## Special Minimum Lot Size Block

Planning and Development Department

Minimum Lot Size Calculations:					
Total # of lots	36	Total sq. ft. =	261,240	/ # of lots =	7,257 average sq. ft.
					7,140 median sq. ft.
	<b>70 %</b>				
Lots ranked by size	Size	% by Area	Cumulative % by Area		
1	8,190	3.1%	3.1%		
2	8,190	3.1%	6.3%		
3	8,190	3.1%	9.4%		
4	8,190	3.1%	12.5%		
5	7,140	2.7%	15.3%		
6	7,140	2.7%	18.0%		
7	7,140	2.7%	20.7%		
8	7,140	2.7%	23.5%		
9	7,140	2.7%	26.2%		
10	7,140	2.7%	28.9%		
11	7,140	2.7%	31.7%		
12	7,140	2.7%	34.4%		
13	7,140	2.7%	37.1%		
14	7,140	2.7%	39.9%		
15	7,140	2.7%	42.6%		
16	7,140	2.7%	45.3%		
17	7,140	2.7%	48.1%		
18	7,140	2.7%	50.8%		
19	7,140	2.7%	53.5%		
20	7,140	2.7%	56.3%		
21	7,140	2.7%	59.0%		
22	7,140	2.7%	61.7%		
23	7,140	2.7%	64.5%		
24	7,140	2.7%	67.2%		
25	7,140	2.7%	69.9%		
26	7,140	2.7%	72.7%		
27	7,140	2.7%	75.4%		
28	7,140	2.7%	78.1%		
29	7,140	2.7%	80.9%		
30	7,140	2.7%	83.6%		
31	7,140	2.7%	86.3%		
32	7,140	2.7%	89.1%		
33	7,140	2.7%	91.8%		
34	7,140	2.7%	94.5%		
35	7,140	2.7%	97.3%		
36	7,140	2.7%	100.0%		
Total	261,240	100.0%			

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

1. **Location:** South side of Ellington. + Northside of Ellington  
**General Location:** Between Venus + Haynes

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

**Specific Legal Description** Block 2, Lots 37-54 and Block 3  
LOTS 55-72 IN MONTGOMERY TERRACE SUBDIVISION  
Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

**Primary Applicant** Linda Walker 281 999-5298 Phone #  
**Address** 2818 Ellington St. E-mail  
**City** HOUSTON, TX. 77088 State TX Zip 77088

**Alternate Applicant** Leroy Flowers 281-447-3301 Phone #  
**Address** 8618 Easter E-mail  
**City** Houston State TX Zip 77088

#### 3. Project Information (Staff Use Only-Do Not Fill In):

**File #** 405 **Key Map #** \_\_\_\_\_ **TIRZ**  
**Lambert #** \_\_\_\_\_ **Super. N'hood** \_\_\_\_\_ **Census Tract**  
**City Council District** B

#### 4. Submittal Requirements:

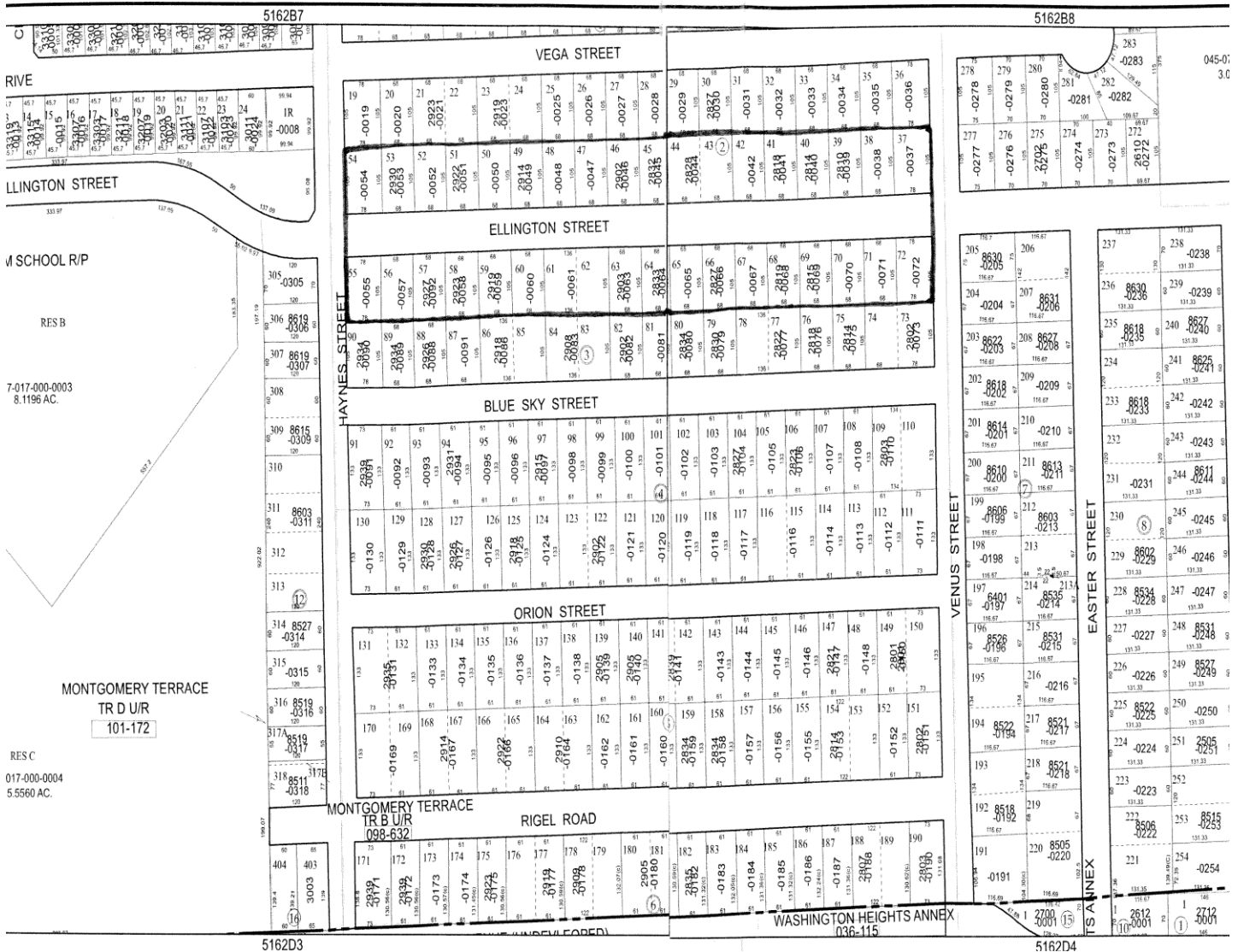
**Please Check**

- Completed application form (this page)
- Petition signed by the applicant (page 5)
- Evidence of support from the property owners within the boundary (page 6)
- Signed deed restriction statement (page 6)
- Copy of deed restrictions, if applicable
- Sample of Notification Sign (page 10)
- Map or sketch showing the address, land use and the size of all lots within boundary area
- Data showing the actual size of each lot

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



## **AGENDA: XIV**

**SMLSB Application No. 444:** 6800-6900 block of Evans Street, north and south side, between Santa Fe Drive and Kopman Drive

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 6800-6900 block of Evans Street, north and south side, between Santa Fe Drive and Kopman Drive. Analysis shows that a minimum lot size of 18,590 square feet exists for the block face. A petition was signed by the owners of 20% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes sixty-three (63) lots along the 6800-6900 block of Evans Street, north and south sides, between Santa Fe Drive and Kopman Drive.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the north and south side of Evans Street.
- *At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of sixty (60) of sixty-three (63) single-family residential properties (representing 95% of the total area).
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained twelve (12) of sixty-three (63) signatures of support from property owners in the proposed SMLSB (owning 20% of the total area). There was no protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 18,590 square feet exists on thirty-two (32) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. The houses originate from the 1940's & 1950's. The establishment of a 18,590 square feet minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Thirty-two (32) out of sixty-three (63) lots (representing 51% of the application area) are at least 18,590 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Protest Letter(s)
4. Application
5. Boundary Map

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **444**

Date Received: **6/3/2014**

Date Complete: **6/10/2014**

Street(s) Name: **Evans**

**6800-6900  
block**

Lot(s)

Cross Streets: **Santa Fe Drive** and

**Kopman Drive**

Side of street: **North and south**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
7411 S Santa Fe	SFR		9,300
6815 Evans	SFR		19,500
6817 (Lot 16)	SFR		6,500
6817 (Lot 17)	SFR		19,500
6821 (Lot 17)	SFR		13,000
6821 (Lot 18)	SFR		13,000
6825 (Lot 18)	SFR		19,500
6825 (Lot 19)	SFR		6,500
6833	SFR		26,000
6839	SFR		26,000
6843 (Lot 20)	SFR		6,500
6843 (Lot 21)	SFR		13,000
6847	SFR		19,500
6851	SFR	Y	19,500
6855	SFR		19,500
6859	SFR		26,000
6903 (TR 24B)	VAC	Y	13,000
6903 (TR 24A)	SFR	Y	18,590
6909	SFR		26,000
6915 (Lot 25)	SFR		6,500
6915 (Lot 26)	SFR		19,500
6921 (Lot 26)	SFR		13,000
6921 (Lot 27)	SFR		13,000
6927 (Lot 27)	SFR		19,500

## Special Minimum Lot Size Block

Planning and Development Department

6927 (Lot 28)	SFR		6,500
6933	SFR		26,000
6939	SFR	Y	19,500
6945 (Lot 29)	SFR		19,500
6945 (Lot 30)	SFR		6,500
6951	SFR		26,000
6957	SFR		30,940
6948	SFR		6,450
6944	SFR		9,200
6938	SFR		19,500
6932	SFR		26,000
6926 (Lot 2)	SFR		6,500
6926 (Lot 3)	SFR		19,500
6920 (Lot 3)	SFR		13,000
6920 (Lot 4)	SFR		13,000
6914 (Lot 4)	SFR	Y	19,500
6914 (Lot 5)	SFR	Y	6,500
6908	SFR	Y	26,000
6902	SFR	Y	26,000
6858	SFR		19,500
6854 (Lot 7)	SFR		13,000
6854 (Lot 8)	SFR		6,500
6850	SFR		19,500
6846 (Lot 8)	SFR		6,500
6846 (Lot 9)	SFR		13,000
6842	SFR		19,500
6838	SFR		19,500
6834 (Lot 10)	SFR		13,000
6834 (Lot 11)	SFR		6,500
6830	SFR		26,000
6826	MF		26,000
6822 (Lot 12)	SFR		6,500
6822 (Lot 13)	SFR		19,500
6818 (Lot 13)	SFR	Y	13,000
6818 (Lot 14)	SFR	Y	13,000
6814 (Lot 14)	SFR	Y	19,500
6814 (Lot 15)	SFR	Y	6,500
0 (TR 15E)	VAC		11,099
7419 Santa Fe	SFR		8,273

## Special Minimum Lot Size Block

Planning and Development Department

**Evidence of Support** (must be 51% or more of the area for Director administrative approval):

Of **1,003,852** Square Feet in the Proposed Application Area **200,590** Square Feet are Owned by Property Owners Signing in Support of the Petition = **20%**

### Single Family Calculation:

**Percentage of area developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>60</b>	# developed or restricted to no more than two SFR Units	Of	<b>60</b>	Total number of SFR lots in the Proposed Application Area	<b>63</b>	Total number of lots in the Proposed Application Area	<b>95%</b>
<b>1</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>2</b>	# of Vacant Lots						
<b>63</b>	Total						

### Minimum Lot Size Calculations:

Total # of lots **3** Total sq. ft. = **29,880** / # of lots = **9,960** average sq. ft.  
**70 %** 9,960 median sq. ft.

<u>Lots ranked by size</u>	<u>Size</u>	<u>% by Area</u>	<u>Cumulative % by Area</u>
1	30,940	3.1%	3.1%
2	26,000	2.6%	5.7%
3	26,000	2.6%	8.3%
4	26,000	2.6%	10.9%
5	26,000	2.6%	13.4%
6	26,000	2.6%	16.0%
7	26,000	2.6%	18.6%
8	26,000	2.6%	21.2%
9	26,000	2.6%	23.8%
10	26,000	2.6%	26.4%
11	26,000	2.6%	29.0%
12	26,000	2.6%	31.6%
13	19,500	1.9%	33.5%
14	19,500	1.9%	35.5%
15	19,500	1.9%	37.4%
16	19,500	1.9%	39.3%
17	19,500	1.9%	41.3%

## Special Minimum Lot Size Block

Planning and Development Department

18	19,500	1.9%	43.2%
19	19,500	1.9%	45.2%
20	19,500	1.9%	47.1%
21	19,500	1.9%	49.1%
22	19,500	1.9%	51.0%
23	19,500	1.9%	52.9%
24	19,500	1.9%	54.9%
25	19,500	1.9%	56.8%
26	19,500	1.9%	58.8%
27	19,500	1.9%	60.7%
28	19,500	1.9%	62.7%
29	19,500	1.9%	64.6%
30	19,500	1.9%	66.5%
31	19,500	1.9%	68.5%
32	18,590	1.9%	70.3%
33	13,000	1.3%	71.6%
34	13,000	1.3%	72.9%
35	13,000	1.3%	74.2%
36	13,000	1.3%	75.5%
37	13,000	1.3%	76.8%
38	13,000	1.3%	78.1%
39	13,000	1.3%	79.4%
40	13,000	1.3%	80.7%
41	13,000	1.3%	82.0%
42	13,000	1.3%	83.3%
43	13,000	1.3%	84.6%
44	13,000	1.3%	85.9%
45	13,000	1.3%	87.2%
46	11,099	1.1%	88.3%
47	9,300	0.9%	89.2%
48	9,200	0.9%	90.1%
49	8,273	0.8%	90.9%
50	6,500	0.6%	91.6%
51	6,500	0.6%	92.2%
52	6,500	0.6%	92.9%
53	6,500	0.6%	93.5%
54	6,500	0.6%	94.2%
55	6,500	0.6%	94.8%
56	6,500	0.6%	95.5%
57	6,500	0.6%	96.1%
58	6,500	0.6%	96.8%
59	6,500	0.6%	97.4%
60	6,500	0.6%	98.1%
61	6,500	0.6%	98.7%
62	6,500	0.6%	99.4%
63	6,450	0.6%	100.0%
Total	1,003,852	100.0%	

This application qualifies for a **18,590** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size?

Yes

No

X



### Evidence of Support Special Minimum Lot Size Block

Subdivision:  
Garden Villas

File Number:  
444

Minimum Lot Size:  
18,590 Square Feet

Property owner signed  
to support application

Property owner  
protesting application

Property owner did not  
protest and did not sign  
in support

All properties within the  
application area are single  
family unless noted as such:

MF Multi Family  
COM Commercial  
VAC Vacant  
EXC Excluded

Source: City of Houston GIS database,  
Harris County Appraisal District 2014  
Date: June 24, 2014  
Reference: MLSB 444

This map is made available for reference purposes  
only and should not be substituted for a survey  
instrument. The City of Houston will not accept  
liability of any kind in conjunction with its use.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location:

Evans Between Kopman & Villa & Santa Fe

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

W 75 FT of LT 14 + E 25 FT of LT 15  
BLK 22 - LT 31 BLK 26  
Garden Villas

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary

Applicant

Spencer Cahoon

Phone #

202-549-5562

Address

6702 Evans

E-mail

City

Hou

State

TX

Zip

77061

Alternate

Applicant

Stephen Merritt

Phone #

713-645-3605

Address

6940 Ashburn

E-mail

City

Houston

State

TX

Zip

77061

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File #

4484

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

I

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

☒

Petition signed by the applicant (page 4)

☒

Evidence of support from the property owners within the boundary (page 5)

☒

Signed deed restriction statement (page 6)

☒

Copy of deed restrictions, if applicable

☒

Sample of Notification Sign (page 8)

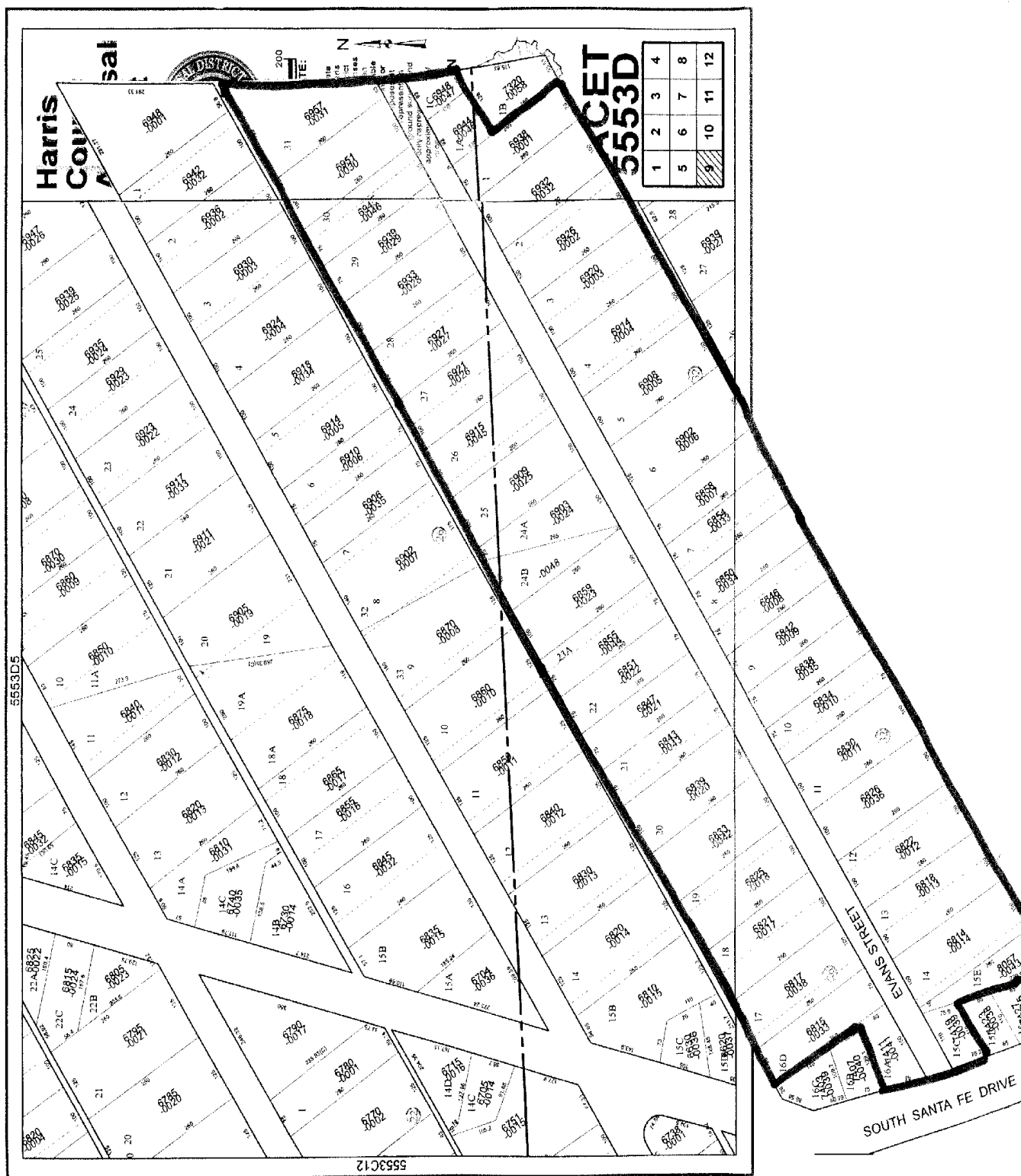
☒

Map or sketch showing the address, land use and size of all lots within boundary area

☒

Data showing the actual size of each lot

☒



## **AGENDA: XV**

**SMLSB Application No. 438:** 7100 block of Ashburn Street, south side, between Kopman Drive and Villa Drive

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 7100 block of Ashburn Street, south side, between Kopman Drive and Villa Drive. Analysis shows that a minimum lot size of 20,467 square feet exists for the block face. A petition was signed by the owners of 20% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes five (5) lots along the 7100 block of Ashburn Street, south side, between Kopman Drive and Villa Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises one blockface, the south side of Ashburn Street.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of five (5) of five (5) single-family residential properties (representing 100% of the total area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained one (1) of five (5) signatures of support from property owners in the proposed SMLSB (owning 20% of the total area). There were no protest(s).
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 20,467 square feet exists on four (4) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. The houses originate from the 1940s. The establishment of a 20,467 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Four (4) out of five (5) lots (representing 84% of the application area) are at least 20,467 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **438**

Date Received: **6/3/2014**

Date Complete: **6/10/2014**

Street(s) Name: **Ashburn St.**

**7100 block Ashburn**

Lot(s)

Cross Streets: **Kopman Dr.** and

**Villa Dr.**

Side of street: **South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
7110 Ashburn St.	SFR		20,467
7120	SFR		22,400
7130	SFR	Y	22,400
7140	SFR		28,000
7150	SFR		17,250

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **110,517** Square Feet in the Proposed Application Area **22,400** Square Feet are Owned by Property Owners Signing in Support of the Petition = **20%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>5</b>	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area		Total number of lots in the Proposed Application Area	<b>100%</b>
			<b>5</b>		<b>5</b>		
<b>0</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>0</b>	# of Vacant Lots						
<b>5</b>	Total						

### Minimum Lot Size Calculations:

Total # of lots	5	Total sq. ft.	110,517	/ # of lots	22,103	average sq. ft.
					22,400	median sq. ft.

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	28,000	25.3%	25.3%
2	22,400	20.3%	45.6%
3	22,400	20.3%	65.9%
4	20,467	18.5%	84.4%
5	17,250	15.6%	100.0%
Total	110,517	100.0%	

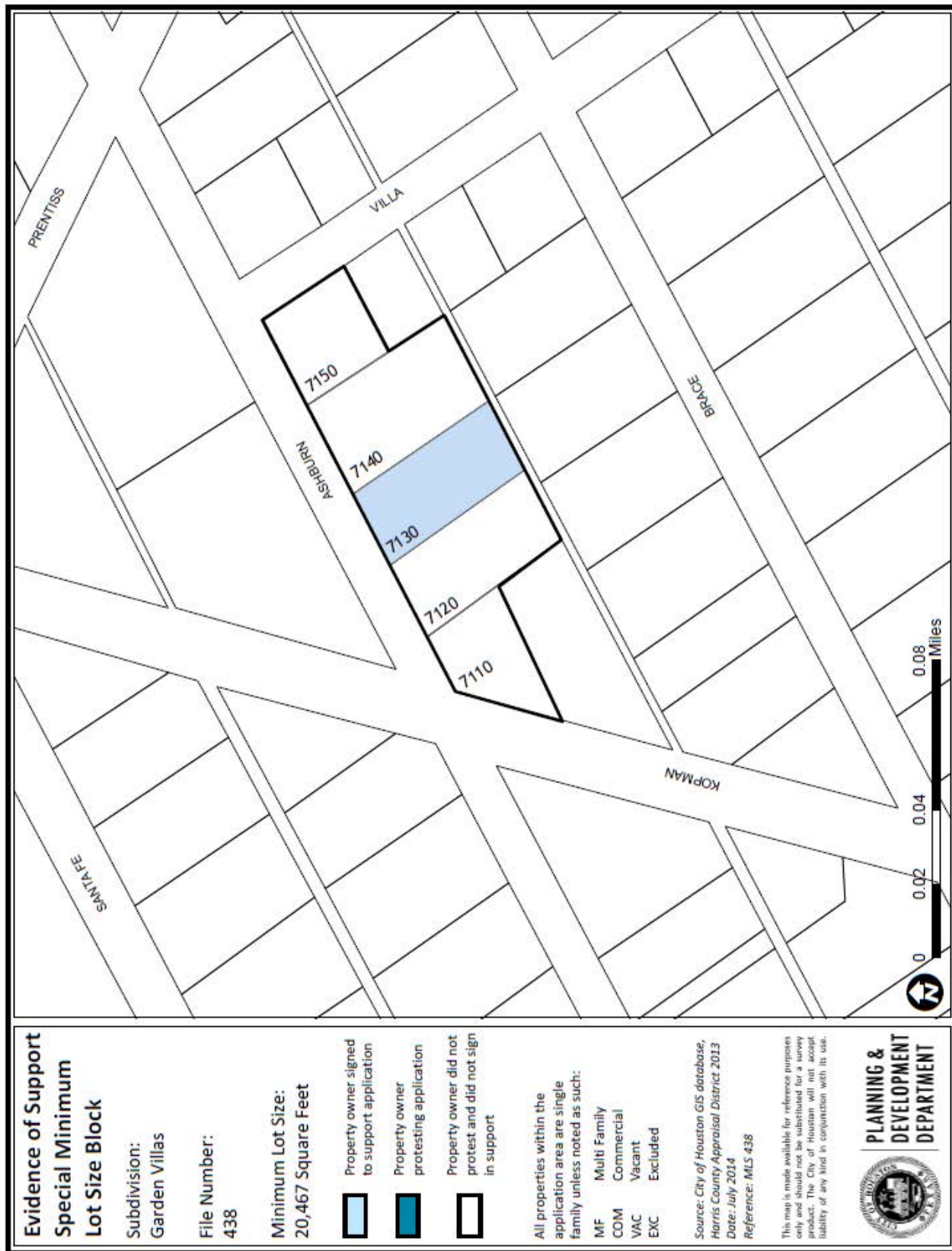
This application qualifies for a **20,467** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size?

Yes

No

$$\frac{-x}{x}$$



# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department

### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location: SOUTH SIDE OF ASHBURN BETWEEN  
KOPMAN + VILLA

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description TR4 NW PT LOT 4 BLK 10 THROUGH  
N 138 FT OF LT 1 BLK 10, GARDEN VILLAS

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary

Applicant CHRISTINA KING

Phone # 360-451-8512

Address 7140 Ashburn St.

E-mail

City Houston

State TX Zip 77061

Alternate

Applicant SPENCER CARSON

Phone # 202 549 5562

Address 6902 EVANS

E-mail

City Houston

State TX Zip 77061

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File # 438 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_

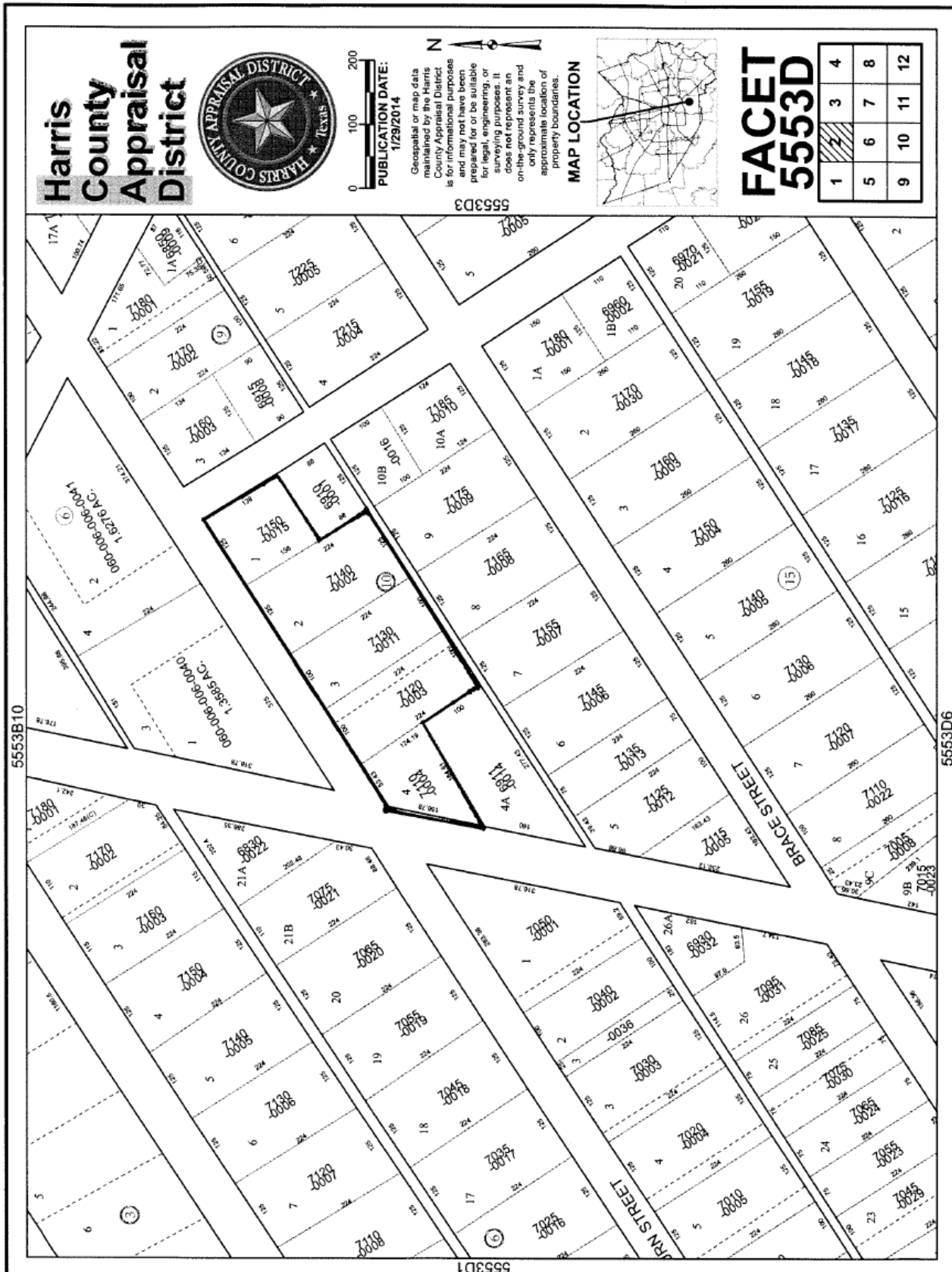
Lambert # \_\_\_\_\_ Super N'hood \_\_\_\_\_ Census Tract \_\_\_\_\_

City Council District I

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 4)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>



## **AGENDA: XVI**

**SMLSB Application No. 447:** 7500 block of Haywood, north and south sides, between Santa Fe Drive and Haywood Drive

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 7500 Haywood, north and south sides, between Santa Fe Drive and Haywood Drive. Analysis shows that a minimum lot size of 42,385 square feet exists for the block face. A petition was signed by the owners of 48% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

The application includes seven (7) lots along the 7500 block of Haywood, north and south sides, between Santa Fe Drive and Haywood Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two blockfaces, the north and south sides of Haywood.
- At least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of seven (7) of seven (7) single-family residential properties (representing 100% of the total area).
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained three (3) of seven (7) signatures of support from property owners in the proposed SMLSB (owning 48% of the total area). There were no protest(s).
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 42,385 square feet exists on four (4) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1926. The houses originate from the 1940s. The establishment of a 42,385 square feet minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Four (4) out of seven (7) lots (representing 70% of the application area) are at least 42,385 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Application
4. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **447**

Date Received: **6/3/2014**

Date Complete: **6/25/2014**

Street(s) Name: **Haywood Drive**

**7500 block Haywood Drive**

Lot(s)

Cross Streets: **Santa Fe Drive** and

**Haywood Drive**

Side of street: **North and South**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
7525 Santa Fe Dr	SFR		31,207
6435 N. Haywood Dr.	SFR		40,357
7560 Haywood Dr.	SFR	Y	42,385
7570	SFR		26,130
7580	SFR	Y	42,871
7585	SFR		70,794
7595	SFR	Y	72,823

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **326,567** Square Feet in the Proposed Application Area      **158,079** Square Feet are Owned by Property Owners Signing in Support of the Petition = **48%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>7</b>	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	<b>100%</b>
			<b>7</b>	<b>7</b>	
<b>0</b>	# of Multifamily lots				
<b>0</b>	# of Commercial lots				
<b>0</b>	# of Vacant Lots				
<b>7</b>	Total				

### Minimum Lot Size Calculations:

Total # of lots	7	Total sq. ft.	326,567	/ # of lots	46,652	average sq. ft.
					42,385	median sq. ft.

**70 %**

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	72,823	22.3%	22.3%
2	70,794	21.7%	44.0%
3	42,871	13.1%	57.1%
4	42,385	13.0%	70.1%
5	40,357	12.4%	82.4%
6	31,207	9.6%	92.0%
7	26,130	8.0%	100.0%
Total	326,567	100.0%	

This application qualifies for a **42,385** Square Feet Special Minimum Lot Size

### Do deed restrictions specify a minimum lot size?

Yes

(b) (5) DPP

No

x

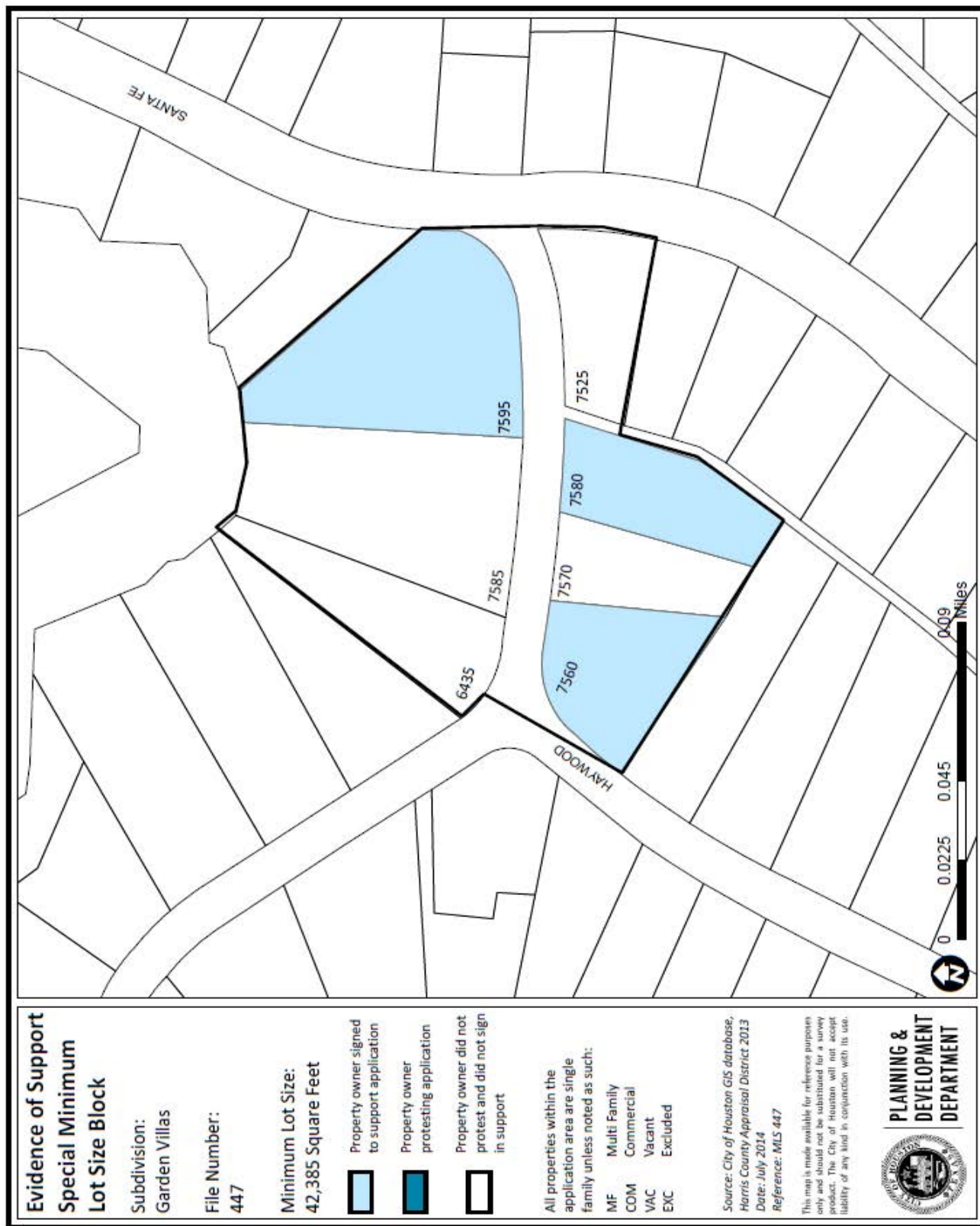
If yes, number of lots not included within deed restrictions per blockface:

1

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department



### Special Minimum Lot Size Block Application

According to  
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

General Location:

Haywood to the East of N. Haywood

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

TRS 3A 7 32 BLK 2 Garden Villas  
Through Site 6 Garden Villas

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary  
Applicant

Polly A. Silva

Phone #

832-483-2853

Address

7595 Haywood Drive

E-mail

City

Houston

State

TX Zip 77061

Alternate  
Applicant

Spencer Cahoon

Phone #

202-549-5562

Address

6902 Evans Street

City

Houston

State

TX Zip 77061

#### 3. Project Information (Staff Use Only-Do Not Fill In):

File #

447

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

I

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

☒

Petition signed by the applicant (page 4)

☒

Evidence of support from the property owners within the boundary (page 5)

☒

Signed deed restriction statement (page 6)

☒

Copy of deed restrictions, if applicable

☒

Sample of Notification Sign (page 8)

☒

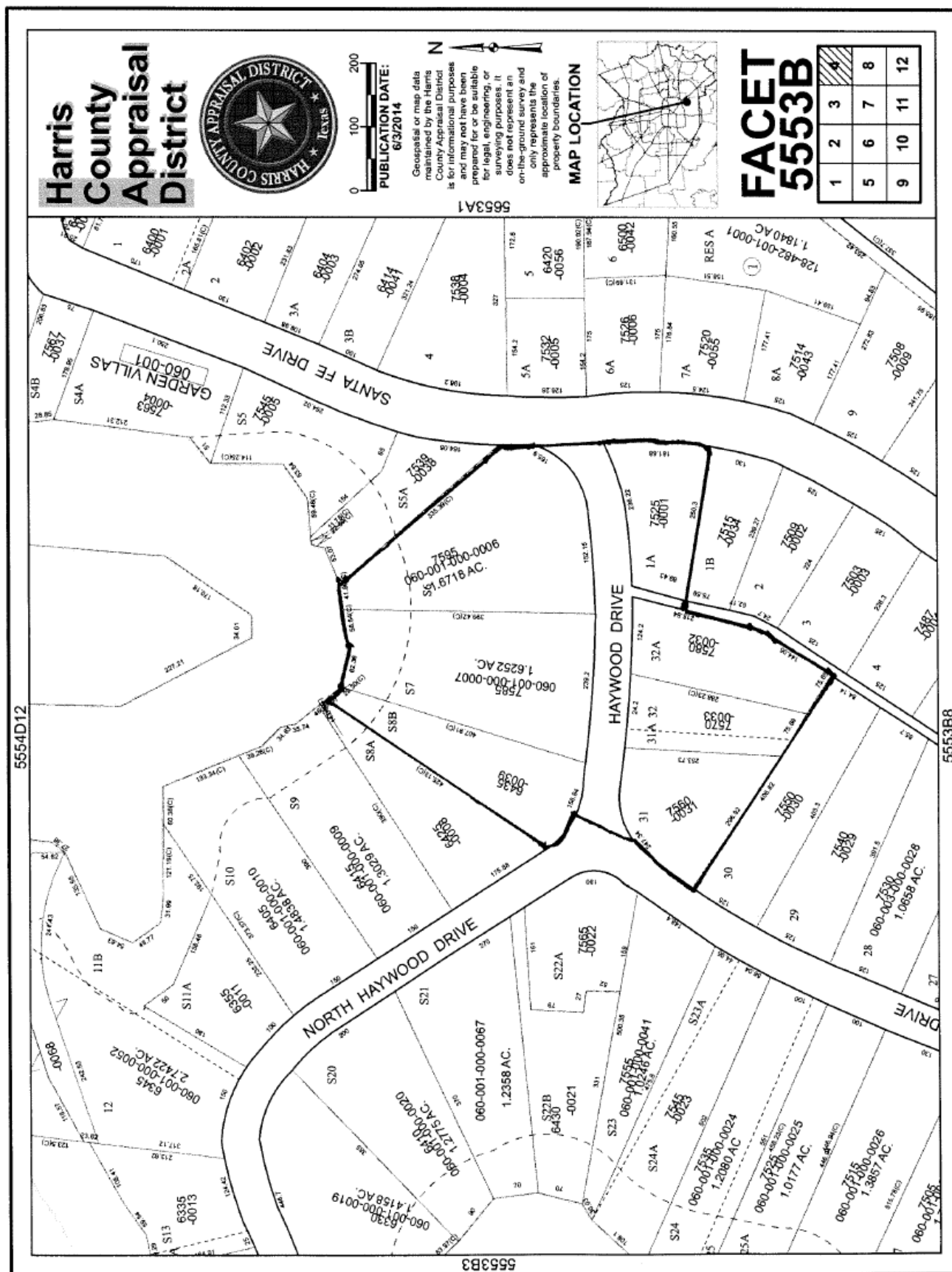
Map or sketch showing the address, land use and size of all lots within boundary area

☒

Data showing the actual size of each lot

☒

Planning and Development Department



### AGENDA: XVII

**SMBLB Application No. 207:** 1200-1400 block of Wycliffe Street, east side between Timberline Drive and Day Road, and west side between Timberline Drive and Old Katy Road

#### BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 1200-1400 block of Wycliffe Street, east side between Timberline Drive and Day Road, and west side between Timberline Drive and Old Katy Road. Analysis shows that a minimum building line of 30'-0" exists for the blockfaces. A petition was signed by owners of 51% of the property within the proposed Special Minimum Building Line Block. Fourteen (14) protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

#### PROCEDURES:

Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from at least 51% of the owners of lots within the proposed SMBLB; and
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- that more than 60% of the area to be included in the SMBLB, exclusive of land used for a park, library, place of religious assembly, or school, is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, age and architectural features of the structures, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMBLB is enforceable for twenty years from the effective date of the ordinance.

### STAFF ANALYSIS:

This application includes thirty-four (34) properties along the 1200-1400 block of Wycliffe Street, east and west sides, between Timberline Drive and Old Katy Road.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLB include all properties within at least one blockface and no more than two opposing blockfaces;*  
The application comprises two opposing blockfaces, the east side of Wycliffe Drive between Timberline Drive and Day Road, and the west side of Wycliffe Drive between Timberline Drive and Old Katy Road.
- *More than 60% of the area in the SMLB, exclusive of land used for a park, library, place of religious assembly, or school, must be developed with single-family residential units;*  
Land uses of the properties consist of thirty (30) single-family residential properties (representing 69% of the total area), two (2) commercial properties, and one (1) vacant property.
- *The applicant has demonstrated sufficient support for the SMLB;*  
The applicant obtained twenty-one (21) of thirty-four (34) signatures of support from property owners in the proposed SMLB (owning 51% of the total area). Fourteen (14) protests were filed.
- *Establishment of the SMLB will further the goal of preserving the building line character of the area;*  
A minimum building line of 30'-0" exists on twenty-eight (28) of the thirty-four (34) properties in the area. Three (3) properties have a building line of less than 30'-0". Three (3) properties do not have structures.
- *The proposed SMLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area;*  
The subdivision was platted in 1953, and most of the houses were constructed in the late 1950s. Except for the commercial properties at the southern end of the block, and a few other vacant properties, both blockfaces are developed almost entirely with single-family homes. The establishment of a 30'-0" minimum building line would help preserve the building line character of the area.
- *The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMLB;*  
A building line of 30'-0" or greater exists for twenty-two (22) of the thirty-four (34) structures in the proposed area, representing 71.0% of the structures in the area.

Public notice of the public hearing was transmitted to all property owners on the block face.

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Protest Letter(s)
4. Application
5. Boundary Map

### SPECIAL MINIMUM BUILDING LINE BLOCK

Application No. **207**

Date Received: **5/29/2014**

Date Complete: **6/3/2014**

Street(s) Name: **Wycliffe Street**

Lot(s) **1200-1400 Block of Wycliffe Drive**

Cross Streets: **Timberline** and **Old Katy Road**

Side of street: **East and West**

### MINIMUM BUILDING LINE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
1217	SFR		15,420	32
1221	SFR	Y	14,645	30
1222	SFR	Y	13,837	30
1225	SFR	Y	14,500	30
1226	SFR	Y	13,700	30
1229	SFR	Y	14,500	16
1230	SFR	Y	13,700	30
1233	SFR	Y	14,500	30
1234	SFR		13,700	30
1305	SFR	Y	14,500	30
1306	SFR		13,700	30
1309	SFR	Y	14,500	50
1310	SFR	Y	13,700	30
1314	SFR	Y	13,700	30
1318	SFR	Y	13,700	30
1322	SFR	Y	13,700	30
1401	SFR		14,500	30
1402	SFR	Y	13,700	37
1405	SFR	Y	13,050	30
1406	SFR	Y	12,330	42
1409	SFR		13,050	30
1410	SFR		12,330	30
1413	SFR		13,050	23
1414	SFR		12,330	30

## Special Minimum Building Line Block

Planning and Development Department

1417	SFR		13,050	30
1418	SFR	Y	12,330	41
1421	SFR	Y	12,702	30
1422	SFR	Y	12,056	44
0 Wycliffe - LT 24	VAC		14,500	0
0 Wycliffe - TR 2A	COM		30,892	0
11020 Old Katy Road - TR 2F	COM		74,139	73
11020 Old Katy Road - TR 2G	COM		85,012	73
1321 - LT 23	SFR	Y	7,280	0
1321 - TR 9A, LT 22	SFR	Y	76,170	27

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of	<b>668,473</b>	Square Feet in the Proposed Application Area	<b>342,800</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>51%</b>
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**Single Family Calculation:**

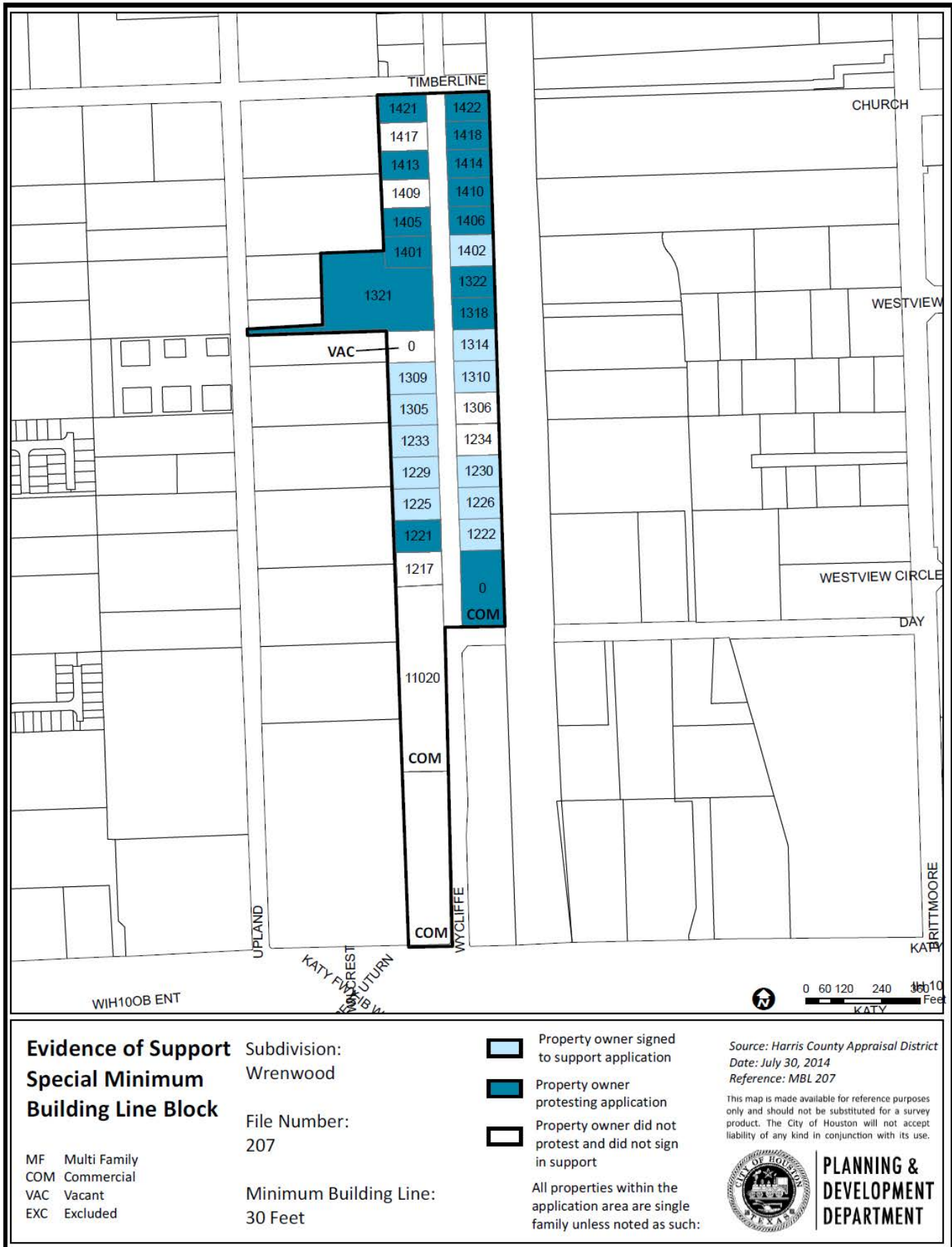
**Percentage of area developed or restricted to no more than two SFR units per lot** (must be greater than 60%):

<b>30</b>	# developed or restricted to no more than two SFR Units	Of	Square Feet in the Proposed Application Area	Square Feet are developed or restricted to no more than two SFR Units =	<b>69%</b>
			<b>668,473</b>	<b>463,930</b>	
<b>0</b>	# of Multifamily lots				
<b>3</b>	# of Commercial lots				
<b>1</b>	# of Vacant Lots				
<b>34</b>	Total				

### Minimum Building Line Calculations:

Building Line Rank	70 B.L. in feet	% % of all B.L.'s	Cumulative %
1	73	3.2%	3.2%
2	73	3.2%	6.5%
3	50	3.2%	9.7%
4	44	3.2%	12.9%
5	42	3.2%	16.1%
6	41	3.2%	19.4%
7	37	3.2%	22.6%
8	32	3.2%	25.8%
9	30	3.2%	29.0%
10	30	3.2%	32.3%
11	30	3.2%	35.5%
12	30	3.2%	38.7%
13	30	3.2%	41.9%
14	30	3.2%	45.2%
15	30	3.2%	48.4%
16	30	3.2%	51.6%
17	30	3.2%	54.8%
18	30	3.2%	58.1%
19	30	3.2%	61.3%
20	30	3.2%	64.5%
21	30	3.2%	67.7%
22	<b>30</b>	3.2%	<b>71.0%</b>
23	30	3.2%	74.2%
24	30	3.2%	77.4%
25	30	3.2%	80.6%
26	30	3.2%	83.9%
27	30	3.2%	87.1%
28	30	3.2%	90.3%
29	27	3.2%	93.5%
30	23	3.2%	96.8%
31	16	3.2%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
Total	1,058	100.0%	

This application  
qualifies for a **30** Feet Special Minimum  
Building Line



### **Andrews, Christopher - PD**

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**From:**  
**Sent:** Monday, June 30, 2014 10:02 PM  
**To:** Andrews, Christopher - PD  
**Cc:** CNL District A; CNL At Large 1; CNL At Large 2; CNL At Large 3; CNL At Large 4; CNL At Large 5  
**Subject:** Protest on Wrenwood Minimum Building Line change request, MBL 207 -- 1321 Wycliffe Dr., Houston, Texas 77043

Hello Mr. Andrews,

I would like to protest the petition to set the minimum building line in our section to 30 feet from the easement. I believe my brother David signed my father's name in the original petition. He had no authority to do so. My father was physically and mentally incapable of signing. I had power of attorney for my father and I never even knew about this petition until recently. My father has now passed away (this past Fathers Day) and I am the executrix for his estate. My brothers Randy Mikula and David Mikula and I are the sole heirs to the estate. My brother David has since changed his mind about supporting the petition and is now opposed. My brother Randy Mikula is also opposed.

As the executrix to the estate and one-third owner of the 2-acre property at 1321 Wycliffe Dr., I would like to protest. Our property really only has access from Wycliffe Dr. We have a very small driveway to Upland. We would like to sell our property. In our estimation the highest and best use of our property is the building of high-end townhomes like the ones that are going up all around our property on Upland and Sherwood Forest, the two parallel streets just west of Wycliffe. The Wrenwood neighborhood is really one long street, Wycliffe, that goes on for about a mile and a half beginning about a half mile north of I10. The "neighborhood" has not been maintained as such, as there are many homes in extreme disrepair and many homes in which multiple families live.

We have approached many builders and they were very interested until they found out about the offset requirements. We believe we could demand double or triple the price for our property if there were no restrictions.

What was never explained to any of our neighbors is that they too may have the opportunity to sell to builders, especially if the commercial properties that border their properties on the west and which have frontage on Upland were to also sell. And they could probably get more than double the value of their properties than if they sold their properties to individuals for use as a traditional single family residence in which there is one home per lot. Many of our neighbors are the original owners and are of the age when they may want to sell for their retirement, so maximizing value is of extreme importance.

The petition was done in the spirit of community but all the facts were not presented, considered or perhaps even known by the people enlisting its support.

Please feel free to contact me for any additional information at 713-502-2533 (cell) or 281-679-9311 (home).

Sincerely,

Jo Ann Nevitt, executrix for the LJ Mikula estate  
14611 Kellywood Lane  
Houston, Texas 77079

Received 6/17/14 CAA  
10:05 AM

City Of Houston  
Planning and Development Department  
PO Box 1562  
Houston, TX 77251-1562  
RE: Special Minimum Building Line Block Application

June 17, 2014

MAT SANDEREG  
1417

To: City of Houston/Planning and Development Dept.

We the undersigned are residents between the 1200 and 1400 block of Wycliffe Drive, Houston Texas 77043. We are protesting the Code of Ordinance by the Planning and development Department for the creation of a Special Minimum Building Line Block under Section 42-170 of the code of Ordinance.

We do not agree that the ordinance should be passed because it indicates that the building line is 30 feet.

Address	Signature
1. 1401 Wycliffe	John BRETT DRABIN
X 2. 1413 WYCLIFFE	MAT SANDEREG
3. 1406 Wycliffe	Paul R. Richardson
4. 1405 WYCLIFFE DR	Erica Jones LL
5. 1421 WYCLIFFE DR	H. Pizore
6. 1421 WYCLIFFE DR	Marquita Lopez
7. 1414 WYCLIFFE DR	Daniel Lee
8. 1418 WYCLIFFE DR	John C. Cook
9. 1410 WYCLIFFE	Thompson, L. L.
10. 1322 Wycliffe	John McCampbell

11. 1318 WYCLIFFE DR. RONNY WHITE *[Signature]*
- 12. 1422 WYCLIFFE DR. DAN HERRERA *[Signature]*
- 13. 0 - wycliffe dr. Hydasco Corp *[Signature]*
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