HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 4, 2014

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

PLANNING COMMISSION MEMBERS

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

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

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

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Daniel Krueger, P.E.
Dawn Ullrich
George Greanias

SECRETARY
Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.

4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute for all consent agenda items.

7. Time limits will not apply to elected officials.

8. No speaker is permitted to accumulate speaking time from another person.

9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

10. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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4. The Chairperson will call each speaker's name when it is his or her turn to speak. The Chairperson will also call out the speaker to follow.
5. As the called speaker you should move forward to the podium, state your name for the record, and then deliver your comments.
6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

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

Houston Planning Commission

AGENDA

September 4, 2014

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

Call to Order

Director's Report

- **Approval of the August 21, 2014 Planning Commission Meeting Minutes**
- **Approval of the August 14, 2014 Planning Commission Meeting Minutes for Major Thoroughfare and Freeway Plan Amendments**

I. Staff Recommendation and Planning Commission Consideration of 2014 Major Thoroughfare and Freeway Plan proposed amendments (Amar Mohite)

Vernon G. Henry & Associates

- **C-1:** Winfield Road/Generation Pkwy – Proposed Street "E" to Mesa Road

II. Forward change to 2013 MTFP Map to City Council

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Christa Stoneham)
b. Replats (Christa Stoneham)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Teresa Geisheker, Suvidha Bandi and Marlon Connley)
d. Subdivision Plats with Variance Requests (Mikalla Hodges and Muxian Fang)
e. Subdivision Plats with Special Exception Requests (Mikalla Hodges, Muxian Fang and Marlon Connley)
f. Reconsiderations of Requirement
g. Extension of Approvals (Ryan Medlen)
h. Name Changes (Ryan Medlen)
i. Certificates of Compliance (Ryan Medlen)
j. Administrative
k. Development Plats with Variance Requests (Kimberly Bowie and Ryan Medlen)

IV. Establish a public hearing date of October 2, 2014

a. Alys Park
b. Amended Plat of Almeda Place partial replat no 4
c. Braeswood partial replat no 2
d. Craig Woods partial replat no 12
e. Grand Lismar Estates
f. Hyde Park partial replat no 3
g. Melody Oaks partial replat no 12

V. Consideration of a Landscape Variance for a property located at 15375 Memorial Drive (Kimerly Bowie)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 200 block of Archer Street (east and west sides) (Misty Staunton)

VII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 200 block of Archer Street (east and west sides) (Misty Staunton)

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side) (Christopher Andrews)

IX. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 1, 2 and 3 (Christopher Andrews)

X. Public Comment

XI. Adjournment

DRAFT Minutes of the Houston Planning Commission

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

August 21, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:44 p.m. with a quorum present.

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

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 AUGUST 7, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 7, 2014 Planning Commission meeting minutes.
Motion: **Alleman** Second: **Bryant** Vote: **Carries** Abstaining: **Porras-Pirtle**

APPROVAL OF THE JULY 31, 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PUBLIC HEARING MEETING MINUTES
Commission action: Approved the July 31, 2014 Major Thoroughfare and Freeway Plan Amendments Public Hearing Meeting Minutes.
Motion: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION OF 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Vernon G. Henry & Associates
C-1: Winfield Road/Generation Pkwy- Proposed "E" Street to Mesa Road
Staff recommendation: Defer the item at the request of Harris County.
Commission action: Deferred the item at the request of Harris County.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

RVi

E-1: Huffman Cleveland-FM 1485 to Plum Grove Road
E-2: FM 1485- Intersection realignment at Huffman Cleveland Road
E-3: Community Drive-Huffman Cleveland Road to COH ETJ
E-4: Oakleaf Drive-Kingwood Drive to Plum Grove Raod
E-5: Idleloch Drive-FM 2100 to Community Drive
E-6: Miller Wilson Road- Kingwood Drive to COH ETJ
E-7: Wolf Trot- Kingwood Drive to COH ETJ
E-8: Proposed Major Collector- Idleloch Drive to Wolf Trot Road
E-9: Plum Grove Road (east-west)- Huffman Cleveland Road to Plum Grove Road (north-south)/Idleloch Drive
Staff recommendation: Approve staff's recommendation for items E-1 through E-9.
Commission action: Approved staff's recommendation for items E-1 through E-9.
Motion: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

II. FORWARD CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL
Staff recommendation: Forward the changes to the 2013 MTFP map to City Council.
Commission action: Forwarded the changes to the 2013 MTFP map to City Council.
Motion: **Bohan** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1- 108)

Items removed for separate consideration: **8, 23, 53, 54, 58, 61, 70, 74, and 83.**

Staff recommendation: Approve staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, Jard and Sikes abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **8, 23, 53, 54, 58, 61, 70, 74, and 83** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items **8, 23, 53, 54, 58, 61, 70, 74, and 83** subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Edminster, Jard, and Sikes returned.

C PUBLIC HEARINGS

109 Colquitt Court 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: **Bryant** Second: **Sikes** Vote: **Carries** Abstaining: **None**

110 Gardens at Twenty First Street replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: Unanimous Abstaining: **None**

111 Greenview Manor Sec 2 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

112 Harlem Heights partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

113 Melody Oaks partial replat no 10 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

114 Monterrey at Willowbend Sec 4 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: **Foriester** Vote: **Unanimous** Abstaining: **None**

115 Nobility Park replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

116 Pecore Industrial C3N Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

117 Plainview Addition partial replat no 2 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

118 Strathmore Park parial replat no 1 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

119 Stude Rodger Heights replat no 1 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

120 Aerovillas Hangar Home Sec 1 C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 121, 122, 129, 131, 132, 133, and 134 were taken together at this time with staff requesting a two week deferral for the reasons stated.

121	**Audubon Place partial replat no 1**	**C2R**	**Defer**
122	**Commerce Estates**	**C2R**	**Defer**
129	**Saddle Ridge Sec 6**	**C3P**	**Defer**
131	**Workshop Houston**	**C2R**	**Defer**
132	**Cypress Landing East GP**	**GP**	**Defer**
133	**Cypress Landing East Sec 11**	**C3P**	**Defer**
134	**Aliana Sec 44**	**C3P**	**Defer**

Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

123 Hanover River Oaks C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers for item 123: David Ott, Joe Elder, and Ray A. Jones, Jr. – supportive; Steve Adam - opposed

124 Harmony West Sector 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: **Bryant** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Items 125 and 126 are taken together at this time.

125 Lakes at Creekside GP GP Approve
126 Lakes at Creekside Sec 2 C3P Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker for items 125 and 126: Kerry Gilbert

127 Madek Price C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

128 Montrose Addition partial replat no 6 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: **Porras-Pirtle** Second: **Edminster** Vote: **Carries** Abstaining: **None**
Opposed: **Jard**

130 Wagner Heights C2R Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Brave** Vote: **Carries** Abstaining: **Jard and Edminster** Opposed: **Stein, Zakaria, Porras-Pirtle, and Garza**
Speaker for item 130: Michael Sperandio – supportive; Alejandra Nett – undecided; Susan Laviage - opposed

E SPECIAL EXCEPTIONS

Special Exception items 131 and 132 were taken earlier in the agenda with the deferred items.

F RECONSIDERATION OF REQUIREMENTS

Item 134 was taken earlier in the agenda with the deferred items.

Items 135, 136, and 137 are taken together at this time.

135	**Anserra GP**	**GP**	**Approve**
136	**Anserra Sec 4**	**C3F**	**Approve**
137	**Anserra Sec 5**	**C3F**	**Approve**

Staff recommendation: Deny the requested variance and disapprove the general plan and the plats.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions

Motion: **Foriester** Second: **Jard** Vote: **Porras-Pirtle** Abstaining: **None**

138	**Bauer Road Wastewater Treatment Plant**	**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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 139 and 140 are taken together at this time.

139	**Crosby High School GP**	**GP**	**Approve**
140	**Crosby High School Sec 1**	**C3P**	**Approve**

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

141	**Towne Lake Sec 38**	**C3F**	**Withdrawn**

G EXTENSIONS OF APPROVAL

142	**Azutami**	**EOA**	**Approve**
143	**Edgewood Village Sec 3**	**EOA**	**Approve**
144	**Generation Park West Rail Sit Yard**	**EOA**	**Approve**
145	**Park Place**	**EOA**	**Approve**
146	**San Jacinto College North Campus West Addition**	**EOA**	**Approve**
147	**Villages of Cypress Lake Sec 29**	**EOA**	**Approve**
148	**Woodlands Waterway Square partial replat no 1 partial replat no 1**	**EOA**	**Approve**

H NAME CHANGES

149	**Northgrove GP**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek GP)		
150	**Northgrove Water Plant Site no 1**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Water Plant Site no 1)		
151	**Northgrove WWTP no 1**	**NC**	**Approve**
	(prev.Woodbridge at Spring Creek WWTP no 1)		
152	**Northgrove Sec 1**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Sec 1)		
153	**Northgrove Sec 2**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Sec 2)		
154	**Northgrove Sec 3**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Sec 3)		
155	**Northgrove Sec 4**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Sec 4)		
156	**Northgrove Sec 5**	**NC**	**Approve**
	(prev. Woodbridge at Spring Creek Sec 5)		

Staff recommendation: Approve staff's recommendation for items **142-156.**
Commission action: Approved staff's recommendation for items **142-156.**
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE
NONE

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 157 and 158 are taken together at this time.

157	**1712 Capron Street**	**DPV**	**Approve**
158	**1713 Pannell Street**	**DPV**	**Approve**

Staff recommendation: Grant the requested variances and approve the development plats subject to the conditions listed.
Commission action: Granted the requested variances and approved the development plats subject to the conditions listed.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

159 1035 West 30th Street **DPV** **Approve**
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.
Motion: **Davis** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

160 3123 Gannett Street **DPV** **Defer**
Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 18, 2014

a. Carolina Place partial replat no 1
b. Craig Woods partial replat no 5
c. Hillcrest partial replat no 1
d. Hilldale partial replat no 1
e. Houston Community College Eastside Campus Sec 3
f. Longwoods partial replat no 1
g. Melody Oaks partial replat no 9 and extension
h. Shadow Creek South Sec 2 partial replat no 2
i. Temple Terrace partial replat no 2
j. Westheimer Estates partial replat no 4

Staff recommendation: Establish a public hearing date of September 18, 2014 for items **II a-j.**
Commission action: Established a public hearing date of September 18, 2014 for items **II a-j.**
Motion: **Porras-Pirtle** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2929 BAY AREA BOULEVARD

Staff recommendation: Grant the requested variance subject to the conditions mentioned.
Commission action: Granted the requested variance subject to the conditions mentioned.
Motion: **Brave** Second: **Asakura** Vote: **Carries** Abstaining: **Alleman**

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1061 BROADWAY STREET (Milby High School)

Staff recommendation: Grant the requested off-street parking variance.
Commission action: Granted the requested off-street parking variance.
Motion: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 10726 MESA DRIVE (North Forest High School)

Staff recommendation: Grant the requested off-street parking variance.
Commission action: Granted the requested off-street parking variance.
Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Porras-Pirtle abstained and left the room.

VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2902 REVERE STREET (Kuhl-Linscomb)

Staff recommendation: Grant the requested variance to allow 10 on-site parking spaces with conditions.
Commission action: Granted the requested variance to allow 10 on-site parking spaces with conditions 2 & 3 only. Condition 1 was not approved.
Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for item VIII: Joe Elder, Stephanie Ann Jones, Dan Linscomb, Steve Curry, John Price, John Woods, Gene Wiggins, Mike Newlin, Cindy Newlin, and Chris Lewis- supportive

IX. PUBLIC HEARING FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS

A presentation was given by David Manual, applicant. There was no Commission action taken on this item.
Speaker for item IX: Glynice Lurie – opposed

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:50 p.m.

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

_____ _____

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

Minutes of the 2014 Houston Planning Commission
Major Thoroughfare and Freeway Plan Amendments
Recommendation Meeting
August 14, 2014

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

Call to order:

Chair, Mark Kilkenny, called the meeting to order at 2:34 p.m. with a quorum present.

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

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

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION AND ACTION ON THE 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Fort Bend County Engineering & City of Houston Planning and Development

A-1: Hillcroft Avenue- Fondren Road to McHard Road
A-2: Hillcroft Avenue- Fondren Road to Beltway 8
Staff recommendation: Hillcroft (A-1): Add East Hillcroft Avenue and West Hillcroft Avenue from Fondren Road to McHard Road (FM 2234) as a sufficient width two-lane Major Thoroughfares where ROW varies (T-2-Varies) on the MTFP.
Hillcroft (A-2): Add East Hillcroft Avenue and West Hillcroft Avenue from Fondren Road to Beltway 8 as a sufficient width two-lane Major Thoroughfares where ROW varies (T-2-Varies) on the MTFP.
Commission action: Hillcroft (A-1): Added East Hillcroft Avenue and West Hillcroft Avenue from Fondren Road to McHard Road (FM 2234) as a sufficient width two-lane Major Thoroughfares where ROW varies (T-2-Varies) on the MTFP.
Hillcroft (A-2): Added East Hillcroft Avenue and West Hillcroft Avenue from Fondren Road to Beltway 8 as a sufficient width two-lane Major Thoroughfares where ROW varies (T-2-Varies) on the MTFP.
Motion: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Harris County Public Infrastructure Department

Items B-1 and B-2 were taken together at this time.

B-1: Penn City Road-IH 10 to Jacintoport
B-2: Jacinto Boulevard-Penn City Road to East Beltway 8/East Sam Houston Parkway North
Staff recommendation: Penn City (B-1): Add Penn City Road between IH 10 and proposed extension of Jacintoport Boulevard as a four-lane major thoroughfare with proposed 80' of ROW (T-4-80) on the MTFP.
Jacintoport (B-2): Add Jacintoport Boulevard between Penn City Road and East Beltway 8/East Sam Houston Parkway North, as a four-lane major thoroughfare with an 80' ROW (T-4-80) on the MTFP.
Commission action: Penn City (B-1): Added Penn City Road between IH 10 and proposed extension of Jacintoport Boulevard as a four-lane major thoroughfare with proposed 80' of ROW (T-4-80) on the MTFP.
Jacintoport (B-2): Added Jacintoport Boulevard between Penn City Road and East Beltway 8/East Sam Houston Parkway North, as a four-lane major thoroughfare with an 80' ROW (T-4-80) on the MTFP.
Motion: **Bryant** Second: **Tartt** Vote: Unanimous Abstaining: None

Items B-3 and B-4 are taken together at this time.

B-3: Cypress Rosehill Road- Grant Road to Jurgen Road
B-4: Cypress Rosehill Road- Juergen Road to FM 2920
Staff recommendation: Cypress Hill Road (B-3): Reclassify and realign Cypress Hill Road between Grant Road and Jurgen Road from a four-lane Major Thoroughfare with 100' ROW (T-4-100) to a four-lane Major Collector (MJ-4-80).
Cypress Hill Road (B-4): Reclassify and realign Cypress Hill Road between Jurgen Road and FM 2920 from a four-Lane Major Thoroughfare with 100' ROW (T-4-100) to a four-lane Major Collector with 80 ROW (MJ-4-80).
Commission action: Cypress Hill Road (B-3): Reclassified and realigned Cypress Hill Road between Grant Road and Jurgen Road from a four-lane major thoroughfare with 100' ROW (T-4-100) to a four-lane major collector (MJ-4-80).
Cypress Hill Road (B-4): Reclassified and realigned Cypress Hill Road between Jurgen Road and FM 2920 from a four-Lane major thoroughfare with 100' ROW (T-4-100) to a four-lane major collector with 80 ROW (MJ-4-80).
Motion: **Alleman** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Vernon G. Henry & Associates

C-1: Winfield Road/Generation Pkwy- Proposed Street "E" to Mesa Road
Staff recommendation: Deny realignment of major thoroughfare Winfield Road/Generation Pkwy between proposed "E" Street and Mesa Road and allow a reduced center line in coordination with the City of Houston and Harris County.
Commission action: Deferred the item until the August 21, 2014 meeting to allow time for further study and review.
Motion: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **None**
Opposed: **Garza, Bryant, Anderson, and Alleman**

C-2: John Ralston- North Lake Houston to Generation Parkway
Staff recommendation: Deny the deletion of John Ralston Road between North Lake Houston Parkway and Generation Parkway and realign John Ralston north of N. Lake Houston Parkway to "E" street as a major collector.
Commission action: Denied the deletion of John Ralston Road between North Lake Houston Parkway and Generation Parkway and realigned John Ralston north of N. Lake Houston Parkway to "E" street as a major collector.
Motion: **Garza** Second: **Bryant** Vote: **Carries** Abstaining: **None**
Opposed: **Clark and Edminster**

C-3: Street "E"- North Lake Houston Pkwy to Lockwood
Staff recommendation: Add Street "E" from North Lake Houston Parkway to Lockwood Drive as a major collector (MJ-4-100).
Commission action: Added Street "E" from North Lake Houston Parkway to Lockwood Drive as a major collector (MJ-4-100).
Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

AECOM

Items D-1 and D-2 are taken together at this time.

D-1: City Park Central Lane- Orem Drive to Almeda Genoa Road
D-2: Cityscape Avenue- Orem to Almeda Genoa Road
Staff recommendation: City Park Central Lane (D-1): Add City Park Central Lane as a two-lane minor collector with 60' ROW (MN-2-60) between Orem Drive and Almeda Genoa Road to the City's Major Thoroughfare and Freeway Plan (MTFP)
Cityscape Avenue (D-2): Add Cityscape Avenue as a two-lane minor collector with 60' ROW (MN-2-60) between Orem Drive and Almeda Genoa Road to the MTFP
Commission action: City Park Central Lane (D-1): Added City Park Central Lane as a two-lane minor collector with 60' ROW (MN-2-60) between Orem Drive and Almeda Genoa Road to the City's Major Thoroughfare and Freeway Plan (MTFP)
Cityscape Avenue (D-2): Added Cityscape Avenue as a two-lane minor collector with 60' ROW (MN-2-60) between Orem Drive and Almeda Genoa Road to the MTFP
Motion: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

RVi

E-1: Huffman Cleveland-FM 1485 to Plum Grove Road
E-2: FM 1485- Intersection realignment at Huffman Cleveland Road
E-3: Community Drive-Huffman Cleveland Road to COH ETJ
E-4: Oakleaf Drive-Kingwood Drive to Plum Grove Raod
E-5: Idleloch Drive-FM 2100 to Community Drive
E-6: Miller Wilson Road- Kingwood Drive to COH ETJ
E-7: Wolf Trot- Kingwood Drive to COH ETJ
Staff Recommendation: Defer the items until the August 21, 2014 meeting.
Commission action: Deferred the items until the August 21, 2014 meeting.
Motion: **Jard** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Midtown Development Authority

F-1: Brazos Street-Jefferson to Spur 527
Staff recommendation: Reclassify Brazos Street from a four-lane major collector (MJ-4-80) to a three-lane major collector (MJ-3-80) between Spur 527 and Jefferson Street on the City's Major Thoroughfare and Freeway Plan (MTFP).
Commission action: Reclassified Brazos Street from a four-lane major collector (MJ-4-80) to a three-lane major collector (MJ-3-80) between Spur 527 and Jefferson Street on the City's Major Thoroughfare and Freeway Plan (MTFP).

City of Houston, Planning & Development Department

Inner West Loop Mobility Study
New Minor/Major Collector

Items G-8 through G-39 are taken together at this time.

G-8: Center Street-Houston Street to Detering Street
G-9: Claremont Lane- San Felipe Street to Westheimer Road
G-10: Clay Street- Taft Street to McDuffie Street
G-11: Cummin Street-Alabama Street to Richmond
G-12: Detering Street- Center Street to Memorial Drive
G-13: Drexel Drive- San Felipe Street to Richmond Avenue
G-14: Eastside Street- Westheimer Road to Richmond
G-15: Fairview Street (Tuam-Fairview-Reba Drive)- Bagby to Kirby Drive
G-16: Fegan Street- Heights Boulevard to Westcott Street
G-17: Graustark Street- Westheimer Road to US 59
G-18: Greenbriar Drive-Westheimer Road to Lexington
G-19: Hazard Road- Westheimer Road to US 59
G-20: Inwood Drive- Shepherd Drive to Willowick Road
G-21: Jackson Hill Street- Washington Avenue to Memorial Drive
G-22: Mandell Street- Westheimer Road to US 59
G-23: McDuffie Street- Shepherd Drive to Gray Street
G-24: Mid Lane- San Felipe Street to Richmond Avenue
G-25: Patterson Street- IH 10 to Washington Avenue
G-26: Patterson Street- Washington Avenue to Fegan Street
G-27: Post Oak Boulevard-Post Oak Drive to IH 610
G-28: Post Oak Park Drive- IH 610 to Post Oak Boulevard
G-29: Post Oak Park Drive- Post Oak Boulevard to San Felipe
G-30: River Oak Boulevard- Inwood Drive to Westheimer
G-31: Stanford Street- Allen Parkway to Richmond Avenue
G-32: Taft Street- Allen Parkway to West Gray
G-33: Taft Street- West Gray to Westheimer Road
G-34: Timmons Lane- Westheimer Road to Richmond Avenue
G-35: Timmons Lane- Richmond Avenue to US 59
G-36: Vermont Street- Shepherd Drive to Dunlavy Street
G-37: Westcreek Lane- San Felipe Street to Westheimer Road
G-38: Willowrock Road- Westheimer to Inwood
G-39: Woodhead Street- Westheimer Road to US 59

Staff recommendation: Reclassify items G-8 through G-39 as minor/major collectors of the City's Major Thoroughfare and Freeway Plan (MTFP).
Commission action: Reclassified items G-8 through G-39 as minor/major collectors of the City's Major Thoroughfare and Freeway Plan (MTFP).
Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Reclassify Major Thoroughfare/Major Collector Streets
G-1: Commonwealth Street- Waugh Drive to Westheimer Road
Staff recommendation: Reclassify Commonwealth Street between W. Gray and Westheimer from a three-lane Major Collector (MJ-4-80) to a two-lane Major Collector (MJ-2-80).
Commission action: Reclassified Commonwealth Street between W. Gray and Westheimer from a three-lane Major Collector (MJ-4-80) to a two-lane Major Collector (MJ-2-80).
Motion: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

G-2: Crockett Street-Sawyer Street to Houston Avenue
Staff recommendation: Reclassify Crockett Street, between Sawyer Street and Houston Avenue, from a 4-lane major collector (C-4-70) to a 2-lane major collector (MJ-2-70)
Commission action: Reclassified Crockett Street, between Sawyer Street and Houston Avenue, from a 4-lane major collector (C-4-70) to a 2-lane major collector (MJ-2-70)

Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **None**
Opposed: **Bohan**

G-6: Shepherd Drive-Westheimer Road to Portsmouth Street
Staff recommendation: Reclassify Shepherd Drive between Westheimer Road and Portsmouth Street as minimum 70' ROW major thoroughfare (T-4-70).
Commission action: Reclassified Shepherd Drive between Westheimer Road and Portsmouth Street as minimum 70' ROW major thoroughfare (T-4-70).

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

G-7: Washington Avenue- IH 10 to Westcott Street (Roundabout)
Staff recommendation: Reclassify Washington Avenue between Washington at Westcott roundabout and IH 10 as a four-lane Major Thoroughfare (T-4-70) to a three-lane Major Thoroughfare (T-3-70).
Commission action: Reclassified Washington Avenue between Washington at Westcott roundabout and IH 10 as a four-lane Major Thoroughfare (T-4-70) to a three-lane Major Thoroughfare (T-3-70).

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

G-3: Dunlavy Street- Allen Parkway to US 59- **Items were taken in segments and acted upon separately.**

Segment 1

Staff recommendation: Reclassify Dunlavy Street from Allen Parkway to West Gray from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane 70' ROW major collector (MJ-2-70).
Commission action: Reclassified Dunlavy Street from Allen Parkway to West Gray from a four-lane 60' ROW major collector (MJ-4-60) to a three-lane 70' ROW major collector (MJ-3-70) where two lanes are considered travel lanes and one lane is provided for turning movements.

Motion: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **None**
Opposed: **Alleman**

Segment 2

Staff recommendation: Reclassify Dunlavy Street from West Gray to Westheimer from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane 60' ROW major collector (MJ-2-60).
Commission action: Reclassified Dunlavy Street from West Gray to Westheimer from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane 70' ROW major collector (MJ-2-70).

Motion: **Edminster** Second: **Zakaria** Vote: **Carries** Abstaining: **None**
Opposed: **Alleman, Asakura, and Garza**

Segment 3

Staff Recommendation: Reclassify Dunlavy Street from Westheimer to Richmond from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane 60' ROW major collector (MJ-2-60).
Commission action: Reclassified Dunlavy Street from Westheimer to Richmond from a four-lane 60' ROW major collector (MJ-4-60) to a three-lane 70' ROW major collector (MJ-3-70) where two lanes are considered travel lanes and one lane is provided for turning movements.

Motion: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **None**
Opposed: **Alleman, Asakura, Garza**

Segment 4

Staff recommendation: Reclassify Dunlavy Street from Richmond Avenue to US 59 from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane minor collector 60' ROW (MN-2-60).
Commission action: Reclassified Dunlavy Street from Richmond Avenue to US 59 from a four-lane 60' ROW major collector (MJ-4-60) to a two-lane 60' ROW minor collector (MN-2-60).

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

G-4: Sawyer Street- Crockett Street to Washington Avenue
Staff recommendation: Reclassify Sawyer Street from a Crockett Street to Washington Avenue, from a four-lane, minimum 60' ROW major collector (MJ-4-60) to a two-lane, minimum 70' ROW major collector (MJ-2-70).
Commission action: Reclassifed Sawyer Street from Crockett Street to Washington Avenue, from a four-lane, minimum 60' ROW major collector (MJ-4-60) to a three-lane, minimum 70' ROW major collector (MJ-3-70) where two lanes are considered travel lanes and one lane is provided for turning movements.

Motion: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **Alleman and Asakura** Opposed: **Garza**

G-5: Sawyer Street-Washington Avenue to Memorial Drive
Staff recommendation: Reclassify Sawyer Street from Washington Avenue to Memorial Drive as four-lane, major collector (MJ-4-60) to a two-lane 60' ROW major collector (MJ-2-60).
Commission action: Reclassified Sawyer Street from a Washington Avenue to Memorial Drive as four-lane, major collector (MJ-4-60) to a two-lane 60' ROW major collector (MJ-2-60).

Motion: **Stein** Second: **Bohan** Vote: **Carries** Abstaining: **Alleman and Asakura**

II. CONSIDER FORWARDING PLANNING COMMISSION'S CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL

Staff recommendation: Forward the Planning Commission's changes to the 2013 MTFP map to City Council.
Commission action: Forwarded the Planning Commission's changes to the 2013 MTFP map to City Council.

III. EXCUSE THE ABSENCES OF COMMISSIONER JARD

Commissioner Jard was present so no action needed.

IV. PUBLIC COMMENT
NONE

V. Adjournment
There being no further business to come before the Commission, Chair, Mark A. Kilkenny, adjourned the meeting at 5:41 p.m.

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

_____ _____

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aldine Heights Drive Street Dedication Sec 1	C3F	
2	Aliana Sec 34	C3P	DEF1
3	Azalea District Sec 1	C3F	
4	Boardwalk at Towne Lake	C2	DEF1
5	Bradbury Forest Sec 1 partial replat no 1	C3F	
6	Bridgeland Creek Parkway from Creekside Crossing Drive to Josey Ranch Road and Drill Site Reserve	C3F	
7	Cinco Ranch Northwest Sec 17	C3P	
8	Colquitt Court partial replat no 1	C3F	
9	Commons Waterway Sec 5	C3F	
10	Craig Woods partial replat no 11	C3F	
11	Crosby High School Sec 1	C3F	
12	Cypress Creek Lakes Sec 26	C3F	DEF1
13	District Yards	C2	
14	DPS North	C2	
15	Eagle Business Park	C2	
16	Enclave at Northpointe Sec 6	C3P	
17	Fannin Station Sec 2 replat no 1	C3F	DEF1
18	Fountains at Copperwood replat no 1	C3F	
19	Four Sisters Farm	C2	
20	Grandway West	C3F	
21	Greenhouse Road Apartments	C3F	
22	Greenview Manor Sec 2 partial replat no 2	C3F	
23	Hampton Creek GP	GP	
24	Hampton Creek Sec 6	C3P	
25	I 10 Bella Terra	C3P	
26	Kings Mill Sec 10	C3F	
27	LG Block 365 at Caroline	C2	
28	Marcel Commons Retail	C2	
29	Melody Oaks partial replat no 10	C3F	
30	Memorial Green Sec 2	C3F	DEF1
31	Mirabella Commercial Reserve Sec 1	C2	
32	Monterrey at Willowbend Sec 4 partial replat no 1	C3F	
33	Museum Terrace replat no 1	C3F	
34	New Auburn Reserve	C2	
35	Northside Industrial Park Sec 3	C2	
36	Oakcrest North Sec 9	C3F	
37	Oakcrest North Sec 12	C3F	
38	Oneal FM 2920 Development	C2	DEF2
39	Oneals Reserve	C3P	
40	Parkway Flats	C2	
41	Plantation Lakes Sec 24	C3P	
42	Restoration Temple Center	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Sabine Street Landing	C2	
44	Shearn Trails	C2	
45	Shepherd Oaks	C3P	
46	Southland Place partial replat no 1	C3F	
47	Southland Place partial replat no 2	C3F	
48	Stude Rodger Heights replat no 1 partial replat no 1	C3F	
49	Talia Village	C3F	
50	Texas Advanced Manufacturing Solutions	C3P	
51	Twin Falls Sec 6	C3P	
52	University Grove	C3P	DEF1
53	Valley Ranch Sec 7	C3P	
54	Village at Spring Branch	C3P	
55	Villas at Cedar Brook	C3P	
56	Villas at Newport	C3F	
57	West Ventana Parkway at Ventana Meadows Drive Street Dedication Sec 1	SP	
58	Wildwood at Northpointe Sec 21	C3F	
59	Windfern Place	C2	
60	Winfield Lakes North Sec 1	C3F	
61	Woodlands Creekside Park West Sec 33	C3F	
62	Woodridge Forest Sec 9	C3P	

B-Replats

63	Alexander Court	C2R	
64	Arzell Robotics	C2R	
65	Backstrom Manor	C2R	
66	Burr Townsites	C2R	
67	Colina Homes on West 22nd Street	C2R	
68	Cottages on 18th Street	C2R	
69	East Freeway Properties LLC	C2R	
70	Eigel Street Terrace	C2R	
71	Fisher Street Townhomes	C3R	
72	Granada	C2R	
73	Graustark Villas	C2R	
74	Groves Equipment	C2R	
75	Hampton Inn at Washington replat no 1	C2R	
76	Jackson Grove	C2R	
77	Jones Square partial replat no 1	C2R	DEF1
78	KLN Properties Mansard	C2R	
79	Lifetime Villas at Jackson Hill	C2R	
80	Long Meadow Farms Commercial Reserve Sec 1 partial replat no 3	C2R	
81	Magnolia park Sec 2 partial replat no 4	C2R	
82	Modern Commons at Eberhard West	C2R	
83	Nett Street Landing	C2R	DEF1
84	Oakley Terrace Court	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Old River Terrace Third Section Extension partial replat no 1	C3R	DEF1
86	OTM Partners Old Spanish Trail replat no 1	C2R	DEF2
87	Ovid Vista	C2R	
88	Park Place River Oaks	C2R	
89	Raceway no 191	C2R	
90	Retreat at Sherwood	C3R	
91	Ruthven Lofts	C2R	
92	Samantha Fitness	C2R	DEF1
93	South Terrace Court	C2R	
94	Springfield Sec 5 partial replat no 3	C2R	DEF1
95	Stanford Street Terrace	C2R	
96	Timber Trace Condominiums	C2R	
97	Town Corner Second Venture	C2R	DEF1
98	Tricon Park Villas	C2R	DEF1
99	Tricons Rosedale Enclave	C2R	
100	Tricons West Clay Enclave	C2R	
101	Trinity Place	C2R	
102	Turtle Creek Villas	C2R	
103	Village at Beverly	C2R	
104	West End Dickson Townhomes	C2R	

C-Public Hearings Requiring Notification

105	Cedar Grove replat no 1	C3N	
106	Craig Woods partial replat no 8	C3N	
107	Harlem Heights partial replat no 1	C3N	DEF1
108	Highland Glen Sec 1 partial replat no 2	C3N	
109	HISD Parker Elementary	C3N	
110	Lakeside Estates Sec 2 partial replat no 1	C3N	
111	Marshall Oaks Sec 2	C3N	
112	Montclair Addition partial replat no 4	C3N	
113	Nobility Park replat no 1	C3N	DEF2
114	Plainview Addition partial replat no 2	C3N	DEF1
115	Raintree Village Sec 7 partial replat no 1	C3N	
116	Shadow Creek South Sec 2 partial replat no 1	C3N	
117	Southampton Place partial replat no 2	C3N	

D-Variances

118	Annunciation Greek Orthodox Cathedral	C2R	
119	Audubon Place partial replat no 1	C2R	DEF1
120	Beltway Southwest Logistics Center	C2	
121	Commerce Estates	C2R	DEF1
122	Inway Oaks Estates Sec 1	C3P	
123	Jetco Way	C2	
124	Koehlers 1st Addition partial replat no 2	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Lakin Park Villas	C2R	
126	Main Street Theater Times Blvd	C2R	
127	Mirabella GP	GP	
128	Mirabella Sec 5	C3P	
129	Roa Interests	C2R	
130	Saddle Ridge Sec 6	C3P	DEF2
131	Uptown North	C2R	
132	Workshop Houston	C2R	DEF1

E-Special Exceptions

133	Cypress Landing East GP	GP	DEF1
134	Cypress Landing East Sec 11	C3P	DEF1

F-Reconsideration of Requirements

135	Airport Boulevard Estates GP	GP	
136	Aliana Sec 44	C3P	DEF2
137	Ashley Pointe Sec 8	C3R	
138	Ashley Pointe Sec 12	C3R	
139	Heaven Estates	C2	

G-Extensions of Approval

140	Fulton Extension Street Dedication no 1	EOA	
141	Fulton Leona Chapman Street Dedication	EOA	
142	Knox Tract	EOA	
143	Northwest Orion Terrace	EOA	
144	Sharp View Residence	EOA	
145	Weber Meadows	EOA	

H-Name Changes

146	Aliana Sec 40 (prev. Aliana Sec 1 partial replat no 1 and extension)	NC	
147	Woodlands Village of Creekside Park Commercial Sec 3 (prev. Woodlands Village of Creekside Park Commercial Reserve Sec 3)	NC	

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

Item No.	Subdivision Plat Name	App Type	Deferral
148	2022 Candlelight Place Drive	DPV	
149	3123 Gannett Street	DPV	
150	4533 Polk St	DPV	
151	4535 Polk St	DPV	
152	4721 N Main St	DPV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A-Consent											
1	Aldine Heights Drive Street Dedication Sec 1	2014-2087	C3F	Harris	ETJ	413E	0.58	0.00	0	Harris County	Harris Engineer 1
2	Aliana Sec 34 (DEF1)	2014-2010	C3P	Fort Bend	ETJ	567A	13.47	1.47	25	Aliana Development	LJA Engineering, Inc.-(West Houston Office)
3	Azalea District Sec 1	2014-2130	C3F	Montgomery	ETJ	296A	31.18	1.42	85	Signorelli Company	Jeffrey Moon & Associates
4	Boardwalk at Towne Lake (DEF1)	2014-1995	C2	Harris	ETJ	367W	20.63	20.63	0	Caldwell Companies	EHRA
5	Bradbury Forest Sec 1 partial replat no 1	2014-2048	C3F	Harris	ETJ	293S	0.23	0.00	1	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
6	Bridgeland Creek Parkway from Creekside Crossing Drive to Josey Ranch Road and Drill Site Reserve	2014-2038	C3F	Harris	ETJ	366P	9.76	6.81	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
7	Cinco Ranch Northwest Sec 17	2014-2091	C3P	Fort Bend	ETJ	484N	33.90	5.85	94	Newland Communities	BGE|Kerry R. Gilbert Associates
8	Colquitt Court partial replat no 1	2014-2085	C3F	Harris	City	492Y	0.15	0.00	2	Rainbow Custom Homes LLC	Owens Management Systems, LLC
9	Commons Waterway Sec 5	2014-2067	C3F	Harris	ETJ	298T	34.46	3.62	13	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
10	Craig Woods partial replat no 11	2014-2072	C3F	Harris	City	451X	0.18	0.01	2	Habitat Construction	TKE Development Services, Ltd.
11	Crosby High School Sec 1	2014-2131	C3F	Harris	ETJ	419L	80.08	74.43	0	Crosby Independent School District	LJA Engineering, Inc.-(West Houston Office)
12	Cypress Creek Lakes Sec 26 (DEF1)	2014-1935	C3F	Harris	ETJ	366U	39.51	7.81	121	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
13	District Yards	2014-2045	C2	Harris	City	493F	8.66	7.82	0	Westheimer Retail Center, Ltd.	Windrose Land Services, Inc.
14	DPS North	2014-2081	C2	Harris	City	412Q	10.90	10.90	0	Sosusa, Ltd & Harry Harris	Hovis Surveying Company Inc.
15	Eagle Business Park	2014-2088	C2	Harris	ETJ	447Q	2.92	2.85	0	Ray Gilliam	LUPHER,LLC
16	Enclave at Northpointe Sec 6	2014-2089	C3P	Harris	ETJ	328K	28.40	4.44	88	Northpointe Development Partners LTD	BGE|Kerry R. Gilbert Associates
17	Fannin Station Sec 2 replat no 1 (DEF1)	2014-2012	C3F	Harris	City	532Z	7.14	1.69	115	InTownHomes, LTD	Windrose Land Services, Inc.
18	Fountains at Copperwood replat no 1	2014-2053	C3F	Harris	ETJ	408S	11.03	1.00	71	KB Home Lonestar Inc., a Texas Corporation	Jones & Carter, Inc.
19	Four Sisters Farm	2014-2066	C2	Fort Bend	ETJ	485J	1.30	0.00	1	Darren Moore	Precision Surveyors
20	Grandway West	2014-2049	C3F	Harris	ETJ	445U	58.15	54.39	0	THE URBAN COMPANIES	The Pinnell Group, LLC
21	Greenhouse Road Apartments	2014-2127	C3F	Harris	ETJ	446Z	11.05	10.54	0	Davis Development	R.G. Miller Engineers

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
22	Greenview Manor Sec 2 partial replat no 2	2014-2064	C3F	Harris	City	373R	0.76	0.76	0	QVALVECO, LLC	E.I.C. Surveying Company
23	Hampton Creek GP	2014-2119	GP	Harris	ETJ	291A	370.10	0.00	0	DR Horton	BGE|Kerry R. Gilbert Associates
24	Hampton Creek Sec 6	2014-2120	C3P	MULTI PLE	ETJ	251W	53.30	35.33	69	DR Horton	BGE|Kerry R. Gilbert Associates
25	I 10 Bella Terra	2014-2054	C3P	Harris	ETJ	485A	53.73	49.56	0	I-10 /Katy, Ltd.	Van De Wiele & Vogler, Inc.
26	Kings Mill Sec 10	2014-2109	C3F	Montgo mery	ETJ	296T	7.90	0.00	39	Sam Yager, Inc.	EHRA
27	LG Block 365 at Caroline	2014-2074	C2	Harris	City	493Q	1.44	1.44	0	LG Block 365, LLC	Windrose Land Services, Inc.
28	Marcel Commons Retail	2014-2071	C2	Fort Bend	ETJ	484R	3.77	3.77	0	Marcel Commons Retail, LLC	Windrose Land Services, Inc.
29	Melody Oaks partial replat no 10	2014-2134	C3F	Harris	City	451X	0.24	0.03	3	KAR Capital Enterprises, Inc.	Field Data Srvice, Inc
30	Memorial Green Sec 2 (DEF1)	2014-1914	C3F	Harris	City	489M	6.38	1.49	53	The Methodist Hospital	Windrose Land Services, Inc.
31	Mirabella Commercial Reserve Sec 1	2014-2037	C2	Harris	ETJ	406B	28.64	28.64	0	Wal-Mart Real Estate Business Trust	Windrose Land Services, Inc.
32	Monterrey at Willowbend Sec 4 partial replat no 1	2014-2044	C3F	Fort Bend	ETJ	484R	2.06	0.00	5	Meritage Homes of Texas, LLC.	Brown & Gay Engineers, Inc.
33	Museum Terrace replat no 1	2014-2060	C3F	Harris	City	493X	0.23	0.00	6	RZ Enterprises USA, Inc.	Total Surveyors, Inc.
34	New Auburn Reserve	2014-2101	C2	Harris	ETJ	250U	1.58	1.58	0	NEW AUBURN VENTURES, LLC	Jones & Carter, Inc.
35	Northside Industrial Park Sec 3	2014-1987	C2	Harris	ETJ	371V	3.76	3.76	0	LoneStar Construction	GBI Partners, LP
36	Oakcrest North Sec 9	2014-2099	C3F	Harris	ETJ	328E	10.17	0.68	34	Friendswood Development Co.	LJA Engineering, Inc.-(West Houston Office)
37	Oakcrest North Sec 12	2014-2100	C3F	Harris	ETJ	328E	11.14	0.00	46	Friendswood Development Co.	LJA Engineering, Inc.-(West Houston Office)
38	Oneal FM 2920 Development (DEF2)	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)
39	Oneals Reserve	2014-1783	C3P	Harris	ETJ	330N	1.88	1.88	0	AEI ENGINEERING	C&R Surveying, Inc.
40	Parkway Flats	2014-2040	C2	Harris	City	488T	10.78	10.10	0	AMFP III Parkway Flats, LLC	Brown & Gay Engineers, Inc.
41	Plantation Lakes Sec 24	2014-1915	C3P	Harris	ETJ	406Y	8.79	0.48	57	BLG Plantation, LLC	AECOM
42	Restoration Temple Center	2014-1956	C2	Harris	ETJ	376A	2.00	2.00	0	restoration temple c.o.g.i.c.	Melissa's platting service
43	Sabine Street Landing	2014-1992	C2	Harris	City	493F	0.11	0.00	3	Prebish Homes	Total Surveyors, Inc.
44	Shearn Trails	2014-2121	C2	Harris	City	493F	0.11	0.00	2	Stahlman	Field Data Srvice, Inc
45	Shepherd Oaks	2014-2147	C3P	Harris	City	452Q	5.90	0.64	63	Rh of Texas, L.P.	Jones & Carter, Inc. - The Woodlands
46	Southland Place partial replat no 1	2014-2073	C3F	Harris	City	533L	0.15	0.00	4	Prosstar	PRIME TEXAS SURVEYS, LLC
47	Southland Place partial replat no 2	2014-2075	C3F	Harris	City	533L	0.15	0.00	4	Prosstar	PRIME TEXAS SURVEYS, LLC
48	Stude Rodger Heights replat no 1 partial replat no 1	2014-2142	C3F	Harris	City	453S	0.08	0.00	1	Crude Partners	Field Data Srvice, Inc

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
49	Talia Village	2014-2092	C3F	Harris	City	493V	3.14	0.09	75	Riverway Development, LLC	The Interfield Group
50	Texas Advanced Manufacturing Solutions	2014-2115	C3P	Harris	ETJ	290W	68.22	64.12	0	Texas Advanced Manufactoring Solutions	Town and Country Surveyors
51	Twin Falls Sec 6	2014-2095	C3P	Harris	ETJ	330C	15.70	1.68	70	Meritage Homes	BGE|Kerry R. Gilbert Associates
52	University Grove (DEF1)	2014-1981	C3P	Harris	City	494S	1.90	0.07	42	Leeland Baking Co., LLC.	Vernon G. Henry & Associates, Inc.
53	Valley Ranch Sec 7	2014-2077	C3P	Montgomery	ETJ	256X	30.70	0.15	112	Sig-Valley Ranch Ltd	Hovis Surveying Company Inc.
54	Village at Spring Branch	2014-2106	C3P	Harris	City	451S	7.99	0.42	102	CND-Long Point, LLC.	Windrose Land Services, Inc.
55	Villas at Cedar Brook	2014-2065	C3P	Harris	City	450R	2.70	0.48	32	KB Home	RVi Planning + Landscape Architecture
56	Villas at Newport	2014-2148	C3F	Harris	ETJ	419A	6.93	2.35	0	Friendswood Development/Lennar	LJA Engineering, Inc.-(West Houston Office)
57	West Ventana Parkway at Ventana Meadows Drive Street Dedication Sec 1	2014-2126	SP	Harris	ETJ	445E	5.42	0.00	0	D. R. Horton - Texas, LTD.	EHRA
58	Wildwood at Northpointe Sec 21	2014-2102	C3F	Harris	ETJ	328K	23.07	13.03	37	Friendswood Development Co.	LJA Engineering, Inc.-(West Houston Office)
59	Windfern Place	2014-1813	C2	Harris	ETJ	410A	2.00	2.00	0	LC Construction	PRIME TEXAS SURVEYS, LLC
60	Winfield Lakes North Sec 1	2014-2035	C3F	Fort Bend	ETJ	611S	11.72	0.08	66	Woodmere Development Company LTD.	LJA Engineering, Inc.-(West Houston Office)
61	Woodlands Creekside Park West Sec 33	2014-2052	C3F	Harris	ETJ	250N	9.33	2.34	56	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.-(West Houston Office)
62	Woodridge Forest Sec 9	2014-2103	C3P	Montgomery	ETJ	296T	17.80	4.93	45	Cernus	LJA Engineering, Inc.-(West Houston Office)

B-Replats

63	Alexander Court	2014-2086	C2R	Harris	City	492D	0.14	0.00	3	Habitat Constuction	Owens Management Systems, LLC
64	Arzell Robotics	2014-2063	C2R	Harris	ETJ	368B	0.75	0.75	0	Arzell Robotics	Stewart Engineering
65	Backstrom Manor	2014-2137	C2R	Harris	City	455E	0.22	0.01	2	Superior One Homes	Owens Management Systems, LLC
66	Burr Townsites	2014-2078	C2R	Harris	City	494T	0.29	0.01	7	Jin H. Kim	Hovis Surveying Company Inc.
67	Colina Homes on West 22nd Street	2014-2079	C2R	Harris	City	452U	0.15	0.00	3	COLINA HOMES	ICMC GROUP INC
68	Cottages on 18th Street	2014-1945	C2R	Harris	City	452U	0.25	0.00	6	ARCHI-GROUP	A&B CONSULTANTS, LLC
69	East Freeway Properties LLC	2014-2114	C2R	Harris	City	496H	0.79	0.79	0	Fox & Graham	Hovis Surveying Company Inc.
70	Eigel Street Terrace	2014-2097	C2R	Harris	City	492H	0.12	0.00	2	Urban Living, LP	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
71	Fisher Street Townhomes	2014-2140	C3R	Harris	City	452L	0.50	0.09	5	Perry Homes	RVi Planning + Landscape Architecture
72	Granada	2014-1794	C2R	Harris	City	452Y	0.25	0.00	6	TITAN URBAN DEVELOPMENT	ICMC GROUP INC
73	Graustark Villas	2014-2051	C2R	Harris	City	493W	0.28	0.00	6	Urban Living	The Interfield Group
74	Groves Equipment	2014-2151	C2R	Harris	ETJ	498G	1.81	0.00	1	Groves Equipment	Stewart Engineering
75	Hampton Inn at Washington replat no 1	2014-2043	C2R	Harris	City	492F	2.29	2.29	0	Sruti Hospitality Inc.	MOMENTUM EGINEERNG
76	Jackson Grove	2014-2070	C2R	Harris	City	533B	0.21	0.00	4	5505 Jackson, LLC	Windrose Land Services, Inc.
77	Jones Square partial replat no 1 (DEF1)	2014-1966	C2R	Harris	ETJ	409B	3.51	3.51	0	ALDI, INC.	Civil Concepts, Inc.
78	KLN Properties Mansard	2014-1946	C2R	Harris	City	532V	0.37	0.37	0	KLN PROPERTIES	A&B CONSULTANTS, LLC
79	Lifetime Villas at Jackson Hill	2014-2123	C2R	Harris	City	492M	0.15	0.00	4	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
80	Long Meadow Farms Commercial Reserve Sec 1 partial replat no 3	2014-2094	C2R	Fort Bend	ETJ	525V	5.89	5.89	0	Identity Architects	Hovis Surveying Company Inc.
81	Magnolia park Sec 2 partial replat no 4	2014-2014	C2R	Harris	City	495X	0.57	0.57	0	la brisa ice cream	Replat Specialists
82	Modern Commons at Eberhard West	2014-2057	C2R	Harris	City	493N	0.15	0.00	3	SF Real Estates Investments	Probstfeld & Associates, Inc.
83	Nett Street Landing (DEF1)	2014-1831	C2R	Harris	City	492H	0.34	0.00	9	Tranquility Development Group, LLC	Total Surveyors, Inc.
84	Oakley Terrace Court	2014-1792	C2R	Harris	City	493W	0.11	0.00	3	Summit Midtown L.L.C.	ICMC GROUP INC
85	Old River Terrace Third Section Extension partial replat no 1 (DEF1)	2014-1759	C3R	Harris	ETJ	458Z	11.10	5.18	3	Manuel Martinez	Tetra Surveys
86	OTM Partners Old Spanish Trail replat no 1 (DEF2)	2014-1780	C2R	Harris	City	533L	2.53	2.53	0	OTM Partners L.P.	K. Chen Engineering
87	Ovid Vista	2014-2069	C2R	Harris	City	493F	0.21	0.00	4	BM Developments, LLC	replats.com
88	Park Place River Oaks	2014-2011	C2R	Harris	City	492Q	0.25	0.25	0	Avalon Place Apartments	South Texas Surveying Associates, Inc.
89	Raceway no 191	2014-1937	C2R	Harris	City	451P	1.30	1.30	0	Owner Rep	Texas Engineering And Mapping Company
90	Retreat at Sherwood	2014-2080	C3R	Harris	City	449X	5.01	0.52	76	David Weekley Homes	Ridge Planning & Engineering
91	Ruthven Lofts	2014-2117	C2R	Harris	City	493P	0.24	0.01	6	Walker Urban Development, LP	Field Data Srvice, Inc
92	Samantha Fitness (DEF1)	2014-1868	C2R	Harris	City	531X	3.01	3.01	0	WU PROPERTY MANAGEMENT LLC	Advance Surveying, Inc.
93	South Terrace Court	2014-1822	C2R	Harris	City	493C	0.75	0.04	6	inter sigma Investments LLC	ICMC GROUP INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
94	Springfield Sec 5 partial replat no 3 (DEF1)	2014-1967	C2R	Harris	ETJ	485B	18.49	18.49	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
95	Stanford Street Terrace	2014-2050	C2R	Harris	City	493N	0.11	0.00	3	Enterra Homes, LLC	Total Surveyors, Inc.
96	Timber Trace Condominiums	2014-2015	C2R	Harris	City	450X	2.26	2.26	1	1221 CEDAR POST HOMES, L.P.	Maverick Engineering
97	Town Corner Second Venture (DEF1)	2014-1934	C2R	Harris	City	452V	0.15	0.15	0	20th and Rutland LLC	Karen Rose Engineering and Surveying
98	Tricon Park Villas (DEF1)	2014-1924	C2R	Harris	City	492V	0.11	0.00	2	BERCON LTD	MOMENTUM EGINEERNG
99	Tricons Rosedale Enclave	2014-2132	C2R	Harris	City	493X	0.17	0.00	4	Tricon Homes	Owens Management Systems, LLC
100	Tricons West Clay Enclave	2014-2128	C2R	Harris	City	493N	0.12	0.00	2	Tricon Homes	Owens Management Systems, LLC
101	Trinity Place	2014-2023	C2R	Harris	City	570M	4.37	4.37	0	South Texas Surveying Associates, Inc	South Texas Surveying Associates, Inc.
102	Turtle Creek Villas	2014-2056	C2R	Harris	City	452U	0.25	0.00	6	MLB Homes	PROSURV
103	Village at Beverly	2014-1889	C2R	Harris	City	494X	0.24	0.01	6	CAS SURVEY	CAS SURVEY
104	West End Dickson Townhomes	2014-2093	C2R	Harris	City	492M	0.11	0.00	3	Letein Townhomes	MOMENTUM EGINEERNG

C-Public Hearings Requiring Notification

105	Cedar Grove replat no 1	2014-1626	C3N	Harris	City	452U	0.25	0.00	6	ARCHTERRA HOMES	ICMC GROUP INC
106	Craig Woods partial replat no 8	2014-1876	C3N	Harris	City	451X	0.29	0.02	3	SHIRAZ	Bates Development Consultants
107	Harlem Heights partial replat no 1 (DEF1)	2014-1454	C3N	Harris	City	490X	0.23	0.23	0	Rick Wise	Jalayer And Associates, Inc.
108	Highland Glen Sec 1 partial replat no 2	2014-1801	C3N	Harris	ETJ	332D	1.23	0.00	9	Highland Resources	Van De Wiele & Vogler, Inc.
109	HISD Parker Elementary	2014-1549	C3N	Harris	City	531X	8.30	8.30	0	Houston Independent School District	Teran Group LLC
110	Lakeside Estates Sec 2 partial replat no 1	2014-1806	C3N	Harris	City	489T	1.04	0.04	18	Charles T. Goolsbee	Windrose Land Services, Inc.
111	Marshall Oaks Sec 2	2014-1784	C3N	Fort Bend	ETJ	484V	25.75	0.87	85	D.R. Horton- Texas, Ltd. a Texas limited partnership	Brown & Gay Engineers, Inc.
112	Montclair Addition partial replat no 4	2014-1884	C3N	Harris	City	492W	0.14	0.00	3	BVM Holdings, LLC	Windrose Land Services, Inc.
113	Nobility Park replat no 1 (DEF2)	2014-1625	C3N	Harris	City	494J	3.25	0.21	61	Cityside Homes, LLC	Total Surveyors, Inc.
114	Plainview Addition partial replat no 2 (DEF1)	2014-1542	C3N	Harris	City	492V	0.11	0.00	2	Sandcastle Homes	MOMENTUM EGINEERNG
115	Raintree Village Sec 7 partial replat no 1	2014-1897	C3N	Harris	ETJ	446K	0.04	0.04	0	North Raintree Partners LTD	M2L Associates, Inc.
116	Shadow Creek South Sec 2 partial replat no 1	2014-1850	C3N	Harris	ETJ	250Y	7.14	0.00	19	Frankel Homes, Ltd.	R.G. Miller Engineers

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
117	Southampton Place partial replat no 2	2014-1836	C3N	Harris	City	532D	0.28	0.00	2	Individual	TKE Development Services, Ltd.

D-Variances

118	Annunciation Greek Orthodox Cathedral	2014-2118	C2R	Harris	City	493S	2.01	1.98	0	annunciation greek orthodox cathedral	Vernon G. Henry & Associates, Inc.
119	Audubon Place partial replat no 1 (DEF1)	2014-1839	C2R	Harris	City	492T	0.73	0.68	0	Williams Square Properties, Inc.	Miller Survey Group
120	Beltway Southwest Logistics Center	2014-1928	C2	Harris	City	571N	71.45	71.45	0	Hines	Halff Associates, Inc.
121	Commerce Estates (DEF1)	2014-1974	C2R	Harris	City	494N	0.12	0.00	3	Jose Colunga	Owens Management Systems, LLC
122	Inway Oaks Estates Sec 1	2014-2090	C3P	Harris	ETJ	290D	19.89	8.84	32	MRE, LLC	Jones & Carter, Inc. - The Woodlands
123	Jetco Way	2014-2096	C2	Harris	ETJ	374W	20.08	20.08	0	Boyd Commercial	Gruller Surveying
124	Koehlers 1st Addition partial replat no 2	2014-2116	C2R	Harris	City	492H	0.04	0.00	1	OXBOW EQUTIES, L.P.	Vernon G. Henry & Associates, Inc.
125	Lakin Park Villas	2014-2027	C2R	Harris	City	493E	0.23	0.00	6	Connor Davis Construction, LLC	The Interfield Group
126	Main Street Theater Times Blvd	2014-2041	C2R	Harris	City	532C	0.14	0.14	0	Main Street Theater	Knudson, LP
127	Mirabella GP	2014-2143	GP	Harris	ETJ	406C	603.10	0.00	0	Land Tejas	BGE|Kerry R. Gilbert Associates
128	Mirabella Sec 5	2014-2145	C3P	Harris	ETJ	406D	43.20	3.05	137	Perry Homes	BGE|Kerry R. Gilbert Associates
129	Roa Interests	2014-2146	C2R	Harris	City	491W	0.12	0.12	0	ROALTY 1 INTERESTS	REKHA ENGINEERING, INC.
130	Saddle Ridge Sec 6 (DEF2)	2014-1900	C3P	Harris	ETJ	334R	8.43	0.04	54	Castlerock Communities	IDS Engineering Group
131	Uptown North	2014-1829	C2R	Harris	City	451Z	4.19	0.98	90	Urban Lofts XIX Land & Development, Ltd.	Windrose Land Services, Inc.
132	Workshop Houston (DEF1)	2014-1940	C2R	Harris	City	493Y	0.46	0.46	0	Workshop Houston	Karen Rose Engineering and Surveying

E-Special Exceptions

133	Cypress Landing East GP (DEF1)	2014-2005	GP	Harris	ETJ	326U	40.20	0.00	0	Pulte Homes	BGE|Kerry R. Gilbert Associates
134	Cypress Landing East Sec 11 (DEF1)	2014-2006	C3P	Harris	ETJ	326U	22.50	6.88	77	Pulte Homes	BGE|Kerry R. Gilbert Associates

F-Reconsideration of Requirements

135	Airport Boulevard Estates GP	2014-1963	GP	Harris	City	572H	87.05	0.00	0	Skymark Development Company, Inc.	LJA Engineering, Inc.-(West Houston Office)
136	Aliana Sec 44 (DEF2)	2014-1904	C3P	Fort Bend	ETJ	566D	34.33	10.99	69	Aliana Development	LJA Engineering, Inc.-(West Houston Office)
137	Ashley Pointe Sec 8	2014-2105	C3R	Harris	ETJ	616L	27.65	2.35	55	Ashley Pointe Development, LP	Blackline Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
138	Ashley Pointe Sec 12	2014-2107	C3R	Harris	ETJ	616L	12.84	0.98	38	Ashley Pointe Development, LP	Blackline Engineering
139	Heaven Estates	2014-2058	C2	Harris	ETJ	405Y	7.00	7.00	0	Soil Express	John G. Thomas and Associates, Inc. dba Thomas Land Surveying

G-Extensions of Approval

140	Fulton Extension Street Dedication no 1	2013-2543	EOA	Harris	City	493H	0.91	0.00	0	Cypress Real Estate Advisors	Jones & Carter, Inc.
141	Fulton Leona Chapman Street Dedication	2013-2541	EOA	Harris	City	493H	4.69	0.00	0	Cypress Real Estate Advisors	Jones & Carter, Inc.
142	Knox Tract	2013-2381	EOA	Harris	ETJ	286L	3.00	3.00	0	N/A	E.I.C. Surveying Company
143	Northwest Orion Terrace	2013-2369	EOA	Harris	ETJ	411M	2.37	2.23	0	Surv-Tex Surveying Inc	Surv-Tex surveying Inc.
144	Sharp View Residence	2013-2477	EOA	Harris	ETJ	404B	10.00	0.00	4	Nazmul Kabir	HRS and Associates
145	Weber Meadows	2013-2492	EOA	Harris	ETJ	289W	0.95	0.00	1	N/A	E.I.C. Surveying Company

H-Name Changes

146	Aliana Sec 40 (prev. Aliana Sec 1 partial replat no 1 and extension)	2014-1869	NC	Fort Bend	ETJ	567A	13.60	1.46	39	Aliana Development	LJA Engineering, Inc.-(West Houston Office)
147	Woodlands Village of Creekside Park Commercial Sec 3 (prev. Woodlands Village of Creekside Park Commercial Reserve Sec 3)	2014-1352	NC	Harris	ETJ	250N	1.61	1.61	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.-(West Houston Office)

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

148	2022 Candlelight Place Drive	14059548	DPV	Harris	City	451H				Angel Perez	Demac & Company
149	3123 Gannett Street	14027879	DPV	Harris	City	532P				Marvel Wimbley	Innovative Permit Expediters
150	4533 Polk St	14062250	DPV	Harris	City	494T				Belinda King	TKE Development Services

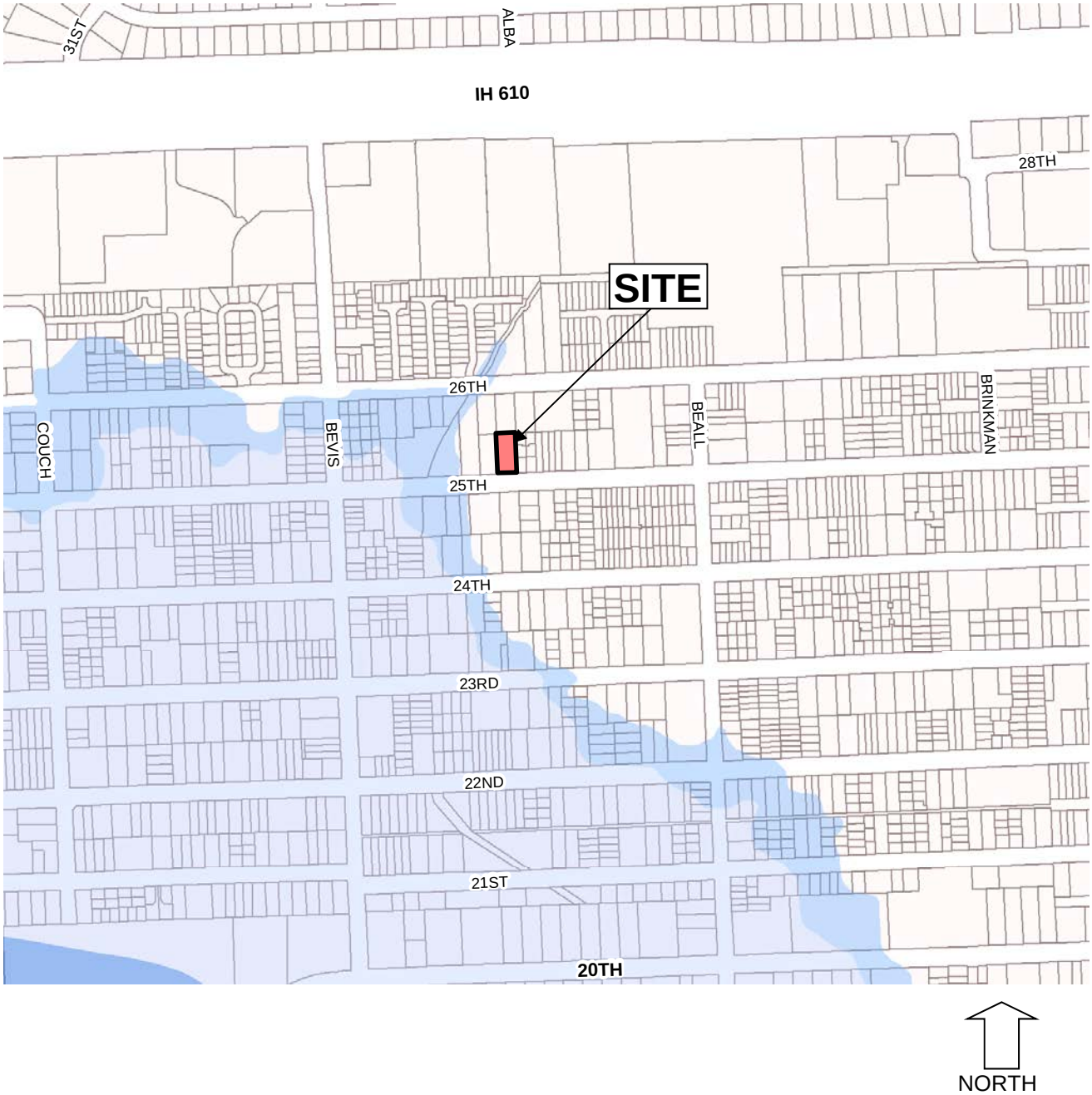
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
151	4535 Polk St	14077706	DPV	Harris	City	494T				Belinda King	TKE Development Services
152	4721 N Main St	14068812	DPV	Harris	City	453X				Jame Fitch	4721 Realty LTD

Houston Planning Commission ITEM : 105

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cedar Grove replat no 1

Applicant: ICMC GROUP INC



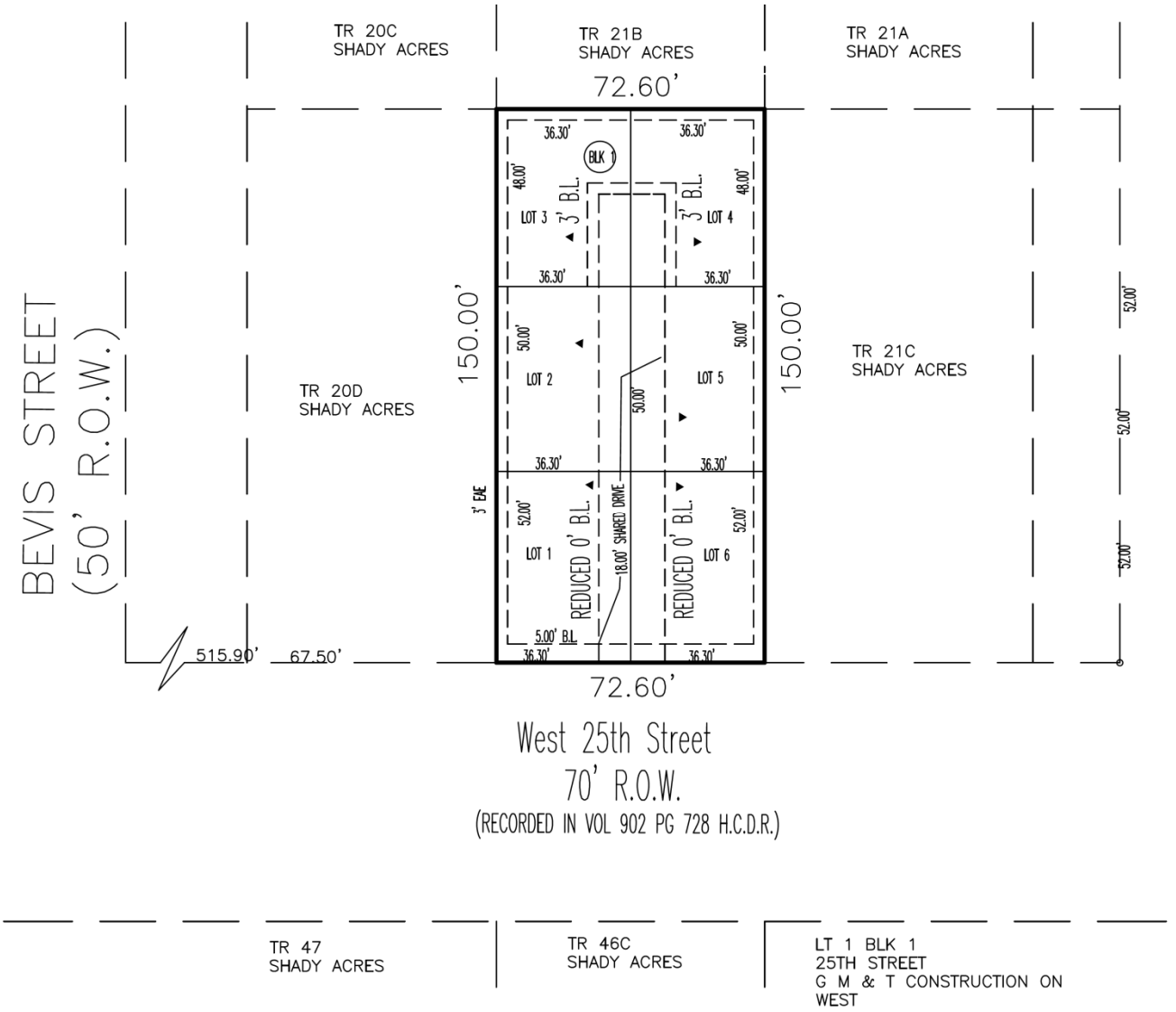
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM : 105

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cedar Grove replat no 1

Applicant: ICMC GROUP INC



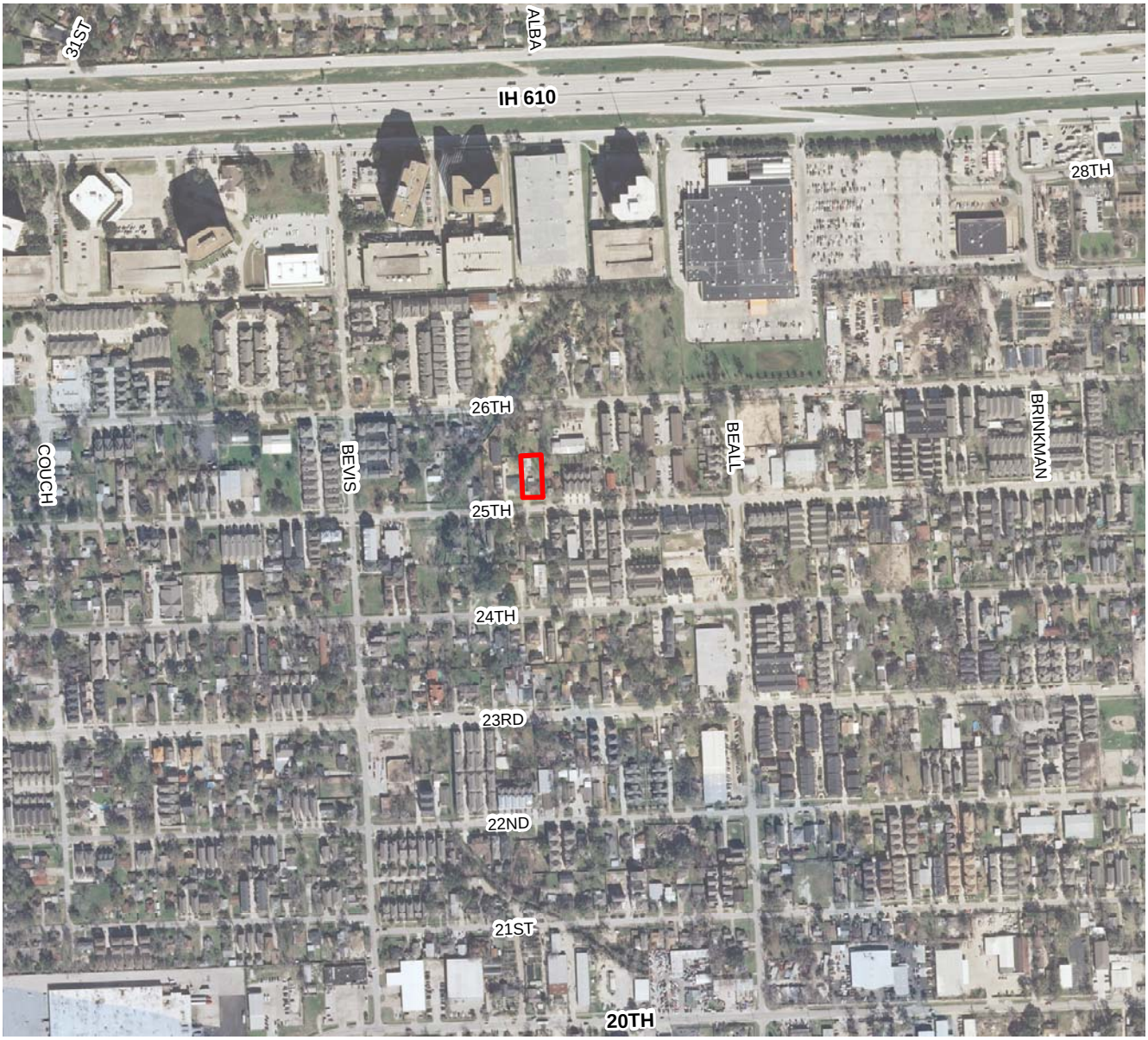
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM : 105

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cedar Grove replat no 1

Applicant: ICMC GROUP INC



NORTH

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1626
Plat Name: Cedar Grove replat no 1
Applicant: ICMC GROUP INC
Date Submitted: 06/30/2014

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

42-151- Reduce building line of varying width along 18.00' shared Driveway.

Chapter 42 Section: 42-159 (a)

Chapter 42 Reference:

A shared driveway that is 18 feet or greater in width shall have a building line of three feet along each side of the shared driveway.

Statement of Facts

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

Cedar Grove Subdivision which consists of six single family residential lots with 18.00' shared driveway was replatted and recorded in April 2014. At the time when owner has Plan to launch this project, shared driveway width was 16.00' and garage setback was 4.00'. encroachment into shared driveway was allowed. This property is 72.60' wide and 150.00' in depth is suitable for certain kind of floor plans that are already pre designed from a previous project that was successfully completed by developer. As per new revised Rules of Chapter 42 -151 any kind of encroachment on the first floor is not allowed over 3.00' building line, which has create a undue hardship by depriving the applicant of the reasonable use of land.

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

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

Develper has build a similar kind of project on a same size of property. But without encroachment over 3.00' building line this project will be infeasible. Garages across shared driveway will have a distance of 24.00'. which was also 24.00' under old city regulations, and The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. NO hardship created or imposed by the Applicant is used as a basis to support the request of this variance. Variance request is based on factors due to sudden changes to the rules pertaining to encroachment over 3.00' building line along shared driveway at the subject property.

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

The Intent and general purpose of chapter 42 will be preserved and maintained due to The following considerations: a.Proposed Development will include a 5-Foot sidewalk along West 25th Street Right of Way. b.Front Yards along Right of way of West 25th Street will be landscaped and Will preserve and enhance the genaral character of block face.

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

The granting of variance will not be injurious to the public health and safety or welfare.The proposed plat will not alter the street pattern that currently exists. There is not going any traffic on shared driveway since subdivision will have only six houses. Resident drivers shall have adequate maneuvering ability within the existing 18.00' wide shared driveway and 24.00' back up distance from garage door which is sufficient to meet building code standards.

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

It is contrary to sound public policy to require one property owner to deprive from using his own land.

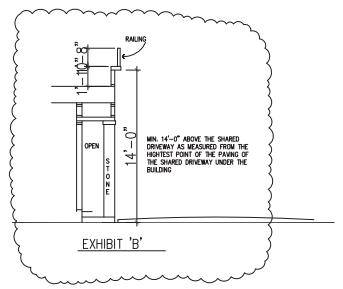


EXHIBIT 'B'

(A) GENERAL NOTES:

1. ALL WORK TO BE DONE AS PER I.R.C. AND REGULATIONS OF THE CITY OF HOUSTON.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE TO MAKE HIM/HERSELF AWARE OF ALL EXISTING CONDITIONS.
3 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. (ALL DIMENSIONS ARE TO FACE OF STUDS)
4. PROVIDE G.G.I.CI. PROTECTION AT ELECTRICAL OUTLETS AS REQUIRED BY I.R.C. AND LOCAL BUILDING CODE.
5. ALL EXHAUSTS SHALL BE VENTED TO OUTSIDE OF BUILDING.
6. PROVIDE SUFFICIENT FURRING SO THAT VENT AND SOIL PIPES DO NOT PENETRATE WOODEN PLATES.
7. INSTALL GAS AND FURNACE AS PER I.R.C. AND AS PER MANUFACTURER'S REMOMMENDATIONS.
8. CONTRACTOR TO PROVIDE OWNER PRIOR TO CONSTRUCTION ALL MECHANICAL CALCULATIONS DEPICTING DUCT SIZES AND DUCT WORK.
9. WATER RESIST GYP. BOARD (FULL HEIGHT) REQUIRED AT SHOWER, TUBS & WALLS SUBJECT TO WATER SPLASH.
10. TUB AND SHOWER (IF NOT FIBER GLASS) SHALL BE TILED TO 70" ABOVE DRAIN INLET.
11. GLAZING AT TUBS, SHOWERS, AND DOORS SHALL BE IMPACT RESIST. (SAFETY GLASS)
12. PROVIDE G.F.I. (WHERE SHOWN) SHALL COMPLY WITH I.R.C.
13. LOCATE HOT WATER HEATERS IN ATTIC OVER WALL TEE'S WITH METAL PAN & DRAIN TO OUTSIDE.
14. ALL HOSE BIBBS ARE ADDED WITH VACUUM BREAKERS.
15. ALL GLASS DOORS SHALL COMPLY WITH I.R.C. AND SHOULD BE TEMPERED AS REQUIRED BY CODE.
16. ALL STAIR RAILS SHALL BE 34" MAX. ABOVE RISERS AND BALCONY RAILS SHALL BE 42" MAX. ABOVE FINISHED FLOOR. DESIGN AND INSTALL AS PER i.R.C. REQUIREMENTS.
17. ALL LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH A MINIMUM AREA OF 1/20th OF THE FLOOR AREA. IN LIEU OF NATURAL VENTILATION, MECHANICAL EXHAUST SHALL BE PROVIDED.
18. ALL PRE=FAB FIREPLACES SHALL COMPLY WITH I.R.C. AND A CODE OF THE INSTALLATION MANUAL WILL BE AVAILABLE AT THE JOB SITE FOR THE INSPECTOR'S REVIEW. SEE MANUFACTURERS SPECS TO INSTALL
19. WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE INTERIOR WITH PLASTER, TILE OR SIMILAR MATERIALS AND ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH APPROVED WATERPROOF PAPER CONFORMING TO THE I.R.C.
20. INSULATION FLAME SPREAD SHALL NOT EXCEED 25 AND SMOKE DENSITY SHALL NOT EXCEED 450.
21. ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHEN 10'-0" AND COMPLY WITH SECTION R1001.6

(B) GENERAL NOTES FOR FIRE RATING:

1. SECTION R309.1 OPENINGS BETWEEN A PRIVATE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. THE DOOR ASSEMBLY SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
2. SECTION R309.2 THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED FROM THE GARAGE SIDE. WHERE THE SEPERATION IS A FLOOR-CEILING ASSEMBLE, THE STRUCTURE SUPPORTING THE SEPERATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" FIRERATED GYPSUM BOARD OR EQUIVALENT.
3. SECTION R313 ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 5/8" GYPSUM BOARD.

	FOOTPRINT	LOT SIZE	
LOT 1	1041	1887.6	55.1%
LOT 2	1041	1815	57.4%
LOT 3	1037	1742.4	59.5%
LOT 4	1037	1742.4	59.5%
LOT 5	1041	1815	57.4%
LOT 6	1041	1887.6	55.1%

(C) GENERAL NOTES FOR GLAZING:

1. SECTION R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING: 1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN A FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
3. SECTION R308.10 GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

(D) SMOKE DETECTOR NOTES R313.3 2006

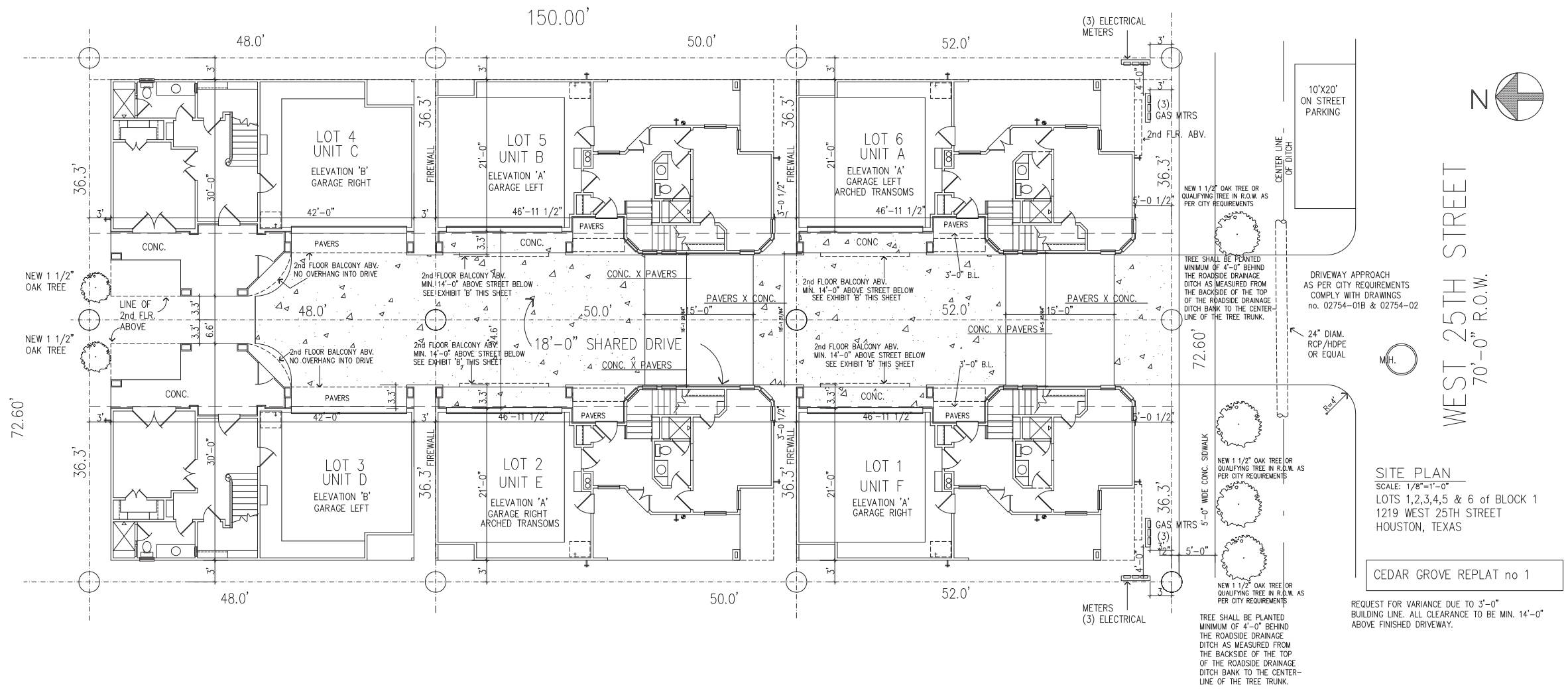
SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.

(E) GENERAL NOTES FOR FIREPLACE

ALL DIRECT VENTS SHALL BE A MINIMUM OF 4'-0" FROM ANY WINDOW. VERIFY SIZE WITH MANUFACTURER.

ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0" FIREPLACE CHIMNEY SHALL COMPY WITH SECTION R1001.6

	FOOTPRINT + CONC.	LOT SIZE	IMPERVIOUS
LOT 1	1041 + 333 = 1374	1887.6	72.8%
LOT 2	1041 + 314 = 1355	1815	74.6%
LOT 3	1037 + 206 = 1243	1742.4	71.3%
LOT 4	1037 + 206 = 1243	1742.4	71.3%
LOT 5	1041 + 314 = 1355	1815	74.6%
LOT 6	1041 + 333 = 1374	1887.6	72.8%



SITE PLAN

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

LOTS 1,2,3,4,5 & 6 of BLOCK 1
1219 WEST 25TH STREET
HOUSTON, TEXAS

CEDAR GROVE REPLAT no 1

REQUEST FOR VARIANCE DUE TO 3'-0" BUILDING LINE. ALL CLEARANCE TO BE MIN. 14'-0" ABOVE FINISHED DRIVEWAY.

NOTE: TO OWNERS & CONTRACTORS
This set of drawings & plans were drawn to comply with owner's specifications and any changes made to them after prints are released for permit, will void our seal. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors which may occur if the contractor feels he has been made in his preparation of this plan to scale and not dimensioned. Builder is responsible for error. The contractor on the job must check all dimensions and other details prior to construction and is solely responsible thereafter.

carpenter & associates architect
8441 GULF FRWY., SUITE 105
HOUSTON, TEXAS 77017
(713) 644- 1600 FAX: (713) 644- 1621

Builder / Owner:
CEDAR GROVE
BY ARCHETERRA
1219 WEST 25th STREET
HOUSTON, TEXAS

PROJECT NAME
CEDAR GROVE
LOTS 1-6

Date: 2/24/14
Revisions: 8/19/14

Scale: AS NOTED

SITE PLAN

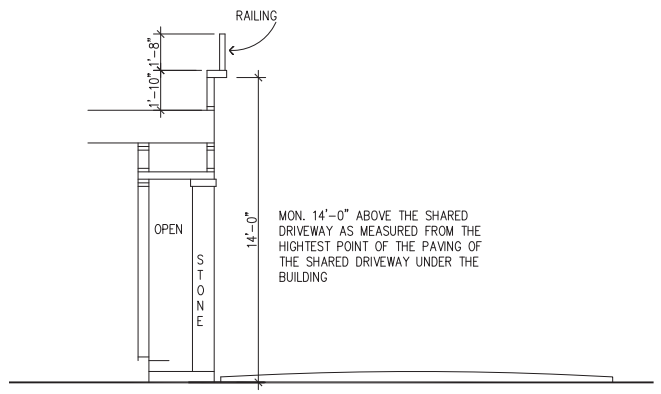
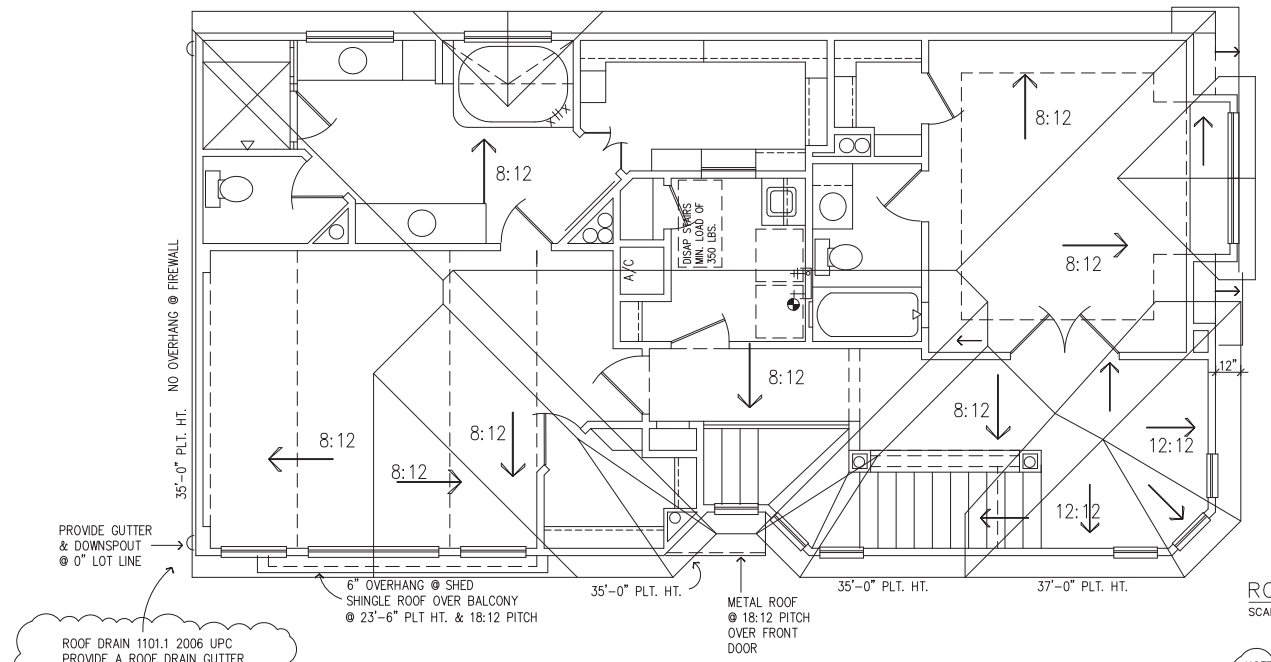


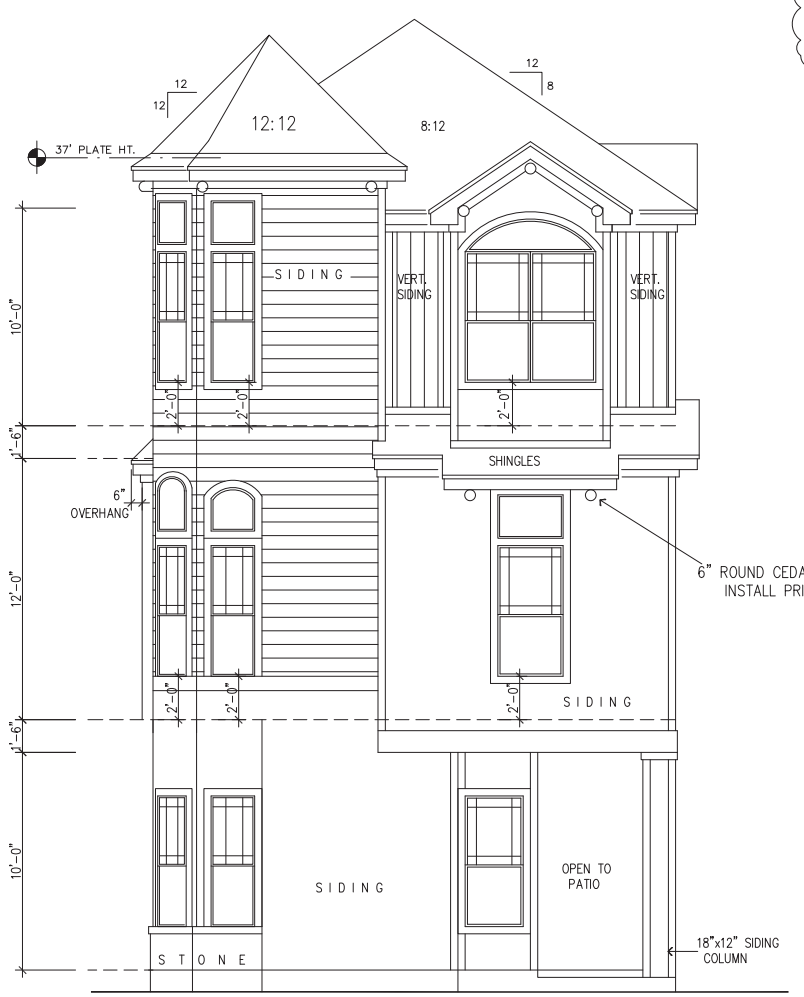
EXHIBIT 'B'



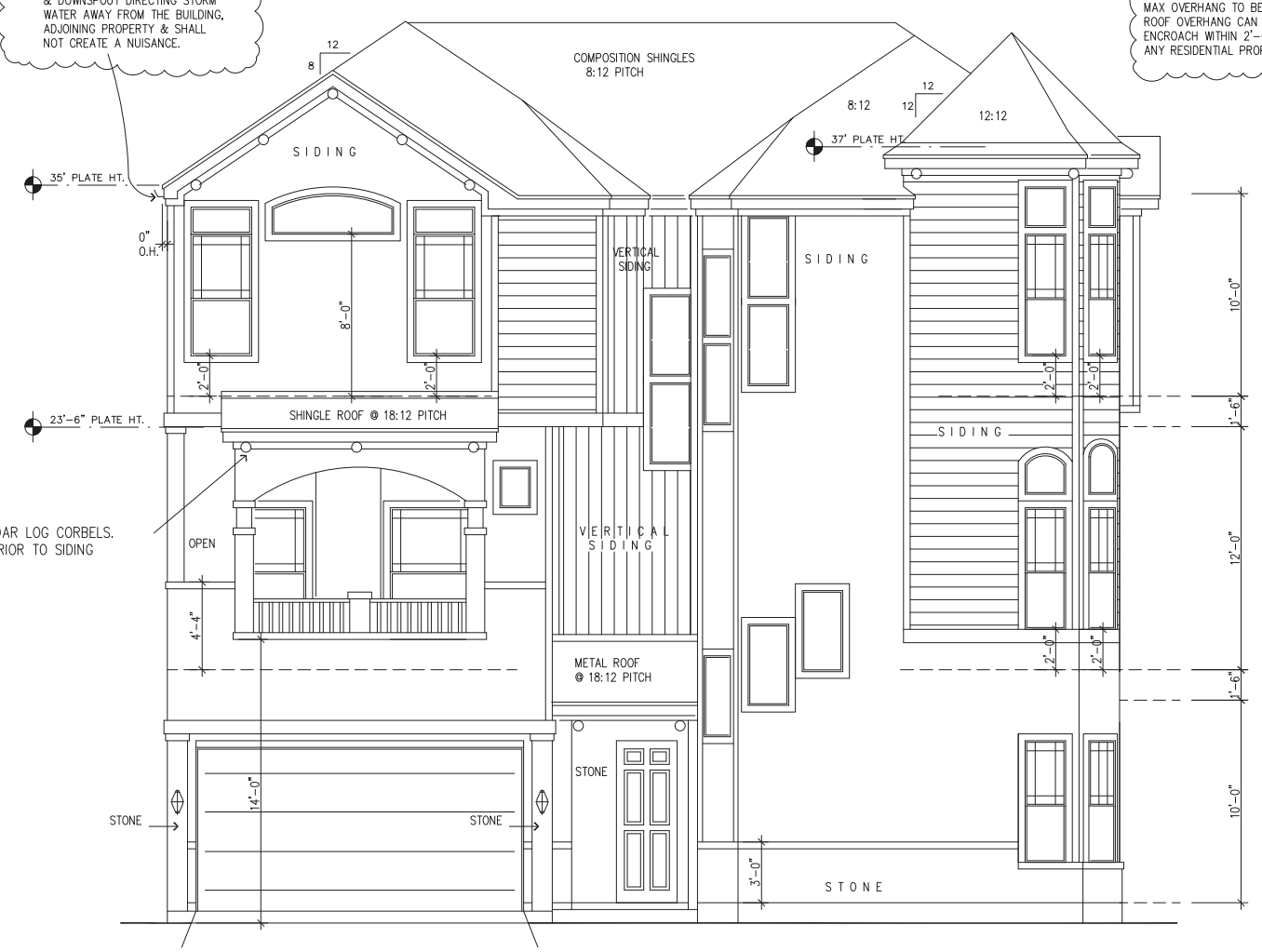
ROOF LAYOUT
SCALE: 1/4"= 1'-0"

ROOF DRAIN 1101.1 2006 UPC PROVIDE A ROOF DRAIN GUTTER & DOWNSPOUT DIRECTING STORM WATER AWAY FROM THE BUILDING, ADJOINING PROPERTY & SHALL NOT CREATE A NUISANCE.

NOTE:
MAX OVERHANG TO BE 12".
ROOF OVERHANG CAN NOT ENCROACH WITHIN 2'-0" FROM ANY RESIDENTIAL PROPERTY.



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



FRONT ELEVATION–A
SCALE: 1/4"= 1'-0"
NOTE:
1. VERIFY ALL MATERIALS WITH OWNER PRIOR TO CONSTRUCTION.
2. HORIZONTAL SIDING EXCEPT WHERE NOTED.

NOTE: TO OWNERS & CONTRACTORS
Notice: The use of this set of plans, specifications and drawings is limited to the purpose for which they were drawn to comply with owner's specifications and any changes made to them after prints are produced is the sole responsibility of the owner & contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors resulting from the use of outdated prints after a new one has been made in the preparation of this plan to the best of our knowledge, this plan is free of errors and omissions. The contractor on the job must check all dimensions and other details prior to construction and is solely responsible thereafter.

carpenter & associates architect
8441 GULF FRWY., SUITE 105
HOUSTON, TEXAS 77017
(713) 644- 1600 FAX: (713) 644- 1621

Builder / Owner:
ARCHETERRA
CEDAR GROVE
1219 WEST 25th STREET
HOUSTON, TEXAS

PROJECT NAME
CEDAR GROVE
UNIT 'A'
LOT 6
GARAGE LEFT

Date: 2/24/14
Revisions: 8/19/14

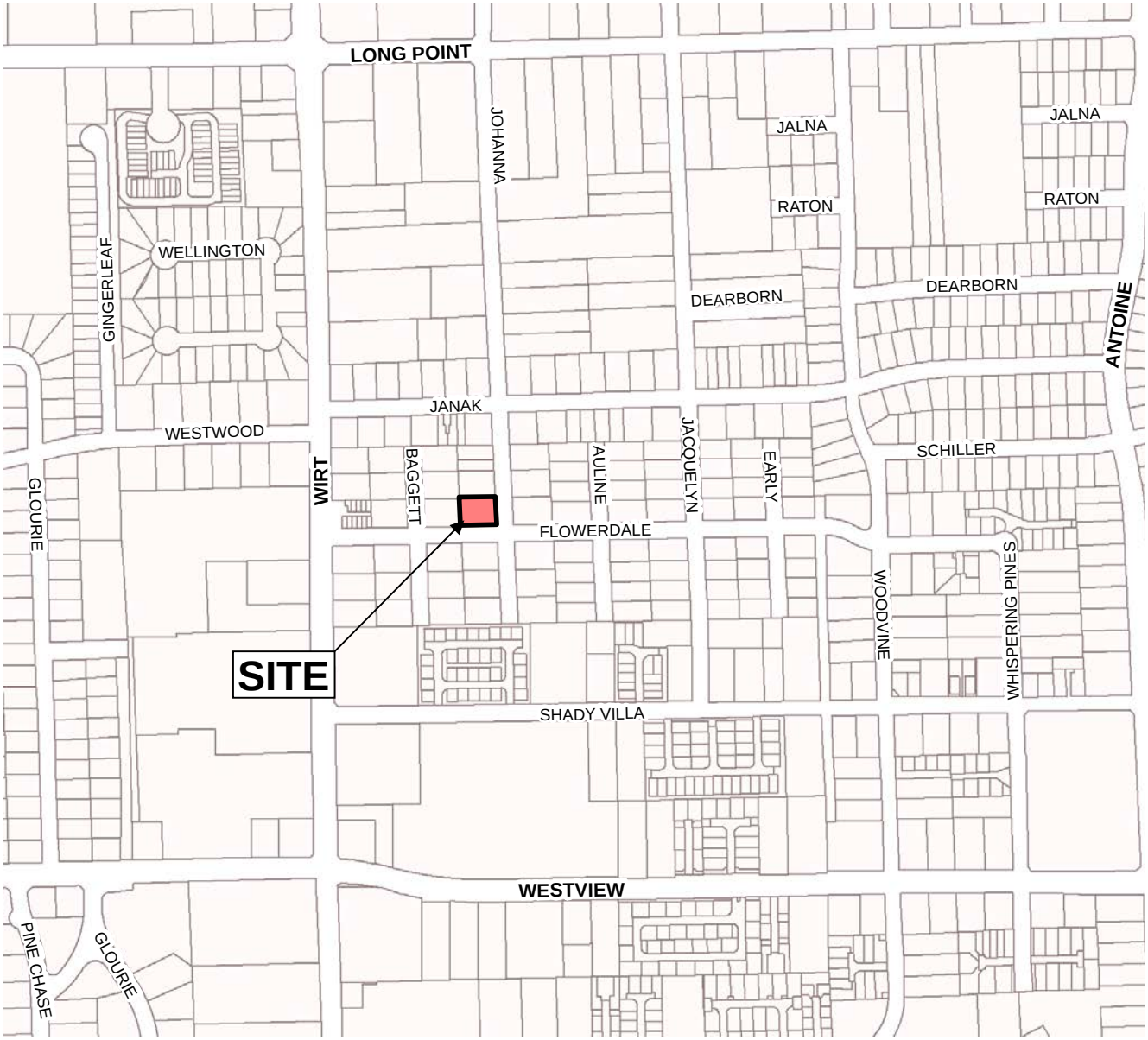
Scale: AS NOTED
ELEVATION

Houston Planning Commission ITEM : 106

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Craig Woods partial replat no 8

Applicant: Bates Development Consultants



NORTH

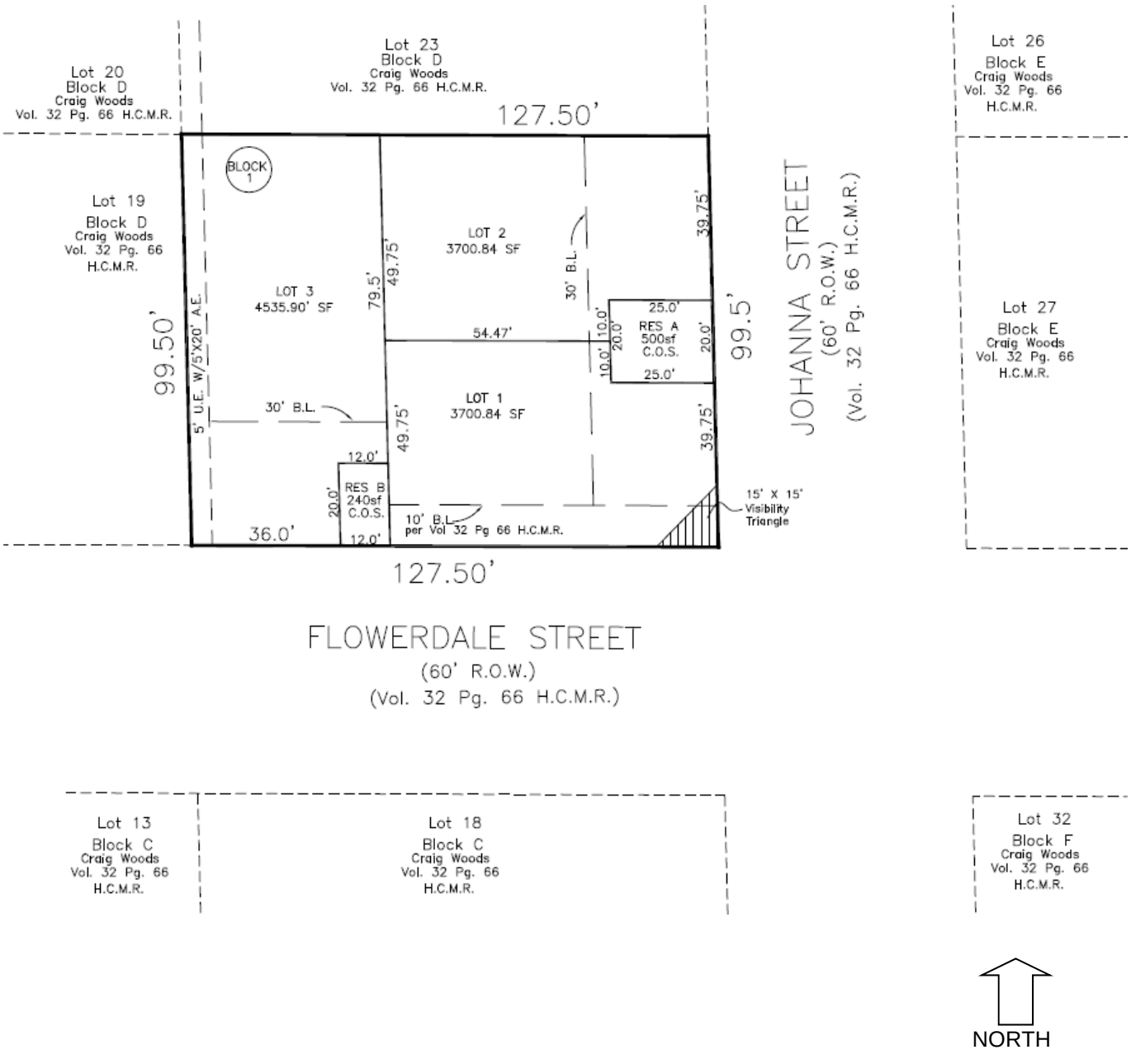
C – Public Hearings Site Location

Houston Planning Commission ITEM : 106

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Craig Woods partial replat no 8

Applicant: Bates Development Consultants



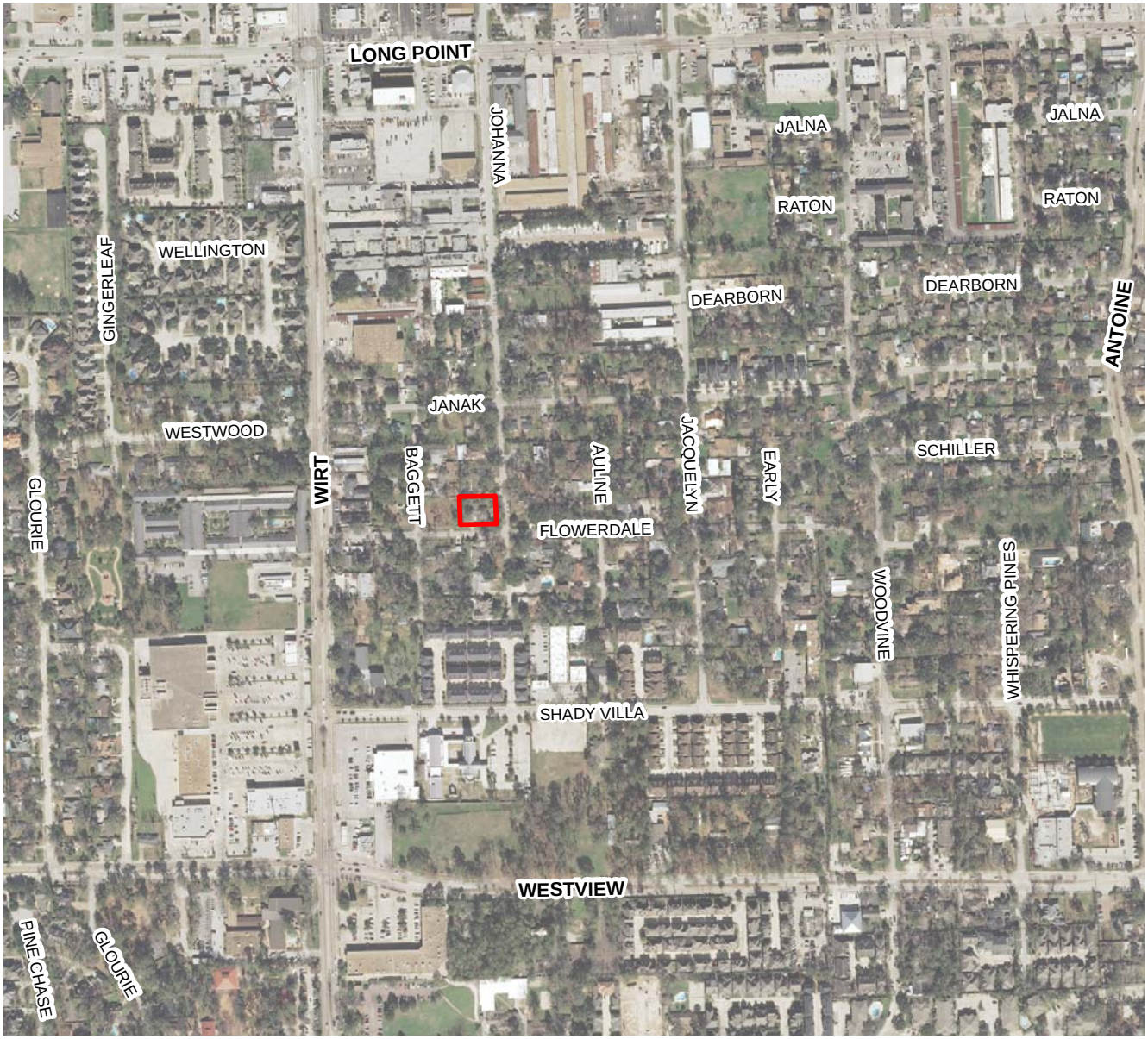
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 106

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Craig Woods partial replat no 8

Applicant: Bates Development Consultants



NORTH

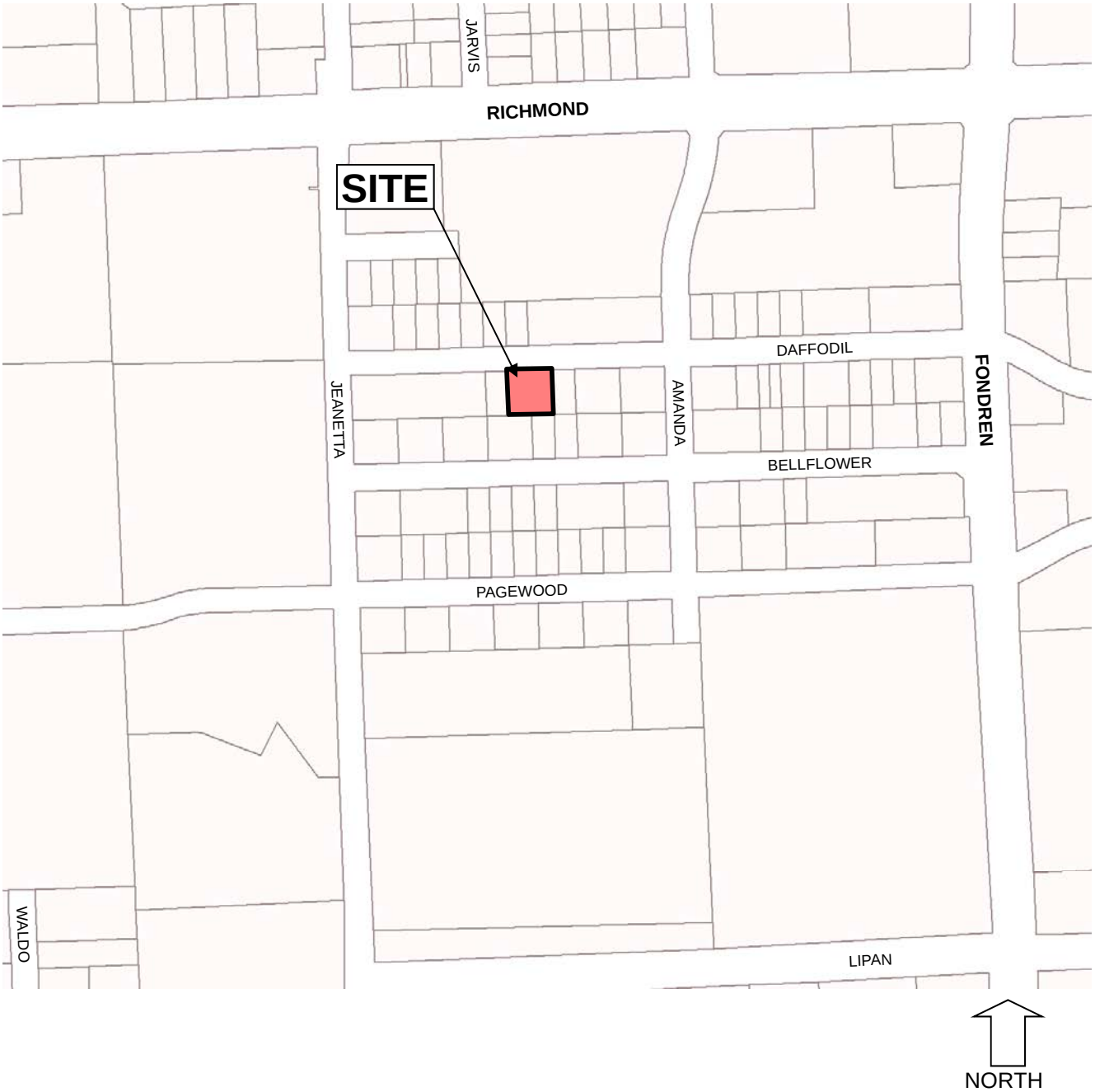
C – Public Hearings Aerial

Houston Planning Commission ITEM : 107

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Harlem Heights partial replat no 1 (DEF 1)

Applicant: Jalayer And Associates, Inc.



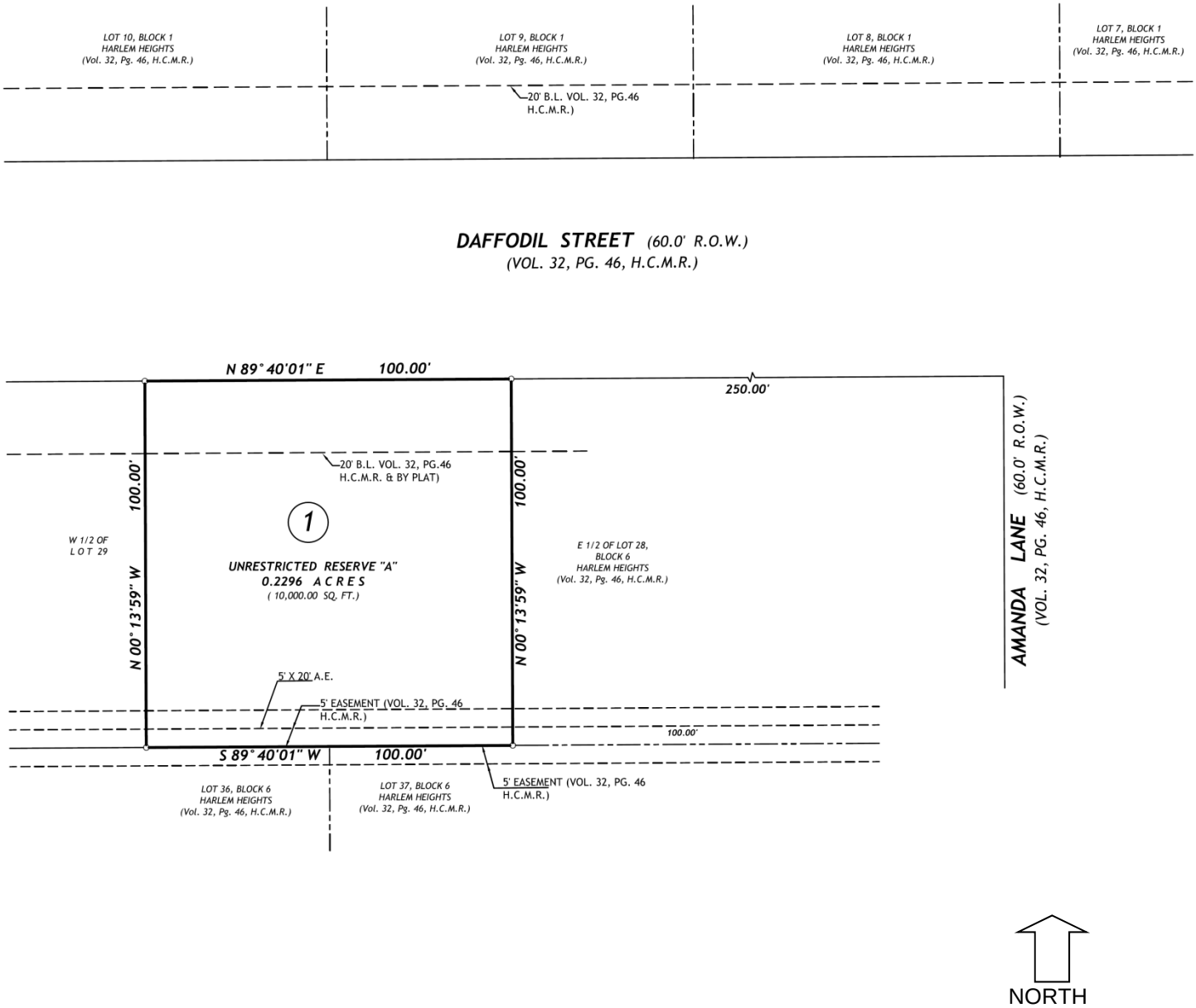
C – Public Hearings Site Location

Houston Planning Commission ITEM : 107

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Harlem Heights partial replat no 1 (DEF 1)

Applicant: Jalayer And Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM : 107

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Harlem Heights partial replat no 1 (DEF 1)

Applicant: Jalayer And Associates, Inc.

NORTH

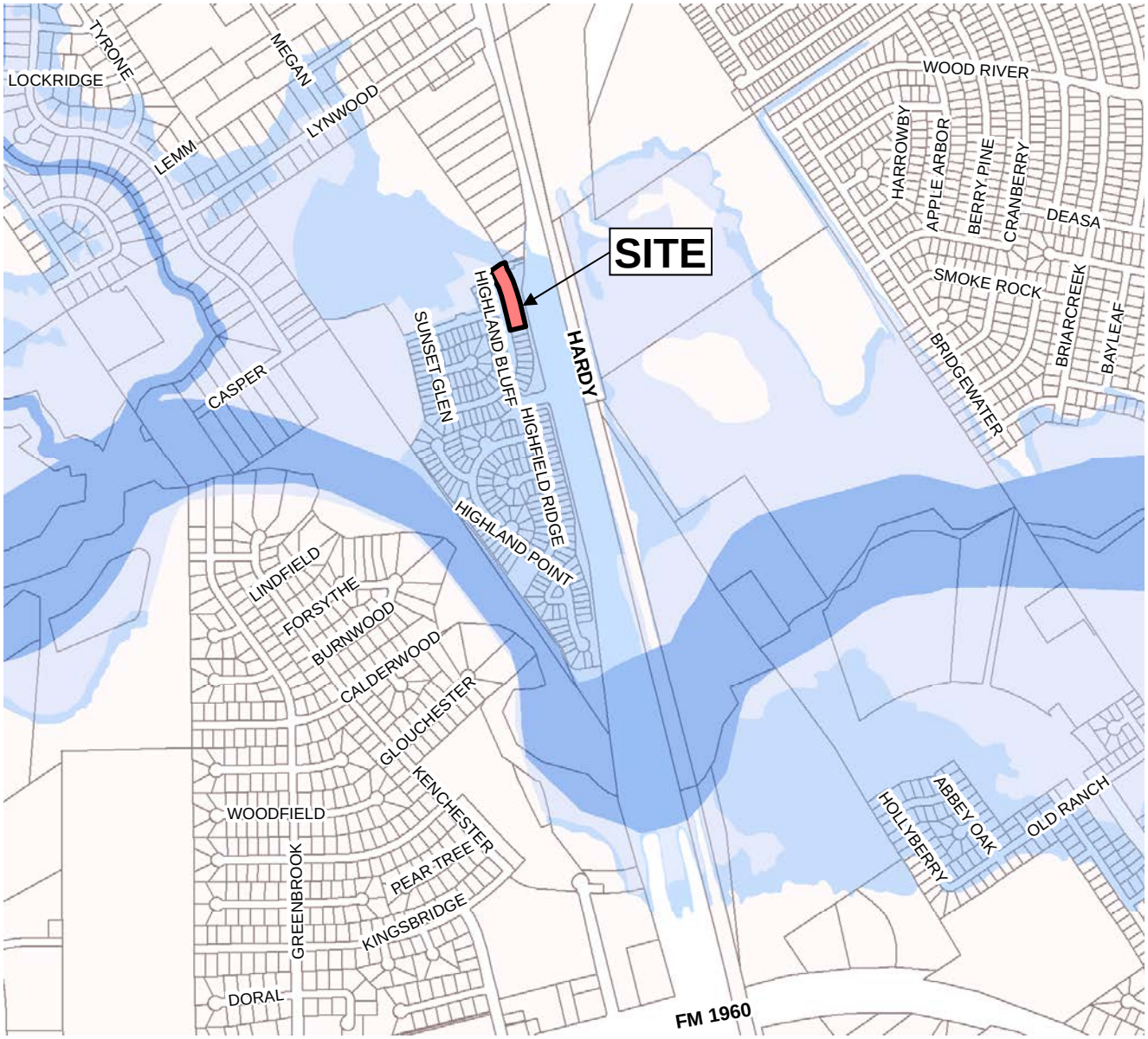
C – Public Hearings Aerial

Houston Planning Commission ITEM : 108

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Highland Glen Sec 1 partial replat no 2

Applicant: Van De Wiele & Vogler, Inc.



NORTH

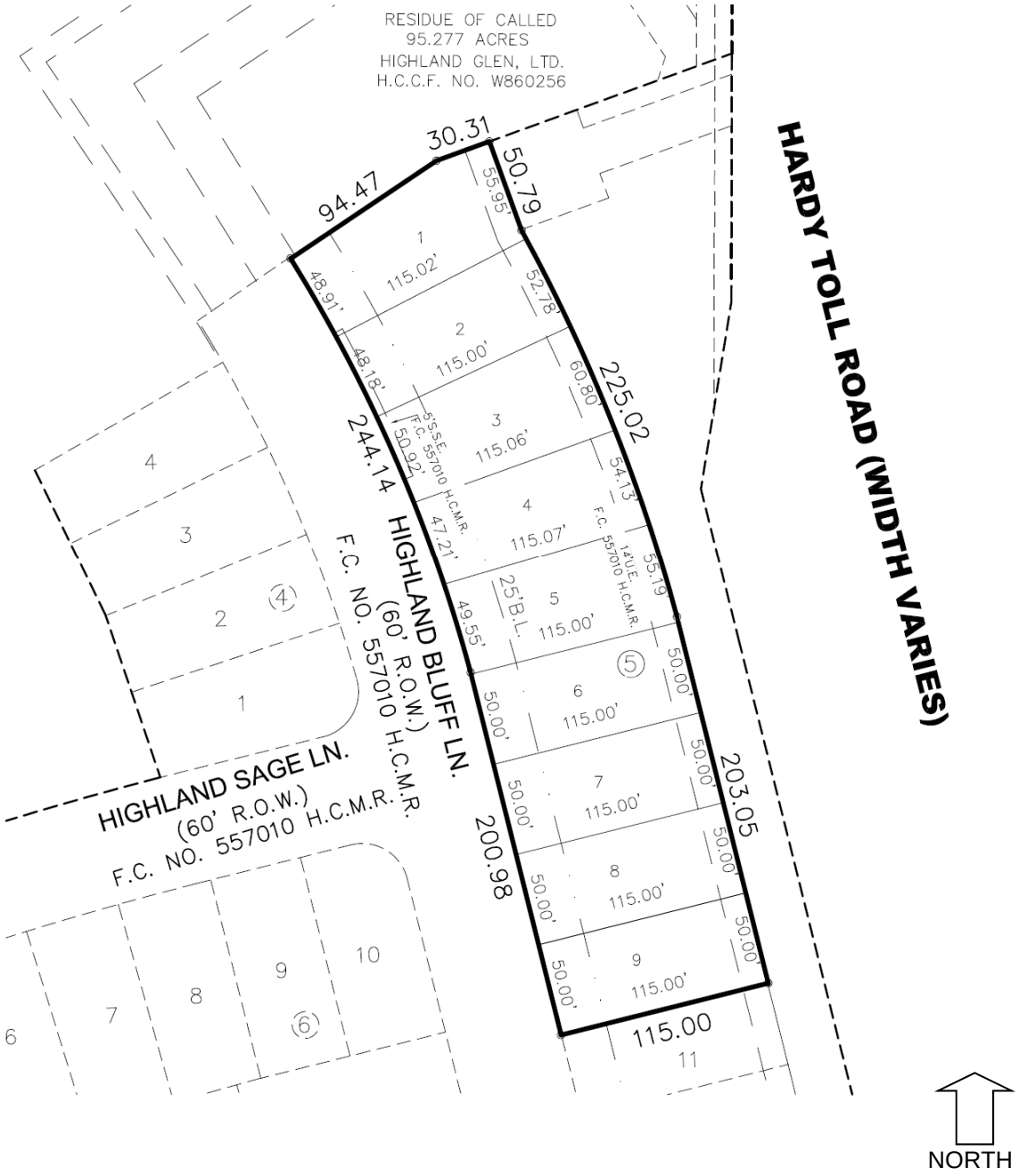
C – Public Hearings Site Location

Houston Planning Commission ITEM : 108

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Highland Glen Sec 1 partial replat no 2

Applicant: Van De Wiele & Vogler, Inc.



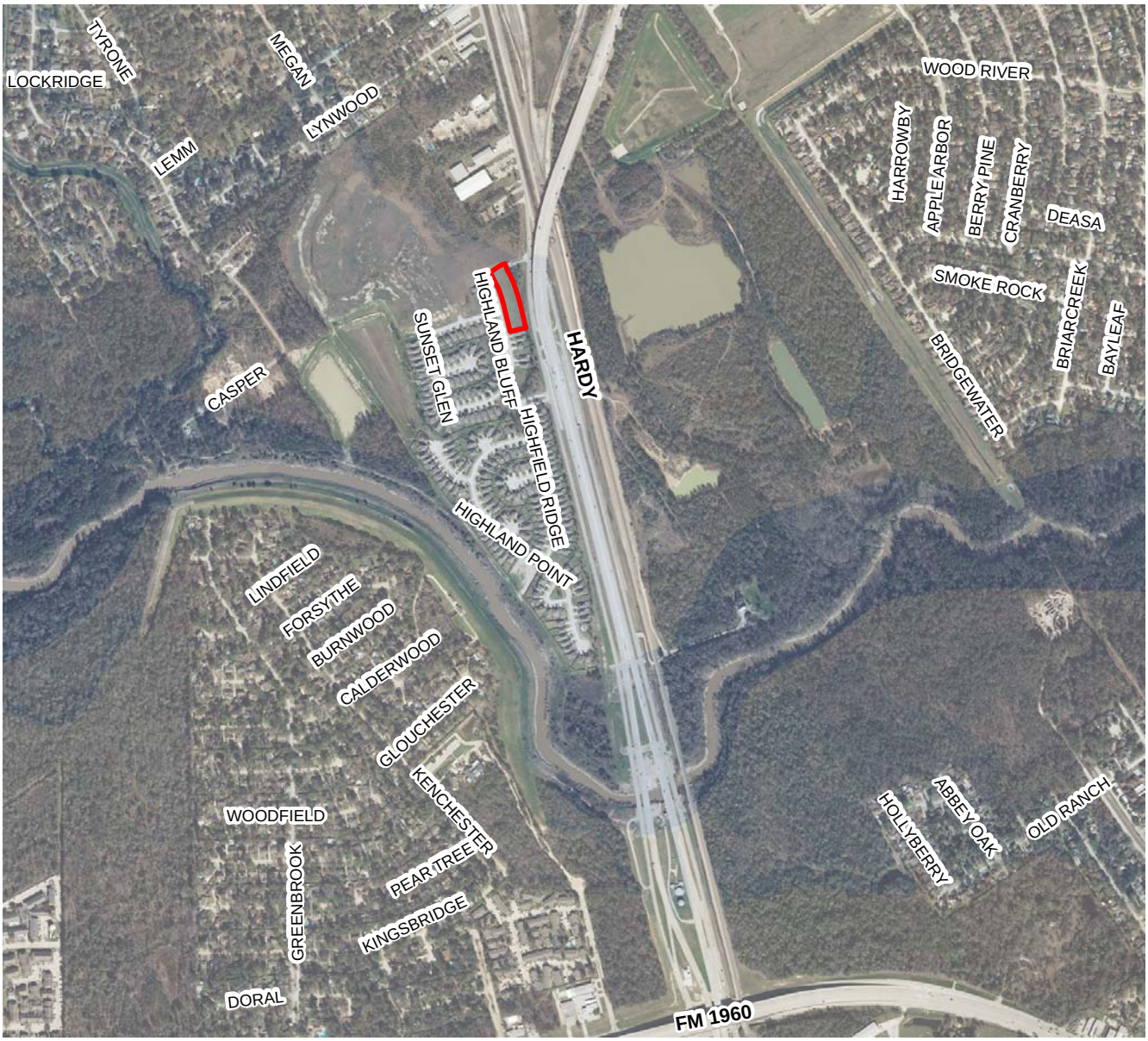
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 108

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Highland Glen Sec 1 partial replat no 2

Applicant: Van De Wiele & Vogler, Inc.



NORTH

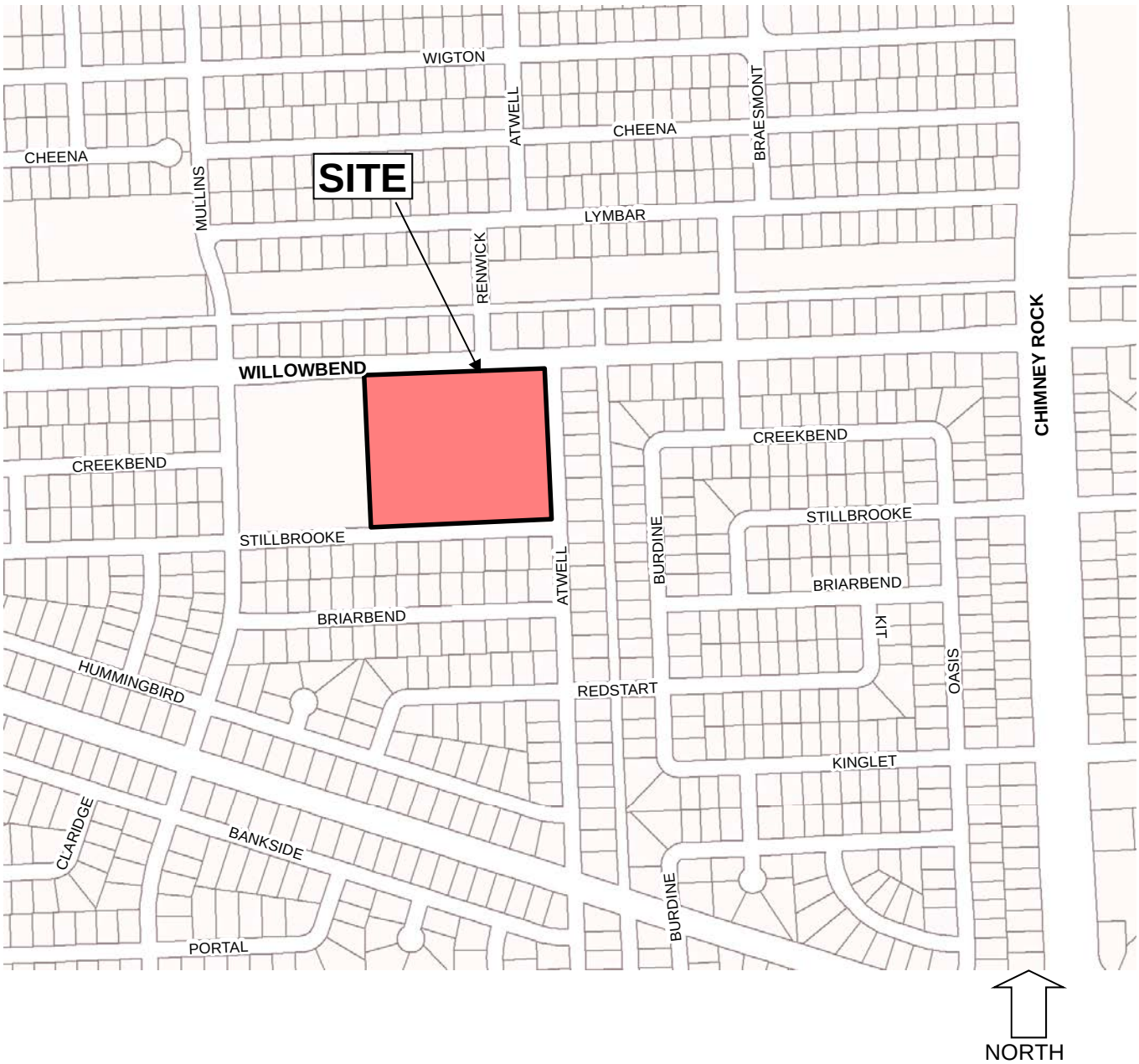
C – Public Hearings Aerial

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: HISD Parker Elementary

Applicant: Teran Group LLC



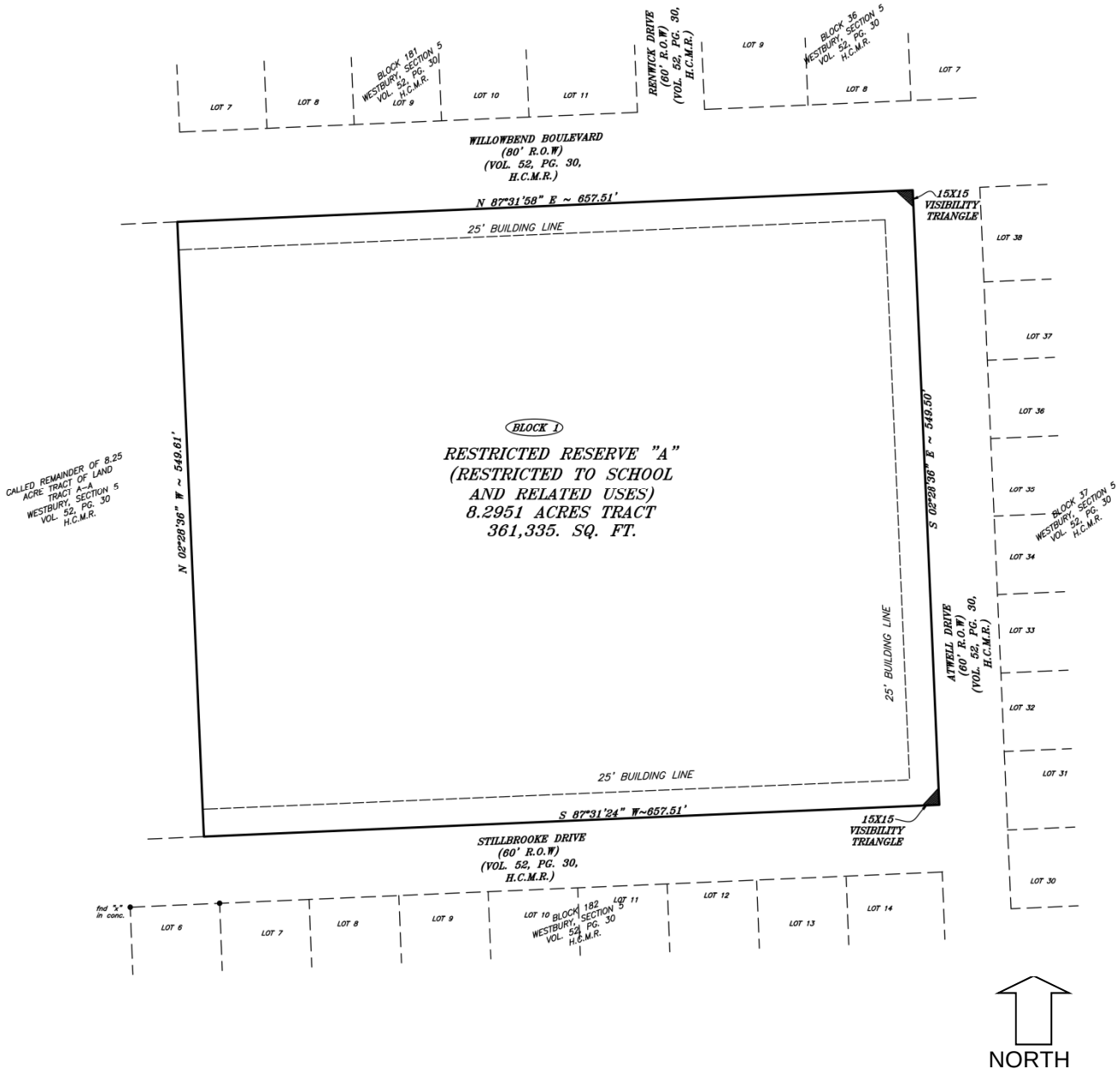
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: HISD Parker Elementary

Applicant: Teran Group LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: HISD Parker Elementary

Applicant: Teran Group LLC

NORTH

C – Public Hearings Aerial

Houston Planning Commission ITEM : 110

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakeside Estates Sec 2 partial replat no 1

Applicant: Windores Land Services, Inc.

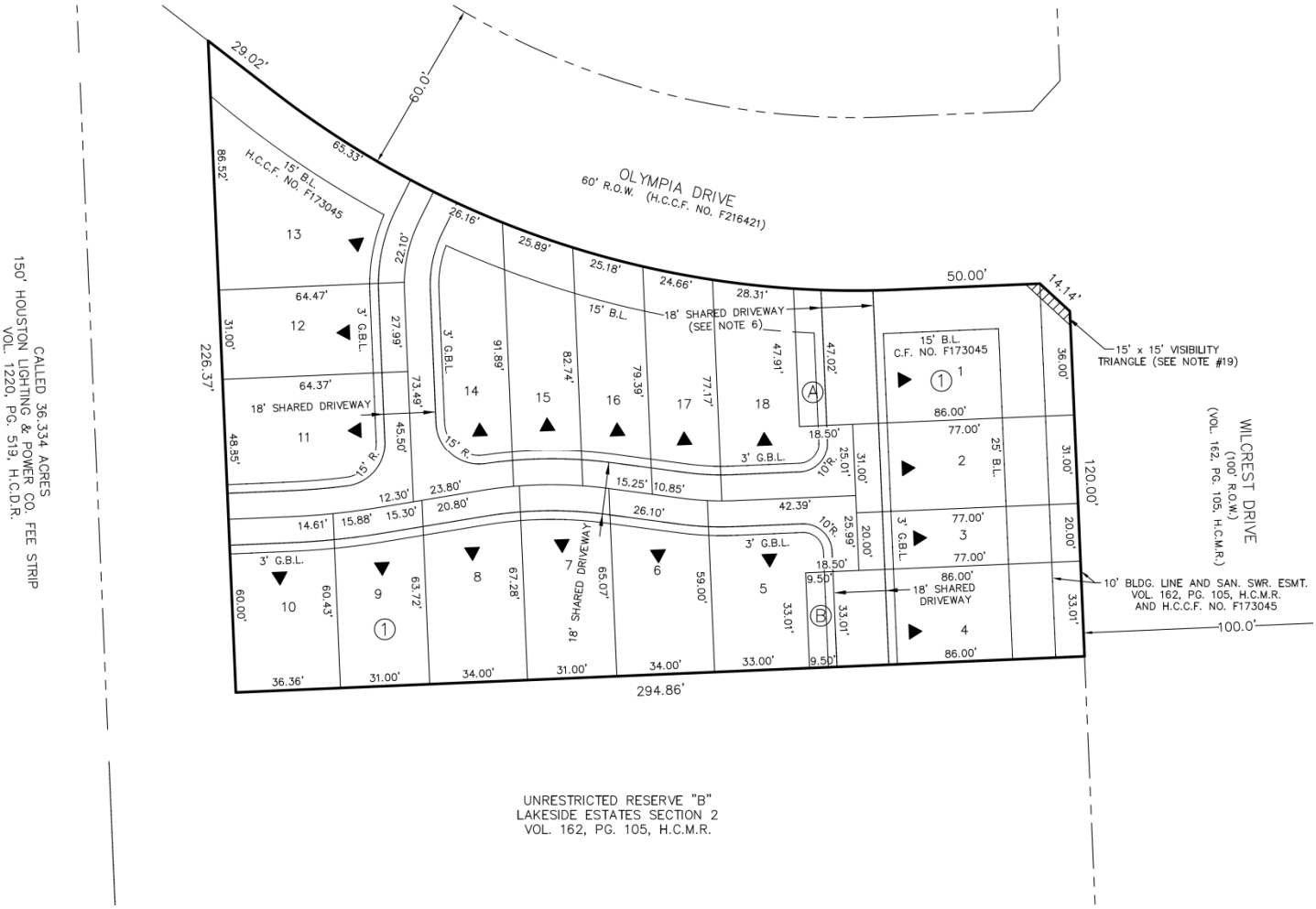
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM : 110

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakeside Estates Sec 2 partial replat no 1

Applicant: Windores Land Services, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM : 110

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakeside Estates Sec 2 partial replat no 1

Applicant: Windores Land Services, Inc.

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1806
Plat Name: Lakeside Estates Sec 2 partial replat no 1
Applicant: Windrose Land Services, Inc.
Date Submitted: 07/25/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Allow total length of shared driveway to exceed 200 feet.
Chapter 42 Section: Sec. 42-145(

Chapter 42 Reference:
Sec. 42-145(a)(2). - General layout and arrangement for all shared driveways.

Statement of Facts

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

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

The subject property is 1.0429 acres located at the southwest corner of Wilcrest Drive and Olympia Drive. The Leal Funeral Chapel is currently located on the site, but the applicant desires to redevelop the site as a single-family residential use. The site is a perfect fit for dense, single-family residential development as it is located less than half a mile north of Westheimer Road and only minutes from Beltway 8. The site is bordered by an apartment complex to the south and the apartment complex's parking to the west. Across from Olympia Drive to the north there is a large apartment complex and across Wilcrest to the east there are rear lots of a single-family subdivision. The unique physical characteristics that affect the land - specifically the site's location on Wilcrest and the unique shape caused by the curvature of Olympia - require that the applicant secure a variance in order to provide a development that has safe, efficient internal circulation and no significant impact on the adjacent roadways. The applicant is proposing that no lots take direct access to a public right-of-way. Further, the applicant proposes a looped network of shared driveways with ingress/egress only to Olympia Drive, precluding any turning movements directly to or from Wilcrest. This configuration provides the safest and least intrusive way to move traffic in and out of the site, given that traffic generation is concentrated at two points and every lot in the subdivision will have the ability to make turning movements on Olympia further or closer to Wilcrest. Having options on where to exit and enter the subdivision on Olympia is very important. Depending on the point of origin, stacking on Olympia makes the westernmost access point desirable and the curvature of Olympia make the easternmost exit closer to Wilcrest the better option. Giving every lot in the subdivision access to both routes is not just the safest option, it makes every lot more viable to the consumer. While no lot will be further than 174 feet along a shared driveway from the public right-of-way, the City's Ordinances consider the looped network to be a single, shared driveway in excess of 200 feet instead of what they functionally are - two shared driveways that are each less than 180 feet. If the City grants the variance, the result will be a safer, more viable development that meets every intent of the Code of Ordinances.

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

The circumstances supporting the variance are the result of the unique development characteristics of the land and were not caused by the applicant. Wilcrest has been classified as a Thoroughfare on the City's MTP for many years. The applicant is also dealing with a redevelopment project where the traffic patterns for the Leal Funeral Chapel and adjacent apartment complexes have been well-established. The hardship imposed on the applicant is the need not to have a negative impact on the surrounding traffic network.

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

Two of the City's major goals for Chapter 42 are to mitigate the traffic impact of proposed developments and to ensure citizen safety. The proposed variance is directly in line with both goals. Requiring the applicant to either cut-off the shared driveways and/or provide more driveway entrances on to Olympia or Wilcrest is not only contrary to the City's Code of Ordinances, it is detrimental to the safety of the future residents and passing traffic on the adjacent roadways. Additionally, the non-looped shared driveway design is not ideal for this tract of land because of its unique dimensions and proximity to the intersection of Wilcrest and Olympia.

(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 as the looped shared driveway system provides a more efficient and safe traffic system than the alternative of using truncated shared driveways and extra driveway connections to Olympia and/or Wilcrest.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the proximity to Wilcrest and the unique dimensions of the land. Bottom line, a looped shared driveway system is the best option for the community. The requested driveways meet the intent of the ordinance as each lot will be within 174 feet of a public right-of-way. More importantly, granting the variance is in the best interest of the community's health, safety and welfare.

Houston Planning Commission ITEM : 111

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Marshall Oaks Sec 2

Applicant: Brown & Gay Engineers, Inc.

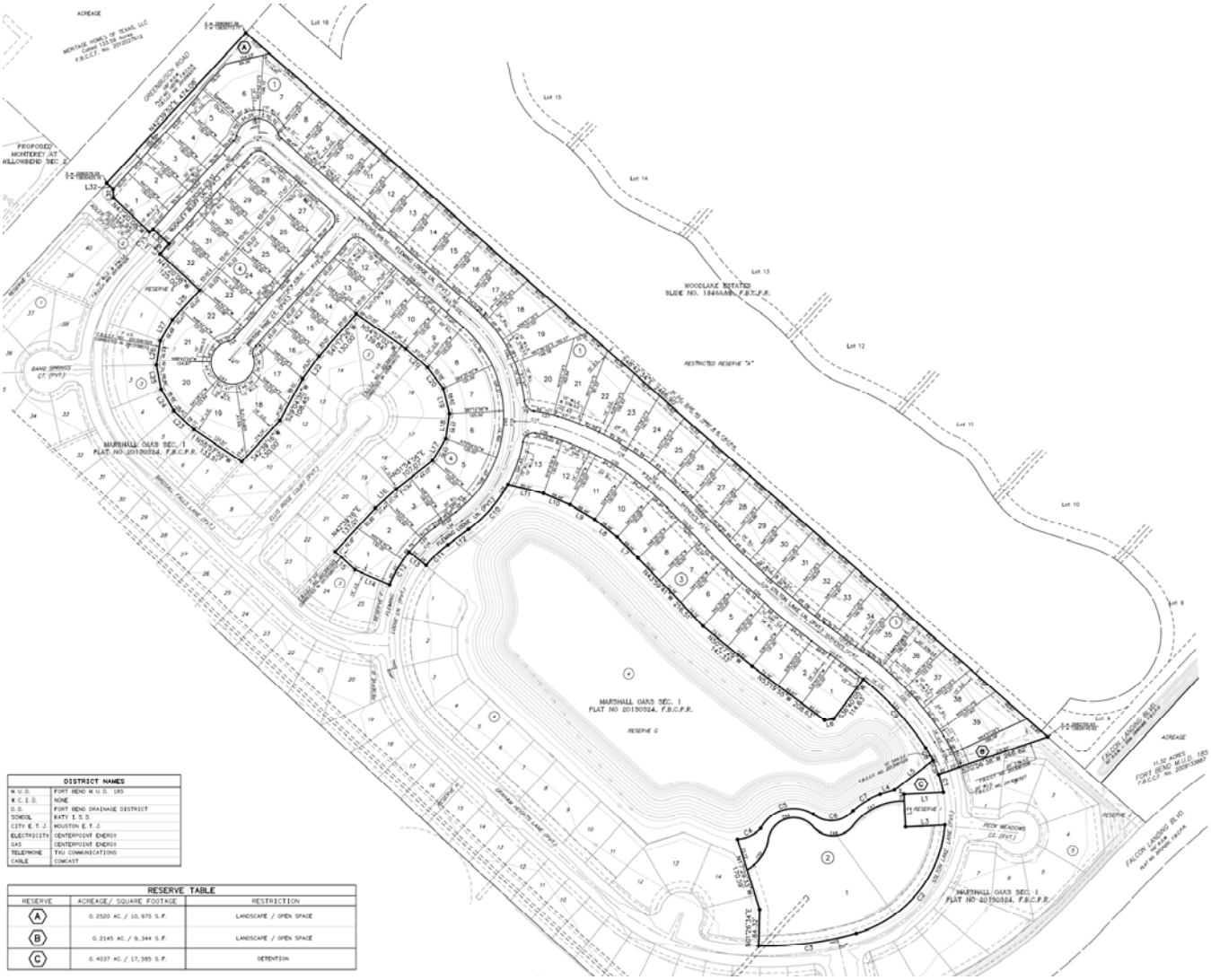
C – Public Hearings Site Location

Houston Planning Commission ITEM : 111

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Marshall Oaks Sec 2

Applicant: Brown & Gay Engineers, Inc.



DISTRICT NAMES	
M.U.D.	FORT BEND M.U.D. 185
M.C.I.D.	NONE
D.D.	FORT BEND DRAINAGE DISTRICT
SCHOOL	KATY I.S.D.
CITY E.T.J.	HOUSTON E.T.J.
ELECTRICITY	CENTERPOINT ENERGY
GAS	CENTERPOINT ENERGY
TELEPHONE	TXU COMMUNICATIONS
CABLE	COMCAST

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.2520 AC. / 10,975 S.F.	LANDSCAPE / OPEN SPACE
B	0.2145 AC. / 9,344 S.F.	LANDSCAPE / OPEN SPACE
C	0.4037 AC. / 17,585 S.F.	DETENTION

NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM : 111

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Marshall Oaks Sec 2

Applicant: Brown & Gay Engineers, Inc.

C – Public Hearings Aerial

Houston Planning Commission ITEM : 112

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Montclair Addition partial replat no 4

Applicant: Windrose Land Services, Inc.

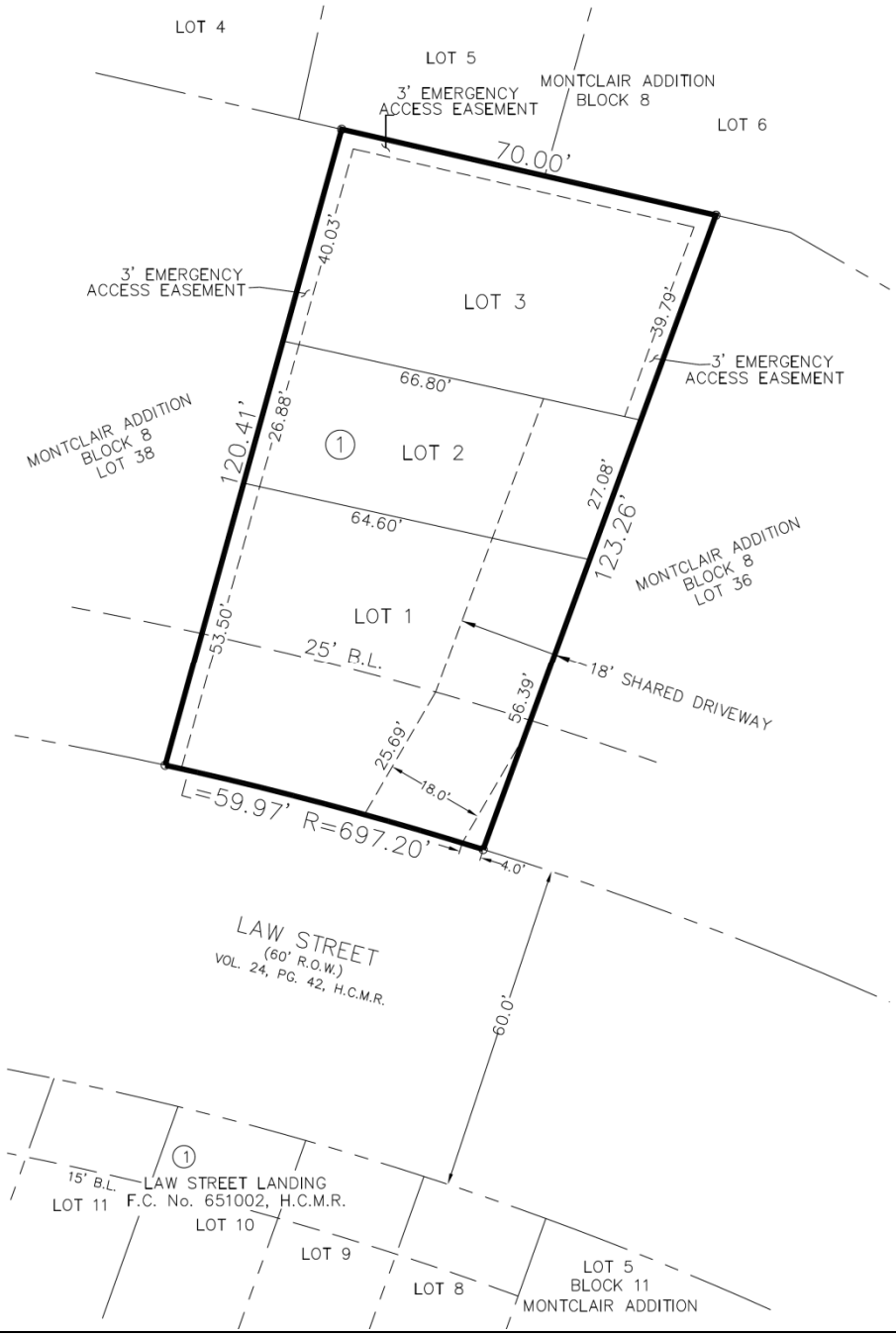
C – Public Hearings Site Location

Houston Planning Commission ITEM : 112

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Montclair Addition partial replat no 4

Applicant: Windrose Land Services, Inc.



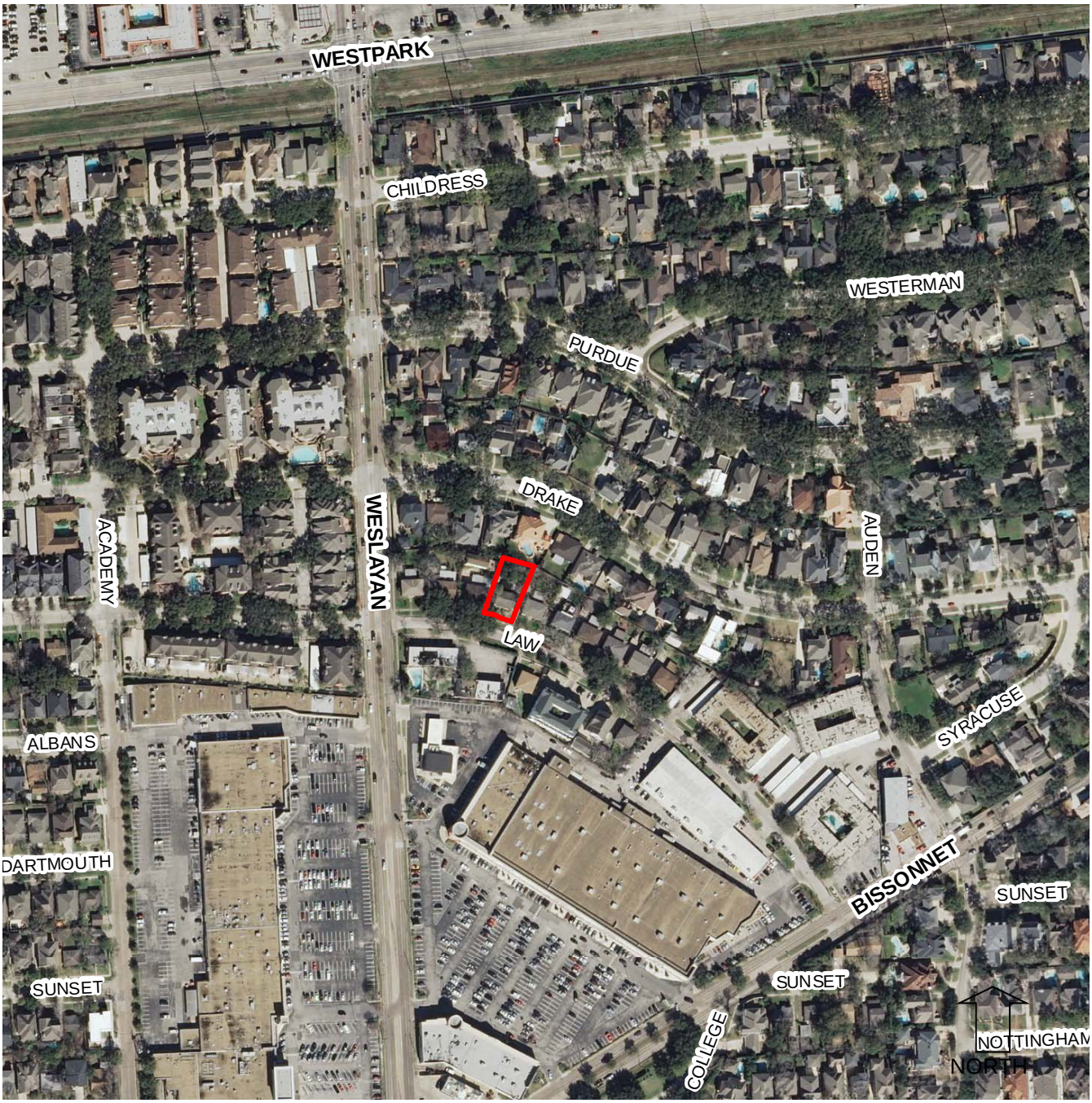
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 112

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Montclair Addition partial replat no 4

Applicant: Windrose Land Services, Inc.



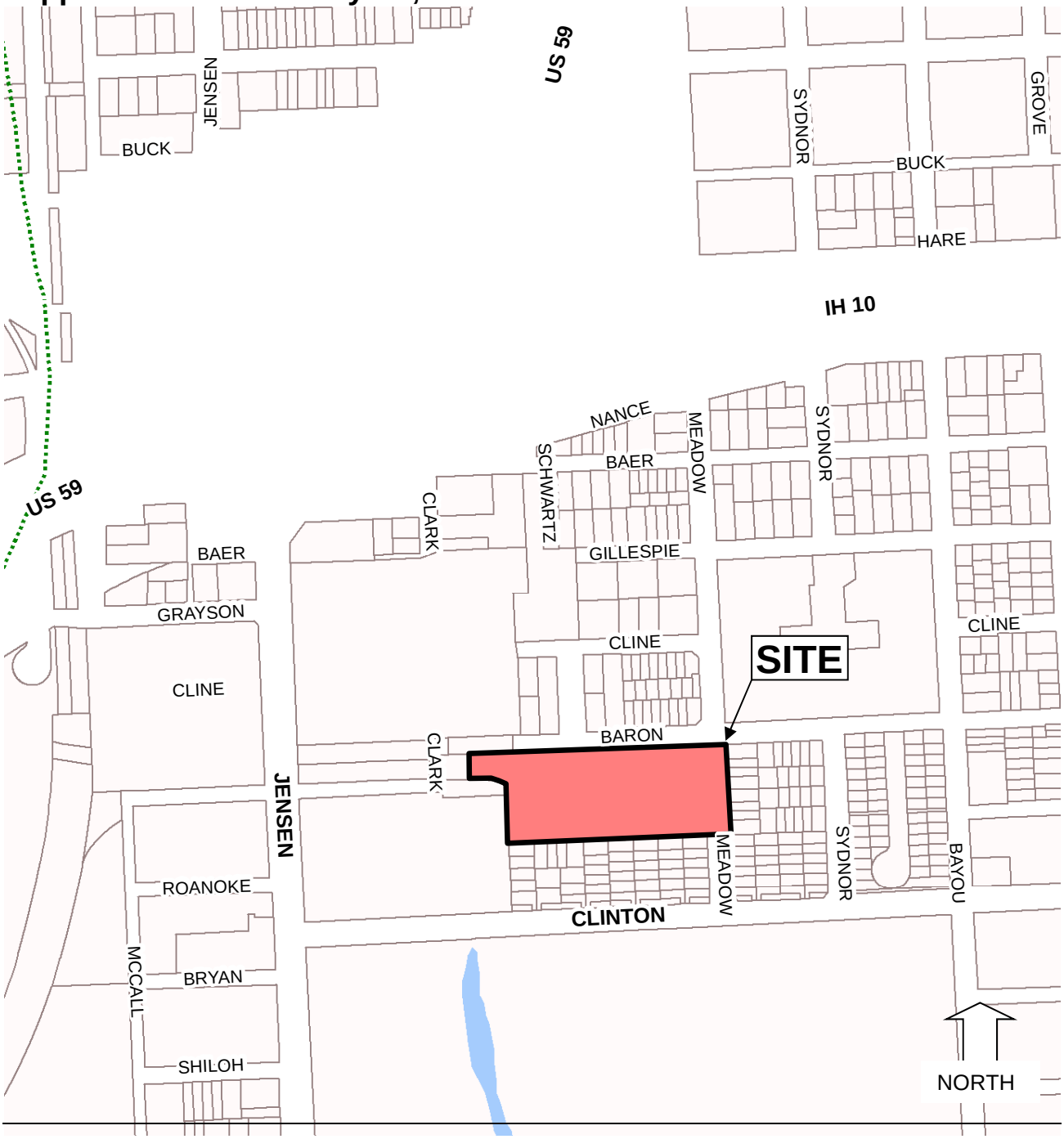
C – Public Hearings Aerial

Houston Planning Commission ITEM : 113

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Nobility Park replat no 1 (DEF 2)

Applicant: Total Surveyors, Inc.



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

Houston Planning Commission ITEM : 113

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Nobility Park replat no 1 (DEF 2)

Applicant: Total Surveyors, Inc.

NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM : 113

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Nobility Park replat no 1 (DEF 2)

Applicant: Total Surveyors, Inc.

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

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.

PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2014-1625
Plat Name: Nobility Park replat no 1
Applicant: Total Surveyors, Inc.
Date Submitted: 06/30/2014

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow an intersection spacing of 66.9', in place of the required 75'. This represents a 10.8% deviation.

Chapter 42 Section: 128

Chapter 42 Reference:
42-128 – Intersections of Local Streets – (c) Intersections along local streets shall be spaced a minimum of 75 feet.

Statement of Facts

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

This tract of land is bounded on the north by Baron Street, a varying width public right-of-way. This plat proposes to create a 50' wide Public right-of-way, called Eado Park Circle, within its boundaries. Schwartz Street is a 50' wide public right-of-way, comprising Lots 1 and 8, Block 11, of the Barnes and Westmore Subdivision intersecting Baron Street approximately 67 feet west of the westerly blockface of the new Eado Park Circle. Schwartz only intersects Baron as a right-of-way. The two streets actually have a severe grade separation of +/- 5.5 feet between them and there is a City of Houston barricade set approximately 24 feet north of the Baron Street pavement, at the dead-end of Schwartz Street. The elevation of Baron Street is currently 5.5 feet higher than the elevation of Schwartz, causing these two streets to be separated, as shown on the pictures attached to this request. During the proposed development of this subdivision, Baron Street will be widened to 20 feet, per the City of Houston PWE, by the developer, but the elevation of Baron Street will only slightly change, not allowing the streets to be connected. Without major reconstruction to both streets and the existing structures around them the grade separation will not allow these two streets to ever be connected. In the mid to late 1960's Schwartz Street was constructed with a 35' wide curb & gutter roadway and at that time the street was terminated +/- 35 feet short of the Baron Street pavement with a barricade. These plans are included with this request. Additionally Schwartz Street is a very short street, 200 feet, which only runs between Baron Street and Cline Street to the north. By connecting Baron Street and Schwartz Street, there is no improvement to the traffic flow for the surrounding neighborhood. Meadow Street, to the east, is an improved street that connects the neighborhood the Interstate 10 feeder road. The proposed Eado Park Circle will be a cul-de-sac street that will only generate internal traffic from within this development. The traffic exiting this proposed development will use Baron Street to move east or west for traffic circulation.

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

By allowing at intersection spacing of 66.9' between Schwartz Street and Eado Park Circle, along Baron Street, the intent of Chapter 42 will remain intact. The 75' spacing is in place to allow for safe traffic flow and turning for the vehicles traveling on the streets. The fact that there is no actual intersection of the pavement for Baron and Schwartz and that Schwartz Street is not a street which could ever carry and traffic flow other that the local residents promotes the intent of Chapter 42.

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

The difference between the required 75' spacing and the proposed 66.9' spacing is 8.1'. This represents a modification of 10.8%. This 10.8% combined with the circumstances unique to the land is not disproportionate tot eh requirement of the standard. The intent and purposes of Chapter 42 include the creation of public rights-of-way with limitations on the spacing between such rights- of –way, but in this case there is only an intersection of the two rights-of-way and no actual intersection of the pavement. Without an intersection of the pavement at Schwartz Street, allowing Eado Park Circle to intersect Baron Street does not create an unsafe intersection spacing and the intent and general purpose of Chapter 42 will be preserved and maintained.

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

The intent and purposes of Chapter 42 include the creation of public rights-of-way with limitations on the spacing between such rights- of –way, but in this case there is only an intersection of the two rights-of-way and no actual

intersection of the pavement. Without an intersection of the pavement at Schwartz Street, allowing Eado Park Circle to intersect Baron Street does not create an unsafe intersection spacing and the intent and general purpose of Chapter 42 will be preserved and maintained. The variance will not be injurious to public health, safety or welfare. Again without an intersection of the pavement at Schwartz Street, allowing Eado Park Circle to intersect Baron Street does not create an unsafe intersection spacing and will not be injurious to the public health or welfare.

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

Granting the special exception will not be injurious to public health, safety or welfare. Again without an intersection of the pavement at Schwartz Street, allowing Eado Park Circle to intersect Baron Street does not create an unsafe intersection spacing and will not be injurious to the public health or welfare.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Plainview Addition partial replat no 2 (DEF 1)

Applicant: Momentum Engineering

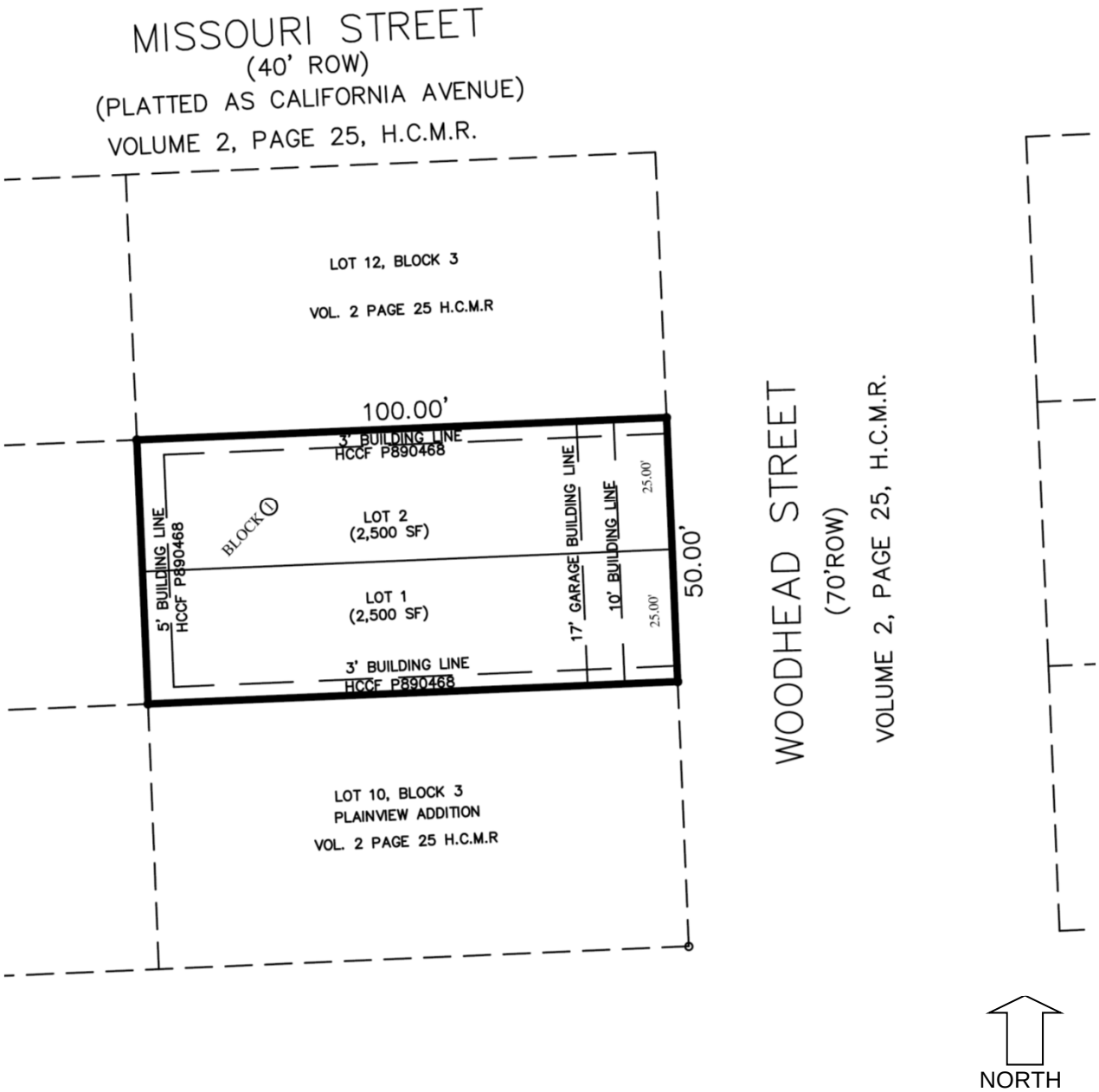
C – Public Hearings Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Plainview Addition partial replat no 2 (DEF 1)

Applicant: Momentum Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Plainview Addition partial replat no 2 (DEF 1)

Applicant: Momentum Engineering

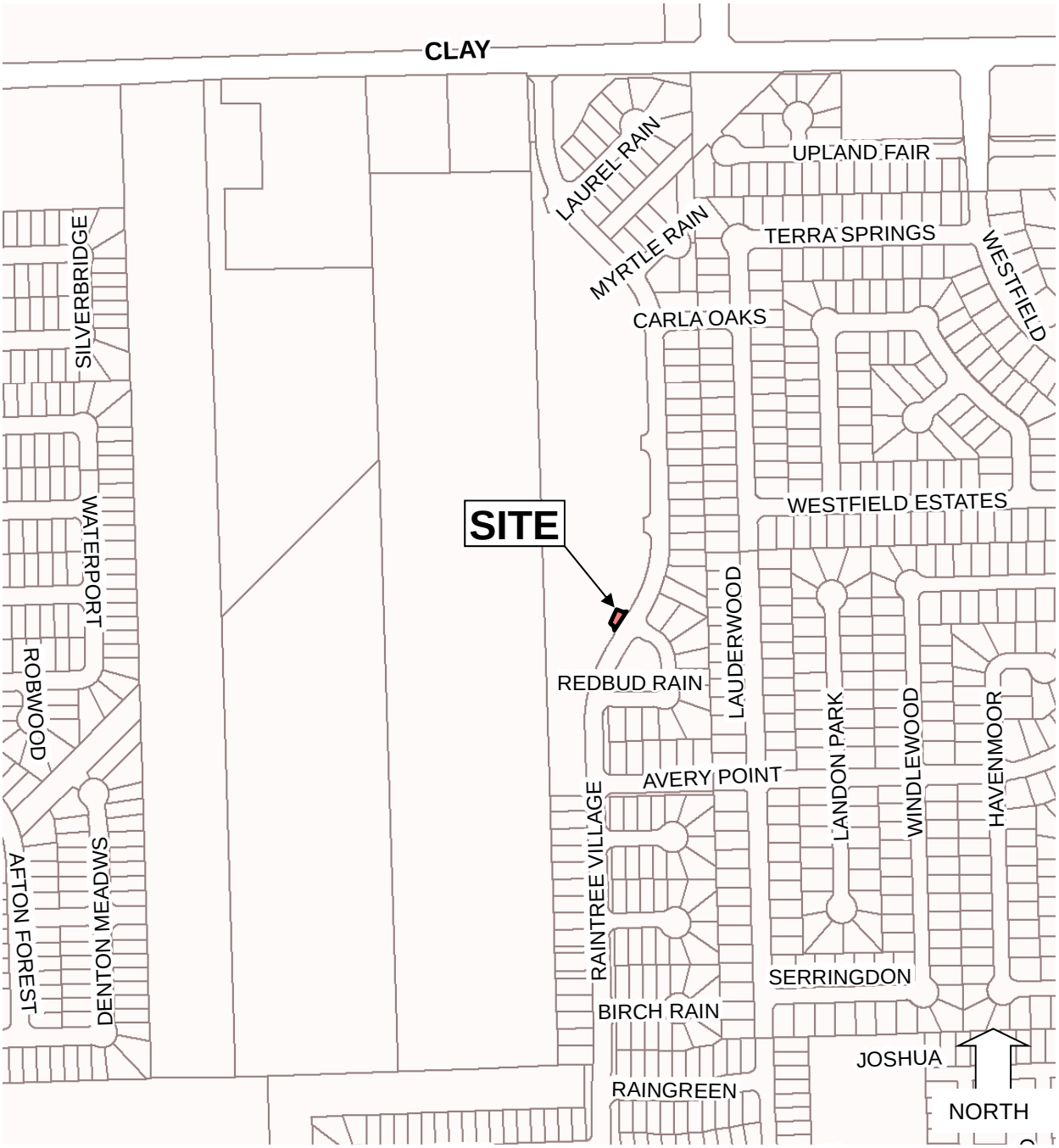
C – Public Hearings Aerial

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Raintree Village Sec 7 partial replat no 1

Applicant: M2L Associates, Inc.



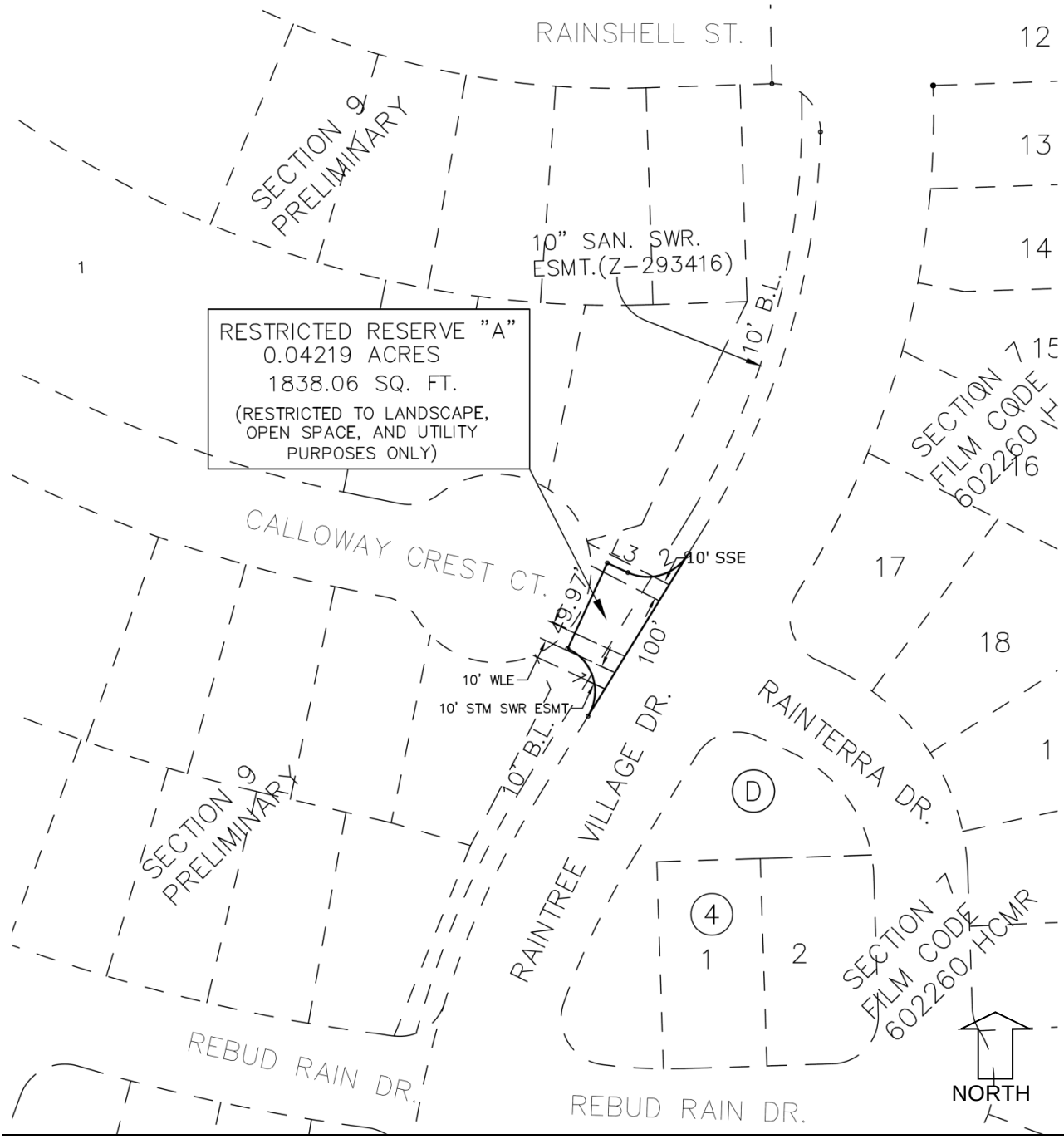
C – Public Hearings Site Location

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Raintree Village Sec 7 partial replat no 1

Applicant: M2L Associates, Inc.



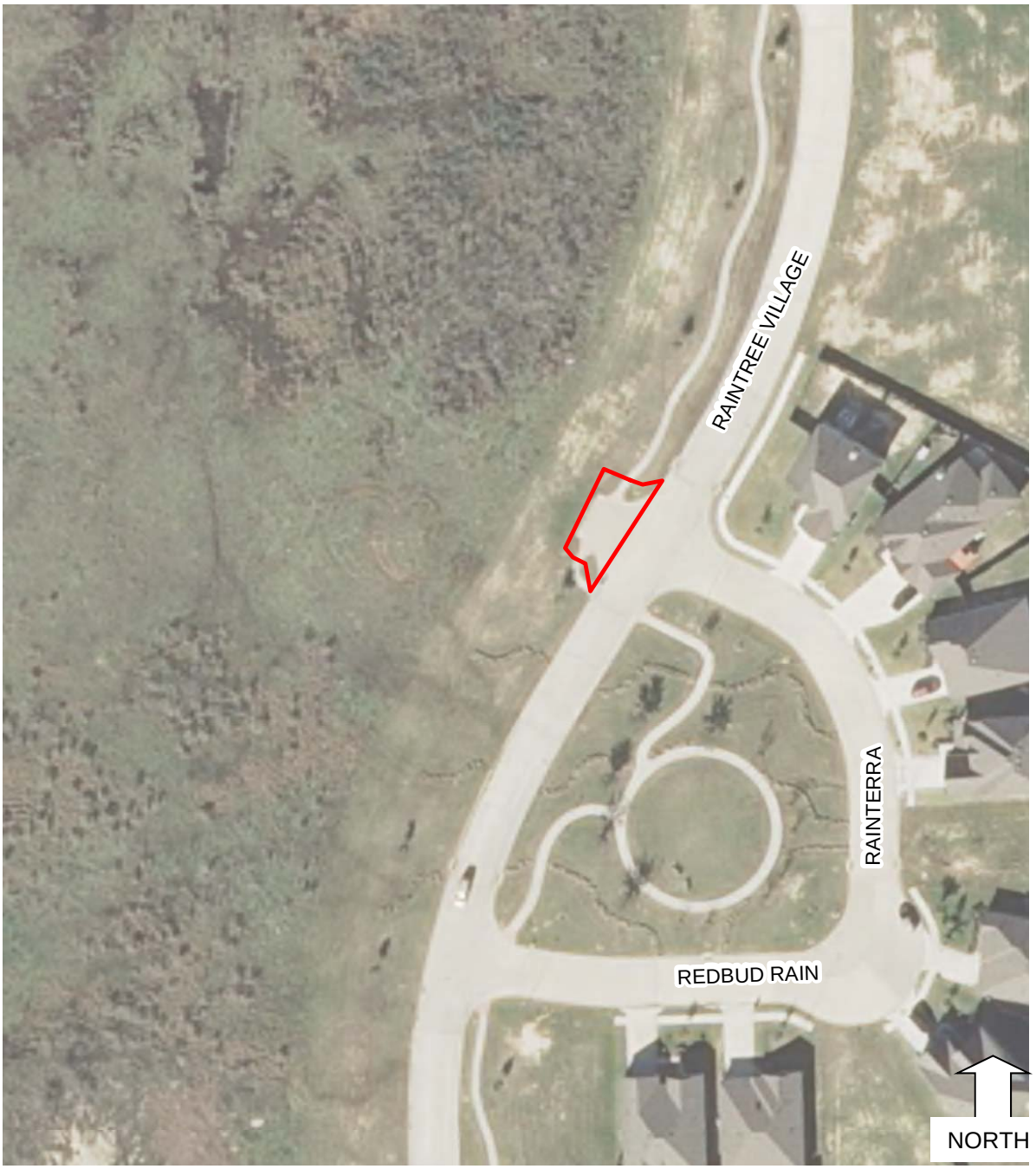
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Raintree Village Sec 7 partial replat no 1

Applicant: M2L Associates, Inc.



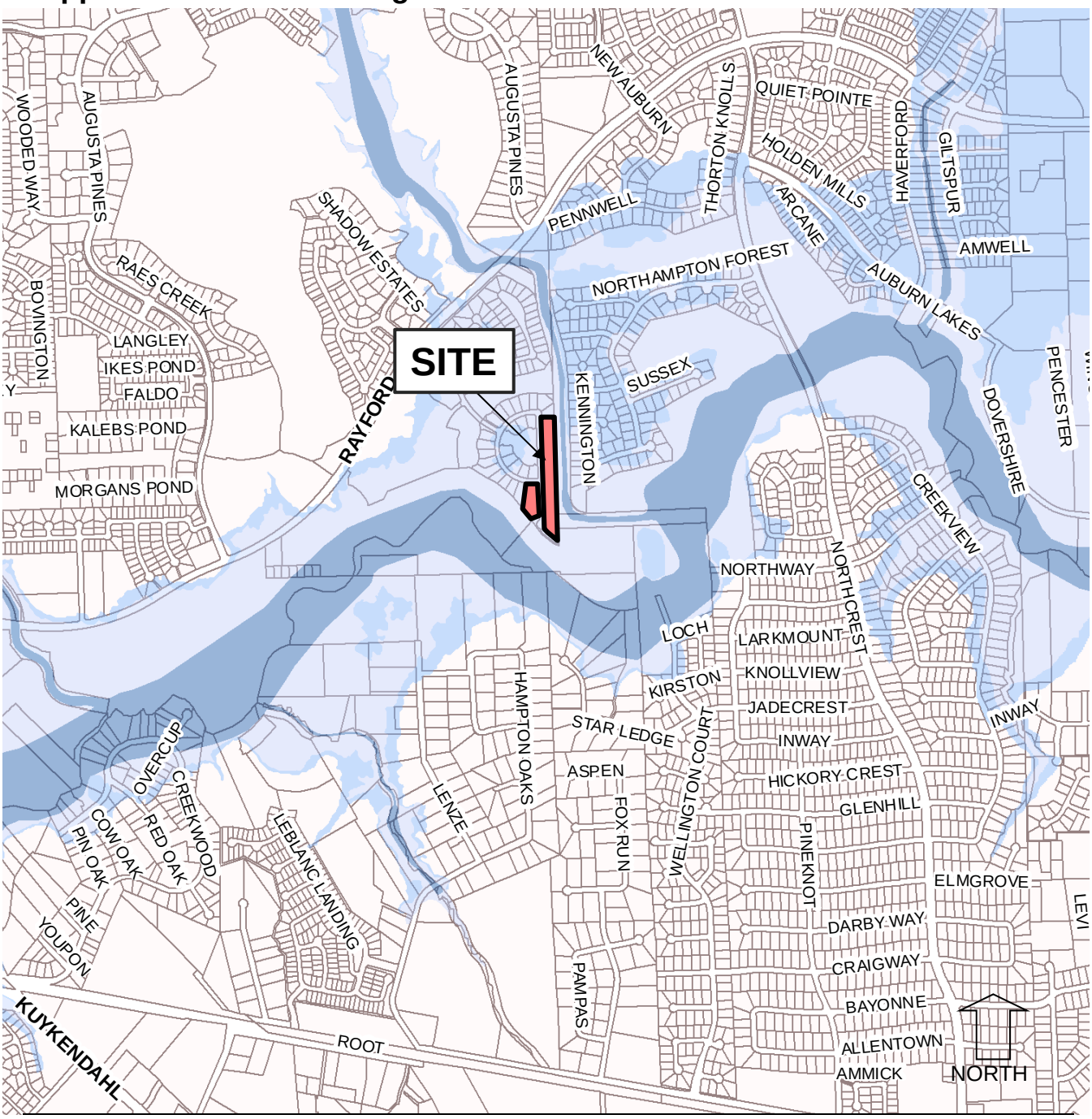
C – Public Hearings Aerial

Houston Planning Commission ITEM : 116

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 1

Applicant: R.G. Miller Engineers



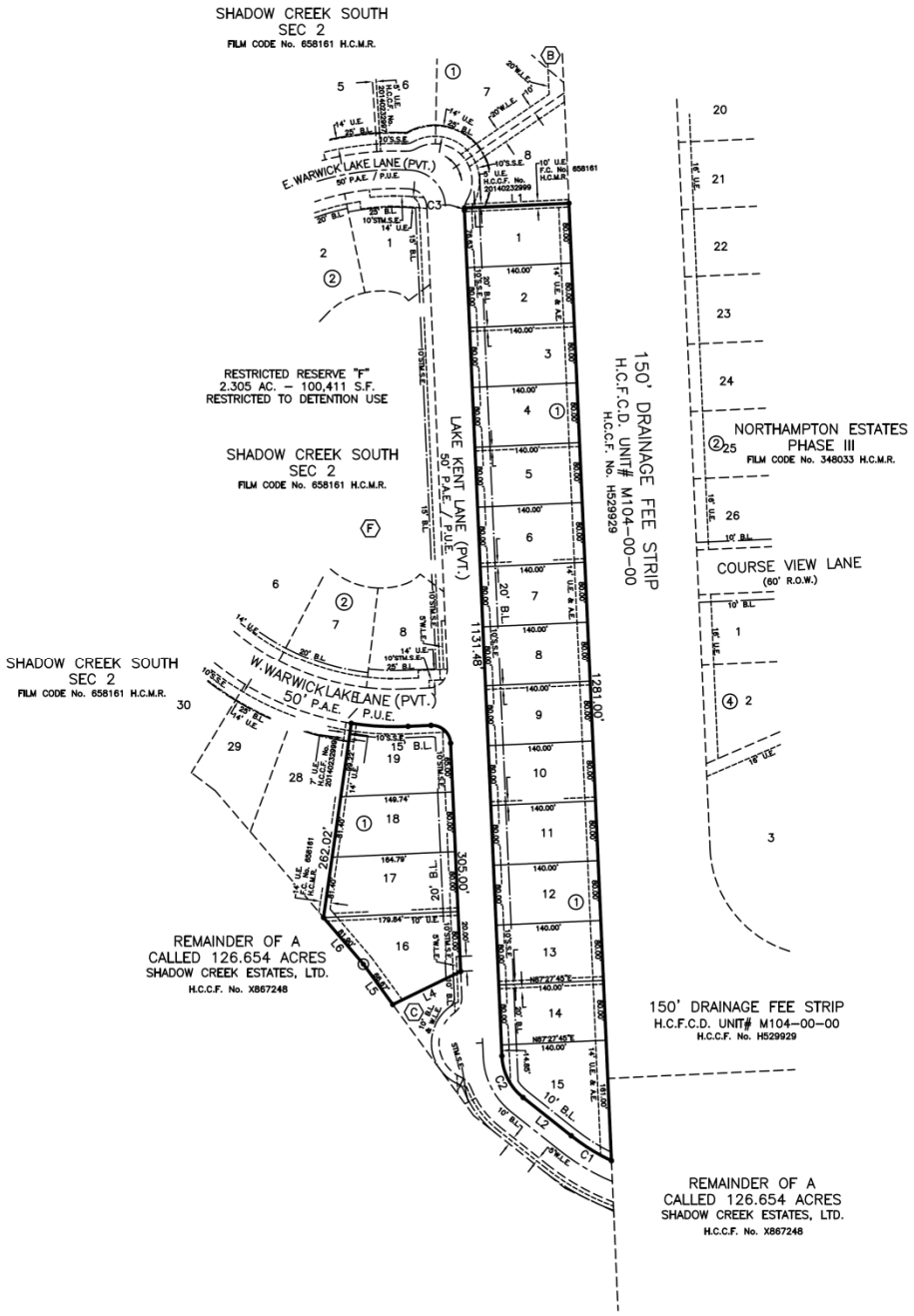
D – Variances **Site Location**

Houston Planning Commission ITEM : 116

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 1

Applicant: R.G. Miller Engineers



D – Variances **Subdivision**

Houston Planning Commission ITEM : 116

Planning and Development Department **Meeting Date: 09/04/2012**

Subdivision Name: Shadow Creek South Sec 2 partial replat no 1

Applicant: R.G. Miller Engineers

D – Variances Aerial

Houston Planning Commission ITEM : 117

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Southampton Place partial replat no 2

Applicant: TKE Development Services, Ltd.

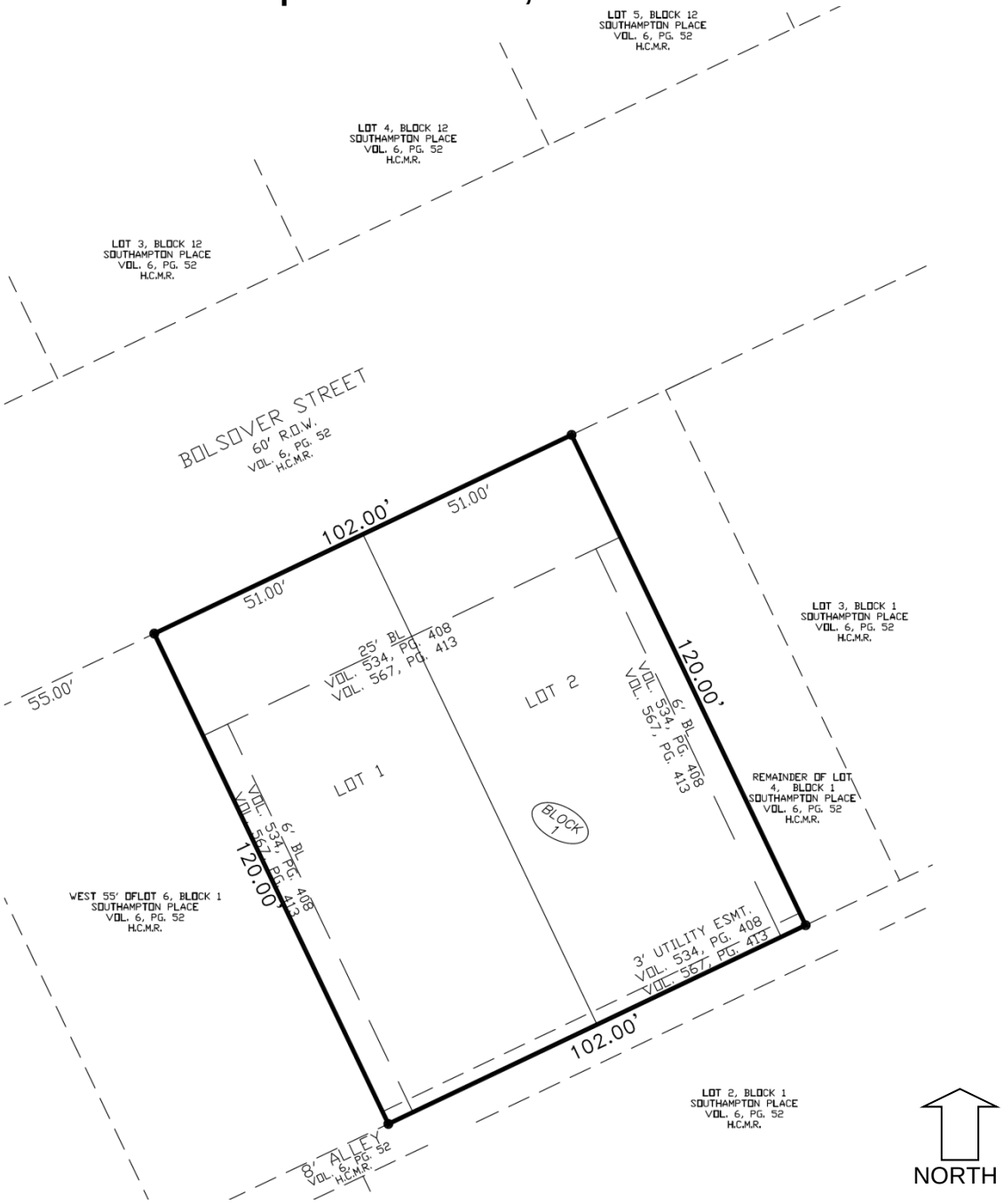
C – Public Hearings Site Location

Houston Planning Commission ITEM : 117

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Southampton Place partial replat no 2

Applicant: TKE Development Services, Ltd.



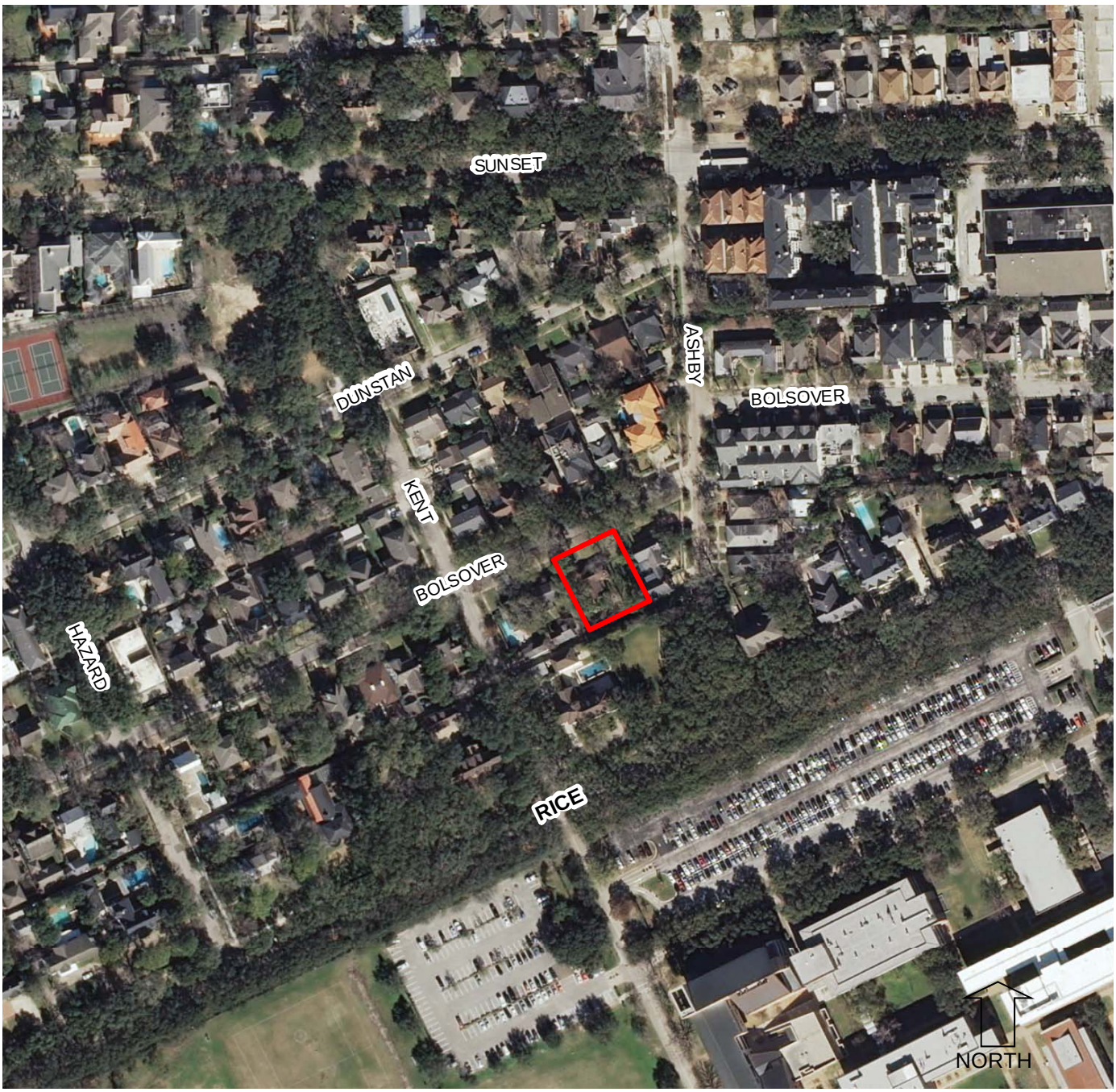
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 117

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Southampton Place partial replat no 2

Applicant: TKE Development Services, Ltd.



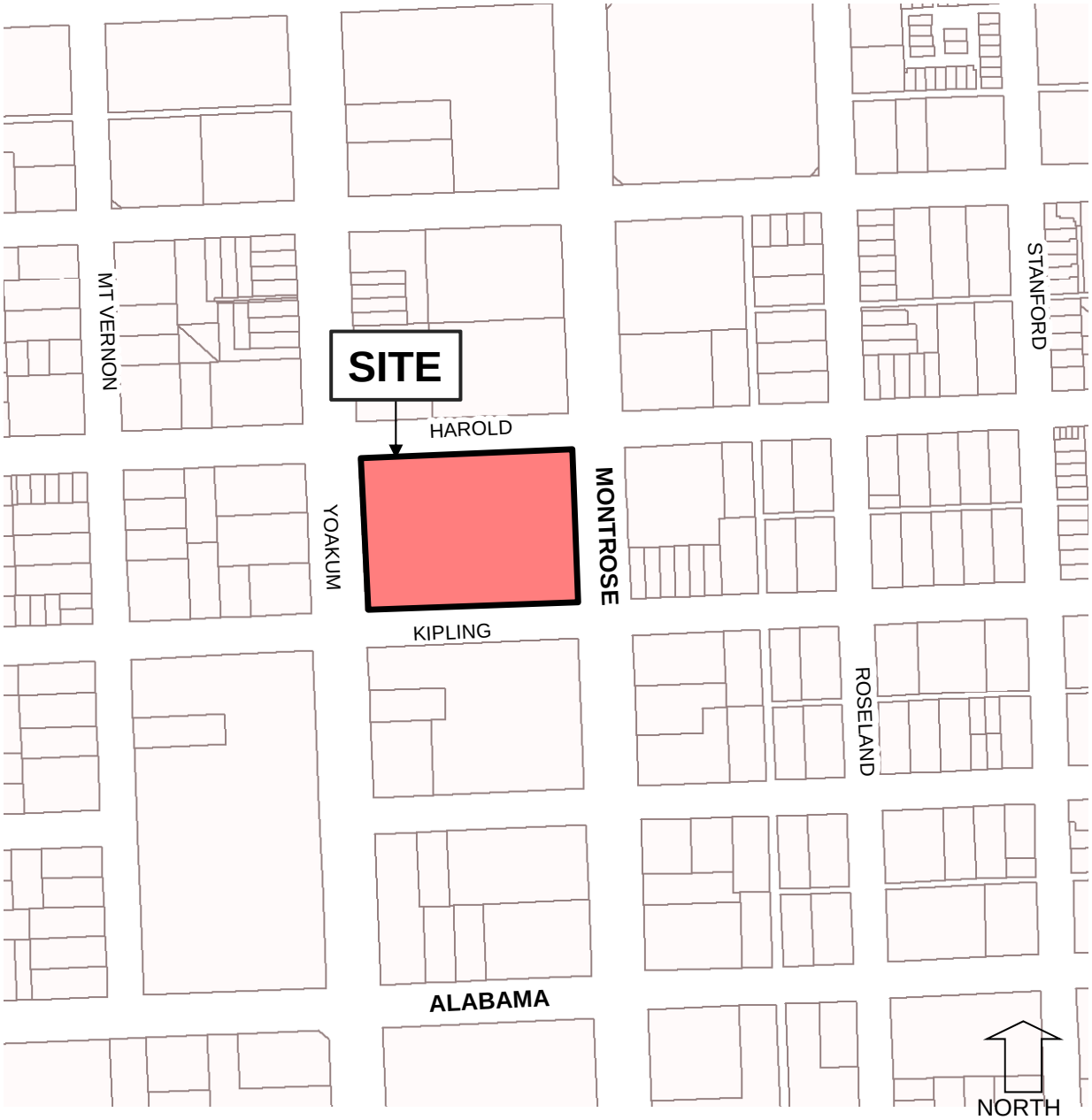
C – Public Hearings Aerial

Houston Planning Commission ITEM : 118

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Annunciation Greek Orthodox Cathedral

Applicant: Vernon G. Henry & Associates, Inc.



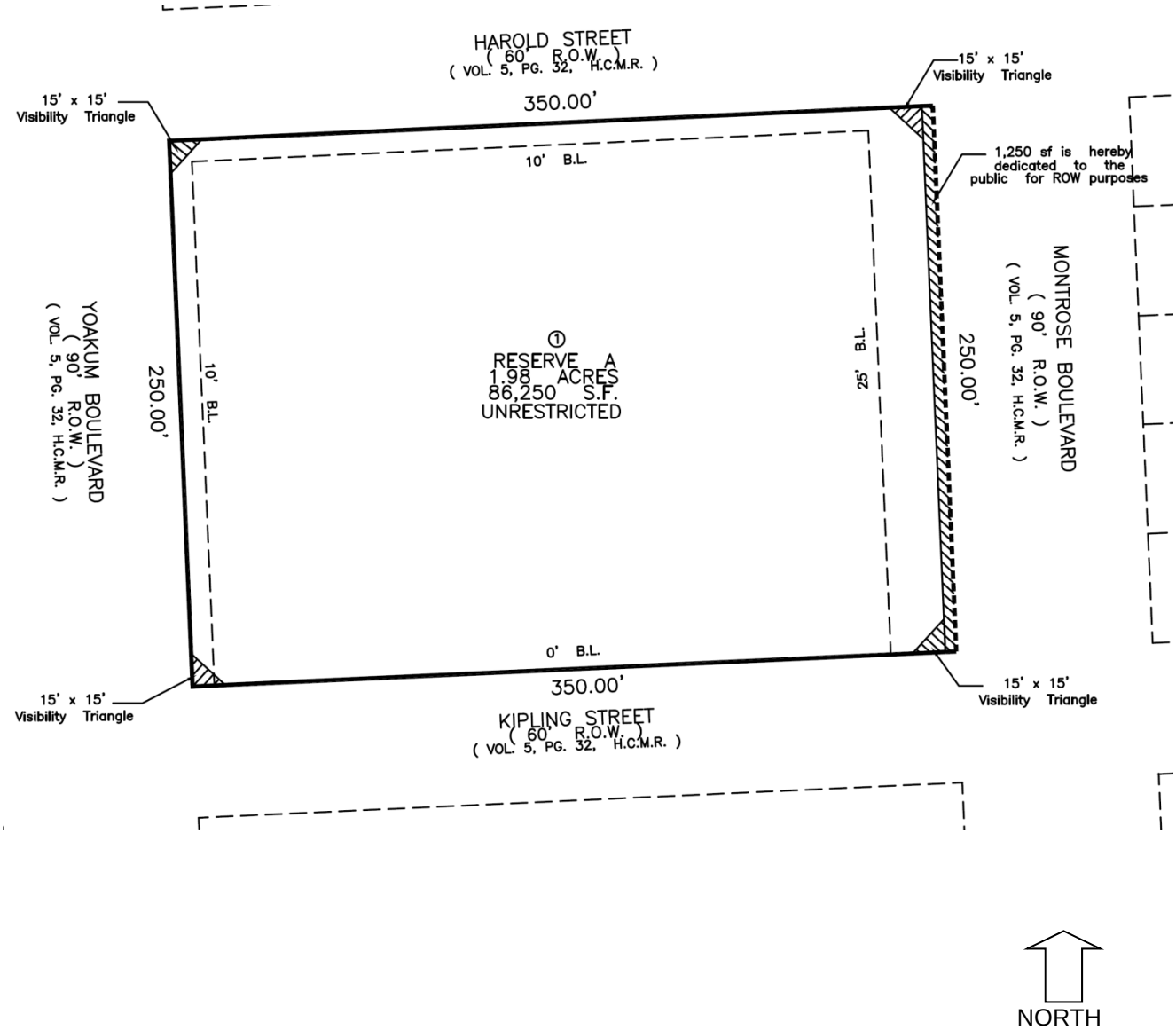
D – Variances Site Location

Houston Planning Commission ITEM : 118

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Annunciation Greek Orthodox Cathedral

Applicant: Vernon G. Henry & Associates, Inc.



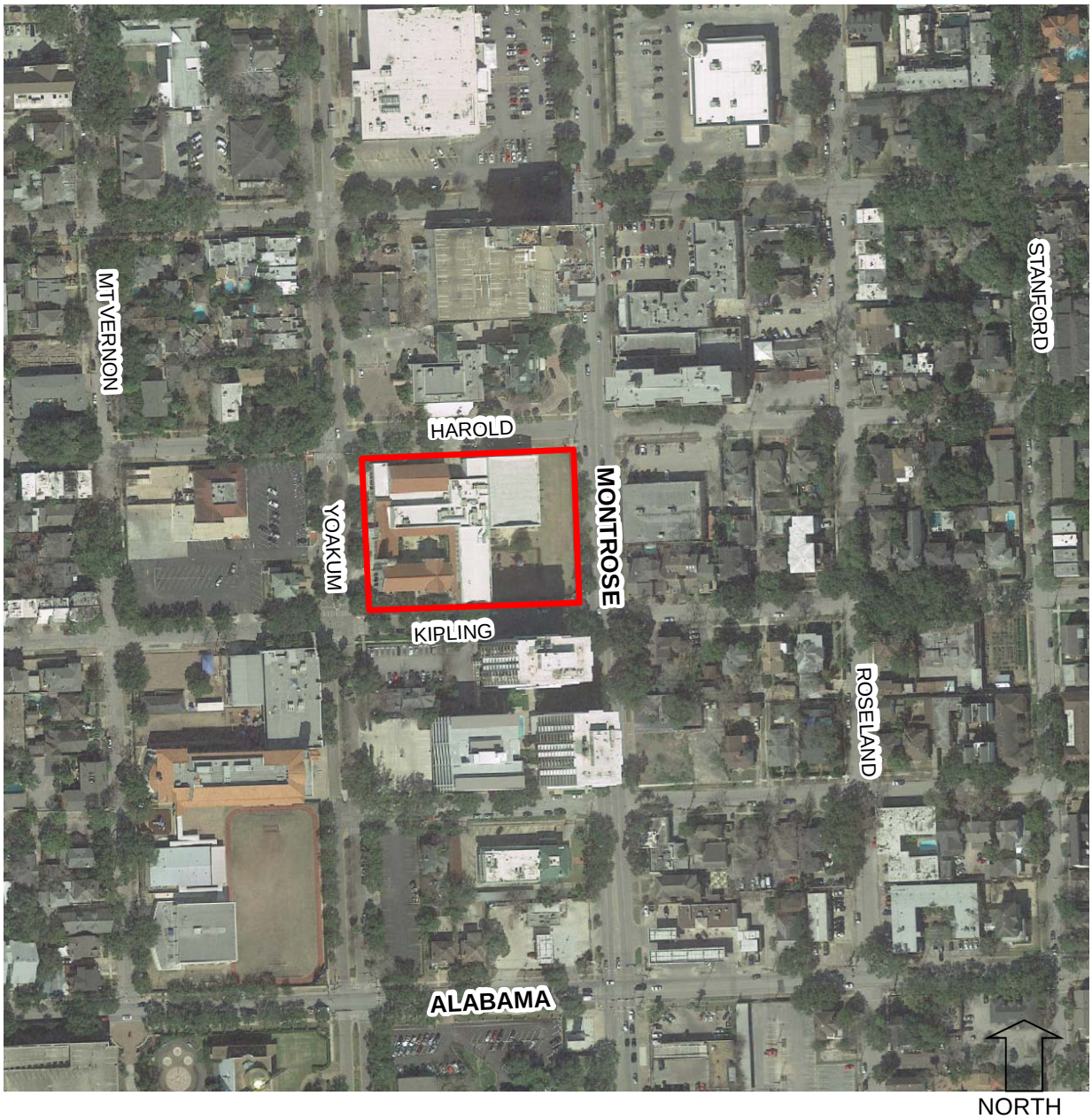
D – Variances **Subdivision**

Houston Planning Commission ITEM : 118

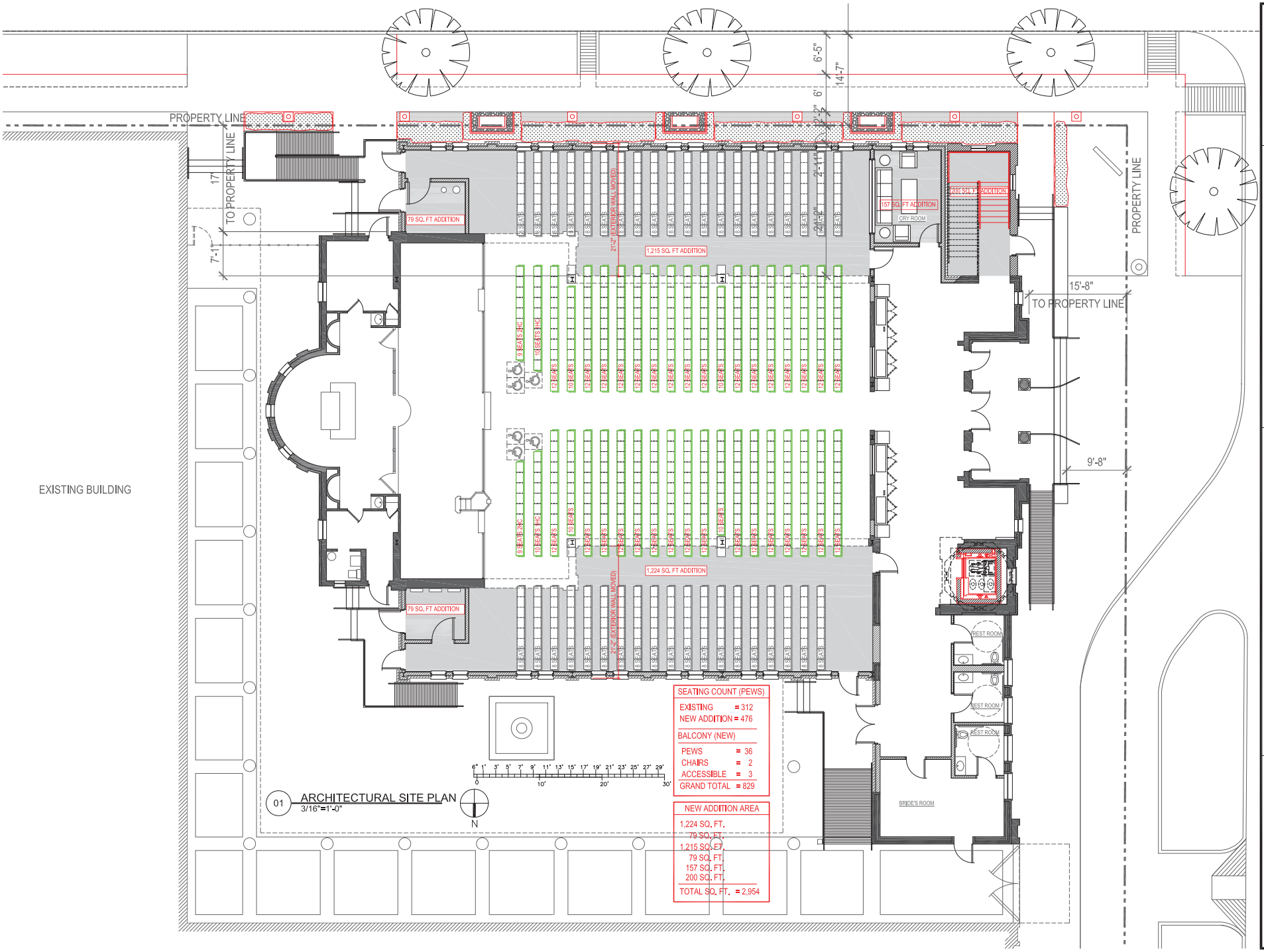
Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Annunciation Greek Orthodox Cathedral

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances Aerial



01 ARCHITECTURAL SITE PLAN
3/16"=1'-0"

SEATING COUNT (PEWS)	
EXISTING	= 312
NEW ADDITION	= 476
BALCONY (NEW)	
PEWS	= 36
CHAIRS	= 2
ACCESSIBLE	= 3
GRAND TOTAL	= 829

NEW ADDITION AREA
1,224 SQ. FT.
79 SQ. FT.
1,215 SQ. FT.
79 SQ. FT.
157 SQ. FT.
200 SQ. FT.
TOTAL SQ. FT. = 2,954

REVISIONS:

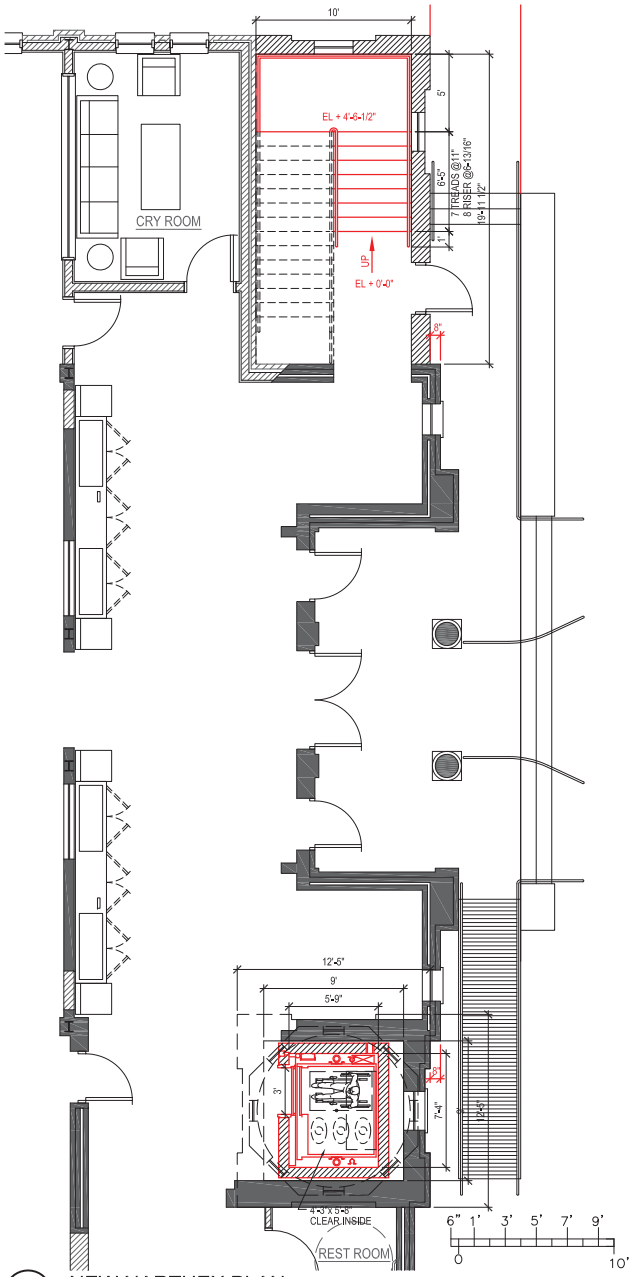
CHURCH & COMMUNITY BUILDING
REMODEL EXPANSION
AT KIPLING ST., YOAKUM BLVD., & HAROLD ST.
HOUSTON, TEXAS

PLOT DATE:
08-22-2014

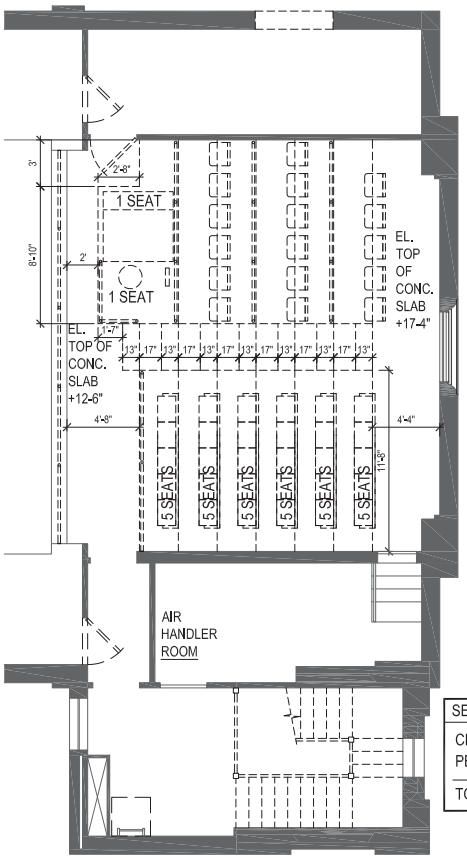
DRAWN BY:
RA

CONTENTS:
SITE PLAN

SHEET:
ASP-1.0

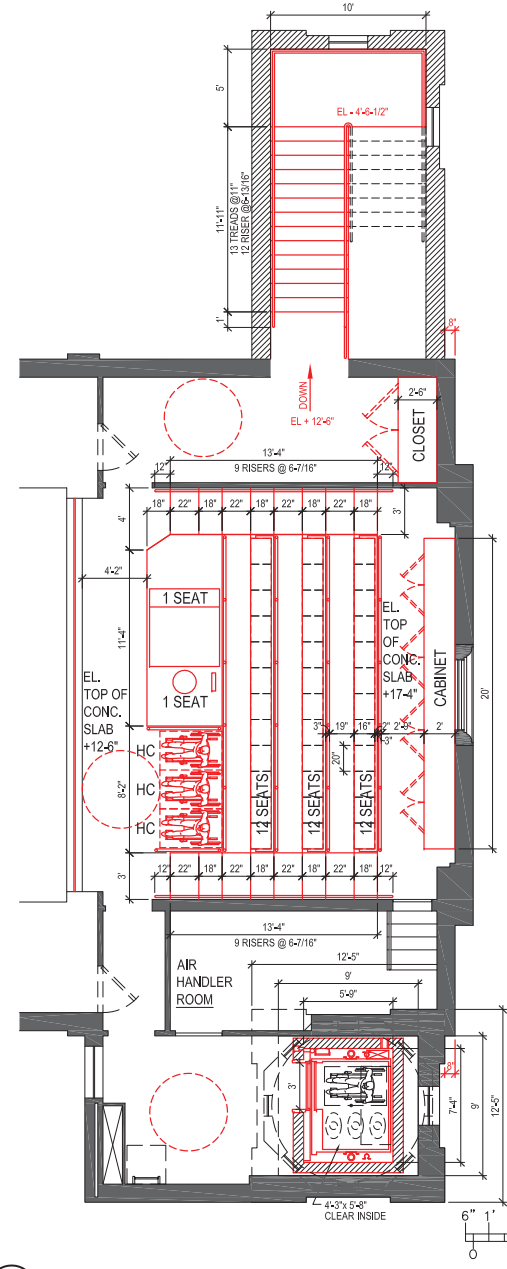


01 NEW NARTHEX PLAN
1/8"=1'-0"



SEATING COUNT (EXISTING)		
CHAIRS	=	19
PEWS	=	30
TOTAL	=	49

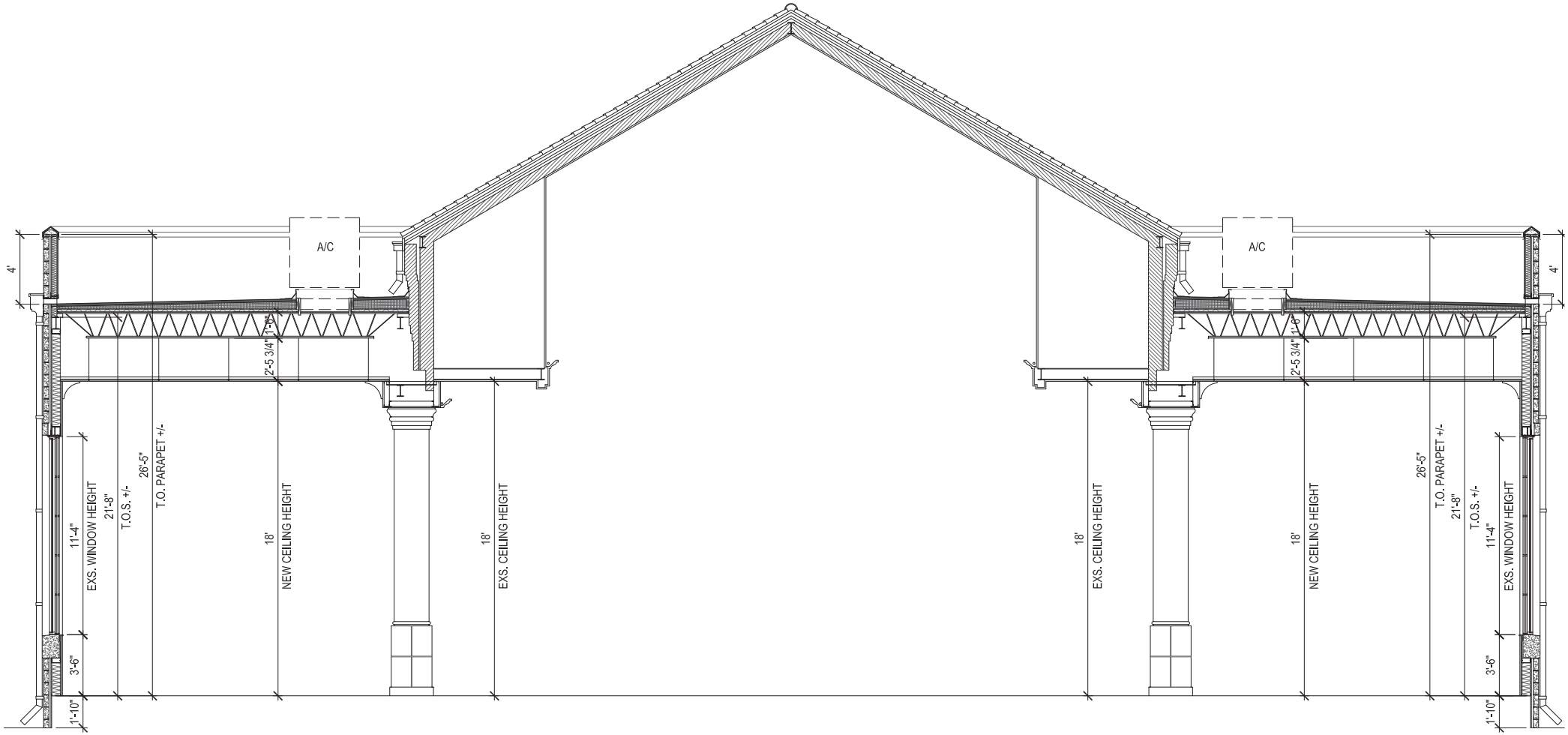
02 DEMO UPPER LEVEL / BALCONY PLAN
1/8"=1'-0"



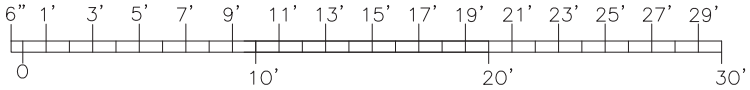
SEATING COUNT (NEW)		
PEWS	=	36
CHAIRS	=	2
ACCESSIBLE	=	3
TOTAL	=	41

03 NEW UPPER LEVEL / BALCONY PLAN
1/8"=1'-0"

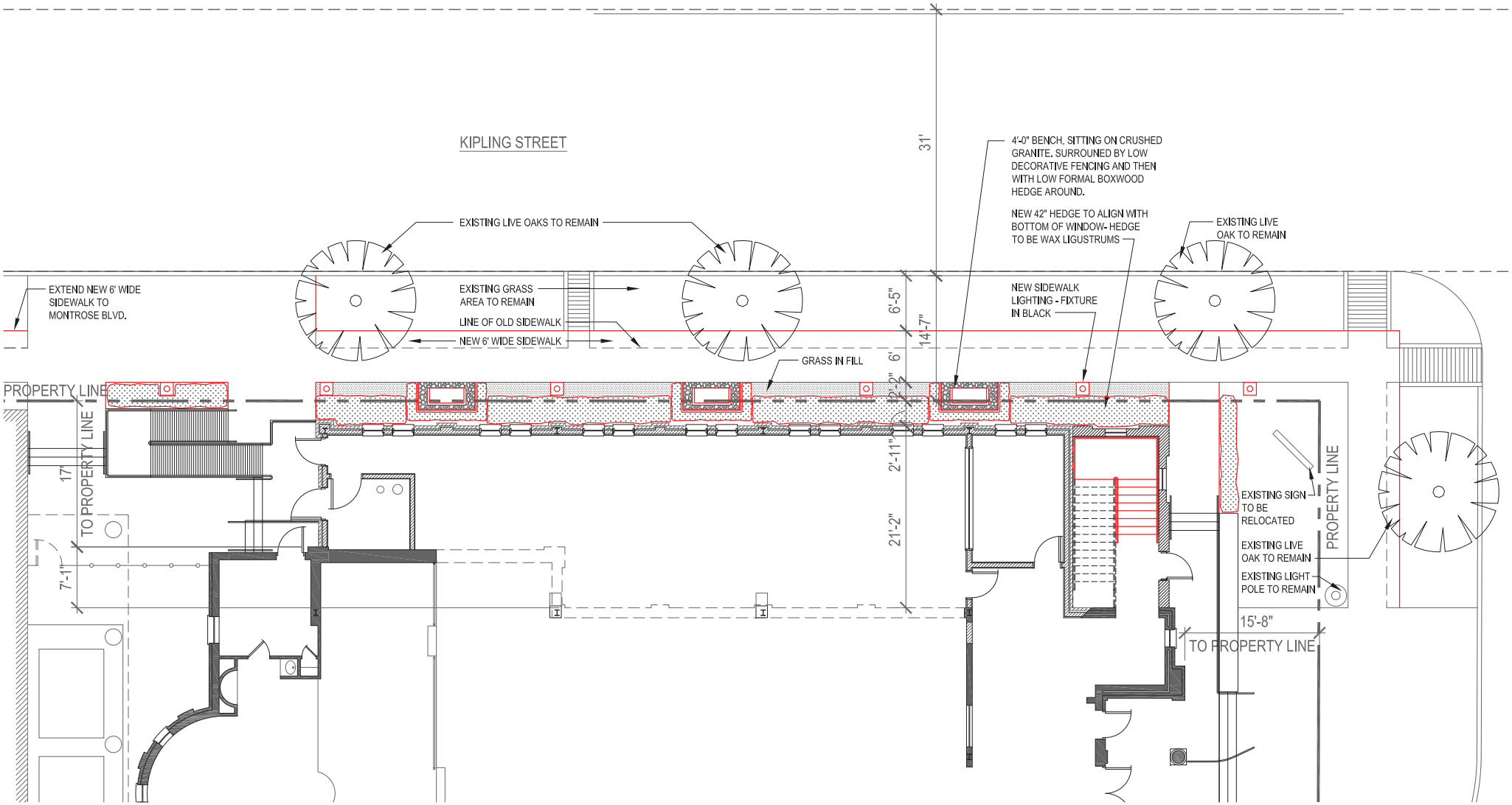
08-13-14



01 BUILDING SECTION
3/16"=1'-0"



08-13-14

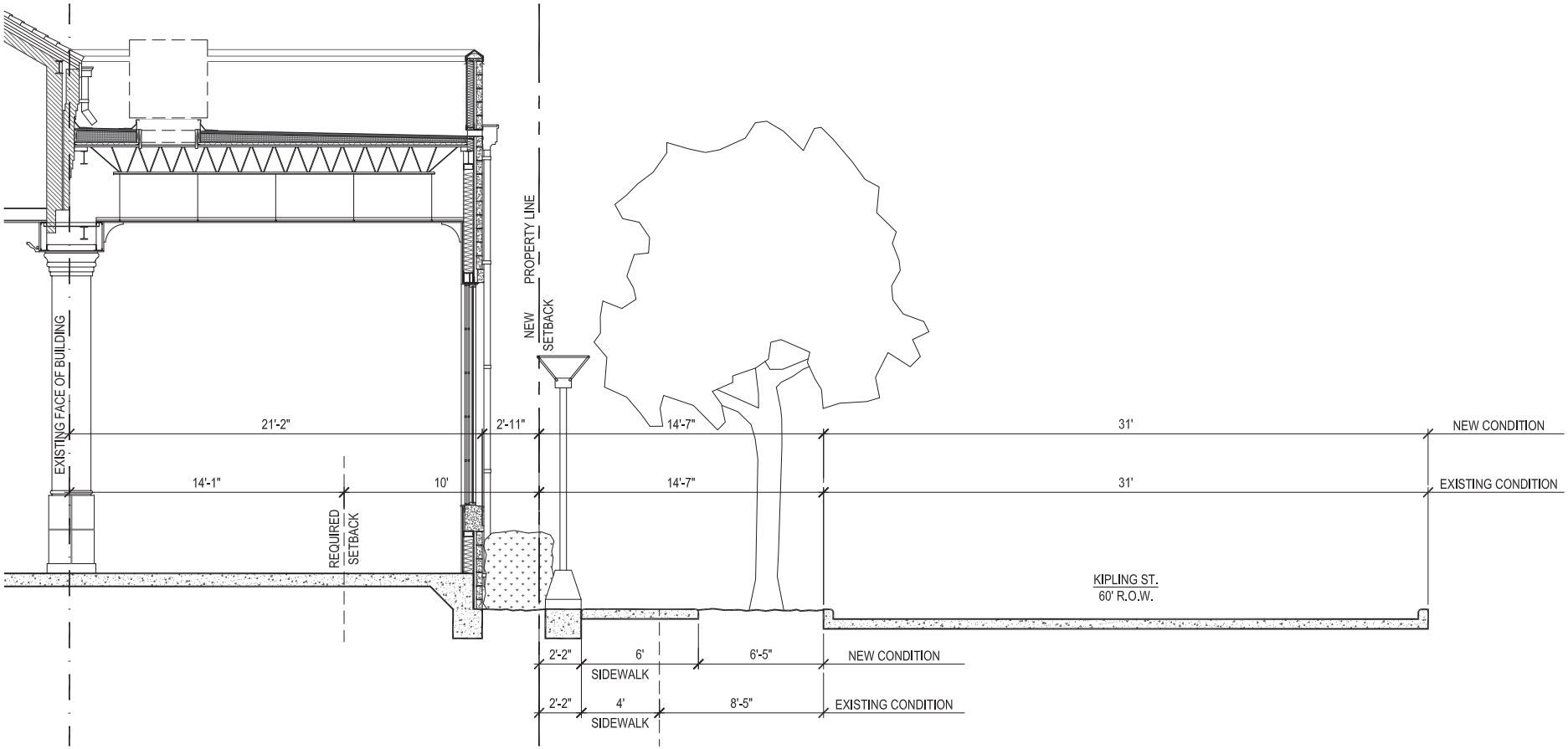


01 SIDEWALK PLAN
3/32"=1'-0"

08-22-14

01 RENDERING - KIPLING STREET VIEW
N.T.S.

08-22-14



01 BUILDING SECTION
3/16"=1'-0"

08-22-14

GREEK CHURCH PARKING COUNT						
			PARKING REQUIRED		PARKING PROVIDED	
	TYPE	FIXED SEATS	PARKING SPACES	ACCESSIBLE SPACES	PARKING SPACES	ACCESSIBLE SPACES
TOTAL EXISTING	CHURCH	342	68	3	204	10
TOTAL PROPOSED	CHURCH	818	164	6	204	10

*ARTICLE VIII SECTION 26-492 OF THE CITY OF HOUSTON CODE OF ORDINANCES
CHURCH = 1 SPACE FOR EVERY 5 FIXED SEATS IN SANCTUARY

*2012 TEXAS ACCESSIBILITY STANDARDS_TABLE 208.2 PARKING SPACES
- FOR MINIMUM NUMBER OR REQUIRED ACCESSIBLE PARKING SPACES

REVISIONS:

CHURCH & COMMUNITY BUILDING
REMODEL EXPANSION
AT KIPLING ST., YOAKUM BLVD., & HAROLD ST.
HOUSTON, TEXAS

PLOT DATE:
08-14-2014

DRAWN BY:
RA

CONTENTS:
PARKING LOTS

SHEET:
ASP-2.0

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2118
Plat Name: Annunciation Greek Orthodox Cathedral
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 08/25/2014

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

To allow a 0' setback along Kipling Street to allow the expansion of seating area in the church nave.

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. Summary of Minimum Building Line Requirements Type of Street or Private Roadway: Local streets Tract Description: All others Minimum Building Line Requirement: 10 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 cathedral was constructed in the 1950's. Over the decades the congregation has grown to the point that seating is not available for everyone and many people are forced to stand throughout services. Because of the design and location on the property, the only feasible way to expand is on the sides. To the north, the expansion will be into an internal courtyard. To the south, the expansion will be into the setback along Kipling. This setback did not exist when the church was originally built, nor when the auxiliary church building to the east of the cathedral was constructed to the property line on Kipling. Over the decades since the 1950's, this church has become a beloved institution in the Montrose area, well known for its annual Greek Festival. It has added a number of buildings and parking lots, including a well-regarded school. The school is now run by a quasi-independent group, but both the church and school share parking. If the church cannot expand, it may have to move out of the neighborhood. The space along Kipling is presently dominated by large, overhanging oak trees which make the area pleasant for pedestrians With the expansion of the building, Kipling will receive improvements to the pedestrian facilities, including a sidewalk widened to 6', pedestrian lighting and seating. There is 14'7" from the property line to the curb and the building wall will be 2' in back of the property line at the ground level, creating a pedestrian space of 16'7".

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

The church developed its campus prior to the establishment of setbacks by the City.

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

One of the intents of the ordinance is to all new development with characteristics similar to that already existing in the area. There are many buildings in this neighborhood with little or no setback from the property line.

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

Public health, safety and welfare will be positively influenced by allowing this church to properly address the needs of its parishioners and remain in the area.

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

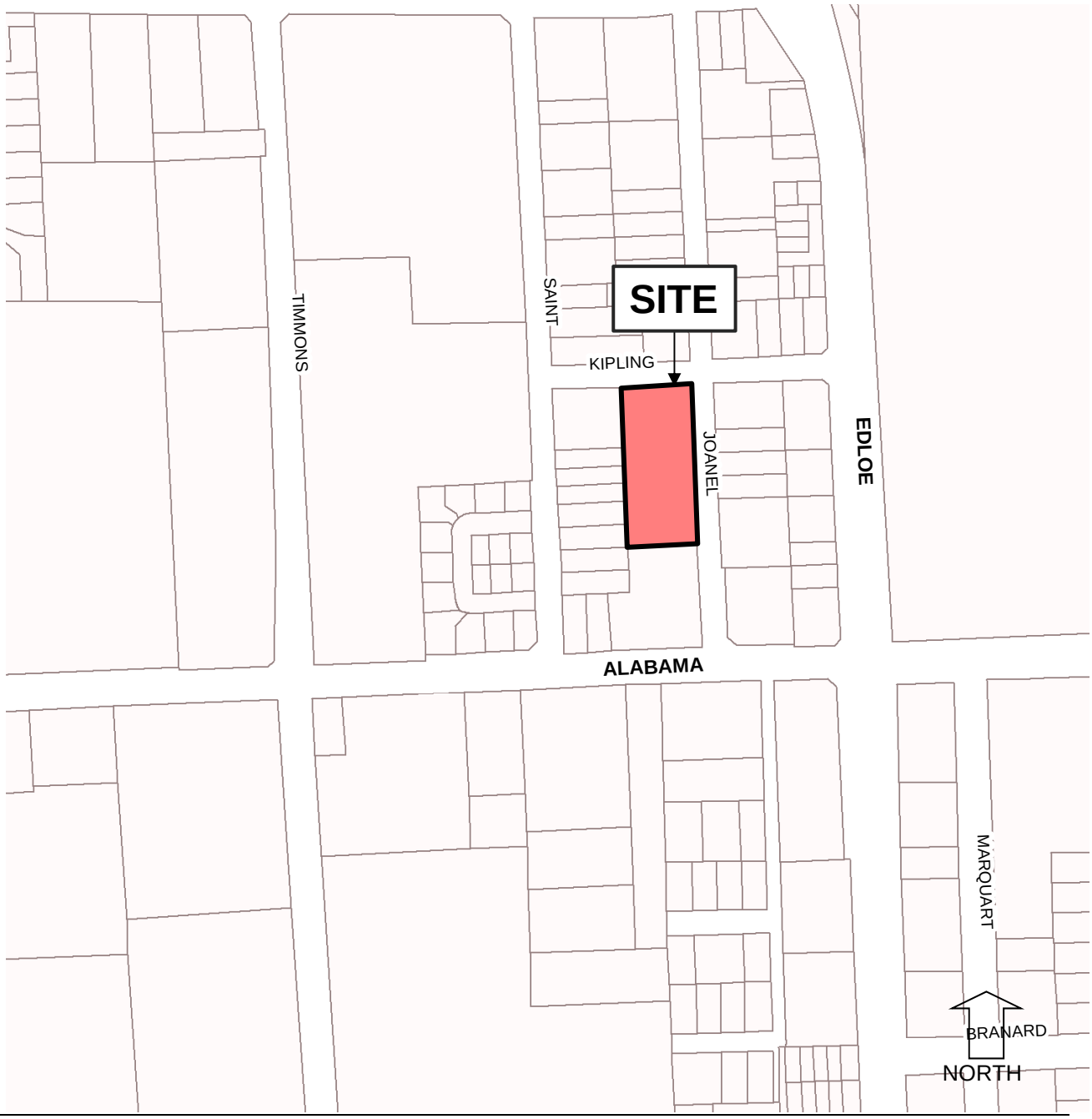
The justification for the variance is the built design of the cathedral, which limits feasible locations for additional seating.

Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Audubon Place partial replat no 1(DEF 1)

Applicant: Miller Survey Group



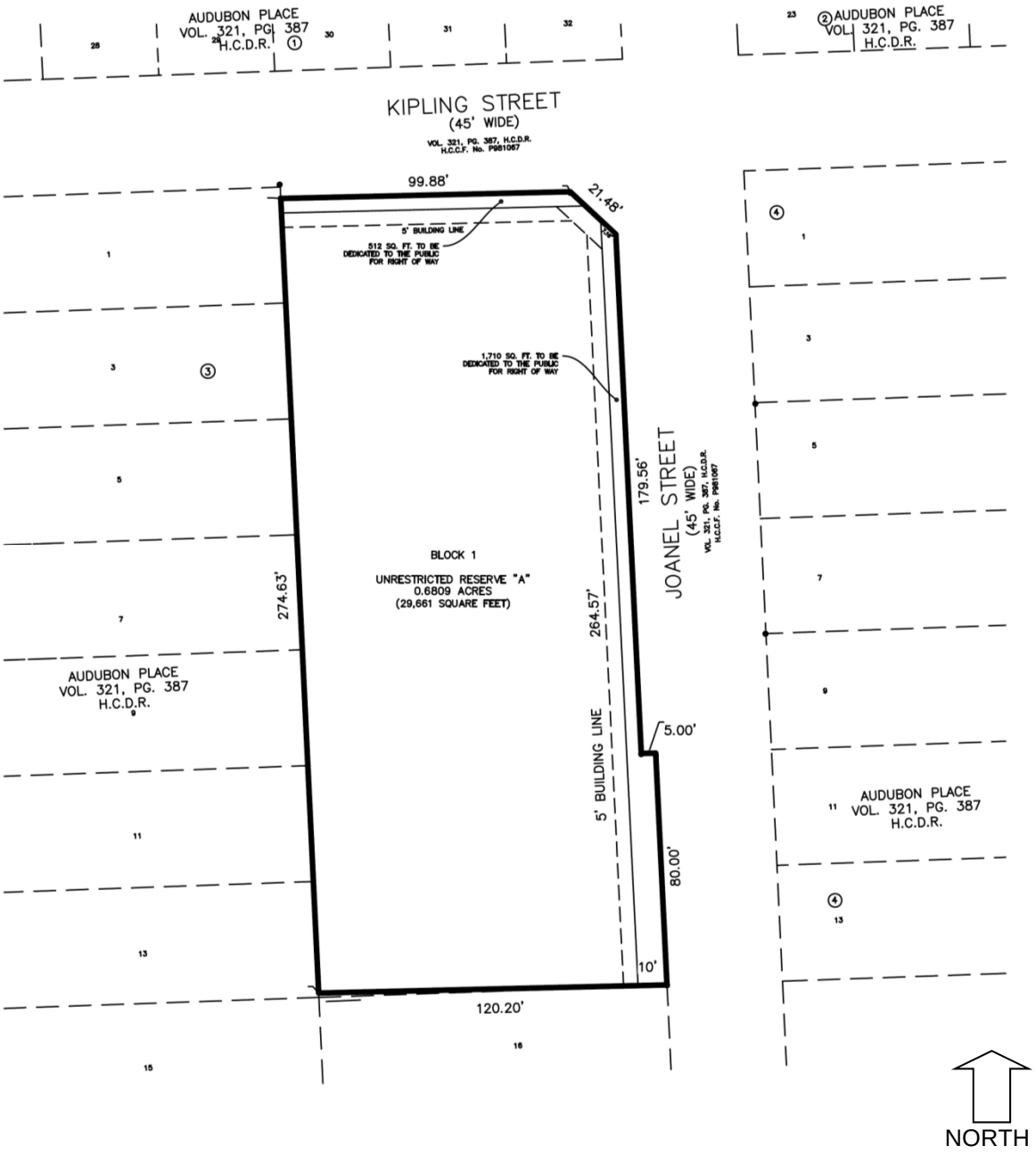
D – Variances **Site Location**

Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Audubon Place partial replat no 1 (DEF 1)

Applicant: Miller Survey Group



D – Variances **Subdivision**

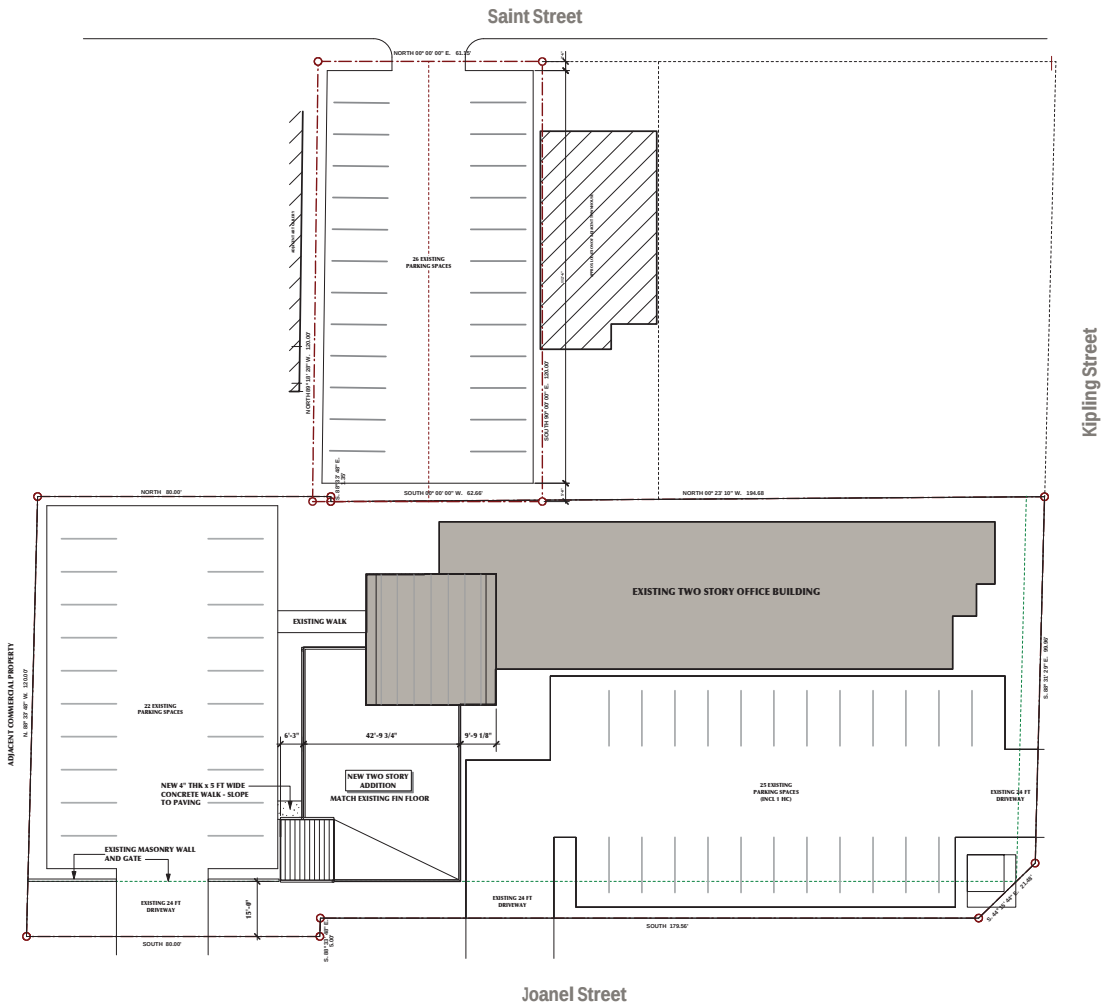
Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Audubon Place partial replat no 1 (DEF1)

Applicant: Miller Survey Group

D – Variances **Aerial**



05 Site Plan 1/16"= 1'-0"

ALL WORK shall conform to the following codes:

2006 International Building Code
2009 International Energy Conservation Code
2011 National Electrical Code
2006 Uniform Plumbing Code
2006 Uniform Mechanical Code

All work performed shall comply with latest City of Houston Code Amendments

Area Calculation:

EXISTING 1st FLOOR:	8,445 sf
1st FLOOR DEMOLITION:	(1,873 sf)
1st FLOOR ADDITION:	2,273 sf
EXISTING 2nd FLOOR:	4,911 sf
2nd FLOOR ADDITION:	2,171 sf
TOTAL NEW FLOOR AREA:	15,927 sf

Scope of Work SUMMARY:

- Demolish Existing One Story Wing (approx 1,873 sf)
- New TWO STORY ADDITION (approx 4,444 sf) replacing Existing One Story Wing (demolished)
- New Rooftop A/C Gas-Fired dX Package Unit
- Misc Repairs and Painting
- No Restrooms Added (Existing is Adequate)
- No New Parking Required (Existing is Adequate)

Parking:

2.5 PARKING SPACES per 1,000 sf : 40 SPACES REQUIRED

73 EXISTING PARKING SPACES PROVIDED

16 Building Codes & Scope of Work Summary

Section 304: OCCUPANCY: BUSINESS GROUP B

Table 503: ALLOWABLE HEIGHTS & AREAS

- ALLOWABLE AREA/HEIGHT - 18,000 SF / TWO STORIES
- ACTUAL AREA/HEIGHT - 15,927 SF / TWO STORIES

Table 601: CONSTUCTION TYPE VB NON-RATED - NOT FIRE SPRINKLERED

Table 602: FIRE RESISTANCE OF EXTERIOR WALLS

FIRE SEPARATION DISTANCE IS GREATER THAN 30 FEET = NO REQUIREMENT

TABLE 1004.1.1 OCCUPANT LOAD: BUSINESS: 15,927 SF @ 100/SF per Person = 160

Table 1005.1 EGRESS WIDTH:

- EXIT WIDTH 0.2"/PERSON = 0.2" x 160 = 32"; 6 EXIT DOORS PROVIDED AT 36" EA.
- EXIT STAIR WIDTH 0.3"/PERSON = 0.3" x 80 = 24"; PROVIDED 44" MIN WIDTH AT STAIRS

Table 1015.1: MINIMUM TWO EXITS REQUIRED; SIX(6) PROVIDED

Table 1016.1: MAX. TRAVEL DISTANCE 200 FT; ACTUAL(From Work Room) = Approx 120 FT

Table 2902.1: MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES:

- PLUMBING FIXTURES REQUIRED(EXISTING): 160 OCCUPANTS [80 M/80 F]

	Male	Female
WC/URN:	1 per 50 = 2 Required (5 Existing)	1 per 50 = 2 Required (4 Existing)
LAVS:	1 per 80 = 1 Required (3 Existing)	1 per 80 = 1 Required (4 Existing)
DRINKING FOUNTAIN:	1 per 100 = 2 Required (2 Existing)	

Note! ALL PLUMBING FIXTURES ARE EXISTING

11 Building Code Review

EXTERIOR BUILDING ENVELOPE:

MASONRY WALLS: R-19 FIBERGLASS BATT INSULATION + 4" CMU = R-21
E.I.F.S. WALLS: R-19 FIBERGLASS INSULATION + 2" E.I.F.S. = R-27
ROOF: R-11 FIBERGLASS BATT INSULATION AT DECK W/ 3" R-17.4 RIGID POLYISO INSULATION
WHITE SINGLE PLY 'COOL ROOF': Solar Reflectance MIN 0.70 Thermal Emittance MIN 0.75

EXTERIOR WALL AREA: TOTAL 5,057 SF
NORTH- 1393 SF SOUTH-1756 SF EAST-1259 SF WEST- 649 SF

GLAZING AREA: 862 SF (17%)
NORTH- 409 SF SOUTH- 183 SF EAST- 189 SF WEST- 81 SF

GLAZING SPECIFICATIONS:
PPG SOLARBAN 60(2) ON AZURIA + 1/2" AIRSAPCE + 6MM CLEAR
SHGC: 0.19 U-FACTOR: 0.27

Note! SEE SHEET A3.2 FOR BUILDING ENVELOPE COMCHECK REPORT
SEE MEP DRAWINGS FOR MECHANICAL & LIGHTING COMCHECK REPORTS

06 Energy Code Information

ARCHITECTURAL
A1.0 Site Plan
A1.1 Demolition Plan
A1.2 First Floor Plan
A1.3 Second Floor Plan
A1.4 Roof Plan
A1.5 First Floor Ceiling Plan
A1.6 Second Floor Ceiling Plan
A2.0 Exterior Elevations
A3.0 Wall Sections
A3.1 Wall Sections
A3.2 Not Used
A3.3 Wall Section Details
A3.4 Wall Section Details
A3.5 Plan Details
A3.6 Plan Details
A4.0 Stair Plan & Details
A5.0 Doors, Windows & Partitions

STRUCTURAL
S1.1 General Notes
S1.2 General Notes
S2.1 Foundation Plan
S2.2 2nd Floor Framing Plan
S2.3 Roof Framing Plan
S3.1 Foundation Details
S3.2 Foundation Details
S4.1 Framing Details
S4.2 Framing Details
S4.3 Framing Details
S5.1 Truss & Bracing Details

MECHANICAL
M0.1 Mechanical Legend & Notes
M2.1 First Floor Mechanical Plan
M2.2 Second Floor Mechanical Plan
M2.3 Roof Mechanical Plan
M7.1 Mechanical Details
M8.1 Mechanical Schedules
M8.2 Mechanical ComCheck Energy Code Report

ELECTRICAL
E0.1 Electrical Legend/Symbols
E2.1 First Floor Power Plan
E2.2 Second Floor Power Plan
E2.3 Roof Power Plan
E3.1 First Floor Lighting Plan
E3.2 Second Floor Lighting Plan
E6.1 Electric Riser Diagram
E8.1 Electrical Panel Schedules
E8.2 Electrical ComCheck Energy Code Report

PLUMBING
P0.1 Plumbing Legend & Notes
P1.1 Existing/Demo Underfloor Plumbing Plan
P1.2 Existing/Demo Plumbing Floor Plan
P2.0 Plumbing Underfloor Plan
P2.1 First Floor Plumbing Plan
P2.2 Second Floor Plumbing Plan
P7.1 Plumbing Details

01 List of Drawings

GAMMA CONSTRUCTION CO.

Office Addition

2808 Joanel
Houston, Texas 77227

STRUCTURAL ENGINEER

PINNACLE Structural Engineers
5516 Chaucer
Houston, TX 77005
(713) 807-8911

MEP ENGINEER

DADNEY Commercial Engineering
4727 Merwin Suite B
Houston, TX 77027
(713) 360-6990

10 JULY 2014 • FOR PERMIT

Phil SCHAWE Architect
713) 880-1518
PO BOX 70827
HOUSTON TX 77270

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REGISTERED ARCHITECT PHILIP SCHAWE 8349 STATE OF TEXAS

A1.0

Site Plan

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1839
Plat Name: Audubon Place partial replat no 1
Applicant: Miller Survey Group
Date Submitted: 07/27/2014

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

Sec. 42-150 requires a 10' building line along Local Streets that are not abutting lots not restricted to single family residential. The property being platted abuts Kipling Street & Joanel Street, both of which are classified as local streets. The streets are not bound by property restricted to single family residential use. The streets will require dedication of additional right of way to meet the requirements of 42-122. Applicant is requesting a reduced building line of 5' along Kipling and Joanel Streets after dedication of additional right of way.

Chapter 42 Section: 42-150

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: All others Minimum Building Line Requirement: 10 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

In 1992, the owner successfully appealed the dedication of a full 10' of right of way for Kipling and Joanel Streets where they abutted Lots 2,4,6,8 & 10, Block 3, Audubon Place. The Planning & Zoning Commission approved the appeal subject to a reduced dedication of only 5' of right of way and a 15'x15' cutback at the intersection of Kipling and Joanel. The conditions leading to the approval of the development plat appeal are still the same. Kipling and Joanel Streets are only two (2) blocks long. Traffic flow on the two streets are minimal. Joanel Street terminates at Westheimer on the north and West Alabama on the south. An extension of Joanel would to the north would be through a public park, and through existing commercial land use on the south. Kipling terminates on the east at Edloe and Saint Street on the west. An extension of Kipling to the east would be through St. Lukes Methodist Church and existing condominiums to the west. Upon the approval of the Development Plat (No. 92-10705), the owner constructed an office building 10' away from the 5' right of way dedication. The building still exists and is currently in use. Subsequently, the owner also constructed parking facilities on Lots 12 & 14, Block 3 of Audubon Place. The owner is replatting Lots 2,4,6,8,10,12 & 14 of Block 3 in order to remove the existing line between Lots 10 & 12. The line needs to be eliminated in order to provide access to a planned second story addition to a portion of the existing building from the existing parking on Lot 12. The second story addition will be within the existing building envelope. In order for the partial replat to meet the requirements of 42-150 a 10' building line will need to be established parallel to additional right of way dedication, resulting in the existing right of way line and prevent the desired second story addition. It is our belief that there is a strong argument in favor of a variance allowing a dedication of only 5' of additional right of way along Lots 12 & 14. As previously stated, the same conditions still exist as they did in 1992 and a 5' dedication would simply extend the previous dedication made. However, the owner recognizes the value of widening Joanel and Kipling to an eventual full width of 60' to the public. It is for this reason that the owner is willing to dedicate all of the additional right of way required to meet the requirements of 42-122 and is only asking for a building line variance.

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

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

The circumstances supporting the granting of the variance were not created by the owner. As stated above, the Planning & Zoning Commission approved a Development Plat Appeal in 1992 that allowed the owner to construct a building that will be in violation of a 10' building line created in accordance with 42-150.

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

The general intent and purpose of this chapter will be maintained as the owner will be dedicating the full right of way width required by 42-122.

(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 of welfare. There is little to no predestrian traffic in the area. There will be no substantial changes made to any of the structures currently existing between the existing building and the current right of way. These structures have been in place for more than two decades and have not imperiled the public to this point. Additionally, the full right of way width will be achieved to allow the City of Houston to make improvements when it is deemed in the best interests of the public.

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

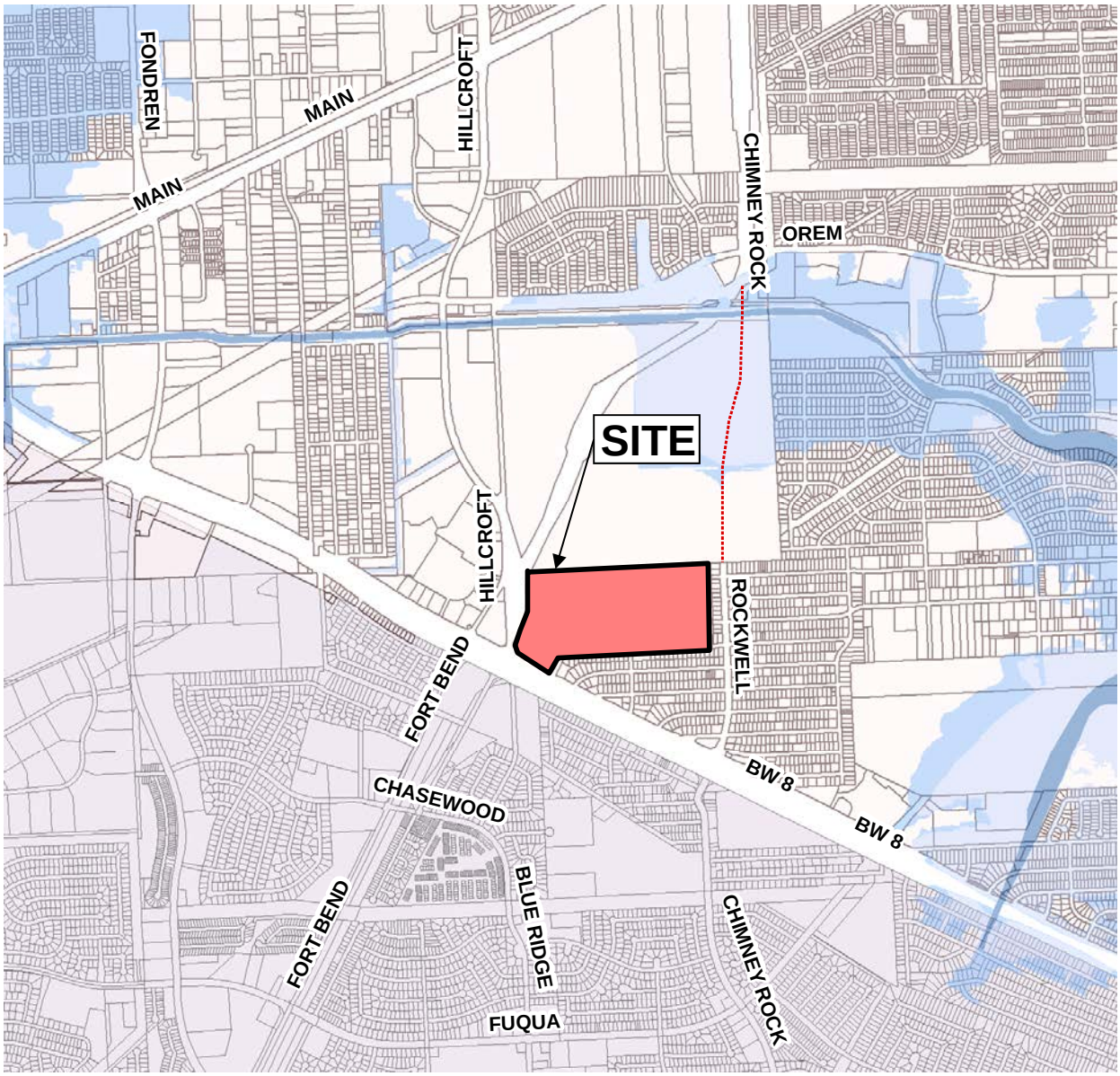
Quite the contrary, the owner is agreeing to relinquish ownership of valuable property in order to expand the public right of way. Owner is also planning to spend significant sums in order to proceed with his planned expansion.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Beltway Southwest Logistics Center

Applicant: Halff Associates, Inc.



NORTH

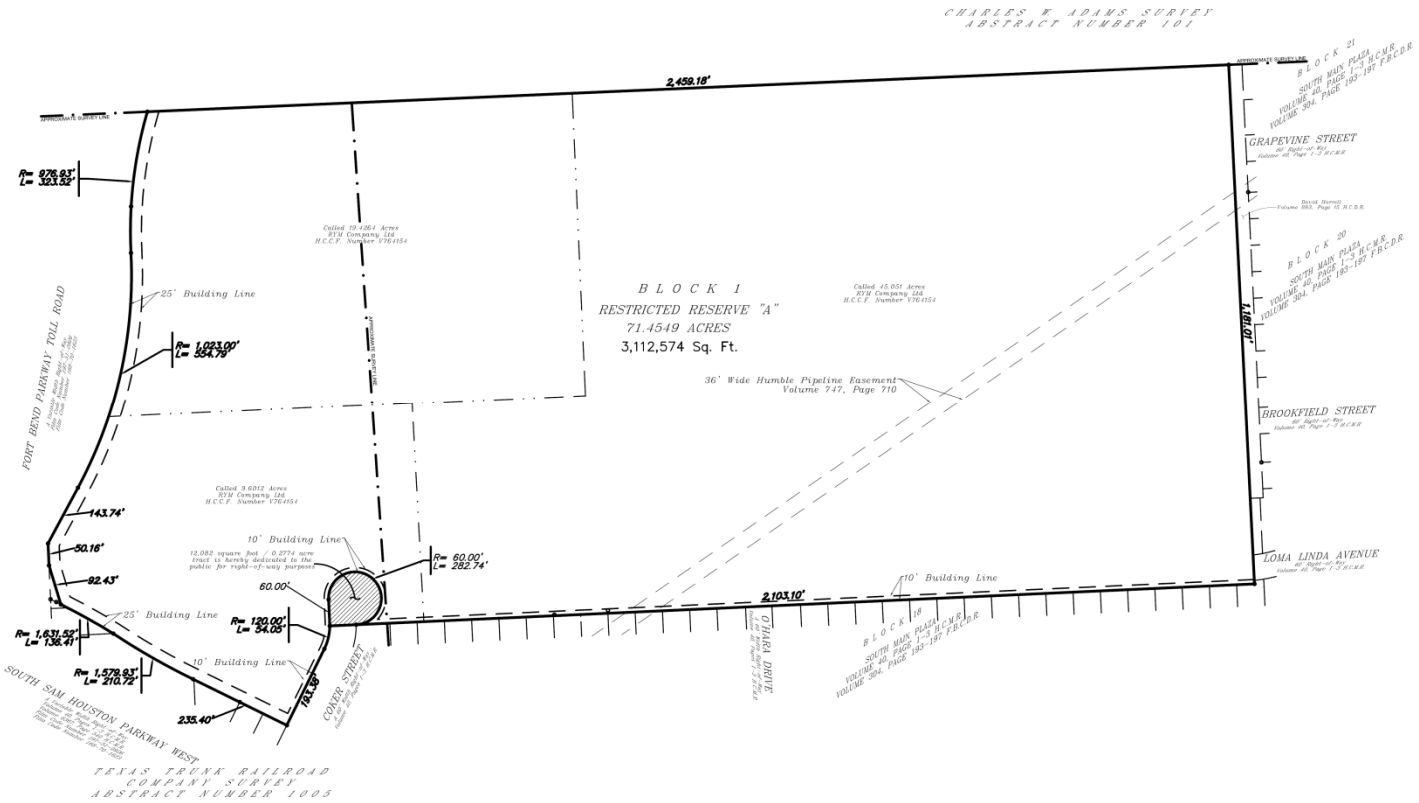
D – Variances Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Beltway Southwest Logistics Center

Applicant: Halff Associates, Inc.



NORTH

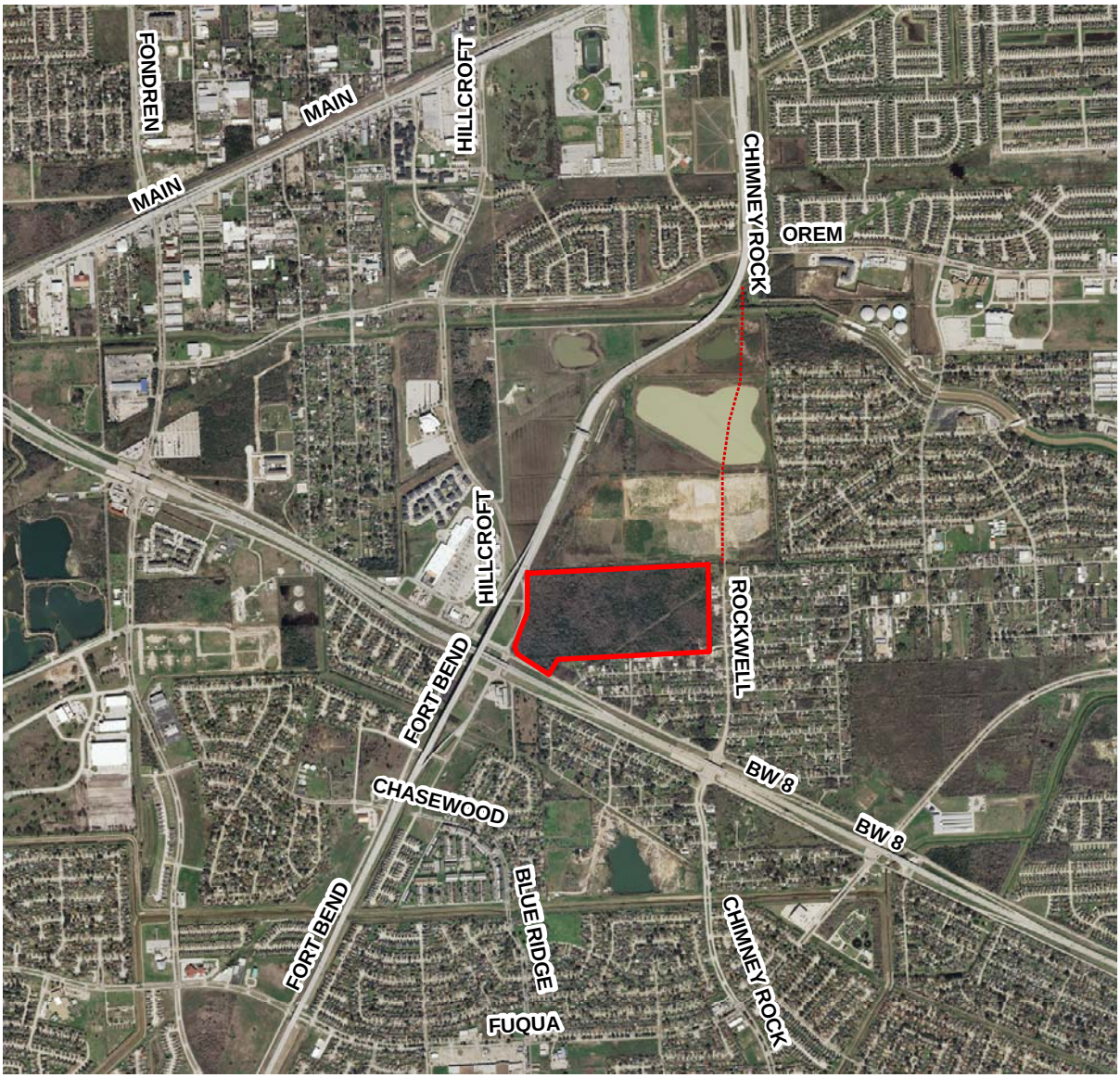
D – Variances **Subdivision**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Beltway Southwest Logistics Center

Applicant: Halff Associates, Inc.

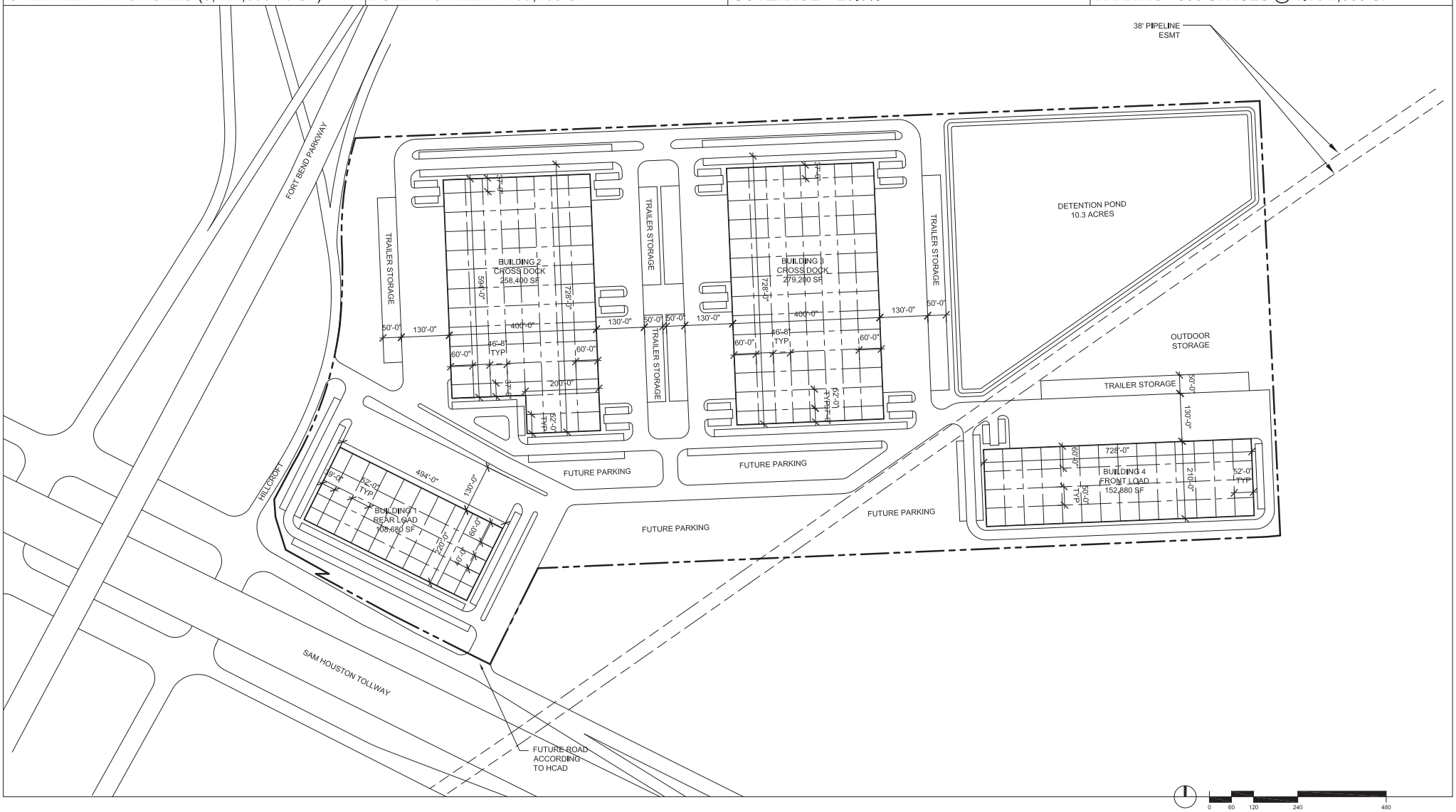


NORTH

D – Variances Aerial

SITE PLAN

SITE AREA = 71.8 ACRES (3,127,696.75 SF)	BUILDING AREA = 799,160 SF	COVERAGE = 25.6%	PARKING =850 SPACES @ 1.1 / 1,000 SF



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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1928
Plat Name: Beltway Southwest Logistics Center
Applicant: Halff Associates, Inc.
Date Submitted: 08/08/2014

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

Section 42-135 requires that any public street which terminates at the boundary of a plat previously approved without means of a vehicular turnaround be extended into the adjacent property when the adjacent property is platted. This requirement applies to O'Hara Drive which runs north/south and dead ends into the southern boundary of the proposed property and Loma Linda Lane which runs east/west and dead ends into the eastern boundary of the proposed property. The existing 60-foot rights-of-way (ROW's) were dedicated on the adjacent property via the South Main Plaza Plat (File Code #1042969, H.C.M.R.). The existing ROW for O'Hara Drive is improved up to the south side of Loma Vista Street. North of Loma Vista, the ROW remains unimproved. Currently the ROW appears to be used as a gravel driveway to serve an existing business to the east of O'Hara Drive. We are requesting a variance from extending the existing ROW of O'Hara Drive, north, across the proposed site. The existing ROW for Loma Linda Lane is improved up to the east side of Rockwell Blvd. West of Rockwell Blvd., the ROW remains unimproved. In addition, it is our understanding that the portion of the Loma Linda Lane ROW west of Rockwell Blvd. to what is now Hillcroft/the Fort Bend Parkway Toll Road (FBPTR) frontage road was abandoned in the 1960's via Vol. 5369, Pg. 145 H.C.D.R. and Vol. 4911, Pg. 39 H.C.D.R. We are requesting a variance from extending the existing ROW of Loma Linda Lane, west, across the proposed site. Section 42-128(a) requires that each local street intersect with another local street every 1,400 feet. The proposed northern property line exceeds 1,400 feet. The property adjacent to the north is owned by HCFCD and is being utilized as a detention facility. Currently, there are no existing north/south ROW's dedicated between Beltway 8 and West Orem Drive or the Fort Bend Parkway Toll Road frontage road which could be used to satisfy the 1,400 foot spacing requirement of 42-128(a). We are requesting a variance from providing a public ROW in the north/south direction across the proposed site.

Chapter 42 Section: 128,135

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 1400 feet; or Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

Should the extension of O'Hara Drive and/or dedication of a north/south ROW to meet the intersection spacing requirements be required, the proposed site would be bisected by the ROW dedication if extended along the current trajectory of O'Hara Drive. The dedication of a 60-foot ROW's (to match the current ROW widths) would result in the loss of approximately two (2) acres of developable land and would significantly impact the proposed site plan/building layout for the site. Also, requiring the extension of the existing ROW would allow commercial traffic from the proposed development (Industrial/Warehouse and Office) access to the adjacent residential neighborhood and local streets. The primary access to the site is located off the Beltway 8 frontage road via Coker Street with a secondary access driveway

located on Hillcroft/Fort Bend Parkway Toll Road (FBPTR) frontage road. As a result, commercial traffic is contained within the proposed site and access through the adjacent residential neighborhood is unnecessary. In addition, the property to the north of the proposed site is owned by HCFCD and is currently being used as a detention facility with no current ROW dedicated in the north/south direction. As a result, requiring ROW dedication in the north/south direction across the proposed site would result in an isolated public ROW terminating at the north property line with no ROW outside of the proposed site to allow a tie-in to Hillcroft/FBPTR frontage road or Orem Drive. Based on the development around the proposed site, including the HCFCD detention facility, it is likely that this roadway will never connect to the existing public roads to the north. We are requesting a variance from extending the existing ROW of O'Hara Drive and/or dedicating a north/south ROW across the proposed site. Should the extension of Loma Linda Lane be required, the dedication of a 60-foot ROW (to match the current ROW width) would result in the loss of approximately four (4) acres of developable land and would impact the proposed site plan/building layout for the site. Also, requiring the extension of the existing ROW would allow commercial traffic from the proposed development (Industrial/Warehouse and Office) and traffic from the heavily traveled FBPTR frontage road access to the adjacent residential neighborhood and local streets. As stated above, the primary access to the site is located off the Beltway 8 frontage road via Coker Street with a secondary access d

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

The granting of the variance is not a result of a hardship created by the applicant.

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

Dedication of ROW for O'Hara Drive across the proposed site and construction of a public roadway within the ROW from Loma Vista Street to the northern property line would create another dead end unless the HCFCD property is redeveloped and the existing detention pond is filled. This situation would create confusion among drivers using O'Hara Drive from Loma Vista, employees of the proposed development, and residents of the adjacent residential neighborhood. Dead end roads can be very dangerous and confusing to drivers if not property lit and marked with signage. Should the City require that the ROW be extended and terminated with a cul-de-sac (dead end), this would create an unnecessary safety risk, additional developable land would be lost and the proposed site plan/building layout for the site would be significantly impacted. Dedication of ROW for Loma Linda Lane across the proposed site and construction of a public roadway within the ROW from Rockwell Blvd. to Hillcroft/FBPTR frontage road would allow commercial traffic from the proposed development and traffic from the heavily traveled FBPTR frontage road access to the adjacent residential neighborhood and local streets. Dedicating the ROW for Loma Linda Lane would create an unnecessary safety risk for drivers in the area as well as employees of the proposed development. Extension of Loma Linda Lane would create a route to allow people to "cut the corner" of the frontage road intersections. This poses an increased safety risk as it is unlikely that the intersection will have traffic lights. It is unnecessary to allow for drivers to cut through the proposed development in order to avoid a traffic light and potentially harm an employee or a neighborhood resident. Also, additional developable land would be lost and the proposed site plan/building layout for the site would be significantly impacted. Dedication of ROW in the north/south direction to meet the intersection spacing requirements would also create an additional dead end roadway. The property to the north of the proposed site is currently being utilized as a detention facility by HCFCD, thus it is unlikely that the O'Hara Drive ROW would be extended beyond the northern boundary of the proposed site. Currently there is no existing ROW dedicated in the north/south direction between Loma Vista Street and Orem Drive or Hillcroft/FBPTR frontage road. As stated above, dead end roads can be very dangerous and confusing to drivers if

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

Granting the variance request would not be harmful to the public health, safety or welfare in any way. In fact, it will most likely help to ensure the safety of the residents of the adjacent neighborhood and those traveling on the frontage roads by eliminating semi-truck and commercial site development traffic through the neighborhood. In addition, it ensures that residents of the adjacent neighborhood use the roadways designed for access to Beltway 8 or the FBPTR instead of a "cut through" which could disrupt traffic throughout the proposed site and along the two frontage roads.

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

Economic hardship is not the sole justification for this variance request. The safety of drivers in the area, the safety of the employees of the proposed site development, and the residents of the adjacent neighborhood justifies the variance request. As mentioned above, it ensures that residents of the adjacent neighborhood use the roadways designed for access to Beltway 8 or the FBPTR, such as Rockwell Blvd or O'Hara Drive; instead of a "cut through" which could disrupt traffic throughout the proposed site and along both frontage roads.

Houston Planning Commission ITEM : 121

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Commerce Estates (DEF 1)

Applicant: Owens Management Systems, LLC

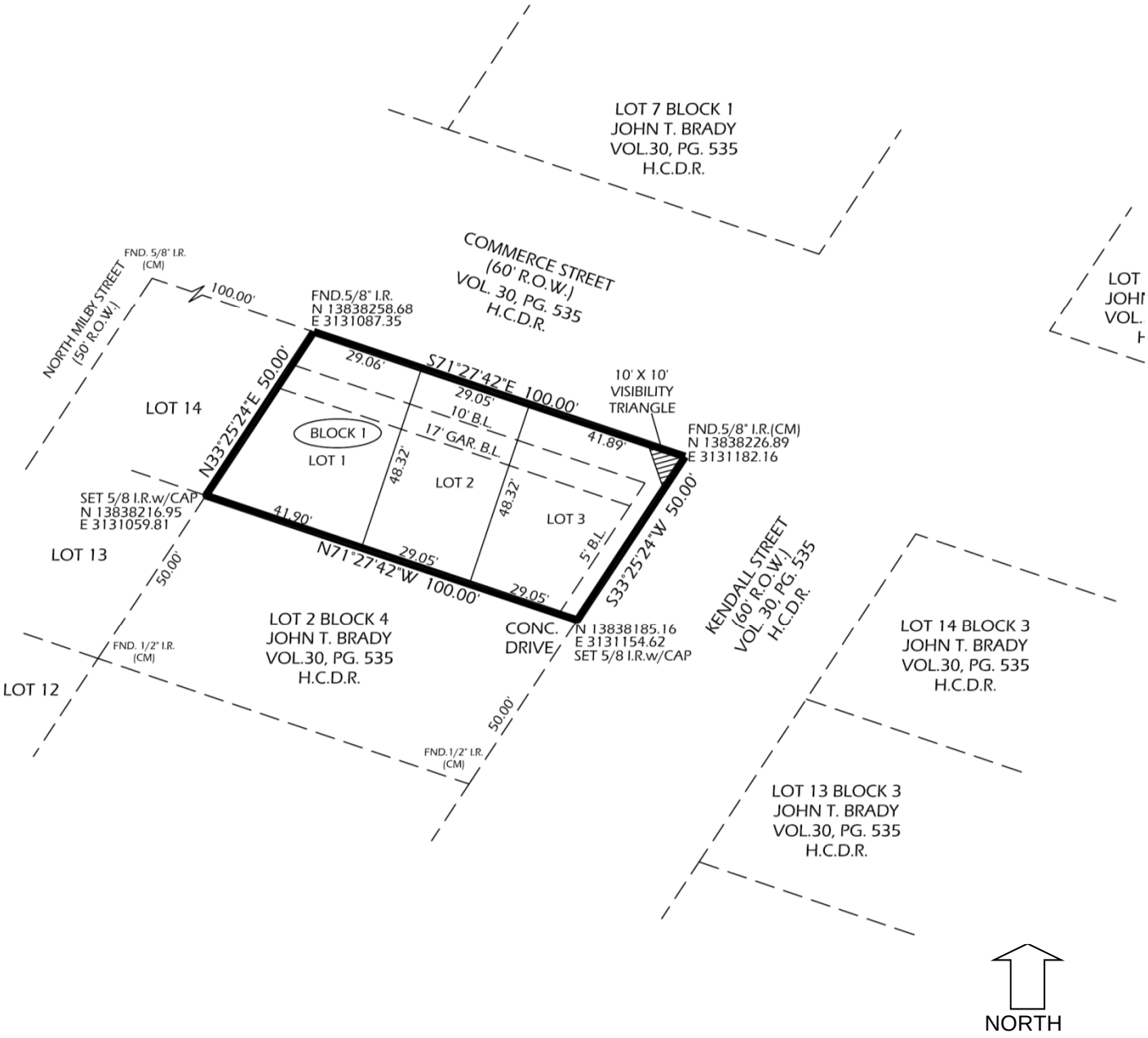
D – Variances Site Location

Houston Planning Commission ITEM : 121

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Commerce Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances Subdivision

Houston Planning Commission ITEM : 121

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Commerce Estates (DEF 1)

Applicant: Owens Management Systems, LLC

NORTH

D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1974
Plat Name: Commerce Estates
Applicant: Owens Management Systems, LLC
Date Submitted: 08/11/2014

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

A variance is sought for a reduced 5' building line on Kendall Street and a 10'x 10' visibility triangle at the corner of Commerce and Kendall Streets.

Chapter 42 Section: 150 & 161

Chapter 42 Reference:

42-157 The building line requirement for a subdivision or development in the city restricted to single family residential use adjacent to a collector street or a local street that is not an alley shall be (1) ten feet for a principal structure and (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. A building above the garage or carport may overhang the building line up to seven feet. 42-161 The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangle area adjacent to the intersection of any 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.

Statement of Facts

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

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

The subject property is located at the corner of Kendall and Commerce Streets – both 60' right-of-ways. Kendall Street is 2 city blocks in its entirety. Both blocks are 350 linear feet. The block north of the property, east and west sides of Kendall are warehouses with no curb cuts. The property along the east side of the 100 block are all warehouses with no curb cuts and one commercial building that fronts on Sherman Street. The west side of 100 block of Kendall are 7 residential lots. The owner is proposing 3 lots for 3-story, 1900 square foot townhomes fronting on Commerce Street with 10'/17' building lines with 5' sidewalks on Commerce and Kendall Streets. The development proposes no vehicular access to Kendall Street. Commerce Street, between North Milby and Drennan Streets were platted in the original JT Brady subdivision in 1863. However, this portion of Commerce Street was conveyed to Missouri Railroad. City of Houston acquired the land in 1996. Commerce and Kendall are paved without open ditches or curb and gutter. Commerce terminates at Drennan Street, 2 block from subject property, and then becomes a bike trail.

(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 by or imposed by the applicant. The 100 block of Kendall is shaped as a parallelogram, unlike other blocks that have 90-degree rectangular lots. Kendall Street is 60' ROW with 20.9' paved section. The distance from the edge of paving to the property line is 19.8' nearest the corner of Commerce and 17.8' nearest the abutting lot. Commerce Street is 60' ROW with 29.7' paved section. The distance from the edge of paving to the property line is 12.4' nearest the corner and 11.1' nearest abutting lot.

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

The intent and general purposes of this chapter will be preserved and maintained. The average distance from the edge of paving on Kendall is 18.8'. The proposed 5' building line on Kendall will provide 23.8 feet from the edge of paving to the structure. With the existing distance from the property corner to the ROW corner, there is at least 15' x 15' visibility at the corner. The reduced 10' x 10' visibility triangle within the plat boundary allows for additional site distance.

(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, and the proposed development, in addition to 3 site trees, will include additional landscaping - 3 street trees and shrubbery within the undeveloped right-of-way. The new 5' sidewalks on Kendall and Commerce will enhance the walkability for pedestrians. There will be fencing along the rear and west sides of the development. All vehicular access will be on Commerce Street. There are no existing structures along Commerce from North Milby to Drennan. There is no impact in traffic.

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

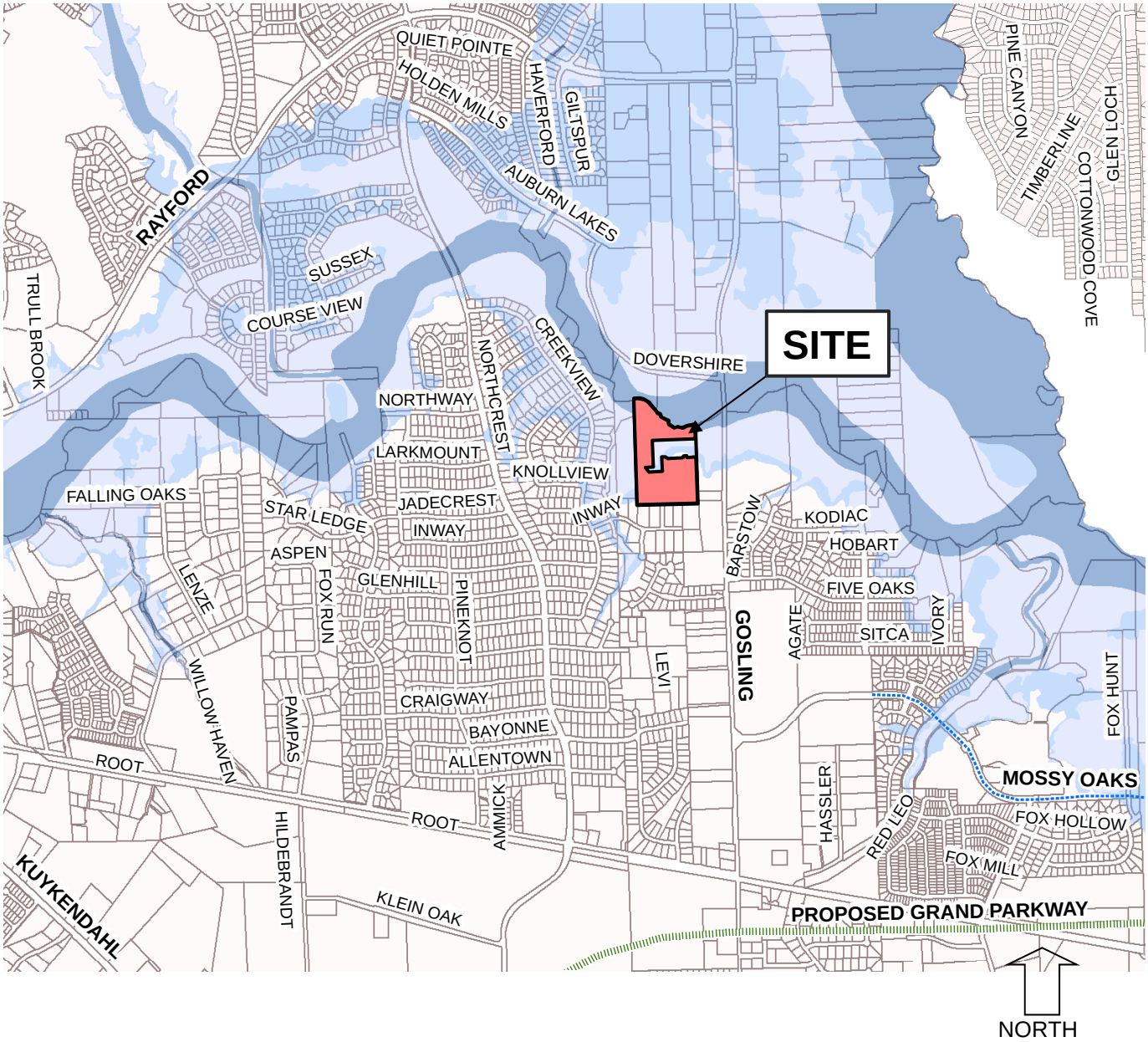
Economic hardship is not the sole justification of the variance. It is based on the shape of the block and existing unpaved sections of the right-of-way that allow for provide greater distances to the property line.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Inway Oaks Estates Sec 1

Applicant: Jones & Carter, Inc. - The Woodlands



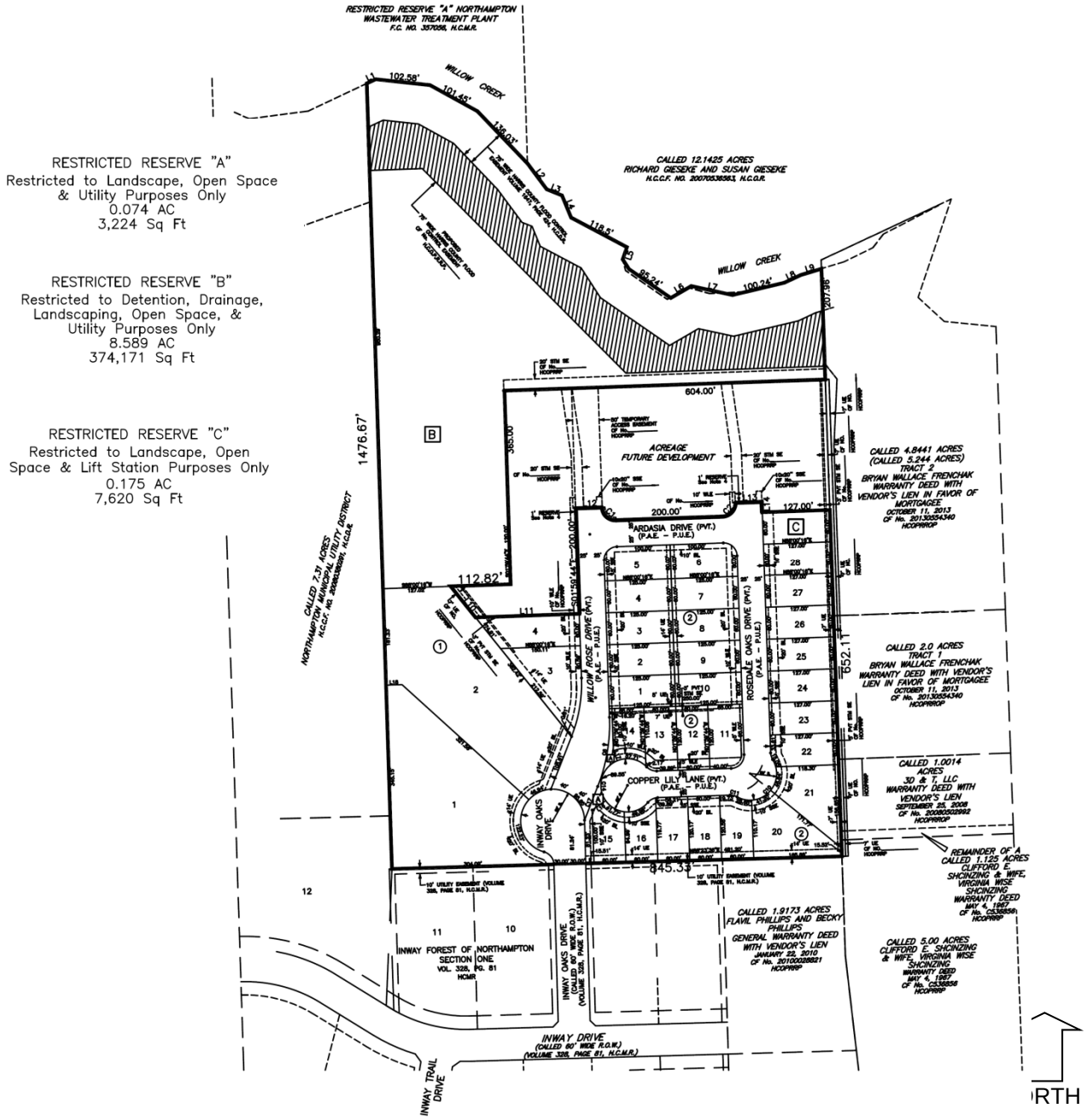
D – Variances Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Inway Oaks Estates Sec 1

Applicant: Jones & Carter, Inc. - The Woodlands



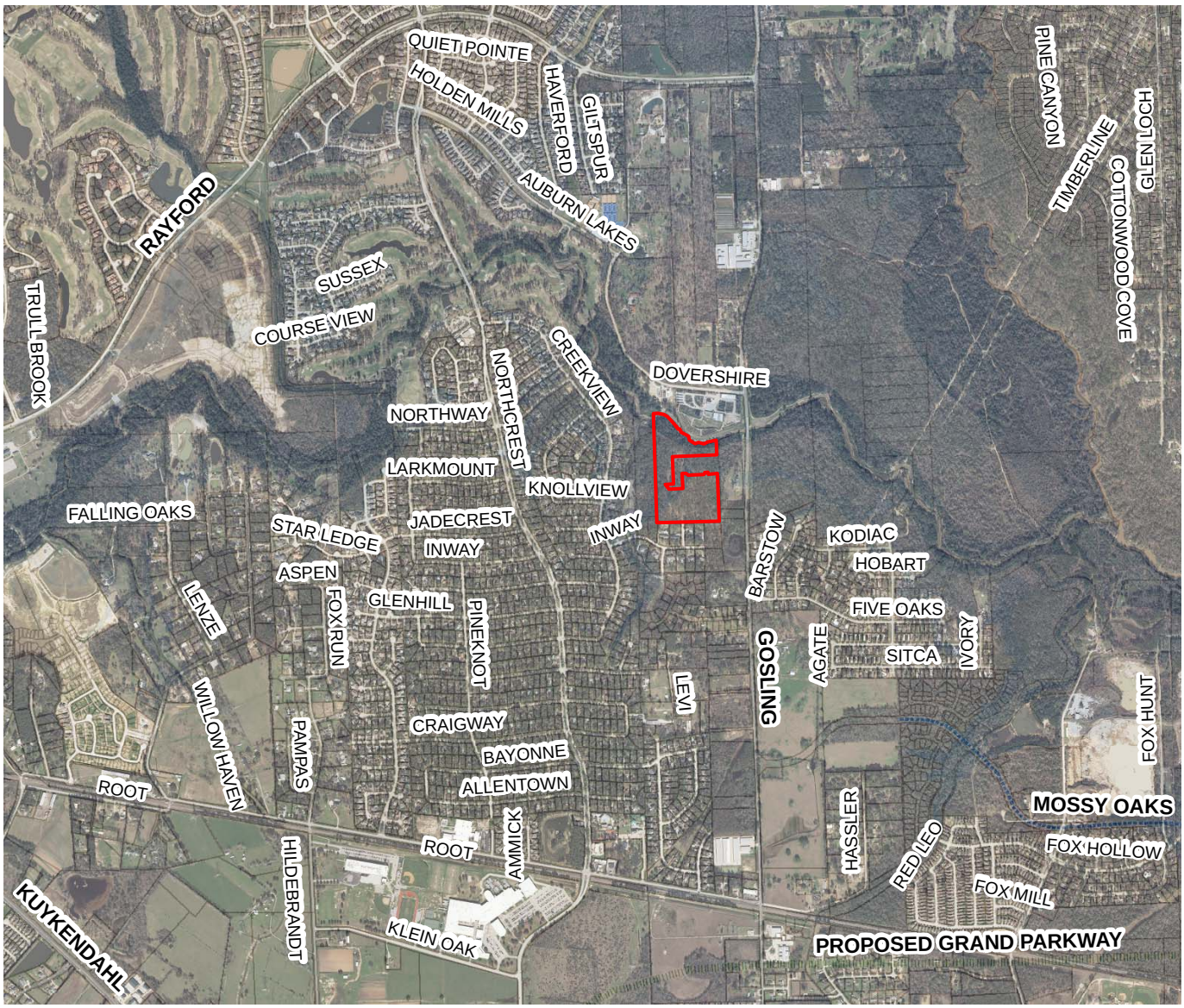
D – Variances **Subdivision**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Inway Oaks Estates Sec 1

Applicant: Jones & Carter, Inc. - The Woodlands



NORTH

D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2090
Plat Name: Inway Oaks Estates Sec 1
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 08/25/2014

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

To allow access to a reserve restricted to detention purposes from a temporary 50' wide utility and access easement.

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use -- Reserves. (c)Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE:Restricted reserve--Drainage or detention MINIMUM SIZE:None required TYPE OF STREET OR SHARED DRIVEWAY: public street, permanent access easement, shared driveway MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 50ft, 28ft, 16ft MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 20ft, 16ft None if adjoining existing reserve restricted to drainage or detention

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 property is bounded along the north side by Willow Creek. Willow Creek is a major tributary and provides drainage outfall for the area. The best, most optimal location for the required storm water detention pond is at the location shown on the plat adjacent to Willow Creek. The only way to access the proposed detention pond is through existing flood plain areas located between the detention pond and the boundary of Section One. Strict application of the ordinance would require platting the extension of Willow Rose Drive in Section One and filling portions of the flood plain in order to construct access to the detention pond. In lieu of platting the road through the flood plain in Section One, a 50' wide access easement will be provided and a temporary access road will be constructed without filling the flood plain. Permanent access will be provided to the detention pond with the construction of the future sections of the subdivision pending the approval, permitting and mitigation of the proposed development.

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

The need to provide adequate storm water detention and the physical and environmental circumstances affecting this site were created, long ago, prior to the acquisition of the property by the developer.

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

Temporary access to the detention pond will be provided via a 50' wide utility and access easement. The temporary access drive can and will be constructed without the need to fill in the flood plain. Ultimately, when future sections of the subdivision are constructed the temporary access will be replaced with the extension of Willow Rose Drive and access will be provided to the reserve consistent with the requirements and provisions of Chapter 42.

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

Public welfare will not be affected because the reserve will be provided access via a temporary drive. Permanent access consistent with the requirements of Chapter 42 will be provided with the future sections of the subdivision.

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

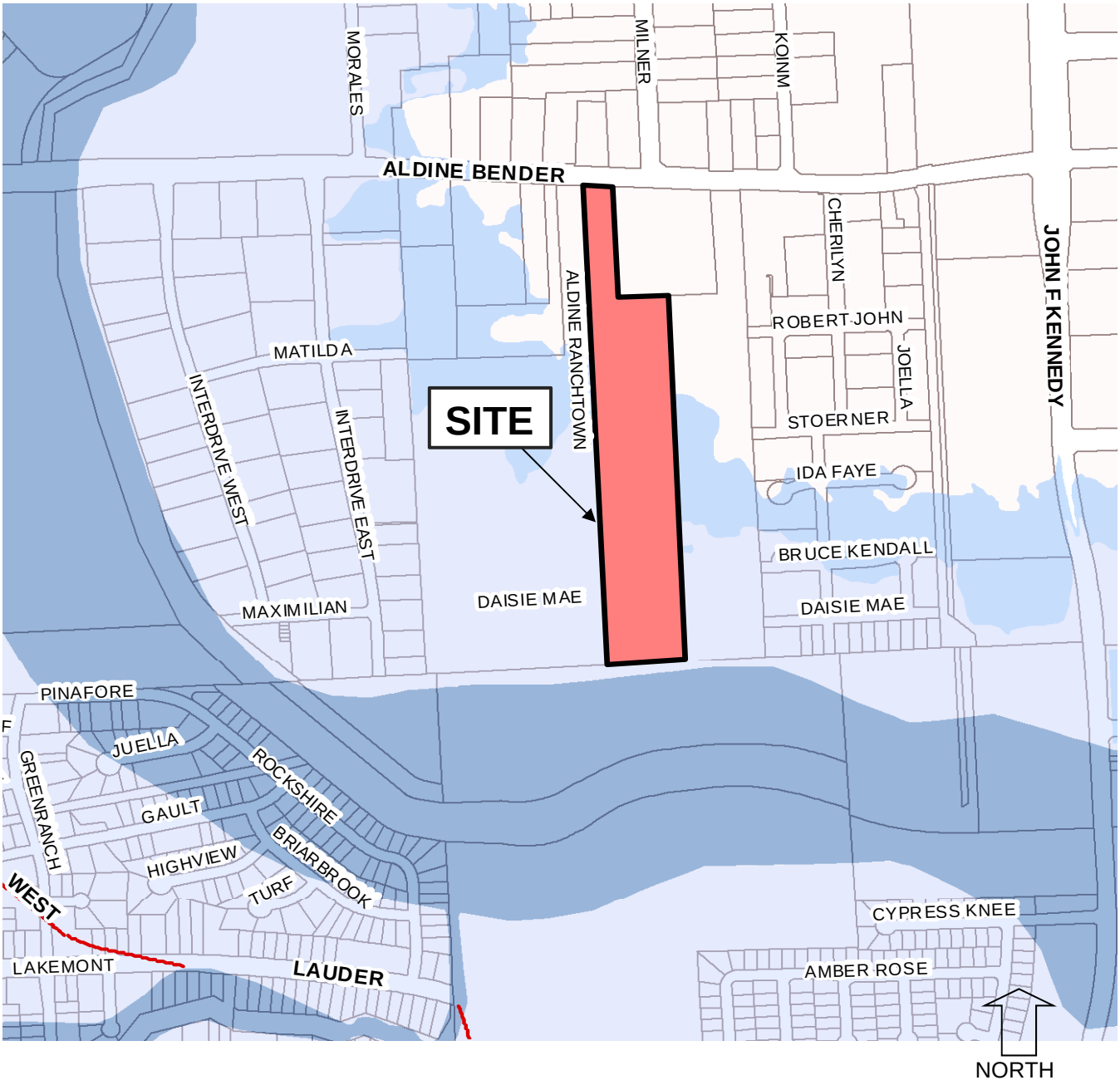
The justification for the variance is the physical circumstances of the property and need to avoid fill in the floodplain during the first section(s) of the development.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Jetco Way

Applicant: Gruller Surveying



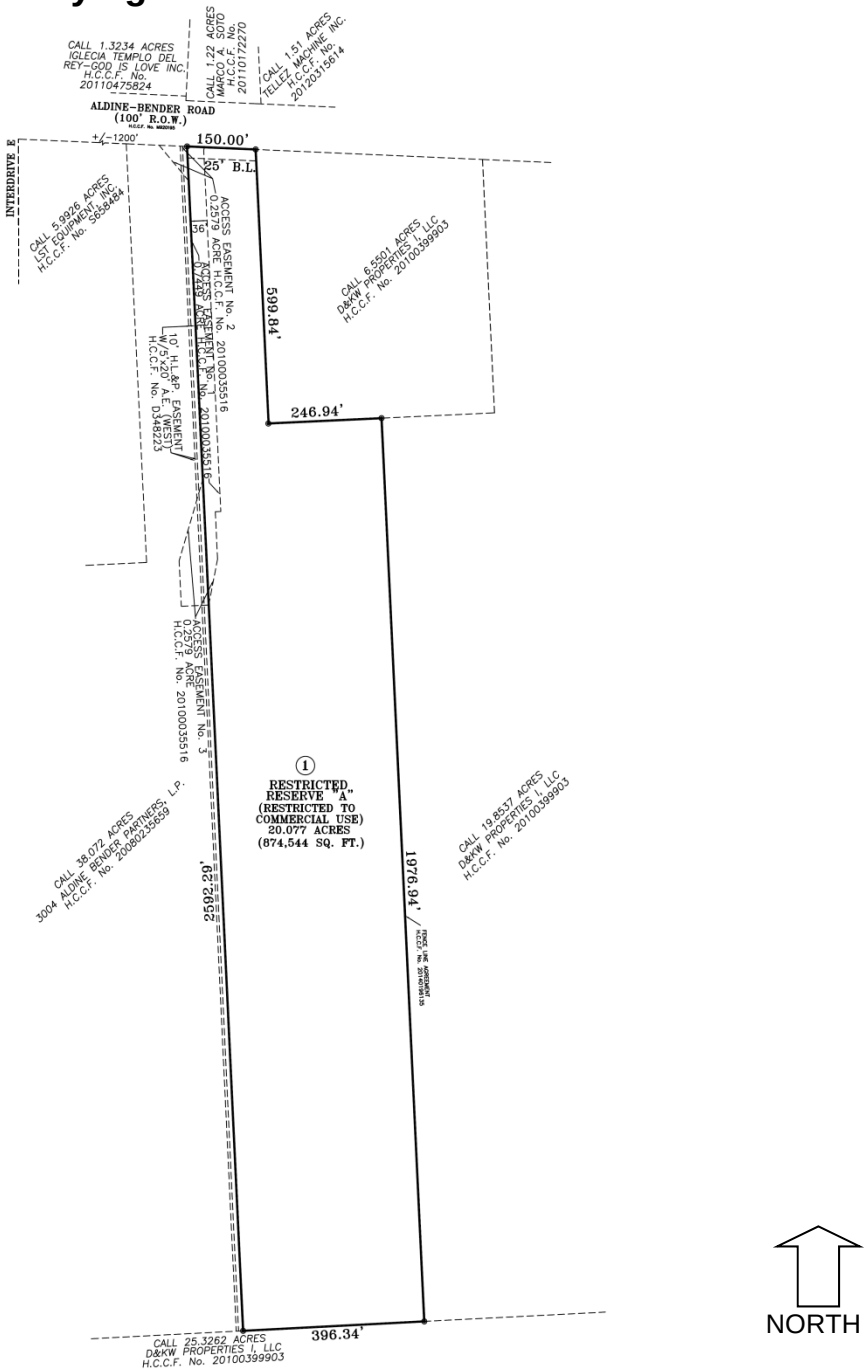
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Jetco Way

Applicant: Gruller Surveying



D – Variances **Subdivision**

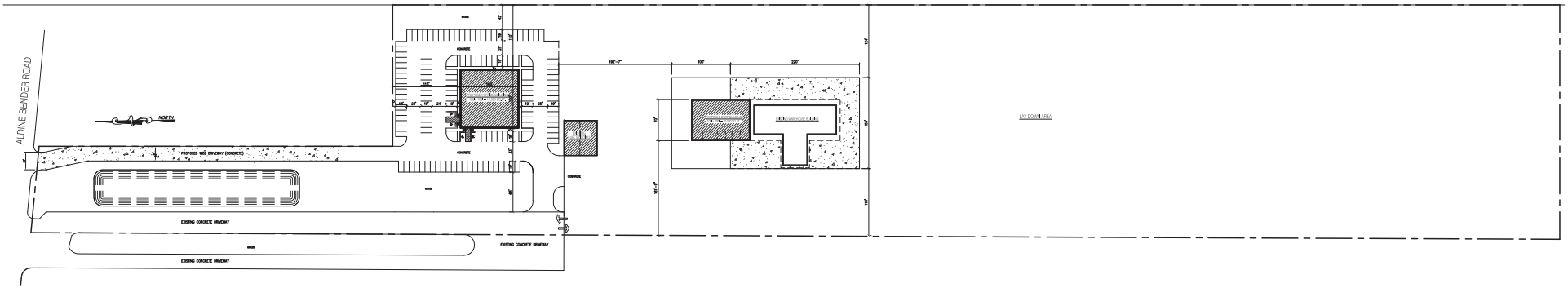
Houston Planning Commission ITEM: 123

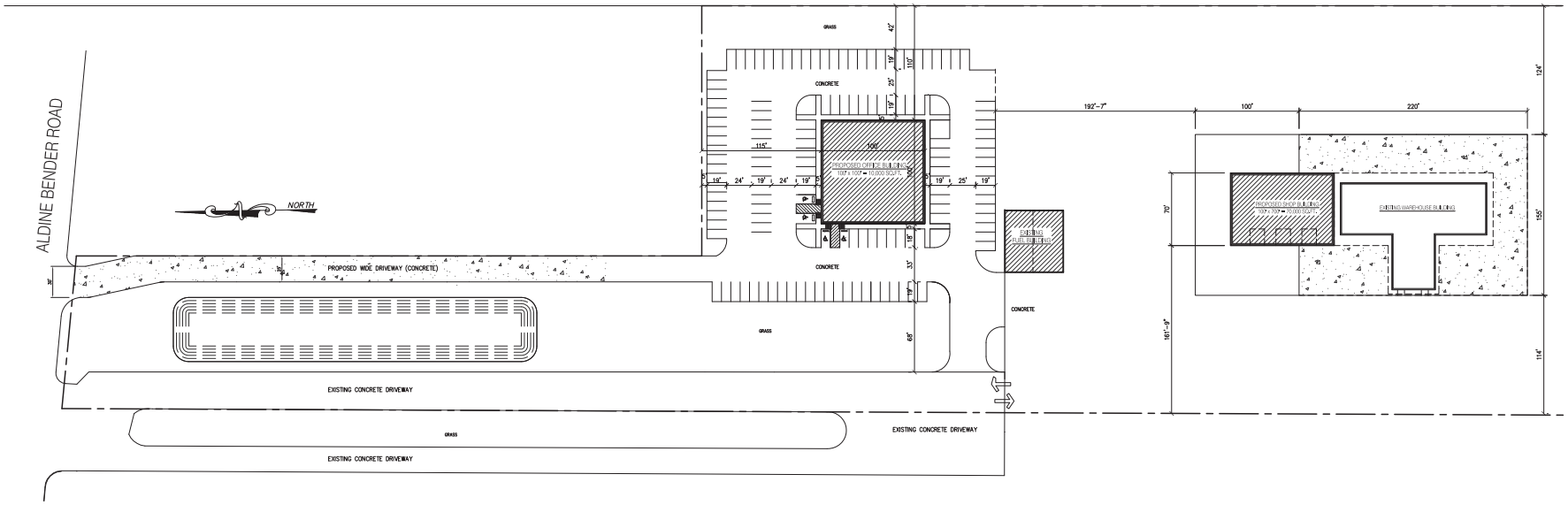
Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Jetco Way

Applicant: Gruller Surveying

D – Variances Aerial





JETCO
GOING THE EXTRA MILE

SYNERGY
DESIGN COMPANY
P.O. BOX 289 KEMAH, TX
832-748-6018

PINNACLE
Construction Industries Inc.
306 W. PARKWOOD AVE. SUITE 108
FRIENDSWOOD, TX 77546

PROPOSED 10,000 SF. OFFICE BUILDING &
7,000 SF. SHOP BUILDING FOR JETCO

ALDINE BENDER ROAD, HOUSTON, TEXAS

ISSUED / REVISED

NO.	DATE	DESCRIPTION

DRAWN BY: H.C.
DESIGNED BY: H.C.

SITE PLAN

A-1

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2096
Plat Name: Jetco Way
Applicant: Gruller Surveying
Date Submitted: 08/25/2014

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

Variance is to not dedicate a east/west street due to block length.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

Strict application of this chapter would leave this tract too narrow to develop; leaving the land useless, dedication of a R.O.W. East/West would land lock (physically) the south portion of the land. There is no plan in the near future for further development of the east and west adjoiners, therefore would be no dedication to extend the R.O.W. for access to an intersection.

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

No hardship will be created, all tracts of land have access and front Aldine Bender, therefore would not require additional access, dedication a R.O.W. East/West would ultimately lead to a dead end. Due to the development further west, said dedication would dead end at a ditch. Not granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop.

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, East/West it ultimately would not provide access to another R.O.W. The proposed R.O.W. would eliminate any plans of commercial development.

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

This block has had the same R.O.W.'s for 20+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns.

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

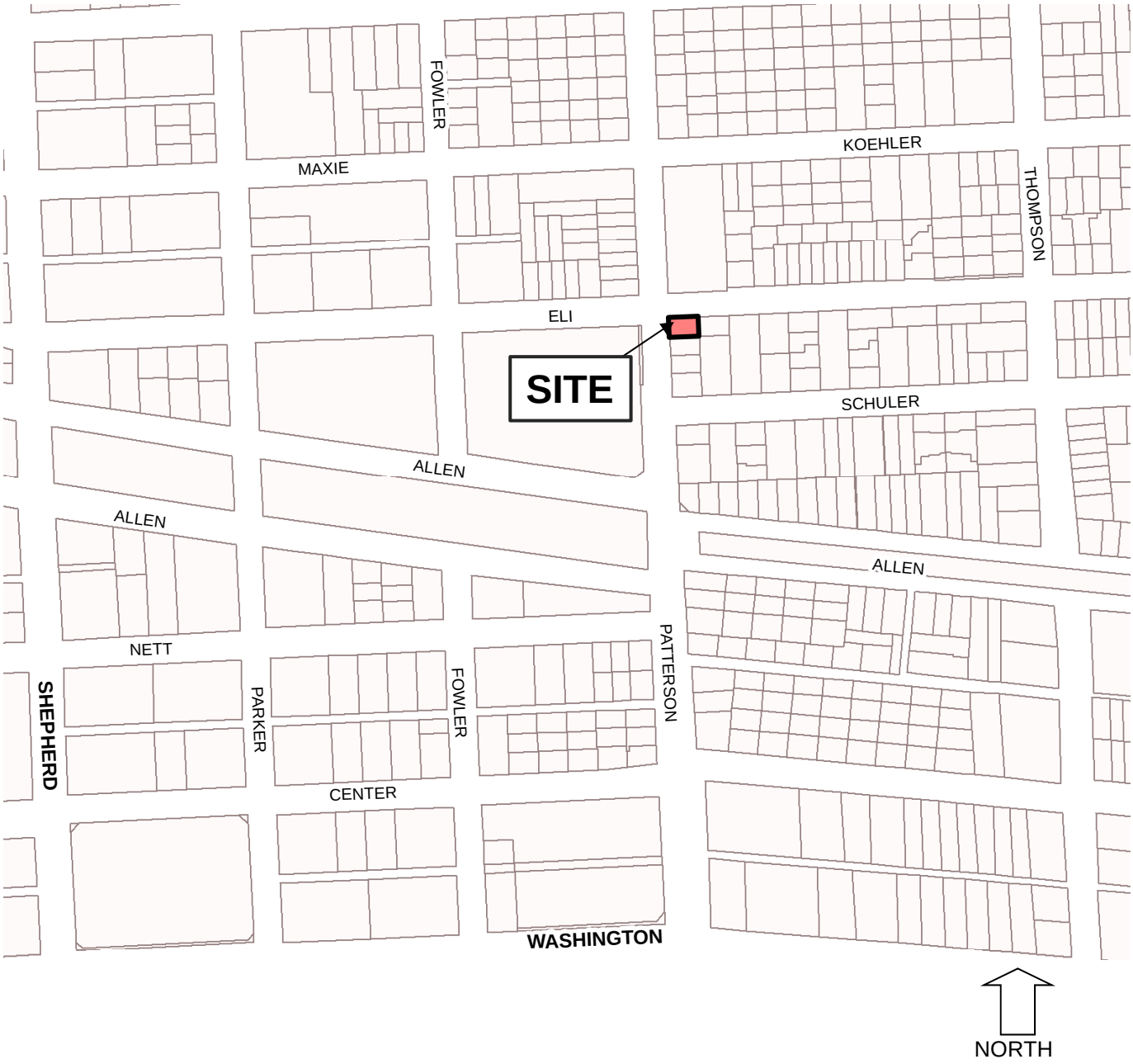
No, the sole justification of this variance is to keep the land in a configuration that is developable.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Koehlers 1st Addition partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



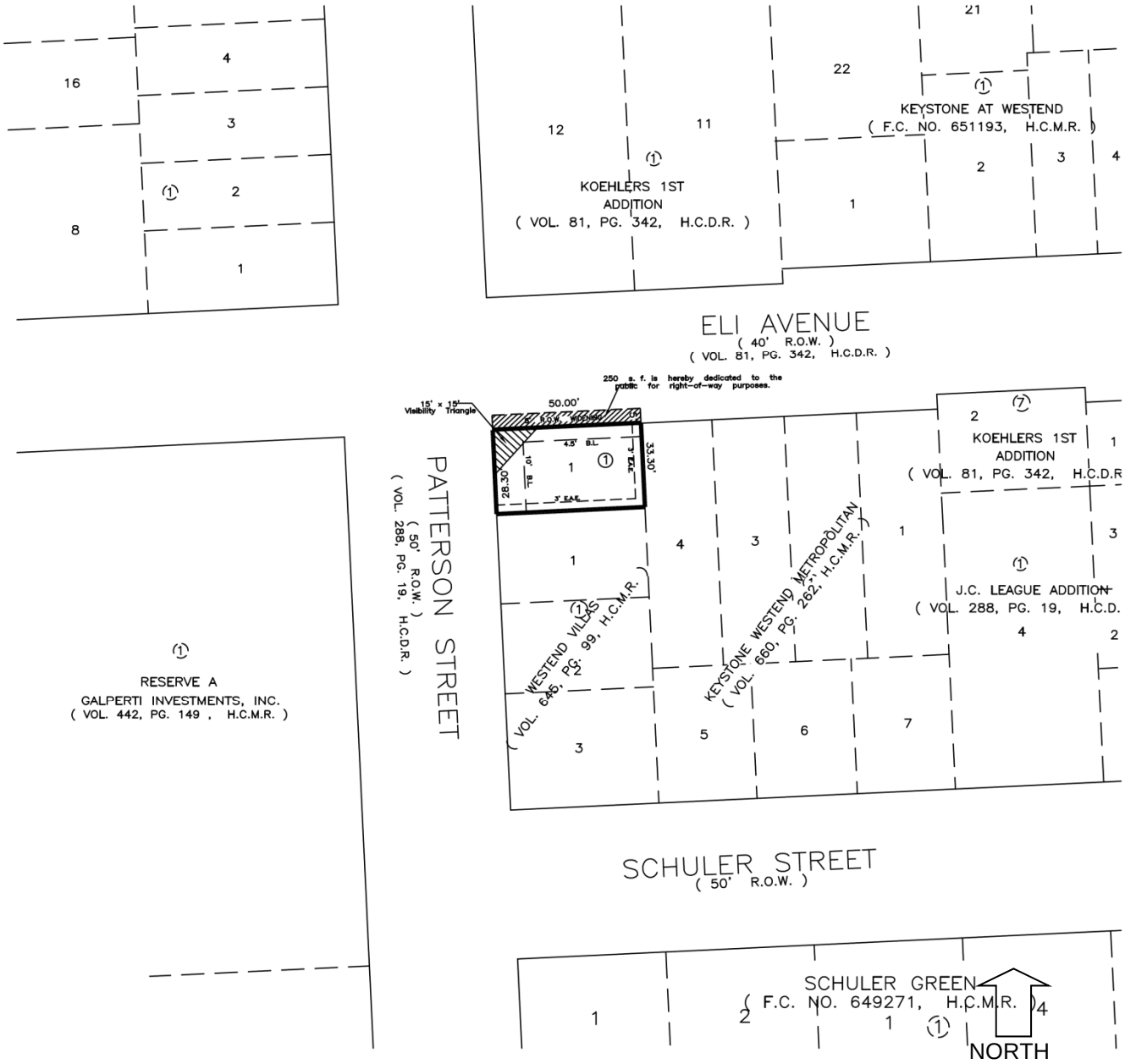
D – Variances Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Koehlers 1st Addition partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



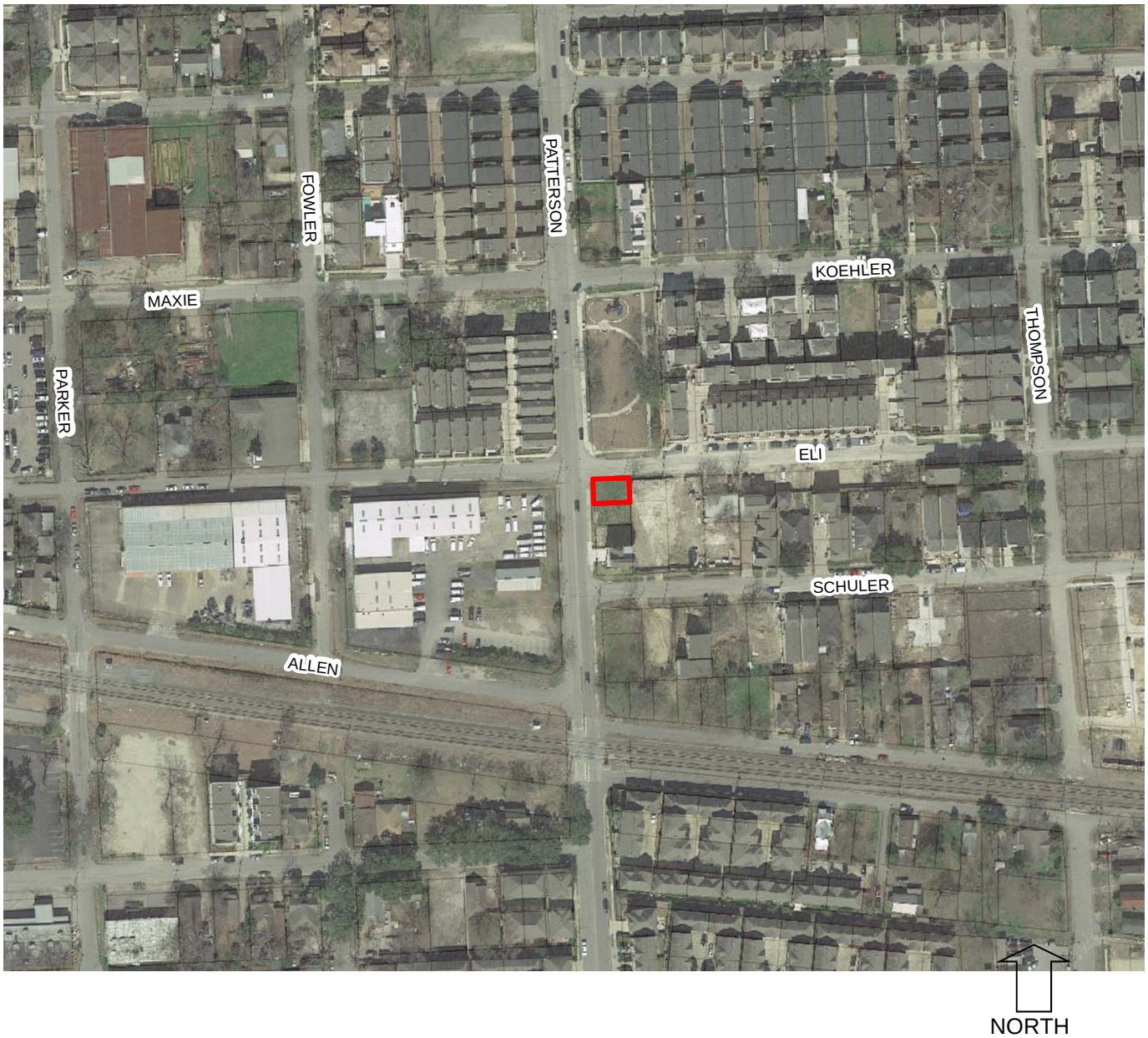
D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Koehlers 1st Addition partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2116
Plat Name: Koehlers 1st Addition partial replat no 2
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 08/25/2014

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

To allow a building setback, including for the garage doors, of 4.5' rather than the 10'/17' now required.

Chapter 42 Section: 157

Chapter 42 Reference:

Sec. 42-157. Optional performance standards for collector streets and local streets-- Single-family residential. (b)The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: (1) Ten feet for the principal structure; and (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. A building above the garage or carport may overhang the building line up to seven feet.

Statement of Facts

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

The existing lots along the south side of Eli Street have a very small depth. They were platted in a deed record subdivision decades ago with a depth of only 33.3'. The street right-of-way width is only 40' and requires 5' of widening off both sides to meet current standard of 50'. Building setbacks were uncommon at the time the plat was filed, as were garages for automobiles. The recently adopted requirement for a 3' access easement on the perimeter further reduces the buildable area. In order to fit in a garage, the builder needs 20' 10", or approximately 21'. That will leave 4.5' for the building setback. Otherwise, the lots are not usable.

(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 lot depths were set in the original subdivision plat prior to the adoption of current standards and regulations.

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

The original character of this area was established with buildings close to the street, including small houses. This proposal will maintain the original character while providing for widened street right-of-way and insuring that the homes can be constructed within the property boundary.

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

The area has existed for decades without setbacks and with a variety of uses and has not been detrimental to the public health, safety or welfare. This proposal will be an improvement to the past situation.

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

The justification is the depth of the property as originally platted when taken together with modern right-of-way and access requirements.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakin Park Villas

Applicant: The Interfield Group

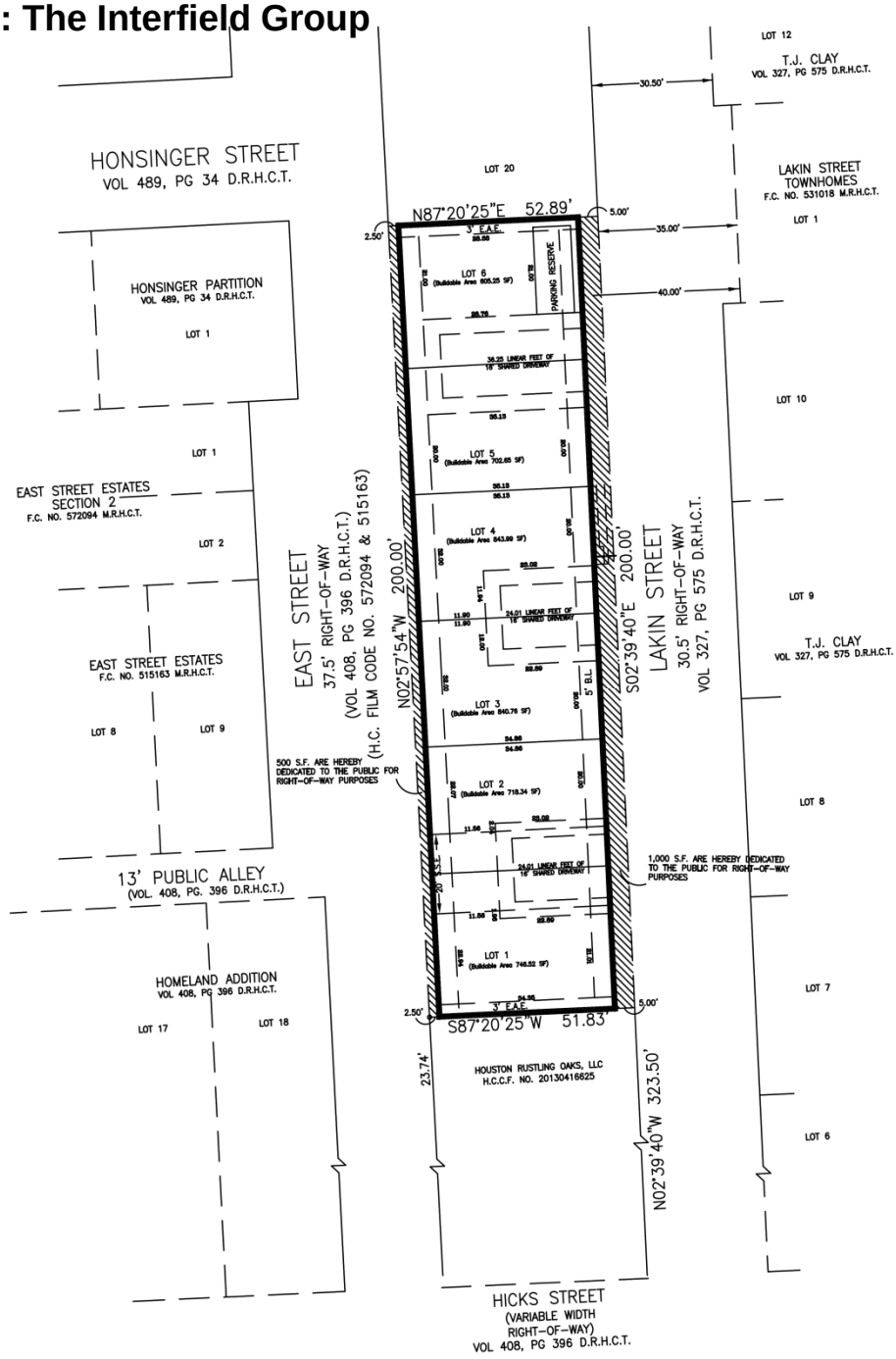
D – Variances Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakin Park Villas

Applicant: The Interfield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 125

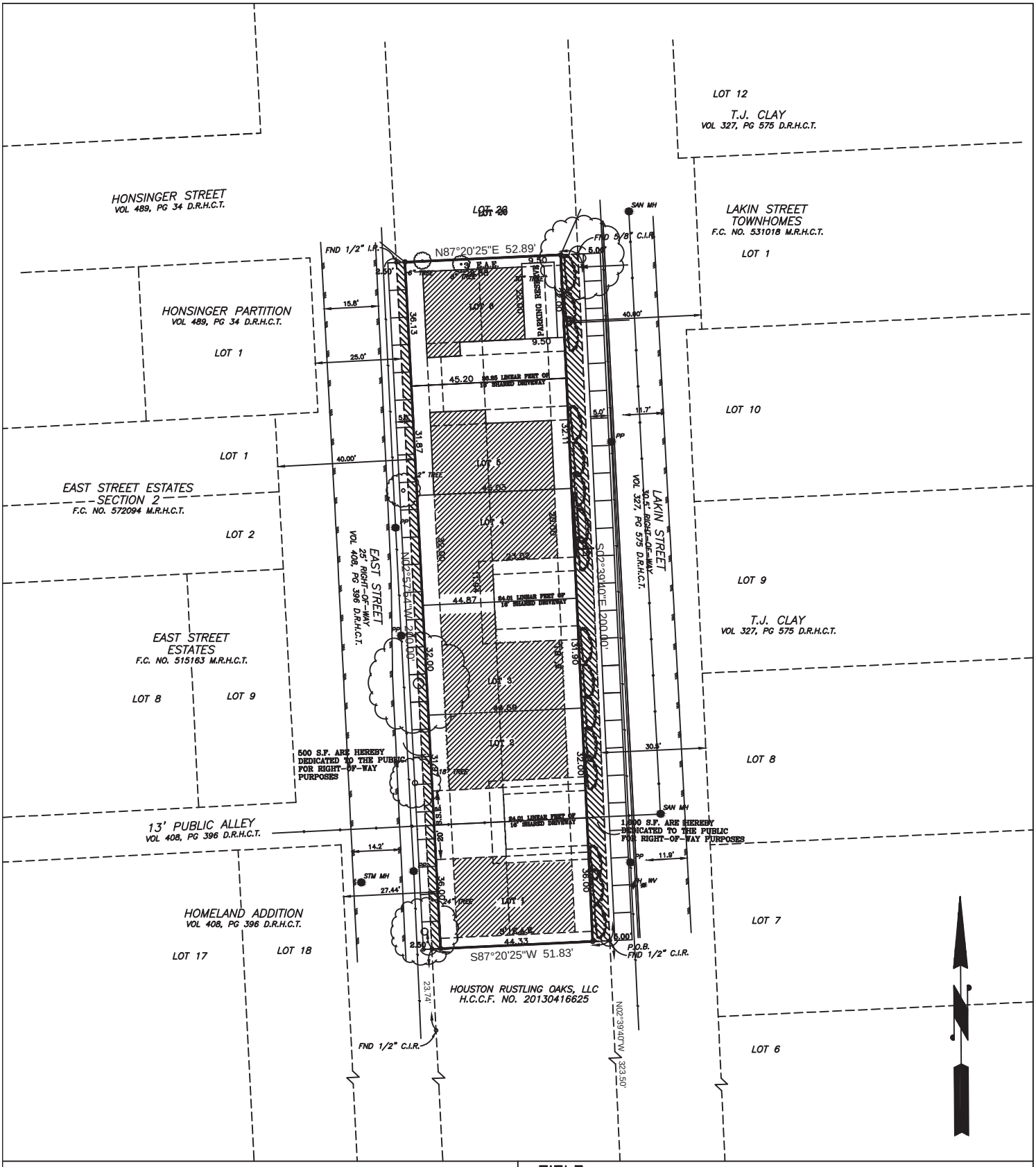
Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Lakin Park Villas

Applicant: The Interfield Group

NORTH

D – Variances Aerial



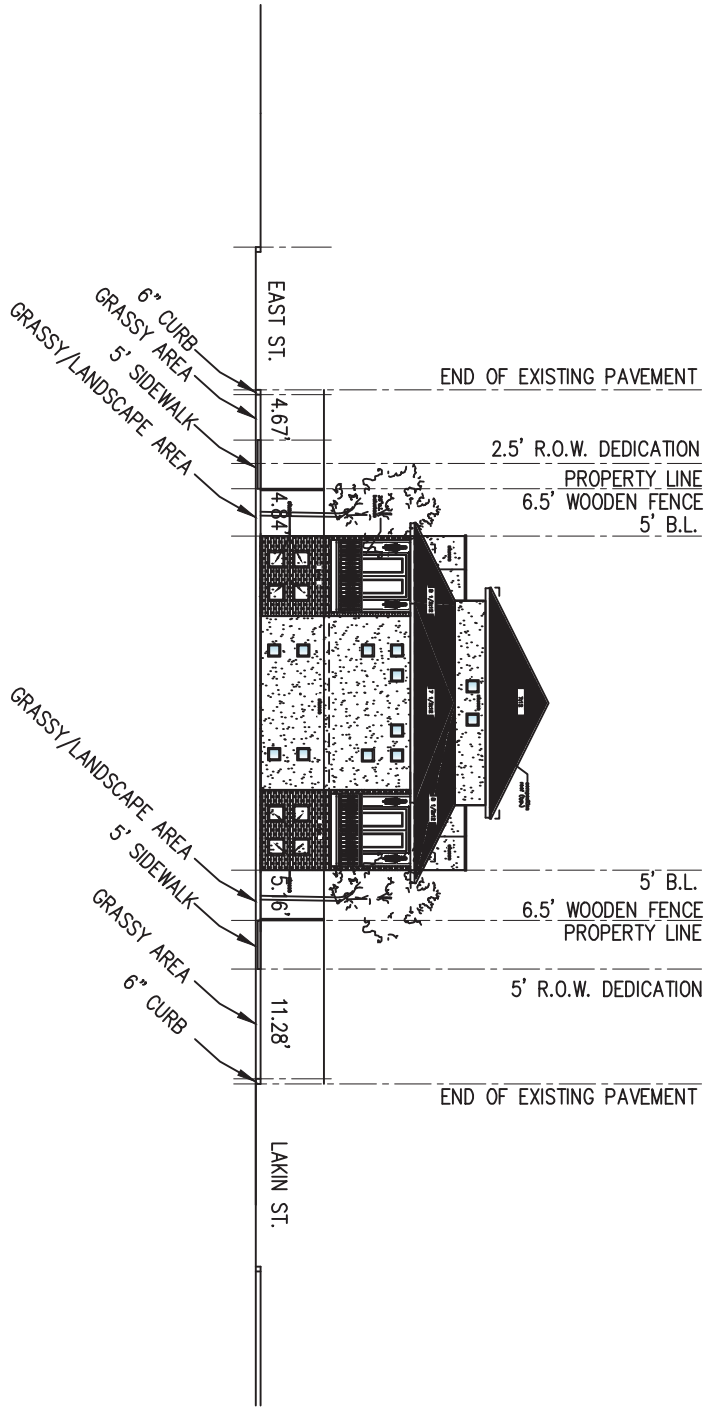
THE INTERFIELD GROUP

ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE	PAVEMENT SECTION
PROJECT	LAKIN PARK VILLAS
DATE: 08/11/14	JOB #: 14120.00
DRAWN BY: JEN	
CHECKED BY: MLV	
SHEET NO.	1



Ⓐ SECTION
SCALE: 1/16"=1'-0"

THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE
PROPOSED ELEVATIONS

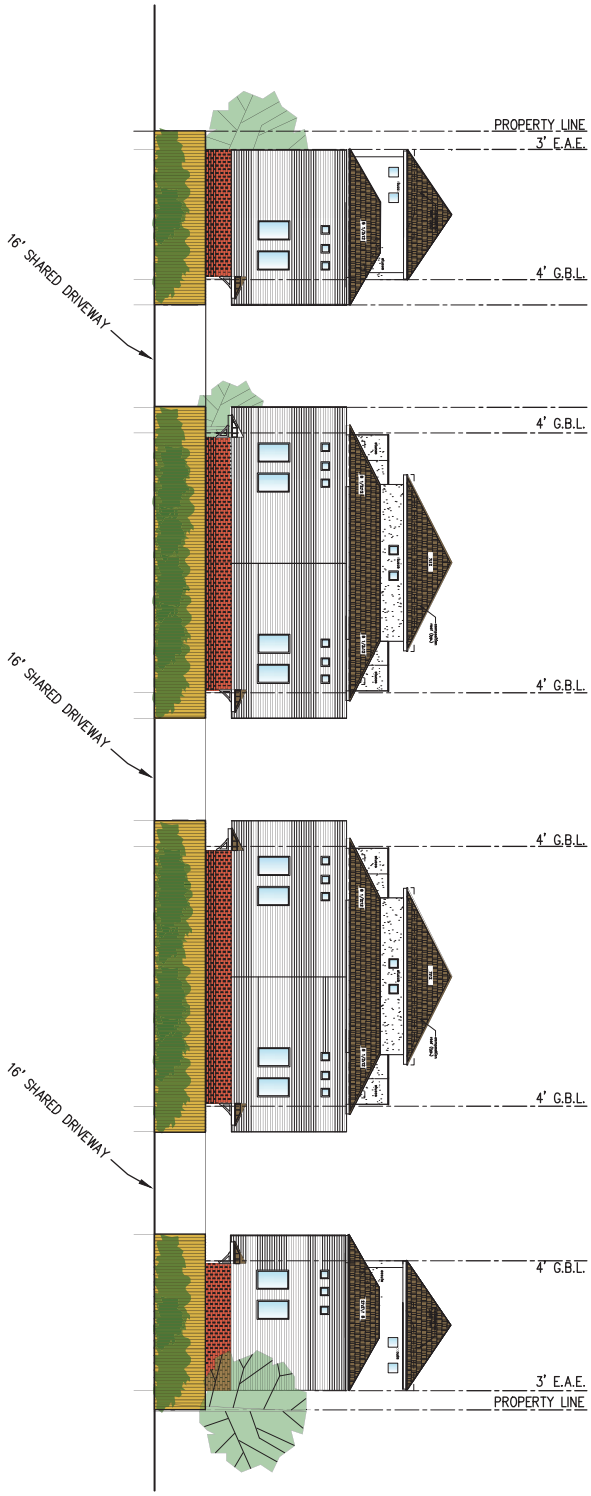
PROJECT
LAKIN PARK VILLAS

DATE: 08/11/14 | JOB #: 14120.00

DRAWN BY: JEN

CHECKED BY: MLV

SHEET NO.
SK3



(A) ELEVATION ALONG LAKIN

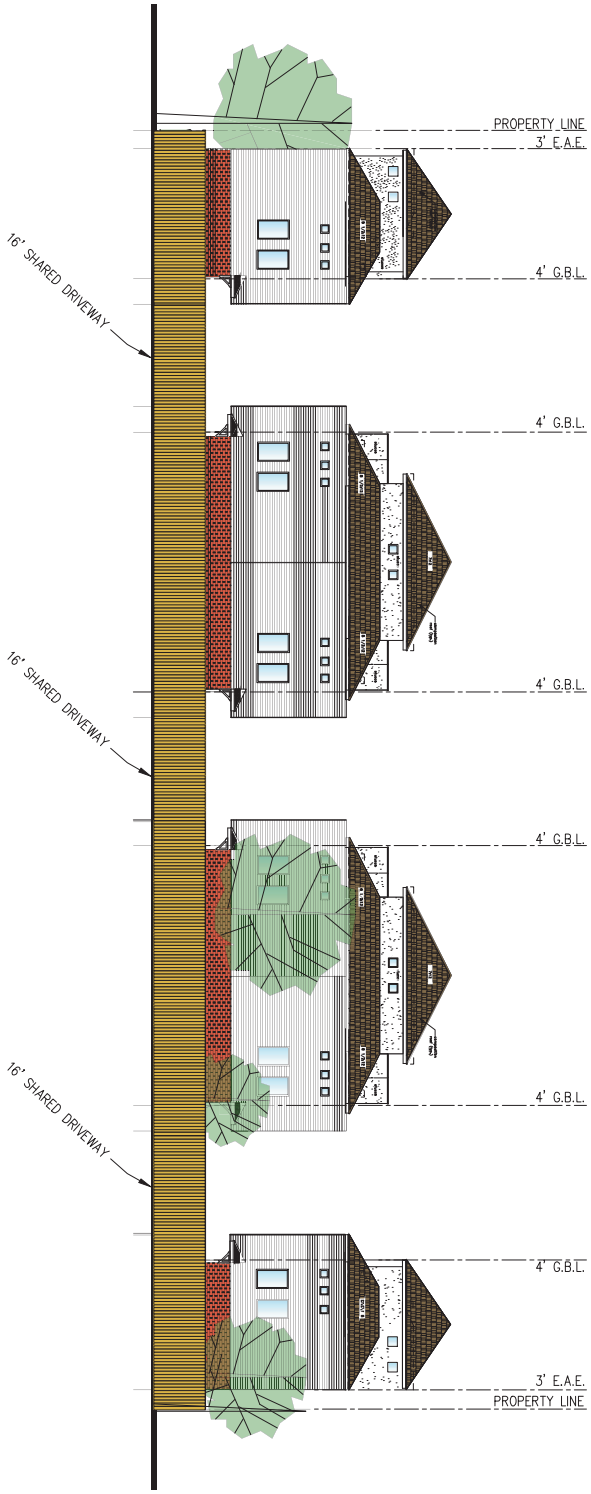
SCALE: 1"=30'

THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE: PROPOSED ELEVATIONS		
PROJECT: LAKIN PARK VILLAS		
DATE: 08/11/14	JOB #: 14120.00	SHEET NO.
DRAWN BY: JEN		SK3
CHECKED BY: MLV		



(A) ELEVATION ALONG EAST STREET

SCALE: 1"=30'

THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE PROPOSED ELEVATIONS		
PROJECT LAKIN PARK VILLAS		
DATE: 08/11/14	JOB #: 14120.00	SHEET NO.
DRAWN BY: JEN		SK3
CHECKED BY: MLV		

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2027
Plat Name: Lakin Park Villas
Applicant: The Interfield Group
Date Submitted: 08/11/2014

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

Specific variance is being sought and extent of condition is to allow partial street widening dedication along East and Lakin Streets.

Chapter 42 Section: 121

Chapter 42 Reference:

Sec. 42-121: Dedication of rights-of-ways (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (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. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The Lakin Park Villas Subdivision is located east of East Street, west of Larkin Street, north of Hicks Street and south of East 2nd Street. Please note the following: 1. Original tracts of land were created in 1914, fronting on a 30.6' right-of-way named Lakin Street. According to Volume 327, Page 575 of the H.C.D.R., subject lots backed to a 3-acre tract of undeveloped land. East Street appears to have been created at a later date, in Volume 408, Page 396 of the Deed Records of Harris County. This latter right-of-way caused subject lots to front on two (2) public right-of-ways. 2. East Street dead ends to the north, to land that abuts White Oak Bayou. 3. Lakin Street terminates to the north, at White Oak Bayou. 4. Lakin Street Townhomes, recorded under Harris County Film Code No. 531018, provided 4.5' of street widening dedication, along Lakin Street. This leads us to believe that review of traffic patterns for Lakin Street were found to be adequately served with a 40' right-of-way. 5. East and Lakin Streets are located within the street width exception area. The creation of East Street, inadvertently caused subject tract to front on two public streets. East Street was recorded as a 25' right-of-way, and later widened by 12.5', per Harris County Film Code Nos. 515163 and 572094. Lakin Park Villas will provide an additional 2.5' of street widening dedication, which will bring the width of East Street to 40'. Lakin Park Villas will also provide a 5' sidewalk along East Street, making East Street more pedestrian friendly. Lakin Park Villas will not be taking access from East Street; therefore, will not impact existing traffic volume or patterns. Most areas to the east are already developed and appear to have an adequate traffic pattern in place. In summary, Lakin Park Villas was inadvertently located in a manner that demands an excessive amount of land, for street widening purposes, for this development. We understand that recently constructed developments did provide the required widening; however, these developments were not subject to conditions which widening was required on both frontages, making their projects infeasible.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

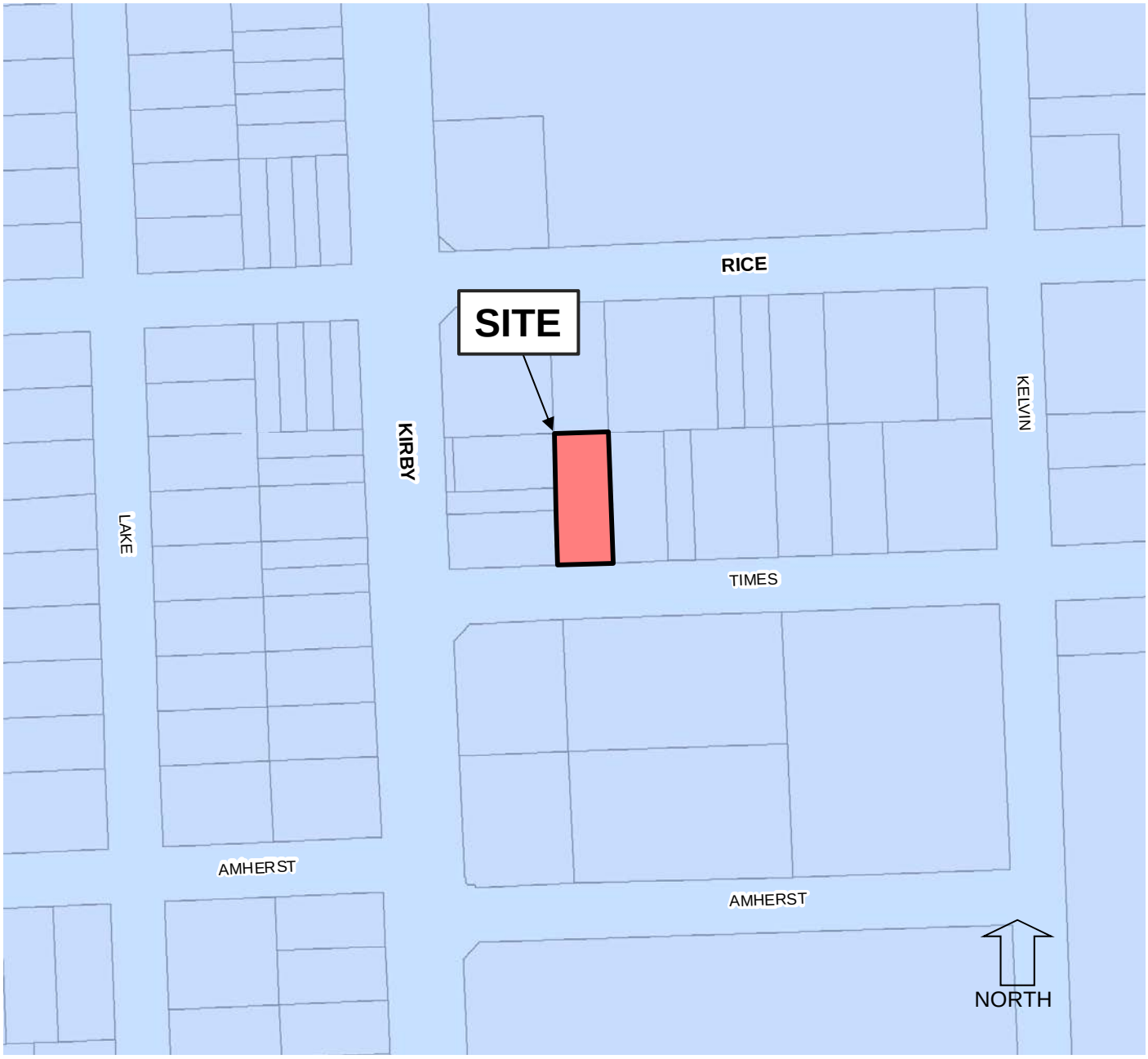
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions and inadvertent events that located subject tract in between two public streets.

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Main Street Theater Times Blvd

Applicant: Knudson, LP



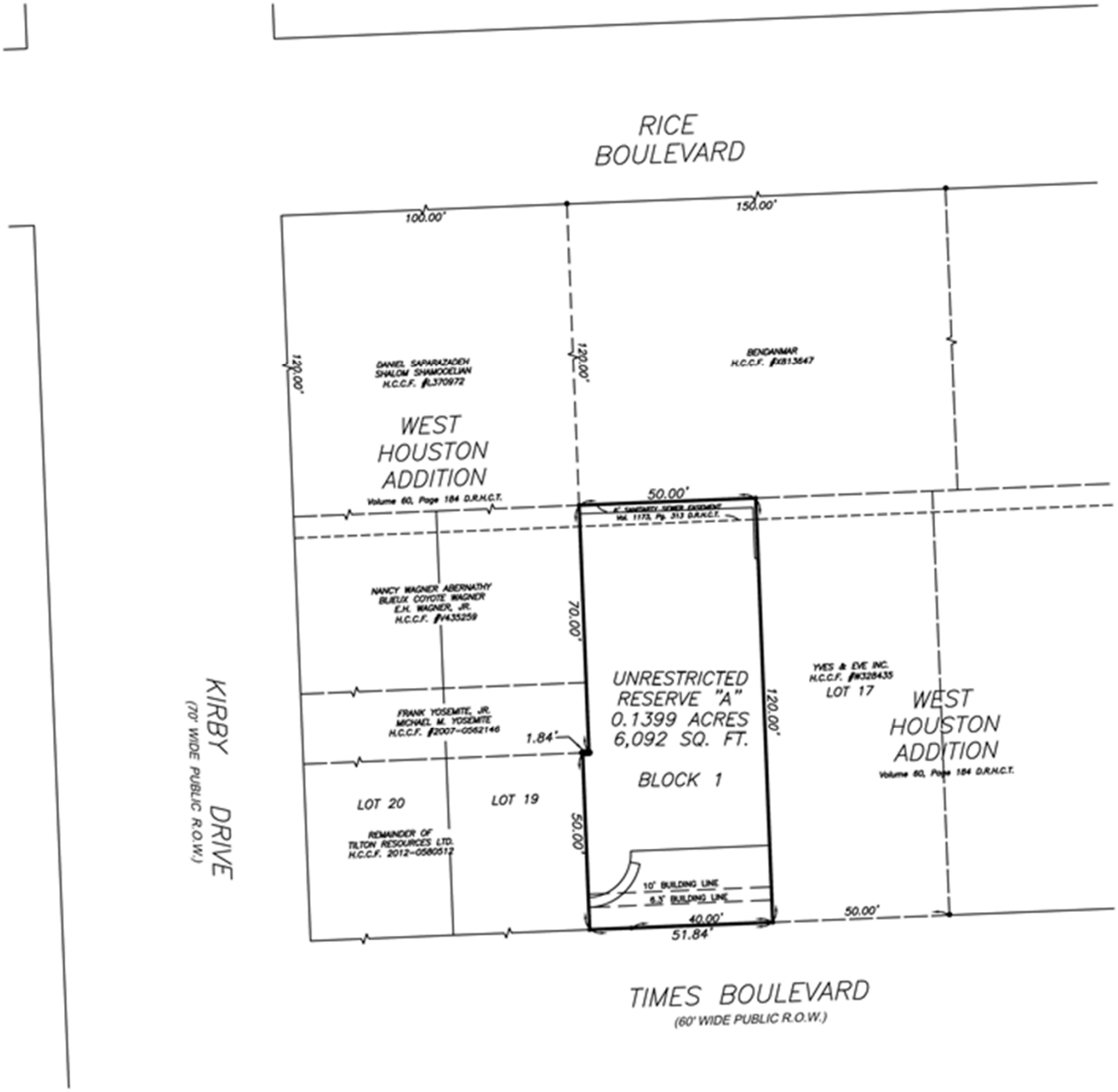
D – Variances Site Location

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Main Street Theater Times Blvd

Applicant: Knudson, LP



D – Variances **Subdivision**

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Main Street Theater Times Blvd

Applicant: Knudson, LP

D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2041
Plat Name: Main Street Theater Times Blvd
Applicant: Knudson, LP
Date Submitted: 08/22/2014

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

We are requesting a variance, per Section 42-155 of Chapter 42 Subdivision Developments and Platting, to allow a five (5) foot building line versus a ten (10) foot building line due to an existing condition.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. – Collector and Local Streets — Uses other than single-family residential. a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten (10) feet unless otherwise required or authorized by this chapter. b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than the ten (10) feet shall be the lesser of twenty-five (25) feet or the greatest building line on the single-family residential lots directly across the street from the property.

Statement of Facts

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

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

Requiring us to adhere to the 10' building line would mean deconstructing an existing building built in 1945. The purpose of the variance is to allow Main Street Theater to keep the existing footprint of the building and remodel the interior for better use of the space.

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

The Main Street Theater was moved to its current location in Rice Village in 1982. The previous use of this building was an abandoned dry-cleaning plant. The building was constructed in 1945 prior to the Chapter 42 ordinance.

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

The intent and general purpose of this chapter will be preserved and maintained. The current conditions and the existing footprint will remain the same.

(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 of the community. The variance will allow the current conditions to remain the same and the building footprint to remain the same.

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

The Main Street Theater Times Boulevard building in Houston's Rice Village is the primary venue for our Actors' Equity MainStage productions as well as a much-used location for classes, productions and camps for our Education Department. Turned into a theater by volunteer hands in 1982, the building – which began life as a dry cleaner in the 1940s – is long overdue for structural and aesthetic improvements. Since launching our "No Place Like Home" Capital Campaign we've purchased the two parcels of property that constitute our building, cleaned up our façade and installed a new sign, and have designed a thoughtful, appropriate and beautiful renovation that will bring a new level of artistic

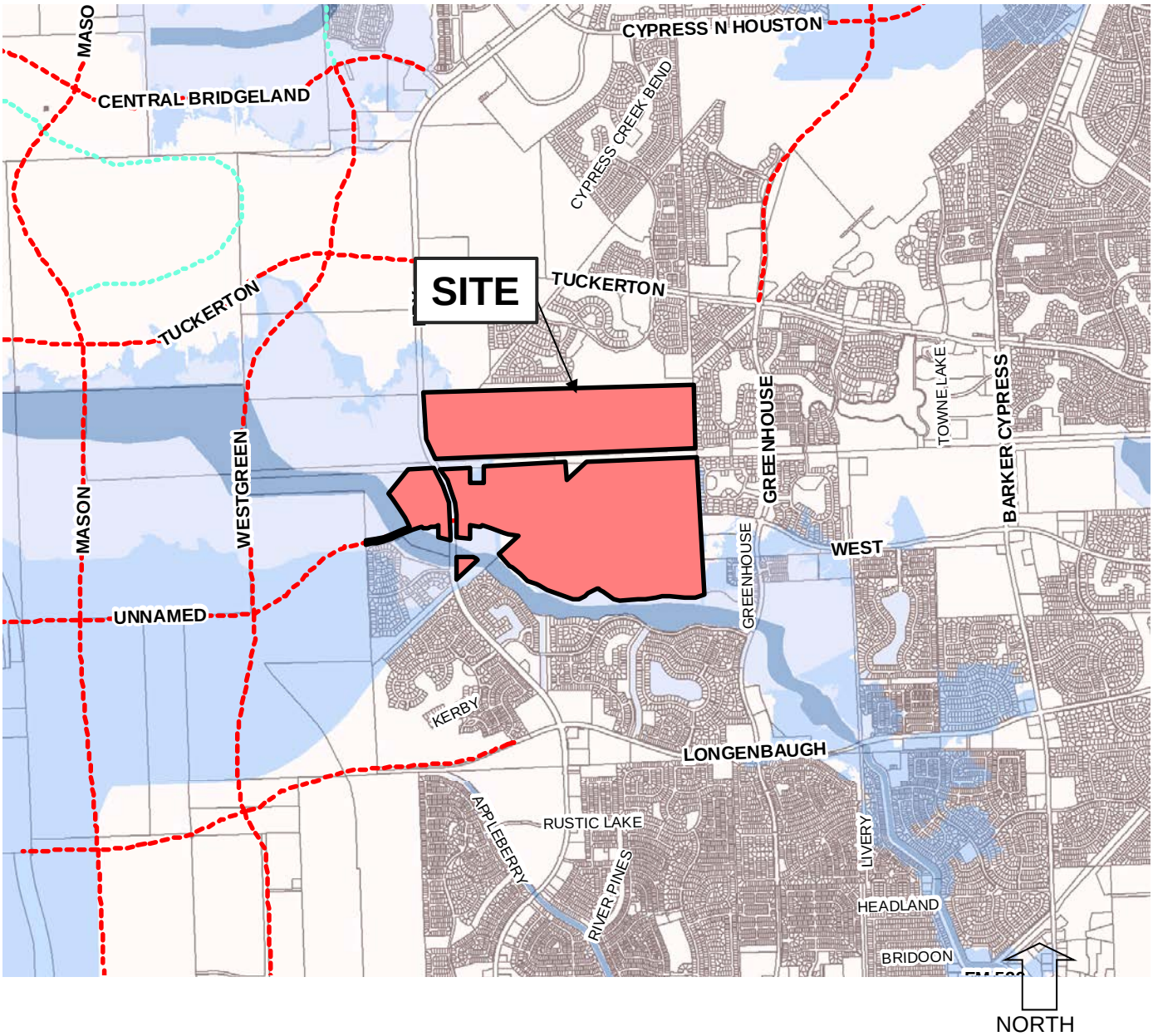
possibility to the Main Street Theater. The renovation will include a larger lobby, new public restrooms, dressing rooms, a mezzanine rehearsal/classroom space, and a new, higher roof over the entire property, enabling us to eliminate the structural poles in the middle of the stage and allowing new freedom for our set and lighting designers. The goal is to have the funding in hand by the start of construction in November 2014. All renovations will be done within the existing footprint of the building.

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Mirabella GP

Applicant: BGE|Kerry R. Gilbert Associates



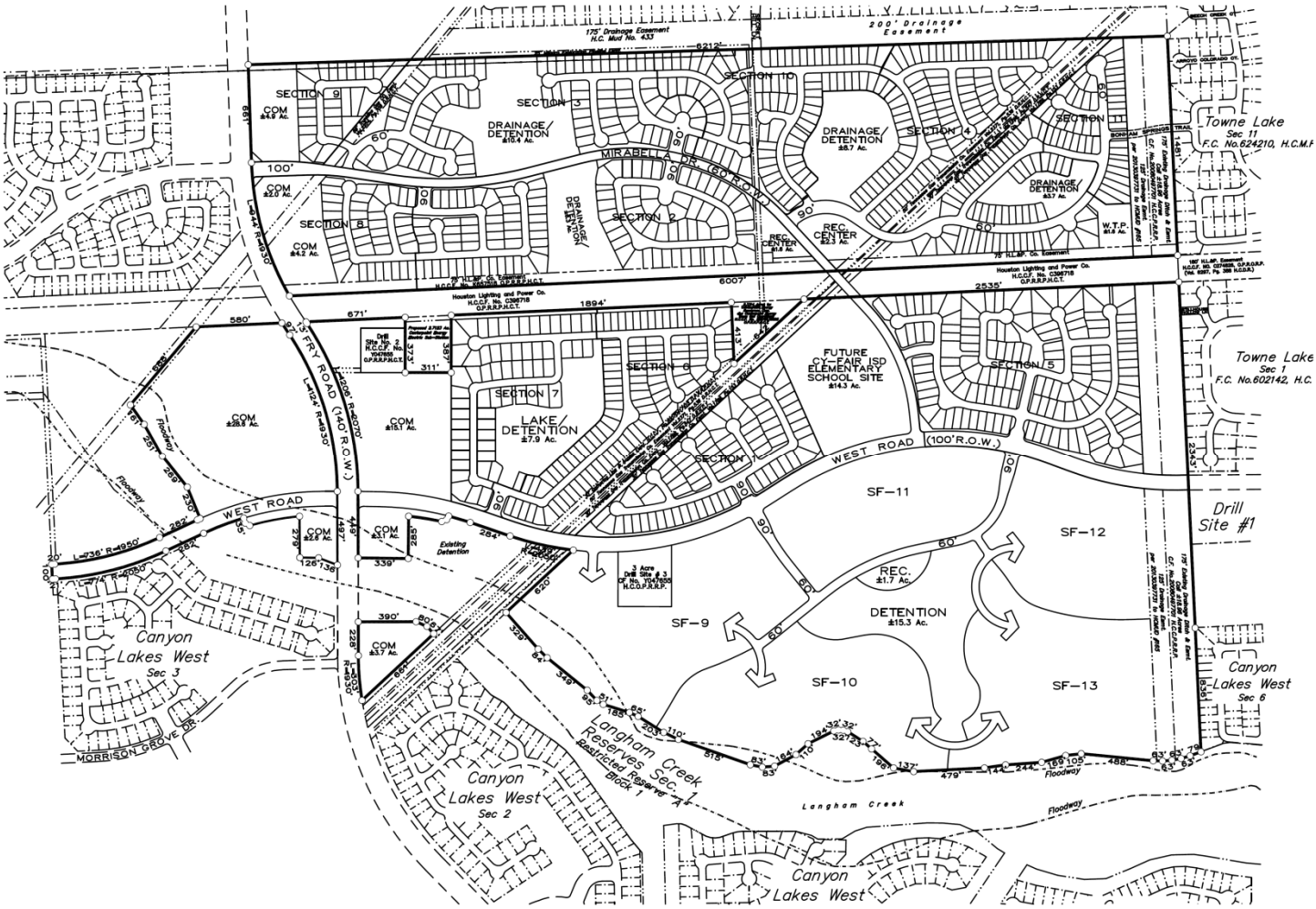
D – Variances **Site Location**

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Mirabella GP

Applicant: BGE|Kerry R. Gilbert Associates



NORTH

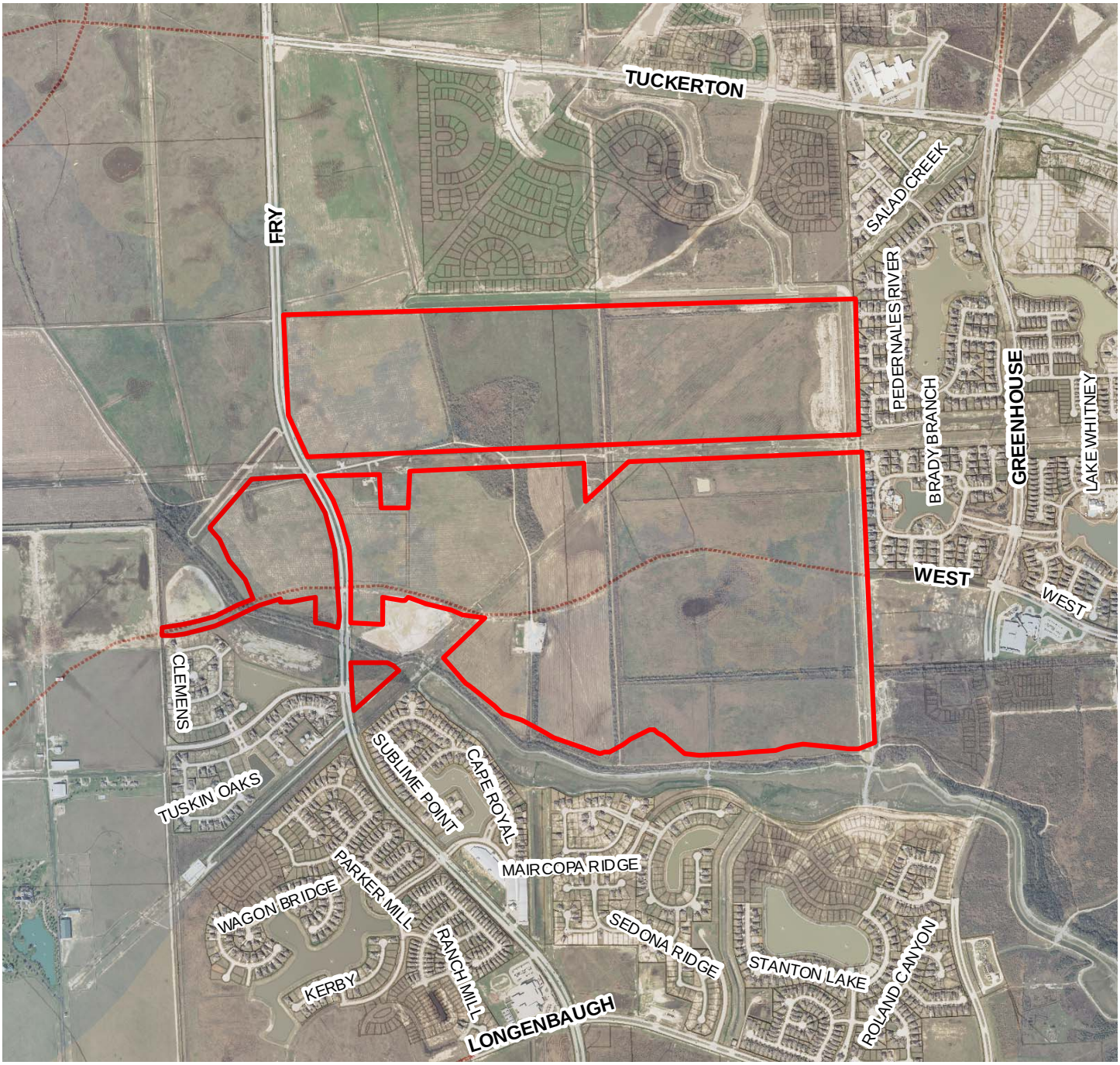
D – Variances **Subdivision**

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Mirabella GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances **Aerial**

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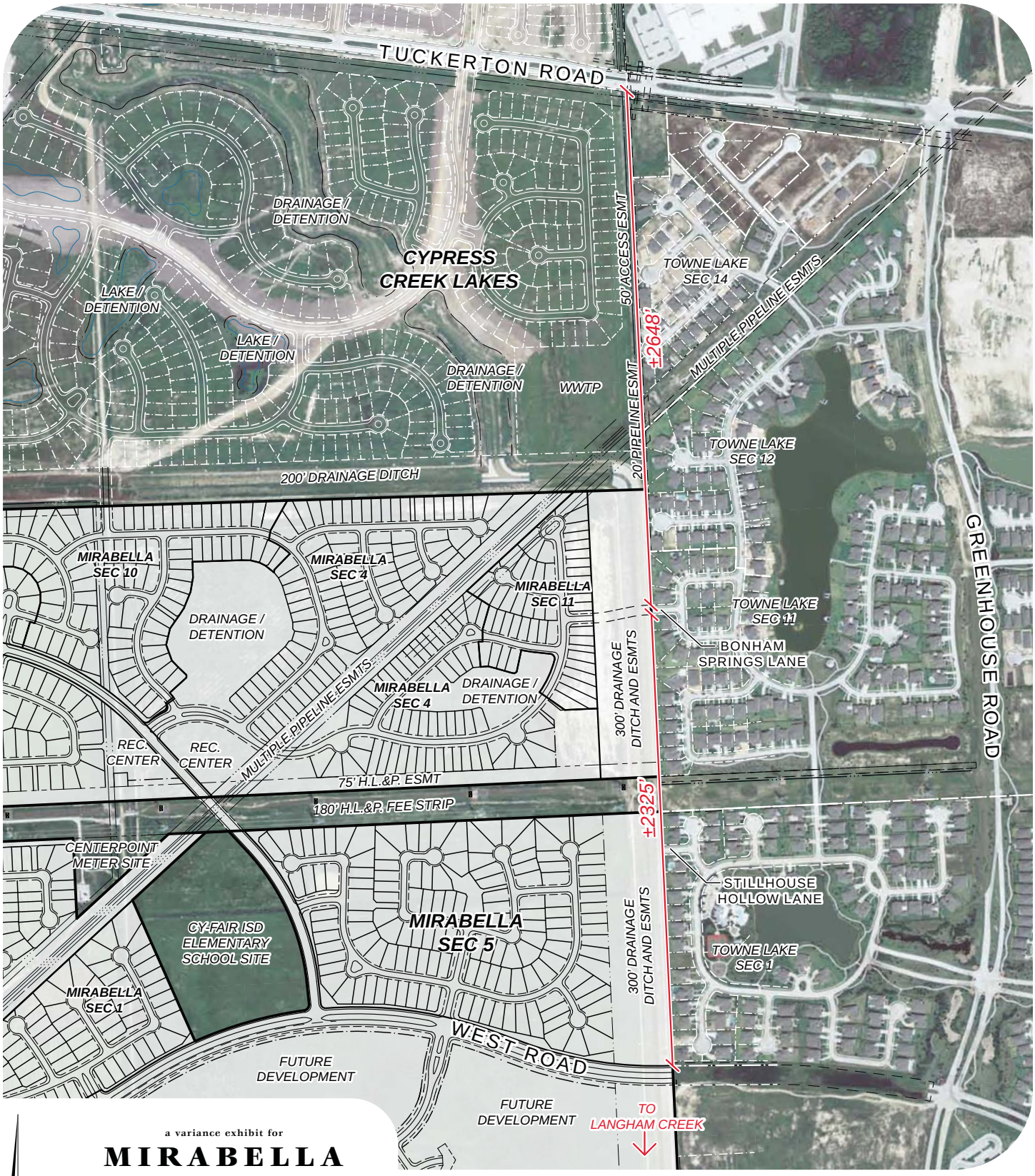

a variance exhibit for

MIRABELLA

GENERAL PLAN

prepared for

LAND TEJAS

N

BGE | KERRY R. GILBERT & ASSOCIATES

SCALE

0 100 200 400

AUGUST 25, 2014
KGA #I-307

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

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2143
Plat Name: Mirabella GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 08/25/2014

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

To not extend, connect to, or terminate with a cul-de-sac the existing stub street Stillhouse Hollow Lane from Towne Lake Section 1 on the eastern project boundary.

Chapter 42 Section: 135

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:…

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;

Mirabella is a ±603.1-acre single-family residential development located in northwest Harris County off of the major thoroughfares Fry Road and West Road. The boundary of Mirabella comprises most of the undeveloped acreage from the ±2000-acre Canyon Lakes West development, which is otherwise mostly completed. The Canyon Lakes West development is located primarily on Fry Road south of Tuckerton Road and north of Longenbaugh Road, and also contains portions of Greenhouse Road and West Road. To the east is the existing Towne Lake Development and to the north are the existing Cypress Creek Ranch development and future areas of the Bridgeland development. Canyon Lakes West is encumbered by an H.L.&P. fee strip, drainage easements totaling 300' in width, multiple pipeline easements, and the considerable floodway of Langham Creek, which flows through the center of Canyon Lakes West. The portion of Canyon Lakes West to be developed as Mirabella is located north of Langham Creek and primarily east of Fry Road. On the eastern boundary of the Mirabella site, there is an existing 175'-wide drainage ditch, contained in two parallel drainage easements totaling 300' in width, which together run the full length of the eastern boundary from the Cypress Creek Ranch development in the north down to Langham Creek. The original 175'-wide drainage easement was condemned by MUD #433 for regional drainage purposes when the area of Mirabella was still primarily undeveloped. The second easement, 125' wide, was later granted to create a 300' drainage corridor to Langham Creek as part of Harris County Flood Control's Upper Langham Creek Frontier Program. The land underlying these easements, including the drainage ditch, is currently being conveyed in fee from the developer to MUD #165, which will then convey it to Harris County Flood Control. This existing 300'-wide drainage corridor creates a maximum block length requirement of ½-mile for local streets crossing the ditch. However, the adjacent Towne Lake development was completed prior to the creation of the drainage easements or the construction of the ditch. At that time, the Towne Lake development established stub streets as appropriate for the then-current block length requirement of 1400'. There are two stub streets into the eastern boundary of the subject site: Stillhouse Hollow Lane from Towne Lake Section 1, and Bonham Springs Lane from Towne Lake Section 11. Had the 300'-wide drainage corridor been created

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

The existing drainage easements and ditch, and the adjacent development history, are the circumstances supporting the granting of the variance and are not a hardship created or imposed by the applicant.

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

The granting of the variance request shall still preserve and maintain the intent and general purposes of this chapter by conforming to the maximum block length along the drainage ditch. Had the regional drainage corridor been established

prior to the development of the adjacent communities, the stub street in question would not have been provided and there would be no discussion of its extension at this time.

(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 the adjacent developments are provided for with the multiple major thoroughfares and collector streets as well as the many local street connections, thereby protecting the public health, safety and welfare.

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

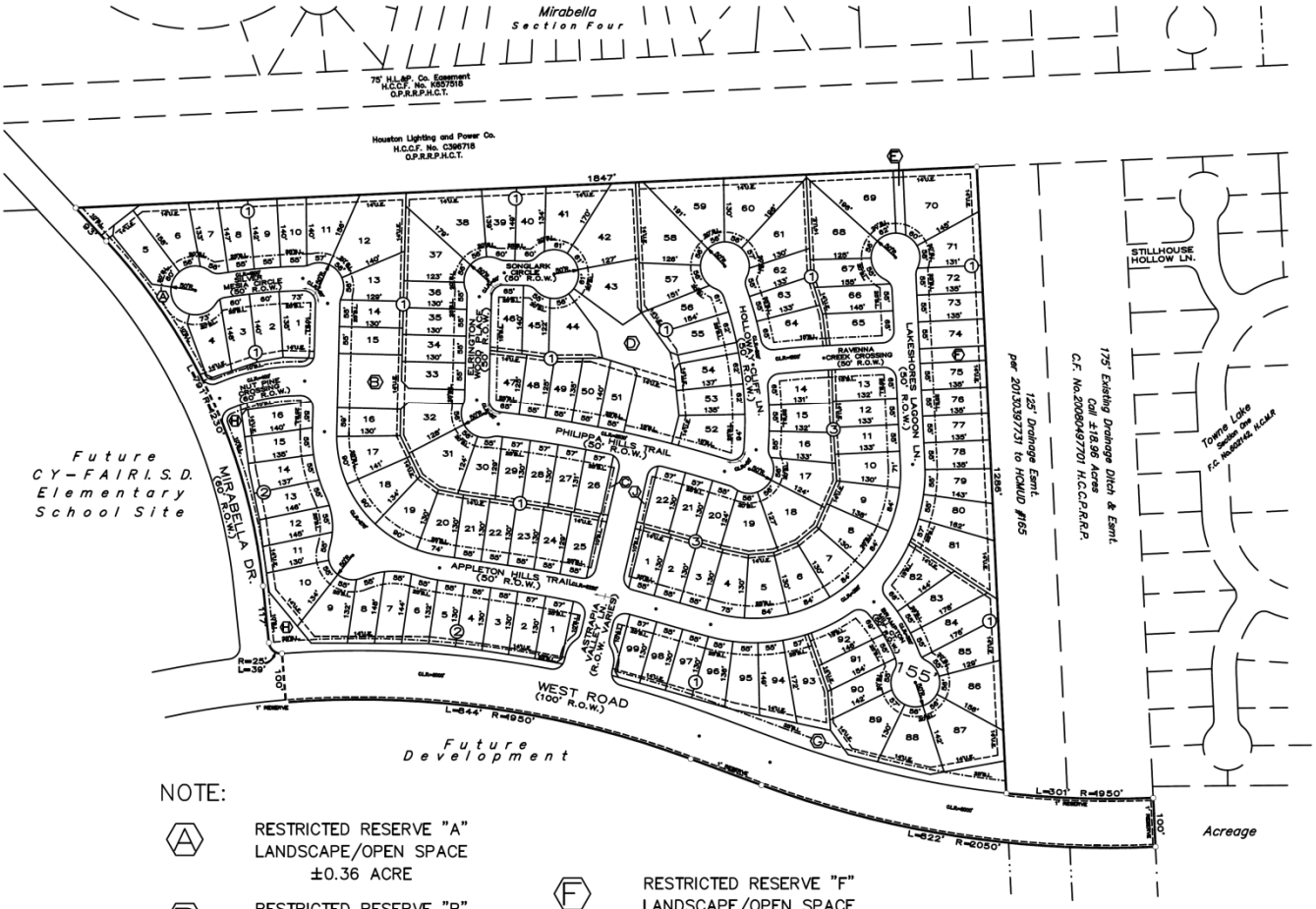
The existing drainage easements and ditch, and the adjacent development history, are the justifications supporting the granting of the variance.

Houston Planning Commission ITEM : 128

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Mirabella Sec 5

Applicant: BGE|Kerry R. Gilbert Associates



NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.36 ACRE
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.43 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.09 ACRE
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.72 ACRE
- (E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.06 ACRE
- (F) RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.09 ACRE
- (G) RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.59 ACRE
- (H) RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.62 ACRE
- (J) RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.09 ACRE

NORTH

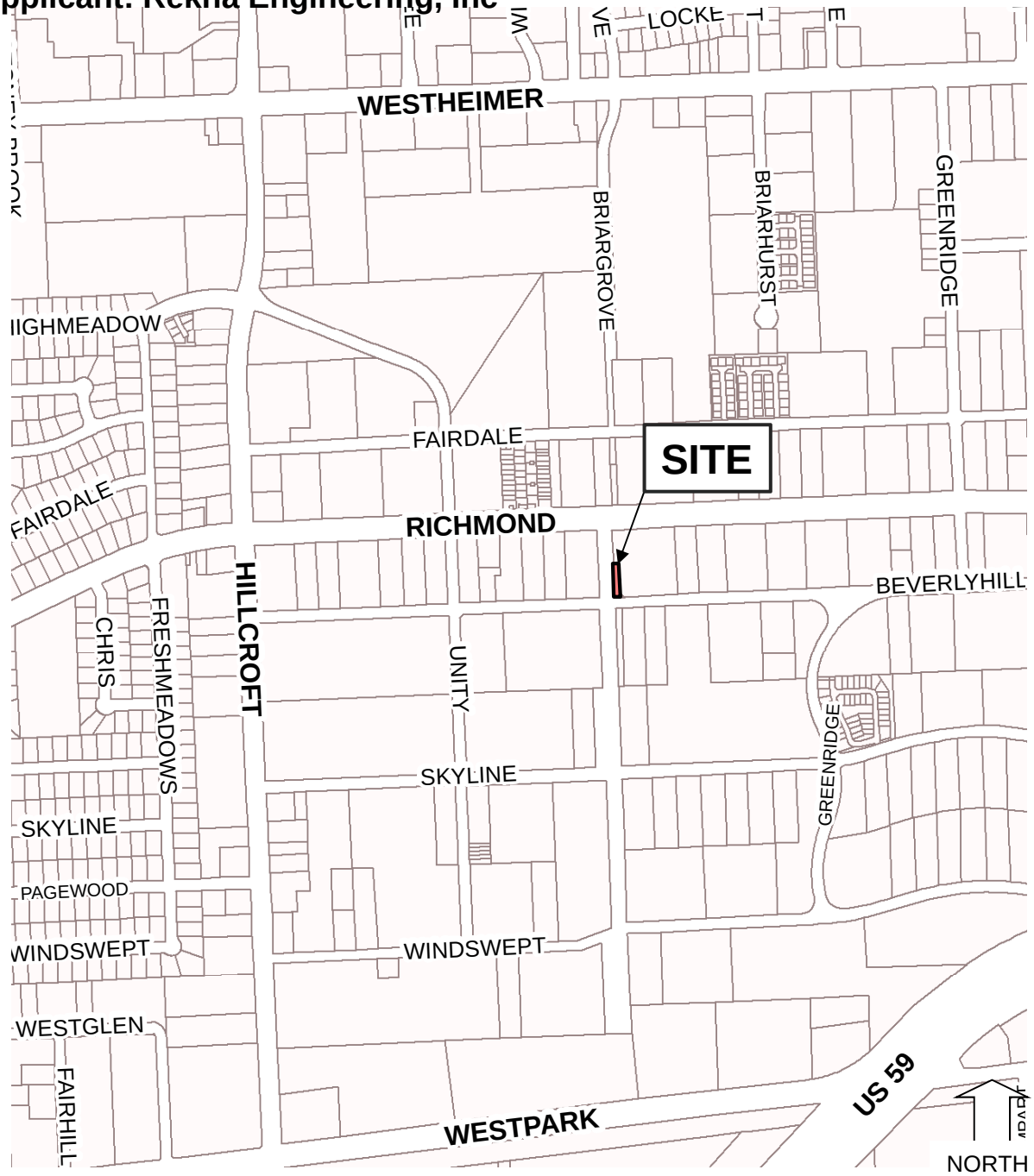
D – Variances Subdivision

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Roa Interests

Applicant: Rekha Engineering, Inc



D – Variances

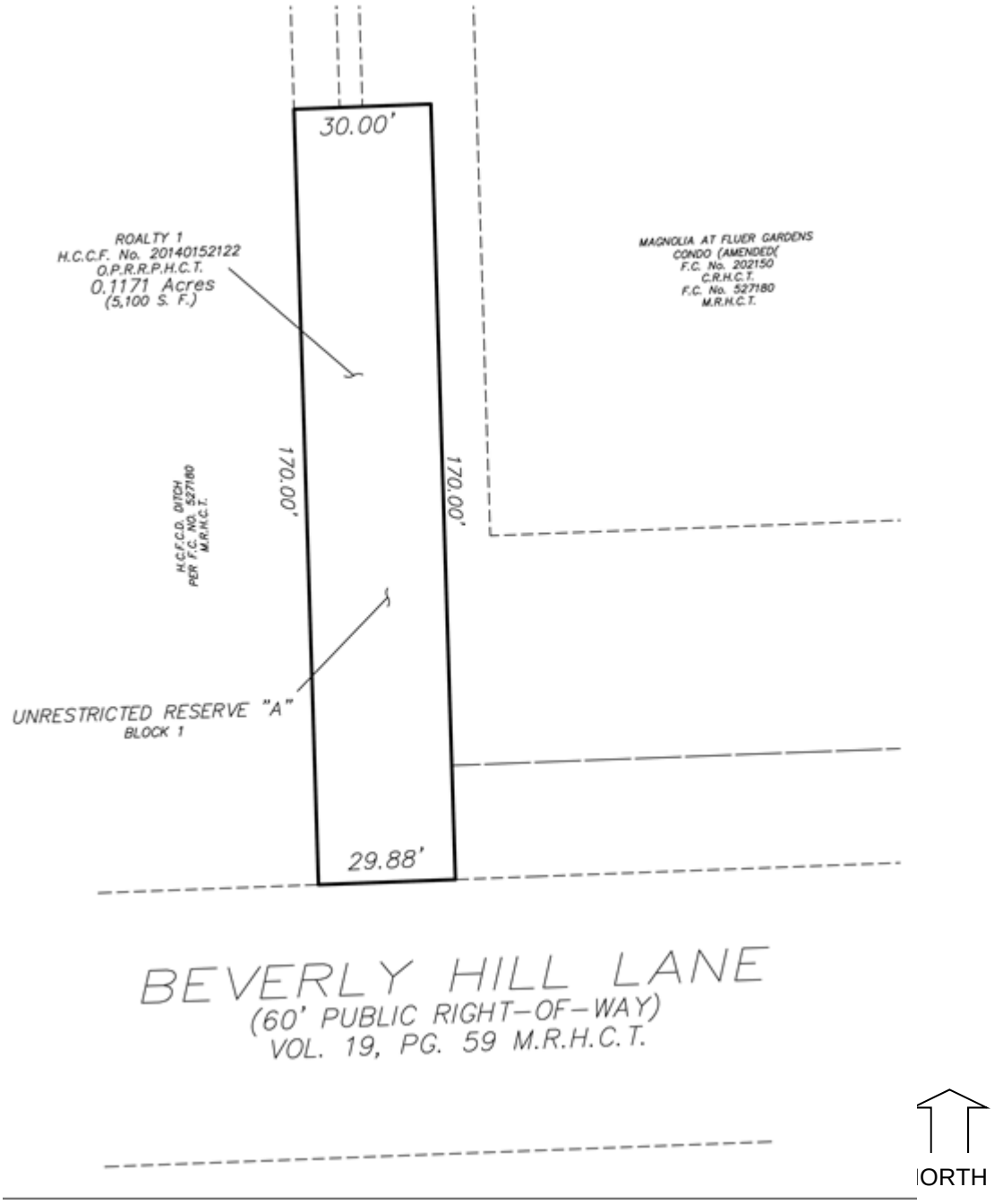
Site Location

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Roa Interests

Applicant: Rekha Engineering, Inc



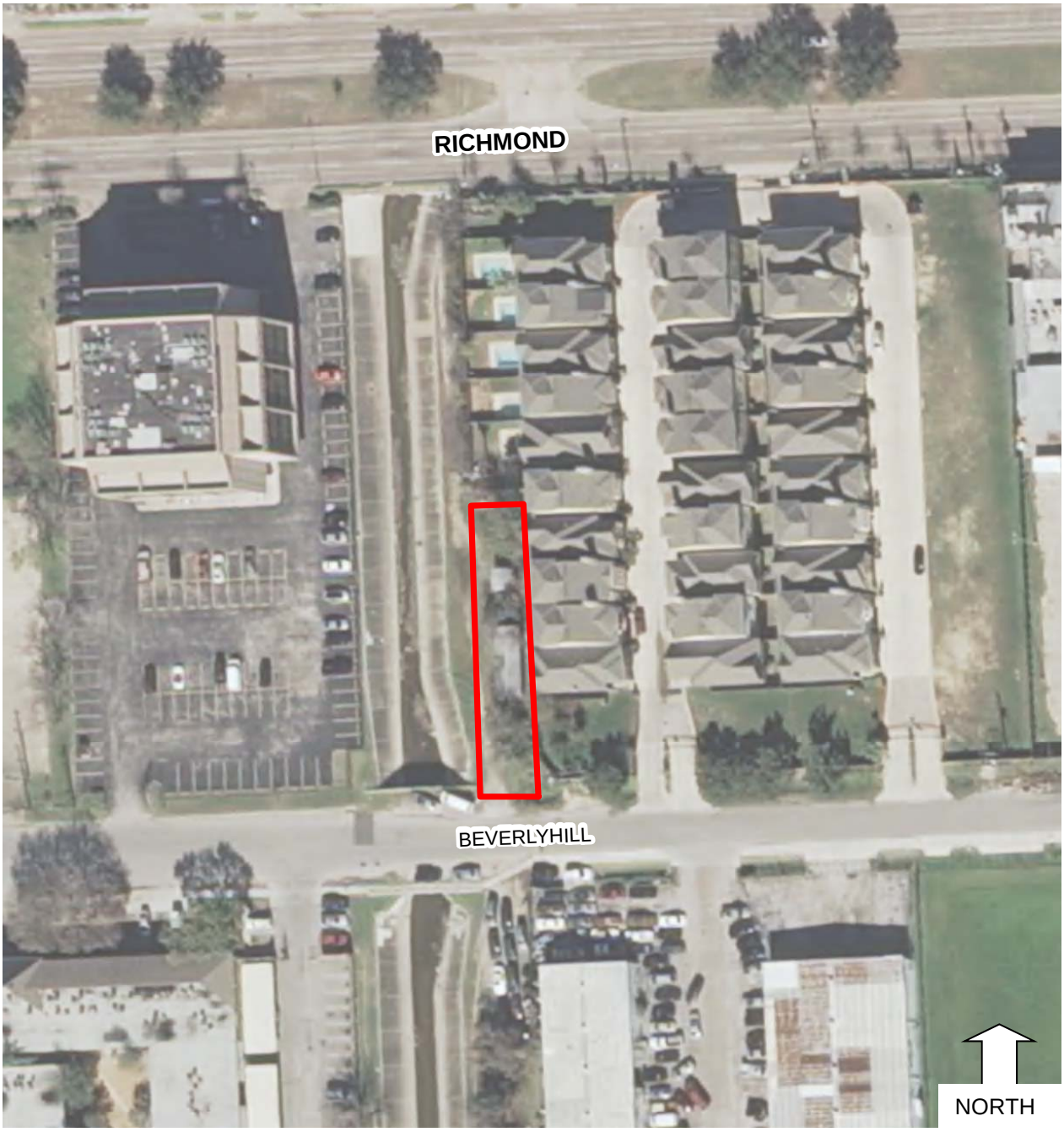
D – Variances **Subdivision**

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Roa Interests

Applicant: Rekha Engineering, Inc



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2146
Plat Name: Roa Interests
Applicant: REKHA ENGINEERING, INC.
Date Submitted: 08/25/2014

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

: In response to the 5 criteria referenced in Section 42-81 of the Ordinance, we request a variance from the rule in Section 42-190 requiring a minimum of 60 feet of frontage along a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use -- Reserves. Unrestricted reserves- 5,000 sq. ft.-public street-60 feet (50 feet in a street width exception area)Frontage-60 feet

Statement of Facts

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

Strict application of this requirement would deny Owner reasonable use of the land. The tract being platted as an Unrestricted Reserve is 30 feet wide. It was a street right-of-way abandoned by Harris County in 1953. (See attached document from Commissioners' Court) It has been a privately owned tract since then. Owner wishes to build a warehouse on the property.

(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;

For the reasons stated above, it is obvious that the circumstances stated above which support the granting of the variance are not the result of a hardship created or imposed by the Owners of the Property, because the tract has been at its current width since 1953. Tract is bounded by the Magnolia At Fluer Gardens Condominium to the east and north and by a Harris County Flood Control District to the west.

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

With the granting of the variance, the intent and purposes of the rule will be preserved as Owner is making use of the entire tract possible.

(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 as the existing condition have been in place since 1953.

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

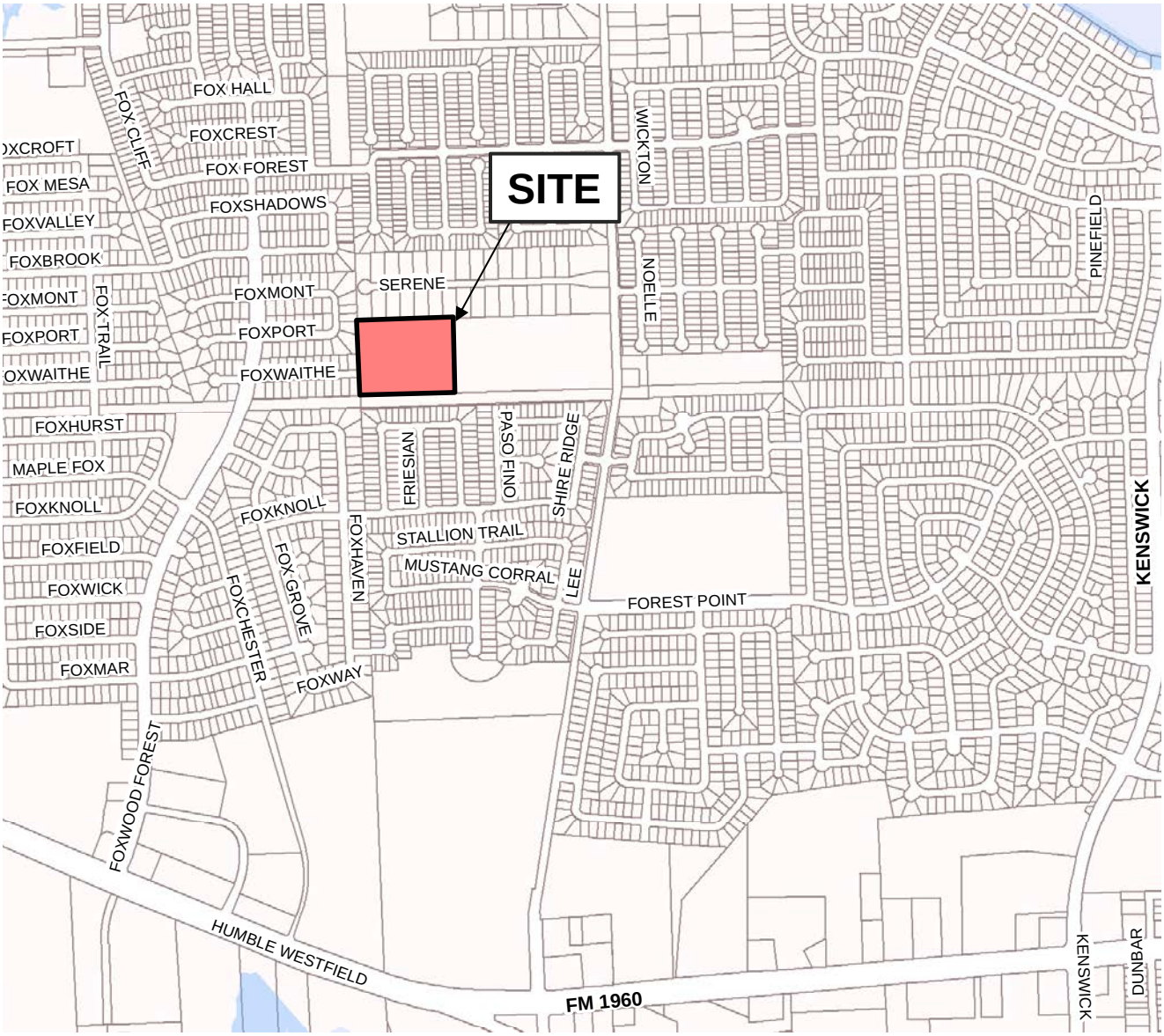
While economic hardship is obviously not the sole justification for the variance, it is certainly an issue in this instance. The Owners has incurred the costs of creating architectural and engineering plans in order to build a warehouse on the property.

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Saddle Ridge Sec 6 (DEF 2)

Applicant: IDS Engineering Group



D – Variances

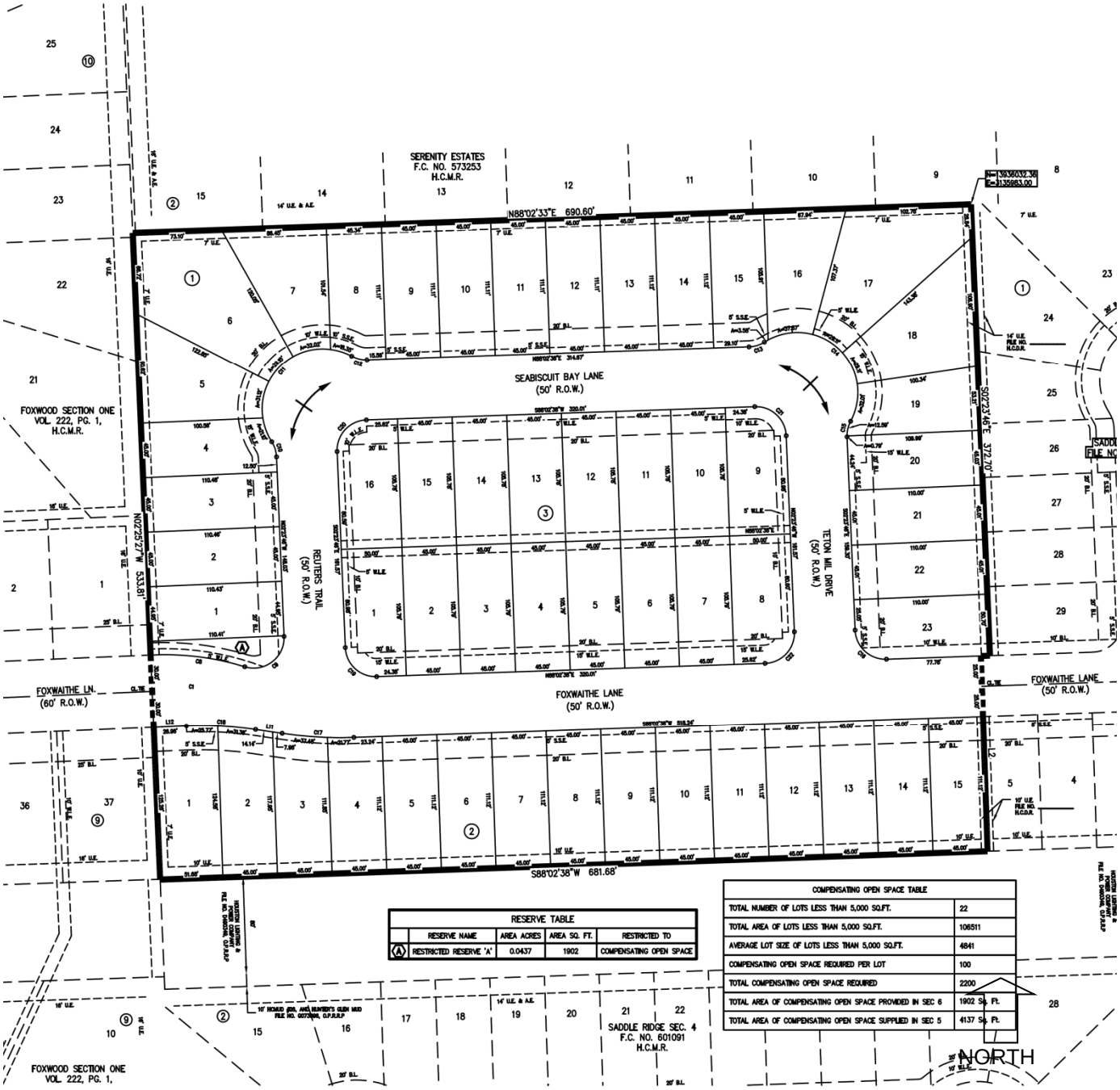
Site Location

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Saddle Ridge Sec 6 (DEF 2)

Applicant: IDS Engineering Group



RESERVE TABLE				
	RESERVE NAME	AREA ACRES	AREA SQ. FT.	RESTRICTED TO
A	RESTRICTED RESERVE 'A'	0.0437	1902	COMPENSATING OPEN SPACE

COMPENSATING OPEN SPACE TABLE	
TOTAL NUMBER OF LOTS LESS THAN 5,000 SQ.FT.	22
TOTAL AREA OF LOTS LESS THAN 5,000 SQ.FT.	106511
AVERAGE LOT SIZE OF LOTS LESS THAN 5,000 SQ.FT.	4841
COMPENSATING OPEN SPACE REQUIRED PER LOT	100
TOTAL COMPENSATING OPEN SPACE REQUIRED	2200
TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED IN SEC 6	1902 Sq. Ft.
TOTAL AREA OF COMPENSATING OPEN SPACE SUPPLIED IN SEC 5	4137 Sq. Ft.

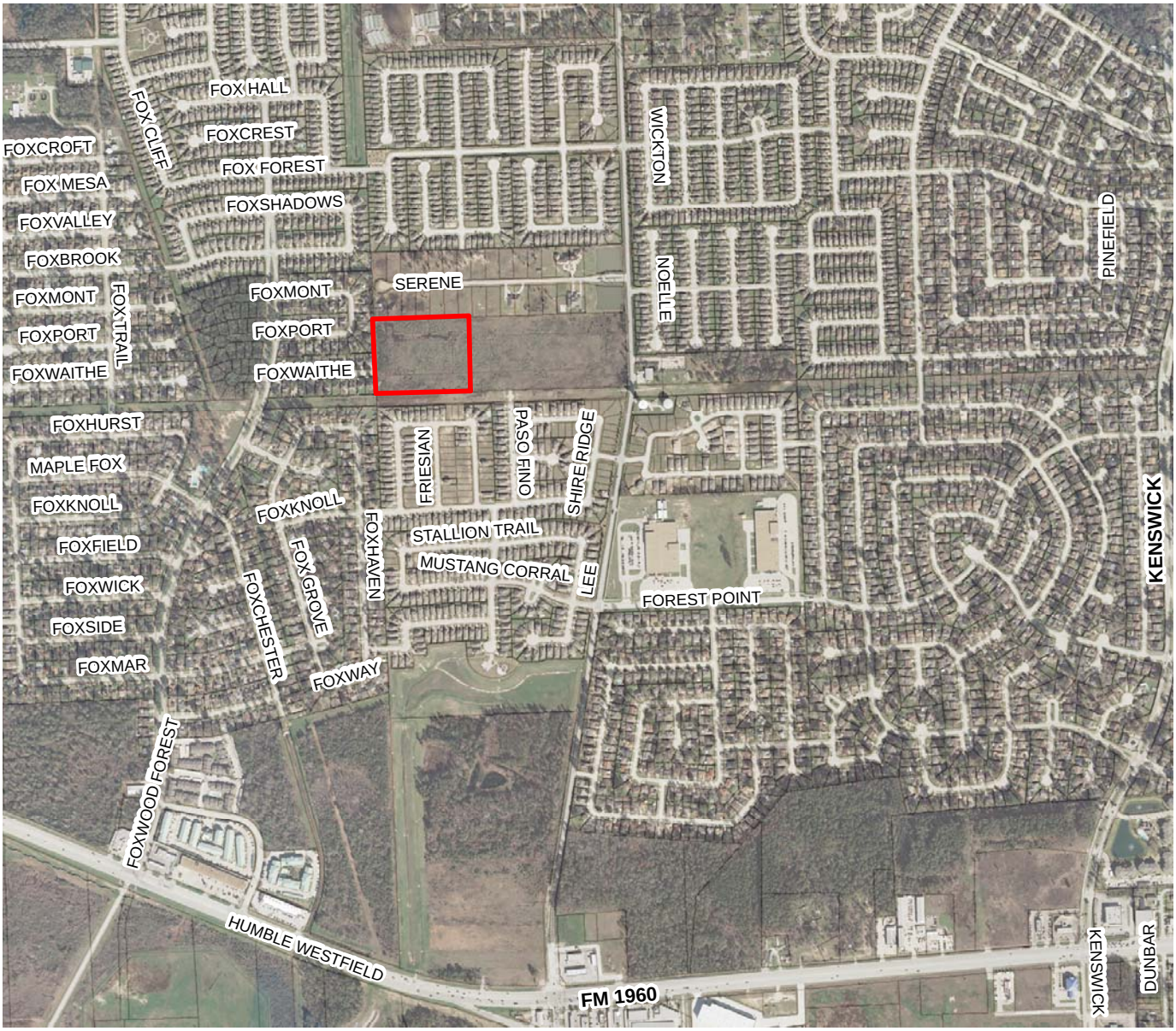
D – Variances **Subdivision**

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Saddle Ridge Sec 6 (DEF 2)

Applicant: IDS Engineering Group



NORTH

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

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.

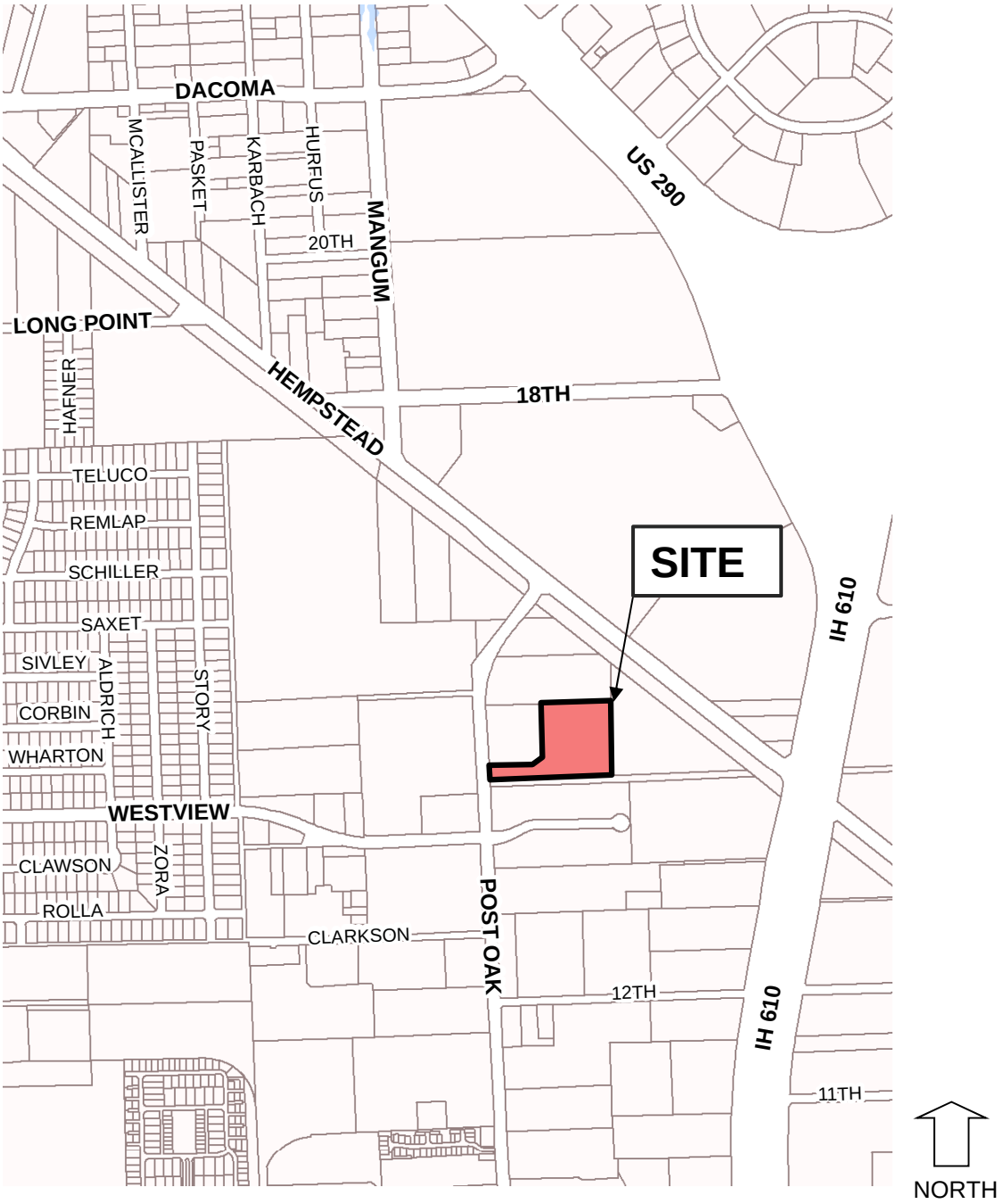
The hardship is the fact that Chapter 42 requires a variance in order to allow multiple sections in master planned community to share COS.

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Uptown North

Applicant: Windrose Land Services, Inc.



D – Variances

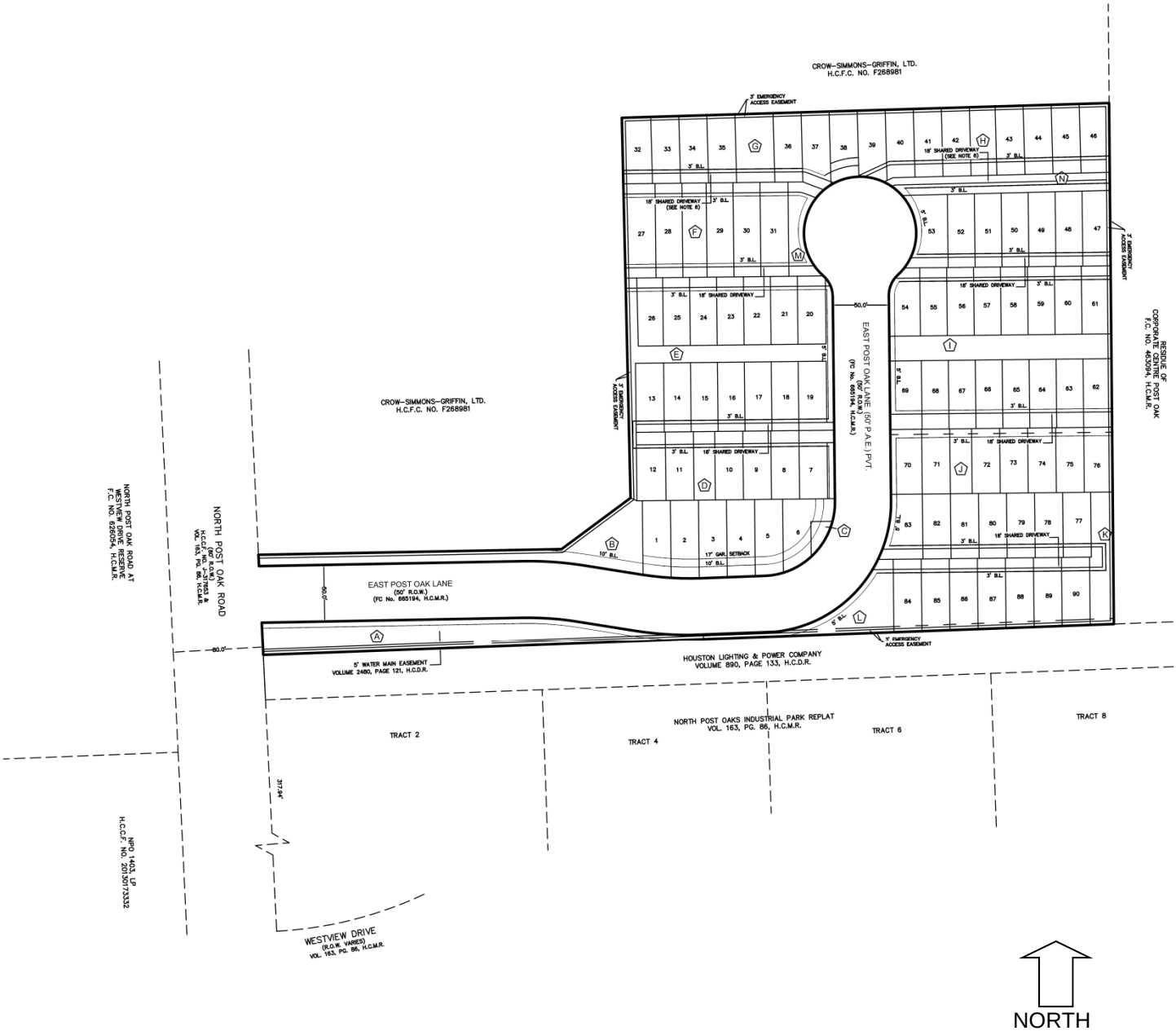
Site Location

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Uptown North

Applicant: Windrose Land Services, Inc.



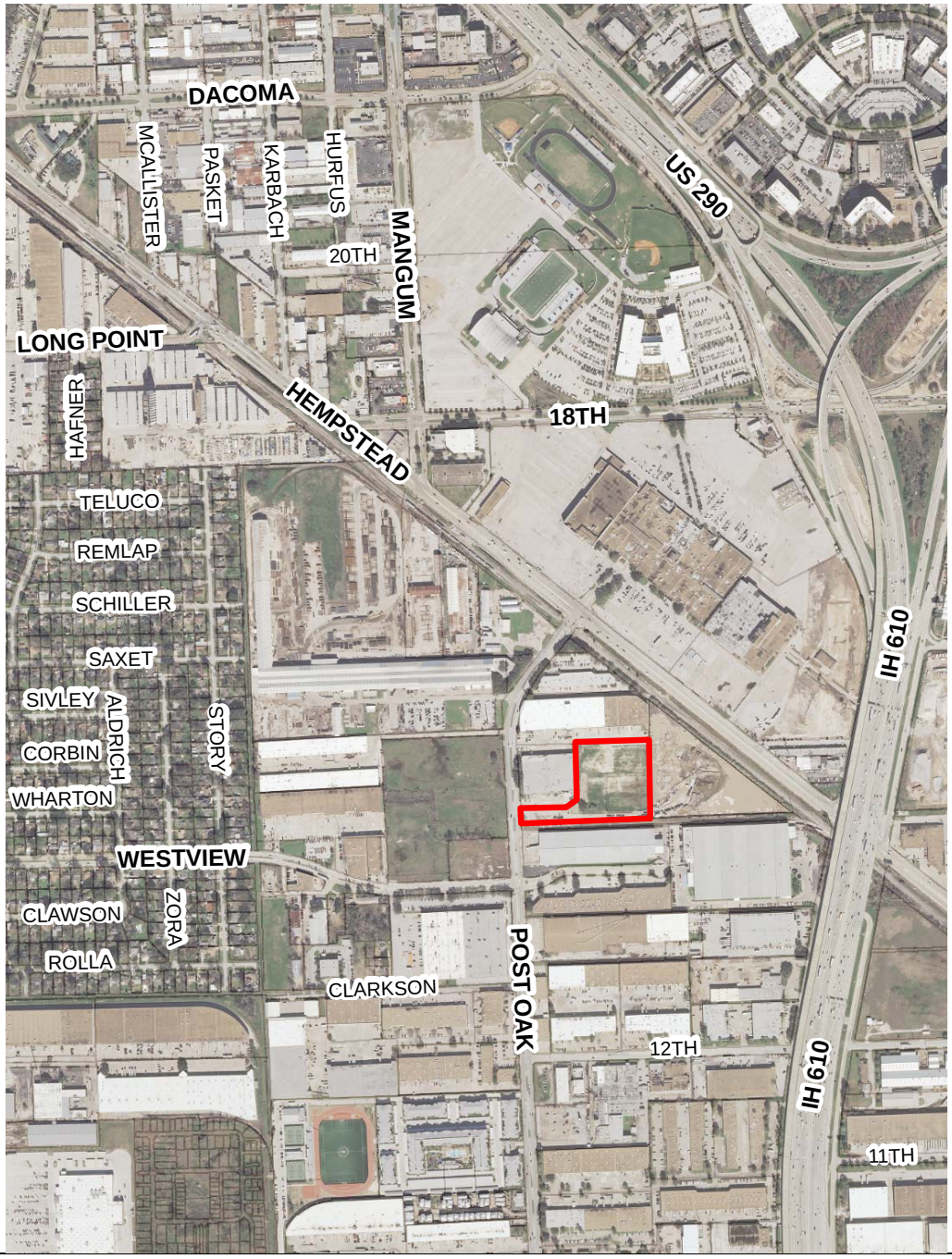
D – Variances Subdivision

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Uptown North

Applicant: Windrose Land Services, Inc.



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1829
Plat Name: Uptown North
Applicant: Windrose Land Services, Inc.
Date Submitted: 07/26/2014

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

To allow the property to allow more than 350 trips per day because of the Shared Driveway component of this tract.

Chapter 42 Section: 42-131

Chapter 42 Reference:

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

Statement of Facts

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

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

The subject property is 1.08 acres located on the east side of North Post Oak Road approximately 350 feet north of the intersection with Westview Drive. The site is approximately one mile from the intersections of Loop 610 with Interstate Highway 10 and Loop 610 with SH 290. In addition to having ideal transportation service corridors, the site is also in close proximity to numerous school and retail centers - Awty School, Beth Elementary, Housman Elementary, Northwest Mall, etc. While the area was at one point primarily commercial and industrial, it is now a neighborhood in full transition to a denser residential form. The transition is evident in the number of approved and/or fully built-out urban infill single-family projects in the same area along Post Oak Rd., Westview Dr., Hempstead Rd., Awty School Ln., and Wirt Rd. 1. The recently recorded street is over 350' in length 2. The property will have a looped water system 3. The units will be taking access from shared driveways 4. There will be approximately 8 curb cuts, no where close to 35 (or more)

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

The circumstances supporting the variance were not caused by the applicant and have been in place for many years. The CenterPoint right-of-way to the south, state property to the east and abutting warehouse buildings to the west and north make it impossible to extend a street beyond the limits of the subject property.

(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.

(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 as the recorded Public Street will provide more than adequate access for residents and emergency vehicles and the existing street system has the capacity to serve the proposed subdivision without a negative impact to its level of service.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the isolation caused by the surrounding land uses. Without the ability to extend a public street beyond the limits of the subdivision, the best option for the community is to allow the developer to obtain market appropriate density by using a private access/shared driveway combination.

Houston Planning Commission ITEM : 132

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Workshop Houston (DEF1)

Applicant: Karen Rose Engineering and Surveying

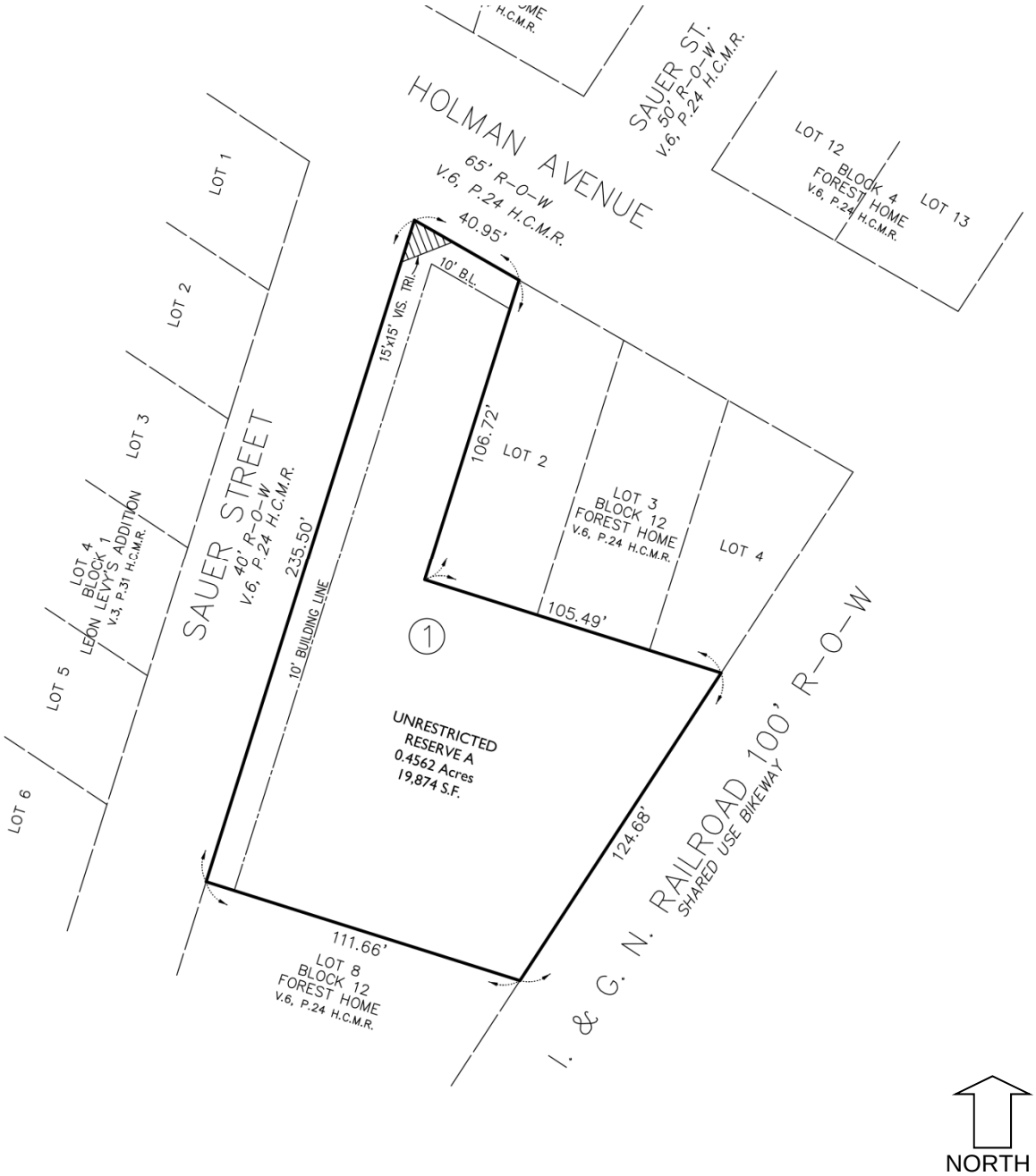
D – Variances Site Location

Houston Planning Commission ITEM : 132

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Workshop Houston (DEF1)

Applicant: Karen Rose Engineering and Surveying



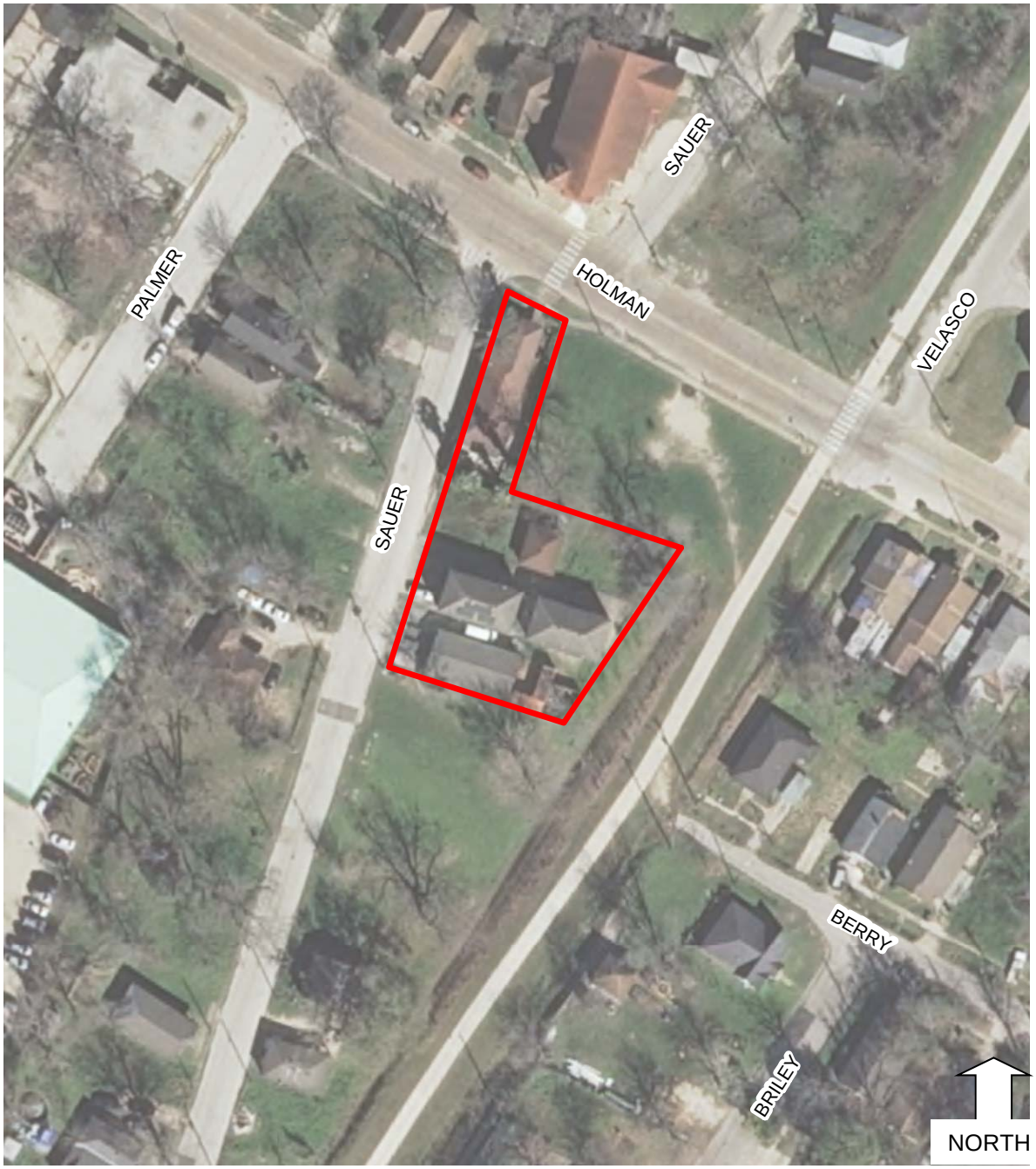
D – Variances Subdivision

Houston Planning Commission ITEM : 132

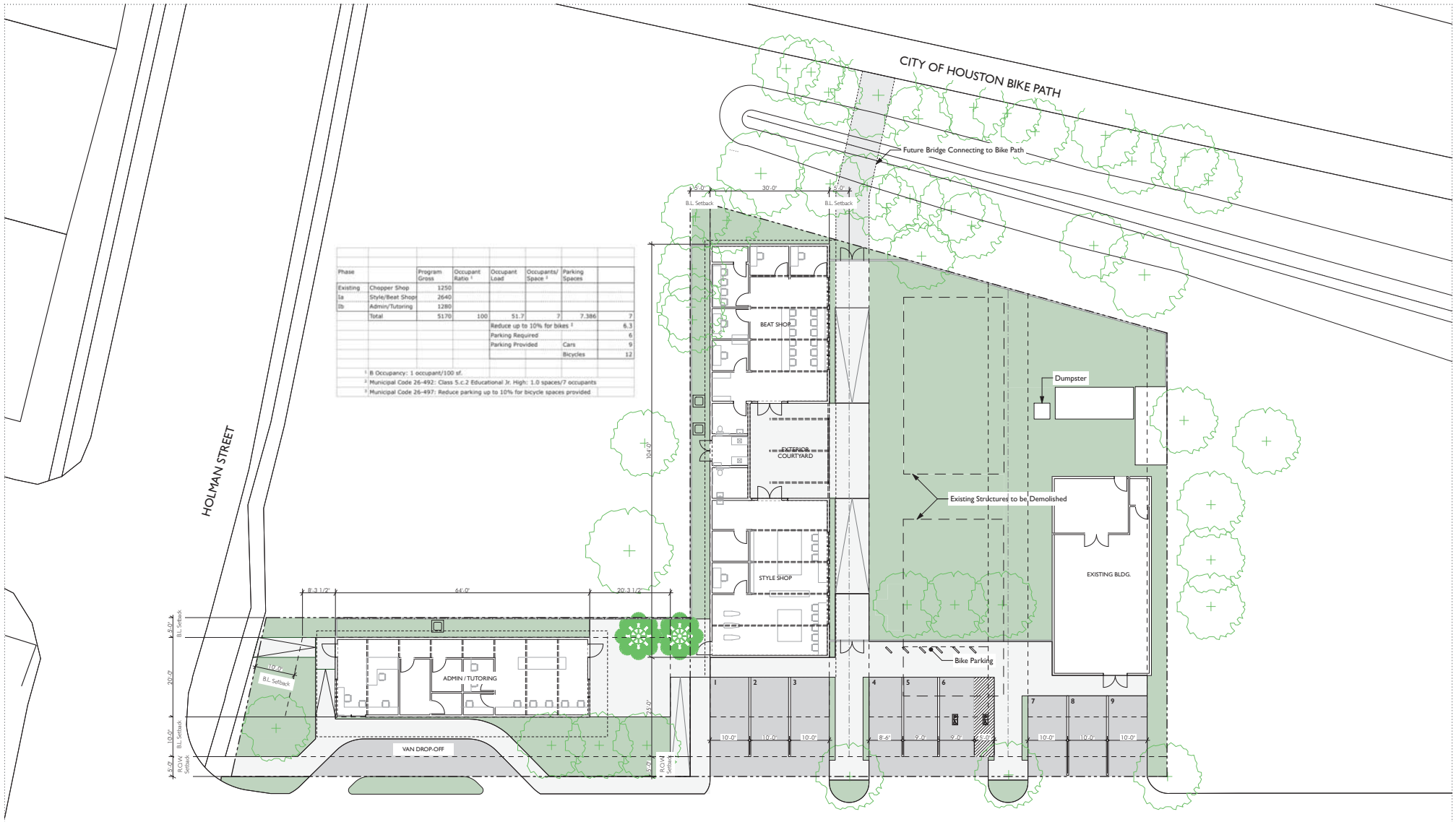
Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Workshop Houston (DEF1)

Applicant: Karen Rose Engineering and Surveying



D – Variances Aerial



Phase		Program Gross	Occupant Ratio [1]	Occupant Load	Occupants/ Space [2]	Parking Spaces	
Existing	Chopper Shop	1250					
Ia	Style/Beat Shop	2640					
Ib	Admin/Tutoring	1280					
	Total	5170	100	51.7	7	7.386	7
				Reduce up to 10% for bikes [3]			6.3
				Parking Required			6
				Parking Provided		Cars	9
						Bicycles	12

[1] B Occupancy: 1 occupant/100 sf.
[2] Municipal Code 26-492: Class 5.c.2 Educational Jr. High: 1.0 spaces/7 occupants
[3] Municipal Code 26-497: Reduce parking up to 10% for bicycle spaces provided

5 Site Plan
SCALE: 3/32" = 1'-0"

DESIGNED BY
Rice Building Workshop
6100 Main Street
Houston, Texas 77005
T: (713) 348-4864
F: (713) 348-5277
W: http://arch.rice.edu

ARCHITECT OF RECORD
Danny M. Samuels
Texas Reg. 5960

Workshop Houston

3615 Sauer Street
Houston, Texas 77004

ISSUED:

THIS SHEET PLOTTED: 8/26/14

Site Plan

A-102

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1940
Plat Name: Workshop Houston
Applicant: Karen Rose Engineering and Surveying
Date Submitted: 08/09/2014

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

The variance being sought is not to be required to dedicate an additional 5 feet of widening for the right-of-way width of Sauer Street.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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 unique physical characteristic of this development is the shape of Block 12 of the original subdivision of Forest Home, of which this development is a part. Block 12 is wedge shaped tract cutoff from the rest of Forest Home between the I.& G.N. Railroad right-of-way, which predates Forest Home by 30 plus years, and the west boundary of Forest Home. The west right-of-way line of Sauer Street is one of the oldest property lines in Harris County, dating back to sovereignty, being the west line of the Henry Tierwester Survey, Abstract No.75, and the east line of the J.S. Holman Survey, Abstract No.323. The original developers realizing that very little traffic would be generated on this one block long street, the lots on the west side of Sauer Street in Levy Leon's Addition already having access along Palmer Street, chose to maximize the usable area in the block by dedicating a right-of-way width of 40 feet for this reach of Sauer Street. All the other streets in Forest Homes have a minimum right-of-way width of 50 feet.

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

The original developers of Forest Home dedicated a 40 foot wide right-of-way for Sauer Street, realizing that the short street would generate limited traffic, in order to maximize the area in Block 12.

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

The intent of Chapter 42 in requiring minimum right-of-way widths is to provide for adequate traffic, vehicular and pedestrian, access and circulation. Sauer Street has limited need for traffic access and provides very limitedly to traffic circulation. The expansion of the facilities for Workshop Houston Chopper Shop will add little to vehicular traffic on Sauer Street. The Chopper Shop is a non-profit, after school program to teach young people bicycle construction and repair by learning welding and other trade skills. These young people come to the Chopper Shop by foot or on bicycles. The conversion of the I. & G.N. Railroad right-of-way to a City of Houston shared use bikeway serves these young people well.

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

The 40 foot right-of-way width adequately provides for the existing curb & gutter paving width of 26.8 feet. The close proximity of the City of Houston shared use bikeway provides for safe pedestrian and bicycle circulation in the area.

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

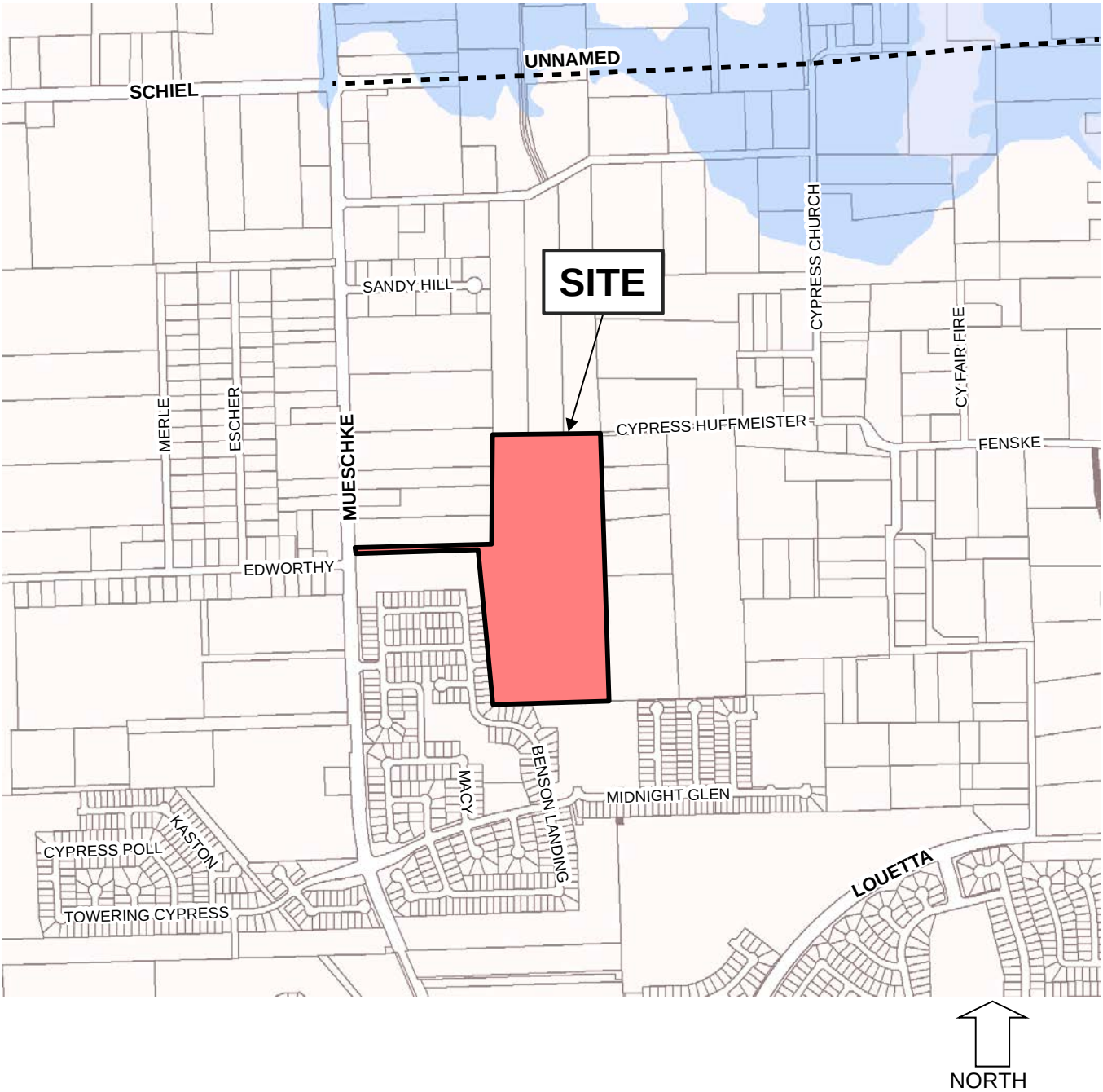
The original developers of Forest Home realizing that this reach of Sauer Street would generate limited vehicular traffic, chose to maximize the area of Block 12 by dedicating a 40 foot wide right-of-way for this reach of Sauer Street. What was probably seen as liability at the time, this block cut-off from the rest of the subdivision by the railroad, has become an asset to the Chopper Shop, with the conversion of the railroad right-of-way to a shared use bikeway. The dedication of addition right-of-way for Sauer Street will serve limited if any useful purpose.

Houston Planning Commission ITEM : 133

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cypress Landing East GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



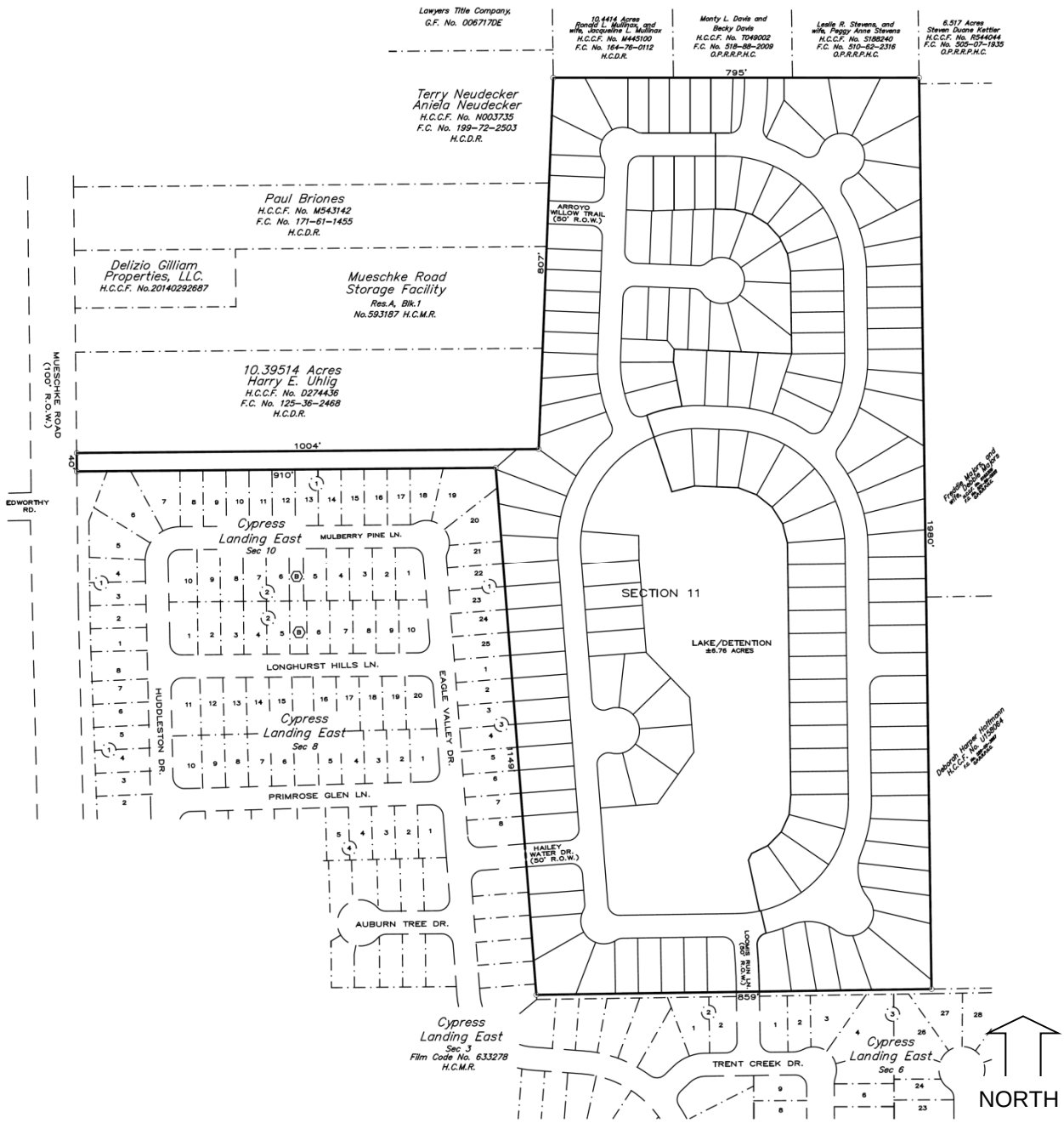
E – Special Expections Site Location

Houston Planning Commission ITEM : 133

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cypress Landing East GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



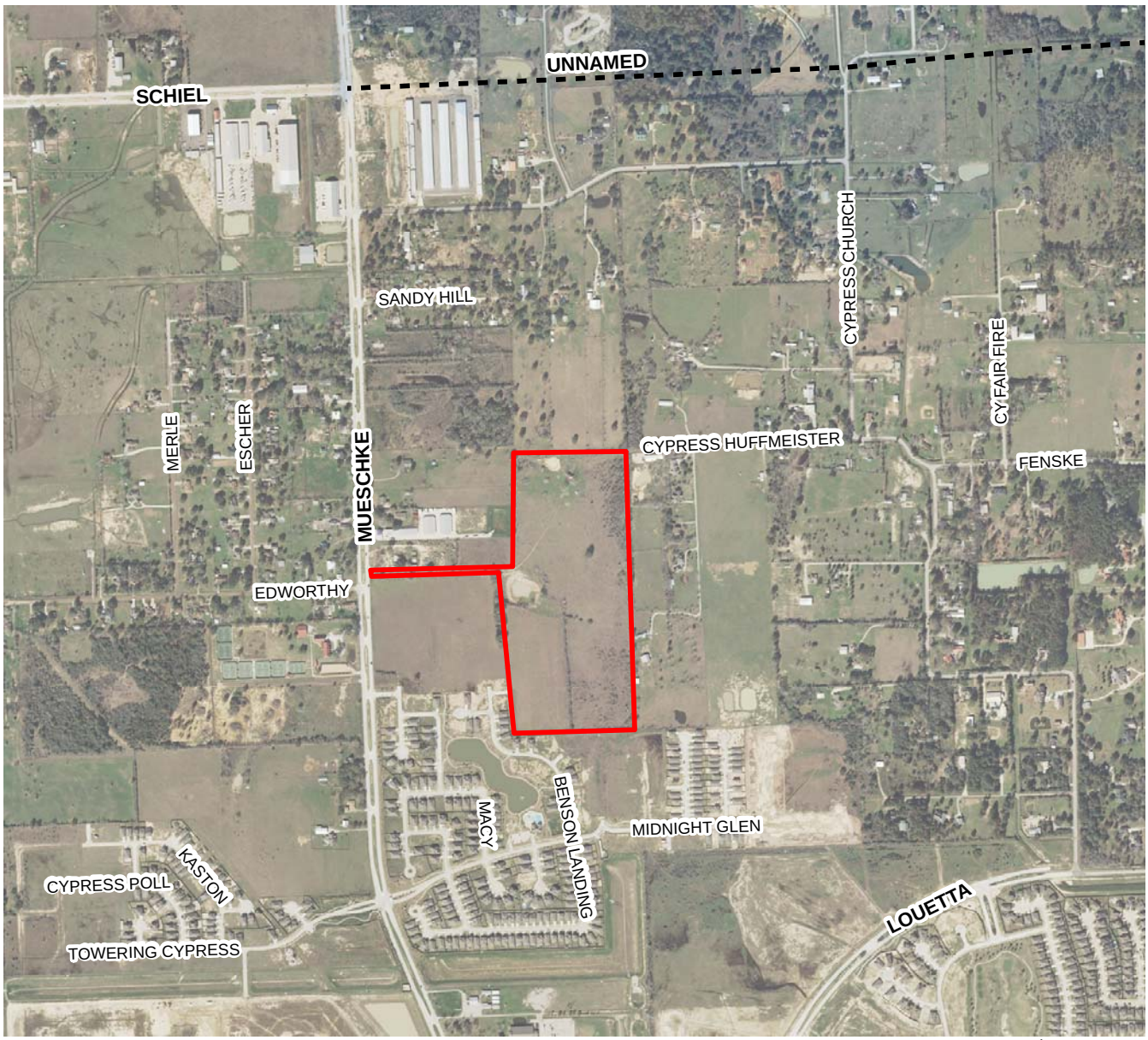
E – Special Exceptions **Subdivision**

Houston Planning Commission ITEM : 133

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cypress Landing East GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



NORTH

E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2014-2005
Plat Name: Cypress Landing East GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 08/11/2014

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

To allow an excessive block length along the northern property boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

Cypress Landing East is a single-family residential community located in Harris County, northwest of central Houston, on Mueschke Road, a north-south major thoroughfare. The vast majority of Cypress Landing East is complete; the subject site is an expansion of ±40.2 acres directly adjacent to the original development. The subject site is bounded on the south and southwest by the original Cypress Landing East development and takes access from two stub streets, Hailey Water Drive and Loomis Run Lane, which connect through Cypress Landing East back to Mueschke Road. To the northwest, north, and east of the subject site are large acreage tracts, most of which are currently used as large-lot residential properties. Further east in the original Cypress Landing East development is a recorded stub street to the north called Butter Brooks Lane. This stub street falls approximately 2848' from Mueschke Road, meaning that the midway point between these two streets is at approximately 1424'. The subject site proposes a northern stub street approximately 1460' from Mueschke Road, relatively close to this midpoint and at a deviation of approximately 4% from the standard.

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

The granting of this Special Exception will provide one stub street at the approximate mid-point between two north-south street connections, providing for future local street circulation, which is a result contemplated by the standards of Chapter 42.

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

The proposed modification is a 4% deviation from the standard and is not disproportionate.

(4) 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 provision of a northern stub street at a distance only 4% greater than the standard, which preserves the internal local street circulation of this area.

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

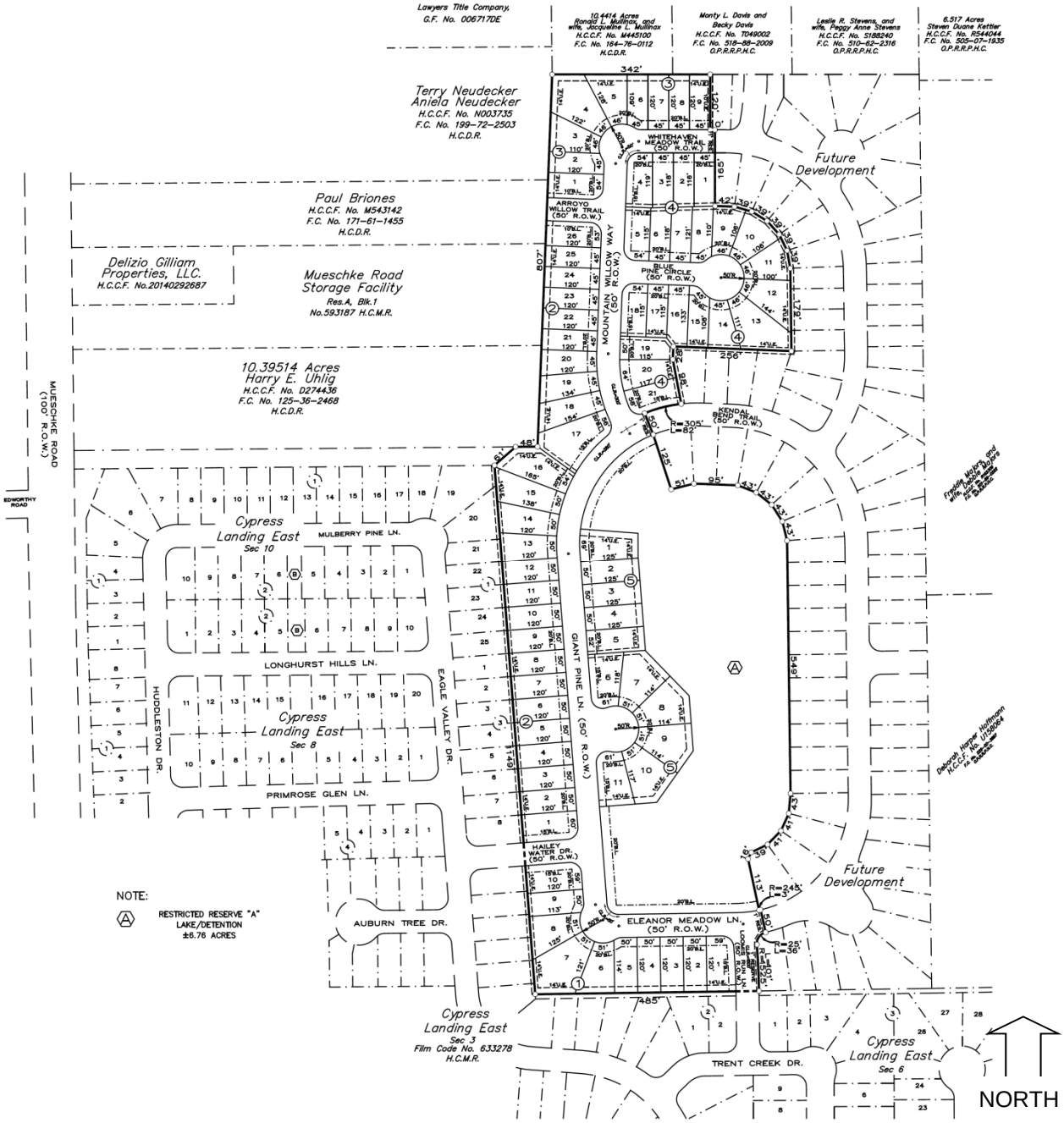
The granting of this Special Exception will not be injurious to the public health, safety, or welfare, since the stub street will be provided as required to improve internal circulation, with a distance only 4% greater than the standards of this chapter.

Houston Planning Commission ITEM : 134

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Cypress Landing East Sec 11 (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



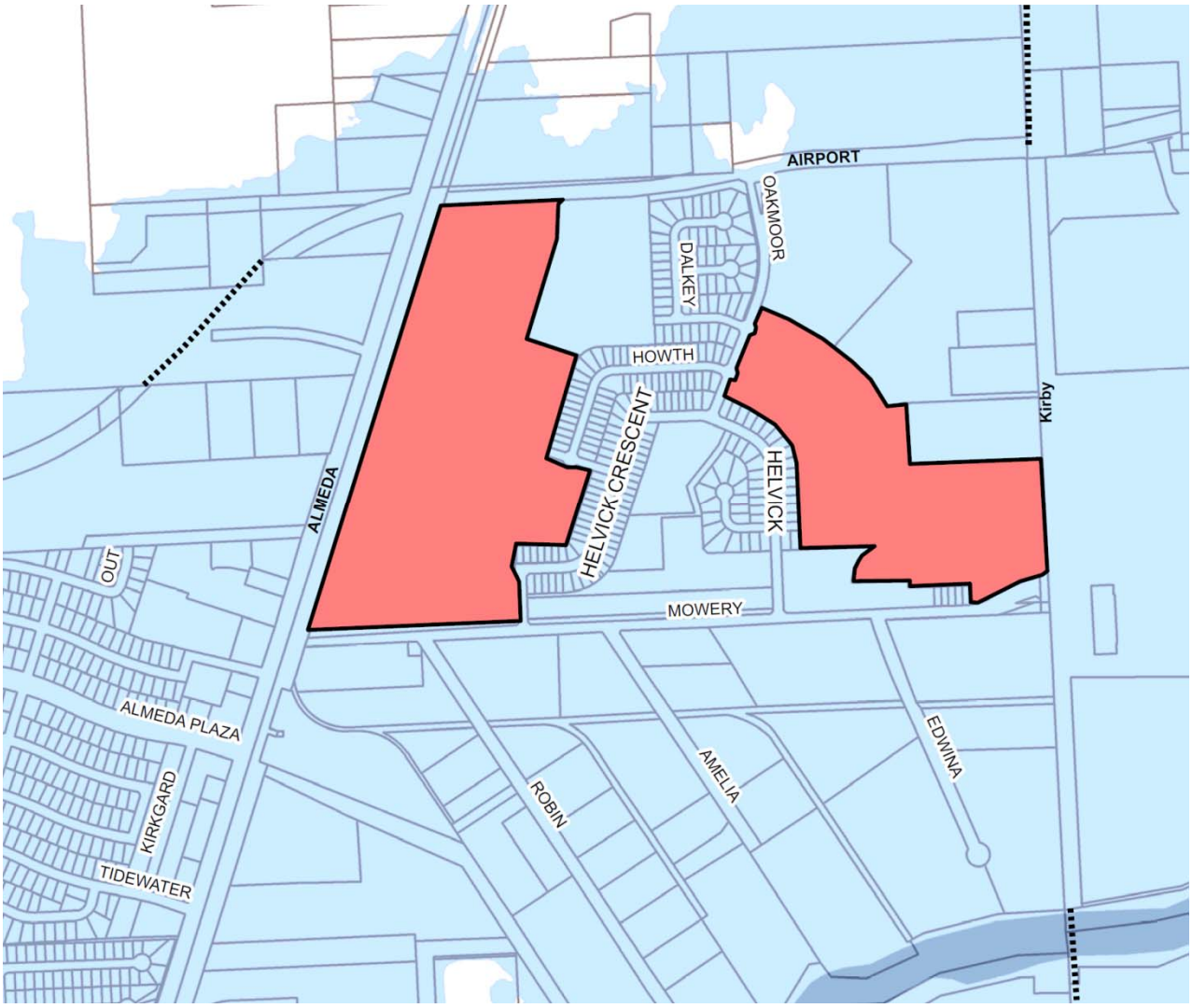
E – Special Exceptions **Subdivision**

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Airport Boulevard Estates GP

Applicant: LJA Engineering, Inc.



NORTH

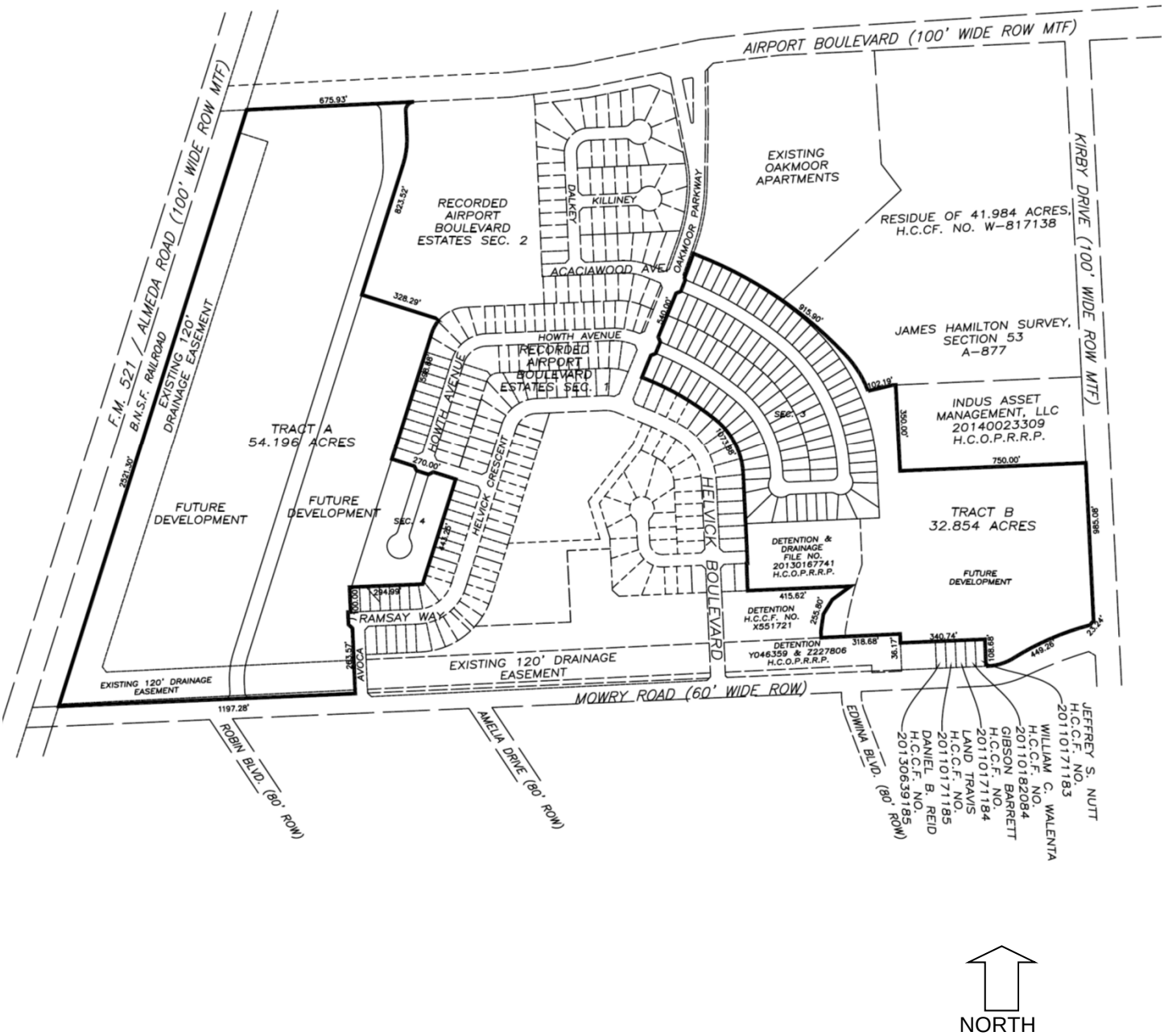
F – Reconsideration of Requirement **Site Location**

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Airport Boulevard Estates GP

Applicant: LJA Engineering, Inc.



F – Reconsideration of Requirement Subdivision

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Airport Boulevard Estates GP

Applicant: LJA Engineering, Inc.

NORTH

F – Reconsideration of Requirement **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-1963
Plat Name: Airport Boulevard Estates GP
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 08/11/2014

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

To not provide a East/West street or cul-de-sac, and exceed the required 1,400 foot intersection spacing requirement along Helvick Boulevard

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(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;

Airport Boulevard Estates GP is a community located in West Houston bordered by 3 major thoroughfares being Airport Blvd., Kirby Drive, Almeda Road/F.M. 521. A local street called Mowry Rd. (a local street) is located on the Southern boundary. A 100 year floodplain covers the majority of the undeveloped property within this general plan. Due to the configuration of the floodplain, a drainage easement, a modification of the drainage easement in 2011, and a detention pond, have all been created to address land use development in the floodplain. The requirement, in the current general plan, to provide a street extending from the Artem Court stub street to Kirby Drive, through the existing detention pond, would put undue hardship on the development of the property. This street would severely impact drainage and create an impractical development.

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

The Artem Court stub street was never intended to extend to Kirby Drive as indicated by previous General Plan submittals. In 2005, a 221 single family lot subdivision called Airport Boulevard Estates Section 1 was created which established the North/South circulation between Airport Boulevard and Mowry Road. The current owner, since 2009, was never a party to the creation of the General Plan and the subsequent platting of section one. Their intent is to develop the remaining property that best addresses the already established street pattern and drainage issues.

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

Due to a required North/South street between Airport Boulevard and Mowry Road, an East/West street must be addressed as required by the ordinance. This is satisfied by The Oakmoor Parkway and Helvick Boulevard intersection, 1,400 feet south of Airport Boulevard. Currently, the ordinance does not require an East/West street along Kirby Drive. Instead of Helvick Boulevard extending toward Kirby Drive, it turns southward toward Mowry Road. Additionally, the ordinance only requires 4 intersections along the streets bordering the General Plan and currently 5 intersections are proposed which exceeds ordinance requirements. The intent and general purposes of this chapter will be preserved and maintained because proposed access and internal circulation would meet chapter requirements.

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

There are currently two recorded access points to Mowry Road and one to Airport Blvd. The General Plan will add an additional access to Mowry and Airport Blvd respectively. The internal and external circulation, along with the proposed drainage, meets chapter 42 requirements. The variance will not be injurious to the public health or safety.

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

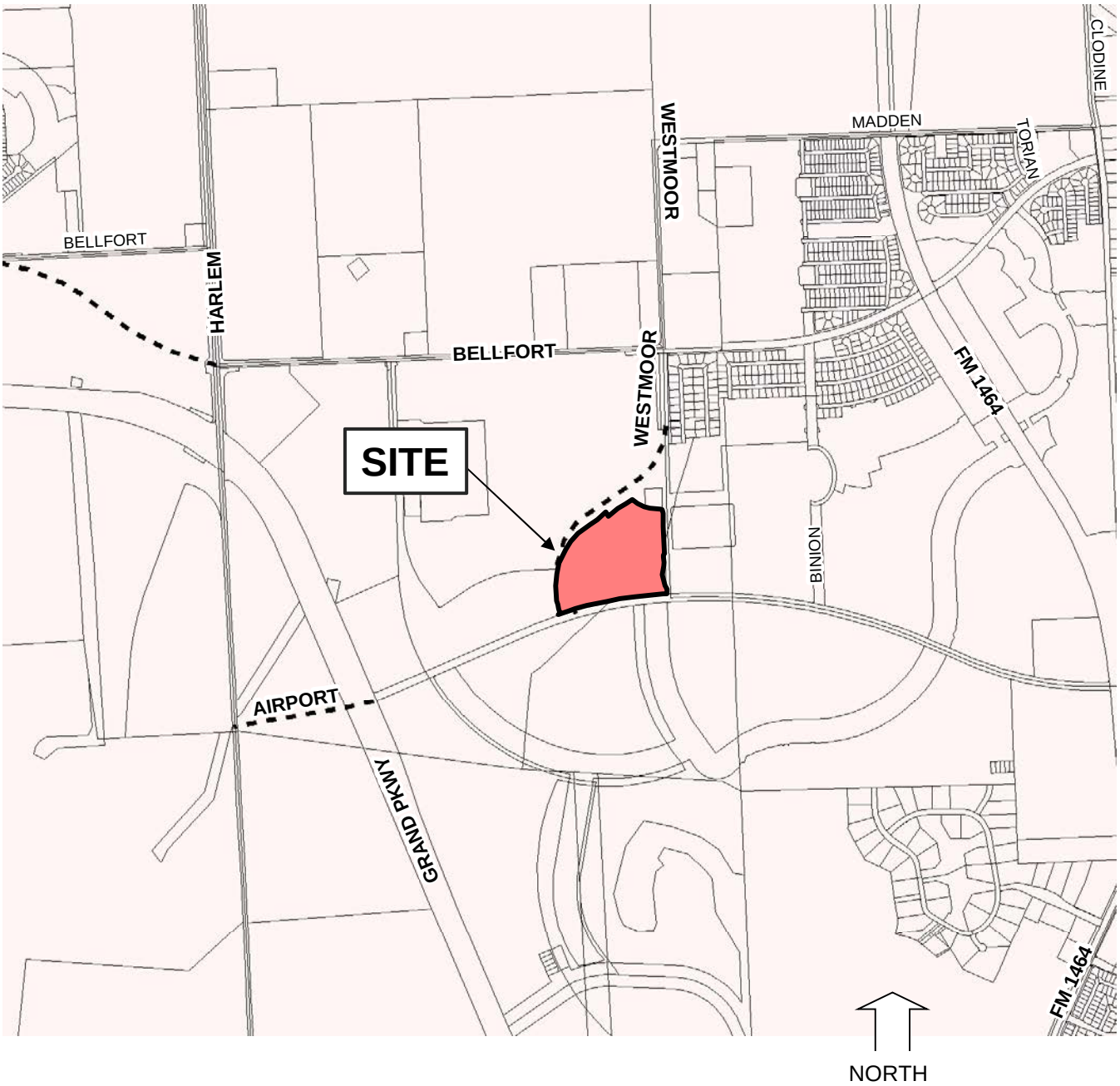
The previously approved general plan, recorded plats (Airport Boulevard Estates Sec 1 and 2), the large amount of drainage, Oakmoor Apartments and Kirby Drive Landing plats, are the basis for supporting the variance. The approved General Plan provided the basis for the past and future development of the area.

Houston Planning Commission ITEM : 136

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Aliana Sec 44 (DEF 2)

Applicant: LJA Engineering, Inc.



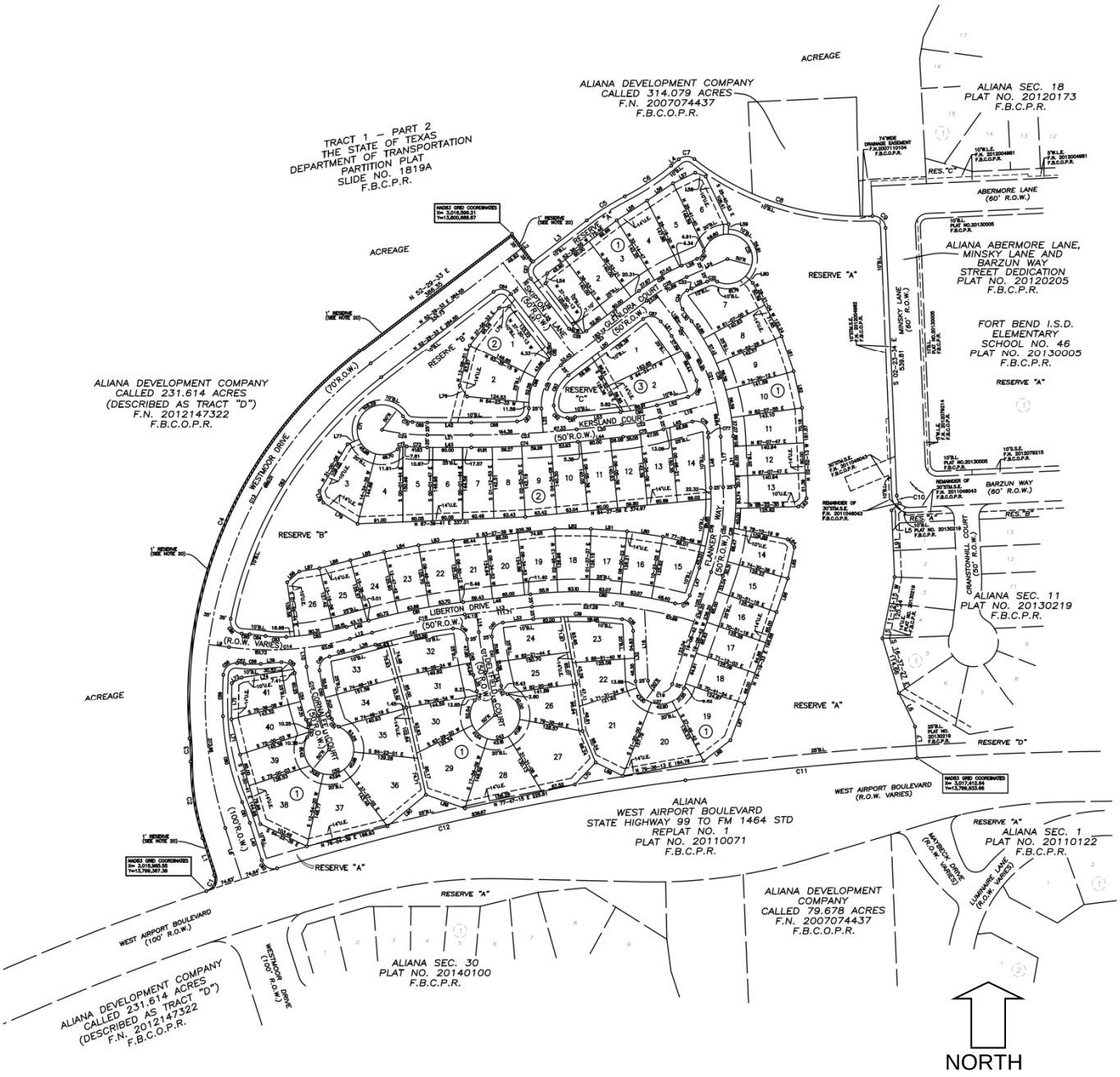
F – Reconsideration of Requirement **Site Location**

Houston Planning Commission ITEM : 136

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Aliana Sec 44 (DEF 2)

Applicant: LJA Engineering, Inc.



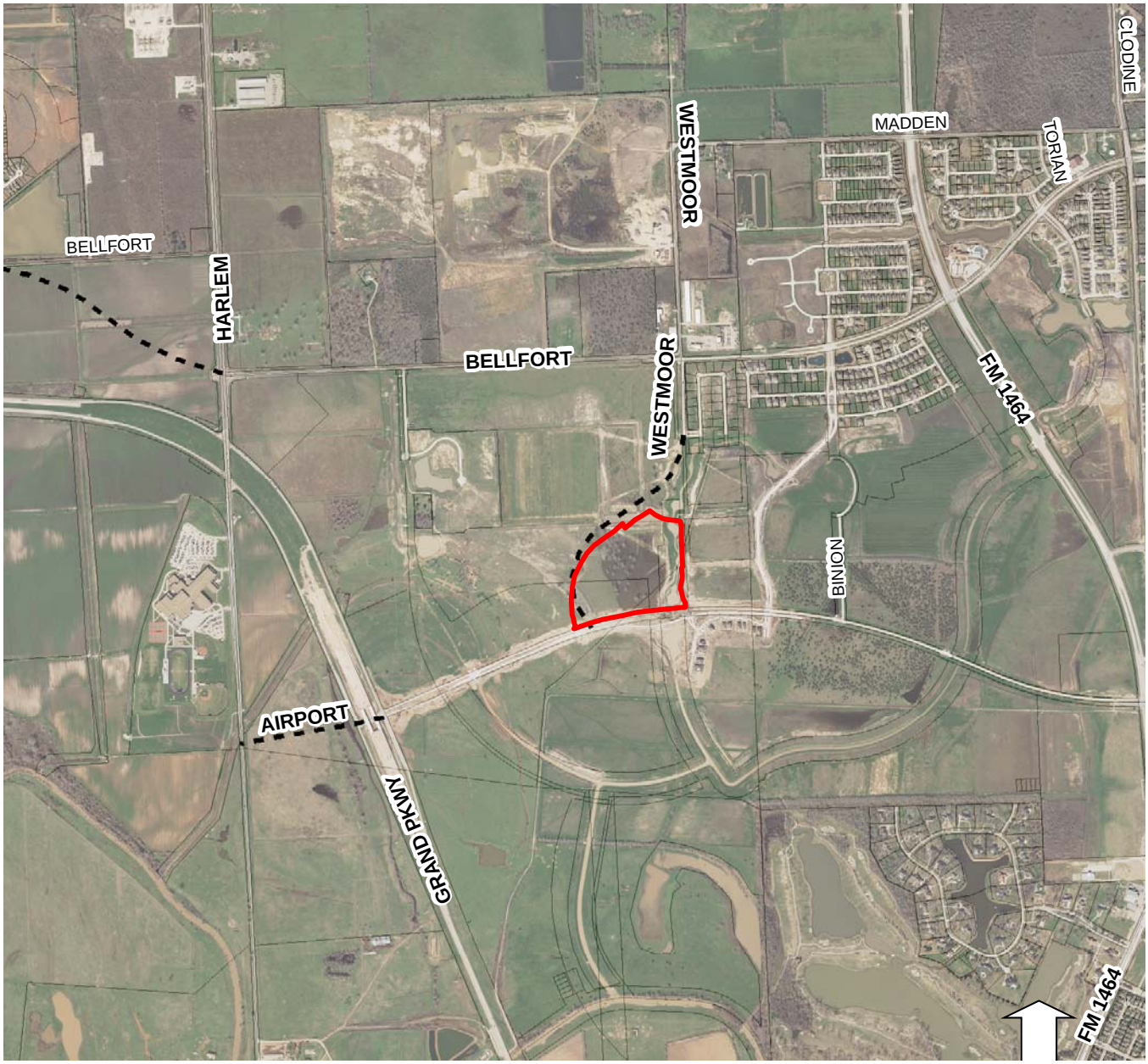
F – Reconsideration of Requirement Subdivision

Houston Planning Commission ITEM : 136

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Aliana Sec 44 (DEF 2)

Applicant: LJA Engineering, Inc.



NORTH

F – Reconsideration of Requirement Aerial

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 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 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.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

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 throroughfare, if granted will allow the street function and be a collector street.

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

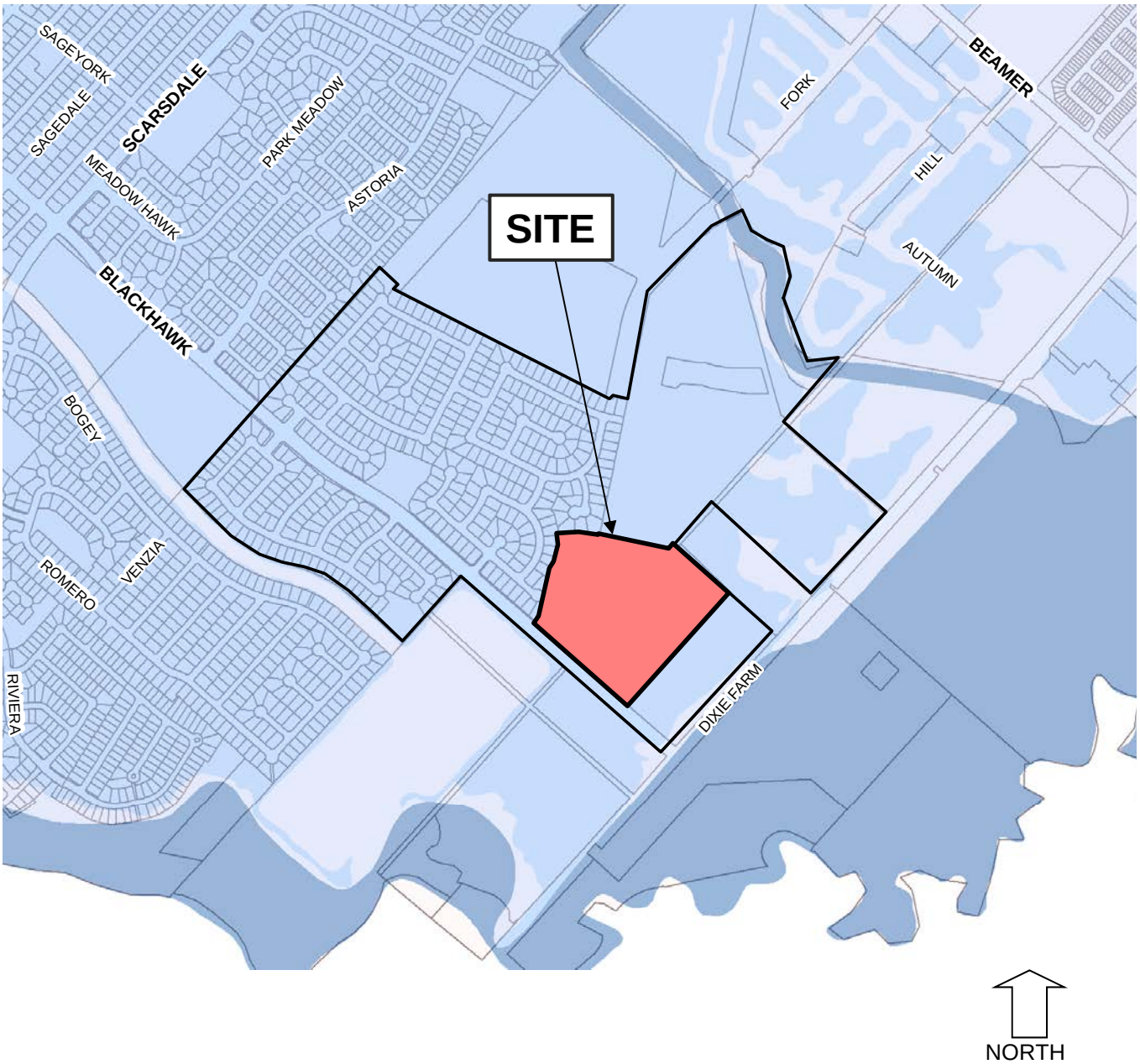
The hardship is feasibility. It is not practical to have thist street as a major thoroughfare. We will provide a letter from the county in support of this action.

Houston Planning Commission ITEM : 137

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 8

Applicant: Blackline Engineering



F – Reconsideration of Requirement **Site Location**

Houston Planning Commission ITEM : 137

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 8

Applicant: Blackline Engineering

NORTH

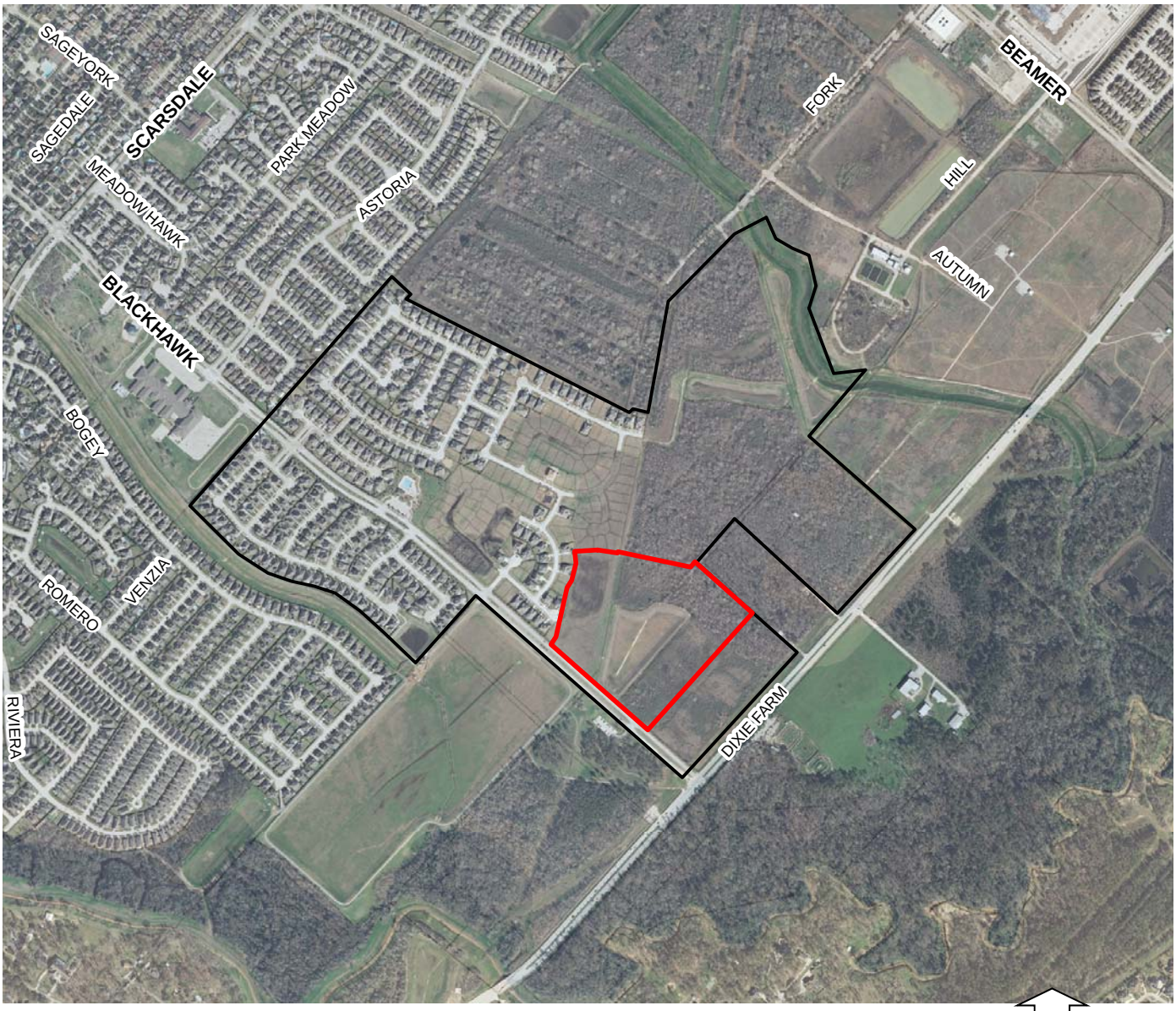
F – Reconsideration of Requirement Subdivision

Houston Planning Commission ITEM : 137

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 8

Applicant: Blackline Engineering



NORTH

F – Reconsideration of Requirement Aerial

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-2105
Plat Name: Ashley Pointe Sec 8
Applicant: Blackline Engineering
Date Submitted: 08/25/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Chapter 42-135, Street Extension
Chapter 42 Section: 135

Chapter 42 Reference:
The street does not exist per the sumbitted attached current aerial view of the property

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 street does not exist per the sumbitted attached current aerial view of the property

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2107
Plat Name: Ashley Pointe Sec 12
Applicant: Blackline Engineering
Date Submitted: 08/25/2014

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

ROW widening not needed, as street does not exist.

Chapter 42 Section: 122

Chapter 42 Reference:

The street does withing the ROW widening does not exist per the submitted attached current aerial view of the property.

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 ROW widening will not be required as the existing ROW widening is for a roadway that does not exist as evidenced per the submitted attached current aerial view of the property.

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

No, granting of the variance are not the result of hardship. It is a matter of the ROW widening not being needed as the street in question does not exist as evidenced per the submitted attached current aerial view of the property.

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

Yes, granting of the variance will preserve and maintain Chapter 42-122 requirements as the street in question does not exist as evidenced per the sumbitted attached current aerial view of the property.

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

No, granting of the variance will not be injurious to the public health, safety or welfare as the street in question doesn not exist as evidenced per the submitted attached current aerial view of the property.

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

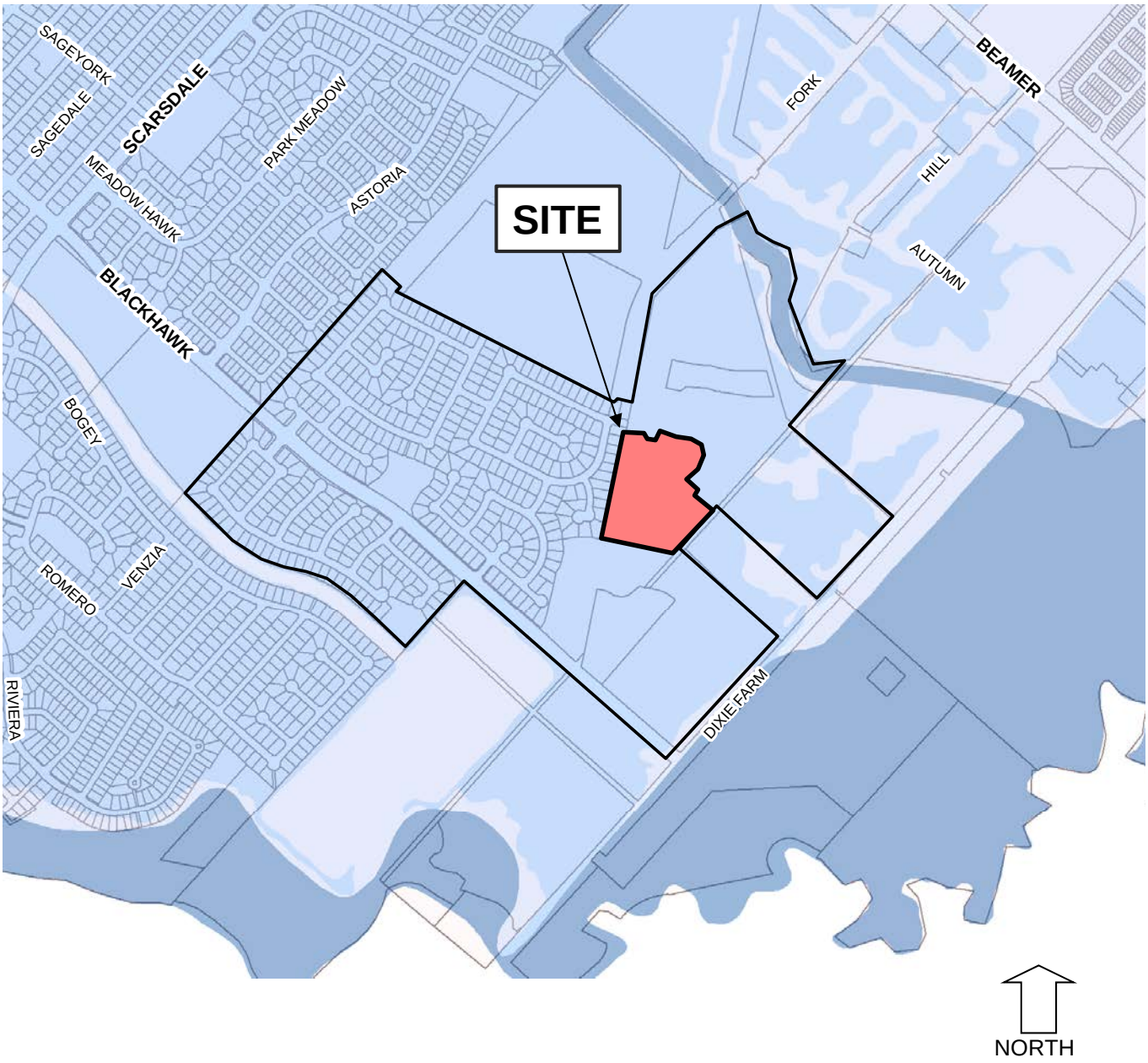
No, economic hardship serves as no justification of the variance. It is a matter of logistics as the street in question does not exist as evidenced per the submitted attached current aerial view of the property.

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 12

Applicant: Blackline Engineering



F – Reconsideration of Requirement **Site Location**

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 12

Applicant: Blackline Engineering

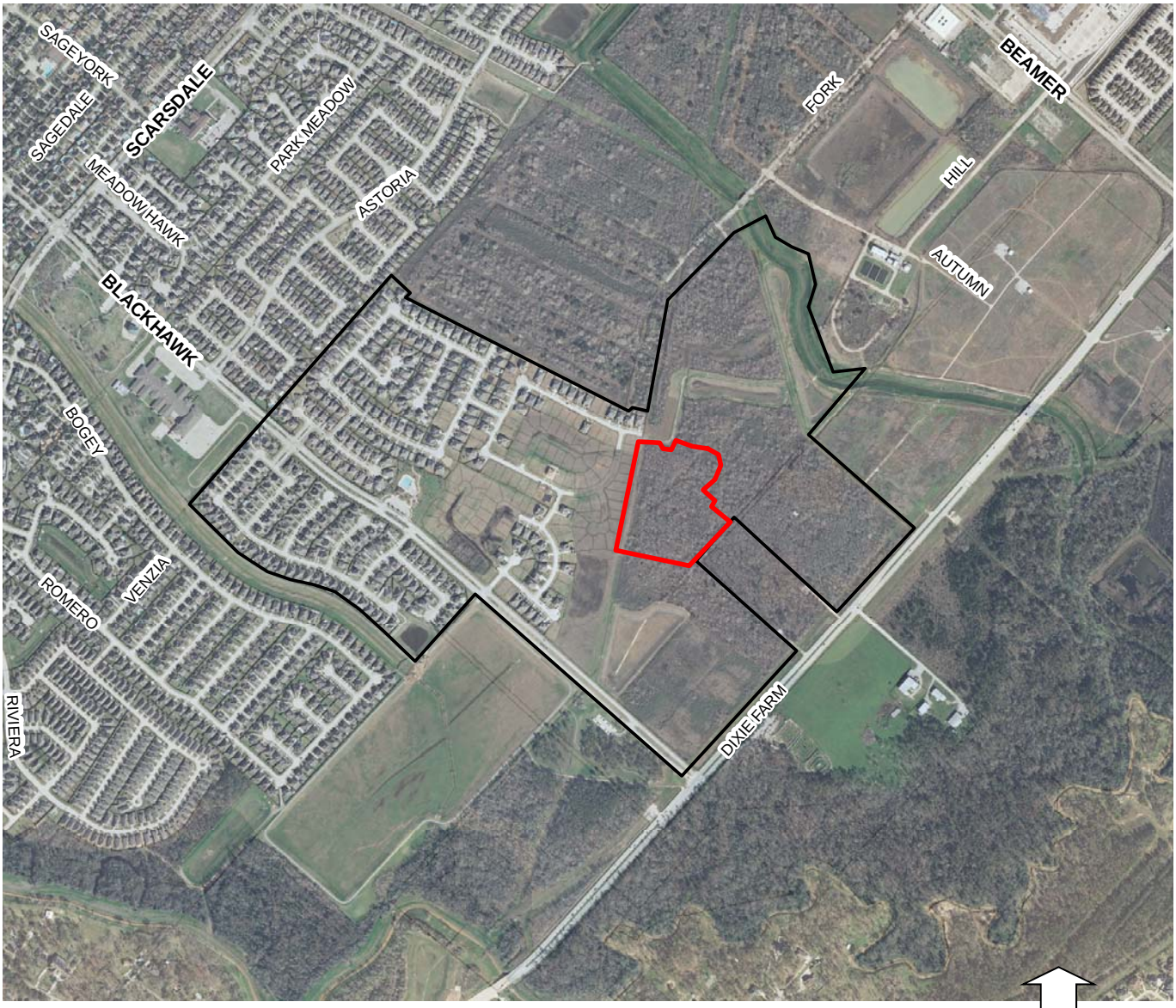
F – Reconsideration of Requirement Subdivision

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Ashley Pointe Sec 12

Applicant: Blackline Engineering



NORTH

F – Reconsideration of Requirement Aerial

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-2107
Plat Name: Ashley Pointe Sec 12
Applicant: Blackline Engineering
Date Submitted: 08/25/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Chapter 42-122, ROW widening.
Chapter 42 Section: 122

Chapter 42 Reference:
The street for the ROW widening does not exist per the submitted attached current aerial view of the property.

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 street for the ROW widening does not exist per the submitted attached current aerial view of the property.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2107
Plat Name: Ashley Pointe Sec 12
Applicant: Blackline Engineering
Date Submitted: 08/25/2014

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

ROW widening not needed, as street does not exist.

Chapter 42 Section: 122

Chapter 42 Reference:

The street does withing the ROW widening does not exist per the submitted attached current aerial view of the property.

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 ROW widening will not be required as the existing ROW widening is for a roadway that does not exist as evidenced per the submitted attached current aerial view of the property.

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

No, granting of the variance are not the result of hardship. It is a matter of the ROW widening not being needed as the street in question does not exist as evidenced per the submitted attached current aerial view of the property.

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

Yes, granting of the variance will preserve and maintain Chapter 42-122 requirements as the street in question does not exist as evidenced per the sumbitted attached current aerial view of the property.

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

No, granting of the variance will not be injurious to the public health, safety or welfare as the street in question doesn not exist as evidenced per the submitted attached current aerial view of the property.

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

No, economic hardship serves as no justification of the variance. It is a matter of logistics as the street in question does not exist as evidenced per the submitted attached current aerial view of the property.

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Heaven Estates

Applicant: John G. Thomas and Associates, Inc.

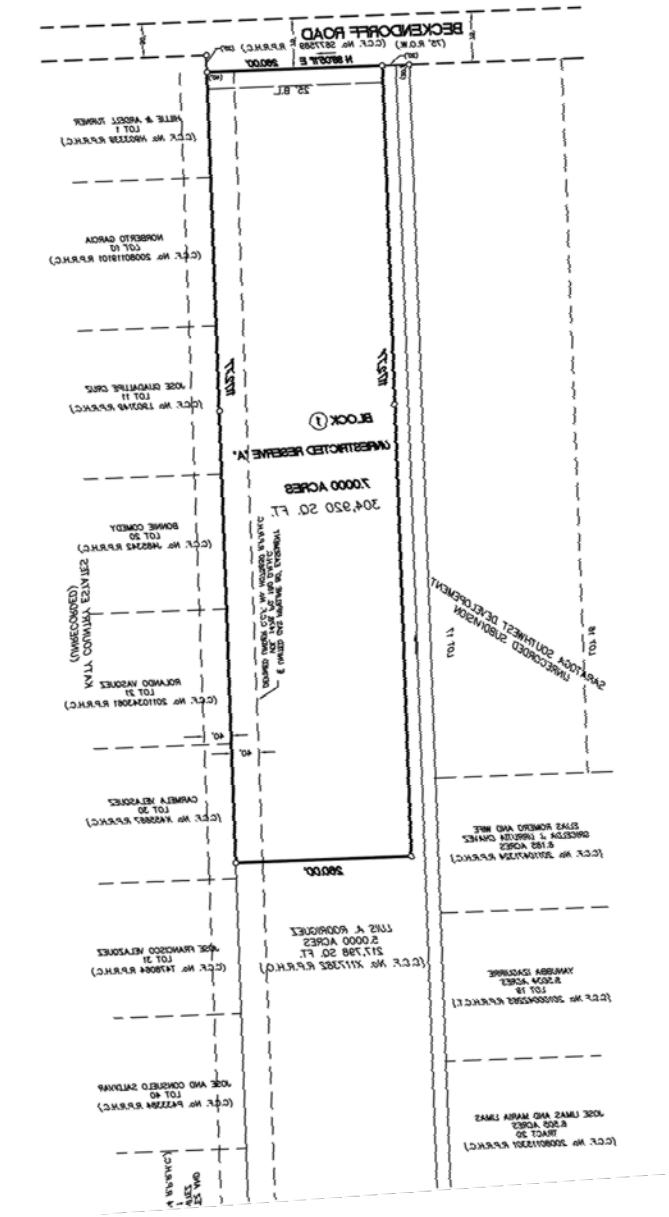
F – Reconsideration of Requirement Site Location

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Heaven Estates

Applicant: John G. Thomas and Associates, Inc.



NORTH

F – Reconsideration of Requirement Subdivision

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 09/04/2014**

Subdivision Name: Heaven Estates

Applicant: John G. Thomas and Associates, Inc.

F – Reconsideration of Requirement **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-2058
Plat Name: Heaven Estates
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
Date Submitted: 08/22/2014

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

Specific requirement or condition being sought: Request the deletion of the requirement for a public street or thoroughfare through the subject property.

Chapter 42 Section: 42-127

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 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:

Planning and Development has recommended compliance to Chapter 42-127. The Subject property is 260 feet wide and is already encumbered with a 40 foot United Gas Pipe line easement which was missed by the examiner for the title company, but is now added to the plat. The dedication of a 60 foot collector street would leave only 160 feet of frontage to work with. The owner plans to develop a church with adjacent parking. The balance of the tract is set aside for the future expansion. The imposition of a public street or thoroughfare would not allow for the proposed development of the property. The extension of a public street against the West line of the subject tract will create an untenable situation for the two tracts to the South. They both have a 20 foot right-of-way to access Beckendorf Road to the North creating unusable land if a public road is extended south. In short the public road should be moved two tracts to the West.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-2058
Plat Name: Heaven Estates
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
Date Submitted: 08/22/2014

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

Request the deletion or retraction of requirement for a public street or thoroughfare through the subject plat.

Chapter 42 Section: 42-127

Chapter 42 Reference:

A Major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600 feet.

Statement of Facts

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

The subject plat has 260 feet of frontage and is already subject to a 40 foot United Gas Pipeline Easement if , if the conditions of Chapter 42-127 are imposed and a public street or thoroughfare is required there would only be 150 feet of frontage after minimum building lines are imposed. The owners of the property represent an existing congregation which has out grown its current meeting place and have plans to develop a larger church facility on the property. This reduced frontage would diminish the use of the property. In addition the extension of a public street adjoining the West line of the subject tract would create an untenable situation for the two tracts to the South of the subject tract. There would be unusable land to the West of the extended public road.

(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;

N/A

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

The imposition of the street on the West side of the subject tract would render the property unsuitable for the intended purchase, i.e. a church because of the resulting narrow frontage.

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

By moving a proposed public street two tracts to the West, a southward development of a public street would create an unobstructed extension to the South. The general purpose of this chapter will be preserved and maintained.

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

Moving the proposed public street to the West will not be injurious to the public health, safety or welfare. There will be less traffic at the intersection of a public street with Beckendorf Road.

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

The imposition of the chapter requirements create a property not suited for the development of a church and future expansion facilities. Economic hardship is not the sole justification for the variance.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Demac & Company	Angel Perez	(832) 457-6095	angel@demac-concrete.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2022 Candlelight Place Dr.	14059548	77018	5160	451H	C

HCAD ACCOUNT NUMBER(S):	051246008-0006 & 0512460080013
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 1 of Candlelight Place Section 2
PROPERTY OWNER OF RECORD:	Michael W. Martin
ACREAGE (SQUARE FEET):	.4603 AC / 20,000 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	50' R.O.W. on Goldspier, 50' R.O.W. on Del Norte
EXISTING PAVING SECTION(S):	0' Unimproved R.O.W.
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	5
LANDSCAPING REQUIREMENTS:	Project Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Single Family Dwelling / Wood Frame on Concrete Slab

PURPOSE OF VARIANCE REQUEST:	To request vehicular and pedestrian access from a private access easement.

CHAPTER 42 REFERENCE(S): Sec 42-188 (a) Each lot shall 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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Access thru private property where no street frontage along the property line, Access granted by owner of Lot 12 Section 1 of Candlelight Place Subdivision and recorded in Harris County, please see attached survey and recorded access documentation attached.

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

(1a) 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;

Frontage on property on Del Norte and Goldspier are not paved and undeveloped.

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

Site development permit #14052151 has been purchased and implemented as per civil and architectural plans designed with access from Candlelight Place Dr., Access from any other direction will directly affect development work completed and will hinder architectural design as currently designed.

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

Chapter 42 Section 188 Lot Access to streets item "A" will be preserved and maintained.

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

Candlelight place residents support the approval of vehicular access thru private property, owner of lot 12 and owner of the property applying for variance have filed documentation with Harris County.

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

Owner was under impression when purchasing property that recorded access would not be a problem.

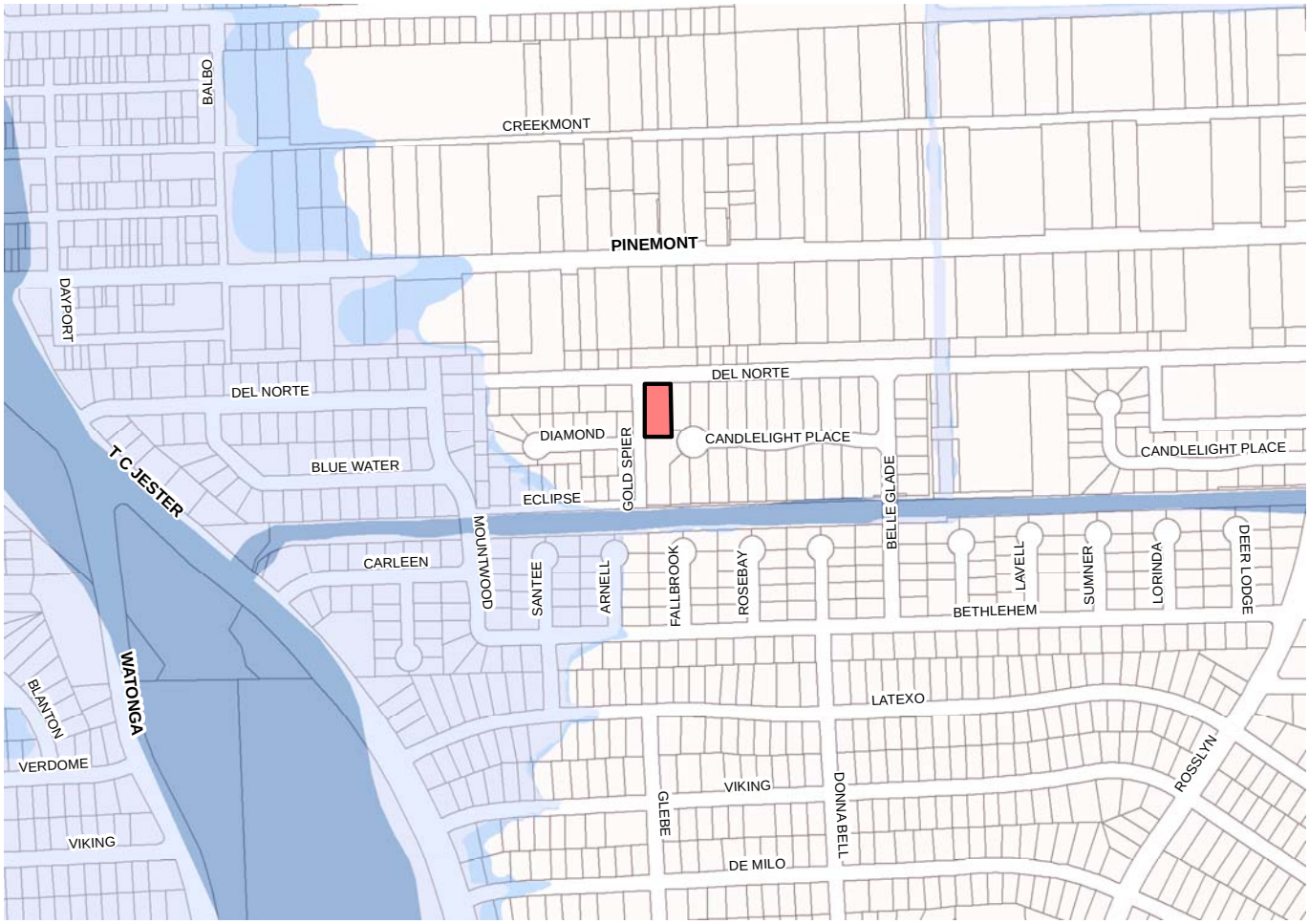
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

AREA MAP



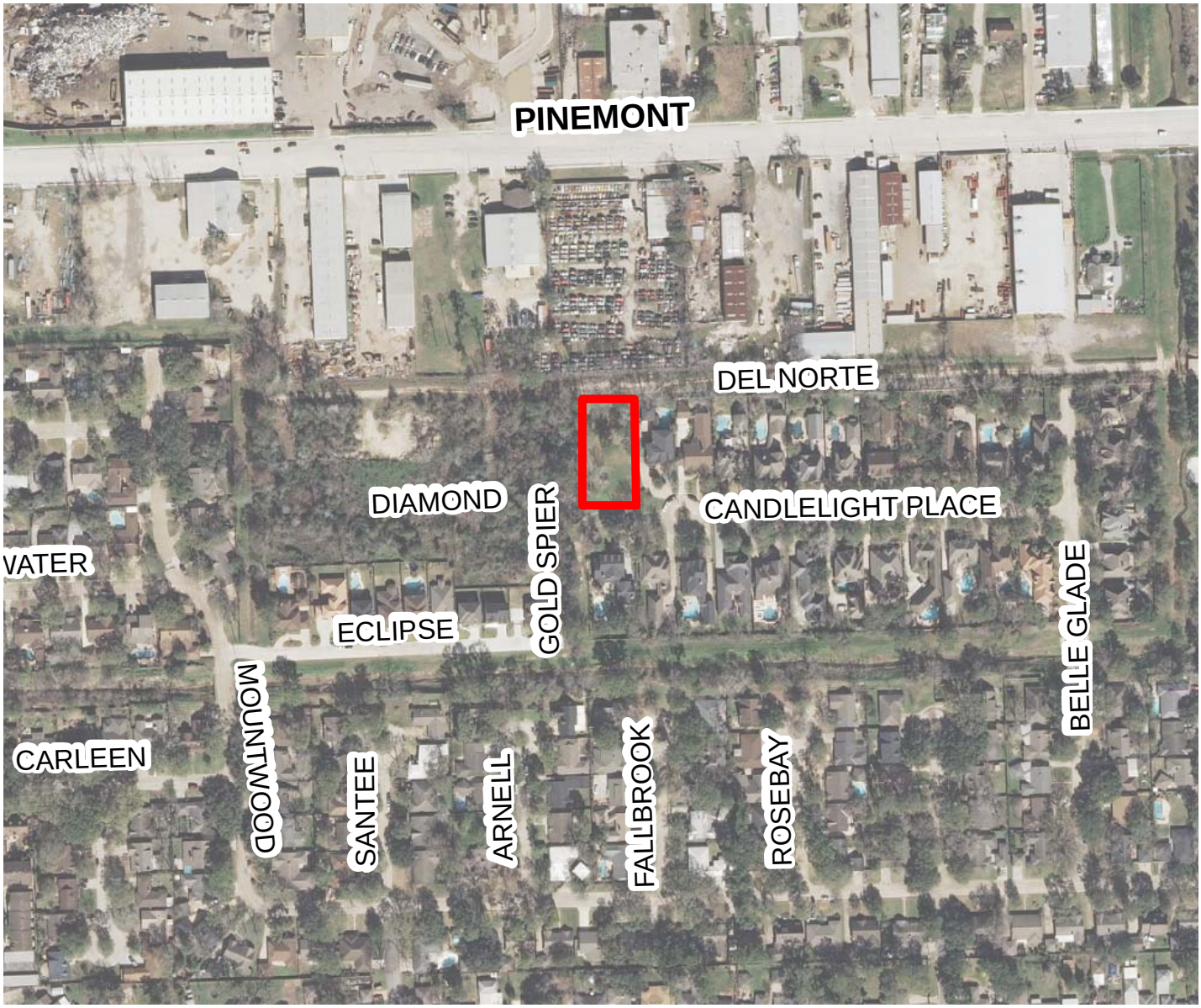
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

AERIAL

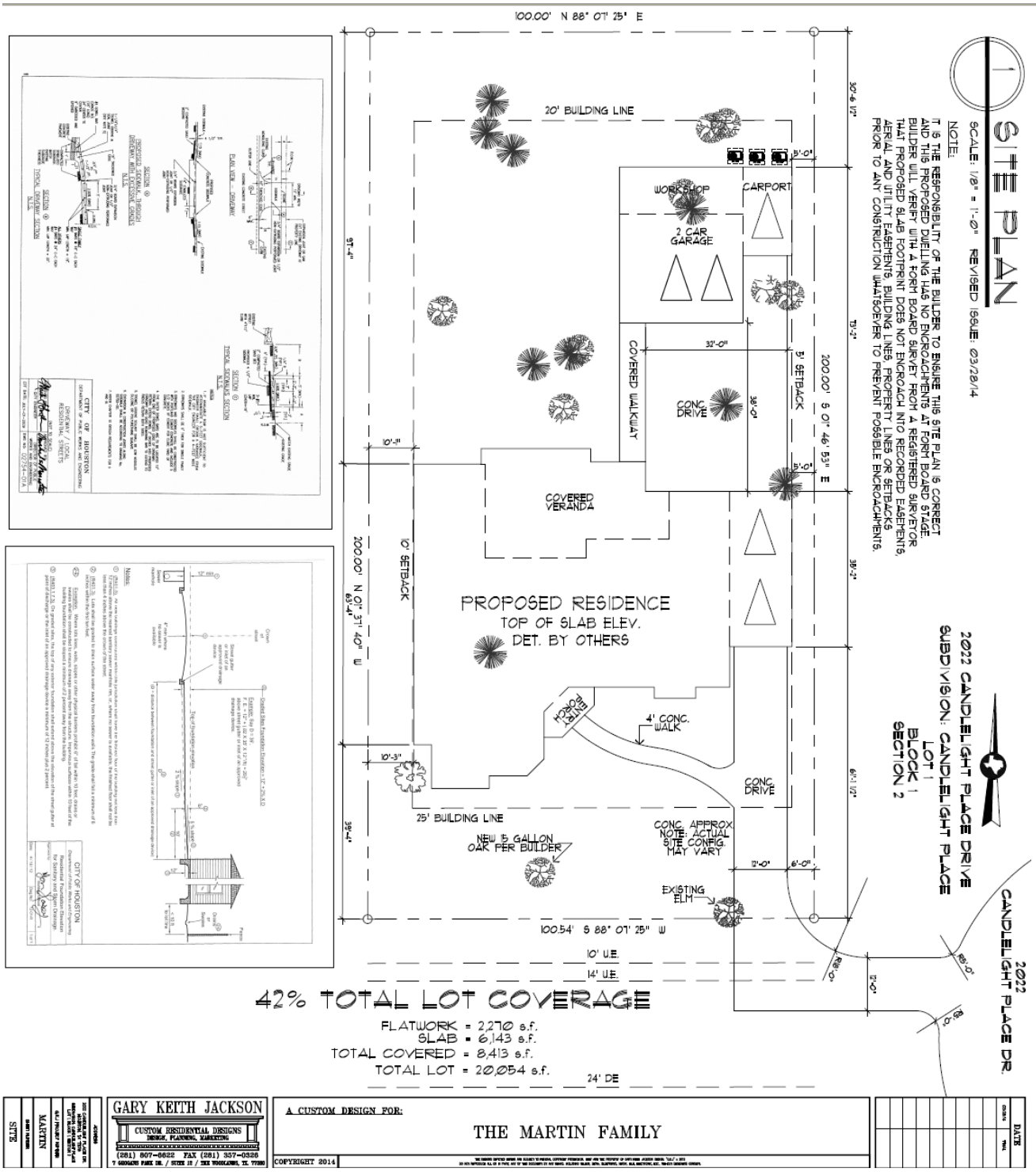


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

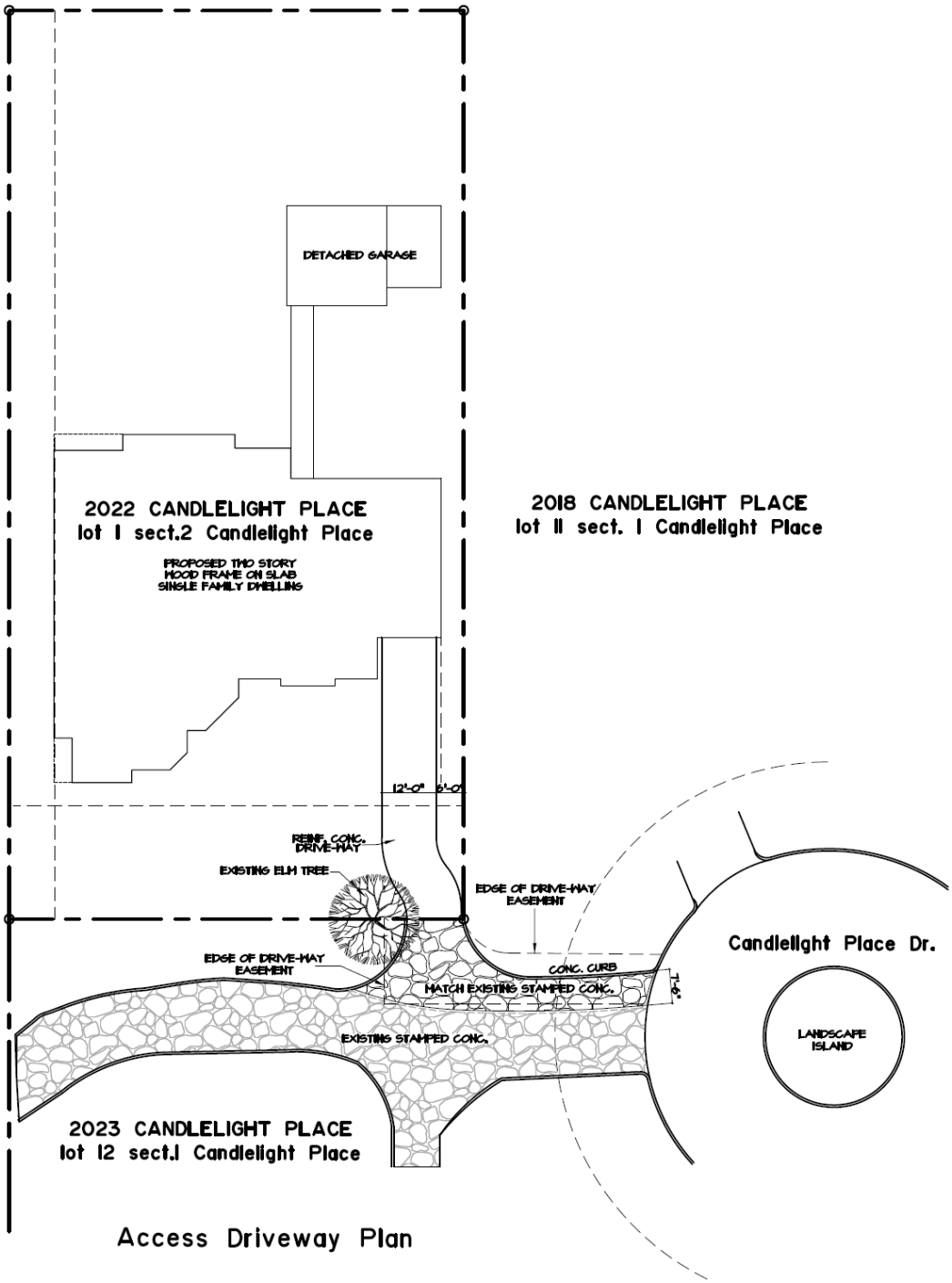


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

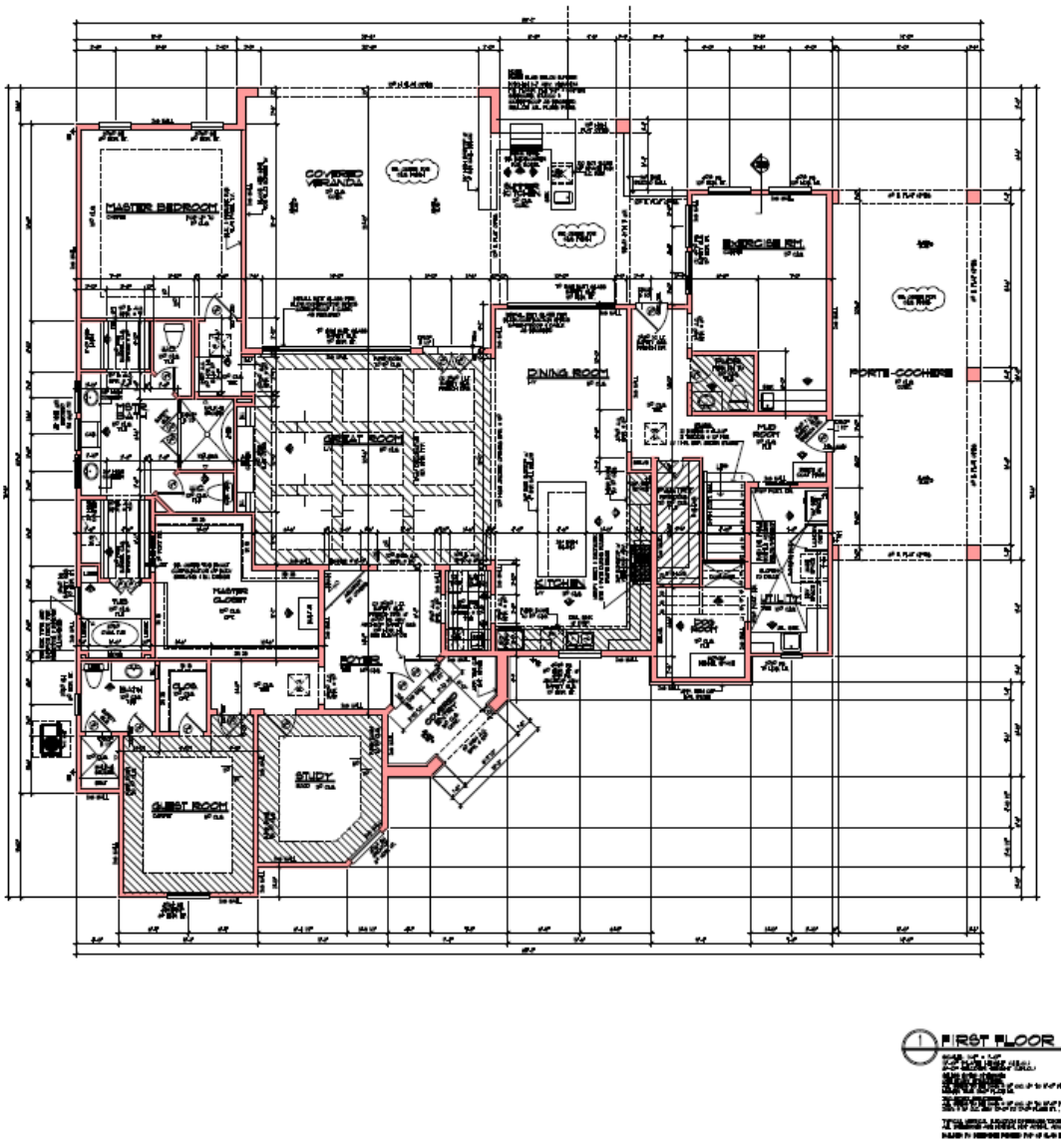


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission

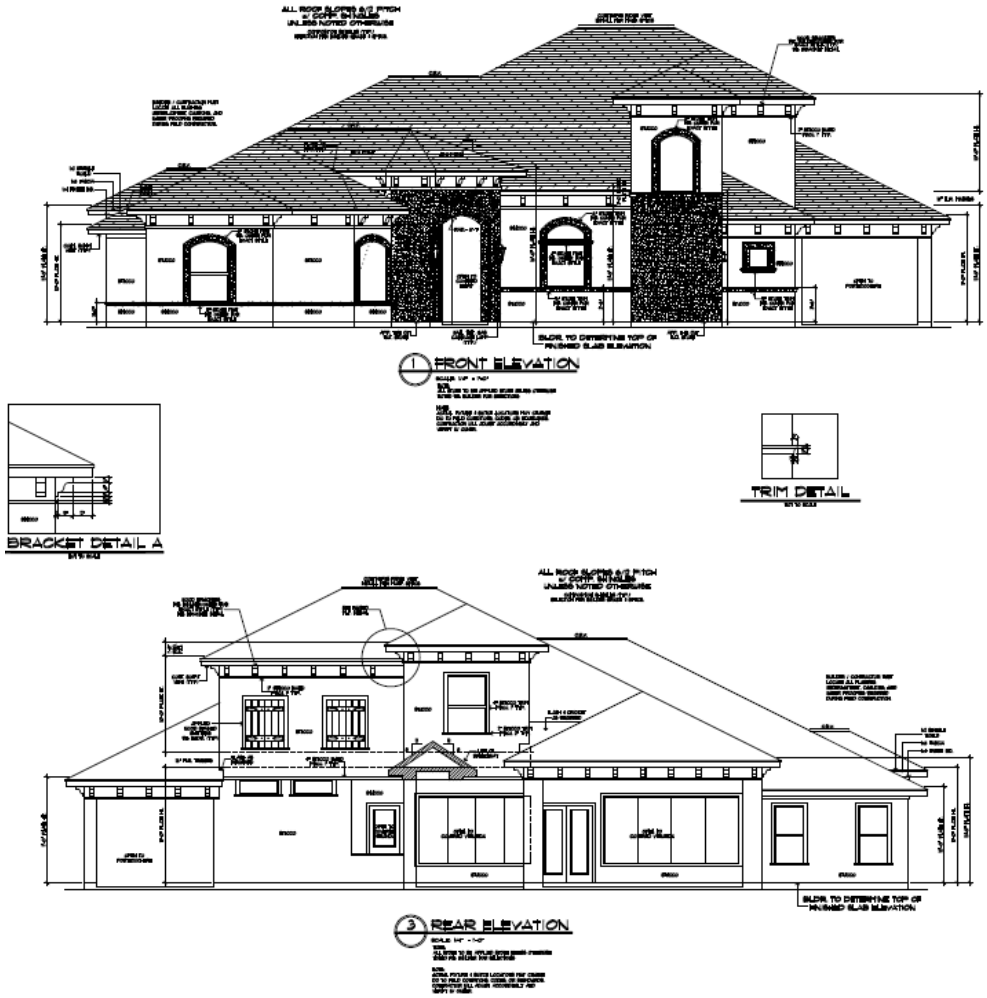


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	148
Meeting Date:	9.4.14

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Innovative Permit Expediters	Marvel Wimbley	(832)305-4081	marvelousconcepts@comcast.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3123 Gannett Street	14077706	77025	5254	532P	K

HCAD ACCOUNT NUMBER(S):	0780240380006
PROPERTY LEGAL DESCRIPTION:	Lt 6 Block17 Knollwood Village Sec 7
PROPERTY OWNER OF RECORD:	Espinoza Khristine
ACREAGE (SQUARE FEET):	8,670 SF
WIDTH OF RIGHTS-OF-WAY:	Buffalo Speedway – 100'; Gannett Street – 60'
EXISTING PAVING SECTION(S):	Buffalo Speedway – 70'; Gannett Street – 24'
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residence (1,592 SF)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residence (4,861 SF)

PURPOSE OF VARIANCE REQUEST: (1) The purpose of this variance request is to allow a reduced building setback line along Buffalo Speedway for the construction of a 4,861 SF single family residence. (2) To allow direct vehicular access to a major thoroughfare (Buffalo Speedway).

CHAPTER 42 REFERENCE(S): **Sec. 42-152. – Building line requirement along major thoroughfares – General requirement**.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement or 25 feet unless otherwise authorized by this article.

Sec. 42-189. – Lot access to streets.

(a) Each lot shall have access to a street that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(1) The lot is greater than one acre in size; and

(2) The subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfares.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Variance Request is being made for the new construction of a two story single family residence at 3123 Gannett St. Therefore, we are requesting two variances, (1) to allow us to retain the original plat of 10' setback that was approved on October 1, 1952 along Buffalo Speedway, as opposed to the ordinance that was passed in 1978 allowing for a 25' setback line (see plat that is enclosed in submitted packet). The existing character of the neighborhood is platted at 20' on Gannett and 10' on Buffalo Speedway, thus our request is in keeping with existing residences. and (2) For safety reasons, we are requesting direct vehicular access onto Buffalo Speedway, by having a turnaround drive on to a major thoroughfare.

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

(1a) 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 design and proposed new construction of our home, ensures the best use of this property and based on observation of other properties in the same area shows that similar variance requests have been approved by the commission. Approval by the Planning Commission of the above variances would positively maintain the consistency of setbacks for homes and better ensure that all safety measures have been taken into account. Your approval of this request for us to retain the 10' plat on Buffalo Speedway is also inkeeping with existing residential properties along this thoroughfare.

Given the layout of our house the loss of 15' will directly effect the proposed "turn around" and driveway approach, thus creating an unsafe egress and ingress to the property. This "turn around" has been reviewed by the Traffic Department and is in compliance with the rule of driveway approach.

DEVELOPMENT PLAT VARIANCE

(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;

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

We observed other homes along this section of Buffalo Speedway, and found that none appear to be in compliance with the 25' building line and several have direct access to Buffalo Speedway, as we would like to have. The dimension set back of curb and proposed building line will be approximately 25'

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

We are unclear what is meant by this statement; however the turnaround is being preserved.

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

The public health, safety or welfare of surrounding homes, neighbors and the general public will only be enhanced based on the design of the home and the variance requests put before the commission. The benefits of granting these variance requests of retaining the 10' setback on Buffalo Speedway and allowance of direct vehicular access via a turnaround on to this major thoroughfare, better ensure the safety and welfare of the community.

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

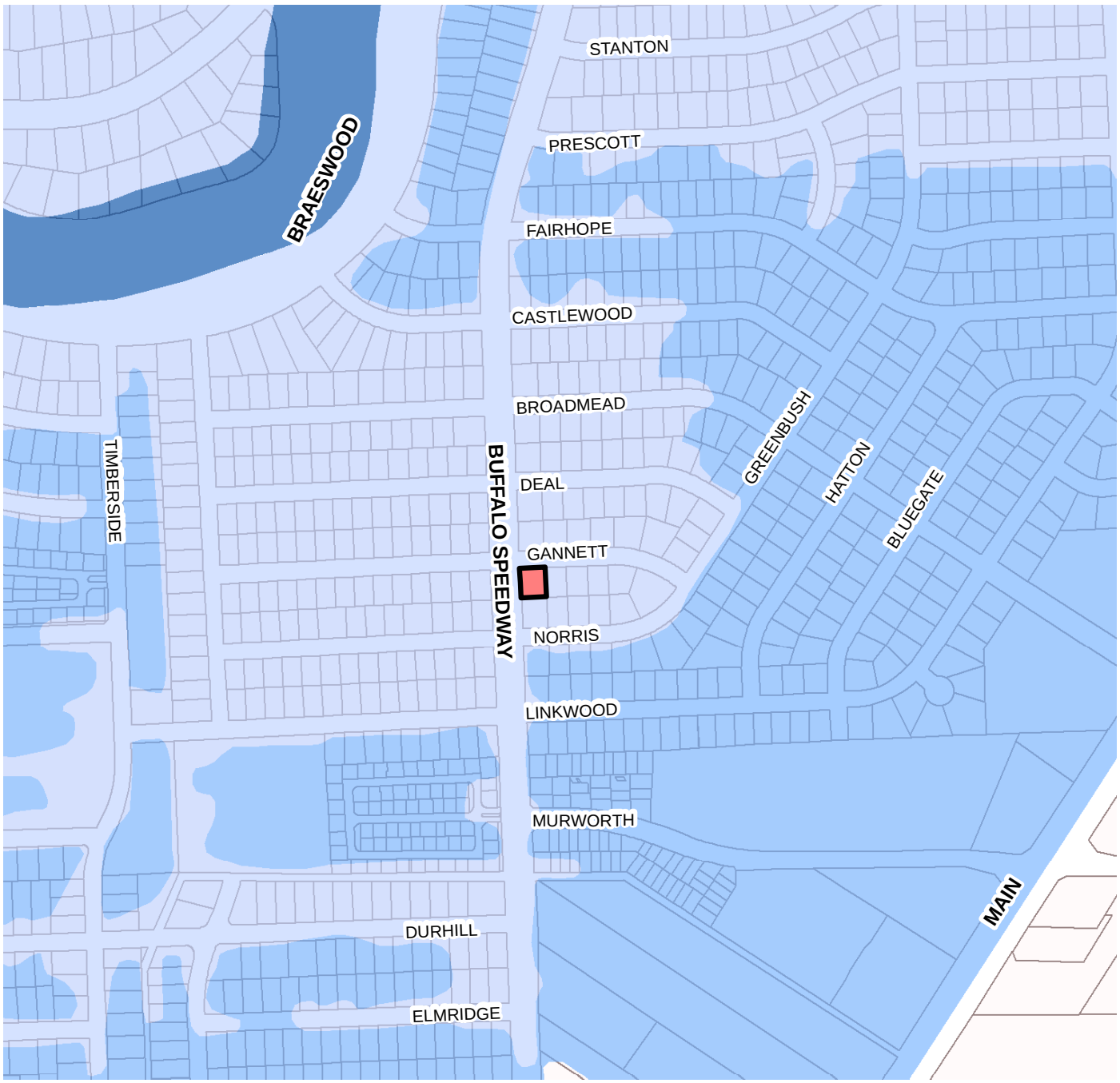
Existing characteristics of neighboring properties are platted at 20' set backs on Gannett Street and 10' setback on Buffalo Speedway, as is our property. The loss of 15' of usable yard will prevent the safety aspect of egress and ingress to the property via a "turn around" on the Buffalo Speedway side of property.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

Area Map



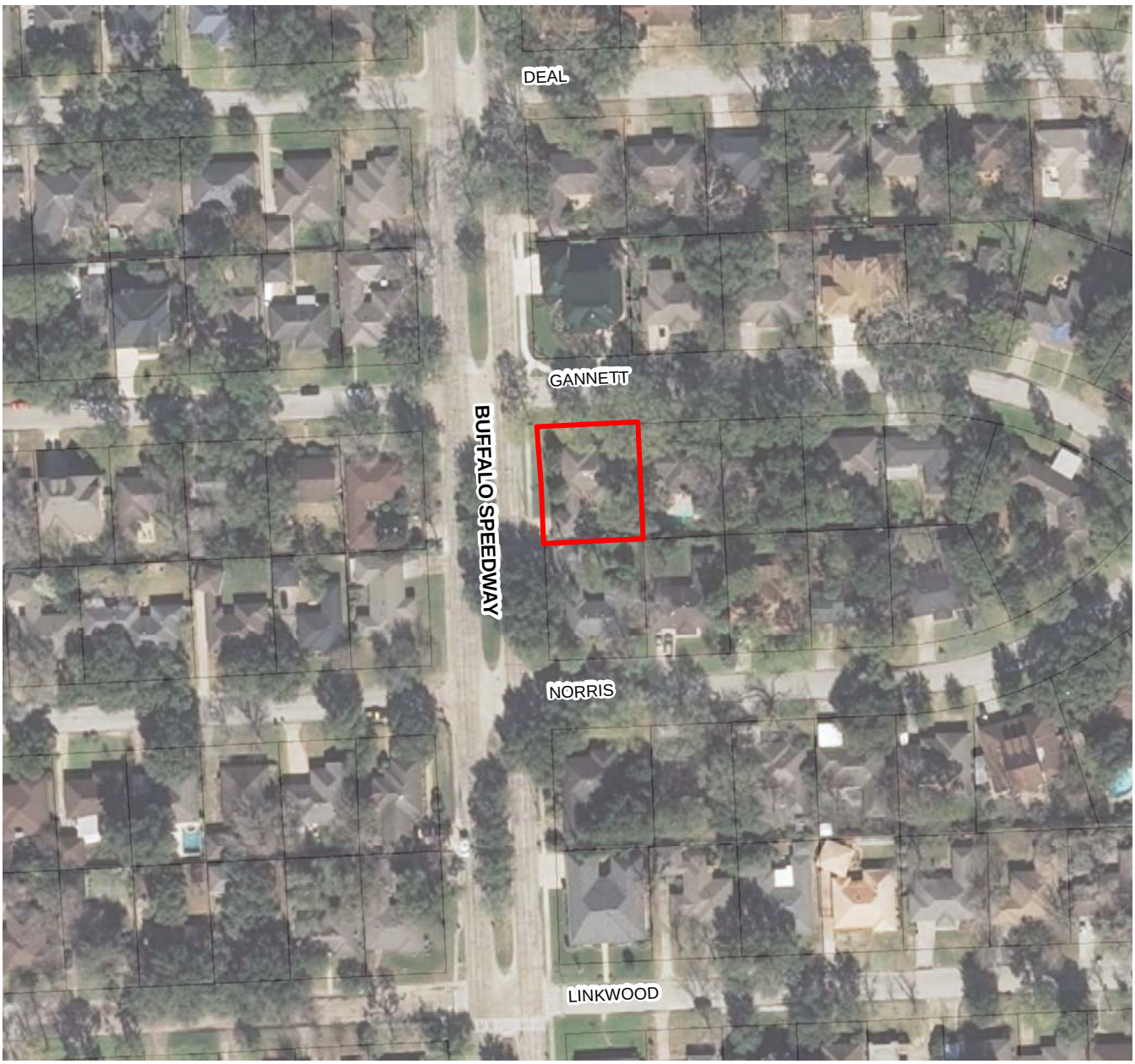
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

Aerial

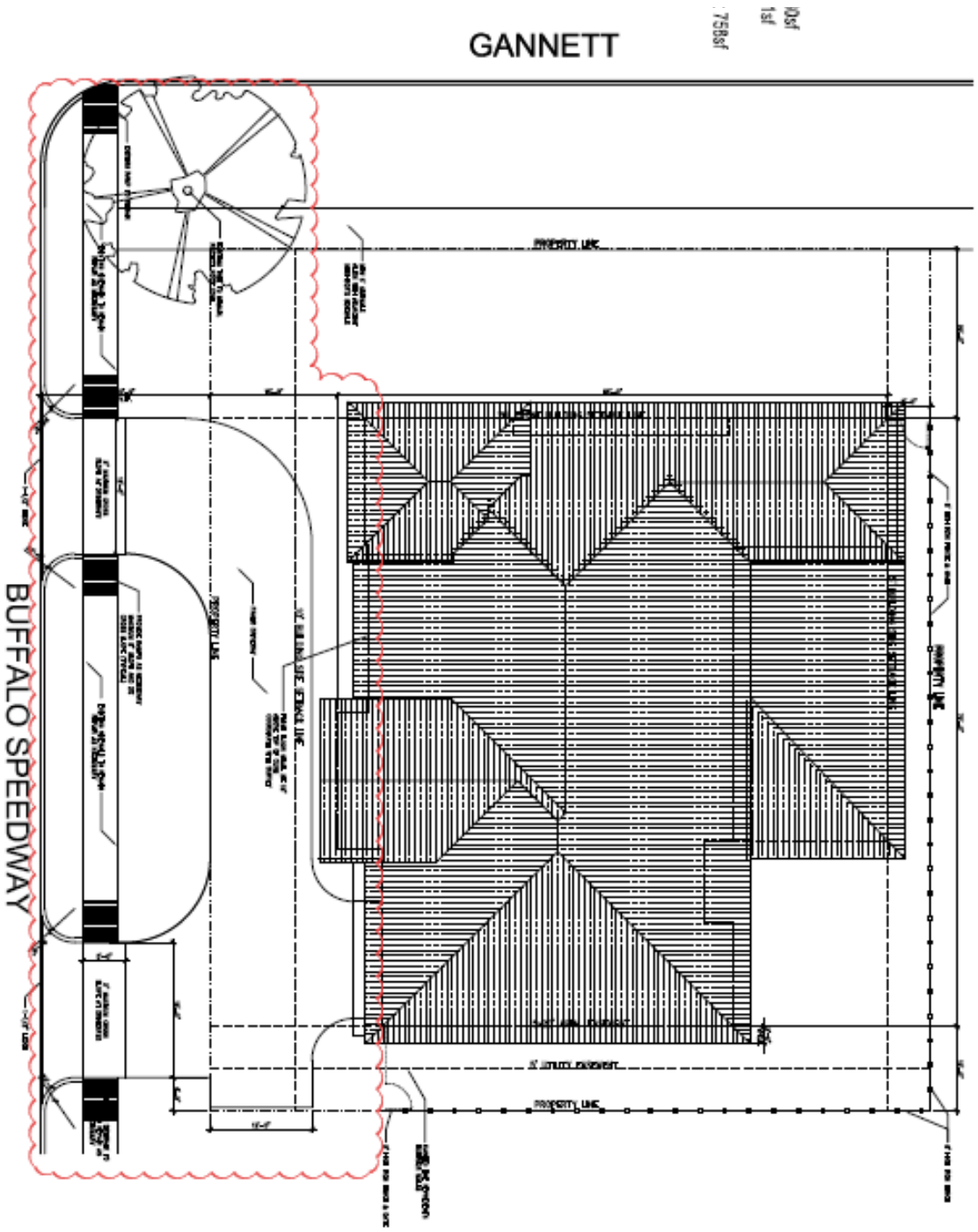


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

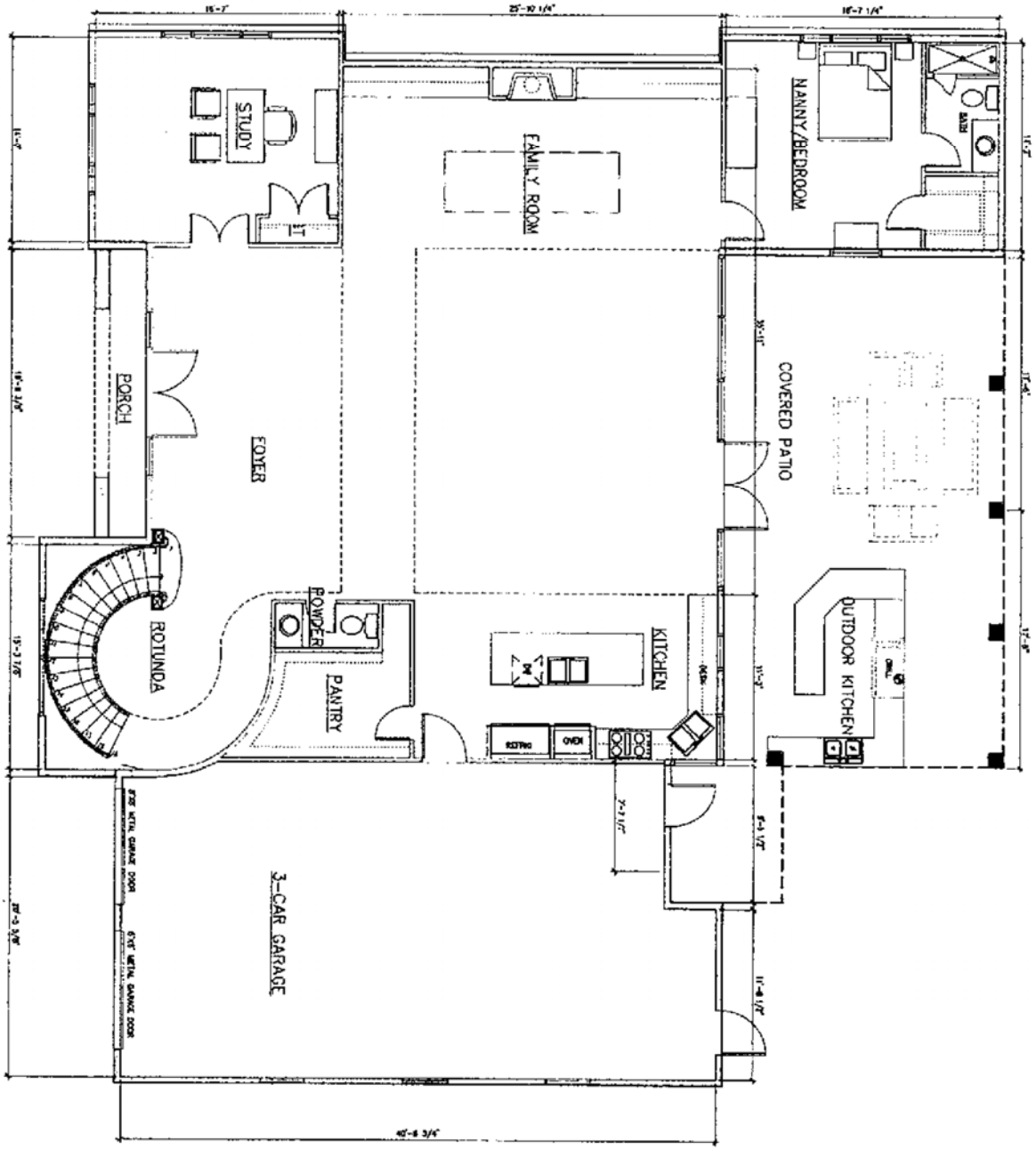


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

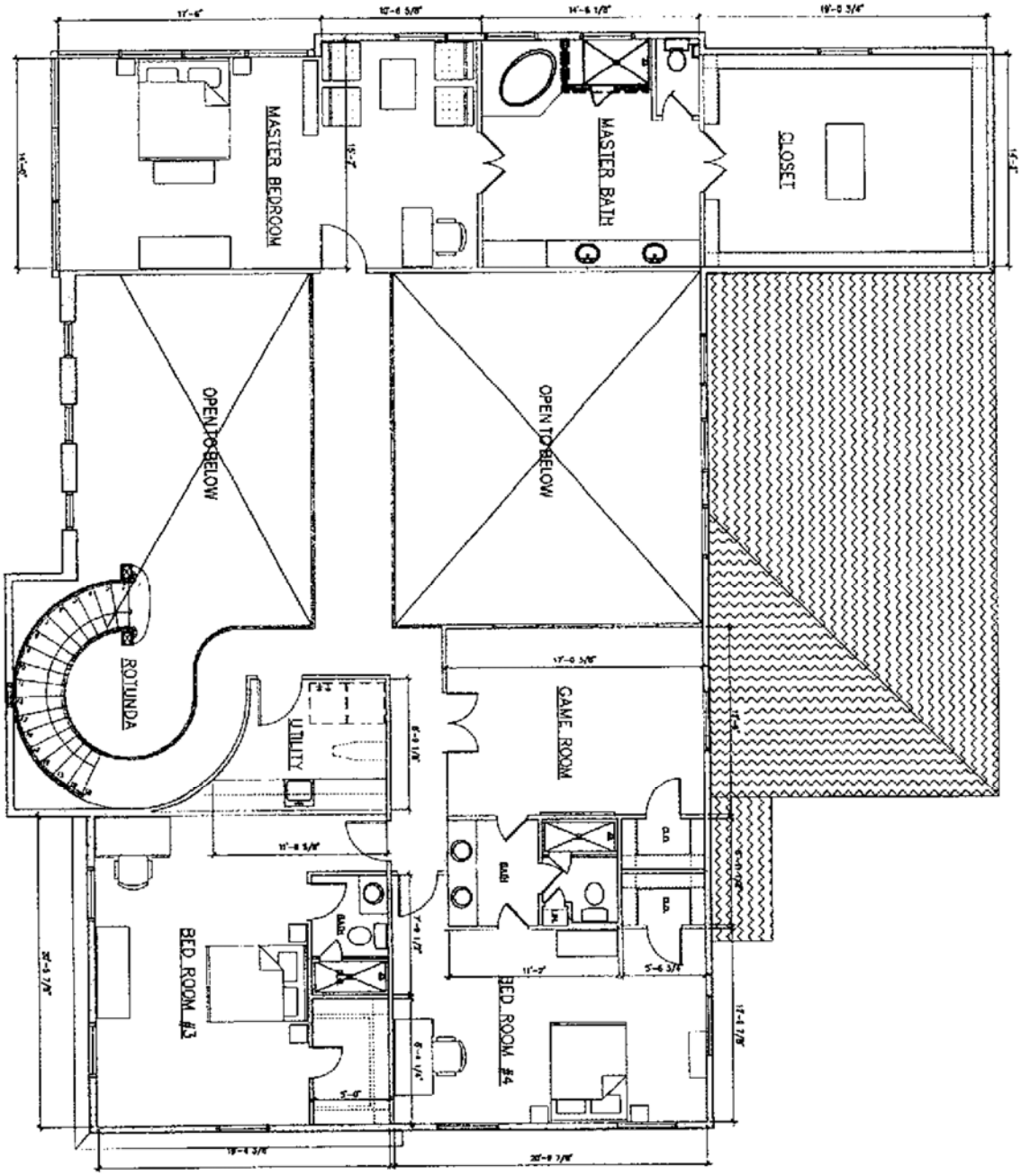


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission

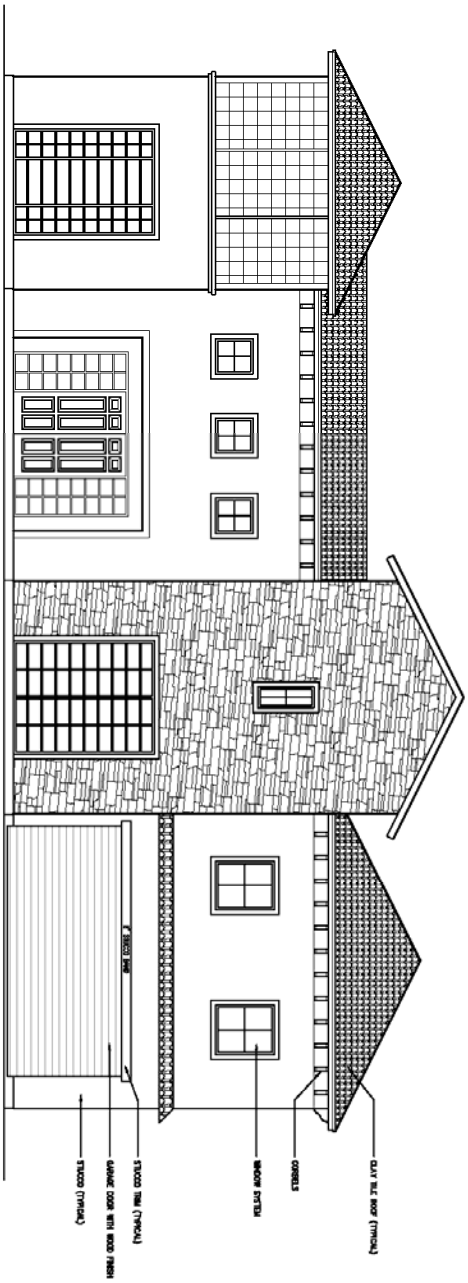


DEVELOPMENT PLAT VARIANCE

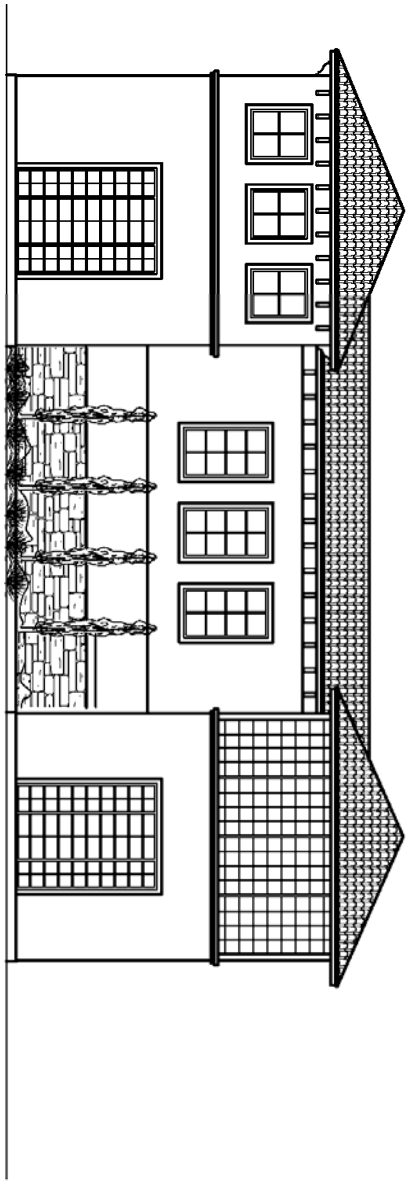
PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission



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



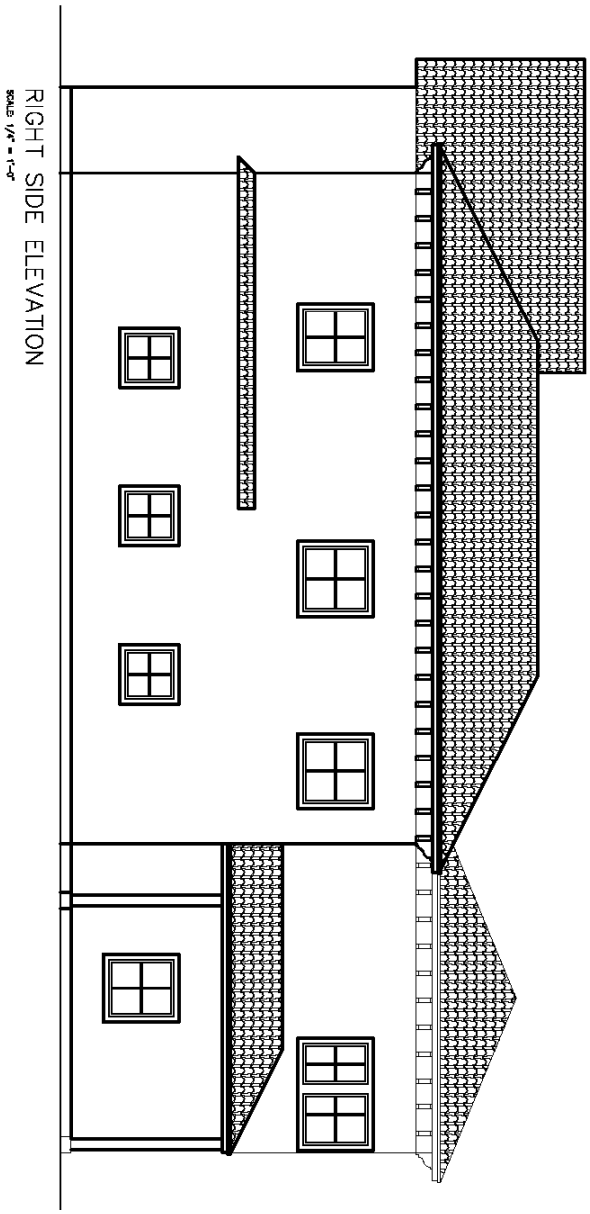
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

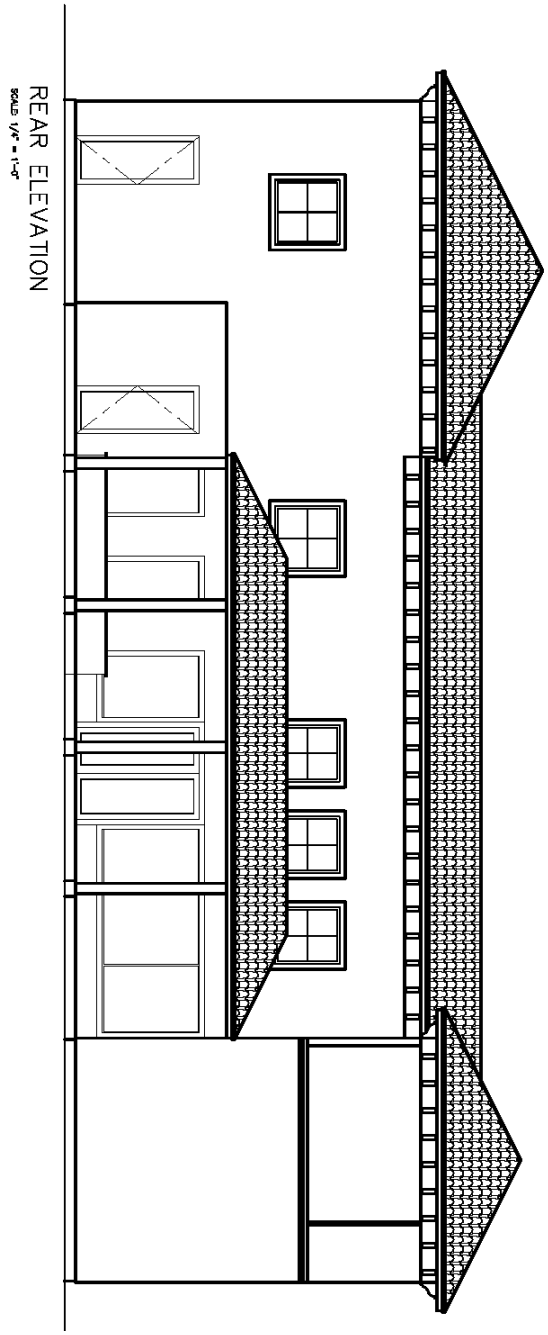
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	149
Meeting Date:	9.4.14

Houston Planning Commission





DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 150
Meeting Date: 9.4.14

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
TKE Development Services	Belinda King	(713)956-1995	belindak@kpmtx.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4533 Polk Street	14014226	77023	5456	494T	I

HCAD ACCOUNT NUMBER(S):	0130380000014
PROPERTY LEGAL DESCRIPTION:	TR 14 Blk 33 Eastwood
PROPERTY OWNER OF RECORD:	Texas Intownhomes LLC
ACREAGE (SQUARE FEET):	4,171 SF
WIDTH OF RIGHTS-OF-WAY:	Polk Avenue (aka Polk Street) 80' ROW
EXISTING PAVING SECTION(S):	Lane heading Northwesterly - 24' Lane heading Southeasterly - 25'
OFF-STREET PARKING REQUIREMENT:	Project Complies
LANDSCAPING PROVIDED:	1 – 2" Live Oak Tree
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single - Family; 2816 sq. ft.
PURPOSE OF VARIANCE REQUEST:	To allow for a reduced front building line, 15' along Polk St.
CHAPTER 42 REFERENCE(S):	Chapter 42-152. Building line requirement along major thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 150
Meeting Date: 9.4.14

APPLICANT'S STATEMENT OF FACTS

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

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

1) The Eastwood subdivision was recorded in 1913. A 20' building line was established by deed records prior to Polk Street being dedicated as a major thoroughfare.
2) Polk St is a two way street separated by a median, the one way paving section heading northwesterly is 24' in width, the one way paving section headed southeasterly is 25' in width.
3) 10' of land has been taken for widening of Polk St which would enable a future paving section of 34'.
4) Currently there is 34.1' from back of curb to the proposed new building line of 15'.
5) Compliance with Sec 42-152 (a) would result in several negative impacts including:
    a. Non-conformity with Prevailing Community Standards regarding existing building setback lines throughout the community. The properties in the area were originally built with a 20' building line per deed records. With the 10' right of way taking, homes are now approximately 10' from the new property line. This variance request is based on the desire to be consistent with the surrounding properties.
    b. Having already dedicated 10' to street widening, requiring an additional 25' setback would result in a loss of approximately 40% of the platted lot, depriving owner reasonable use of the land.
6) A turnaround to prohibit vehicles from backing onto Polk Street is provided on site.

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

(1a) 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 Eastwood Subdivision was platted in 1913 long before Polk was designated as a Major Thoroughfare. A 20' building line was dedicated by deed record for this subdivision. The City of Houston has acquired 10' of right of way for street widening. Applying setback standards for a major thoroughfare to this parcel after giving up 10' for street widening would devote approximately 40% of the land to building setback, depriving the owner reasonable use of the land. The density for this project is 10, well below the 27 per acre maximum.

The site is located at 4533 Polk Street near the intersection of Telephone Rd. Polk is an 80' ROW split by a median. The paving section for one way traffic heading northwesterly is 24'. The distance from the back of curb to the proposed 15' building line is 34.1'.

The owner's intent is to take access off of Polk; site plans indicate that the garage will be in the rear of the property with adequate paving for turnaround to prevent backing out onto the major thoroughfare.

Strict application of Chapter 42 would deny the owner's use of a significant portion of the land which would require the construction of a home not benefiting the community. The Prevailing Community Standards as indicated by the setback of adjacent properties mirror the owner's intent in requesting a 15' building line.

DEVELOPMENT PLAT VARIANCE

(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;

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

1) The Eastwood subdivision was recorded in 1913. A 20' building line was established by deed records prior to Polk Street being dedicated as a major thoroughfare.
2) Polk St is a two way street separated by a median, the one way paving section heading northwesterly is 24' in width, the one way paving section headed southeasterly is 25' in width.
3) 10' of land has been taken for widening of Polk St which would enable a future paving section of 34' in width.
4) Currently there is 34.1' from back of curb to the proposed new 15' building line.
5) Compliance with Sec 42-152 (a) would result in several negative impacts including:
    a. Non-conformity with Prevailing Community Standards regarding existing building setback lines throughout the community. The properties in the area were originally built with a 20' building line per deed records. With the 10' right of way taking, homes are now approximately 10' from the new property line. This variance request is based on the desire to be consistent with the surrounding properties.
    b. Having already dedicated 10' to street widening, requiring an additional 25' setback would result in a loss of approximately 40% of the platted lot, depriving owner reasonable use of the land.
6) A turnaround to prohibit vehicles from backing onto Polk Street is provided on site.

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

Among the purposes of Chapter 42 are the establishment of building setback lines appropriate to an area and recognizing the differences in the design framework of various areas; encouraging the efficiency of land development patterns, and the encouragement of pedestrian use of sidewalks unimpeded by vehicles. The 15' building line proposed for this property is consistent with these principles.

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

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

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

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

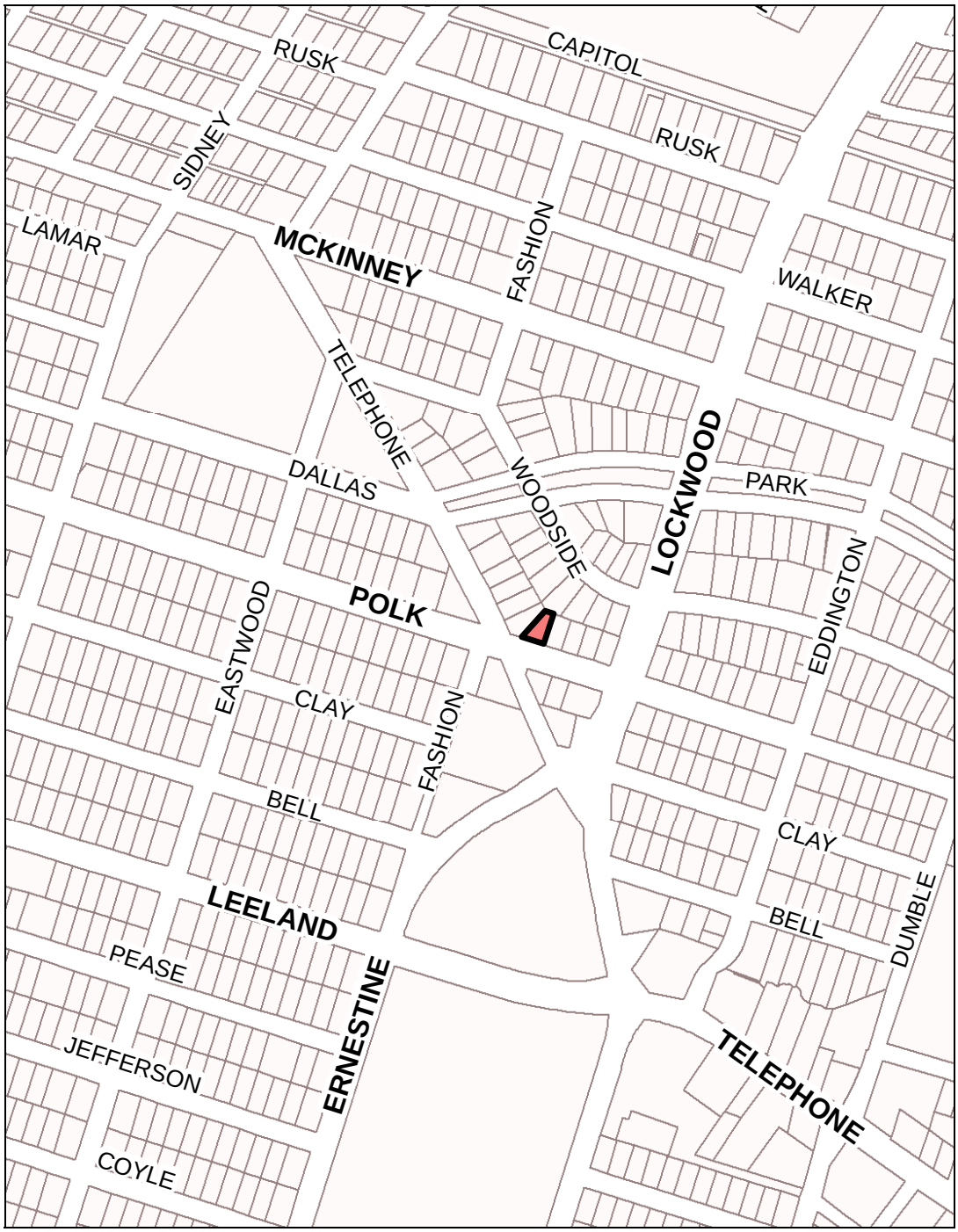
Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 150

Meeting Date: 9.4.14

SITE



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

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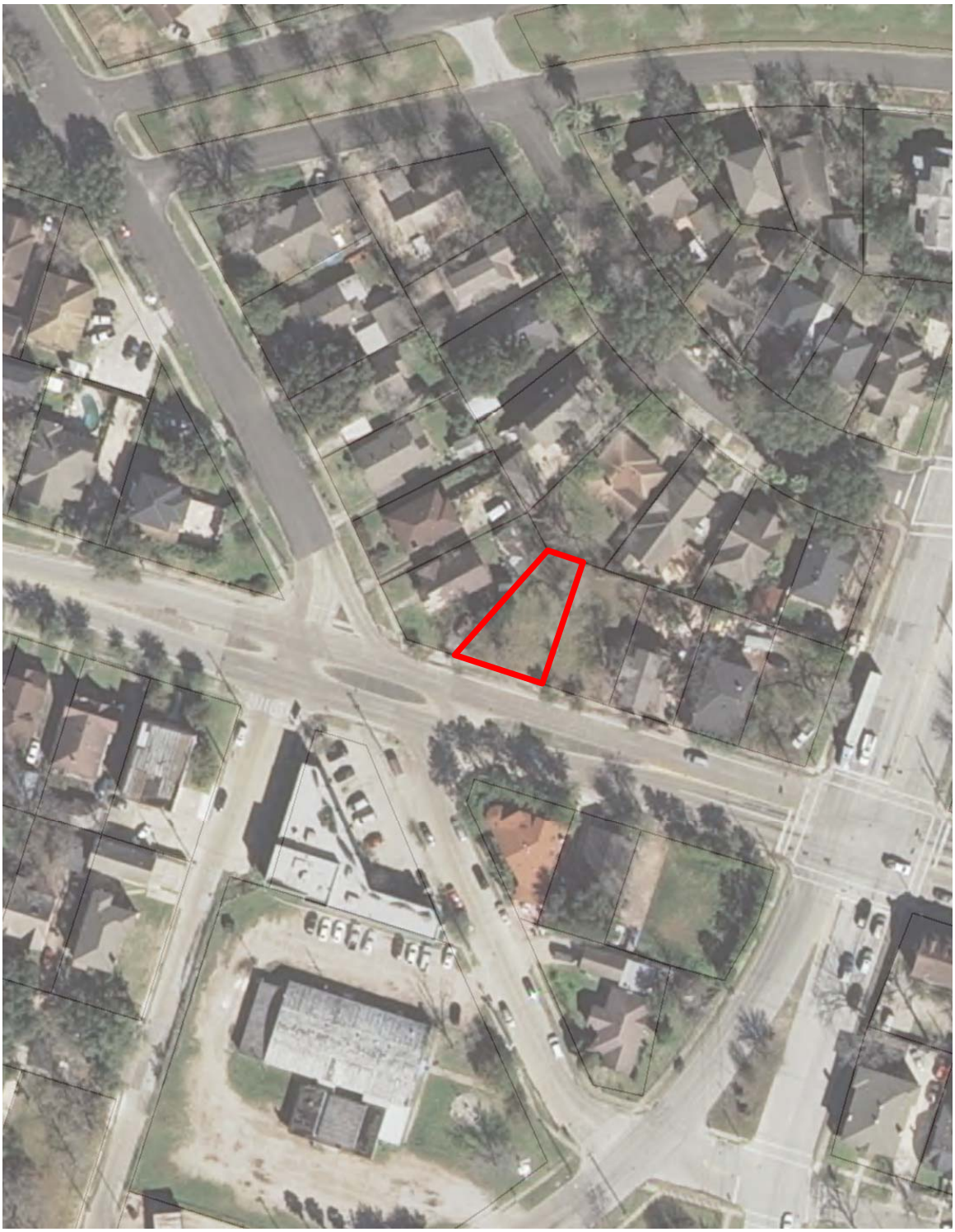

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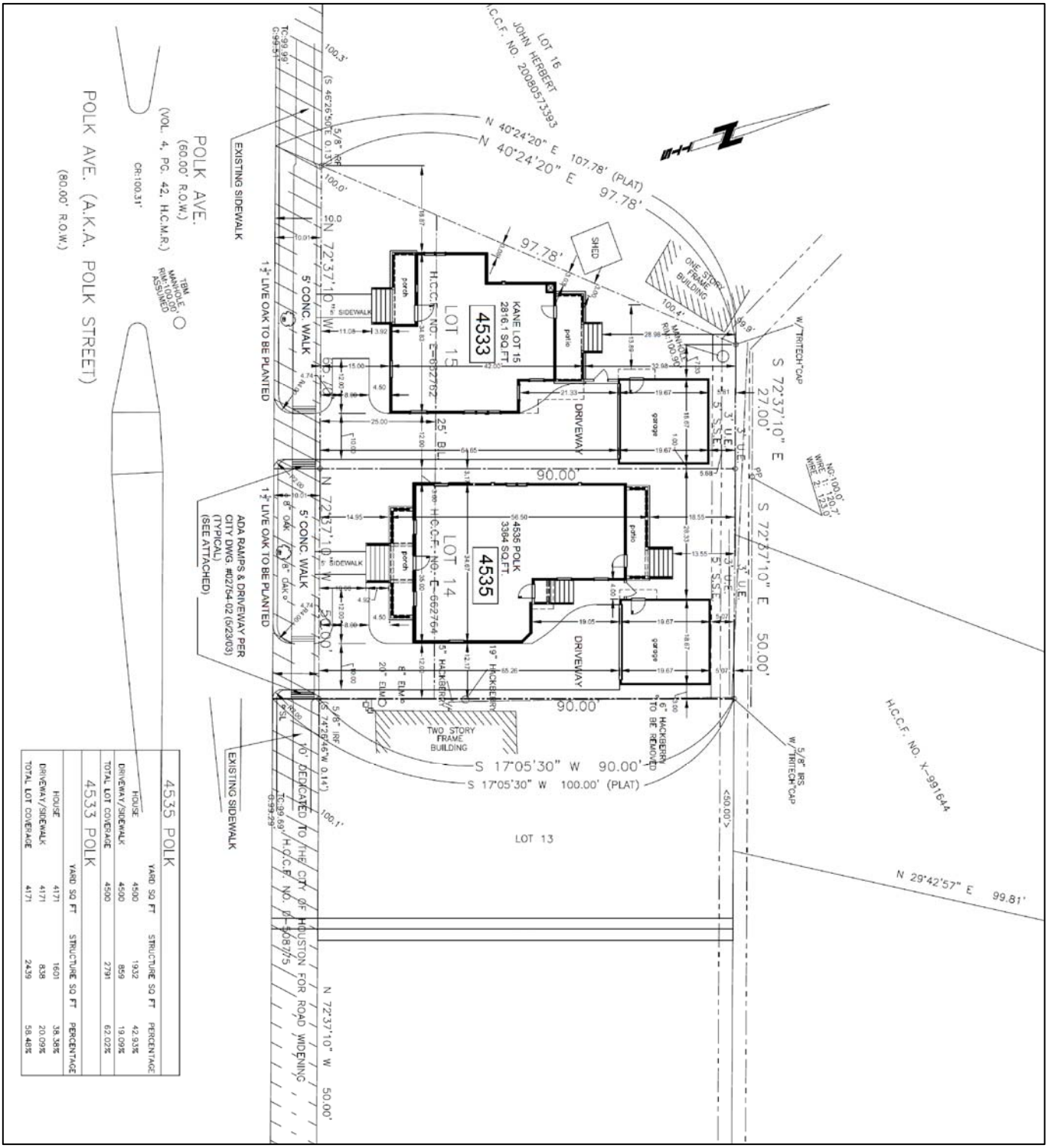

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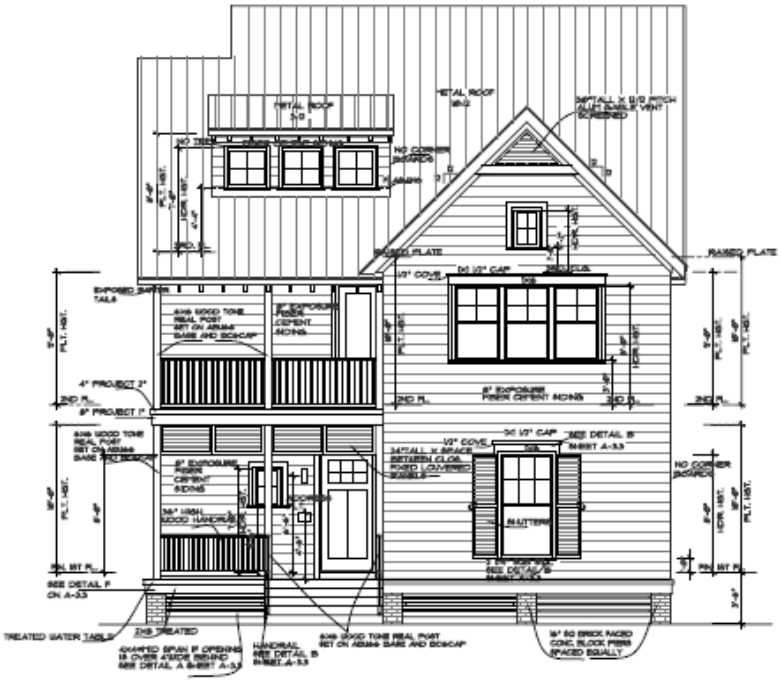
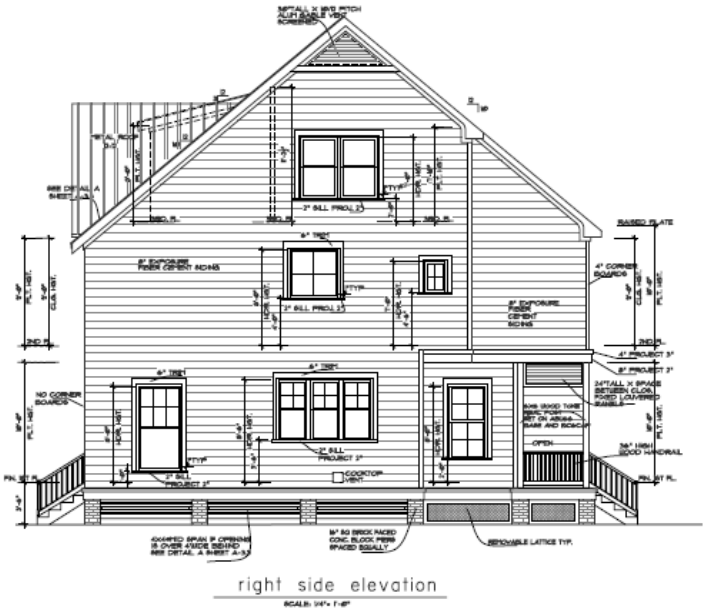


front elevation



right side elevation

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 150

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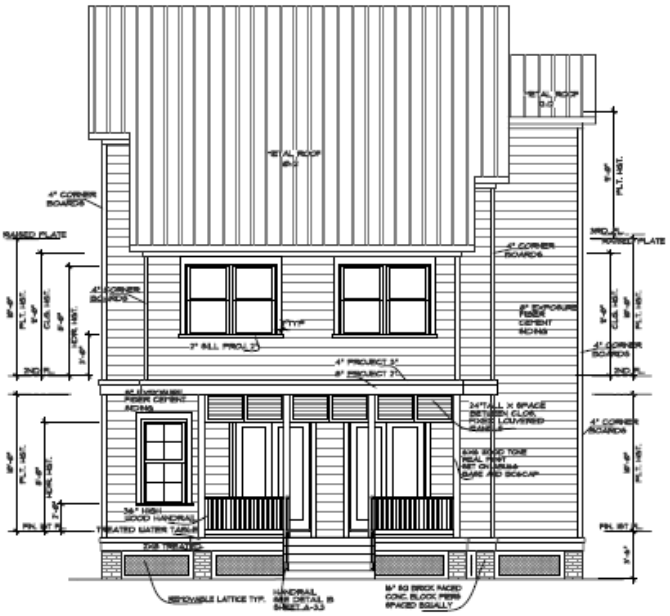
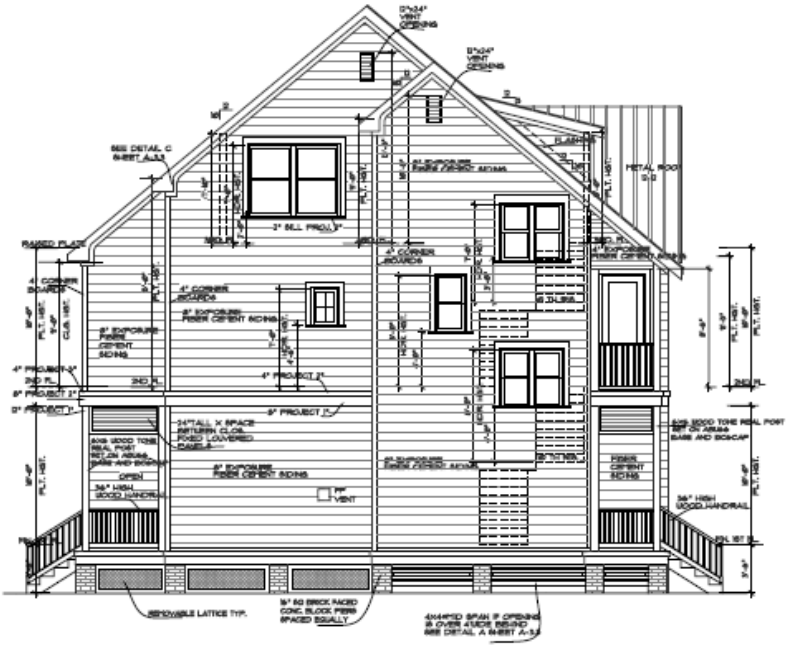


rear elevation



left side elevation

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 150

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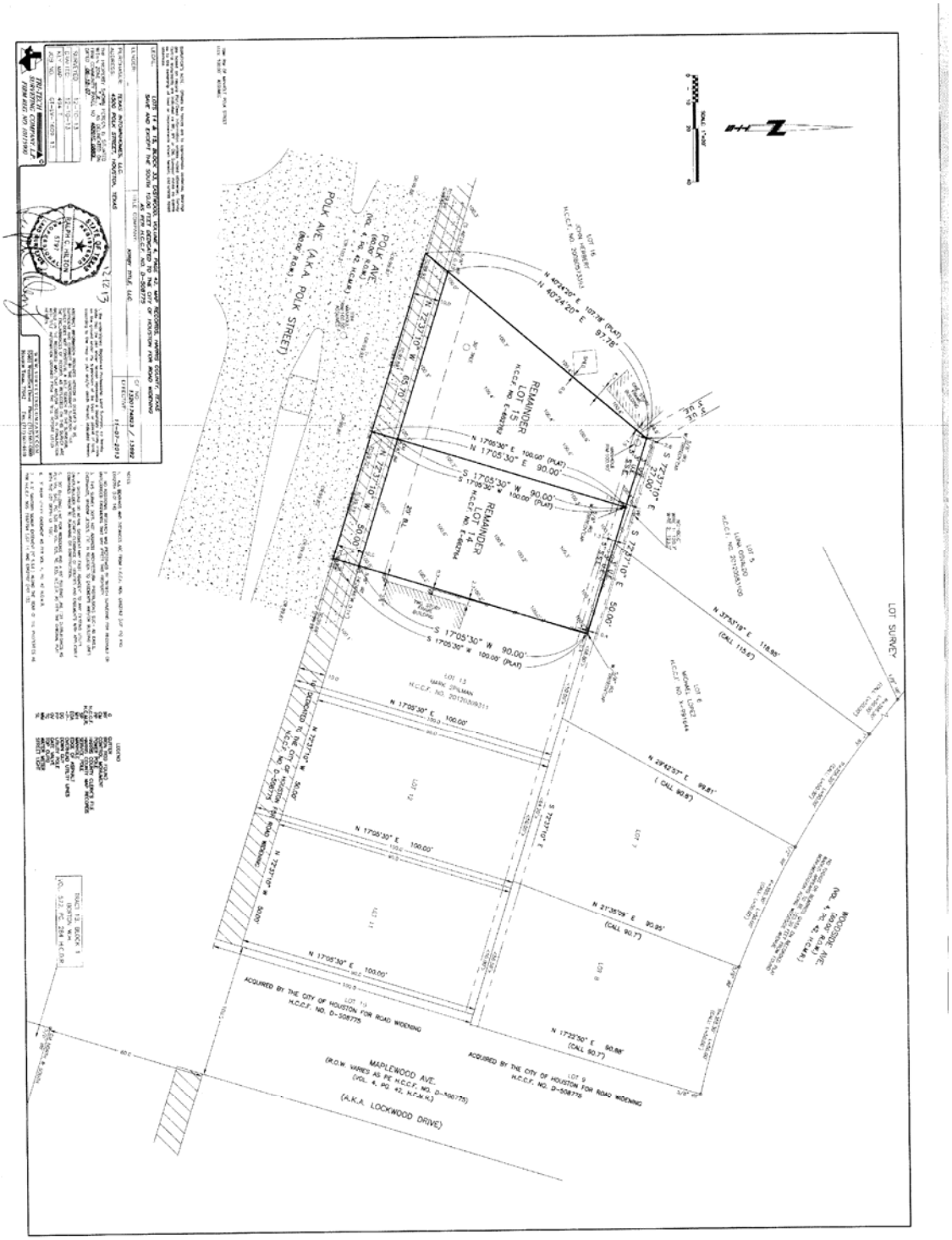

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 151
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VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
TKE Development Services	Belinda King	(713)956-1995	belindak@kpmtx.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4535 Polk Street	14014222	77023	5456	494T	I

HCAD ACCOUNT NUMBER(S):	0130380000014
PROPERTY LEGAL DESCRIPTION:	TR 14 Blk 33 Eastwood
PROPERTY OWNER OF RECORD:	Texas Intownhomes LLC
ACREAGE (SQUARE FEET):	0.1033 ac (4,500 sf)
WIDTH OF RIGHTS-OF-WAY:	Polk Avenue (aka Polk Street) 80' ROW
EXISTING PAVING SECTION(S):	Lane heading Northwesterly - 24' Lane heading Southeasterly - 25'
OFF-STREET PARKING REQUIREMENT:	Project Complies
LANDSCAPING PROVIDED:	1 – 2" Live Oak Tree
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single - Family; 3364 sq. ft.
PURPOSE OF VARIANCE REQUEST:	To allow for a reduced front building line, 15' along Polk St.
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DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

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APPLICANT'S STATEMENT OF FACTS

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3) 10' of land has been taken for widening of Polk St which would enable a future paving section of 34'.
4) Currently there is 34.1' from back of curb to the proposed new building line of 15'.
5) Compliance with Sec 42-152 (a) would result in several negative impacts including:
    a. Non-conformity with Prevailing Community Standards regarding existing building setback lines throughout the community. The properties in the area were originally built with a 20' building line per deed records. With the 10' right of way taking, homes are now approximately 10' from the new property line. This variance request is based on the desire to be consistent with the surrounding properties.
    b. Having already dedicated 10' to street widening, requiring an additional 25' setback would result in a loss of approximately 40% of the platted lot, depriving owner reasonable use of the land.
6) A turnaround to prohibit vehicles from backing onto Polk Street is provided on site.

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

(1a) 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

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The site is located at 4535 Polk Street near the intersection of Telephone Rd. Polk is an 80' ROW split by a median. The paving section for one way traffic heading northwesterly is 24'. The distance from the back of curb to the proposed 15' building line is 34.1'.

The owner's intent is to take access off of Polk; site plans indicate that the garage will be in the rear of the property with adequate paving for turnaround to prevent backing out onto the major thoroughfare.

Strict application of Chapter 42 would deny the owner's use of a significant portion of the land which would require the construction of a home not benefiting the community. The Prevailing Community Standards as indicated by the setback of adjacent properties mirror the owner's intent in requesting a 15' building line.

DEVELOPMENT PLAT VARIANCE

(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;

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

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

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

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

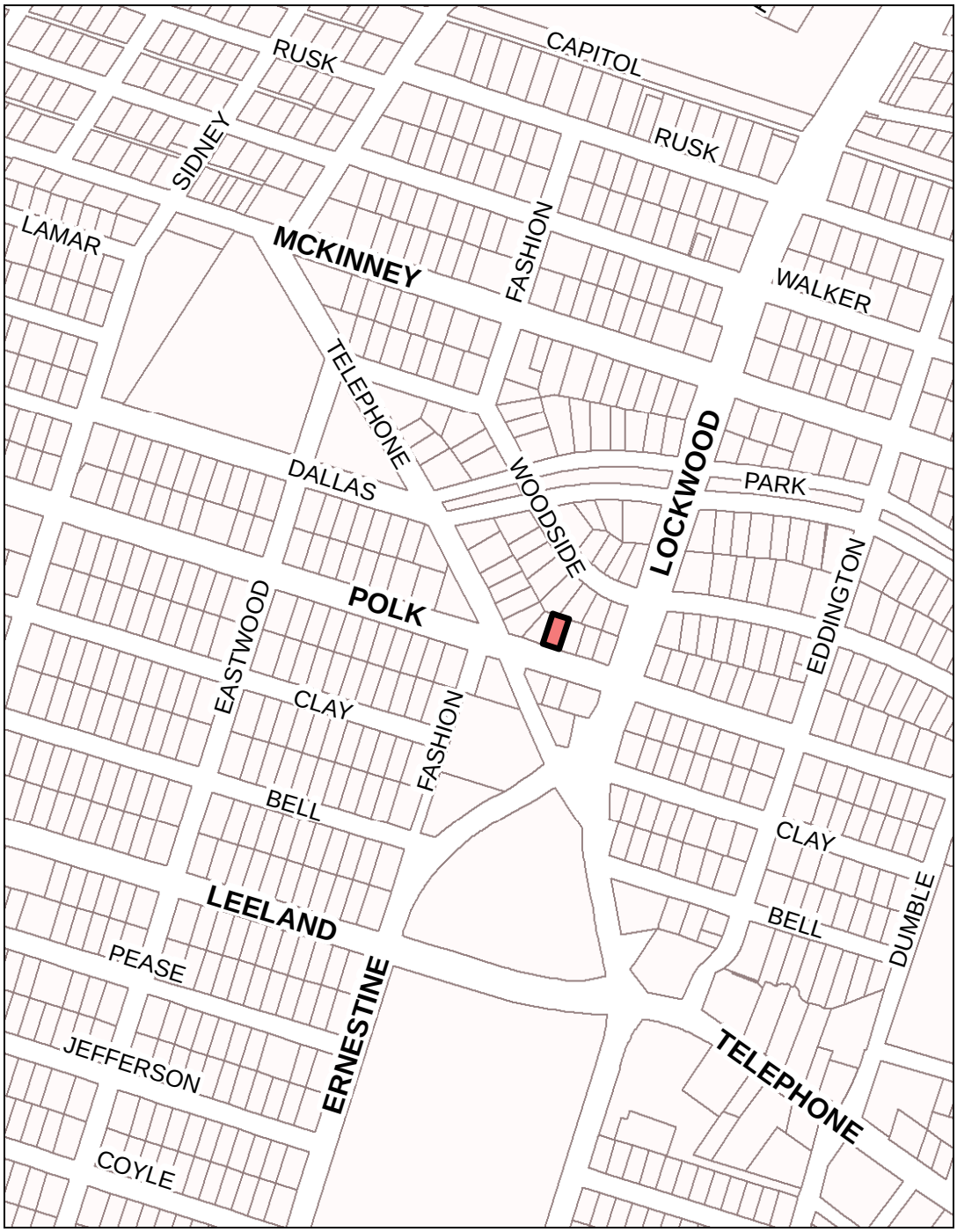
Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 151

Meeting Date: 9.4.14

SITE



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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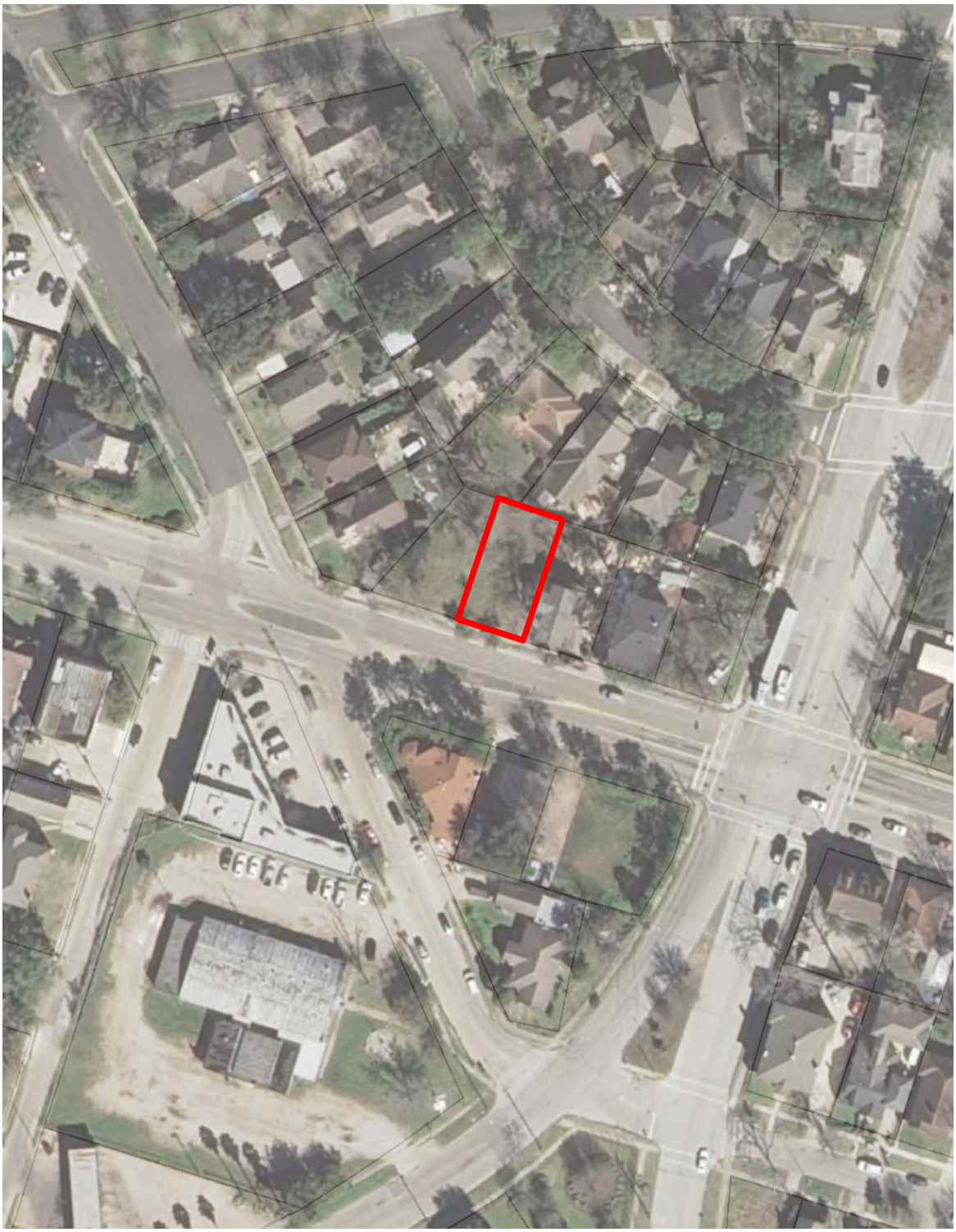

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

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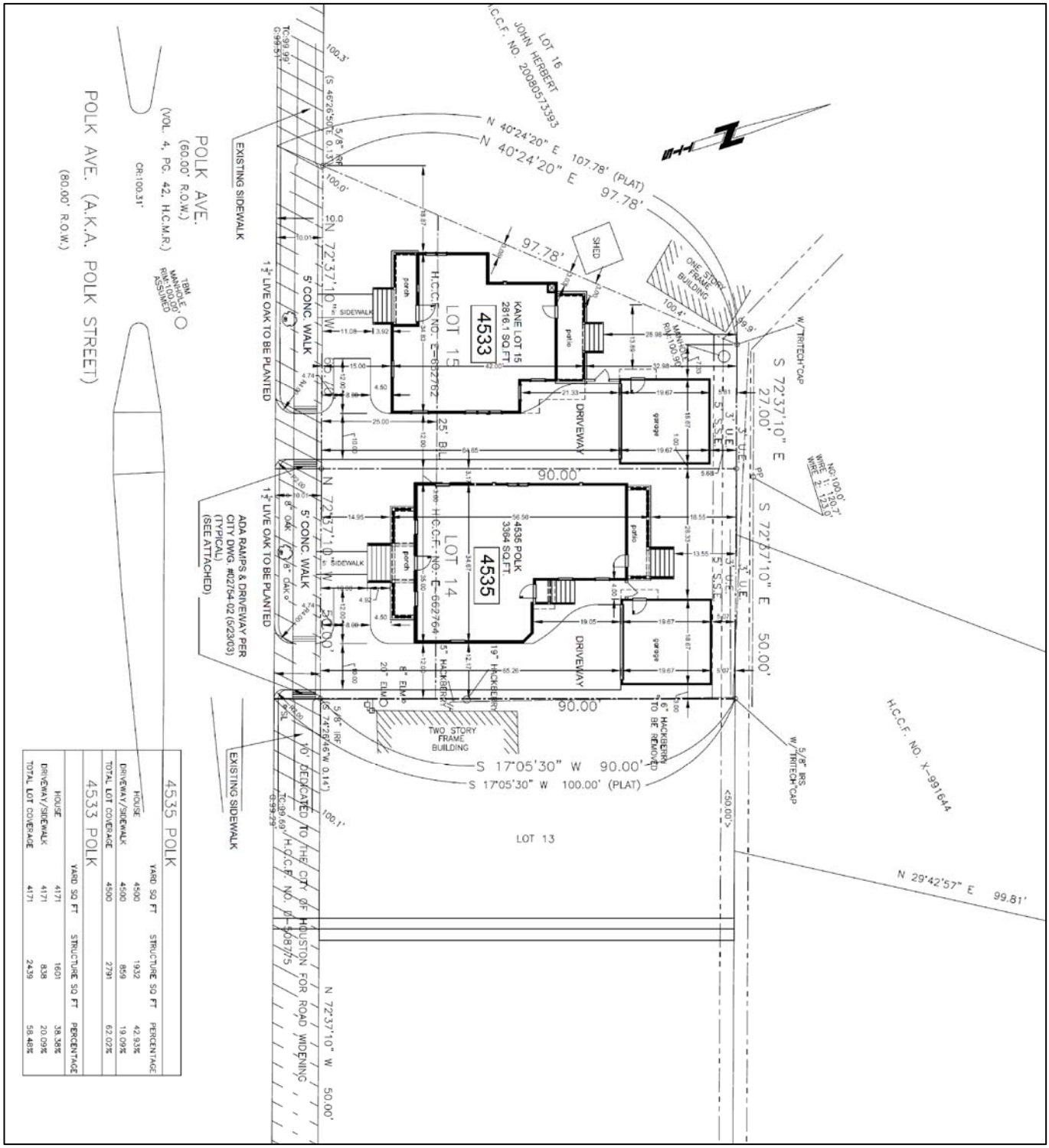

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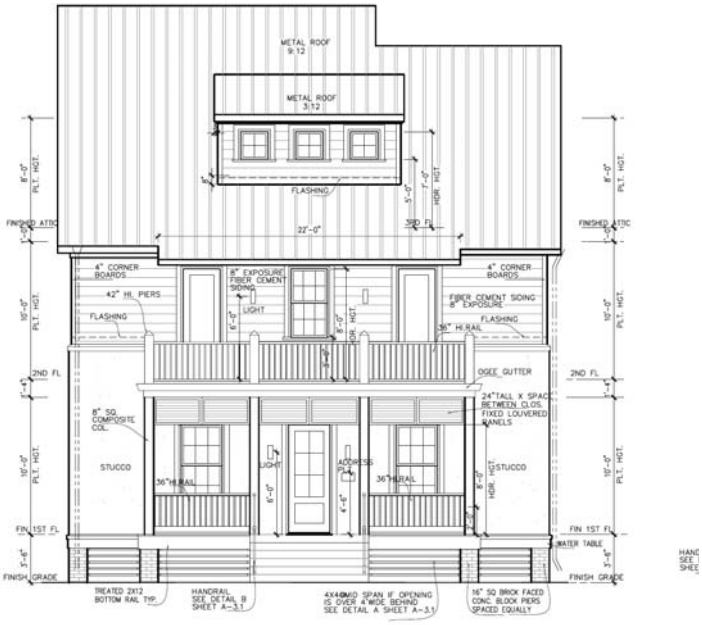
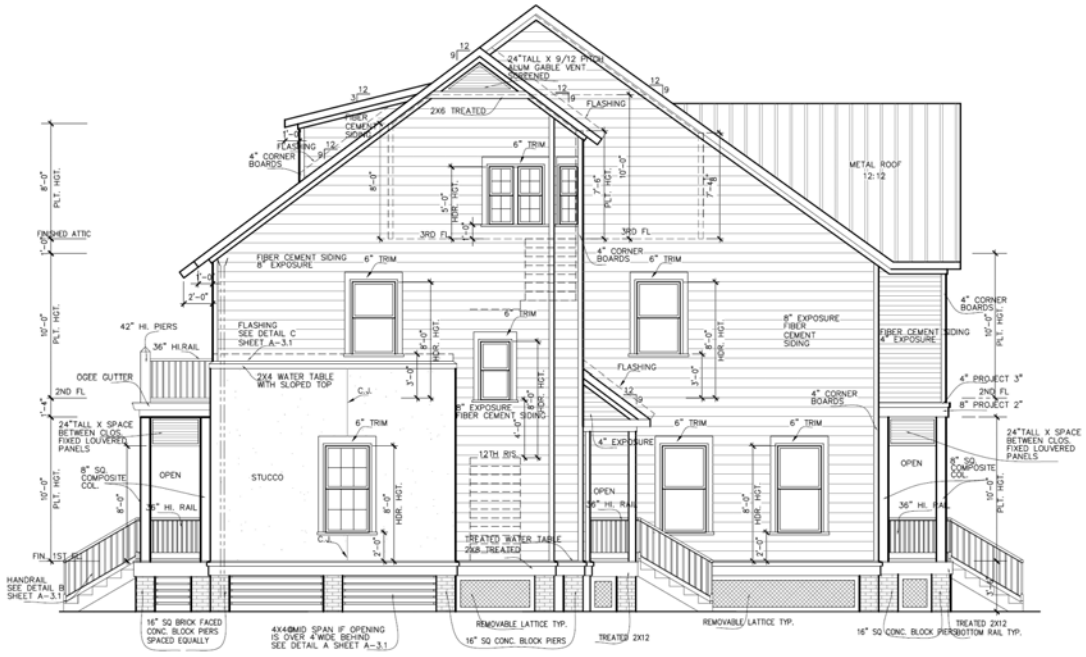


front elevation

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

NO TRIM RECESS WINDOWS SEE DETAIL I & J ON SHEET A-0



right side elevation

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

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 151

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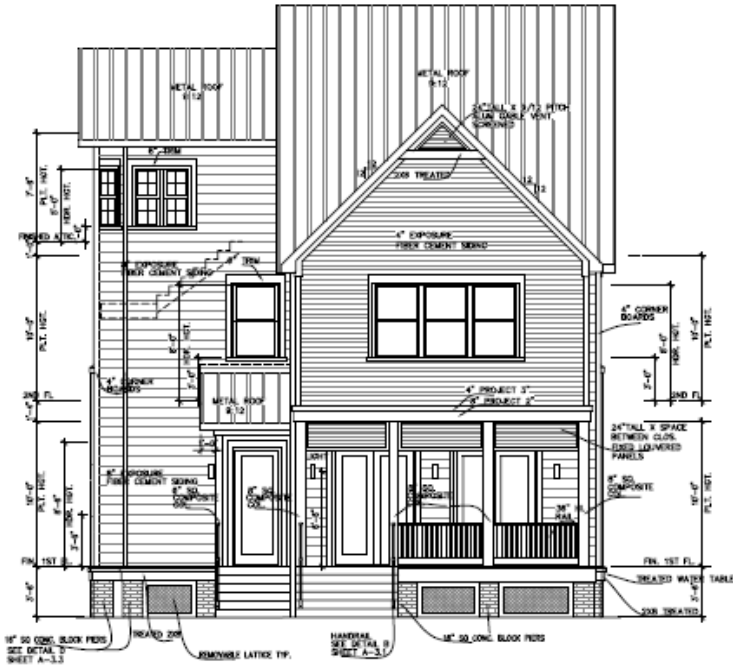
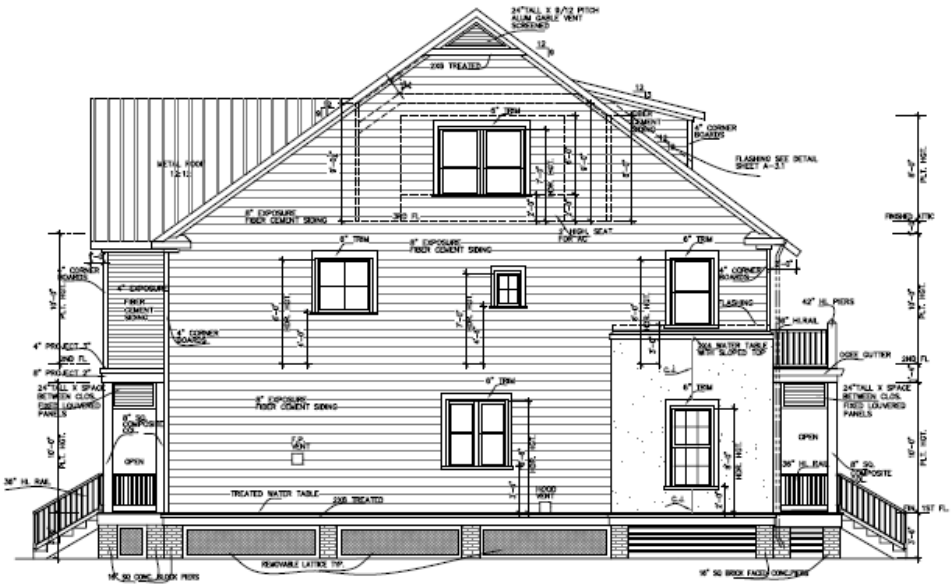


rear elevation

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



left side elevation

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

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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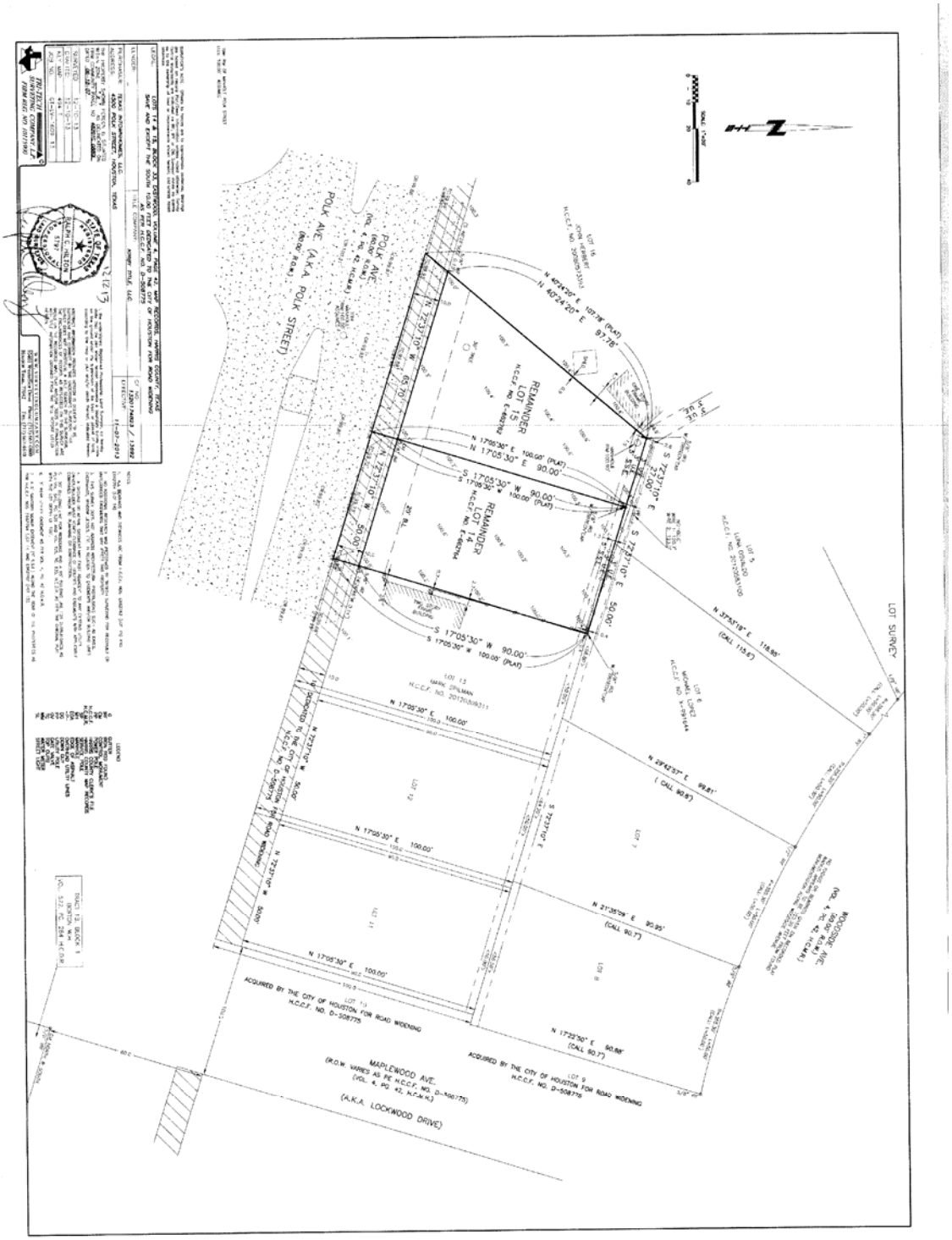


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
4721 Realty, LTD.	James Fitch	713-541-0066 x25	james@braunenterprises.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4721 N. Main Houston TX	14068812	77009	5359	453X	H

HCAD ACCOUNT NUMBER(S):	0400420000006 & 0400420000008
PROPERTY LEGAL DESCRIPTION:	TR 7, Ross & Masterson U/R, ABST 1 J Austin
PROPERTY OWNER OF RECORD:	4721 Realty LTD
ACREAGE (SQUARE FEET):	1.4247 ac. (62,059 sf)
WIDTH OF RIGHTS-OF-WAY:	N Main – 80'; Algregg – 50'
EXISTING PAVING SECTION(S):	N Main – 45'; Algregg – 26
OFF-STREET PARKING REQUIREMENT:	No change
LANDSCAPING REQUIREMENTS:	Not applicable for exterior remodel

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Commercial; 22,519 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	NA

PURPOSE OF VARIANCE REQUEST:	To allow a new tower being constructed as part of a fascia remodel to encroach in to the 25' ordinance building line.

CHAPTER 42 REFERENCE(S):	Section 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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The proposed project is located at 4721 North Main Street, Houston, Texas. The scope of the work consists of 1) replacement of the existing metal panel canopy façade, 2) demolition of an existing wood frame enclosed patio and 3) restoration of the north façade where the patio structure is to be removed. The existing building is a one-story steel frame and brick masonry structure functioning as a retail center. The existing parapet height of +/- 17' at the façade is to be retained. Structural examination of the existing façade framing revealed significant inadequacies requiring remedial work to reinforce the existing canopy framing. A metal clad, steel framed tower (30' tall) is to be integrated into the cladding at the north elevation adjacent to North Main Street.

The northeast corner of the structure encroaches beyond the current 25' building line established for a major thoroughfare in Chapter 42, Section 42-150. The northeast corner of the foundation of the existing primary structure is +/-18'-10" from the property line on the 80' right-of-way of North Main Street. The existing patio structure - to be removed - is +/- 10'-3" from the property line (re: attached survey and partial site plan). A variance is requested to establish the building line at the corner of the building in question at a distance of 15'-0" from the property line to enable the façade renovation and recladding of the north elevation.

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

(1a) 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

NA

(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;

The intent of the proposed renovation is a comprehensive rehabilitation of the building exterior (canopy façade and north elevation) visible from North Main Street. Enforcement of the 25' building line would not allow the Owner to renovate or redevelop that portion of the existing structure and façade which encroaches into the setback and is most visible from North Main Street.

DEVELOPMENT PLAT VARIANCE

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

The variance being requested is a result of the existing conditions. The primary structure, when built (1970's?), was in compliance with then current requirements. Subsequent updates and modifications to the requirements and design criteria have now created a non-compliant condition.

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

Granting of the requested variance will eliminate one existing encroaching element which is also not compliant with building code construction standards and will enable the renovation of the remaining existing structure contributing to the continued revitalization and redevelopment of this portion of the North Main Street corridor.

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

Since the majority of the existing construction predates the requirements of the current ordinance, the block face already established along the southwest side of this portion of North Main Street is well within the current 25' building line (re: attached aerial photo). The granting of the requested variance decreases the existing encroachment providing additional open area along the right-of-way and enabling redevelopment of an aged, unsound and deteriorating structure.

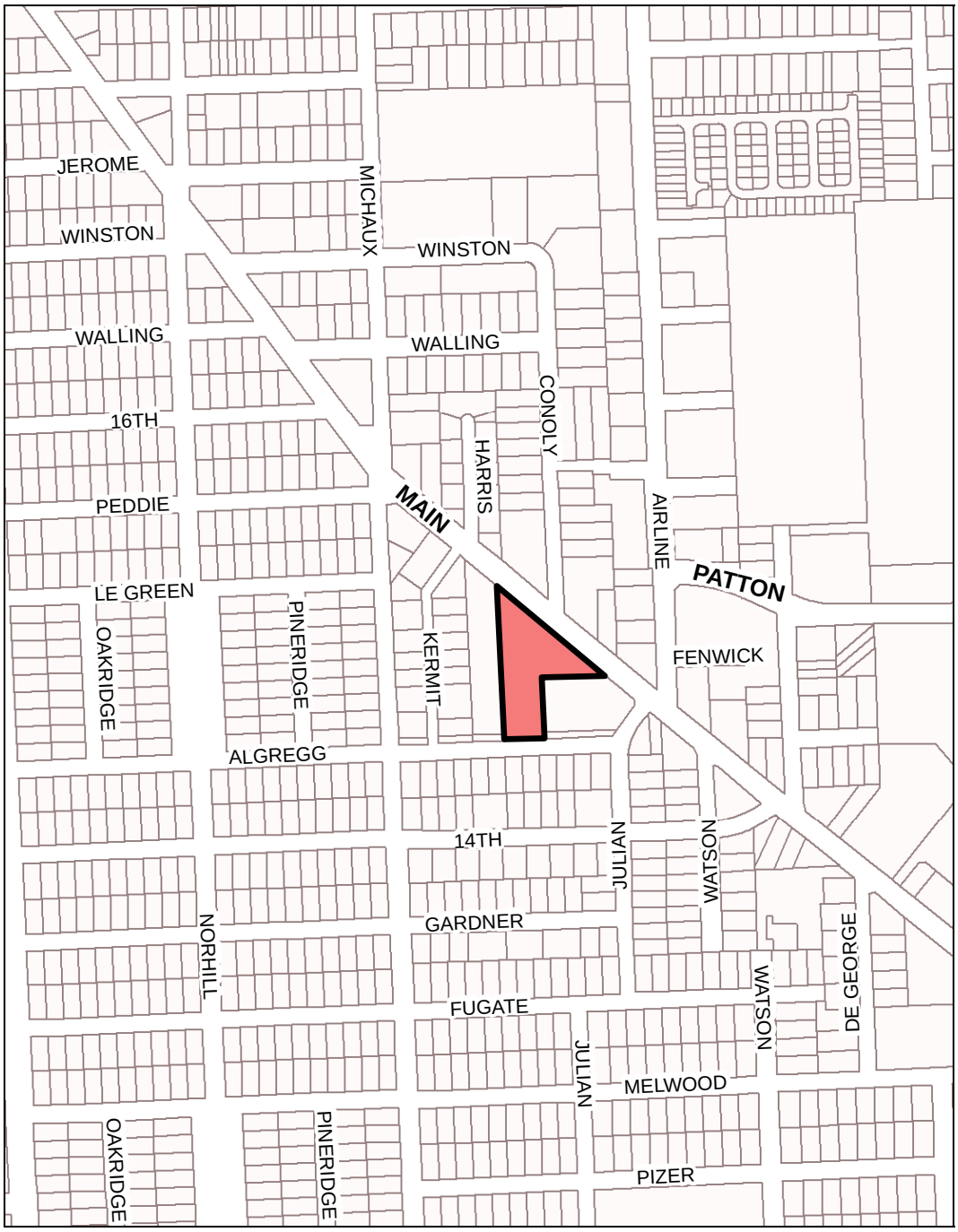
(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification for the variance. The requested 15'building line is consistent with the conditions established by the existing buildings along both sides of this portion of North Main Street. Granting of the variance acknowledges this and will allow the Owner to incorporate the prominent north elevation of the building into the proposed rehabilitation of the property, improving both the quality of the property and the streetscape in the neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
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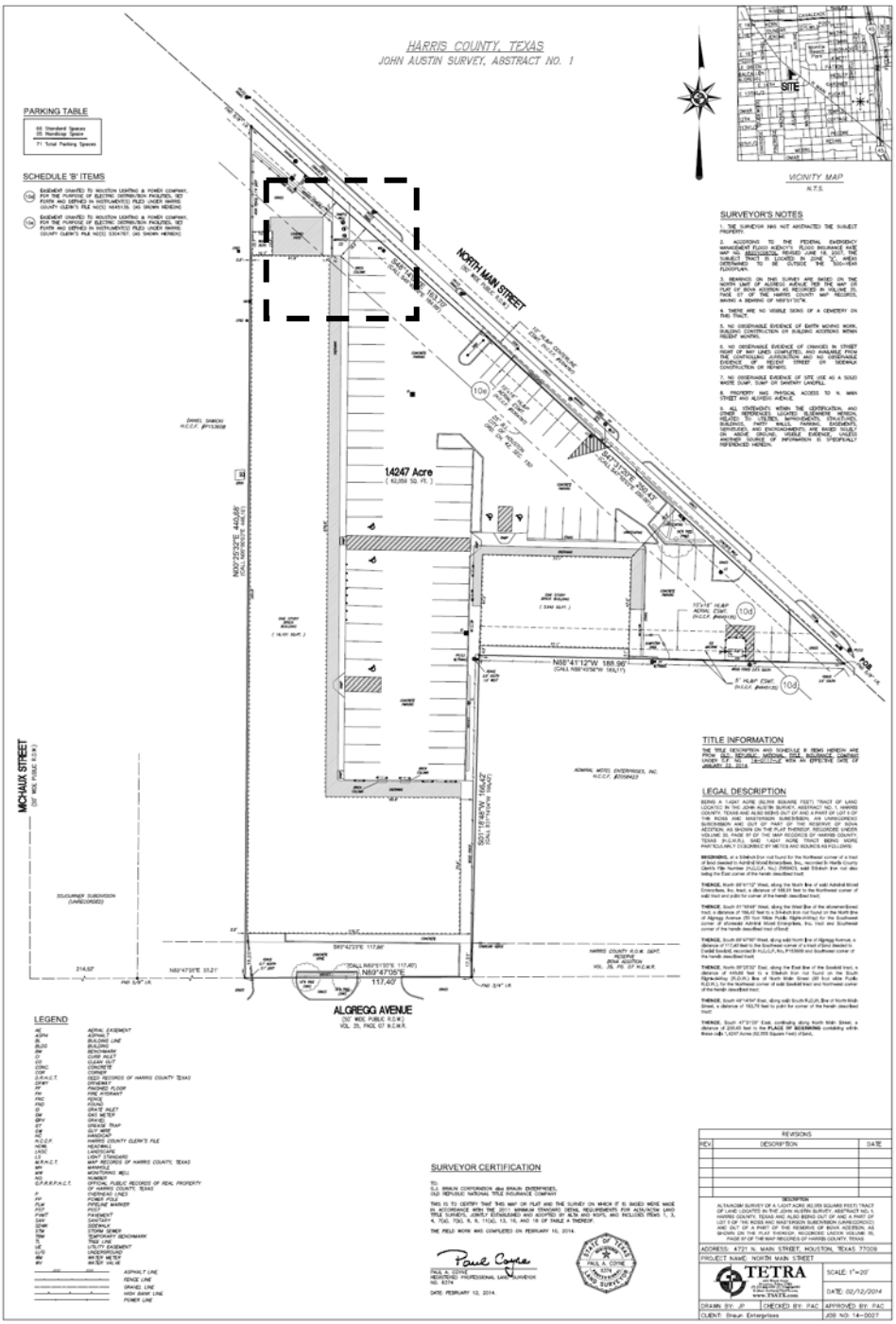
Houston Planning Commission



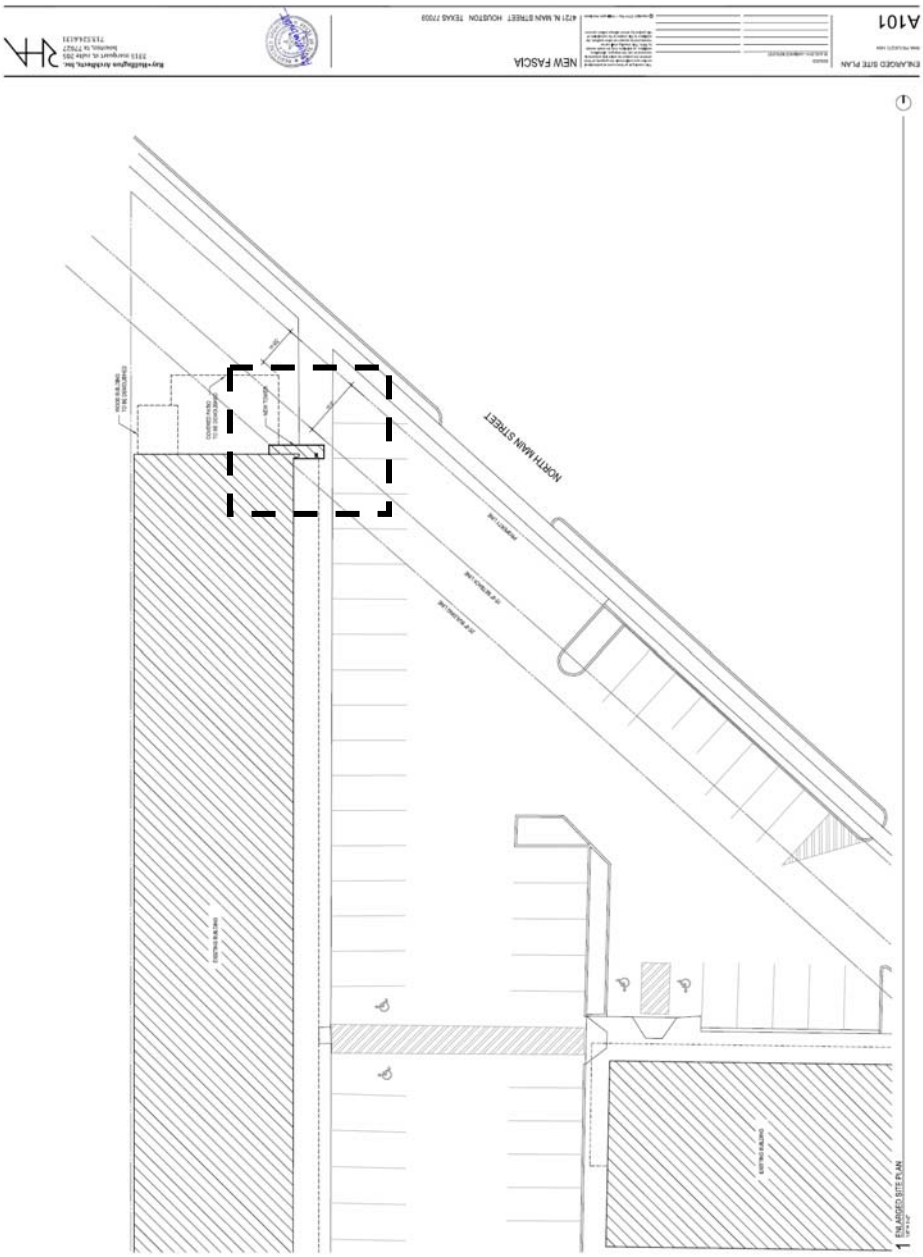
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

ENLARGED SITE PLAN



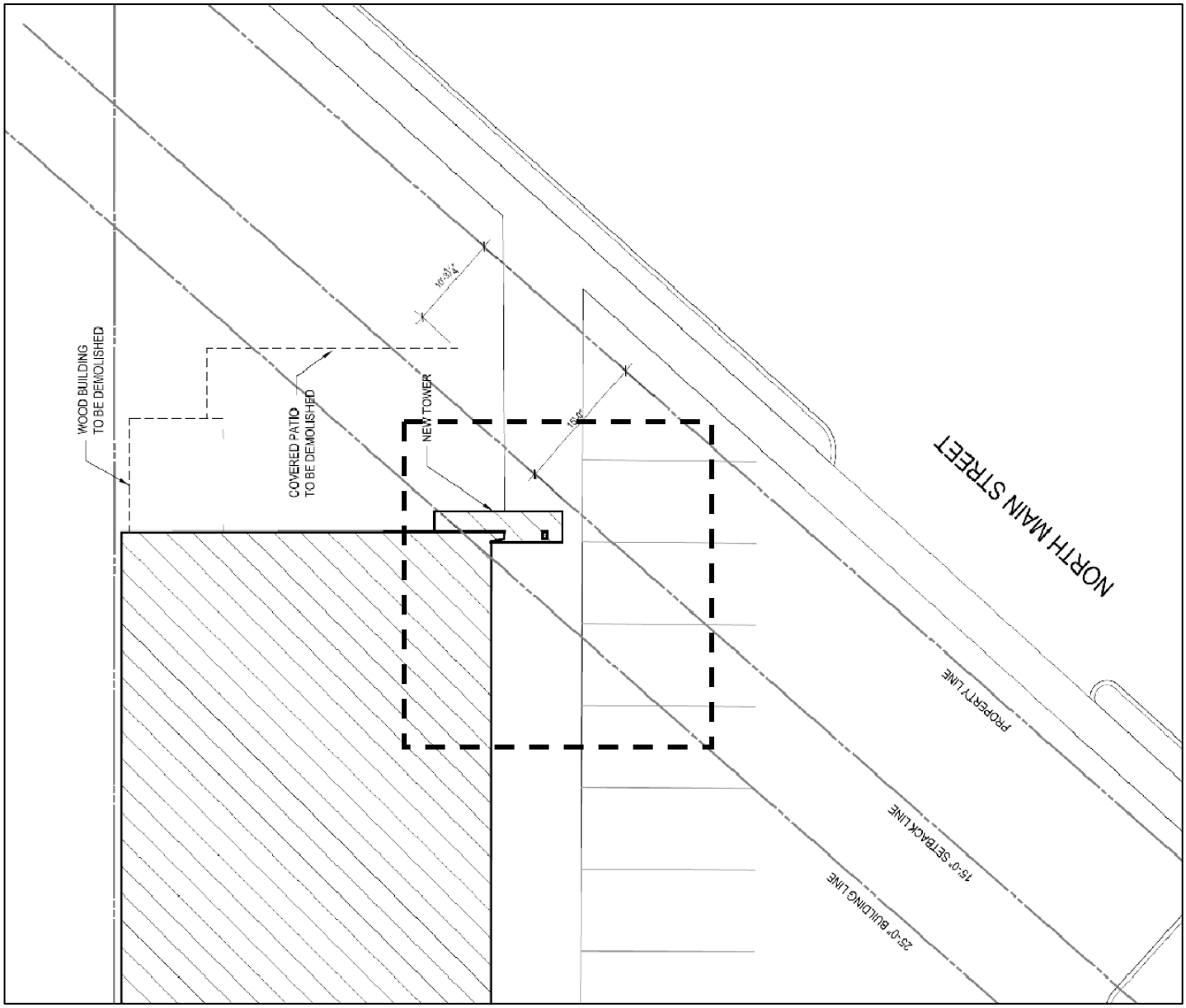
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

ENLARGED SITE PLAN

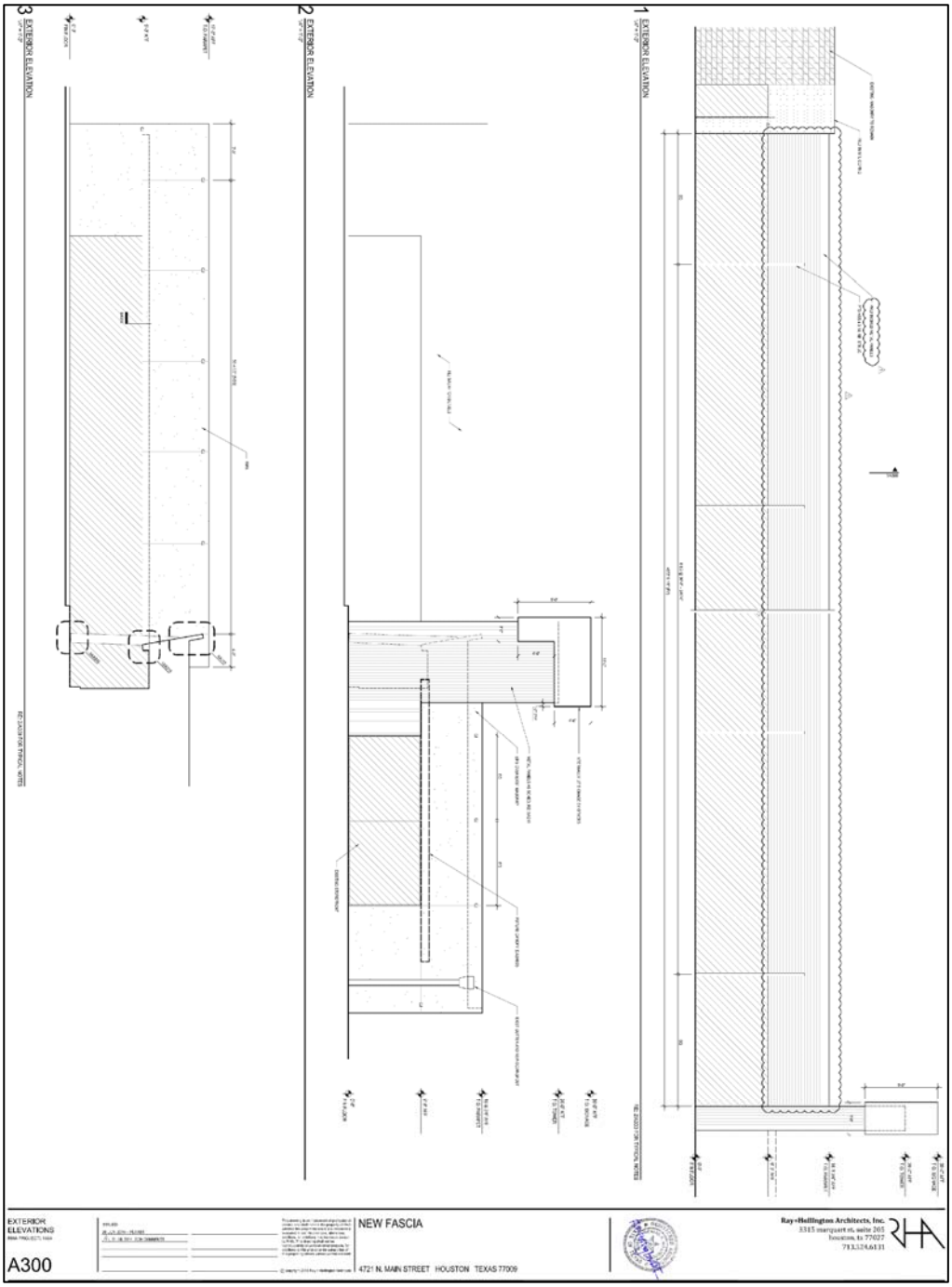


DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM:	152
Meeting Date:	9-4-2014

Houston Planning Commission

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: V
Meeting Date: 9.4.14

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Landscape Standards of Chapter 33 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Caton Consulting	Carla Houser	281-380-9059	Carla@caton-consulting.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
15375 Memorial Drive	13080537	77079	4758	488B	G

HCAD ACCOUNT NUMBER(S):	0410360010639
PROPERTY LEGAL DESCRIPTION:	Northern portion of Unrestricted Reserve 'A', Mayde Creek Crossing
PROPERTY OWNER OF RECORD:	SCD West Memorial Place
ACREAGE (SQUARE FEET):	12.2 Acres
WIDTH OF RIGHTS-OF-WAY:	Memorial Drive – 100'; Mayde Creek Drive – Width varies (min. 60')
OFF-STREET PARKING REQUIREMENT:	983
OFF-STREET PARKING REQUIREMENT:	1,319 parking spaces, 60 bicycle spaces
LANDSCAPING REQUIREMENTS:	49 street trees
LANDSCAPING PROVIDED:	44 street trees, 9 preservation credits

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Office, 393,068 sf; Garage, 453,460 sf

PURPOSE OF VARIANCE REQUEST:	To not provide a fence as a landscape buffer to the adjacent residential property as per the request of the homeowner's association.

CHAPTER 33 REQUIREMENTS: **33-128: LANDSCAPE BUFFER REQUIRED**

The owner of a building site included under section 33-121 and which is to be developed or expanded for a nonresidential or a multifamily residential use adjacent to any existing single-family residential property shall provide a landscape buffer adhering to at least one of the following two buffer types:

(1) Except as may otherwise be provided in chapter 19 of this Code, either a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the entire property line or entire artificial lot line, if any, adjacent to the single-family residential property.

(2) Evergreen screening on the property line or artificial lot line.

LANDSCAPE VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: V

Meeting Date: 9.4.14

APPLICANT'S STATEMENT OF FACTS

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

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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@houstonx.gov.

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

In this case the subdivision and the owner's of the houses have requested the change. They would rather have a landscape buffer then a fence .

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

In this case the applicant is trying to please the neighbor's who have requested the change.

(3) The intent of this article is preserved;

There will be a buffer separating the commercial property from the residential properties, as per residential owner request.

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

There are fences already around the residential properties so there already is a barrier between commercial and residential.

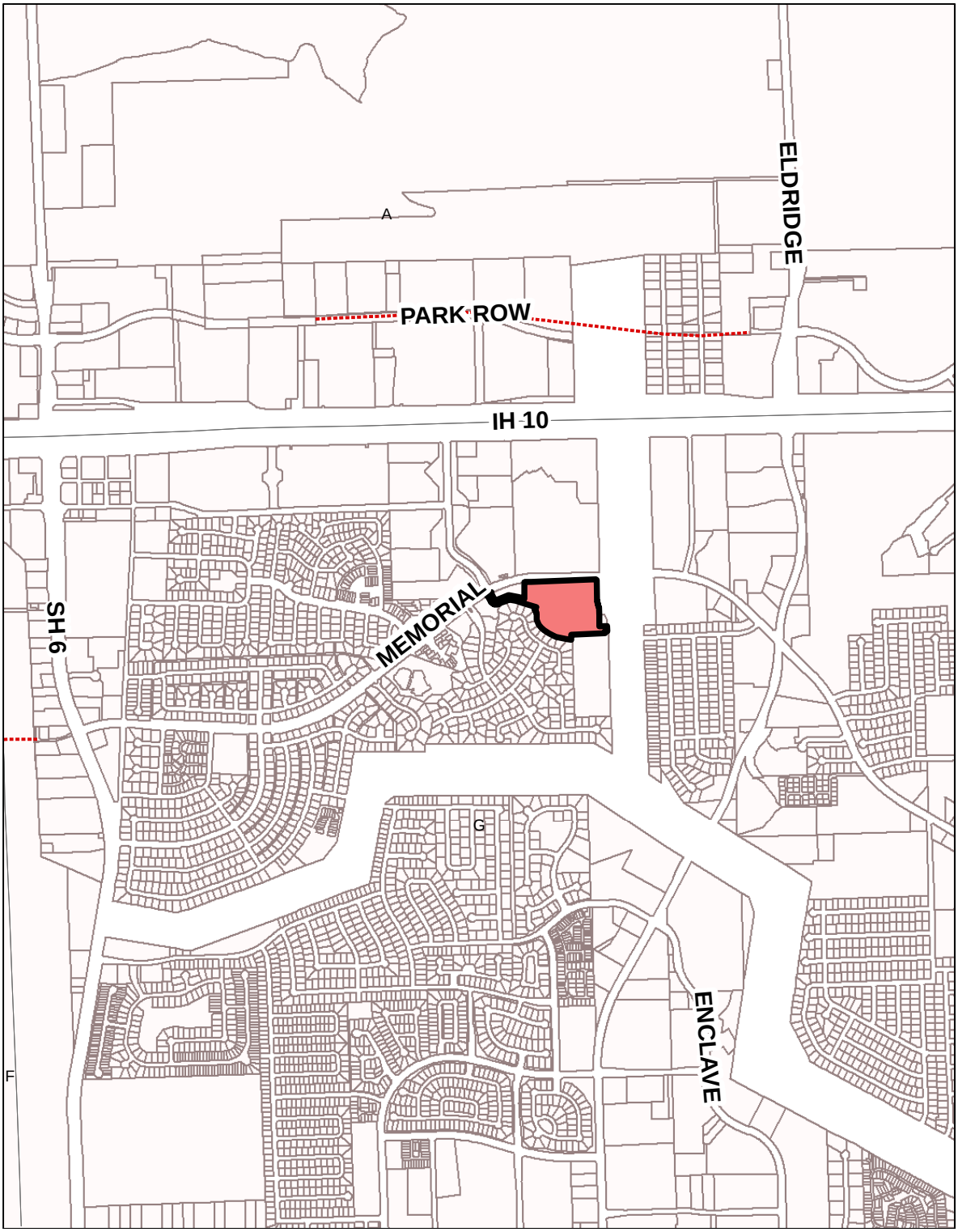
LANDSCAPE VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: V

Meeting Date: 9.4.14



LANDSCAPE VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: **V**

Meeting Date: **9.4.14**

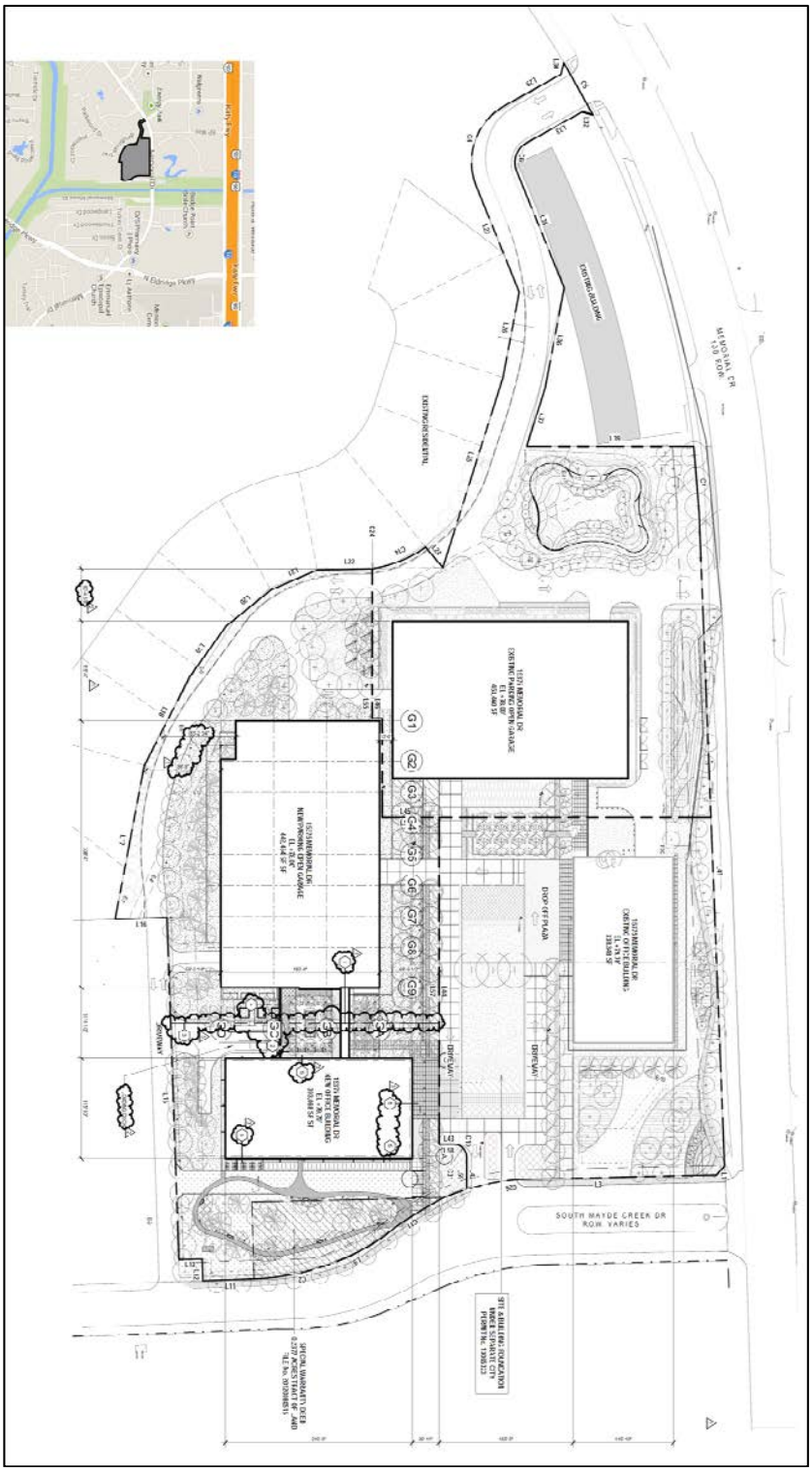
LANDSCAPE VARIANCE

Houston Planning Commission

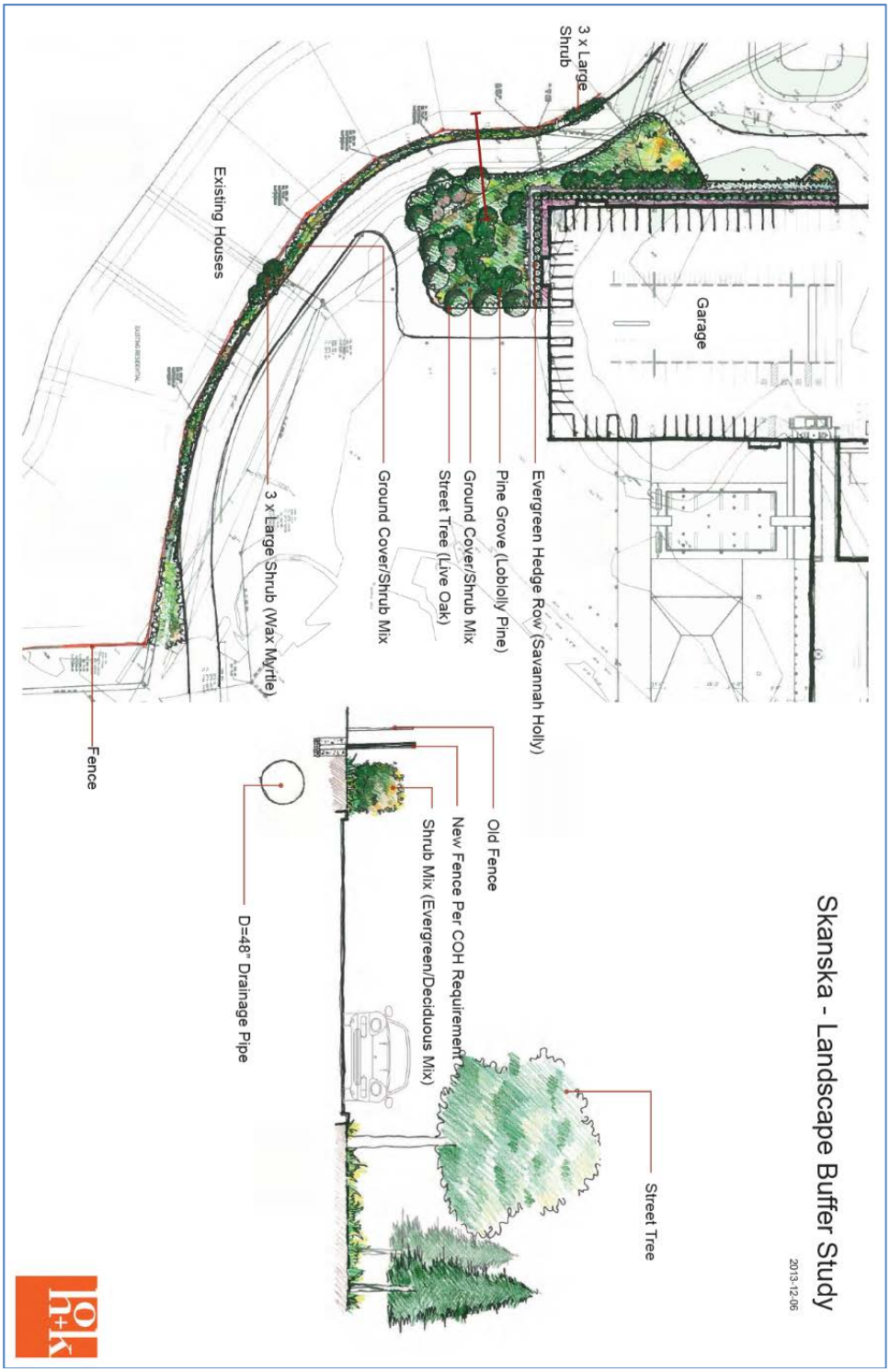
City of Houston Planning and Development Department

ITEM: **V**

Meeting Date: **9.4.14**



LANDSCAPE VARIANCE



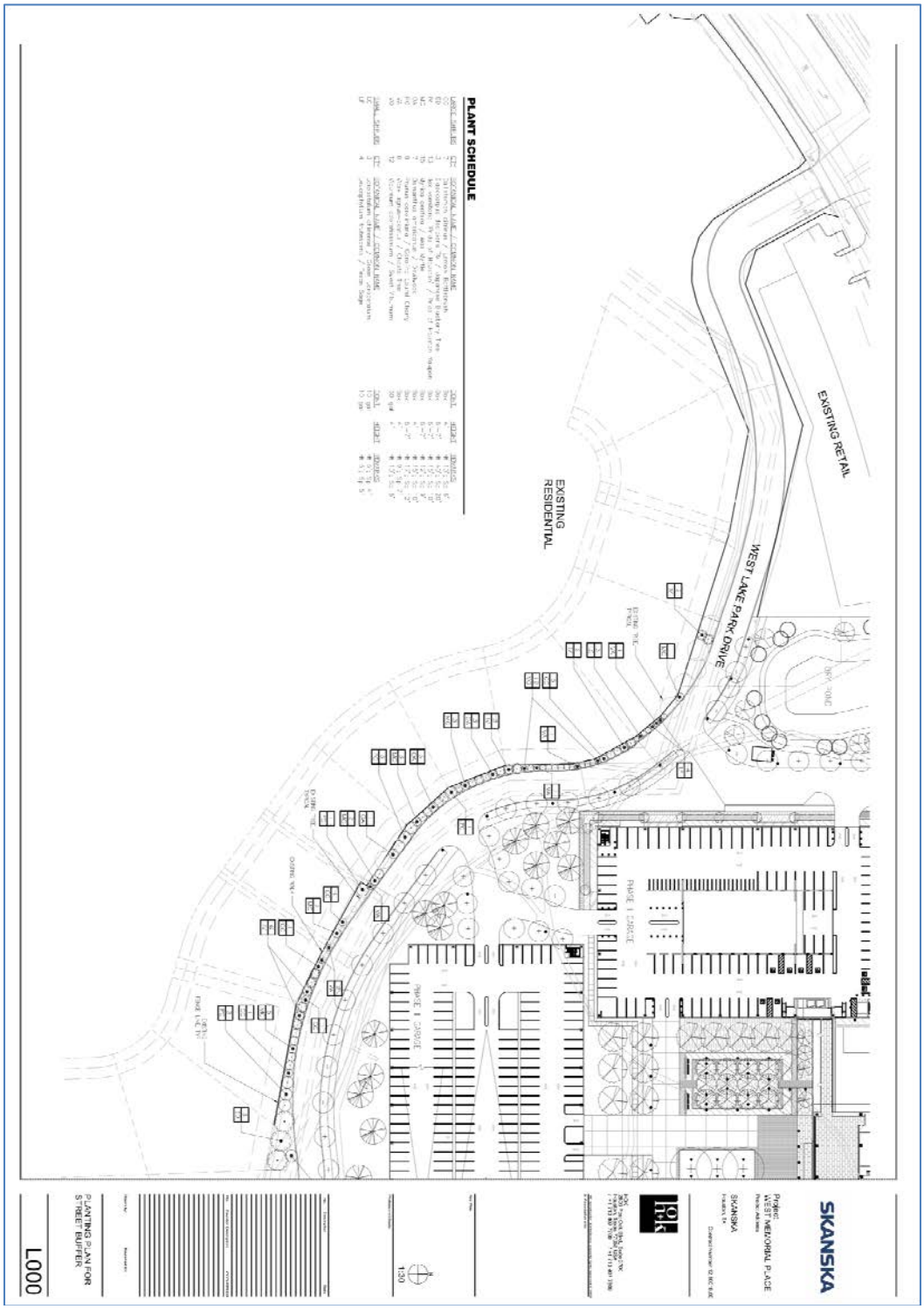
LANDSCAPE VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: **V**

Meeting Date: **9.4.14**



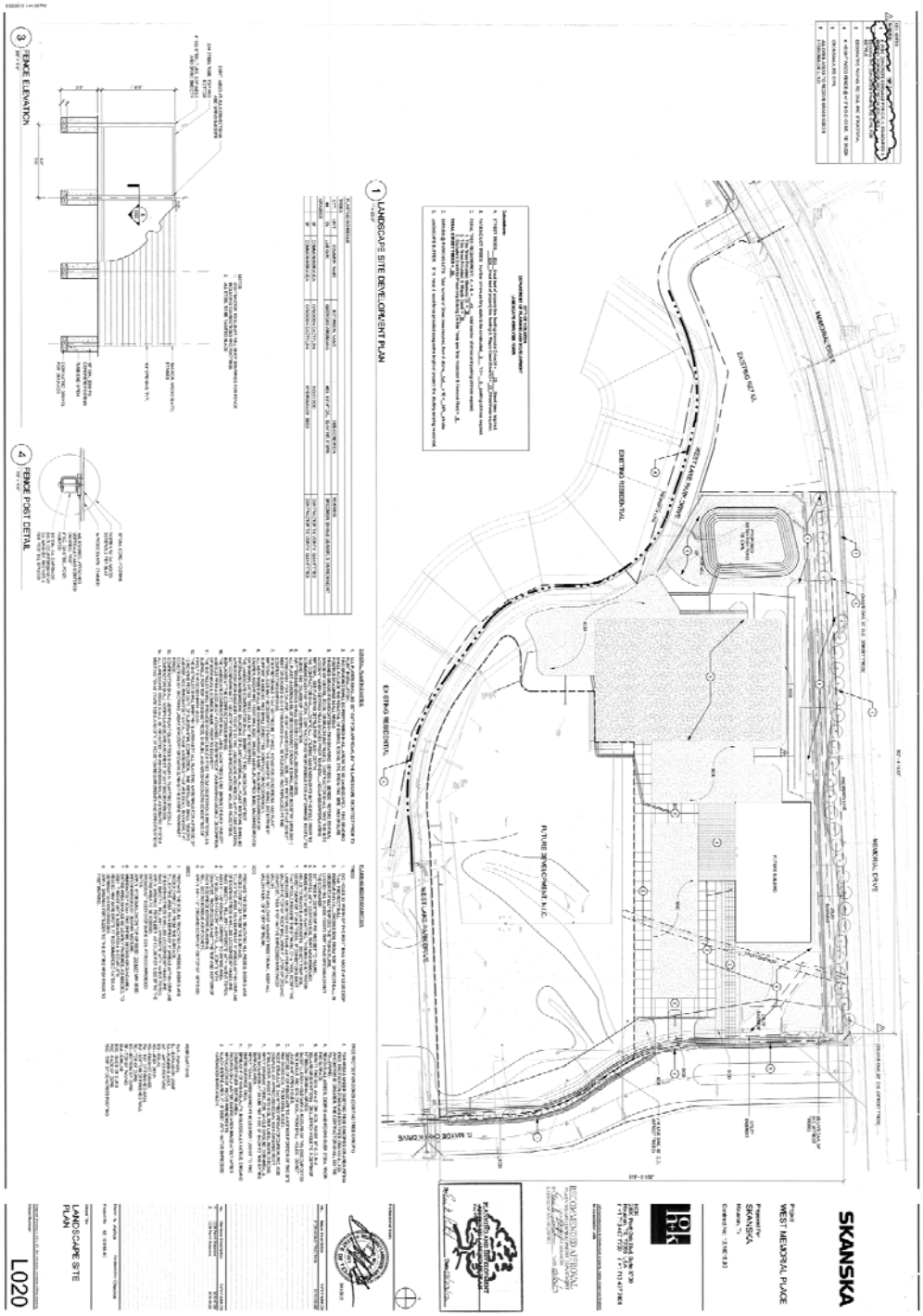
LANDSCAPE VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: V

Meeting Date: 9.4.14



LANDSCAPE VARIANCE

MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.

702 PLAINWOOD DRIVE
HOUSTON, TEXAS 77079
713.501.5406
www.MemorialThicket.org

July 15, 2014

City of Houston Planning Department

Ladies and Gentlemen,

The Memorial Thicket Homeowners Association, Inc. and the members of the association whose homes adjoin the Skanska commercial development located at 15375 Memorial Drive have reviewed the options for a buffer between the properties and overwhelming support Skanska's compliance with Section 33-128(2) with a variance to exclude the 15 foot requirement and do not support Skanska's installation of a fence per Section 33-128(1).

The neighborhood has an existing contiguous iron fence facing Skanska's development. The lush evergreen landscaped buffer, as to be installed and maintained per Skanska's buffer study drawings sent April 23, 2014 with revisions requested by the neighborhood as outlined in Rick Cornelius' May 13, 2014 email, is considered more esthetically pleasing to the neighborhood and homeowners while serving as a sight and sound buffer to the development.

Regards,

By: _____
William L. McClain
President
Memorial Thicket Homeowners Association, Inc.

Address	Name	Signature
711 Windbreak Trail	Becky W Cook	Becky W Cook
715 Windbreak Trail	[illegible]	[illegible]
719 Windbreak Trail	Rino Yasper	[illegible]
723 Windbreak Trail	Helen & John Johnson	Helen Johnson
727 Windbreak Trail	Jack Courtney	Cynthia Courtney
731 Windbreak Trail	Abel Paredes	[illegible]
735 Windbreak Trail	RICHARD CORNELIUS	Richard Cornelius
739 Windbreak Trail	LEE W EWING	Lee W Ewing
743 Windbreak Trail	SAGIL SARKAR	[illegible]
747 Windbreak Trail		

Houston, TX 77079

AGENDA: XX

SMLSB Application No. 477: 200 block of Archer Street, east and west sides, between Cottage and Temple Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 200 block of Archer Street, east and west sides, between Cottage and Temple Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the block face. A petition was signed by the owners of 50% 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 twelve (12) lots along the 200 block of Archer Street, east and west sides, between Cottage and Temple Streets.

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 (2) block faces, the east and west sides of Archer 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 twelve (12) of twelve (12) 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 twelve (12) signatures of support from property owners in the proposed SMLSB (owning 50% 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 5,000 sf exists on twelve (12) 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 1905. The houses originate from the 1920's. The establishment of a 5,000 sf 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.*
  Nine (9) out of twelve (12) lots (representing 75% of the application area) are at least 5,000 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 the Area
3. Application
4. Boundary Map

SPECIAL MINIMUM LOT SIZE

Application No.	**477**		
Date Received:	**7/16/2014**	Date Complete:	**7/21/2014**
Street(s) Name:	**Archer Street**	Lot(s)	**200 block Archer Street**
Cross Streets:	**Cottage Street** and	**Temple Street**	
Side of street:	**East and west sides**		

PROPERTY DATA:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)	Building Line (in Feet)
201 Archer	SFR	Y	5,000	14
203	SFR		5,000	14
205	SFR	Y	5,000	16
207	SFR	Y	5,000	17
209	SFR	Y	5,000	17
211	SFR		5,000	74
606 Cottage (Lot 4)	SFR		5,000	28
606 Cottage (Lot 5)	SFR		5,000	28
204 Archer	SFR	Y	5,000	20
206	SFR		5,000	16
208	SFR		5,000	18
210	SFR	Y	5,000	18

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

Of	**60,000**	Square Feet in the Proposed Application Area	**30,000**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**50%**			

Single Family Calculation:

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

	12	# developed or restricted to no more than two SFR Units	Of	**12**	Total number of SFR lots in the Proposed Application Area	**12**	Total number of lots in the Proposed Application Area	**100%**
	0	# of Multifamily lots						
	0	# of Commercial lots						
	0	# of Vacant Lots						
	12	Total						

Minimum Lot Size Calculations:

Total # of lots	**12**	Total sq. ft. =	**60,000**	/ # of lots =	**5,000**	average sq. ft.
					5,000	median sq. ft.
	70	**%**				
Lots ranked by size	Size	% by Area	Cumulative % by Area			
1	5,000	8.3%	8.3%			
2	5,000	8.3%	16.7%			
3	5,000	8.3%	25.0%			
4	5,000	8.3%	33.3%			
5	5,000	8.3%	41.7%			
6	5,000	8.3%	50.0%			
7	5,000	8.3%	58.3%			
8	5,000	8.3%	66.7%			
9	**5,000**	8.3%	**75.0%**			
10	5,000	8.3%	83.3%			
11	5,000	8.3%	91.7%			
12	5,000	8.3%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
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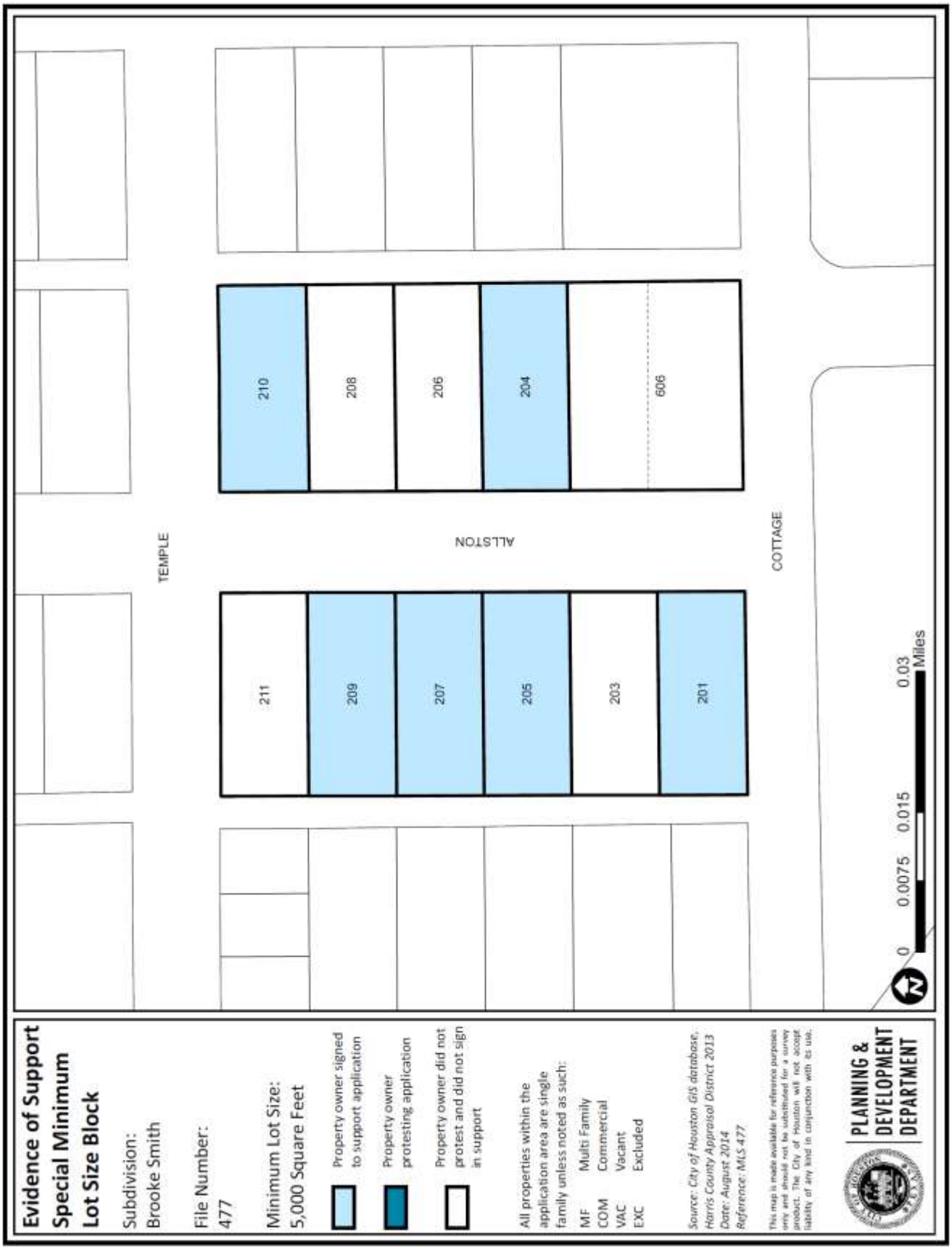
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
	0	0.0%	100.0%			
Total	60,000	100.0%				
This application qualifies for a		**5,000**	Square Feet Special Minimum Lot Size			
Do deed restrictions specify a minimum lot size?					Yes	___
					No	__X__
If yes, number of lots not included within deed restrictions per blockface:					___	


Evidence of Support
Special Minimum
Lot Size Block
Subdivision:
Brooke Smith
File Number:
477
Minimum Lot Size:
5,000 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 2013
Date: August 2014
Reference: MLS 477
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
TEMPLE
ALLSTON
COTTAGE
210
208
206
204
606
211
209
207
205
203
201
0
0.0075
0.015
0.03
Miles

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: EAST AND WEST SIDES OF ARCHER STREET BETWEEN COTTAGE AND MELWOOD STREETS
Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description BLOCK 31, LOTS 1-6 AND BLOCK 24, LOTS 7-12 IN BROOKE SMITH SUBDIVISION
Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary
Applicant FILIPPO NENNA Phone # 650 213 6815
Address 201 ARCHER STREET E-mail
City HOUSTON State TX Zip 77007

Alternate
Applicant TIM GOINGS Phone # 713-869-4662
Address 308 ARCHER STREET E-mail
City HOUSTON State TX Zip 77009

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

File # 477/209 Key Map # TIRZ
Lambert # Super N'hood Census Tract
City Council District H

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)	~~N/A~~ ✓
Copy of deed restrictions, if applicable	N/A
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	✓

Special Minimum Lot Size (Block) – 123013 Page 3 of 9

Harris County Appraisal District
HARRIS COUNTY APPRAISAL DISTRICT
TEXAS
PUBLICATION DATE: 6/24/2014
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION
FACET 5358B
1 2 3 4
5 6 7 8
9 10 11 12
535B4
535B2
5359D11
5358B7
VINCENT STREET
ARCHER STREET
CORDELL STREET
ENID STREET
NORTH MAIN STREET
WALTON STREET
COTTAGE THEATRE
MISION ELIM INTERNACIONAL CHURCH
PECORE 028-272
REDAN STREET
SHELLEY STREET
RAILEY STREET
ALKIRE
TORRES RESIDENCE
QUINN STREET
STINDE
RURAL STREET
DEREKS VILLAS
BURRELL
TABOR STREET
PLAT NO 1
PRISCILLA VILLAGE
TABOR ESTATES AMEND 1
BROOKE SMITH
NORTHWOOD STREET
EST COTTAGE STREET
RADLEY ACRES
PECORE GARDENS
REDAN HEIGHTS
131-685-001-0001
5.1204 AC
048-070-000-0010
1.0692 AC

AGENDA: XX

SMBLB Application No. 209: 200 block of Archer Street, east and west sides, between Cottage and Temple Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 200 block of Archer Street, east and west sides, between Cottage and Temple Streets. Analysis shows that a minimum building line of 16'-0" exists for the blockfaces. A petition was signed by owners of 50% of the property within the proposed Special Minimum Building Line Block. No 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 twelve (12) properties along the 200 block of Archer Street, east and west sides, between Cottage and Temple Streets.

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 east and west sides, of Archer Street between Cottage and Temple Streets.
- *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 twelve (12) single-family residential properties (representing 100% of the total area).
- *The applicant has demonstrated sufficient support for the SMBLB;*
  The applicant obtained six (6) of twelve (12) signatures of support from property owners in the proposed SMBLB (owning 50% of the total area). No protests were filed.
- *Establishment of the SMBLB will further the goal of preserving the building line character of the area;*
  A minimum building line of 16'-0" exists on ten (10) of the twelve (12) properties in the area. Two (2) properties have a building line of less than 16'-0".
- *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 platted in 1905, and most of the houses were constructed in the 1920s. Both blockfaces are developed entirely with bungalow-style single-family homes. The establishment of a 16'-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 16'-0" or greater exists for nine (9) of the twelve (12) structures in the proposed area, which represents 75% of the structures in the area.

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

ATTACHMENTS:
1. Staff Analysis Summary Pages
2. Map of Proposed Special Minimum Building Line Block
3. Application
4. Location Map

SPECIAL MINIMUM BUILING LINE BLOCK

Application No.	**209**		
Date Received:	**7/16/2014**	Date Complete:	**7/21/2014**
Street(s) Name:	**Archer Street**	Lot(s)	**200 block Archer Street**
Cross Streets:	**Cottage Street** and	**Temple Street**	
Side of street:	**East and west sides**		

PROPERTY DATA:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)	Building Line (in Feet)
201 Archer	SFR	Y	5,000	14
203	SFR		5,000	14
205	SFR	Y	5,000	16
207	SFR	Y	5,000	17
209	SFR	Y	5,000	17
211	SFR		5,000	74
606 Cottage (Lot 4)	SFR		5,000	28
606 Cottage (Lot 5)	SFR		5,000	28
204 Archer	SFR	Y	5,000	20
206	SFR		5,000	16
208	SFR		5,000	18
210	SFR	Y	5,000	18

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

Of	**60,000**	Square Feet in the Proposed Application Area	**30,000**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**50%**			

Single Family Calculation:

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

	12	# developed or restricted to no more than two SFR Units	Of	**12**	Total number of SFR lots in the Proposed Application Area	**12**	Total number of lots in the Proposed Application Area	**100%**
	0	# of Multifamily lots						
	0	# of Commercial lots						
	0	# of Vacant Lots						
	12	Total						

Minimum Building Line Calculations:

	70	**%**	
Building Line Rank	B.L. in feet	% of all B.L.'s	Cumulative %
1	74	8.3%	8.3%
2	28	8.3%	16.7%
3	28	8.3%	25.0%
4	20	8.3%	33.3%
5	18	8.3%	41.7%
6	18	8.3%	50.0%
7	17	8.3%	58.3%
8	17	8.3%	66.7%
9	**16**	8.3%	**75.0%**
10	16	8.3%	83.3%
11	14	8.3%	91.7%
12	14	8.3%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
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	0	0.0%	100.0%
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	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
Total	280	100.0%	

This application qualifies for a **16** 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: ____

Evidence of Support
Special Minimum
Building Line Block
Subdivision:
Brooke Smith
File Number:
209
Minimum Building Line:
16 Feet, 0 Inches
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 2013
Date: August 2014
Reference: MBL 209
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
TEMPLE
ARCHER
COTTAGE
210
208
206
204
606
211
209
207
205
203
201
0
0.0075
0.015
0.03
Miles

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: EAST AND WEST SIDES OF ARCHER STREET BETWEEN COTTAGE AND MELWOOD STREETS

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

Specific Legal Description BLOCK 31, LOTS 1-6 AND BLOCK 24 LOTS 7-12 IN BROOKE SMITH SUBDIVISION

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

2. Contacts:

Primary
Applicant FILIPPO NENNA — Phone # 650 213 6815
Address 209 ARCHER STREET — E-mail
City HOUSTON — State TX Zip 77009

Alternate
Applicant TIM GOINGS — Phone # 713-869-4662
Address 308 ARCHER STREET — E-mail
City HOUSTON — State TX Zip 77009

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

File # 477209 — Key Map # — TIRZ
Lambert # — Super N'hood — Census Tract
City Council District H

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)	~~N/A~~ ✓
Copy of deed restrictions, if applicable	N/A
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	✓

Special Minimum Lot Size (Block) ~ 123013 — Page 3 of 9

Harris County Appraisal District
HARRIS COUNTY APPRAISAL DISTRICT
TEXAS
PUBLICATION DATE: 6/24/2014
MAP LOCATION
FACET 5358B
VINCENT STREET
ARCHER STREET
CORDELL STREET
COTTAGE THEATRE
MISION ELIM INTERNACIONAL CHURCH
PECORE
REDAN STREET
SHELLEY STREET
RAILEY STREET
TORRES RESIDENCE
QUINN STREET
RURAL STREET
NORTH MAIN STREET
WALTON STREET
TABOR STREET
BURRELL
DEREKS VILLAS
NORTHWOOD STREET
BROOKE SMITH
REDAN HEIGHTS
5359D11
5358B7
5358B4
5358B2

AGENDA: XXXXX

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 sf 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 sf 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 sf 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. Boundary Map
4. Application

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **438**

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

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

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

Lot(s) **7100 block Ashburn**

Cross Streets: **Kopman Dr.** and **Villa Dr.**

Side of street: **South**

MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
7110 Ashburn St.	SFR		20,467
7120	SFR		22,400
7130	SFR	Y	22,400
7140	SFR		28,000
7150	SFR		17,250

Special Minimum Lot Size Block

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%):

5	# developed or restricted to no more than two SFR Units	Of	**5**	Total number of SFR lots in the Proposed Application Area	**5**	Total number of lots in the Proposed Application Area	**100%**
0	# of Multifamily lots					
0	# of Commercial lots					
0	# of Vacant Lots					
5	Total					

Special Minimum Lot Size Block

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	**%**				

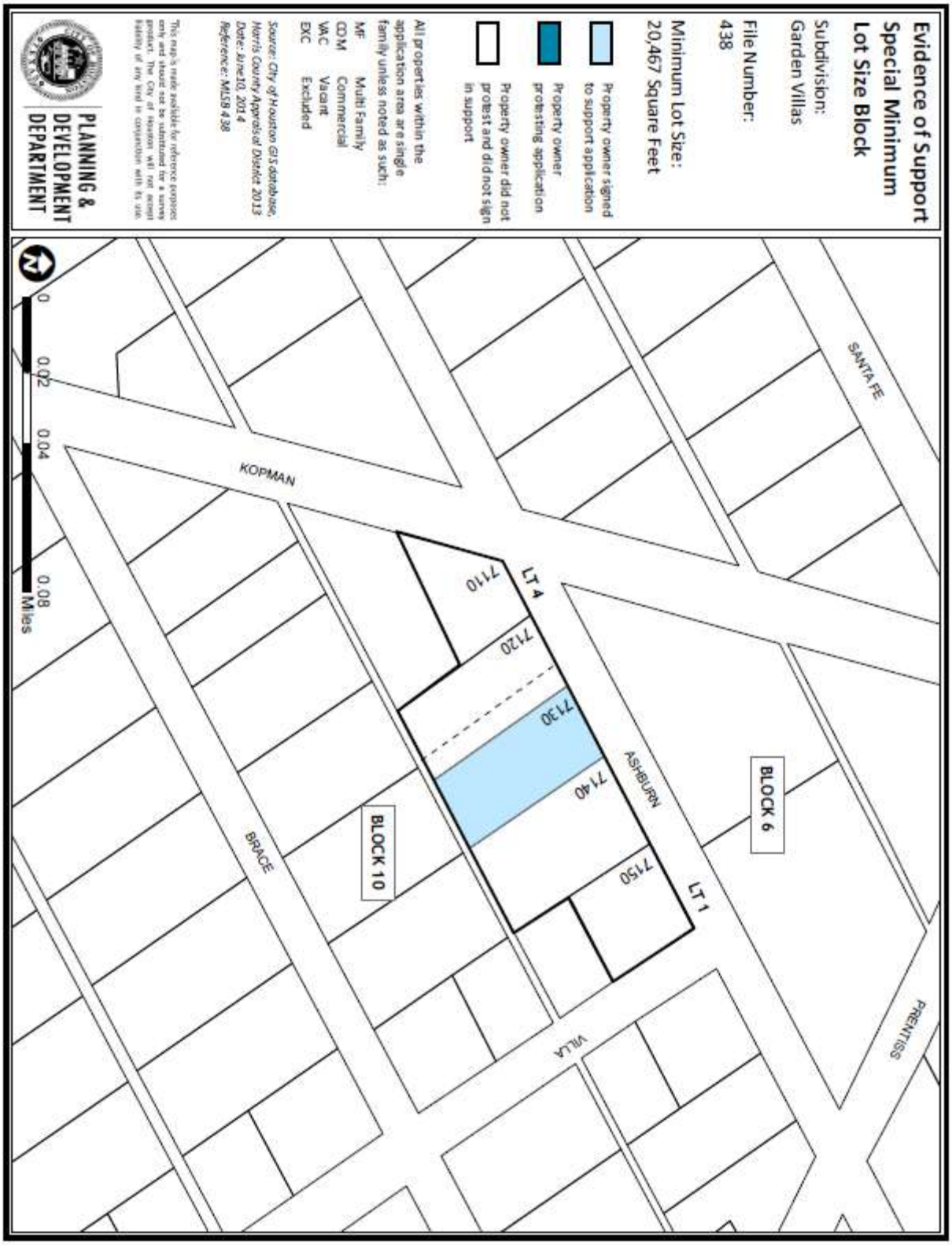
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	28,000	25.3%	25.3%
2	22,400	20.3%	45.6%
3	22,400	20.3%	65.9%
4	**20,467**	18.5%	**84.4%**
5	17,250	15.6%	100.0%
Total	110,517	100.0%	

This application qualifies for a **20,467** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size?

Yes	_
No	X

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


Evidence of Support
Special Minimum
Lot Size Block
Subdivision:
Garden Villas
File Number:
438
Minimum Lot Size:
20,467 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 2013
Date: June 10, 2014
Reference: MLSB 438
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
0
0.02
0.04
0.08
Miles
SANTA FE
KOPMAN
BRACE
ASHBURN
VILLA
PRENTISS
BLOCK 6
BLOCK 10
LT 4
LT 1
7110
7120
7130
7140
7150

Special Minimum Lot Size
7100 block of Ashburn
South side, between Kopman Dr. and Villa Dr.
20,467 Square Feet

Special Minimum Lot Size Boundar

Source: Harris County Appraisal District
Date: June 6, 2014
Reference: MLS438

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

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 # 310-451-8512
Address 7120 Ashburn St. E-mail [redacted]
City Houston State TX Zip 77061

Alternate
Applicant SPENCER CAHOON Phone # 202 549 5562
Address 6902 EVANS E-mail [redacted]
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) ✓
- 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 ✓

Special Minimum Lot Size (Block) ~ 123013 Page 3 of 9

Special Minimum Lot Size Block

Applicant Petition

PLANNING & DEVELOPMENT DEPARTMENT

(Date) 5/20/14

I, *(name of petitioner)* CHRISTINA KING, owner of property within the proposed boundaries of the Special Minimum Lot Size Block, specifically, *(Block)*_____, *(Lot)*_____ of *(name of subdivision)* GARDEN VILLAS, do hereby submit this petition as prescribed by the Code of Ordinances, City of Houston, Section 42-197. With this petition and other required information, I request to preserve the character of the existing lot sizes for the following area through the application of and creation of a Special Minimum Lot Size Block.

TR4 NW PT LOT 4 BLK 10 THROUGH
N 138 FT OF LOT 1 BLK 10, GARDEN VILLAS

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

(Signature of petitioner) X Christina King

(Printed name of petitioner) CHRISTINA KING

AGENDA: XXXXXXXX

SMLSA Application No. 385: Lindale Park Subdivision Section 1, all of Blocks 1, 4, 5 and 8; Lindale Park Subdivision Section 2, all of blocks 8, 9, 12 and 13; and Lindale Park Subdivision Section 3, all of blocks 13 and 16, and block 17 lots 1-21.

BACKGROUND:
The Planning and Development Department received an application for the establishment of a special minimum lot size area for portions of Lindale Park Subdivision, Sections 1, 2 and 3. Analysis shows that a minimum lot size of 5,600 exists for the area. A petition was signed by the owners of 22% of the property within the proposed Special Minimum Lot Size Area (SMLSA). An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration 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 55% of the property within the proposed SMLSA

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

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, 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;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA 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 SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:
This application includes two hundred fifty nine (259) lots in Lindale Park Subdivision Section 1, all of Blocks 1, 4, 5 and 8; Lindale Park Subdivision Section 2, all of blocks 8, 9, 12 and 13; and Lindale Park Subdivision Section 3, all of blocks 13 and 16, and block 17 lots 1-21.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
  The application contains sixteen (16) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, 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 two hundred twenty seven (227) single-family residential properties (representing 90% of the total area).
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 60% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,600 square feet exists on one hundred fifty seven (157) of two hundred fifty nine (259) lots in the area.
- *The proposed SMLSA 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 subdivisions were platted in 1937, 1938, and 1939. A majority of the homes were constructed in the late 1930's and early 1940's. The establishment of a 5,600 square foot 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 (157) out of two hundred fifty nine (259) lots (representing 70.14% of the application area) are at least 5,600 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area on August 14, 2014.

ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Proposed Special Minimum Lot Size Block
3. Map of Support
4. Application
5. Location Map

SPECIAL MINIMUM LOT SIZE AREA
PORTIONS OF LINDALE PARK SUBDIVISION SECTIONS 1, 2, AND 3

ADDRESS	Lot size (in Sq Feet)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
5912 IRVINGTON BLVD	11,554	0.647%	0.647%	N		COM
1000 MILWAUKEE ST	10,600	0.593%	1.240%	Y	Y	MF
809 WOODARD ST	10,600	0.593%	1.833%	Y	Y	SFR
811 FAIRBANKS ST	10,600	0.593%	2.426%			SFR
811 GRACELAND ST	10,600	0.593%	3.019%	Y		SFR
811 WOODARD ST	10,600	0.593%	3.613%			SFR
814 GRACELAND ST	10,600	0.593%	4.206%	Y		SFR
814 MILWAUKEE ST	10,600	0.593%	4.799%	Y		SFR
908 FAIRBANKS ST	10,600	0.593%	5.392%	Y		SFR
911 WOODARD ST	10,600	0.593%	5.985%			SFR
912 GRACELAND ST	10,600	0.593%	6.579%	Y		SFR
913 ENGLISH ST	10,600	0.593%	7.172%	Y	Y	SFR
914 FAIRBANKS ST	10,600	0.593%	7.765%	Y	Y	SFR
916 MILWAUKEE ST	10,600	0.593%	8.358%	Y		SFR
924 KELLEY ST	10,600	0.593%	8.951%			SFR
3612 IRVINGTON BLVD	9,435	0.528%	9.479%	Y		SFR
1008 KELLEY ST	9,275	0.519%	9.998%	Y		SFR
915 GRACELAND ST	8,676	0.486%	10.484%	Y	Y	SFR
0 IRVINGTON BLVD	7,950	0.445%	10.929%	N		VAC
0 KELLEY ST	7,950	0.445%	11.374%			EXC
1001 FAIRBANKS ST	7,950	0.445%	11.819%			SFR
1002 ELEANOR ST	7,950	0.445%	12.264%	Y	Y	SFR
1004 AVENUE OF OAKS ST	7,950	0.445%	12.708%	N		SFR
1005 ELEANOR ST	7,950	0.445%	13.153%	Y		SFR
1005 GRACELAND ST	7,950	0.445%	13.598%			SFR
1006 ELEANOR ST	7,950	0.445%	14.043%	Y		SFR
1006 ENGLISH ST	7,950	0.445%	14.488%	Y		SFR
1006 GRACELAND ST	7,950	0.445%	14.933%	Y	Y	SFR
1006 MILWAUKEE ST	7,950	0.445%	15.378%			SFR
1007 AVENUE OF OAKS ST	7,950	0.445%	15.823%	Y	Y	SFR
1007 ELEANOR ST	7,950	0.445%	16.268%	Y		SFR
1009 ENGLISH ST	7,950	0.445%	16.713%	Y		SFR
1010 ELEANOR ST	7,950	0.445%	17.157%			MF
1010 FAIRBANKS ST	7,950	0.445%	17.602%	N		SFR
1011 AVENUE OF OAKS ST	7,950	0.445%	18.047%	Y	Y	SFR
1015 ELEANOR ST	7,950	0.445%	18.492%	Y	Y	SFR
1016 KELLEY ST	7,950	0.445%	18.937%	Y	Y	SFR

5504 IRVINGTON BLVD # 15	7,950	0.445%	19.382%			COM
803 ELEANOR ST	7,950	0.445%	19.827%	Y		SFR
804 GRACELAND ST	7,950	0.445%	20.272%	Y		SFR
805 ENGLISH ST	7,950	0.445%	20.717%			SFR
805 WOODARD ST	7,950	0.445%	21.162%	Y		SFR
806 FAIRBANKS ST	7,950	0.445%	21.606%			SFR
806 WOODARD ST	7,950	0.445%	22.051%	Y	Y	SFR
807 AVENUE OF OAKS ST	7,950	0.445%	22.496%			SFR
807 ENGLISH ST	7,950	0.445%	22.941%	Y		SFR
807 FAIRBANKS ST	7,950	0.445%	23.386%			SFR
808 ENGLISH ST	7,950	0.445%	23.831%		Y	SFR
808 FAIRBANKS ST	7,950	0.445%	24.276%			SFR
808 GRACELAND ST	7,950	0.445%	24.721%	Y	Y	SFR
808 WOODARD ST	7,950	0.445%	25.166%	Y		SFR
809 AVENUE OF OAKS ST	7,950	0.445%	25.611%	Y		SFR
809 ENGLISH ST	7,950	0.445%	26.055%	Y	Y	SFR
809 GRACELAND ST	7,950	0.445%	26.500%	Y	Y	SFR
809 KELLEY ST	7,950	0.445%	26.945%			EXC
809 MILWAUKEE ST	7,950	0.445%	27.390%	Y		SFR
810 AVENUE OF OAKS ST	7,950	0.445%	27.835%	Y		SFR
810 FAIRBANKS ST	7,950	0.445%	28.280%	Y		SFR
810 GRACELAND ST	7,950	0.445%	28.725%	Y		SFR
810 WOODARD ST	7,950	0.445%	29.170%			SFR
811 AVENUE OF OAKS ST	7,950	0.445%	29.615%	Y		SFR
811 KELLEY ST	7,950	0.445%	30.060%			EXC
811 MILWAUKEE ST	7,950	0.445%	30.504%	Y		SFR
812 AVENUE OF OAKS ST	7,950	0.445%	30.949%			SFR
812 ELEANOR ST	7,950	0.445%	31.394%		Y	SFR
812 ENGLISH ST	7,950	0.445%	31.839%	Y		SFR
812 FAIRBANKS ST	7,950	0.445%	32.284%	Y		SFR
812 MILWAUKEE ST	7,950	0.445%	32.729%			SFR
813 ENGLISH ST	7,950	0.445%	33.174%	Y		SFR
814 ELEANOR ST	7,950	0.445%	33.619%			SFR
814 ENGLISH ST	7,950	0.445%	34.064%		Y	SFR
814 KELLEY ST	7,950	0.445%	34.509%			SFR
814 WOODARD ST	7,950	0.445%	34.953%	Y	Y	SFR
815 ELEANOR ST	7,950	0.445%	35.398%			SFR
815 ENGLISH ST	7,950	0.445%	35.843%	Y	Y	SFR
815 FAIRBANKS ST	7,950	0.445%	36.288%	Y		SFR
815 WOODARD ST	7,950	0.445%	36.733%	Y		SFR
816 AVENUE OF OAKS ST	7,950	0.445%	37.178%	Y		SFR

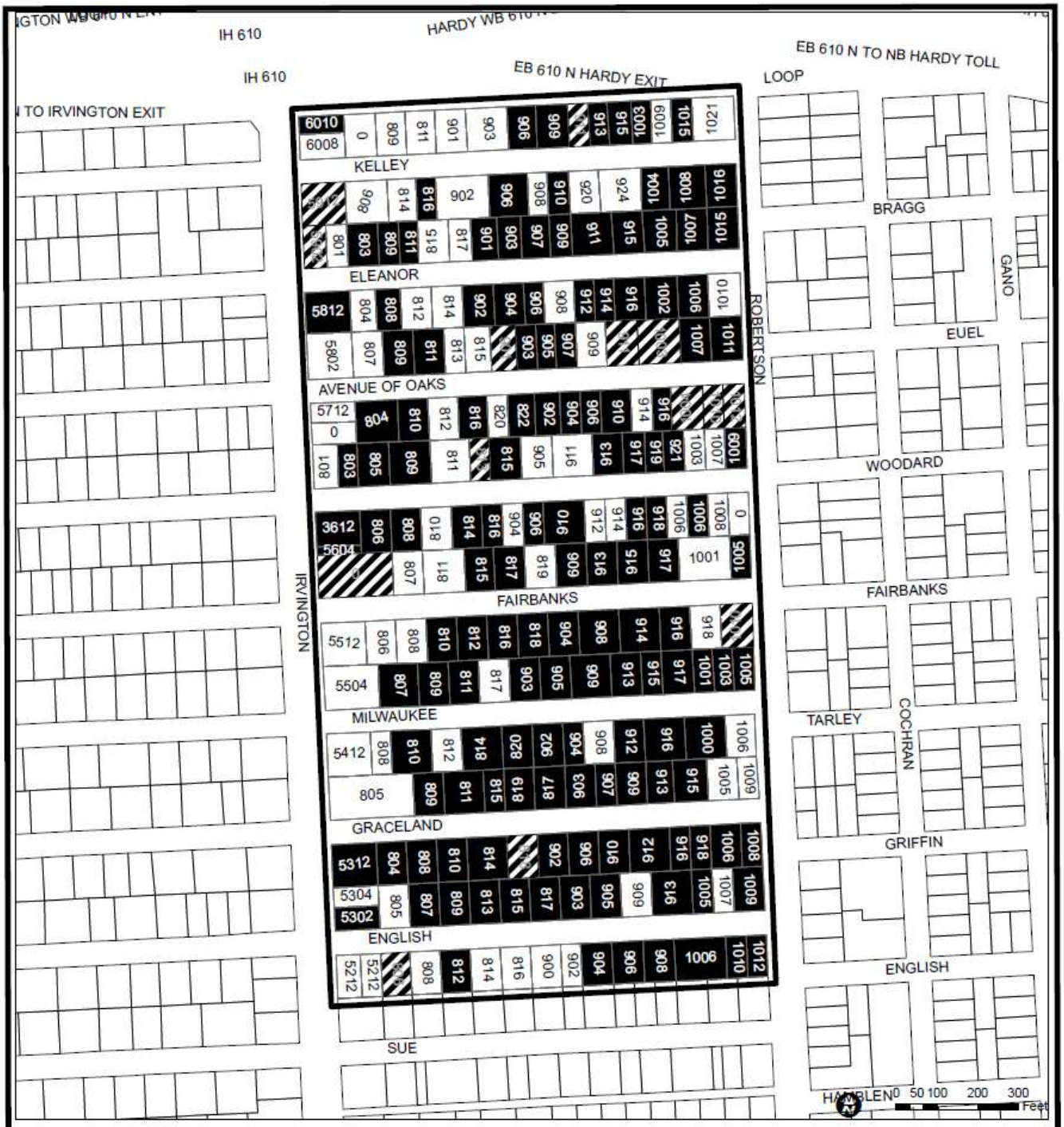
816 ENGLISH ST	7,950	0.445%	37.623%			SFR
816 FAIRBANKS ST	7,950	0.445%	38.068%	Y		SFR
817 ENGLISH ST	7,950	0.445%	38.513%	Y	Y	SFR
817 FAIRBANKS ST	7,950	0.445%	38.958%	Y		SFR
817 GRACELAND ST	7,950	0.445%	39.403%	Y		SFR
817 MILWAUKEE ST	7,950	0.445%	39.847%			SFR
818 FAIRBANKS ST	7,950	0.445%	40.292%	Y	Y	SFR
818 GRACELAND ST	7,950	0.445%	40.737%	N		SFR
819 FAIRBANKS ST	7,950	0.445%	41.182%			SFR
819 GRACELAND ST	7,950	0.445%	41.627%	Y	Y	SFR
820 MILWAUKEE ST	7,950	0.445%	42.072%	Y		SFR
900 ENGLISH ST	7,950	0.445%	42.517%			SFR
901 KELLEY ST	7,950	0.445%	42.962%			SFR
902 ELEANOR ST	7,950	0.445%	43.407%	Y		SFR
902 GRACELAND ST	7,950	0.445%	43.852%	Y		SFR
902 KELLEY ST	7,950	0.445%	44.296%			SFR
902 MILWAUKEE ST	7,950	0.445%	44.741%	Y	Y	SFR
903 ENGLISH ST	7,950	0.445%	45.186%	Y	Y	SFR
903 GRACELAND ST	7,950	0.445%	45.631%	Y		SFR
903 MILWAUKEE ST	7,950	0.445%	46.076%	Y		SFR
904 ELEANOR ST	7,950	0.445%	46.521%	Y		SFR
904 ENGLISH ST	7,950	0.445%	46.966%	Y	Y	SFR
904 FAIRBANKS ST	7,950	0.445%	47.411%	Y		SFR
905 ENGLISH ST	7,950	0.445%	47.856%	Y		SFR
905 MILWAUKEE ST	7,950	0.445%	48.301%	Y	Y	SFR
905 WOODARD ST	7,950	0.445%	48.745%			SFR
906 ENGLISH ST	7,950	0.445%	49.190%	Y		SFR
906 GRACELAND ST	7,950	0.445%	49.635%	Y		SFR
906 N LOOP	7,950	0.445%	50.080%	Y		COM
907 ELEANOR ST	7,950	0.445%	50.525%	Y	Y	SFR
908 ELEANOR ST	7,950	0.445%	50.970%			COM
908 ENGLISH ST	7,950	0.445%	51.415%	Y		SFR
908 MILWAUKEE ST	7,950	0.445%	51.860%			SFR
909 AVENUE OF OAKS ST	7,950	0.445%	52.305%			SFR
909 ENGLISH ST	7,950	0.445%	52.750%			SFR
909 FAIRBANKS ST	7,950	0.445%	53.194%	Y		SFR
909 GRACELAND ST	7,950	0.445%	53.639%	Y		SFR
909 KELLEY ST # 4	7,950	0.445%	54.084%	Y	Y	MF
910 AVENUE OF OAKS ST	7,950	0.445%	54.529%	Y		SFR
910 GRACELAND ST	7,950	0.445%	54.974%	Y		SFR
911 AVENUE OF OAKS ST	7,950	0.445%	55.419%	N	Y	SFR
912 MILWAUKEE ST	7,950	0.445%	55.864%	Y		SFR

913 FAIRBANKS ST	7,950	0.445%	56.309%	Y		SFR
913 MILWAUKEE ST	7,950	0.445%	56.754%	Y	Y	SFR
913 WOODARD ST	7,950	0.445%	57.199%	Y		SFR
915 ELEANOR ST	7,950	0.445%	57.643%	Y	Y	MF
915 FAIRBANKS ST	7,950	0.445%	58.088%	Y	Y	SFR
916 ELEANOR ST	7,950	0.445%	58.533%	Y	Y	SFR
916 FAIRBANKS ST	7,950	0.445%	58.978%	Y		SFR
917 FAIRBANKS ST	7,950	0.445%	59.423%	Y		SFR
917 MILWAUKEE ST	7,950	0.445%	59.868%	Y	Y	SFR
918 FAIRBANKS ST	7,950	0.445%	60.313%			SFR
920 KELLEY	7,950	0.445%	60.758%			SFR
806 ENGLISH ST	7,803	0.437%	61.194%	N	Y	SFR
913 GRACELAND ST	7,220	0.404%	61.598%	Y		SFR
6008 IRVINGTON BLVD	6,701	0.375%	61.973%			EXC
822 AVENUE OF OAKS ST	6,699	0.375%	62.348%	Y		SFR
902 AVENUE OF OAKS ST	6,699	0.375%	62.723%	Y		SFR
815 AVENUE OF OAKS ST	6,625	0.371%	63.094%			SFR
1004 KELLEY ST	6,545	0.366%	63.460%	Y	Y	SFR
804 ELEANOR ST	6,545	0.366%	63.827%			SFR
808 ELEANOR ST	6,545	0.366%	64.193%	Y	Y	SFR
901 AVENUE OF OAKS ST	6,545	0.366%	64.559%	N		SFR
901 ELEANOR ST	6,545	0.366%	64.925%	Y		SFR
903 ELEANOR ST	6,545	0.366%	65.292%	Y		SFR
5504 IRVINGTON BLVD # 15	6,466	0.362%	65.653%			COM
5212 IRVINGTON BLVD	6,381	0.357%	66.011%			SFR
5412 IRVINGTON BLVD	6,381	0.357%	66.368%			SFR
801 WOODARD ST	6,381	0.357%	66.725%			SFR
0 IRVINGTON BLVD	6,307	0.353%	67.078%	N		VAC
5312 IRVINGTON BLVD	6,307	0.353%	67.431%	Y		COM
805 GRACELAND ST	6,307	0.353%	67.784%			SFR
5512 IRVINGTON BLVD # 14	6,254	0.350%	68.134%			MF
5802 IRVINGTON BLVD	6,227	0.348%	68.482%			SFR
5812 IRVINGTON BLVD	6,227	0.348%	68.831%	Y		SFR
5902 IRVINGTON BLVD	6,227	0.348%	69.179%	N		MF
0 IRVINGTON BLVD	5,830	0.326%	69.505%			VAC
5712 IRVINGTON BLVD	5,830	0.326%	69.832%			SFR
5302 IRVINGTON BLVD	5,600	0.313%	70.145%	Y		SFR
5212 IRVINGTON BLVD	5,472	0.306%	70.451%			SFR
0 IRVINGTON BLVD	5,300	0.297%	70.748%	N		VAC
0 WOODARD ST	5,300	0.297%	71.044%			VAC
1001 FAIRBANKS ST	5,300	0.297%	71.341%			SFR

1001 MILWAUKEE ST	5,300	0.297%	71.638%	Y		SFR
1003 AVENUE OF OAKS ST	5,300	0.297%	71.934%	N	Y	SFR
1003 AVENUE OF OAKS ST	5,300	0.297%	72.231%	N	Y	SFR
1003 KELLEY ST	5,300	0.297%	72.527%	Y	Y	SFR
1003 MILWAUKEE ST	5,300	0.297%	72.824%	Y		SFR
1003 WOODARD ST	5,300	0.297%	73.121%			SFR
1005 ENGLISH ST	5,300	0.297%	73.417%	Y		SFR
1005 FAIRBANKS ST	5,300	0.297%	73.714%	Y		SFR
1005 MILWAUKEE ST	5,300	0.297%	74.010%	Y		SFR
1006 ENGLISH ST	5,300	0.297%	74.307%	Y		SFR
1006 WOODARD ST	5,300	0.297%	74.604%	Y		SFR
1006 WOODARD ST	5,300	0.297%	74.900%			SFR
1007 ENGLISH ST	5,300	0.297%	75.197%			SFR
1007 WOODARD ST	5,300	0.297%	75.493%			SFR
1008 GRACELAND ST	5,300	0.297%	75.790%	Y		SFR
1008 WOODARD ST	5,300	0.297%	76.087%			SFR
1009 GRACELAND ST	5,300	0.297%	76.383%			SFR
1009 KELLEY ST	5,300	0.297%	76.680%			SFR
1009 WOODARD ST	5,300	0.297%	76.976%	Y		SFR
1010 AVENUE OF OAKS ST	5,300	0.297%	77.273%	N		COM
1010 ENGLISH ST	5,300	0.297%	77.570%	Y		SFR
1012 AVENUE OF OAKS ST	5,300	0.297%	77.866%	N		COM
1012 ENGLISH ST	5,300	0.297%	78.163%	Y	Y	SFR
1015 KELLEY ST	5,300	0.297%	78.459%	Y		SFR
1021 KELLEY ST	5,300	0.297%	78.756%			SFR
1021 KELLEY ST	5,300	0.297%	79.053%			SFR
5312 IRVINGTON BLVD	5,300	0.297%	79.349%	Y		COM
5412 IRVINGTON BLVD	5,300	0.297%	79.646%			SFR
5512 IRVINGTON BLVD # 14	5,300	0.297%	79.942%			MF
5802 IRVINGTON BLVD	5,300	0.297%	80.239%			SFR
5812 IRVINGTON BLVD	5,300	0.297%	80.536%	Y		SFR
801 ELEANOR ST	5,300	0.297%	80.832%			COM
803 WOODARD ST	5,300	0.297%	81.129%	Y	Y	SFR
804 AVENUE OF OAKS ST	5,300	0.297%	81.425%	Y		SFR
804 AVENUE OF OAKS ST	5,300	0.297%	81.722%	Y		SFR
805 GRACELAND ST	5,300	0.297%	82.019%			SFR
805 GRACELAND ST	5,300	0.297%	82.315%			SFR
805 GRACELAND ST	5,300	0.297%	82.612%			SFR
806 KELLEY ST	5,300	0.297%	82.908%			MF
806 KELLEY ST	5,300	0.297%	83.205%			MF
808 MILWAUKEE ST	5,300	0.297%	83.502%			SFR

809 ELEANOR ST	5,300	0.297%	83.798%	Y		MF
810 MILWAUKEE ST	5,300	0.297%	84.095%	Y		SFR
810 MILWAUKEE ST	5,300	0.297%	84.391%	Y		SFR
811 ELEANOR ST	5,300	0.297%	84.688%	Y		SFR
813 AVENUE OF OAKS ST	5,300	0.297%	84.985%			SFR
813 WOODARD ST	5,300	0.297%	85.281%	N		SFR
815 GRACELAND ST	5,300	0.297%	85.578%	Y		SFR
816 KELLEY ST	5,300	0.297%	85.874%	Y		SFR
816 WOODARD ST	5,300	0.297%	86.171%	Y		SFR
817 ELEANOR ST	5,300	0.297%	86.468%			SFR
820 AVENUE OF OAKS ST	5,300	0.297%	86.764%			SFR
902 ENGLISH ST	5,300	0.297%	87.061%			SFR
902 KELLEY ST	5,300	0.297%	87.357%			SFR
903 AVENUE OF OAKS ST	5,300	0.297%	87.654%	Y		SFR
903 KELLEY ST	5,300	0.297%	87.951%			SFR
903 KELLEY ST	5,300	0.297%	88.247%			SFR
904 AVENUE OF OAKS ST	5,300	0.297%	88.544%	Y		SFR
904 MILWAUKEE ST	5,300	0.297%	88.840%	Y		SFR
904 WOODARD ST	5,300	0.297%	89.137%			SFR
905 AVENUE OF OAKS ST	5,300	0.297%	89.434%	Y		SFR
906 AVENUE OF OAKS ST	5,300	0.297%	89.730%	Y		SFR
906 ELEANOR ST	5,300	0.297%	90.027%	Y		SFR
906 KELLEY ST	5,300	0.297%	90.323%	Y		SFR
906 KELLEY ST	5,300	0.297%	90.620%	Y		SFR
906 WOODARD ST	5,300	0.297%	90.917%	Y	Y	SFR
907 AVENUE OF OAKS ST	5,300	0.297%	91.213%	Y	Y	SFR
907 GRACELAND ST	5,300	0.297%	91.510%	Y	Y	SFR
908 KELLEY ST	5,300	0.297%	91.806%			SFR
909 ELEANOR ST	5,300	0.297%	92.103%	Y	Y	SFR
909 MILWAUKEE ST	5,300	0.297%	92.400%	Y		SFR
909 MILWAUKEE ST	5,300	0.297%	92.696%	Y		SFR
910 KELLEY ST	5,300	0.297%	92.993%	Y	Y	SFR
910 WOODARD ST	5,300	0.297%	93.289%	Y	Y	SFR
910 WOODARD ST	5,300	0.297%	93.586%	Y	Y	SFR
911 ELEANOR ST	5,300	0.297%	93.883%	Y	Y	SFR
911 ELEANOR ST	5,300	0.297%	94.179%	Y	Y	SFR
911 KELLEY ST	5,300	0.297%	94.476%	N		SFR
912 ELEANOR ST	5,300	0.297%	94.772%	Y		SFR
912 WOODARD ST	5,300	0.297%	95.069%			SFR
913 KELLEY ST	5,300	0.297%	95.366%	Y		SFR
914 AVENUE OF OAKS ST	5,300	0.297%	95.662%			SFR
914 ELEANOR ST	5,300	0.297%	95.959%	Y		VAC

914 WOODARD ST	5,300	0.297%	96.255%			SFR
915 KELLEY ST	5,300	0.297%	96.552%	Y		SFR
915 MILWAUKEE ST	5,300	0.297%	96.849%	Y	Y	SFR
916 AVENUE OF OAKS ST	5,300	0.297%	97.145%	Y	Y	SFR
916 GRACELAND ST	5,300	0.297%	97.442%	Y		SFR
916 WOODARD ST	5,300	0.297%	97.738%	Y		SFR
917 WOODARD ST	5,300	0.297%	98.035%	Y		SFR
918 GRACELAND ST	5,300	0.297%	98.332%	Y		SFR
918 WOODARD ST	5,300	0.297%	98.628%	Y		SFR
919 WOODARD ST	5,300	0.297%	98.925%	Y		SFR
921 WOODARD ST	5,300	0.297%	99.221%	Y	Y	SFR
5304 IRVINGTON BLVD	5,000	0.280%	99.501%			SFR
6010 IRVINGTON BLVD	4,905	0.274%	99.776%	Y		COM
5604 IRVINGTON BLVD	2,300	0.129%	99.904%	Y		VAC
807 MILWAUKEE ST	1,708	0.096%	100.000%	Y		SFR



Lindale Park, Sections 1, 2 and 3
Special Minimum Lot Size Area Designation

Property Owner Responses

- No Response Returned
- Oppose
- Support

Source: Harris County Appraisal District
Date: August 27, 2014
Reference: MLSA 385 Response Forms

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

Special Minimum Lot Size Area Application

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

PLANNING & DEVELOPMENT DEPARTMENT

Please complete entire application form.

1. Location:

Portions of section 1, 2 + 3 in Lindale Park

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant MATHEW ZEIS Phone # 7134445627
Address 916 ELEANOR ST. E-mail
City HOUSTON State TX Zip 77009

Alternate Applicant Christina Cicack Phone # 832-922-9755
Address 1005 Fairbanks E-mail
City Houston State TX. Zip 77009

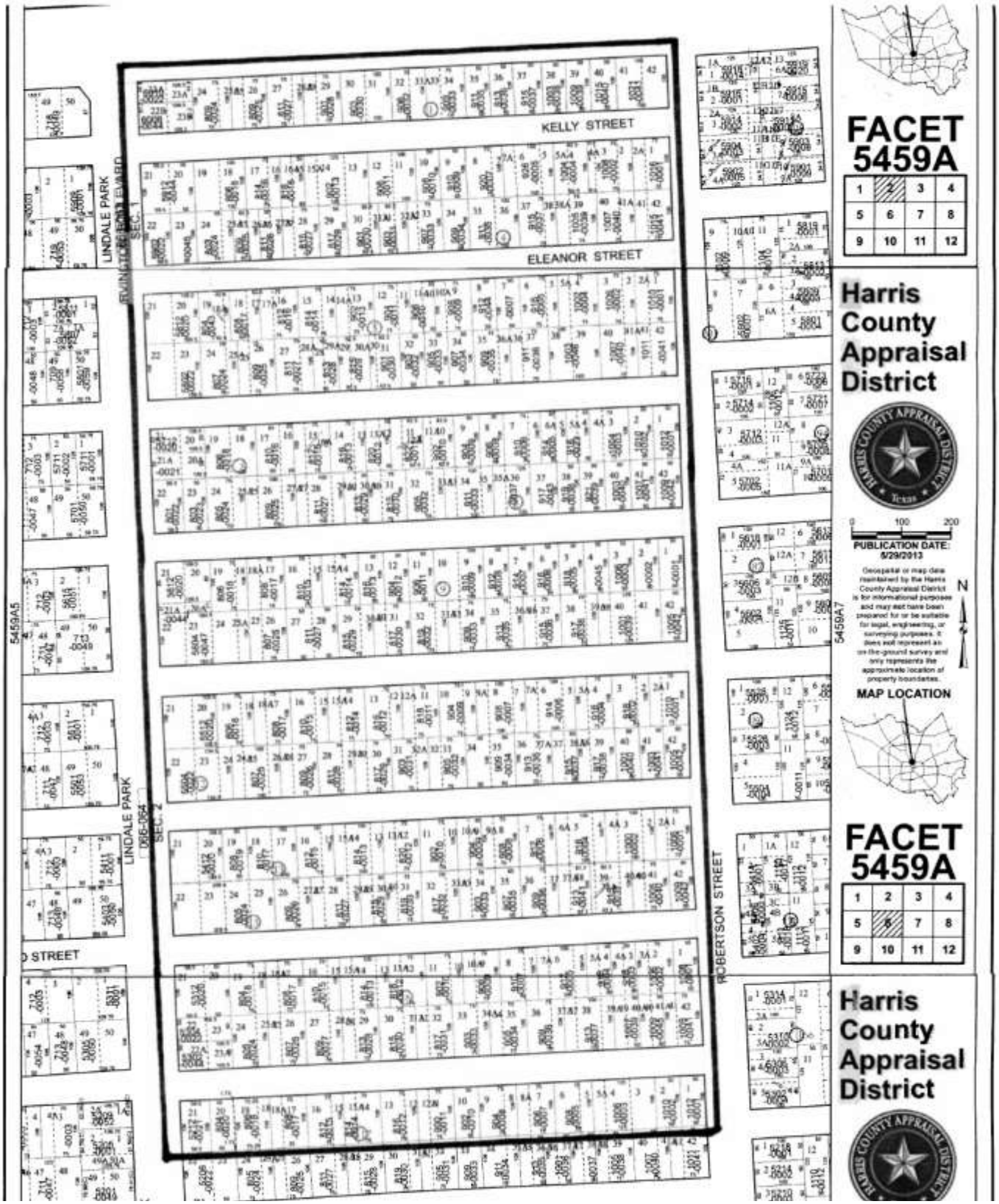
3. Project Information (Staff Use Only-Do Not Fill In):

File # 382 Key Map # TIRZ
Lambert # Super N'hood Census Tract
City Council District H

4. Submittal Requirements: **Please Check**

- Completed application form (this page) ✓
- Signed petition signed by the applicant (page 5) ✓
- Signed petition of support signed by 10% of lot owners within the boundary area (page 6) ✓
- Signed deed restriction statement (page 6) ✓
- Three (3) recommended locations for a community meeting (page 7) ✓
- Sample of Notification Sign (page 10) ✓
- Copy of deed restrictions, if applicable ✓
- Map or sketch showing the address, land use and the size of all lots within boundary area ✓

Special Minimum Lot Size Area Page 3 of 11


KELLY STREET
ELEANOR STREET
LINDALE PARK
IRVINGTON BOULEVARD
SEC. 1
LINDALE PARK
SEC. 2
ROBERTSON STREET
5459A5
5459A7
FACET 5459A
Harris County Appraisal District
PUBLICATION DATE: 5/29/2013
MAP LOCATION
FACET 5459A
Harris County Appraisal District