

# HOUSTON PLANNING COMMISSION

## AGENDA

OCTOBER 30, 2014



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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Patrick Walsh, P.E.



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

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

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

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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**

**October 30, 2014**

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

### **Call to Order**

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

- **Approval of the October 16, 2014 Planning Commission Meeting Minutes**

**I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Josie Warren)
- b. Replats (Josie Warren)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Teresa Geisheker, and Marlon Connley)
- d. Subdivision Plats with Variance Requests (Dipti Mathur, Mikalla Hodges, Muxian Fang, Aracely Rodriguez and Marlon Connley)
- e. Subdivision Plats with Special Exception Requests (Mikalla Hodges)
- f. Reconsiderations of Requirement (Mikalla Hodges and Ryan Medlen)
- 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 (Dipti Mathur and Ryan Medlen)

**II. Establish a public hearing date of December 4 , 2014**

- a. **Barker Village Sec 2 partial replat no 3 and extension**
- b. **Heritage Place replat no 1**
- c. **Lismar Estates replat no 1**
- d. **Mangum Manor Sec 2 replat partial replat no 1**
- e. **Oak Park Ridge Sec 3 partial replat no 1**
- f. **Planview Second Addition partial replat no 5**
- g. **Terrace Brook Sec 1 partial replat no 1 and extension**
- h. **Whispering Pines Estates partial replat no 8**

**III. Consideration of an Off-Street Parking Variance for a property located at 3217 Montrose Avenue (Dipti Mathur)**

**IV. Consideration of a Hotel Motel Variance for a Doubletree Hotel located at 1010 Blackhaw Street (Marlon Connley)**

**V. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Allen AC Subdivision (Misty Staunton) (deferred from last week)**

**VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 700 Block of Walton Street (east and west sides) (Christopher Andrews)**

**VII. Public Comment**

**VIII. Adjournment**

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

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

October 16, 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 2:40 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza Absent

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Arrived at 2:50 p.m. during item 130

Antoine Bryant

Absent

Lisa Clark

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Left at 4:53 during item VI

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Absent

James Noack

Clay Forister for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Daniel W. Krueger, P.E.

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE OCTOBER 2, 2014 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the October 2, 2014 Planning Commission meeting minutes.

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

### **I. PLATTING ACTIVITY (Consent items A and B, 1- 127)**

Item **83** was changed from approve to defer. Items removed for separate consideration: **64, 74, 75, 76, 82, 83, 98, and 116.**

Staff recommendation: Approve staff's recommendations for items **1 – 127** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 127** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Edminster, and Porras-Pirtle abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **64, 74, 75, 76, 82, 83, 98, and 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **64, 74, 75, 76, 82, 83, 98, and 116** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Edminster, and Porras-Pirtle returned.**

### **C PUBLIC HEARINGS**

#### **128 Braeswood 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: **Byrant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **129 Carolina Place 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: **Stein** Vote: **Unanimous** Abstaining: **None**

#### **130 Hyde Park Court Addition partial replat no 1 C3N Approve**

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

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

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

Speaker for item 130: Nancy Baird – undecided

**131 Interfield Business Park****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: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 131: Mary Villareal, applicant – supportive; Mark Munn and Julio Gomez – undecided; Sylvia P. San Pedro – no position stated

**132 Little White Oak Park****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**

Speaker for item 132: Russell V. Henderson – opposed

**133 Melody Oaks partial replat no 12****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: **Stein**

Vote: **Unanimous**

Abstaining: **None**

**134 Richmond Square****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**

**135 Shady Acres Extension no 3 partial replat no 1****C3N****Defer**

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

Commission action: Deferred the plat for two weeks to allow time for applicant to coordinate with Public Works for additional information.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 135: Lynn Chamberlain and Rudy Galvan –opposed; Alberto Cestanor –undecided  
Matt Tucker, Richard Smith, Managing Engineer, Public Works and Engineering Department

**136 Whispering Pines Estates partial replat no 6  
replat no 1****C3N****Withdrawn**

Staff recommendation: Withdrawn by Applicant and establish a public hearing date of November 13, 2014.

Commission action: Established a public hearing date of November 13, 2014.

**D VARIANCES****137 Aliana Sec 35****C3P****Approve**

Staff recommendation: Deny the requested variance and approve the plat.

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

Motion: **Forister**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

**138 Ansleigh Park****C2R****Approve**

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

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

Motion: **Davis**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**139 Briar Pointe GP GP Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request.  
Commission action: Deferred the plat for two weeks per the applicant's request.  
Motion: **Asakura** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**140 Cultural Collision Center C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for additional information.  
Commission action: Deferred the plat for two weeks to allow time for additional information.  
Motion: **Bryant** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**141 Dell Court Townhomes C2R Approve**  
Staff recommendation: Grant the 15' building line variance for the proposed lots and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the 15' building line variance for the proposed lots and approved the plat subject to the CPC 101 form conditions.  
Motion: **Edminster** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**142 Eldridge Forty Six C2 Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Asakura** Second: **Bryant** Vote: **Unanimous** Abstaining: **Sikes**

**143 Enclave at Cypress Run GP Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request.  
Commission action: Deferred the plat for two weeks per the applicant's request.  
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 143: Fred Mathis, Manager, Harris County Department of Public Infrastructure

**Items 144, 145, and 146 are taken together at this time with staff requesting a two week deferral for the reasons stated.**

**144 Houston Heights Swift Replat C2R Defer**  
**145 Live Oak Terrace C2 Defer**  
**146 Saudi Arabia Royal Consulate C2R Defer**  
Staff recommendation: Defer the plats for two weeks.  
Commission action: Deferred the plats for two weeks.  
Motion: **Jard** Second: **Bryant** Vote: **Carries** Abstaining:  
**Alleman on item 144; Porras-Pirtle on item 145**

**147 Southwest Wire Rope 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: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 149: Sue Lawson and Harry Lawson – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

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

**148 Springwoods Village District Sec 2**

**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: **Asakura**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman returned.**

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

**149 Towne Lake Sec 35**

**C3P**

**Defer**

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.

Motion: **Bryant**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

**150 Woodmill Creek Sec 1**

**C3P**

**Approve**

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

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

Motion: **Asakura**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**151 Reserves at FM 529 and Kentwick**

**C3P**

**Withdrawn**

**F RECONSIDERATION OF REQUIREMENTS**

**152 Alden Woods Sec 1**

**C3F**

**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: **Bohan**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

**153 Aliana Sec 38**

**C3P**

**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: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**154 Houston Kenswick Trade Center**

**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: **Jard**                      Second: **Asakura**                      Vote: **Unanimous**                      Abstaining: **None**

**Items 155, 156, and 158 were taken together at this time with staff requesting a two week deferral for the reasons stated.**

|            |                                    |            |              |
|------------|------------------------------------|------------|--------------|
| <b>155</b> | <b>Jackrabbit Office LLC GP</b>    | <b>GP</b>  | <b>Defer</b> |
| <b>156</b> | <b>Jackrabbit Office LLC Sec 1</b> | <b>C2</b>  | <b>Defer</b> |
| <b>158</b> | <b>Samantha Fitness Center</b>     | <b>C2R</b> | <b>Defer</b> |

Staff recommendation: Defer the plats for two weeks.

Commission action: Deferred the plats for two weeks.

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

|            |                                |            |              |
|------------|--------------------------------|------------|--------------|
| <b>157</b> | <b>Manors on Oakley Street</b> | <b>C2R</b> | <b>Defer</b> |
|------------|--------------------------------|------------|--------------|

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

Commission action: Deferred the plat for two weeks per applicant's request.

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

**Items G, H, and I are taken together at this time.**

## **G      EXTENSIONS OF APPROVAL**

|            |  |            |                |
|------------|--|------------|----------------|
| <b>159</b> | <b>Bridgeland Hidden Creek Sec 20</b>                            | <b>EOA</b> | <b>Approve</b> |
| <b>160</b> | <b>Bridgeland Hidden Creek Sec 23</b>                            | <b>EOA</b> | <b>Approve</b> |
| <b>161</b> | <b>Cypresswood at Town Center</b>                                | <b>EOA</b> | <b>Approve</b> |
| <b>162</b> | <b>Family Life Assembly of God</b>                               | <b>EOA</b> | <b>Approve</b> |
| <b>163</b> | <b>First Baptist Church of the Woodlands</b>                     | <b>EOA</b> | <b>Approve</b> |
| <b>164</b> | <b>FM 529 Center</b>   | <b>EOA</b> | <b>Approve</b> |
| <b>165</b> | <b>Greatlands Circle K</b>                                       | <b>EOA</b> | <b>Approve</b> |
| <b>166</b> | <b>Hardy Center North</b>  | <b>EOA</b> | <b>Approve</b> |
| <b>167</b> | <b>Harris County Emergency Services District No 16 Station 8</b> | <b>EOA</b> | <b>Approve</b> |
| <b>168</b> | <b>HCMUD No 406 Detention Pond No 3</b>                          | <b>EOA</b> | <b>Approve</b> |
| <b>169</b> | <b>Mason Grand</b>   | <b>EOA</b> | <b>Approve</b> |
| <b>170</b> | <b>Menil Drawing Institute</b>                                   | <b>EOA</b> | <b>Approve</b> |
| <b>171</b> | <b>New Life Baptist Church of Houston</b>                        | <b>EOA</b> | <b>Approve</b> |

## **H      NAME CHANGES**

**NONE**

## **I      CERTIFICATES OF COMPLIANCE**

|            |                             |            |                |
|------------|-----------------------------|------------|----------------|
| <b>172</b> | <b>24606 Butterfly Lane</b> | <b>COC</b> | <b>Approve</b> |
| <b>173</b> | <b>21695 Dogwood Drive</b>  | <b>COC</b> | <b>Approve</b> |

Staff recommendation: Approve staff's recommendation for items **159-173**.

Commission action: Approved staff's recommendation for items **159-173**.

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

## **J      ADMINISTRATIVE** **NONE**

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

### **174 1700 Haver Street**

**DPV**

**Defer**

Staff recommendation: Defer the plat to allow time for applicant to satisfy notification requirements.

Commission action: Deferred the plat to allow time for applicant to satisfy notification requirements.

Motion: **Tartt**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 174: Theresa Vincent – opposed.

### **175 1043 West 7<sup>th</sup> ½ Street**

**DPV**

**Defer**

Staff recommendation: Defer the plat to allow time for applicant to submit revised information.

Commission action: Deferred the plat to allow time for applicant to submit revised information.

Motion: **Asakura**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Jard began chairing the meeting at this time.**

### **176 2124 White Oak Drive**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Sikes**

Second: **Subinsky**

Vote: **Carries**

Abstaining: **None**

Opposed: **Asakura, Bohan, Brave, Bryant**

Speakers for item 176: David Jordan, Greg Broyles, and Daniel Canty – opposed; Parker Patterson, applicant - supportive

### **177 4515 Yale Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested 10' building line variance subject to providing minimum 6' wide sidewalk and 2-3" caliper street trees and approve the development plat.

Commission action: Granted the requested 10' building line variance subject to providing minimum 6' wide sidewalk and 2-3" caliper street trees and approve the development plat.

Motion: **Davis**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

## **II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 13, 2014 for:**

**a. Amended Golfcrest Addition partial replat no 2**

**b. Craig Woods partial replat no 14**

**c. Museum Terrace replat no 2**

**d. Riverside Terrace Sec 6 partial replat no 1**

**e. Riverside Terrace Sec 7 partial replat no 1**

**f. Riverside Terrace Sec 12 partial replat no 1**

**g. West Houston partial replat no 2**

**h. Westmoreland Farms Amended First partial replat no 2**

Staff recommendation: Establish a public hearing date of November 13, 2014 for items **II a-h**.

Commission action: Established a public hearing date of November 13, 2014 for items **II a-h**.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3217 MONTROSE AVENUE**

Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.

Commission action: Deferred the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.

Motion: **Tartt**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

#### **IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6804 MLK BLVD**

Staff recommendation: Deny the variance for reduced off-street parking spaces.

Commission action: Denied the variance for reduced off-street parking spaces.

Motion: **Tartt**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

#### **V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR AN ALOFT HOTEL LOCATED AT 1201 HOUSTON CHRONICLE BOULEVARD**

Staff recommendation: Approve the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.

Commission action: Approved the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.

Motion: **Asakura**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

**Item VII was taken out of order and acted upon at this time.**

#### **VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTIONS 2 & 3 SUBDIVISION**

Staff recommendation: Approve the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forwarded to City Council.

Motion: **Edminster**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item VII: Mike Van Dusen - supportive

#### **VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR ALLEN AC SUBDIVISION**

Staff recommendation: Approve the consideration of a special minimum lot size area application for Allen AC Subdivision and forward to City Council.

Commission action: Deferred the item for two weeks to allow time for additional information.

Motion: **Edminster**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item VI: Gwen Guidy, Rosie Sanchez, and Lionardo Matamoris – supportive; Rudy Flores Jr. – opposed; Ken Price

#### **VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON SEPTEMBER 25, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:**

##### **a. 1201 Rutland Street- Houston Heights Historic District West**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1201 Rutland Street- Houston Heights Historic District West

Motion: **Asakura**

Second: **Brave**

Vote: **Carries**

Abstaining: **None**

Opposed: **Bohan, Subinsky, Stein and Sikes**

Speaker for item VIII (a)- Timothy Kerwin

##### **b. 1205 Rutland Street- Houston Heights Historic District West**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1205 Rutland Street- Houston Heights Historic District West

Motion: **Asakura** Second: **Brave** Vote: **Carries** Abstaining: **None**

Opposed: **Stein, Sikes, Zakaria**

Speaker for item VIII (b)- Timothy Kerwin

Item IX was taken out of order and addressed at this time.

## **IX. PLEASE EXCUSE THE ABSENCE OF COMMISSIONER BOHAN**

Commissioner Bohan was present; therefore, no Commission action needed.

### **c. 1207 Rutland Street- Houston Heights Historic District West**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1207 Rutland Street- Houston Heights Historic District West

Motion: **Alleman** Second: **Asakura** Vote: **Carries** Abstaining: **None**

Opposed: **Stein and Subinsky**

Speaker for item VIII (c)- Timothy Kerwin

### **d. 409 Harvard Street- Houston Heights Historic District South**

Staff recommendation: None

Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 409 Harvard Street- Houston Heights Historic District South

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

Speaker for item VIII (d) – Tina Han – support appeal

### **e. 544 Harvard Street- Houston Heights Historic District South**

Staff recommendation: None

Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 544 Harvard Street- Houston Heights Historic District South

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

Speaker for item VIII (e) – Bill Riley – support appeal

### **f. 528 Highland Street- Woodland Heights Historic District**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 528 Highland Street- Woodland Heights Historic District

Motion: **Stein** Second: **Subinsky** Vote: **Carries** Abstaining: **None**

Opposed: **Sikes**

Speaker for item VIII (f) – Michael Czapski – support appeal

## **X. PUBLIC COMMENT NONE**

## **XI. ADJOURNMENT**

There being no further business brought before the Vice Chair, Sonny Garza adjourned the meeting at 6:25 p.m.

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

**Mark Kilkenny, Chair**

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**Patrick Walsh, Secretary**

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| Item      |  | App  |          |
|-----------|--|------|----------|
| No.       | Subdivision Plat Name                            | Type | Deferral |
| A-Consent |  |      |          |
| 1         | Aldine Westfield Business Park                   | C2   |          |
| 2         | Alexan Ashford                                   | C2   |          |
| 3         | Aliana Sec 44                                    | C3F  |          |
| 4         | Aliana Sec 46                                    | C3F  |          |
| 5         | Allegro at Harmony Sec 1                         | C3F  |          |
| 6         | Anserra Sec 7                                    | C3P  |          |
| 7         | Arzell Robotics                                  | C2   |          |
| 8         | Basgh Plaza                                      | C2   | DEF2     |
| 9         | Beacon at Alba                                   | C2   |          |
| 10        | Braeswood partial replat no 2                    | C3F  |          |
| 11        | Brenwood Manor Town Homes                        | C3F  | DEF1     |
| 12        | Bridgeland Hidden Creek Sec 31                   | C2   |          |
| 13        | Briscoe Falls Sec 4                              | C3F  |          |
| 14        | Carolina Place partial replat no 1               | C3F  |          |
| 15        | Carson Cutten Business Park                      | C2   |          |
| 16        | Choctaw Lane and Cherokee Road Street Dedication | SP   |          |
| 17        | City Plaza Drive Street Dedication Sec 1         | SP   |          |
| 18        | Commerce Court                                   | C2   | DEF2     |
| 19        | Contemporary Main Plaza partial replat no 1      | C3F  | DEF1     |
| 20        | Contemporary Main Plaza partial replat no 2      | C3F  | DEF1     |
| 21        | Deerbrook Estates Sec 11                         | C3F  |          |
| 22        | Eigel Villas                                     | C2   |          |
| 23        | El Dorado Clear Lake City Sec 2                  | C3F  | DEF1     |
| 24        | El Faro De Luz                                   | C2   |          |
| 25        | Eldridge Forty Six                               | C3F  |          |
| 26        | Elyson Sec 1                                     | C3P  |          |
| 27        | Elyson Sec 2                                     | C3P  |          |
| 28        | Elyson Sec 3                                     | C3P  |          |
| 29        | Elyson Sec 4                                     | C3P  |          |
| 30        | Elyson Sec 5                                     | C3P  |          |
| 31        | Elyson Sec 6                                     | C3P  |          |
| 32        | Elyson Sec 7                                     | C3P  |          |
| 33        | Elyson Sec 8                                     | C3P  |          |
| 34        | Fallbrook Church Northwest Addition              | C3P  |          |
| 35        | Falls at Dry Creek Sec 2                         | C3P  |          |
| 36        | Falls at Dry Creek Sec 3                         | C3P  |          |
| 37        | FM 1960 Medical Village Reserve                  | C3P  |          |
| 38        | Forest Village Sec 8                             | C3P  | DEF1     |
| 39        | Generation Park West GP                          | GP   |          |
| 40        | Grace Covenant Baptist Church                    | C2   | DEF1     |
| 41        | Grand Parkway Distribution Center Sec 1          | C3P  |          |
| 42        | Grand Vista Sec 7                                | C3F  | DEF2     |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name                                     | App  |          |
|----------|---|------|----------|
|          |   | Type | Deferral |
| 43       | Grand Vista Springs Boulevard Street Dedication Sec 1     | SP   |          |
| 44       | Heritage Presbyterian Church                              | C2   |          |
| 45       | Hidden Meadow Sec 13                                      | C3P  |          |
| 46       | Hidden Meadow Sec 15                                      | C3P  |          |
| 47       | Horse Pen Creek 529 Business Park                         | C2   |          |
| 48       | Hyde Park Court Addition partial replat no 1              | C3F  |          |
| 49       | Hyde Park partial replat no 3                             | C3F  |          |
| 50       | Inway Oaks Estates Sec 2                                  | C3F  | DEF1     |
| 51       | Jasmine Heights Sec 6                                     | C3P  |          |
| 52       | Jasmine Heights Sec 7                                     | C3P  |          |
| 53       | Lakes at Creekside Sec 2                                  | C3F  |          |
| 54       | Live Oak Landing  | C3F  | DEF2     |
| 55       | Maknojia and Momin Shopping Center                        | C2   |          |
| 56       | Market Valley Street and Town Park Lane Street Dedication | SP   |          |
| 57       | Mason Creek Corporate Sec 10                              | C2   |          |
| 58       | Mayfair at Clarkson                                       | C3P  | DEF1     |
| 59       | Northgrove Parkway and Reserve                            | C3F  |          |
| 60       | Northgrove Sec 1  | C3F  |          |
| 61       | Northgrove Sec 6  | C2   |          |
| 62       | Owens Road Street Dedication and Reserves                 | C3P  | DEF1     |
| 63       | Pacheco Hacienda  | C2   |          |
| 64       | Parkway at Eldridge Sec 3                                 | C3F  |          |
| 65       | Parkway at Eldridge Sec 4                                 | C3F  |          |
| 66       | Parkway Terrace Sec 2                                     | C3F  |          |
| 67       | Plantation Lakes Sec 23                                   | C3P  |          |
| 68       | Plantation Lakes Sec 24                                   | C3F  |          |
| 69       | Porter Road Street Dedication Sec 1                       | C3P  |          |
| 70       | Raintree Village Sec 13                                   | C3P  |          |
| 71       | Rancho Verde Sec 2  | C3P  |          |
| 72       | Reserve at Northcrest Drive                               | C2   |          |
| 73       | Richmond Square   | C3F  |          |
| 74       | River Sage Plaza  | C2   |          |
| 75       | Shops at Canal Street                                     | C2   |          |
| 76       | Silver Ranch Sec 10                                       | C3P  |          |
| 77       | Skyview Park GP   | GP   |          |
| 78       | Skyview Park Sec 11                                       | C3P  |          |
| 79       | Somerset Green Sec 5                                      | C3F  |          |
| 80       | Sommerall Park Sec 1                                      | C3F  |          |
| 81       | Springwoods Plaza Drive Street Dedication                 | SP   |          |
| 82       | Stone Creek Ranch Sec 6                                   | C3F  |          |
| 83       | Summerwood Sec 38   | C3F  |          |
| 84       | Texan Mart  | C2   |          |
| 85       | Towne Lake Sec 37   | C3P  |          |
| 86       | Towne Lake Sec 40   | C2   |          |
| 87       | University Grove  | C3P  |          |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name                          | App  |          |
|----------|--|------|----------|
|          |  | Type | Deferral |
| 88       | Ventana Lakes Commercial Reserves at Peek Road | C2   |          |
| 89       | Village at Carballo                            | C2   | DEF1     |
| 90       | West Ten Business Park GP                      | GP   |          |
| 91       | Westfield Village GP                           | GP   |          |
| 92       | Westheimer Estates partial replat no 4         | C3F  | DEF2     |
| 93       | White Oak Crossing Sec 4                       | C3F  |          |
| 94       | Wildwood at Northpointe Commons North          | C3F  |          |
| 95       | Wildwood at Northpointe Commons South          | C3F  |          |
| 96       | Wildwood at Northpointe Sec 22                 | C3F  |          |
| 97       | Woodlands Creekside Park West Sec 34           | C3F  |          |
| 98       | Woodridge Forest Sec 7                         | C3F  |          |
| 99       | Woodridge Forest Sec 11                        | C3F  |          |

**B-Replats**

|     |  |     |      |
|-----|--|-----|------|
| 100 | Acce Management LLC                      | C2R |      |
| 101 | Arabelle Street Views                    | C2R |      |
| 102 | Brazos Lofts                             | C2R |      |
| 103 | Carnegie Homes on Lillian Street         | C2R | DEF1 |
| 104 | Central Houston Nissan                   | C2R | DEF1 |
| 105 | Cottage Grove Green Sec 1                | C3R |      |
| 106 | Covis Homes at Shady Acres               | C2R |      |
| 107 | Dallas Villa                             | C2R |      |
| 108 | Eagle Springs Sec 51                     | C3R |      |
| 109 | Egbert Villas                            | C2R |      |
| 110 | HCC Northline Annex                      | C2R |      |
| 111 | Heights on Aurora                        | C2R |      |
| 112 | Hutchins Street Villas                   | C2R |      |
| 113 | Isabella Chateau                         | C2R |      |
| 114 | Kiam Court                               | C2R |      |
| 115 | Larkin Arabelle Views                    | C2R |      |
| 116 | Mcdonalds Eastex Freeway and Little York | C2R |      |
| 117 | Montrose Manor                           | C2R |      |
| 118 | Northpark Central Annex                  | C2R | DEF1 |
| 119 | Paulette Estates                         | C2R | DEF1 |
| 120 | Prologis Park at Milner Road             | C2R | DEF1 |
| 121 | Redan Place                              | C3R |      |
| 122 | Rosewood Court                           | C2R |      |
| 123 | San Juan Street Villas                   | C2R |      |
| 124 | Shepherd at Nineteenth Business Park     | C2R |      |
| 125 | Shops at Cinco Spring Green              | C2R |      |
| 126 | Southridge Crossing Sec 4                | C3R |      |
| 127 | Spottswood Villas                        | C2R |      |
| 128 | Squarestone on Waverly                   | C2R |      |
| 129 | Thornton Grove                           | C3R |      |



**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name    | App  |          |
|----------|--------------------------|------|----------|
|          |                          | Type | Deferral |
| 130      | Tristans Trelleborg      | C2R  |          |
| 131      | Village at McGowan       | C2R  |          |
| 132      | Village at the Buck      | C2R  |          |
| 133      | West 21st Street Place   | C2R  |          |
| 134      | West 23rd Street Cottage | C2R  |          |
| 135      | West Clay Views          | C2R  |          |
| 136      | Zander Enclave           | C2R  | DEF1     |

**C-Public Hearings Requiring Notification**

|     |   |     |      |
|-----|---|-----|------|
| 137 | Brookhaven partial replat no 1                  | C3N |      |
| 138 | Craig Woods partial replat no 13                | C3N |      |
| 139 | Kings Crossing Sec 9 replat no 1                | C3N |      |
| 140 | Riverwood at Oakhurst Sec 4 partial replat no 1 | C3N |      |
| 141 | Sage partial replat no 3                        | C3N |      |
| 142 | Shady Acres Extension no 3 partial replat no 1  | C3N | DEF1 |
| 143 | Silver Grove                                    | C3N |      |
| 144 | Tanglewood Sec 12 partial replat no 2           | C3N |      |
| 145 | Woodland Acres partial replat no 1              | C3N |      |

**D-Variances**

|     |   |     |      |
|-----|---|-----|------|
| 146 | Briar Pointe GP                                     | GP  | DEF2 |
| 147 | Creekside Ranch GP                                  | GP  |      |
| 148 | Cultural Collision Center                           | C2R | DEF1 |
| 149 | Elyson GP   | GP  |      |
| 150 | Enclave at Cypress Run GP                           | GP  | DEF1 |
| 151 | Goode Company Bartlett replat no 1                  | C2R |      |
| 152 | Houston Heights Swift Replat                        | C2R | DEF2 |
| 153 | Huntingdon replat no 1                              | C2R |      |
| 154 | Kermier Commercial                                  | C3P |      |
| 155 | Live Oak Terrace                                    | C2  | DEF1 |
| 156 | Mayfield Place GP                                   | GP  |      |
| 157 | Polk Court  | C2  |      |
| 158 | Retreat on Bingle Sec 1                             | C2  |      |
| 159 | Saudi Arabia Royal Consulate                        | C2R | DEF2 |
| 160 | Second Amended Map of Live Oaks partial replat no 1 | C2R |      |
| 161 | Studemont Junction                                  | C3R |      |
| 162 | Sunset Ridge East GP                                | GP  |      |
| 163 | Sunset Ridge Sec 6                                  | C3P | DEF1 |
| 164 | Towne Lake Sec 35                                   | C3P | DEF1 |

**E-Special Exceptions**

|     |                                    |    |  |
|-----|------------------------------------|----|--|
| 165 | S PA at Generation Park West Sec 1 | C2 |  |
|-----|------------------------------------|----|--|

| Item<br>No. | Subdivision Plat Name | App  |          |
|-------------|-----------------------|------|----------|
|             |                       | Type | Deferral |

### **F-Reconsideration of Requirements**

|     |   |     |      |
|-----|---|-----|------|
| 166 | Aliana Sec 38                             | C3P | DEF2 |
| 167 | Jackrabbit Office LLC GP                  | GP  | DEF2 |
| 168 | Jackrabbit Office LLC Sec 1               | C2  | DEF2 |
| 169 | Koehlers 1st addition partial replat no 3 | C2R |      |
| 170 | Manors on Oakley Street                   | C2R | DEF1 |
| 171 | Samantha Fitness Center                   | C2R | DEF1 |

### **G-Extensions of Approval**

|     |  |     |  |
|-----|--|-----|--|
| 172 | Avalon at Timber Forest                                    | EOA |  |
| 173 | Avalon Cypress   | EOA |  |
| 174 | Blue Bell Terrace  | EOA |  |
| 175 | City View  | EOA |  |
| 176 | Fall Creek View Drive and Redstone Maintenance Reserve     | EOA |  |
| 177 | Fort Bend County Municipal District No 58 Water Plant No 2 | EOA |  |
| 178 | Future Pipe Industries                                     | EOA |  |
| 179 | Leap Frog  | EOA |  |
| 180 | Pinto Business Park Drive Street Dedication Sec 1          | EOA |  |
| 181 | Plantation Lakes Sec 21                                    | EOA |  |
| 182 | Vista Spring Green   | EOA |  |

### **H-Name Changes**

|     |   |    |  |
|-----|---|----|--|
| 183 | Elite Townhomes LLC (prev. Elite Homes) | NC |  |
|-----|---|----|--|

### **I-Certification of Compliance**

None

### **J-Administrative**

None

### **K-Development Plats with Variance Requests**

|     |                          |     |  |
|-----|--------------------------|-----|--|
| 184 | 5335 Egbert Street       | DPV |  |
| 185 | 1700 Haver Street        | DPV |  |
| 186 | 2603 Haverhill Street    | DPV |  |
| 187 | 603 Rutland Street       | DPV |  |
| 188 | 1043 West 7th 1/2 Street | DPV |  |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

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

**A-Consent**

|    |  |           |     |            |             |      |       |       |     |  |  |
|----|--|-----------|-----|------------|-------------|------|-------|-------|-----|--|--|
| 1  | Aldine Westfield Business Park                     | 2014-2326 | C2  | Montgomery | ETJ         | 253S | 14.38 | 14.38 | 0   | KM Aldine Westfield                            | Town and Country Surveyors                   |
| 2  | Alexan Ashford                                     | 2014-2648 | C2  | Harris     | City        | 488D | 3.11  | 3.11  | 0   | Maple Multi-Family Land TX, L.P.               | Terra Associates, Inc.                       |
| 3  | Aliana Sec 44                                      | 2014-2350 | C3F | Fort Bend  | ETJ         | 566D | 34.33 | 10.99 | 69  | Aliana Development                             | LJA Engineering, Inc.- (West Houston Office) |
| 4  | Aliana Sec 46                                      | 2014-2367 | C3F | Fort Bend  | ETJ         | 567A | 34.50 | 21.06 | 52  | Aliana Development                             | LJA Engineering, Inc.- (West Houston Office) |
| 5  | Allegro at Harmony Sec 1                           | 2014-2609 | C3F | Montgomery | ETJ         | 293G | 51.81 | 10.75 | 133 | Taylor Morrison                                | Jones & Carter, Inc.                         |
| 6  | Anserra Sec 7                                      | 2014-2561 | C3P | Fort Bend  | Outside ETJ | 483G | 12.40 | 0.81  | 59  | KB Homes                                       | BGE Kerry R. Gilbert Associates              |
| 7  | Arzell Robotics                                    | 2014-2389 | C2  | Harris     | ETJ         | 368B | 5.73  | 5.73  | 1   | Arzell Robotics                                | Stewart Engineering                          |
| 8  | Basgh Plaza (DEF2)                                 | 2014-2293 | C2  | Fort Bend  | ETJ         | 527T | 3.55  | 3.55  | 0   | BANGLADESH-AMERICAN SOCIETY OF GREATER HOUSTON | MAK Design                                   |
| 9  | Beacon at Alba                                     | 2014-2543 | C2  | Harris     | City        | 452Q | 0.27  | 0.01  | 4   | BEACON BUILDERS                                | MOMENTUM ENGINEERING                         |
| 10 | Braeswood partial replat no 2                      | 2014-2578 | C3F | Harris     | City        | 532G | 0.16  | 0.00  | 4   | Roc Homes                                      | Bates Development Consultants                |
| 11 | Brenwood Manor Town Homes (DEF1)                   | 2014-2403 | C3F | Harris     | ETJ         | 407X | 10.90 | 4.81  | 74  | Brenwood Estates, Ltd.                         | R.G. Miller Engineers                        |
| 12 | Bridgeland Hidden Creek Sec 31                     | 2014-2549 | C2  | Harris     | ETJ         | 366P | 62.14 | 62.14 | 0   | Bridgeland Development, LP                     | Brown & Gay Engineers, Inc.                  |
| 13 | Briscoe Falls Sec 4                                | 2014-2584 | C3F | Fort Bend  | ETJ         | 524Q | 24.39 | 9.79  | 61  | KB Home Lone Star, Inc.                        | Jones & Carter, Inc.                         |
| 14 | Carolina Place partial replat no 1                 | 2014-2581 | C3F | Harris     | City        | 532G | 0.17  | 0.00  | 2   | Marlena Jones                                  | Owens Management Systems, LLC                |
| 15 | Carson Cutten Business Park                        | 2014-2568 | C2  | Harris     | ETJ         | 370L | 14.70 | 14.70 | 0   | THE CARSON COMPANIES                           | De Anda Engineering, Inc.                    |
| 16 | Choctaw Lane and Cherokee Road Street Dedication   | 2014-2489 | SP  | Waller     | ETJ         | 483D | 2.44  | 0.00  | 0   | Parkside-Stratford/I10, LTD.                   | Jones & Carter, Inc.                         |
| 17 | City Plaza Drive Street Dedication Sec 1           | 2014-2416 | SP  | Harris     | ETJ         | 292E | 2.03  | 0.00  | 0   | Harris County Improvement District No. 18      | C.L. Davis & Company                         |
| 18 | Commerce Court (DEF2)                              | 2014-2285 | C2  | Harris     | City        | 494N | 2.15  | 0.23  | 36  | Perry Homes                                    | RVi Planning + Landscape Architecture        |
| 19 | Contemporary Main Plaza partial replat no 1 (DEF1) | 2014-2255 | C3F | Harris     | City        | 532W | 12.27 | 3.37  | 179 | Main St. Investment Corp.                      | Manley Engineering and Associates Inc        |
| 20 | Contemporary Main Plaza partial replat no 2 (DEF1) | 2014-2256 | C3F | Harris     | City        | 532W | 1.01  | 0.11  | 17  | Main St. Investment Corp.                      | Manley Engineering and Associates Inc        |
| 21 | Deerbrook Estates Sec 11                           | 2014-2597 | C3F | Harris     | ETJ         | 335N | 21.14 | 1.17  | 97  | LGI Homes                                      | Pape-Dawson Engineers                        |
| 22 | Eigel Villas                                       | 2014-2540 | C2  | Harris     | City        | 492H | 0.12  | 0.00  | 3   | Homevelopers                                   | The Interfield Group                         |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name                                 | App No.   | App Type | Location   |           |         | Plat Data |        |      | Customer                              |   |
|----------|---|-----------|----------|------------|-----------|---------|-----------|--------|------|---------------------------------------|---|
|          |   |           |          | Co         | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                             | Applicant's Company                           |
| 23       | El Dorado Clear Lake City Sec 2 (DEF1)                | 2014-2238 | C3F      | Harris     | City      | 578T    | 25.70     | 25.24  | 40   | JEN Texas IV, LLC                     | LJA Engineering, Inc. - (West Houston Office) |
| 24       | El Faro De Luz  | 2014-2301 | C2       | Harris     | ETJ       | 446D    | 5.01      | 5.01   | 0    | IGLESIA PENTECOSTAL DE                | holloway designs                              |
| 25       | Eldridge Forty Six                                    | 2014-2553 | C3F      | Harris     | ETJ       | 408R    | 46.13     | 45.79  | 0    | THE URBAN COMPANIES                   | The Pinnell Group, LLC                        |
| 26       | Elyson Sec 1  | 2014-2605 | C3P      | Harris     | ETJ       | 405T    | 10.20     | 5.22   | 0    | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 27       | Elyson Sec 2  | 2014-2608 | C3P      | Harris     | ETJ       | 405T    | 10.40     | 1.05   | 31   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 28       | Elyson Sec 3  | 2014-2612 | C3P      | Harris     | ETJ       | 405T    | 20.30     | 0.90   | 65   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 29       | Elyson Sec 4  | 2014-2614 | C3P      | Harris     | ETJ       | 405T    | 18.35     | 1.36   | 59   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 30       | Elyson Sec 5  | 2014-2618 | C3P      | Harris     | ETJ       | 405N    | 21.12     | 2.06   | 91   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 31       | Elyson Sec 6  | 2014-2622 | C3P      | Harris     | ETJ       | 405P    | 22.20     | 3.77   | 84   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 32       | Elyson Sec 7  | 2014-2627 | C3P      | Harris     | ETJ       | 405T    | 15.00     | 1.95   | 38   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 33       | Elyson Sec 8  | 2014-2633 | C3P      | Harris     | ETJ       | 405S    | 38.50     | 20.99  | 63   | Newland Communities                   | BGE Kerry R. Gilbert Associates               |
| 34       | Fallbrook Church Northwest Addition                   | 2014-2604 | C3P      | Harris     | ETJ       | 371C    | 2.55      | 1.31   | 0    | FALLBROOK BAPTIST CHURCH              | Jones & Carter, Inc.                          |
| 35       | Falls at Dry Creek Sec 2                              | 2014-2546 | C3P      | Harris     | ETJ       | 326K    | 49.00     | 5.57   | 131  | RH of Texas Limited Partnership       | Jones & Carter, Inc. - The Woodlands          |
| 36       | Falls at Dry Creek Sec 3                              | 2014-2545 | C3P      | Harris     | ETJ       | 326K    | 17.30     | 0.59   | 36   | RH of Texas Limited Partnership       | Jones & Carter, Inc. - The Woodlands          |
| 37       | FM 1960 Medical Village Reserve                       | 2014-2629 | C3P      | Harris     | ETJ       | 332N    | 4.25      | 3.98   | 0    | FM 1960 Medical Village Physiscans LP | R.G. Miller Engineers                         |
| 38       | Forest Village Sec 8 (DEF1)                           | 2014-2469 | C3P      | Montgomery | ETJ       | 292D    | 48.28     | 32.08  | 80   | Woodmere Development Co., Ltd         | Robert Doley, Planner                         |
| 39       | Generation Park West GP                               | 2014-2626 | GP       | Harris     | ETJ       | 416C    | 1151.20   | 0.00   | 0    | MRA GP West, LLC                      | Vernon G. Henry & Associates, Inc.            |
| 40       | Grace Covenant Baptist Church (DEF1)                  | 2014-2360 | C2       | Montgomery | ETJ       | 296M    | 7.00      | 7.00   | 0    | Grace Covenant Baptist Church         | J.A. Costanza & Associates Engineering, Inc.  |
| 41       | Grand Parkway Distribution Center Sec 1               | 2014-2594 | C3P      | Harris     | ETJ       | 445P    | 49.81     | 48.43  | 0    | Riddle Holdings, Ltd.                 | Windrose Land Services, Inc.                  |
| 42       | Grand Vista Sec 7 (DEF2)                              | 2014-2385 | C3F      | Fort Bend  | ETJ       | 526Q    | 18.37     | 5.50   | 59   | Taylor Morrison of Texas Inc.         | Costello, Inc.                                |
| 43       | Grand Vista Springs Boulevard Street Dedication Sec 1 | 2014-2630 | SP       | Fort Bend  | ETJ       | 526R    | 1.24      | 0.00   | 0    | Taylor Morrison of Texas Inc.         | Costello, Inc.                                |
| 44       | Heritage Presbyterian Church                          | 2014-2569 | C2       | Harris     | ETJ       | 406D    | 7.56      | 7.56   | 0    | Heritage Presbyterian Church          | McKim & Creed, Inc.                           |
| 45       | Hidden Meadow Sec 13                                  | 2014-2538 | C3P      | Harris     | ETJ       | 416Z    | 13.10     | 0.76   | 55   | HLL II Land Acquisitions of Texas, LP | Arborleaf Engineering & Surveying, Inc.       |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

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|----------|---|-----------|----------|------------|-----------|---------|-----------|--------|------|---|---|
|          |   |           |          | Co         | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer   | Applicant's Company                           |
| 46       | Hidden Meadow Sec 15                                      | 2014-2539 | C3P      | Harris     | ETJ       | 417S    | 9.97      | 0.27   | 53   | HLL II Land Acquisitions of Texas, LP             | Arborleaf Engineering & Surveying, Inc.       |
| 47       | Horse Pen Creek 529 Business Park                         | 2014-2664 | C2       | Harris     | ETJ       | 408P    | 6.39      | 6.39   | 0    | Alpine Engineering and Construction, LLC          | Gruller Surveying                             |
| 48       | Hyde Park Court Addition partial replat no 1              | 2014-2577 | C3F      | Harris     | City      | 492R    | 0.11      | 0.00   | 3    | Summit Midtown L.L.C.                             | ICMC GROUP INC                                |
| 49       | Hyde Park partial replat no 3                             | 2014-2530 | C3F      | Harris     | City      | 493N    | 1.00      | 1.00   | 0    | JHF Holdings, LLC                                 | Karen Rose Engineering and Surveying          |
| 50       | Inway Oaks Estates Sec 2 (DEF1)                           | 2014-2432 | C3F      | Harris     | ETJ       | 290D    | 4.02      | 0.04   | 19   | MRE, LLC  | Jones & Carter, Inc.                          |
| 51       | Jasmine Heights Sec 6                                     | 2014-2555 | C3P      | Harris     | ETJ       | 406X    | 44.60     | 6.31   | 186  | DR Horton   | BGE Kerry R. Gilbert Associates               |
| 52       | Jasmine Heights Sec 7                                     | 2014-2556 | C3P      | Harris     | ETJ       | 406X    | 37.30     | 10.74  | 145  | DR Horton   | BGE Kerry R. Gilbert Associates               |
| 53       | Lakes at Creekside Sec 2                                  | 2014-2480 | C3F      | Harris     | ETJ       | 249V    | 22.53     | 5.28   | 45   | Flair Development                                 | LJA Engineering, Inc. - (West Houston Office) |
| 54       | Live Oak Landing (DEF2)                                   | 2014-2268 | C3F      | Harris     | City      | 449T    | 4.08      | 0.21   | 74   | Live Oak  | MOMENTUM ENGINEERING                          |
| 55       | Maknoja and Momin Shopping Center                         | 2014-2611 | C2       | Harris     | City/ ETJ | 333R    | 4.82      | 4.82   | 0    | FM 1960 Humble Property, Inc.                     | E.I.C. Surveying Company                      |
| 56       | Market Valley Street and Town Park Lane Street Dedication | 2014-2607 | SP       | Montgomery | ETJ       | 256T    | 11.10     | 0.00   | 0    | The Signorelli Co / Commons of Lake Houston, LTD. | Dannenbaum Engineering Corporation            |
| 57       | Mason Creek Corporate Sec 10                              | 2014-2529 | C2       | Harris     | ETJ       | 446W    | 7.79      | 7.79   | 0    | Parkside-Remuda/Mason, Ltd.                       | IDS Engineering Group                         |
| 58       | Mayfair at Clarkson (DEF1)                                | 2014-2462 | C3P      | Harris     | City      | 451Z    | 0.77      | 0.39   | 13   | Beacon Builders                                   | Total Surveyors, Inc.                         |
| 59       | Northgrove Parkway and Reserve                            | 2014-2653 | C3F      | Montgomery | ETJ       | 249J    | 10.19     | 7.22   | 0    | Toll Brothers                                     | Costello, Inc.                                |
| 60       | Northgrove Sec 1  | 2014-2500 | C3F      | Montgomery | ETJ       | 249K    | 30.52     | 24.04  | 0    | Toll Brothers                                     | Costello, Inc.                                |
| 61       | Northgrove Sec 6  | 2014-2628 | C2       | MULTIPLE   | ETJ       | 249P    | 125.37    | 125.37 | 0    | Toll Brothers                                     | Costello, Inc.                                |
| 62       | Owens Road Street Dedication and Reserves (DEF1)          | 2014-2460 | C3P      | Fort Bend  | ETJ       | 567N    | 8.17      | 1.93   | 0    | LRI Investment Group. Ltd.                        | Jones & Carter, Inc.                          |
| 63       | Pacheco Hacienda  | 2014-2574 | C2       | Harris     | ETJ       | 323L    | 5.00      | 0.00   | 3    | N/A   | E.I.C. Surveying Company                      |
| 64       | Parkway at Eldridge Sec 3                                 | 2014-2536 | C3F      | Harris     | City      | 488T    | 5.18      | 0.09   | 17   | Sueba 350 L.P.                                    | Brown & Gay Engineers, Inc.                   |
| 65       | Parkway at Eldridge Sec 4                                 | 2014-2670 | C3F      | Harris     | City      | 488T    | 6.42      | 1.04   | 56   | Sueba 350 L.P.                                    | Brown & Gay Engineers, Inc.                   |
| 66       | Parkway Terrace Sec 2                                     | 2014-2461 | C3F      | Harris     | City      | 488U    | 12.06     | 2.04   | 64   | Rincon 38 Partners, LTD                           | Jones & Carter, Inc.                          |
| 67       | Plantation Lakes Sec 23                                   | 2014-2532 | C3P      | Harris     | ETJ       | 406Z    | 19.06     | 1.30   | 100  | JNC Development, Inc                              | AECOM   |
| 68       | Plantation Lakes Sec 24                                   | 2014-2533 | C3F      | Harris     | ETJ       | 406Y    | 8.79      | 0.60   | 53   | BLG Plantation, LLC                               | AECOM   |
| 69       | Porter Road Street Dedication Sec 1                       | 2014-2636 | C3P      | Harris     | ETJ       | 405S    | 2.90      | 0.00   | 0    | Newland Communities                               | BGE Kerry R. Gilbert Associates               |
| 70       | Raintree Village Sec 13                                   | 2014-2650 | C3P      | Harris     | ETJ       | 446K    | 17.19     | 1.52   | 75   | North Raintree Partners LTD                       | M2L Associates, Inc.                          |

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|          |  |           |          | Co         | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                                 | Applicant's Company                          |
| 71       | Rancho Verde Sec 2                             | 2014-2631 | C3P      | Harris     | ETJ       | 458T    | 13.17     | 0.86   | 59   | D.R. HORTON-TEXAS, LTD                    | huitt-zollars                                |
| 72       | Reserve at Northcrest Drive                    | 2014-2585 | C2       | Harris     | ETJ       | 290Q    | 1.15      | 1.15   | 0    | The JBeard Real Estate Company            | Jones & Carter, Inc.                         |
| 73       | Richmond Square                                | 2014-2596 | C3F      | Harris     | City      | 491X    | 0.98      | 0.98   | 0    | CAS SURVEY                                | CAS SURVEY                                   |
| 74       | River Sage Plaza                               | 2014-2412 | C2       | Harris     | ETJ       | 407X    | 1.39      | 1.39   | 0    | Jean McKinley Company                     | Jean McKinley Company                        |
| 75       | Shops at Canal Street                          | 2014-2645 | C2       | Harris     | City      | 494N    | 1.39      | 1.39   | 0    | Open Studio Architecture PLLC             | M2L Associates, Inc.                         |
| 76       | Silver Ranch Sec 10                            | 2014-2550 | C3P      | Fort Bend  | ETJ       | 484S    | 41.90     | 20.96  | 62   | Ersa Grae                                 | BGE Kerry R. Gilbert Associates              |
| 77       | Skyview Park GP                                | 2014-2535 | GP       | Harris     | City      | 573K    | 29.15     | 0.00   | 0    | Skymark Development Co., Inc.             | Brown & Gay Engineers, Inc.                  |
| 78       | Skyview Park Sec 11                            | 2014-2544 | C3P      | Harris     | City      | 573P    | 21.46     | 1.24   | 118  | Skymark Development Co., Inc.             | Brown & Gay Engineers, Inc.                  |
| 79       | Somerset Green Sec 5                           | 2014-2547 | C3F      | Harris     | City      | 492A    | 8.73      | 1.71   | 112  | Development Houston In Town, L.P.         | Brown & Gay Engineers, Inc.                  |
| 80       | Sommerall Park Sec 1                           | 2014-2565 | C3F      | Harris     | ETJ       | 407V    | 10.29     | 1.93   | 82   | Sommerall 44 Development Partners LP      | Miller Survey Group                          |
| 81       | Springwoods Plaza Drive Street Dedication      | 2014-2420 | SP       | Harris     | ETJ       | 292E    | 1.61      | 0.00   | 0    | Harris County Improvement District No. 18 | C.L. Davis & Company                         |
| 82       | Stone Creek Ranch Sec 6                        | 2014-2548 | C3F      | Harris     | ETJ       | 325S    | 24.96     | 0.43   | 79   | Becker Road, L.P.                         | Brown & Gay Engineers, Inc.                  |
| 83       | Summerwood Sec 38                              | 2014-2552 | C3F      | Harris     | ETJ       | 377X    | 33.95     | 26.28  | 0    | Genstar Summerwood, L.P.                  | Brown & Gay Engineers, Inc.                  |
| 84       | Texan Mart                                     | 2014-2563 | C2       | Harris     | ETJ       | 333K    | 2.00      | 2.00   | 0    | Aldine Fortune, Inc.                      | E.I.C. Surveying Company                     |
| 85       | Towne Lake Sec 37                              | 2014-2658 | C3P      | Harris     | ETJ       | 366V    | 43.21     | 2.37   | 68   | CW SCOA West, L.P.                        | EHRA   |
| 86       | Towne Lake Sec 40                              | 2014-2654 | C2       | Harris     | ETJ       | 367W    | 10.96     | 2.20   | 76   | CC Lakeway Shores, L.P.                   | EHRA   |
| 87       | University Grove                               | 2014-2606 | C3P      | Harris     | City      | 494S    | 1.90      | 0.02   | 39   | Leeland Baking Co., Inc.                  | Vernon G. Henry & Associates, Inc.           |
| 88       | Ventana Lakes Commercial Reserves at Peek Road | 2014-2649 | C2       | Harris     | City/ ETJ | 445F    | 13.45     | 13.45  | 0    | D. R. Horton - Texas, LTD.                | EHRA   |
| 89       | Village at Carballo (DEF1)                     | 2014-2228 | C2       | Harris     | ETJ       | 259S    | 2.26      | 2.26   | 0    | cas survey                                | CAS SURVEY                                   |
| 90       | West Ten Business Park GP                      | 2014-2595 | GP       | Waller     | ETJ       | 483D    | 35.11     | 0.00   | 0    | Parkside-Stratford/I10, LTD.              | Jones & Carter, Inc.                         |
| 91       | Westfield Village GP                           | 2014-2554 | GP       | Harris     | ETJ       | 446A    | 1560.80   | 0.00   | 0    | DR Horton                                 | BGE Kerry R. Gilbert Associates              |
| 92       | Westheimer Estates partial replat no 4 (DEF2)  | 2014-2332 | C3F      | Harris     | City      | 491X    | 0.28      | 0.05   | 4    | Prebish Homes                             | Total Surveyors, Inc.                        |
| 93       | White Oak Crossing Sec 4                       | 2014-2575 | C3F      | Montgomery | ETJ       | 297A    | 132.10    | 0.15   | 215  | white oak developers, inc                 | Hovis Surveying Company Inc.                 |
| 94       | Wildwood at Northpointe Commons North          | 2014-2589 | C3F      | Harris     | ETJ       | 328E    | 1.00      | 0.72   | 0    | Friendswood Development Co.               | LJA Engineering, Inc.- (West Houston Office) |

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|          |                                       |           |          | Co         | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                                  | Applicant's Company                          |
| 95       | Wildwood at Northpointe Commons South | 2014-2590 | C3F      | Harris     | ETJ       | 328E    | 4.33      | 3.23   | 0    | Friendswood Development Co.                | LJA Engineering, Inc.- (West Houston Office) |
| 96       | Wildwood at Northpointe Sec 22        | 2014-2588 | C3F      | Harris     | ETJ       | 328E    | 11.51     | 5.25   | 28   | Friendswood Development Co.                | LJA Engineering, Inc.- (West Houston Office) |
| 97       | Woodlands Creekside Park West Sec 34  | 2014-2600 | C3F      | Harris     | ETJ       | 249Q    | 22.96     | 6.68   | 41   | THE WOODLANDS LAND DEVELOPMENT COMPANY, LP | LJA Engineering, Inc.- (West Houston Office) |
| 98       | Woodridge Forest Sec 7                | 2014-2591 | C3F      | Montgomery | City/ ETJ | 296R    | 8.55      | 1.87   | 20   | Cernus                                     | LJA Engineering, Inc.- (West Houston Office) |
| 99       | Woodridge Forest Sec 11               | 2014-2592 | C3F      | Montgomery | ETJ       | 296T    | 10.06     | 0.53   | 41   | Cernus                                     | LJA Engineering, Inc.- (West Houston Office) |

**B-Replats**

|     |  |           |     |        |      |      |       |       |     |  |  |
|-----|--|-----------|-----|--------|------|------|-------|-------|-----|--|--|
| 100 | Acce Management LLC                      | 2014-2402 | C2R | Harris | City | 449C | 1.81  | 1.78  | 0   | CECA SUPPLY AND SERVICES, INC.         | Civil-Surv Land Surveying, L.C.        |
| 101 | Arabelle Street Views                    | 2014-2665 | C2R | Harris | City | 492B | 0.12  | 0.00  | 3   | Li Li                                  | Total Surveyors, Inc.                  |
| 102 | Brazos Lofts                             | 2014-2572 | C2R | Harris | City | 493T | 0.34  | 0.34  | 0   | Light Hill Partners, LLC               | Richard Grothues Designs               |
| 103 | Carnegie Homes on Lillian Street (DEF1)  | 2014-2446 | C2R | Harris | City | 492H | 0.15  | 0.00  | 3   | AVA Custom Homes                       | ICMC GROUP INC                         |
| 104 | Central Houston Nissan (DEF1)            | 2014-2407 | C2R | Harris | City | 532T | 6.71  | 6.71  | 0   | CENTRAL HOUSTON NISSAN                 | Lentz Engineering, L.C.                |
| 105 | Cottage Grove Green Sec 1                | 2014-2476 | C3R | Harris | City | 492B | 15.29 | 2.65  | 226 | Belt Line Partners, LP                 | Windrose Land Services, Inc.           |
| 106 | Covis Homes at Shady Acres               | 2014-2267 | C2R | Harris | City | 452T | 0.33  | 0.01  | 7   | Covis Investments LLC                  | MOMENTUM ENGINEERING                   |
| 107 | Dallas Villa                             | 2014-2481 | C2R | Harris | City | 493P | 0.23  | 0.00  | 1   | Golden Partnerships Inc                | PRIME TEXAS SURVEYS, LLC               |
| 108 | Eagle Springs Sec 51                     | 2014-2559 | C3R | Harris | ETJ  | 337X | 12.00 | 3.70  | 78  | Newland Communities                    | BGE Kerry R. Gilbert Associates        |
| 109 | Egbert Villas                            | 2014-2598 | C2R | Harris | City | 492C | 0.12  | 0.00  | 3   | Skylark Developers                     | The Interfield Group                   |
| 110 | HCC Northline Annex                      | 2014-2623 | C2R | Harris | City | 453K | 17.44 | 17.44 | 0   | The Houston Community College System   | EHRA                                   |
| 111 | Heights on Aurora                        | 2014-2637 | C2R | Harris | City | 453S | 0.11  | 0.00  | 2   | JNT Construction Services, Inc.        | The Interfield Group                   |
| 112 | Hutchins Street Villas                   | 2014-2465 | C2R | Harris | City | 493U | 0.33  | 0.00  | 9   | Evolve Homes, LLC                      | TKE Development Services, Ltd.         |
| 113 | Isabella Chateau                         | 2014-2399 | C2R | Harris | City | 493X | 0.18  | 0.00  | 4   | South Texas Surveying Associates, Inc. | South Texas Surveying Associates, Inc. |
| 114 | Kiam Court                               | 2014-2580 | C2R | Harris | City | 492B | 0.12  | 0.00  | 3   | Grey Swan Properties                   | Owens Management Systems, LLC          |
| 115 | Larkin Arabelle Views                    | 2014-2615 | C2R | Harris | City | 492F | 0.81  | 0.01  | 20  | Besyata Investments                    | Total Surveyors, Inc.                  |
| 116 | McDonalds Eastex Freeway and Little York | 2014-2557 | C2R | Harris | ETJ  | 414T | 1.24  | 1.24  | 0   | McDonalds                              | Texas Engineering And Mapping Company  |
| 117 | Montrose Manor                           | 2014-2643 | C2R | Harris | City | 492V | 0.10  | 0.00  | 2   | Olympic Real Estate Investments        | The Interfield Group                   |



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|----------|--------------------------------------|-----------|----------|-----------|-----------|---------|-----------|--------|------|----------------------------------|---|
|          |                                      |           |          | Co        | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                        | Applicant's Company                           |
| 118      | Northpark Central Annex (DEF1)       | 2014-2419 | C2R      | Harris    | ETJ       | 332Z    | 7.56      | 7.49   | 0    | Prologis                         | Half Associates, Inc.                         |
| 119      | Paulette Estates (DEF1)              | 2014-2485 | C2R      | Harris    | City      | 493X    | 0.14      | 0.00   | 3    | ADCS, LP                         | Paksima Group, Inc.                           |
| 120      | Prologis Park at Milner Road (DEF1)  | 2014-2406 | C2R      | Harris    | City      | 374N    | 12.59     | 12.59  | 0    | Prologis                         | Half Associates, Inc.                         |
| 121      | Redan Place                          | 2014-2384 | C3R      | Harris    | City      | 493C    | 0.15      | 0.00   | 4    | MeiMar Builders                  | i On Construction                             |
| 122      | Rosewood Court                       | 2014-2625 | C2R      | Harris    | City      | 493X    | 0.20      | 0.00   | 5    | 1716 Rosewood LLC                | Owens Management Systems, LLC                 |
| 123      | San Juan Street Villas               | 2014-2651 | C2R      | Harris    | City      | 494G    | 0.18      | 0.00   | 3    | UVALDE CENTER I, LTD             | TKE Development Services, Ltd.                |
| 124      | Shepherd at Nineteenth Business Park | 2014-2668 | C2R      | Harris    | City      | 452V    | 1.05      | 1.05   | 0    | 1835 N. Shepherd, LLC            | The Interfield Group                          |
| 125      | Shops at Cinco Spring Green          | 2014-2564 | C2R      | Fort Bend | ETJ       | 524C    | 3.96      | 3.96   | 0    | Hunington Properties, Inc.       | KFW Engineers & Surveying                     |
| 126      | Southridge Crossing Sec 4            | 2014-2448 | C3R      | Harris    | City      | 574Z    | 8.50      | 0.22   | 45   | Pulte Group                      | LJA Engineering, Inc. - (West Houston Office) |
| 127      | Spottswood Villas                    | 2014-2583 | C2R      | Harris    | City      | 415J    | 0.35      | 0.00   | 2    | Longino Garcia                   | Owens Management Systems, LLC                 |
| 128      | Squarestone on Waverly               | 2014-2638 | C2R      | Harris    | City      | 492D    | 0.15      | 0.00   | 2    | SquareStone Homes                | PROSURV                                       |
| 129      | Thornton Grove                       | 2014-2603 | C3R      | Harris    | City      | 452M    | 3.00      | 0.05   | 59   | RZ Enterprises USA, Inc.         | Total Surveyors, Inc.                         |
| 130      | Tristans Trelleborg                  | 2014-2413 | C2R      | Harris    | City      | 453X    | 0.70      | 0.00   | 1    | Tristan Carson Hager             | Karen Rose Engineering and Surveying          |
| 131      | Village at McGowan                   | 2014-2346 | C2R      | Harris    | City      | 493Z    | 0.12      | 0.00   | 3    | cas survey                       | CAS SURVEY                                    |
| 132      | Village at the Buck                  | 2014-2339 | C2R      | Harris    | City      | 494F    | 0.12      | 0.00   | 3    | cas survey                       | CAS SURVEY                                    |
| 133      | West 21st Street Place               | 2014-2662 | C2R      | Harris    | City      | 452U    | 0.18      | 0.00   | 4    | Manco Associates, LC             | RVi Planning + Landscape Architecture         |
| 134      | West 23rd Street Cottage             | 2014-2537 | C2R      | Harris    | City      | 452U    | 0.26      | 0.00   | 6    | Archi-group Design & Development | Century Engineering, Inc                      |
| 135      | West Clay Views                      | 2014-2632 | C2R      | Harris    | City      | 493N    | 0.26      | 0.00   | 4    | Ali Samiee                       | Total Surveyors, Inc.                         |
| 136      | Zander Enclave (DEF1)                | 2014-2522 | C2R      | Harris    | City      | 452U    | 0.15      | 0.00   | 4    | ZANDER HOMES                     | Bates Development Consultants                 |

**C-Public Hearings Requiring Notification**

|     |   |           |     |            |      |      |      |      |    |                                |  |
|-----|---|-----------|-----|------------|------|------|------|------|----|--------------------------------|--|
| 137 | Brookhaven partial replat no 1                        | 2014-2315 | C3N | Harris     | City | 533U | 0.39 | 0.00 | 2  | Exquisite Homes                | Owens Management Systems, LLC          |
| 138 | Craig Woods partial replat no 13                      | 2014-2391 | C3N | Harris     | City | 451X | 0.22 | 0.01 | 2  | Kingston Custom Builders       | Total Surveyors, Inc.                  |
| 139 | Kings Crossing Sec 9 replat no 1                      | 2014-2061 | C3N | Harris     | City | 337B | 8.38 | 8.38 | 0  | Kingwood Retail Partners, Ltd. | Windrose Land Services, Inc.           |
| 140 | Riverwood at Oakhurst Sec 4 partial replat no 1       | 2014-2309 | C3N | Montgomery | ETJ  | 295L | 0.16 | 0.00 | 1  | MHI Partnership, Ltd.          | Jones & Carter, Inc. - The Woodlands   |
| 141 | Sage partial replat no 3                              | 2014-2022 | C3N | Harris     | City | 491U | 0.42 | 0.00 | 2  | Pine Shadows Management LLC    | South Texas Surveying Associates, Inc. |
| 142 | Shady Acres Extension no 3 partial replat no 1 (DEF1) | 2014-1808 | C3N | Harris     | City | 452Y | 2.49 | 0.00 | 28 | InTownHomes, Ltd.              | Windrose Land Services, Inc.           |



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|          |                                       |           |          | Co       | City/ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                             | Applicant's Company           |
| 143      | Silver Grove                          | 2014-2299 | C3N      | Harris   | City     | 570B    | 3.15      | 3.15   | 0    | Bethel Evangelical Church             | Jalayer And Associates, Inc.  |
| 144      | Tanglewood Sec 12 partial replat no 2 | 2014-2281 | C3N      | Harris   | City     | 491K    | 0.38      | 0.00   | 1    | Stewart H. Jones & Katherine M. Jones | Probstfeld & Associates, Inc. |
| 145      | Woodland Acres partial replat no 1    | 2014-2365 | C3N      | Harris   | City     | 496M    | 2.22      | 2.22   | 0    | Nemzin Investments, Ltd.              | Windrose Land Services, Inc.  |

**D-Variances**

|     |   |           |     |           |      |      |         |        |    |  |  |
|-----|---|-----------|-----|-----------|------|------|---------|--------|----|--|--|
| 146 | Briar Pointe GP (DEF2)                              | 2014-2321 | GP  | Harris    | City | 488N | 41.97   | 0.00   | 0  | RH of Texas Limited Partnership/K. Hovnanian of Houston II | Jones & Carter, Inc. - The Woodlands         |
| 147 | Creekside Ranch GP                                  | 2014-2566 | GP  | Fort Bend | ETJ  | 524T | 226.49  | 0.00   | 0  | RH OF TEXAS LIMITED PARTNERSHIP/AS HTON WOODS HOMES        | Jones & Carter, Inc. - The Woodlands         |
| 148 | Cultural Collision Center (DEF1)                    | 2014-2442 | C2R | Harris    | City | 493P | 0.69    | 0.69   | 0  | Keller and Associates, CPAs                                | Civil-Surv Land Surveying, L.C.              |
| 149 | Elyson GP   | 2014-2601 | GP  | Harris    | ETJ  | 405N | 3619.40 | 0.00   | 0  | Newland Communities  | BGE Kerry R. Gilbert Associates              |
| 150 | Enclave at Cypress Run GP (DEF1)                    | 2014-2426 | GP  | Harris    | ETJ  | 487A | 5.19    | 0.00   | 0  | InSight Realty Partners, LP                                | Windrose Land Services, Inc.                 |
| 151 | Goode Company Bartlett replat no 1                  | 2014-2341 | C2R | Harris    | City | 492Y | 0.55    | 0.55   | 0  | South Texas Surveying Associates, Inc.                     | South Texas Surveying Associates, Inc.       |
| 152 | Houston Heights Swift Replat (DEF2)                 | 2014-2272 | C2R | Harris    | City | 492D | 8.65    | 8.65   | 0  | Waterman Steele  | Marsh Darcy Partners, Inc.                   |
| 153 | Huntingdon replat no 1                              | 2014-2492 | C2R | Harris    | City | 492Q | 2.01    | 2.01   | 0  | Huntingdon Council of Co-Owner                             | LJA Engineering, Inc.- (West Houston Office) |
| 154 | Kermier Commercial                                  | 2014-2424 | C3P | Harris    | ETJ  | 283Z | 487.50  | 481.88 | 0  | 290 Land Investments, LP                                   | Windrose Land Services, Inc.                 |
| 155 | Live Oak Terrace (DEF1)                             | 2014-2249 | C2  | Harris    | City | 493R | 1.43    | 0.00   | 38 | Lovett Homes   | Total Surveyors, Inc.                        |
| 156 | Mayfield Place GP                                   | 2014-2541 | GP  | Harris    | ETJ  | 333J | 25.92   | 0.00   | 0  | Mayfield Electric  | Van De Wiele & Vogler, Inc.                  |
| 157 | Polk Court  | 2014-2366 | C2  | Harris    | City | 493V | 0.52    | 0.00   | 14 | Deborah Jean   | Owens Management Systems, LLC                |
| 158 | Retreat on Bingle Sec 1                             | 2014-2457 | C2  | Harris    | City | 450V | 1.01    | 0.02   | 18 | RETREAT ON CROCKETT, LLC                                   | MOMENTUM EGINEERNG                           |
| 159 | Saudi Arabia Royal Consulate (DEF2)                 | 2014-2129 | C2R | Harris    | City | 489Y | 3.50    | 3.50   | 0  | South Texas Surveying Associates, Inc.                     | South Texas Surveying Associates, Inc.       |
| 160 | Second Amended Map of Live Oaks partial replat no 1 | 2014-2639 | C2R | Harris    | City | 492R | 0.14    | 0.13   | 0  | Lewis Lending LLC  | Vernon G. Henry & Associates, Inc.           |
| 161 | Studemont Junction                                  | 2014-2505 | C3R | Harris    | City | 493E | 15.60   | 14.30  | 0  | Terra Associates, Inc                                      | Terra Surveying Company, Inc.                |
| 162 | Sunset Ridge East GP                                | 2014-2667 | GP  | Harris    | ETJ  | 376V | 265.00  | 0.00   | 0  | SSR-185 Investments, Ltd.                                  | Benchmark Engineering Corp.                  |
| 163 | Sunset Ridge Sec 6 (DEF1)                           | 2014-2507 | C3P | Harris    | ETJ  | 376V | 12.87   | 0.04   | 66 | SSR-185 Investments, Ltd.                                  | Benchmark Engineering Corp.                  |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name    | App No.   | App Type | Location |           |         | Plat Data |        |      | Customer           |                     |
|----------|--------------------------|-----------|----------|----------|-----------|---------|-----------|--------|------|--------------------|---------------------|
|          |                          |           |          | Co       | City/ ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer          | Applicant's Company |
| 164      | Towne Lake Sec 35 (DEF1) | 2014-2499 | C3P      | Harris   | ETJ       | 367S    | 35.71     | 6.24   | 84   | Caldwell Companies | EHRA                |

**E-Special Exceptions**

|     |                                    |           |    |        |     |      |       |       |   |                   |                      |
|-----|------------------------------------|-----------|----|--------|-----|------|-------|-------|---|-------------------|----------------------|
| 165 | S PA at Generation Park West Sec 1 | 2014-2616 | C2 | Harris | ETJ | 416D | 59.34 | 59.34 | 0 | MRA GP WEST, L.P. | Baseline Corporation |
|-----|------------------------------------|-----------|----|--------|-----|------|-------|-------|---|-------------------|----------------------|

**F-Reconsideration of Requirements**

|     |   |           |     |           |      |      |       |      |    |                            |   |
|-----|---|-----------|-----|-----------|------|------|-------|------|----|----------------------------|---|
| 166 | Aliana Sec 38 (DEF2)                      | 2014-2392 | C3P | Fort Bend | ETJ  | 567A | 17.19 | 0.00 | 47 | Aliana Development         | LJA Engineering, Inc. - (West Houston Office) |
| 167 | Jackrabbit Office LLC GP (DEF2)           | 2014-2261 | GP  | Harris    | ETJ  | 408Q | 3.66  | 0.00 | 0  | THE NATIONAL REALTY GROUP  | The Pinnell Group, LLC                        |
| 168 | Jackrabbit Office LLC Sec 1 (DEF2)        | 2014-2210 | C2  | Harris    | ETJ  | 408Q | 3.66  | 3.66 | 0  | BNC CONSTRUCTION           | The Pinnell Group, LLC                        |
| 169 | Koehlers 1st addition partial replat no 3 | 2014-2640 | C2R | Harris    | City | 492H | 0.20  | 0.00 | 4  | blackforest holdings, Inc. | Vernon G. Henry & Associates, Inc.            |
| 170 | Manors on Oakley Street (DEF1)            | 2014-2300 | C2R | Harris    | City | 493W | 0.11  | 0.00 | 3  | Summit Midtown L.L.C.      | ICMC GROUP INC                                |
| 171 | Samantha Fitness Center (DEF1)            | 2014-2472 | C2R | Harris    | City | 531X | 3.01  | 3.01 | 0  | Wu Property Management     | Advance Surveying, Inc.                       |

**G-Extensions of Approval**

|     |  |           |     |           |      |      |       |       |    |  |   |
|-----|--|-----------|-----|-----------|------|------|-------|-------|----|--|---|
| 172 | Avalon at Timber Forest                                    | 2013-2838 | EOA | Harris    | ETJ  | 377A | 3.08  | 3.08  | 0  | Three Willows Land Development, LLC                            | Windrose Land Services, Inc.  |
| 173 | Avalon Cypress   | 2013-2861 | EOA | Harris    | ETJ  | 369G | 2.79  | 2.79  | 0  | Three Willows Land Development, LLC                            | Windrose Land Services, Inc.  |
| 174 | Blue Bell Terrace  | 2013-2803 | EOA | Harris    | ETJ  | 412F | 25.02 | 12.08 | 94 | Blue Bell Place Builders, LLP & Blue Bell Place Builders, Ltd. | Jones & Carter, Inc. - The Woodlands  |
| 175 | City View  | 2013-2835 | EOA | Harris    | City | 493R | 1.43  | 1.43  | 0  | PMI Block 307, LP  | TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC. |
| 176 | Fall Creek View Drive and Redstone Maintenance Reserve     | 2013-2712 | EOA | Harris    | ETJ  | 375Z | 14.43 | 10.87 | 0  | Redstone Golf Club, LP   | Brown & Gay Engineers, Inc.   |
| 177 | Fort Bend County Municipal District No 58 Water Plant No 2 | 2013-2935 | EOA | Fort Bend | ETJ  | 484P | 0.95  | 0.95  | 0  | Katy 309 Venture, L.P.   | Brown & Gay Engineers, Inc.   |
| 178 | Future Pipe Industries                                     | 2013-2747 | EOA | Harris    | ETJ  | 411G | 21.55 | 21.12 | 0  | Future Pipe Industries Inc                                     | Owens Management Systems, LLC   |
| 179 | Leap Frog  | 2013-2948 | EOA | Harris    | ETJ  | 416M | 2.00  | 2.00  | 0  | Leap Frog Investment   | South Texas Surveying Associates, Inc.  |
| 180 | Pinto Business Park Drive Street Dedication Sec 1          | 2013-2774 | EOA | Harris    | ETJ  | 372T | 2.42  | 0.00  | 0  | Pinto Realty Development, Inc.                                 | Brown & Gay Engineers, Inc.   |

**Platting Summary****Houston Planning Commission****PC Date: October 30, 2014**

| Item No. | Subdivision Plat Name   | App No.   | App Type | Location  |          |         | Plat Data |        |      | Customer                   |  |
|----------|-------------------------|-----------|----------|-----------|----------|---------|-----------|--------|------|----------------------------|--|
|          |                         |           |          | Co        | City/ETJ | Key Map | Plat Ac   | Rsv Ac | Lots | Developer                  | Applicant's Company                    |
| 181      | Plantation Lakes Sec 21 | 2013-2779 | EOA      | Harris    | ETJ      | 406Z    | 15.49     | 1.49   | 109  | Plantation Interests, Ltd. | AECOM                                  |
| 182      | Vista Spring Green      | 2013-2893 | EOA      | Fort Bend | ETJ      | 524C    | 1.06      | 1.06   | 0    | Vista Spring Green         | South Texas Surveying Associates, Inc. |

**H-Name Changes**

|     |   |           |    |        |      |      |      |      |    |                       |                    |
|-----|---|-----------|----|--------|------|------|------|------|----|-----------------------|--------------------|
| 183 | Elite Townhomes LLC (prev. Elite Homes) | 2014-1685 | NC | Harris | City | 493V | 1.80 | 0.08 | 40 | Metro Vehicle Storage | HRS and Associates |
|-----|---|-----------|----|--------|------|------|------|------|----|-----------------------|--------------------|

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

|     |                          |              |        |      |      |  |  |  |  |                 |                                |
|-----|--------------------------|--------------|--------|------|------|--|--|--|--|-----------------|--------------------------------|
| 184 | 5335 Egbert Street       | 14091479 DPV | Harris | City | 492V |  |  |  |  | Marlena Jones   | HighHeels to HardHats          |
| 185 | 1700 Haver Street        | 14095367 DPV | Harris | City | 492V |  |  |  |  | Zeeba Paksima   | Paksima Group                  |
| 186 | 2603 Haverhill Street    | 14110627 DPV | Harris | City | 452W |  |  |  |  | Rick Grothues   | Richard Grothues Designs, Inc. |
| 187 | 603 Rutland Street       | 14055442 DPV | Harris | City | 492D |  |  |  |  | Barry Hunsworth | Century Engineering            |
| 188 | 1043 West 7th 1/2 Street | 14055439 DPV | Harris | City | 492D |  |  |  |  | Marlena Jones   | HighHeels to HardHats          |

# Houston Planning Commission

**ITEM: 137**

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Brookhaven partial replat no 1**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

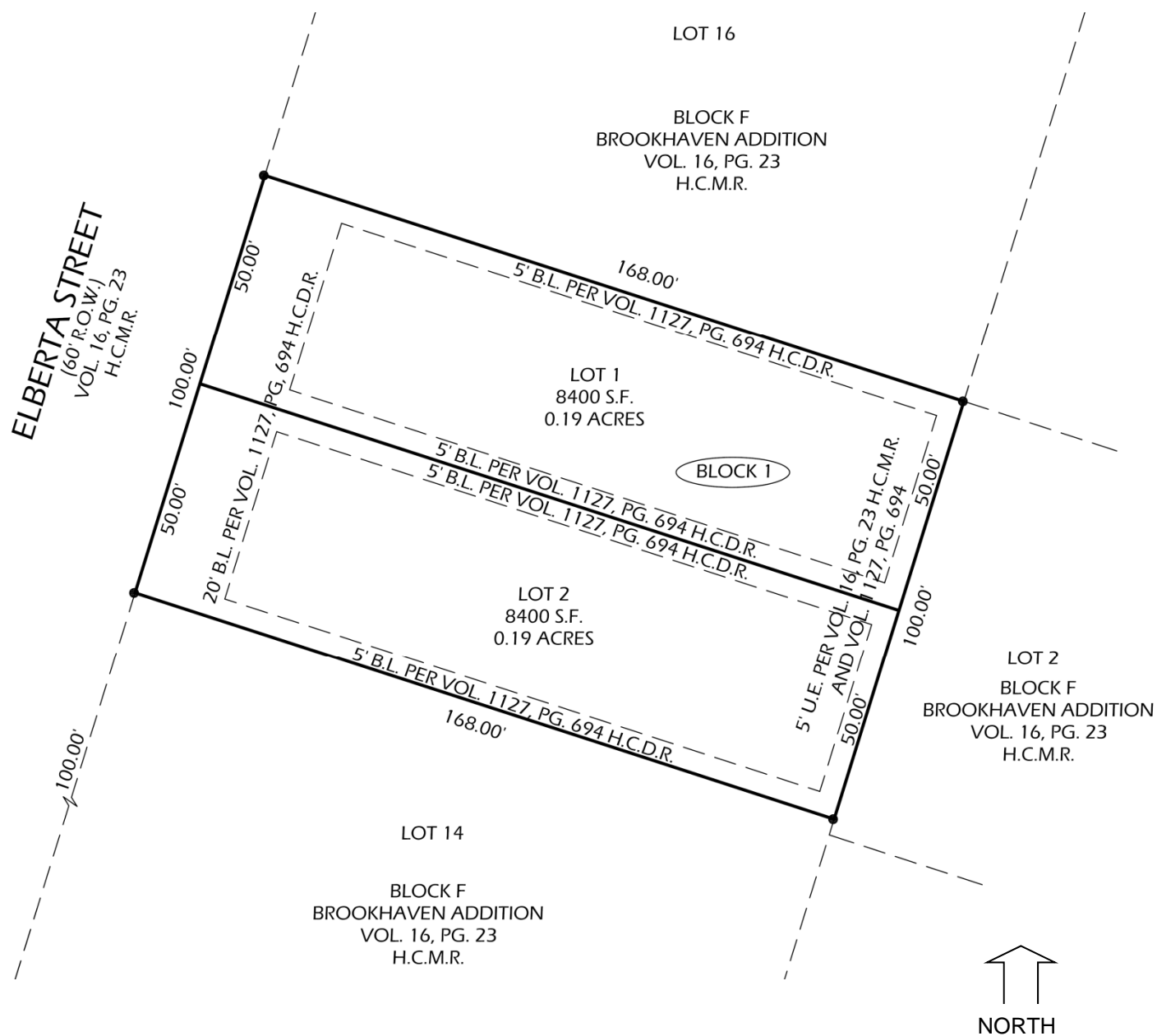
## ITEM: 137

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Brookhaven partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

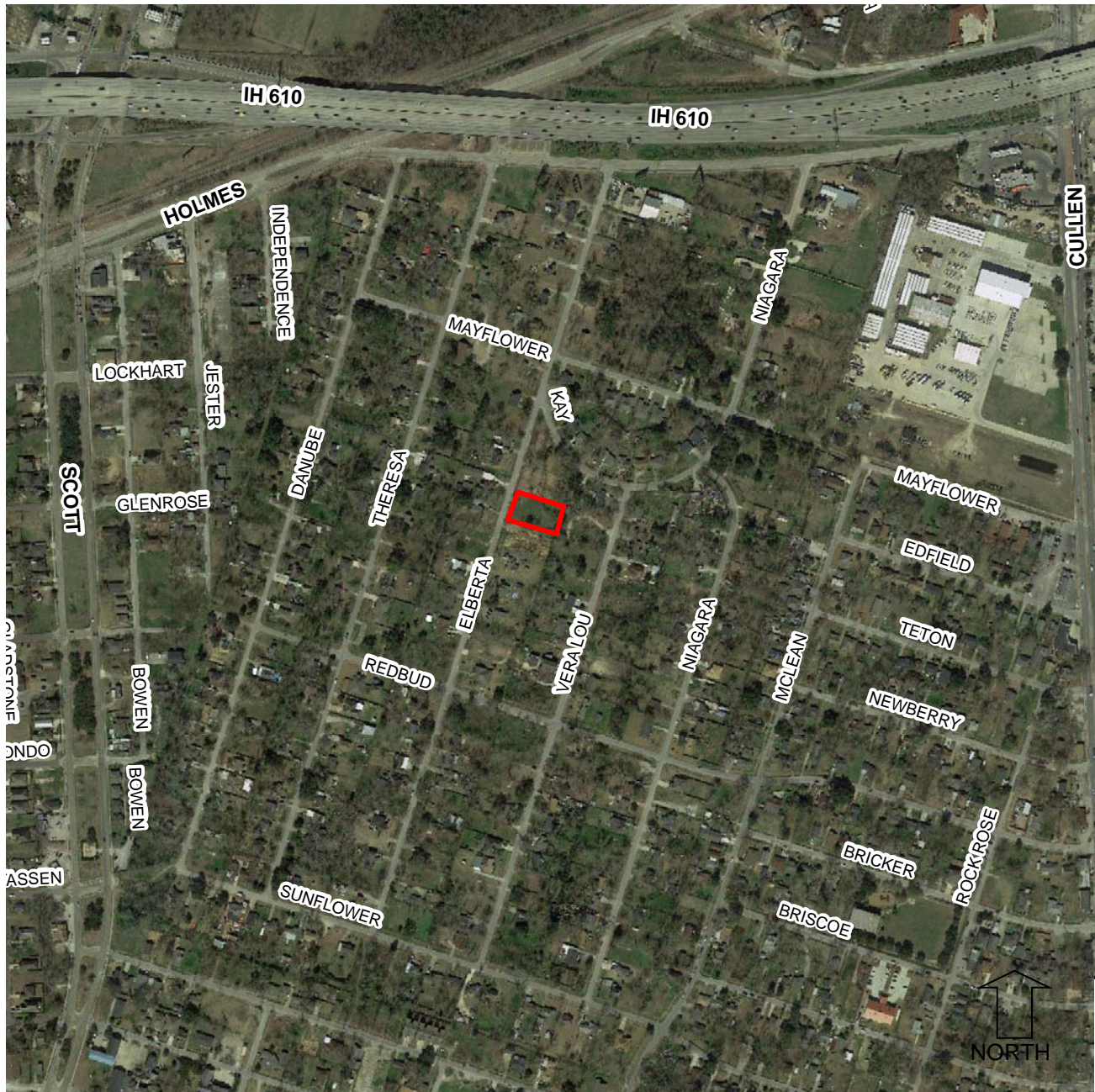
ITEM: 137

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Brookhaven partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

# Houston Planning Commission

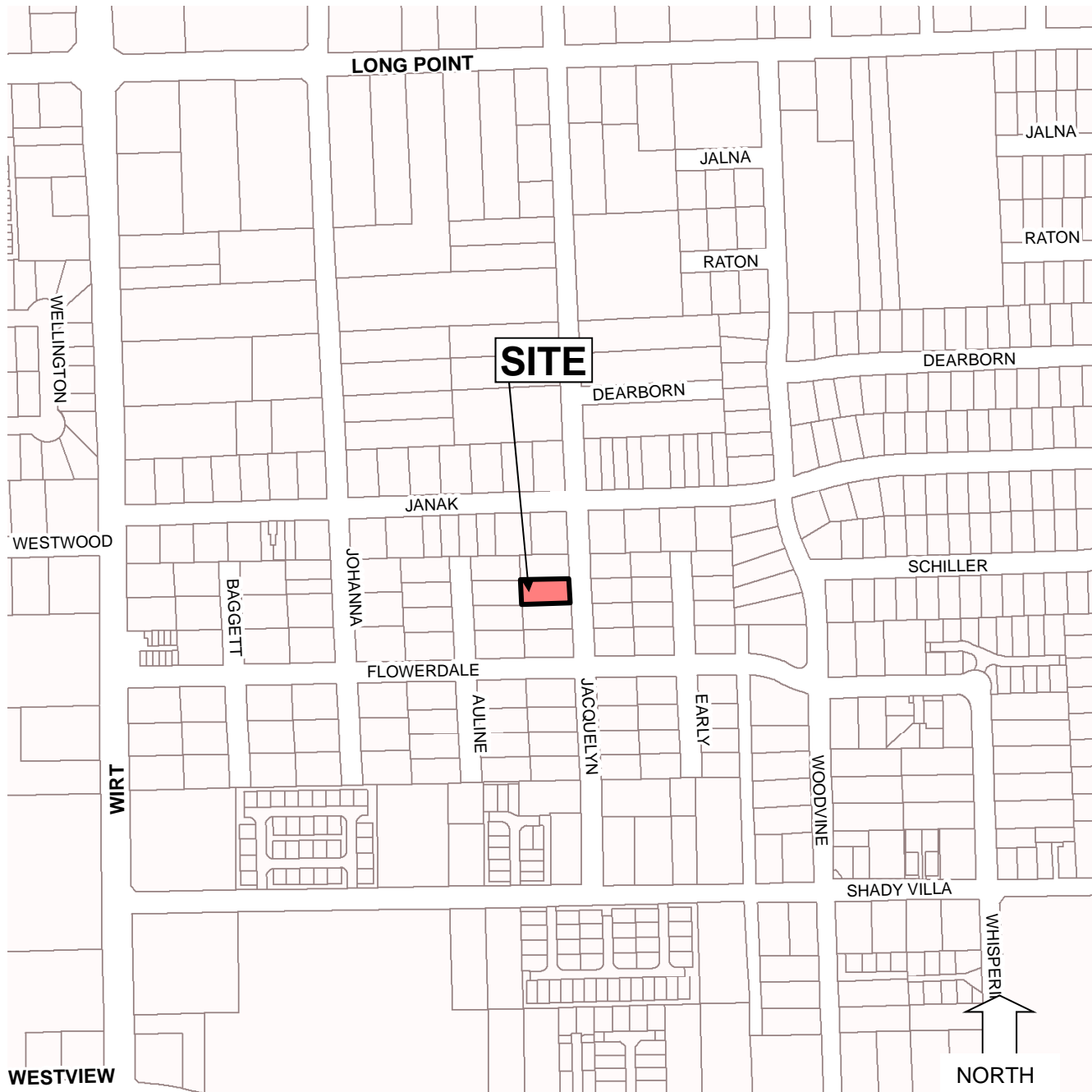
**ITEM: 138**

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Craig Woods partial replat no 13**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

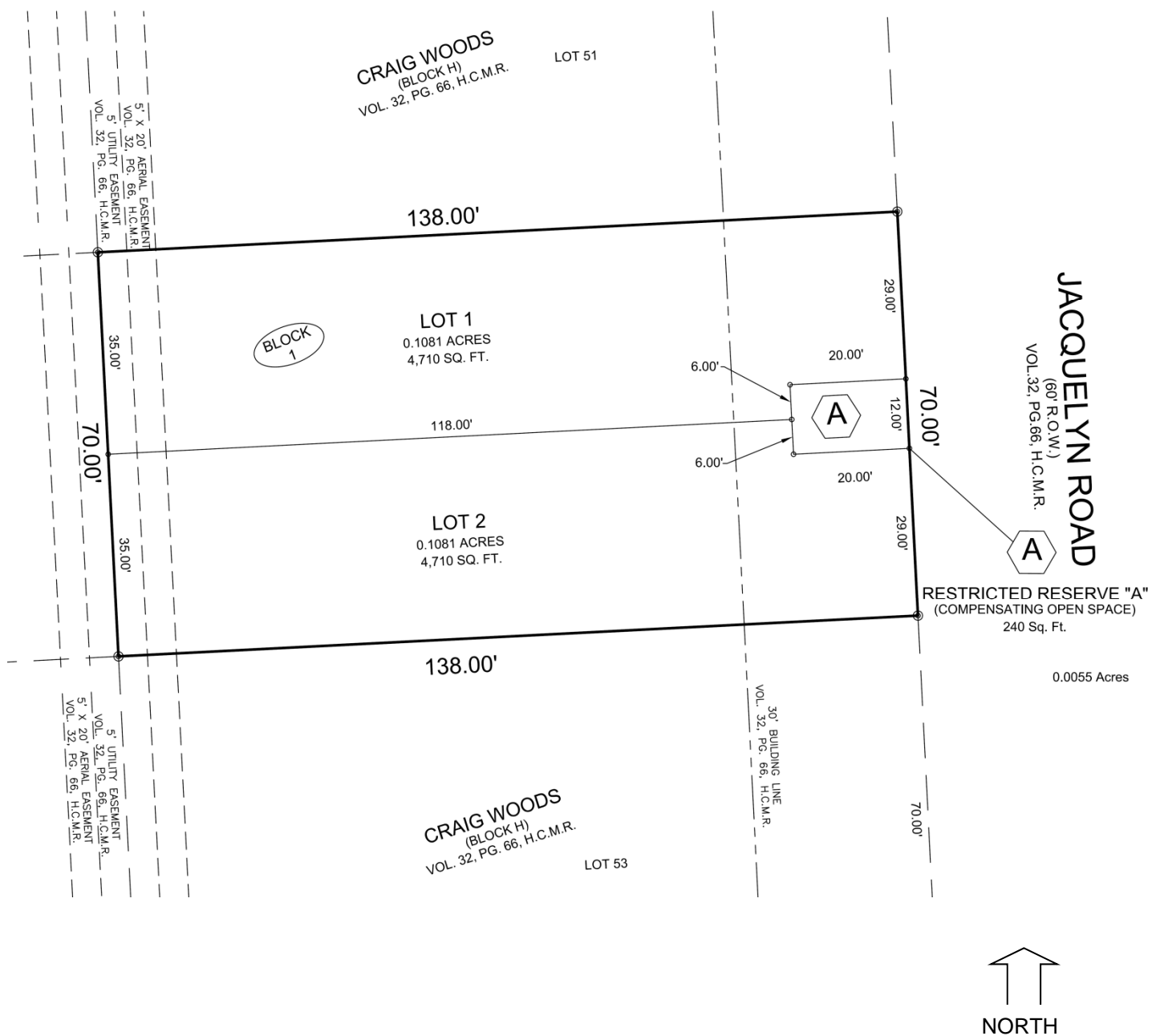
## ITEM: 138

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Craig Woods partial replat no 13**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

## ITEM: 138

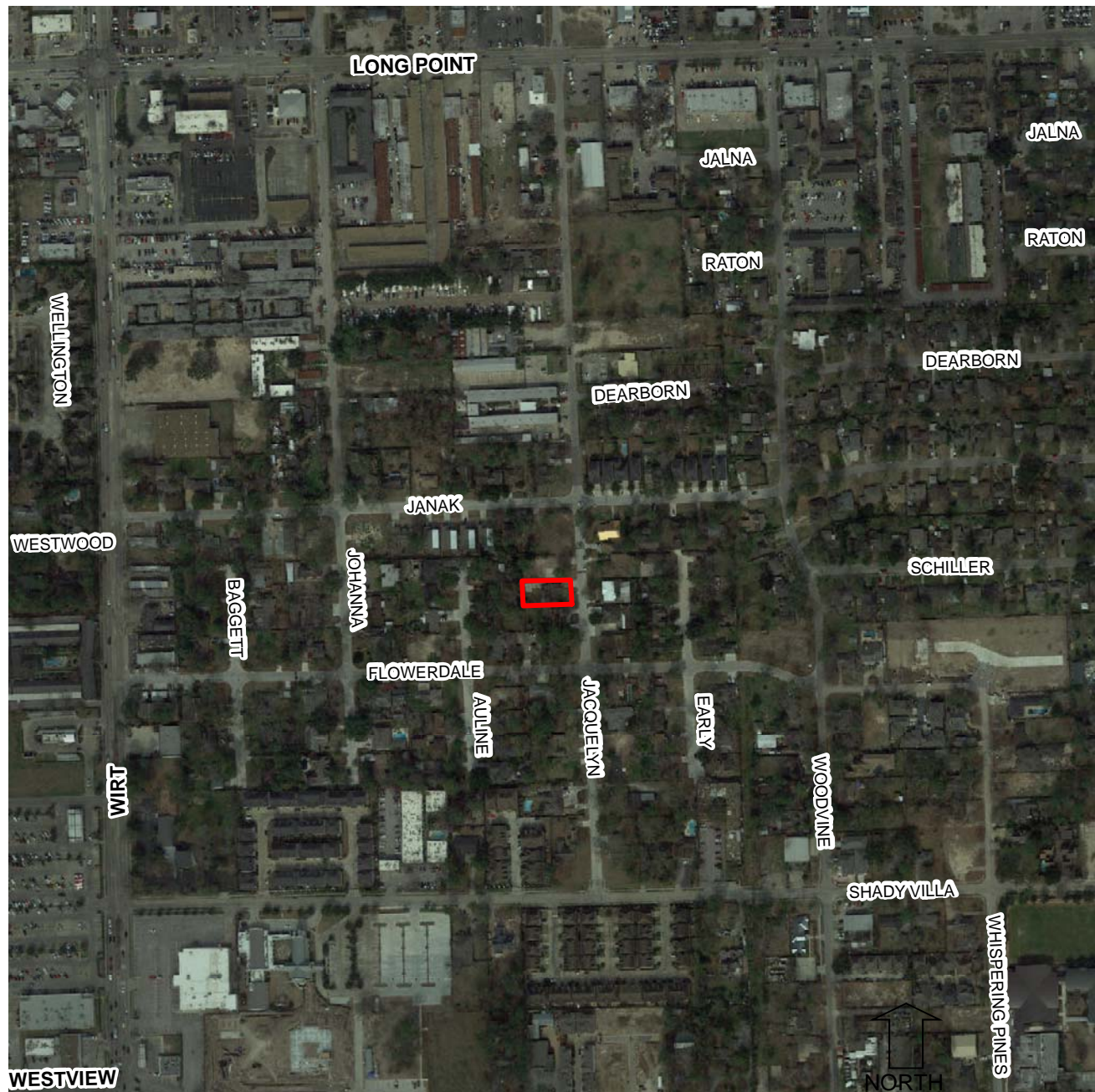
Planning and Development Department

Meeting Date: 10/13/2014

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Subdivision Name: Craig Woods partial replat no 13

Applicant: Total Surveyors, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission      ITEM : 139

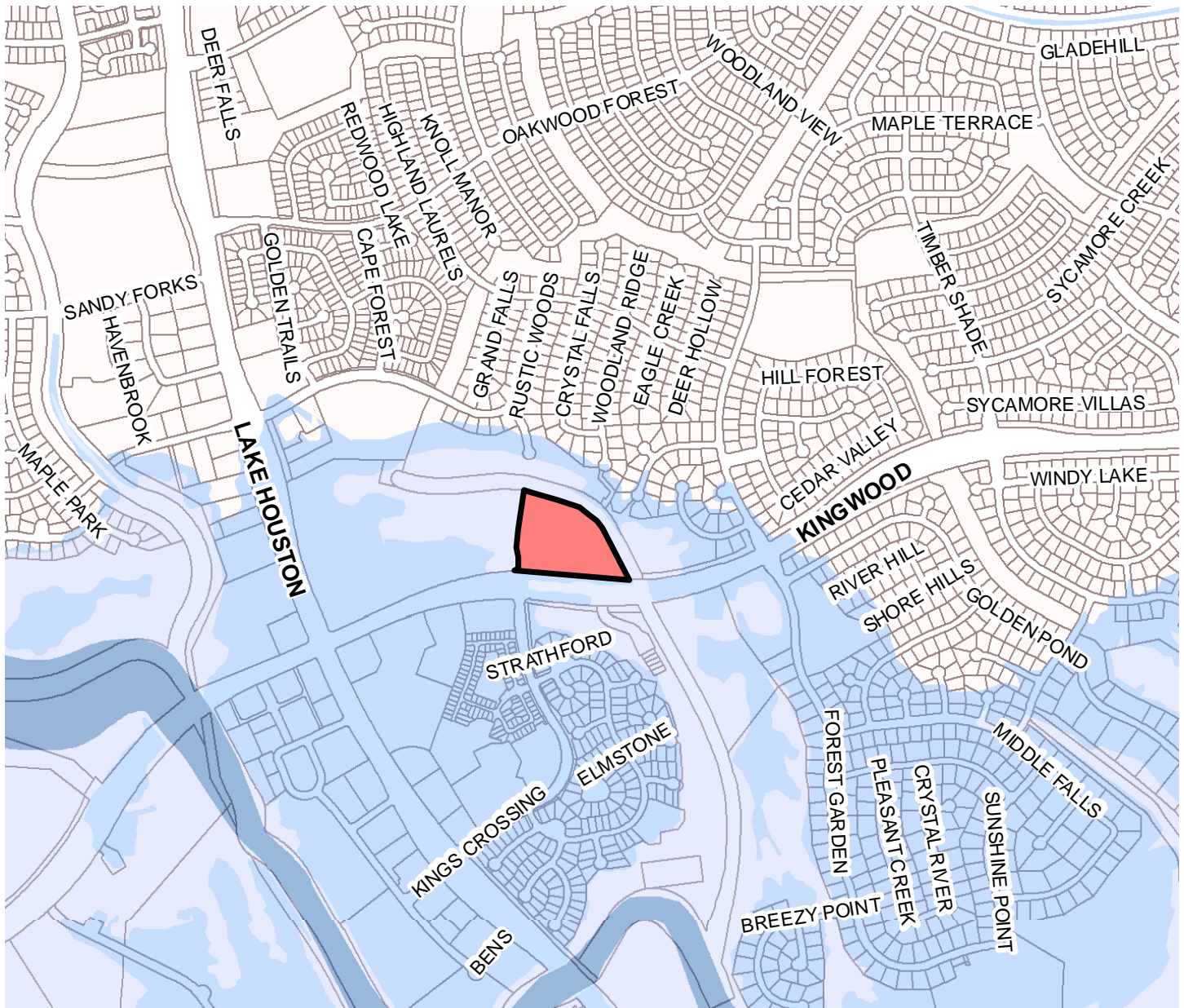
Planning and Development Department

Meeting Date: 10/30/2014

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**Subdivision Name: Kings Crossing Sec 9 replat no 1**

**Applicant: Windrose Land Services, Inc.**



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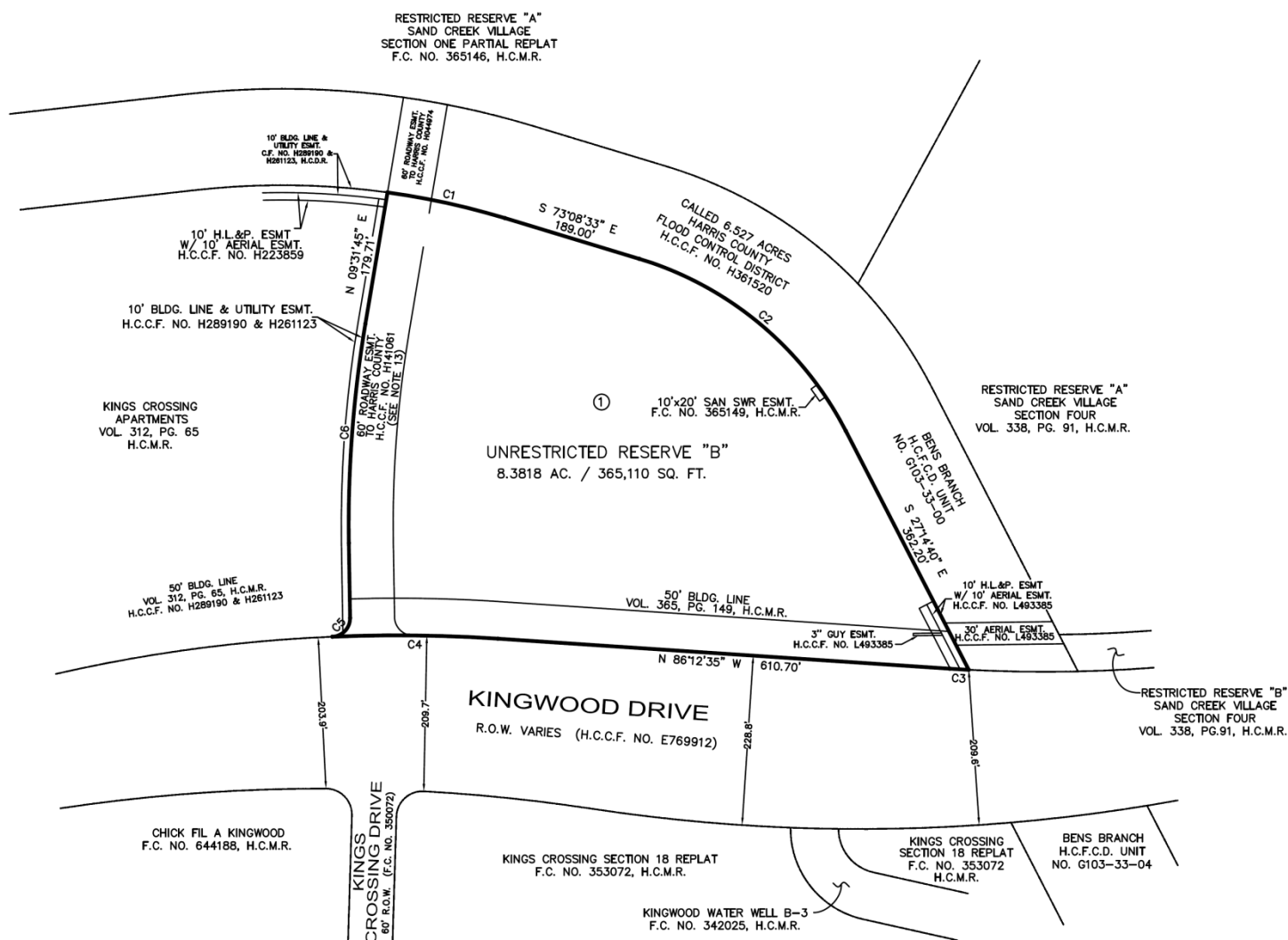
**D – Variances**

**Site Location**

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**Meeting Date: 10/30/2014**

**Applicant: Windrose Land Services, Inc.**





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# Houston Planning Commission      ITEM : 139

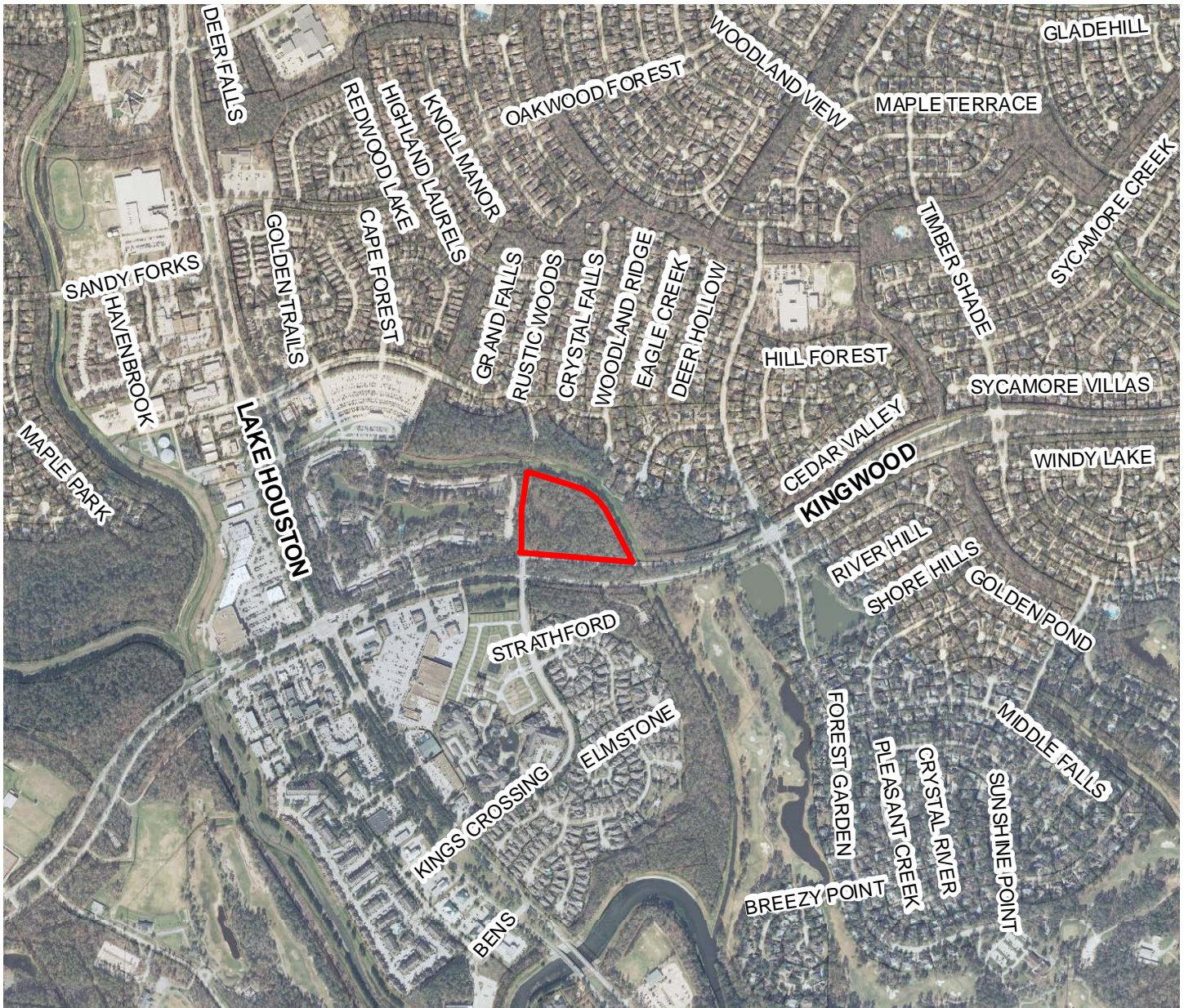
Planning and Development Department

Meeting Date: 10/30/2014

---

**Subdivision Name: Kings Crossing Sec 9 replat no 1**

**Applicant: Windrose Land Services, Inc.**



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**D – Variances**

**Aerial**

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# Houston Planning Commission

**ITEM: 140**

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Riverwood at Oakhurst Sec 4 partial replat no 1**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

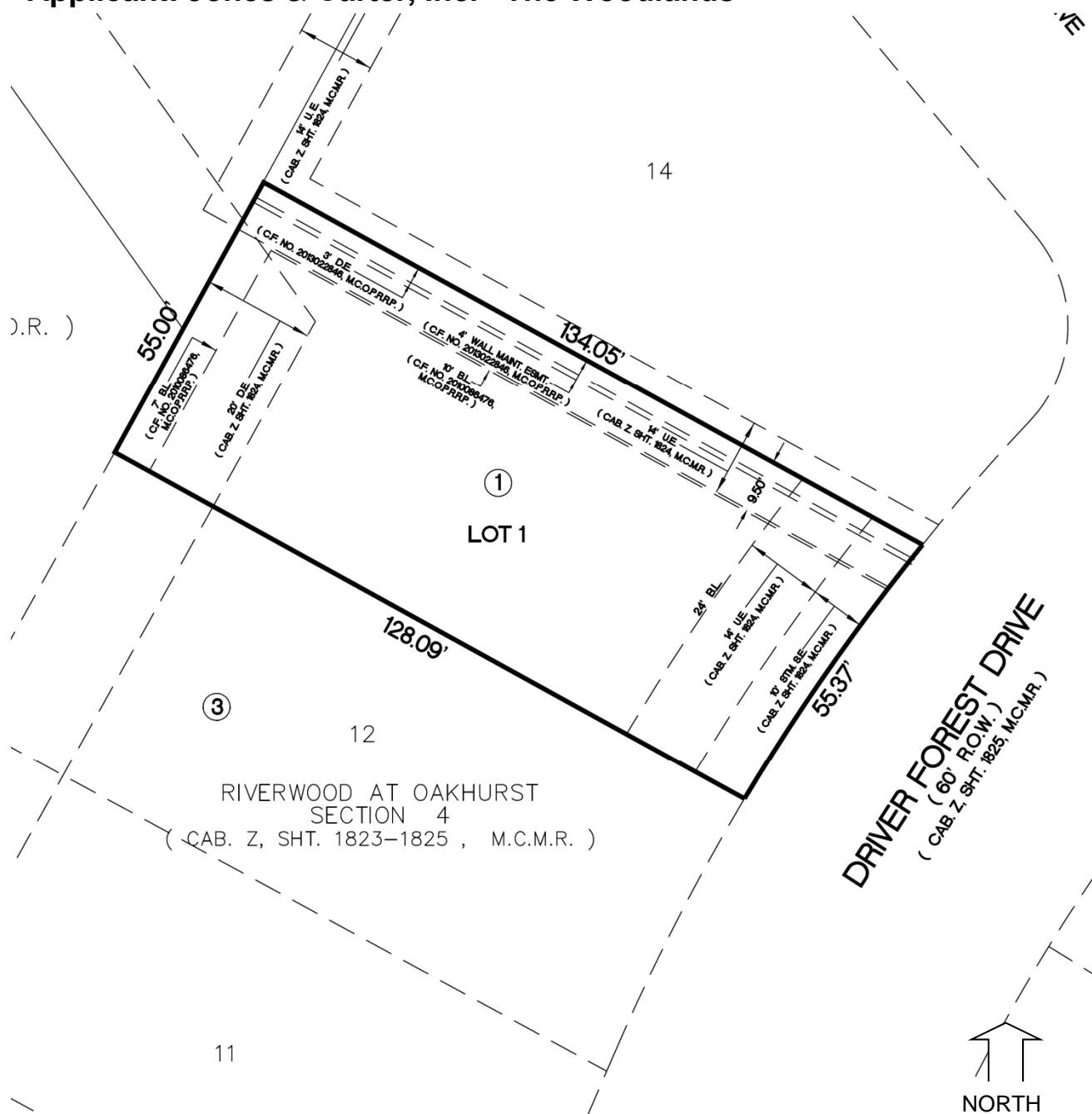
## ITEM: 140

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Riverwood at Oakhurst Sec 4 partial replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings

Subdivision

# Houston Planning Commission

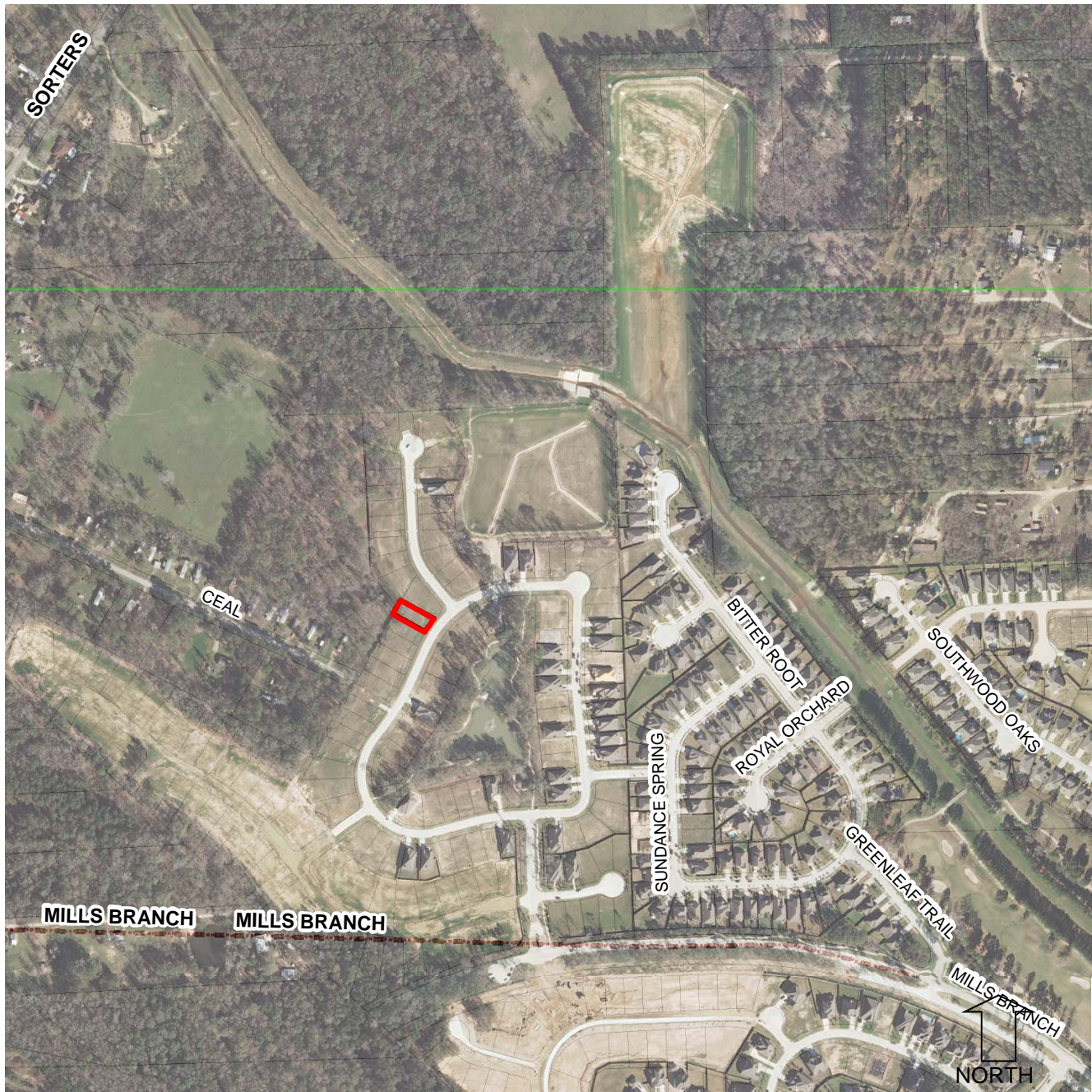
**ITEM: 140**

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Riverwood at Oakhurst Sec 4 partial replat no 1**

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



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

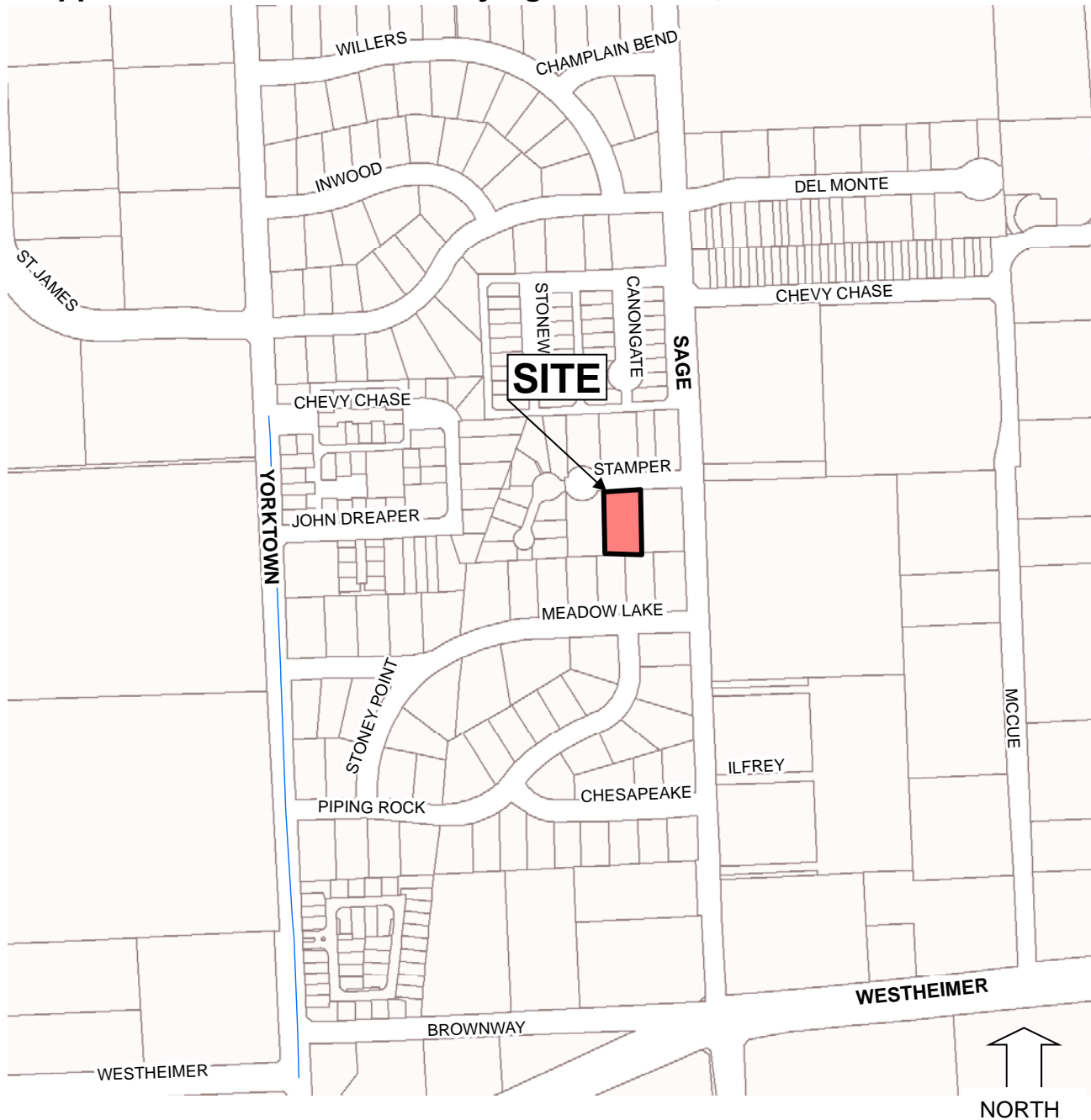
**ITEM: 141**

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Sage partial replat no 3**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

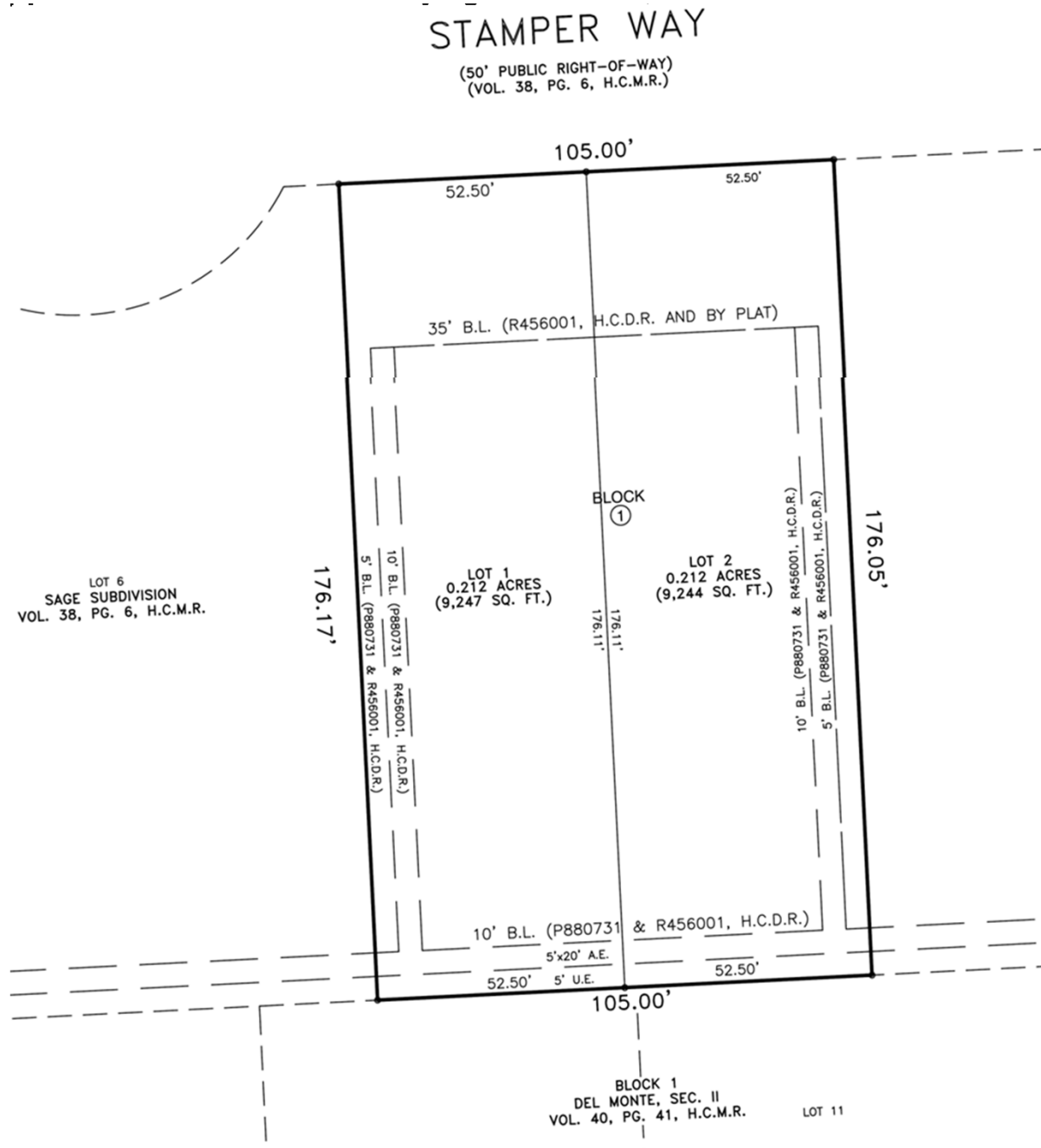
## ITEM: 141

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Sage partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

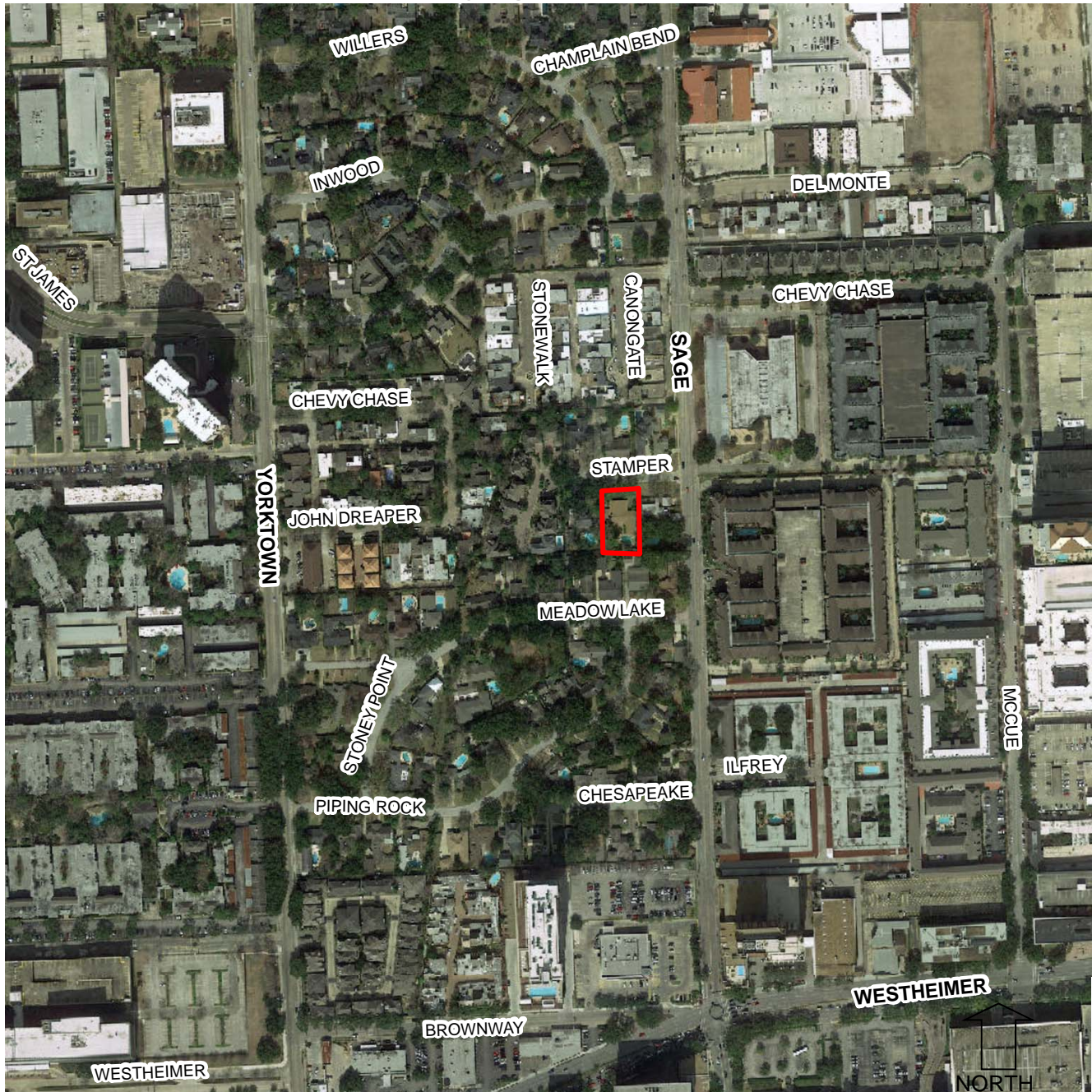
ITEM: 141

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Sage partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

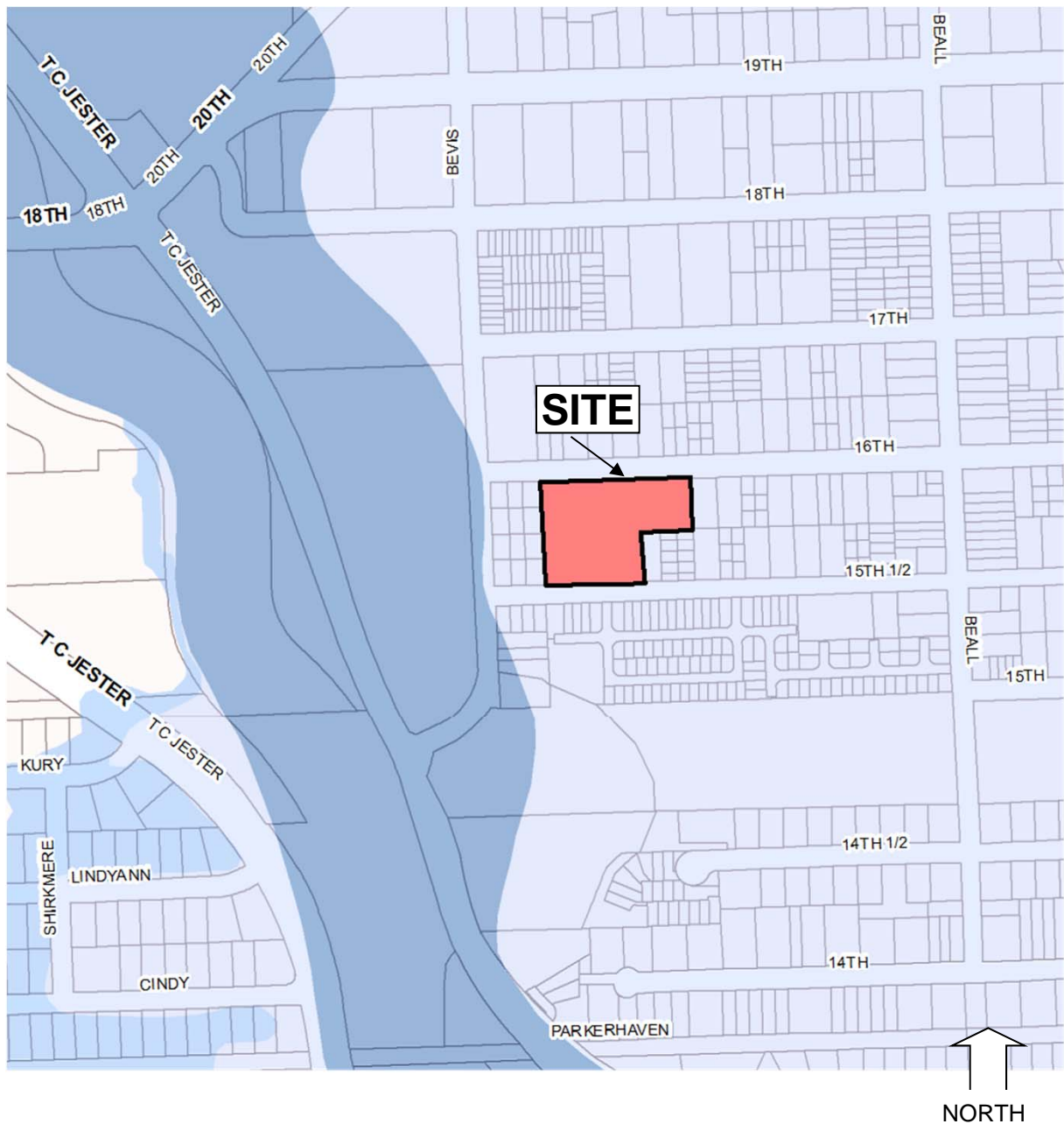
# Houston Planning Commission    ITEM : 142

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Shady Acres Extension no 3 partial replat no 1 (DEF1)

Applicant: Windrose Land Services, Inc.



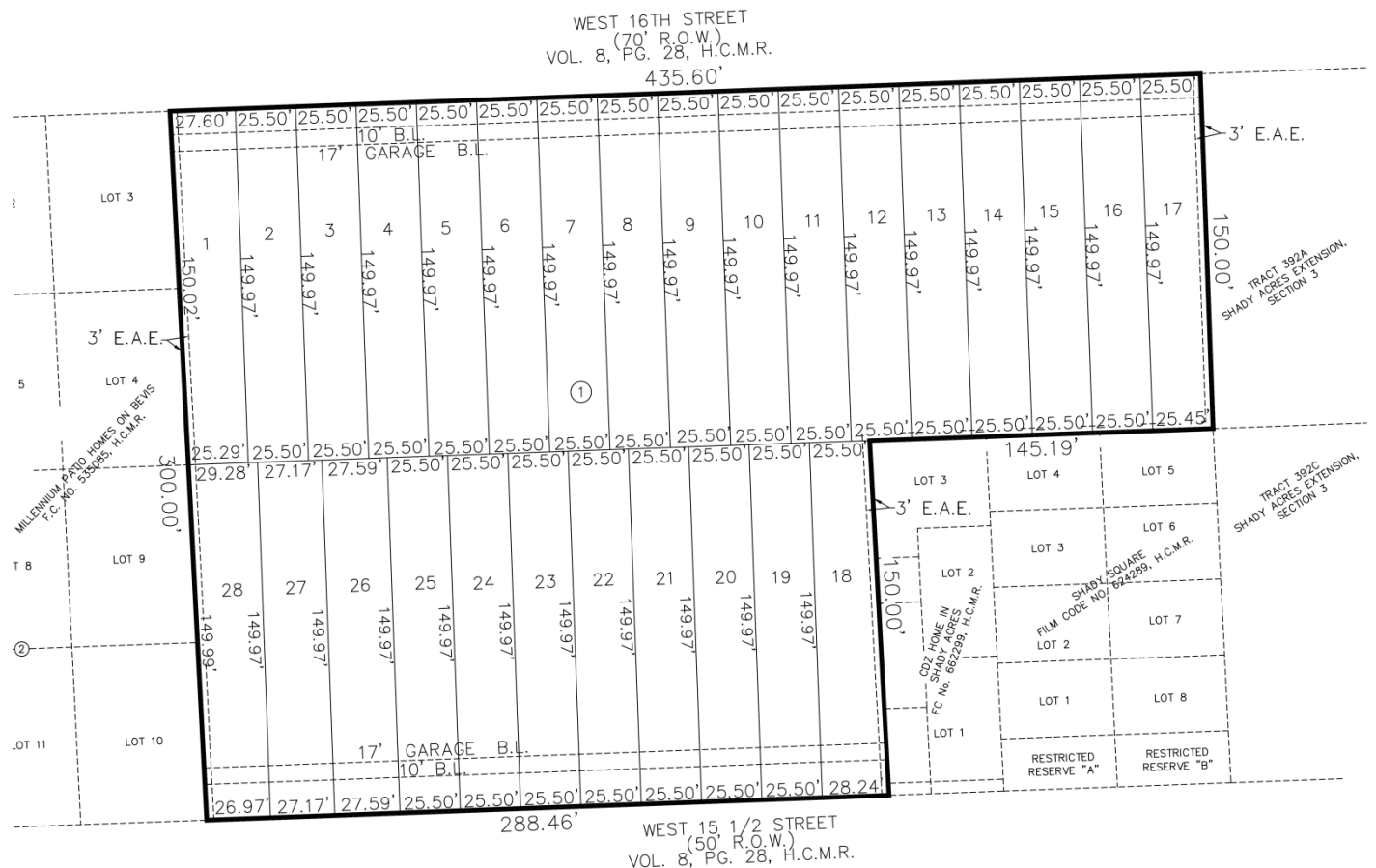
C – Public Hearings

Site Location



**Meeting Date: 10/30/2014**

**Applicant: Windrose Land Services, Inc.**



## Subdivision

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# Houston Planning Commission    ITEM : 142

Planning and Development Department

Meeting Date: 10/30/2014

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Subdivision Name: Shady Acres Extension no 3 partial replat no 1 (DEF 1)

Applicant: Windrose Land Services, Inc.



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C – Public Hearings

Aerial

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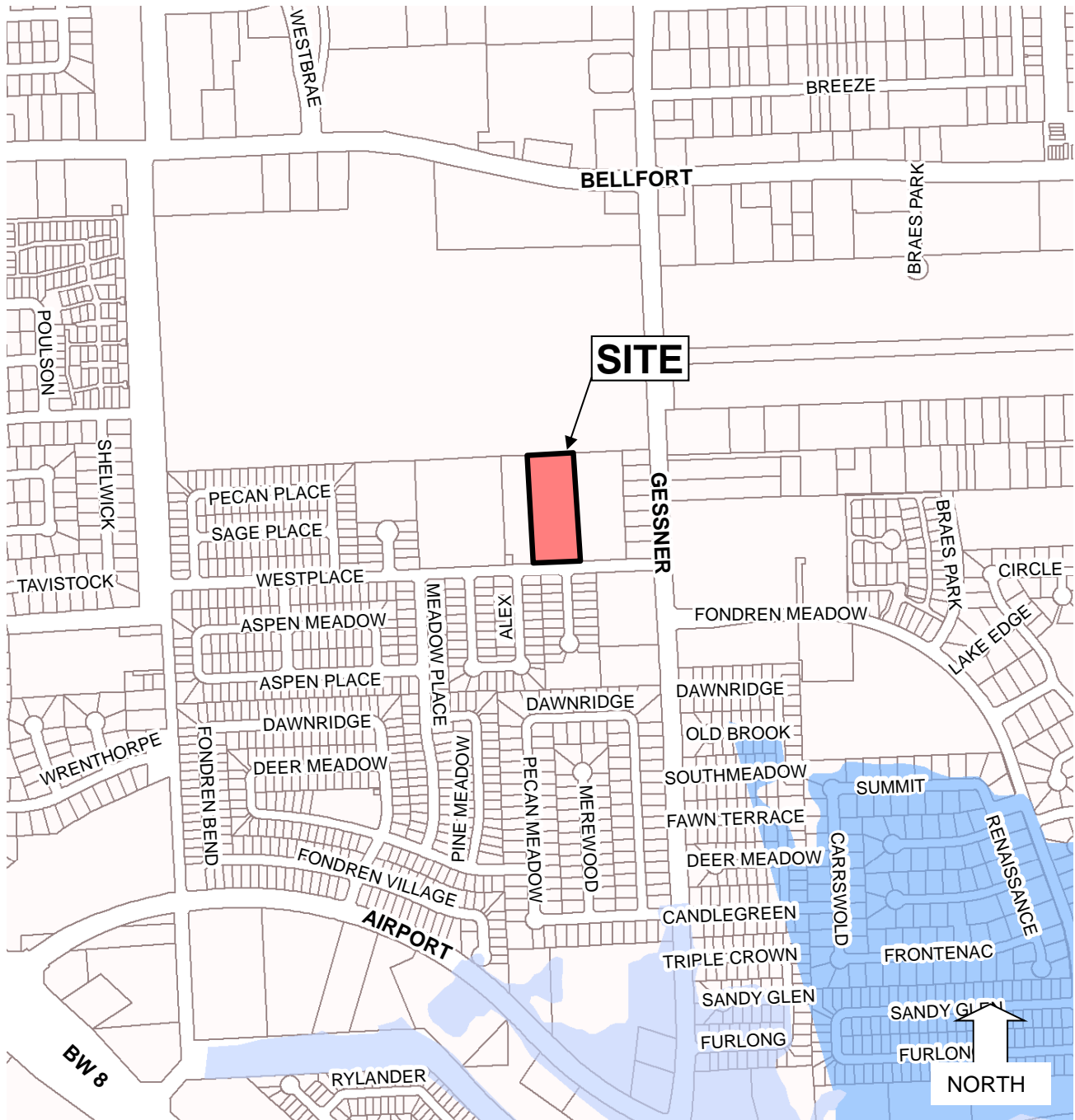
# Houston Planning Commission      ITEM : 143

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Silver Grove**

**Applicant: Jalayer and Associates, Inc**



**C – Public Hearings**

**Site Location**

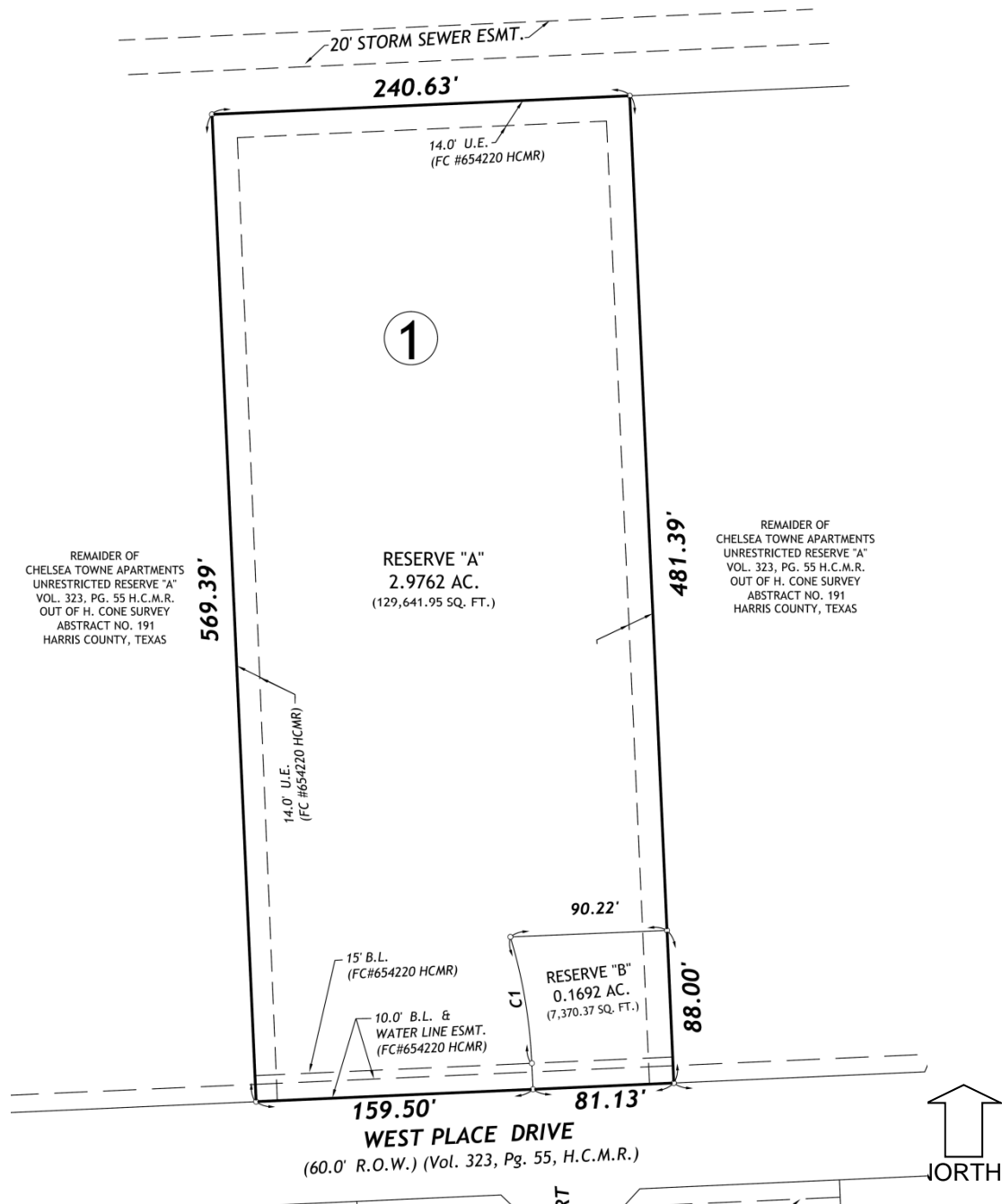
# Houston Planning Commission ITEM : 143

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Silver Grove

Applicant: Jalayer and Associates, Inc



C – Public Hearings

Subdivision



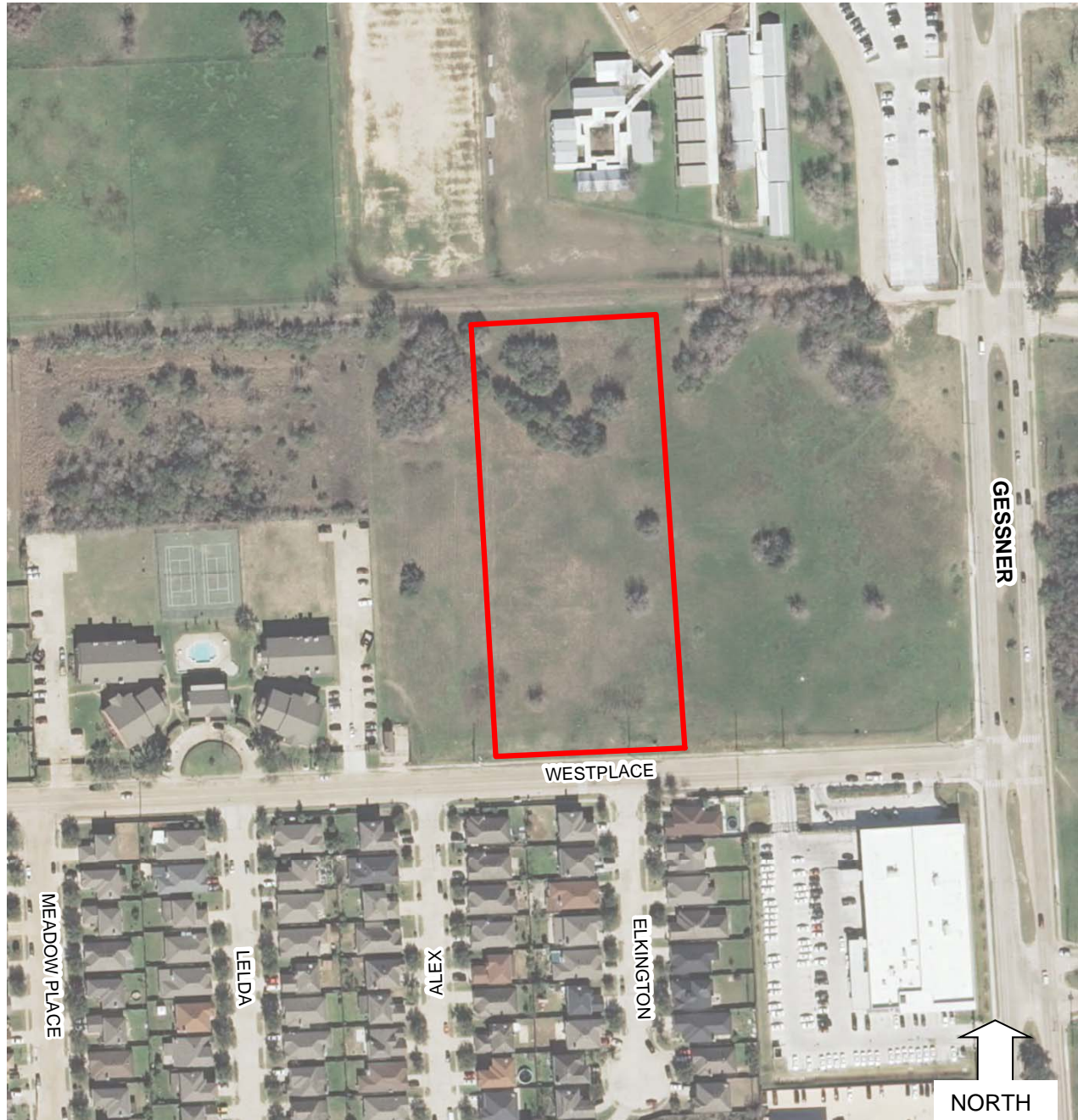
# Houston Planning Commission    ITEM : 143

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Silver Grove

Applicant: Jalayer and Associates, Inc



C – Public Hearings

Aerial



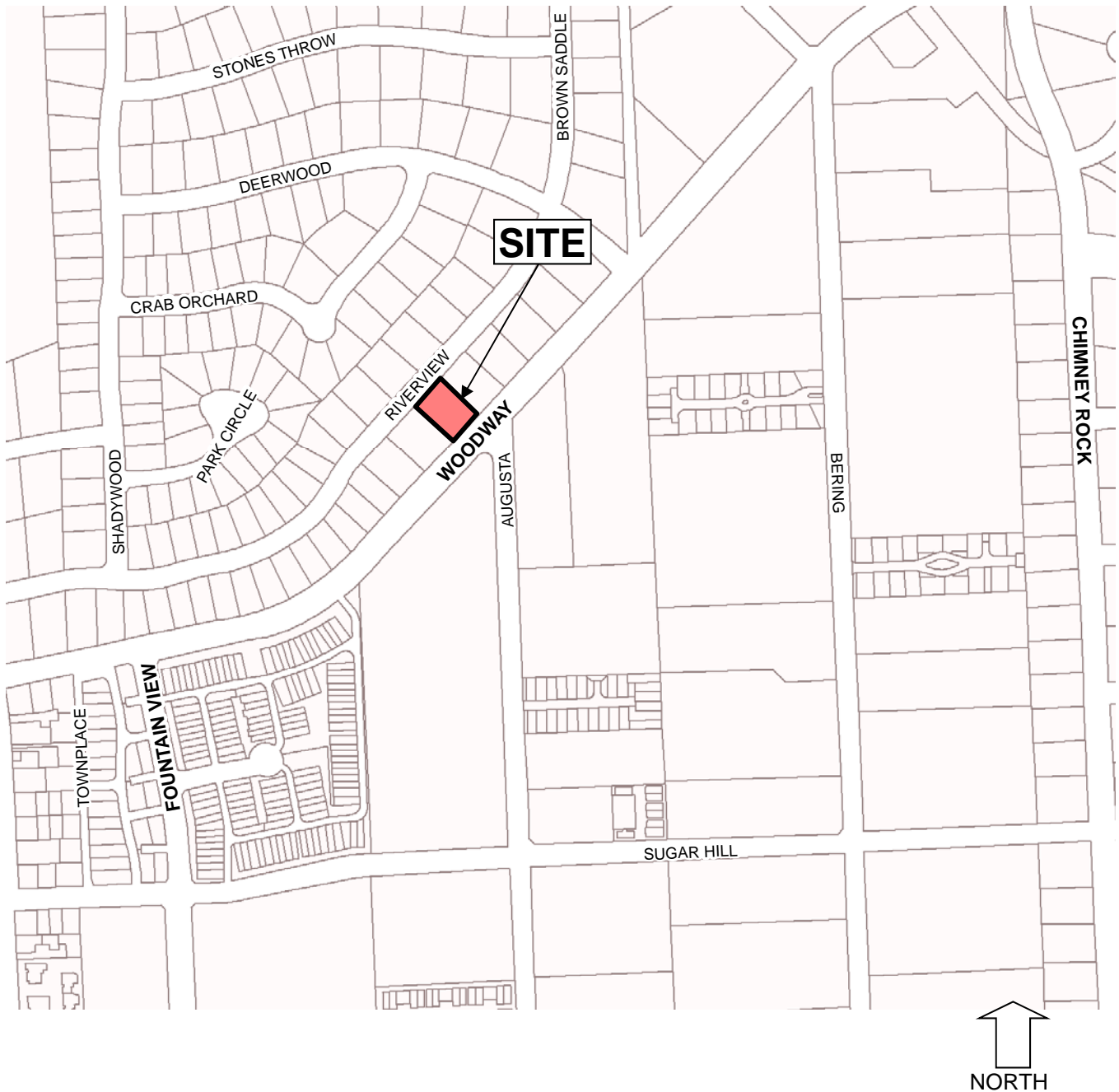
# Houston Planning Commission      ITEM : 144

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name:** Tanglewood Sec 12 partial replat no 2

**Applicant:** Probstfeld & Associates, Inc.



**C – Public Hearings**

**Site Location**

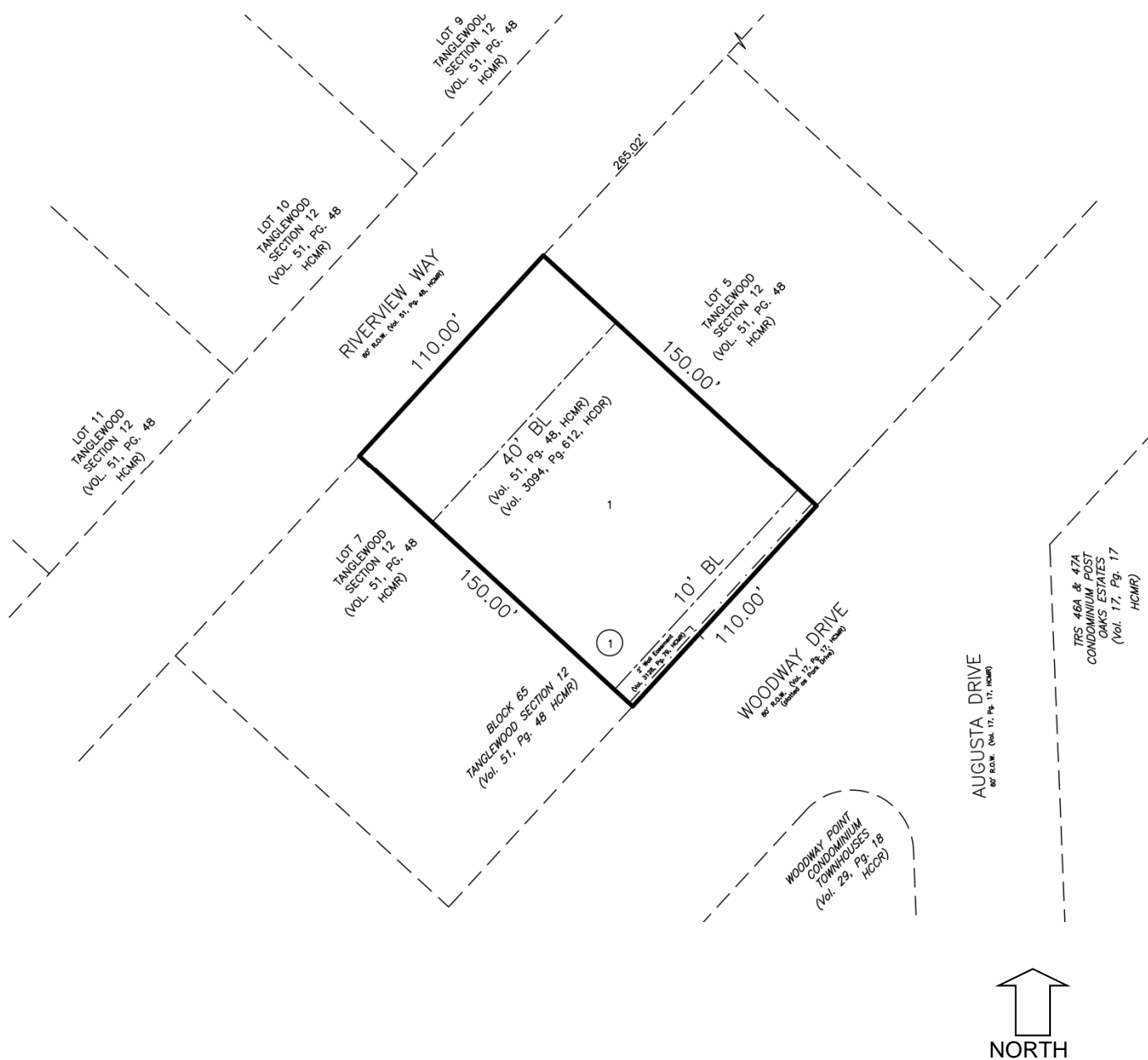
# Houston Planning Commission      ITEM : 144

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Tanglewood Sec 12 partial replat no 2

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission    ITEM : 144

Planning and Development Department

Meeting Date: 10/30/2014

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Subdivision Name: Tanglewood Sec 12 partial replat no 2

Applicant: Probstfeld & Associates, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission ITEM : 145

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name:** Woodland Acres partial replat no 1

**Applicant:** Windrose Land Services, Inc.



**C – Public Hearings**

**Site Location**

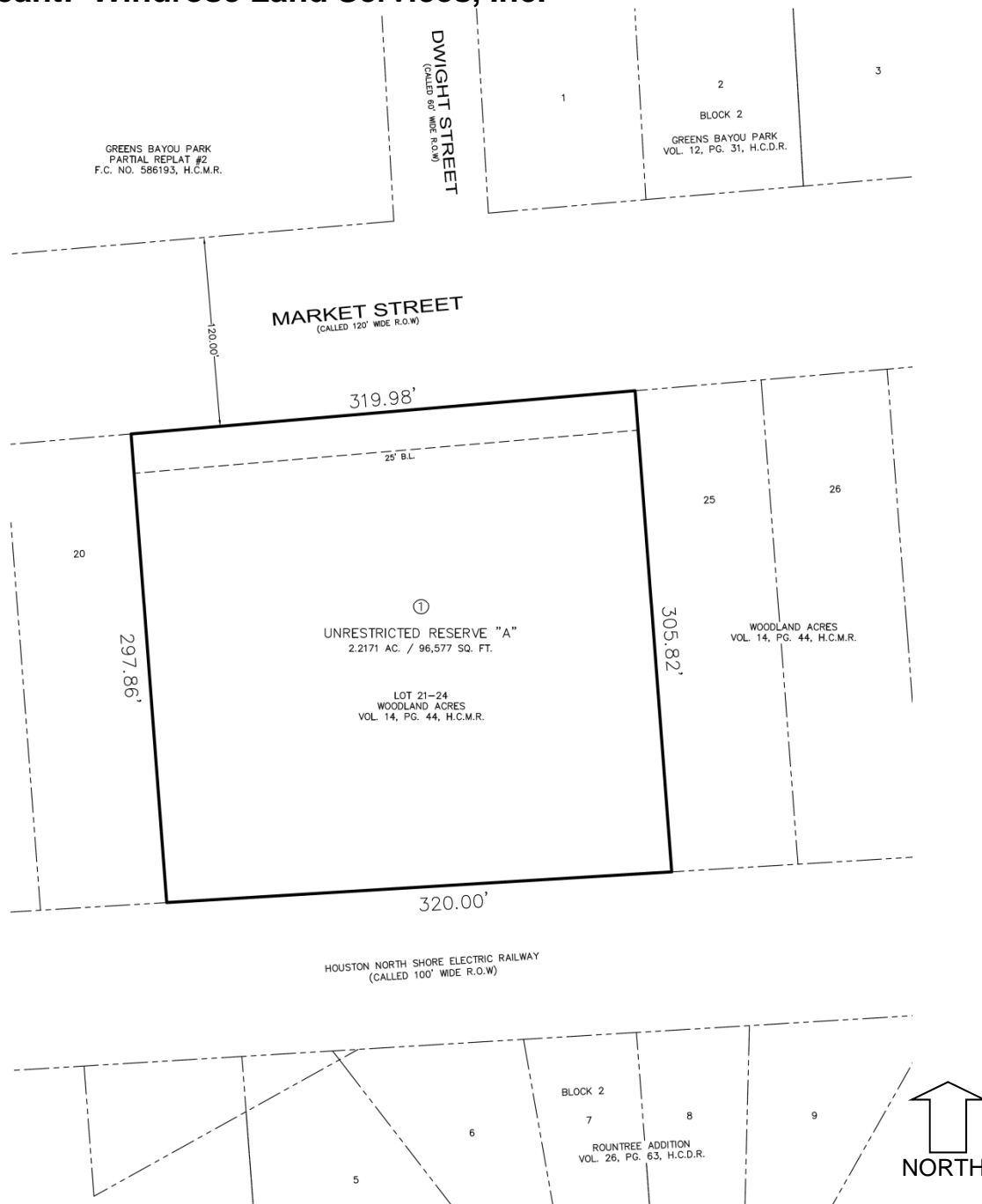
# Houston Planning Commission ITEM : 145

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Woodland Acres partial replat no 1

Applicant: Windrose Land Services, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission    ITEM : 145

Planning and Development Department

Meeting Date: 10/30/2014

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**Subdivision Name:** Woodland Acres partial replat no 1

**Applicant:** Windrose Land Services, Inc.



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**C – Public Hearings**

**Aerial**

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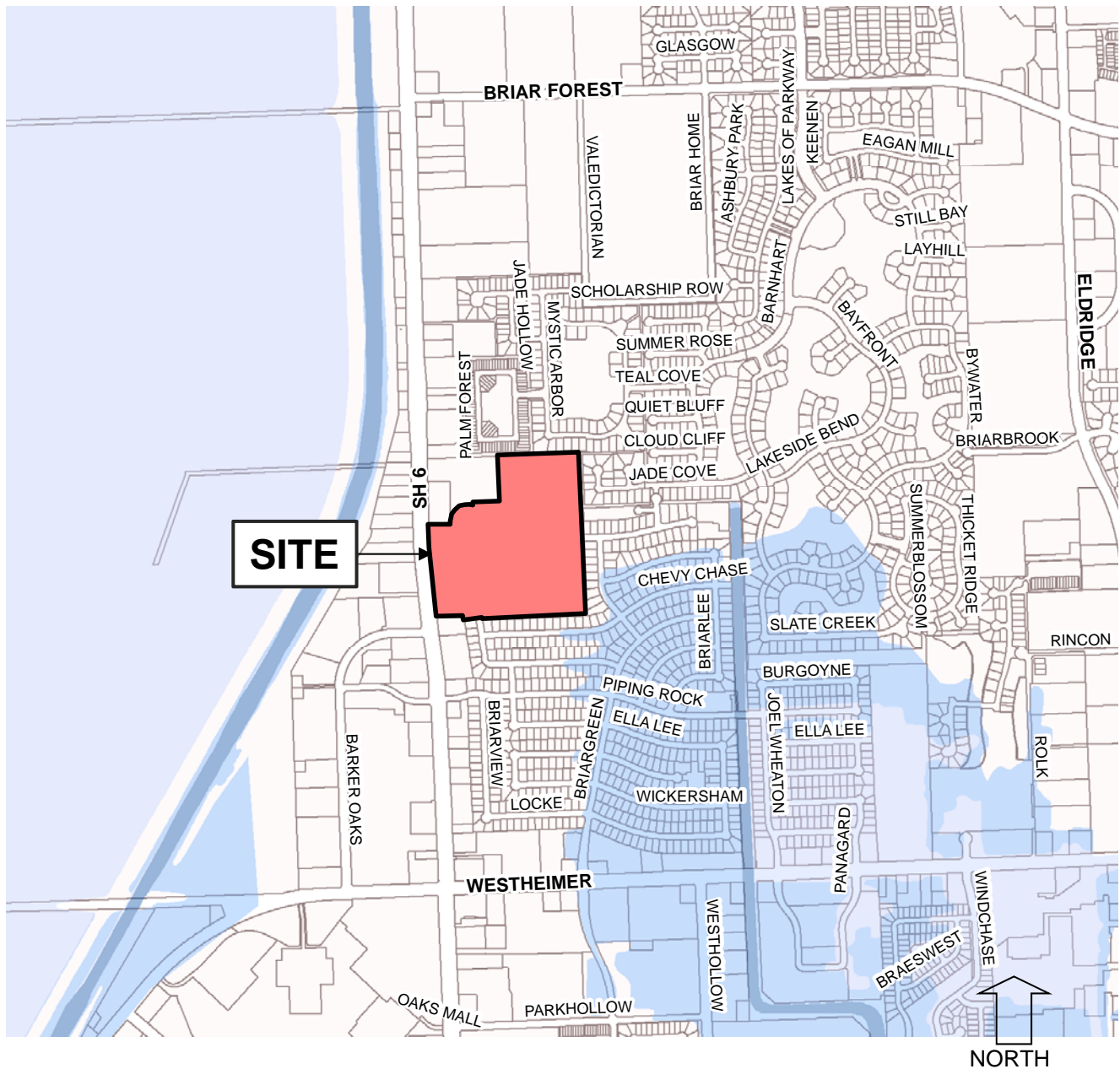
# Houston Planning Commission ITEM : 146

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Briar Pointe GP (DEF 2)

Applicant: Jones & Carter, Inc.



D – Variances

Site Location

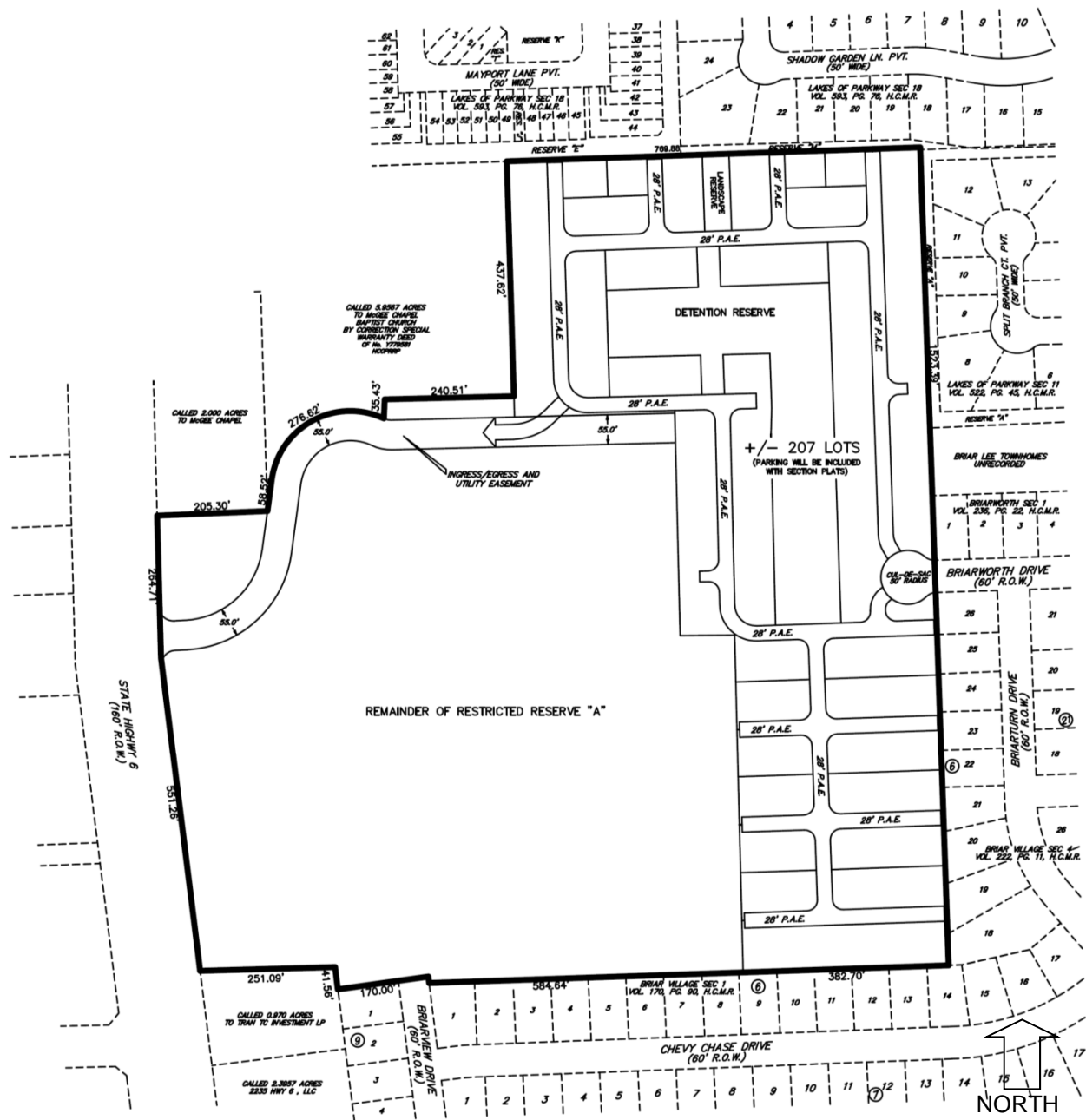
# Houston Planning Commission ITEM : 146

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Briar Pointe GP (DEF 2)

Applicant: Jones & Carter, Inc.



D – Variances

Subdivision



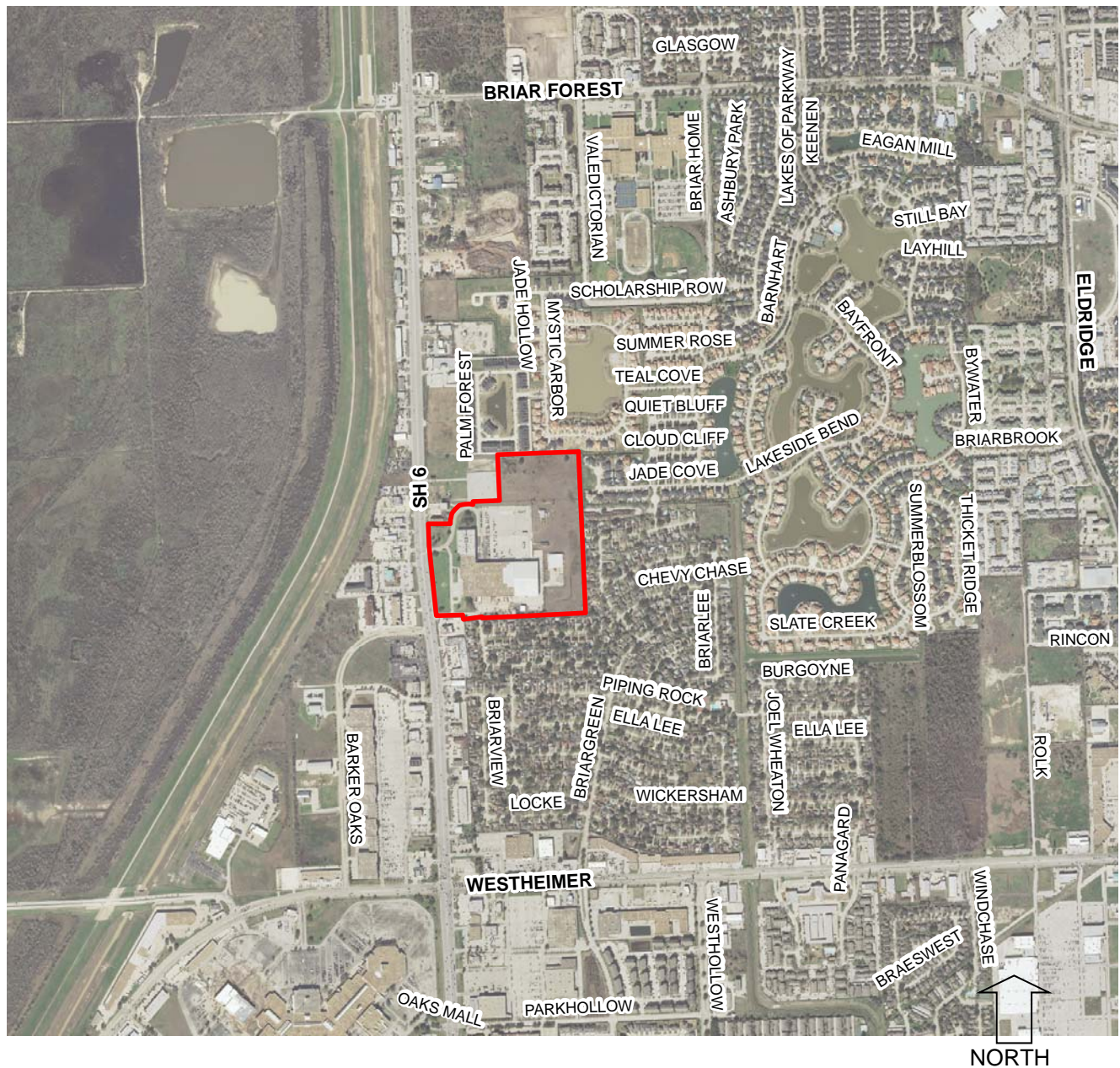
# Houston Planning Commission ITEM : 146

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Briar Pointe GP (DEF 2)

Applicant: Jones & Carter, Inc.



D – Variances

Aerial



**Application Number:** 2014-2321  
**Plat Name:** Briar Pointe GP  
**Applicant:** Jones & Carter, Inc. - The Woodlands  
**Date Submitted:** 09/22/2014

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

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

To not extend a public street, creating an intersection spacing greater than 2,600' along State Highway 6

**Chapter 42 Section:** 127 (a)

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2,600 feet

**Statement of Facts**

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

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

The property is bounded along the north, east and south sides by existing single family development. Along the western side of the property and all along the frontage of State Highway 6 is the existing corporate headquarters and industrial manufacturing facility for Hoover Container Solutions. This has been a manufacturing site for nearly 40 years with multiple buildings and extensive parking, shipping and receiving areas, which prevents the extension of a street to the west to State Highway 6. Piping Rock Lane intersects with State Highway 6 only 800 feet south of the site, and there is no other east/west public street extension possible north of the site due to the development of Parkway Lakes, a large private street gated subdivision east of the proposed plat. Briarworth Drive was platted in 1974 as part of Briar Village Section Four, and is a dead end cul-de-sac street that cannot extend east beyond the boundary of the subdivision due to the development of Parkway Lakes. Strict application of the ordinance would require platting the extension Briarworth Drive west to State Highway 6 contrary to sound public policy due to the dis-similar land uses and the existing industrial uses located on the site along State Highway 6. A required public street extension would provide a direct connection between the industrial and commercial uses located on State Highway 6 and the existing single family uses. This would result in a hardship to the existing residents of Briar Village with increased traffic on neighborhood streets through the existing single family neighborhood.

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

The circumstances supporting the granting of the variance are based on the physical characteristics that affect this property that have existed for the past 40 years.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. The site is located on State Highway 6 just north of Westheimer Road, these adjacent major thoroughfares and the existing street pattern in Briar Village has provided adequate circulation and mobility in the area for the past 40 years.

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

Public welfare will not be affected because this property is surrounded by existing subdivisions that have established street patterns that have provided adequate circulation and mobility in the area for the past 40 years.

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

The justification for the variance is the physical circumstances of the property and to facilitate the development of single family residential uses adjacent to the existing single family neighborhood.



**Application Number:** 2014-2321

**Plat Name:** Briar Pointe GP

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

**Date Submitted:** 09/22/2014

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

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

To allow a second point of access to a subdivision containing more 207 lots from a 55' wide ingress/egress access easement.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The property is bounded along the north, east and south sides by existing single family development. Along the western side of the property and all along the frontage of State Highway 6 is the existing corporate headquarters and industrial manufacturing facility for Hoover Container Solutions. This has been a manufacturing site for nearly 40 years with multiple buildings and extensive parking, shipping and receiving areas, which prevents the extension of a public street to the west to State Highway 6. Whereas it is more desirable to develop residential lots on the site to buffer the industrial uses from the existing single family residential, (if the site were developed for more industrial uses, a second point of access and the requirement to extend Briarworth Drive and Briarview Drive would not be an issue). The only option to provide a second point of access is from an ingress/egress easement through the existing manufacturing site, since a type II pae can only serve residential lots.

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

The circumstances supporting the granting of the variance are based on the physical characteristics that affect this property that have existed for the past 40 years.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. The site is located on State Highway 6 just north of Westheimer Road, these adjacent major thoroughfares and the existing street pattern in Briar Village has provided adequate circulation and mobility in the area for the past 40 years.

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

In addition to providing adequate circulation, the proposed ingress/egress easement will allow for a second point of access for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

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

The justification for the variance is the physical circumstances of the property and to facilitate the development of single family residential uses adjacent to the existing single family neighborhood.





**Application Number:** 2014-2321

**Plat Name:** Briar Pointe GP

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

**Date Submitted:** 09/22/2014

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

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

To not extend a public street that terminates at the boundary of a plat without means of a vehicular turnaround.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

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

**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;**

Briarview Drive was platted in 1970 as part of Briar Village Section One. The extension of Briarview Drive to the north is not possible due to the location of the existing corporate headquarters and industrial manufacturing facility for Hoover Container Solutions. This has been a manufacturing site for nearly 40 years with multiple buildings and extensive parking, shipping and receiving areas, which prevents the extension of a street to the north. The extension is not required to meet intersection spacing requirements nor will it extend residential development. A variance would not be required, except that there are two lots as oppose to just one lot that faces the existing street stub.

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

The circumstances supporting the granting of the variance are based on the physical characteristics that affect this property that have existed for the past 40 years.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. The site is located on State Highway 6 just north of Westheimer Road, these adjacent major thoroughfares and the existing street pattern in Briar Village has provided adequate circulation and mobility in the area for the past 40 years.

**(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 conditions have been in place for over forty years.

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

The justification for the variance is the physical circumstances of the property and to facilitate the development of single family residential uses adjacent to the existing single family neighborhood.

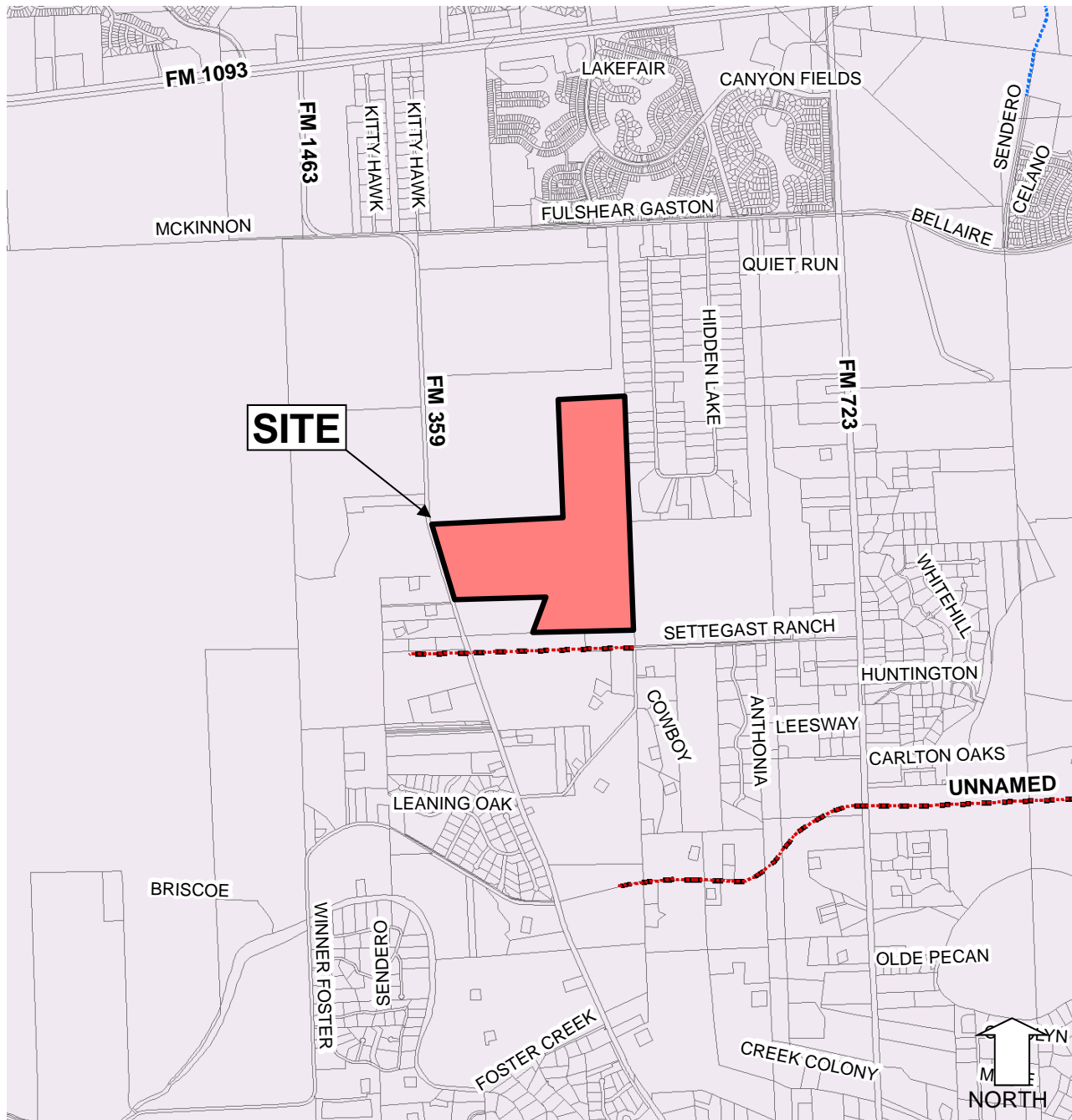
# Houston Planning Commission      ITEM : 147

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Creekside Ranch GP**

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



**D – Variances**

**Site Location**

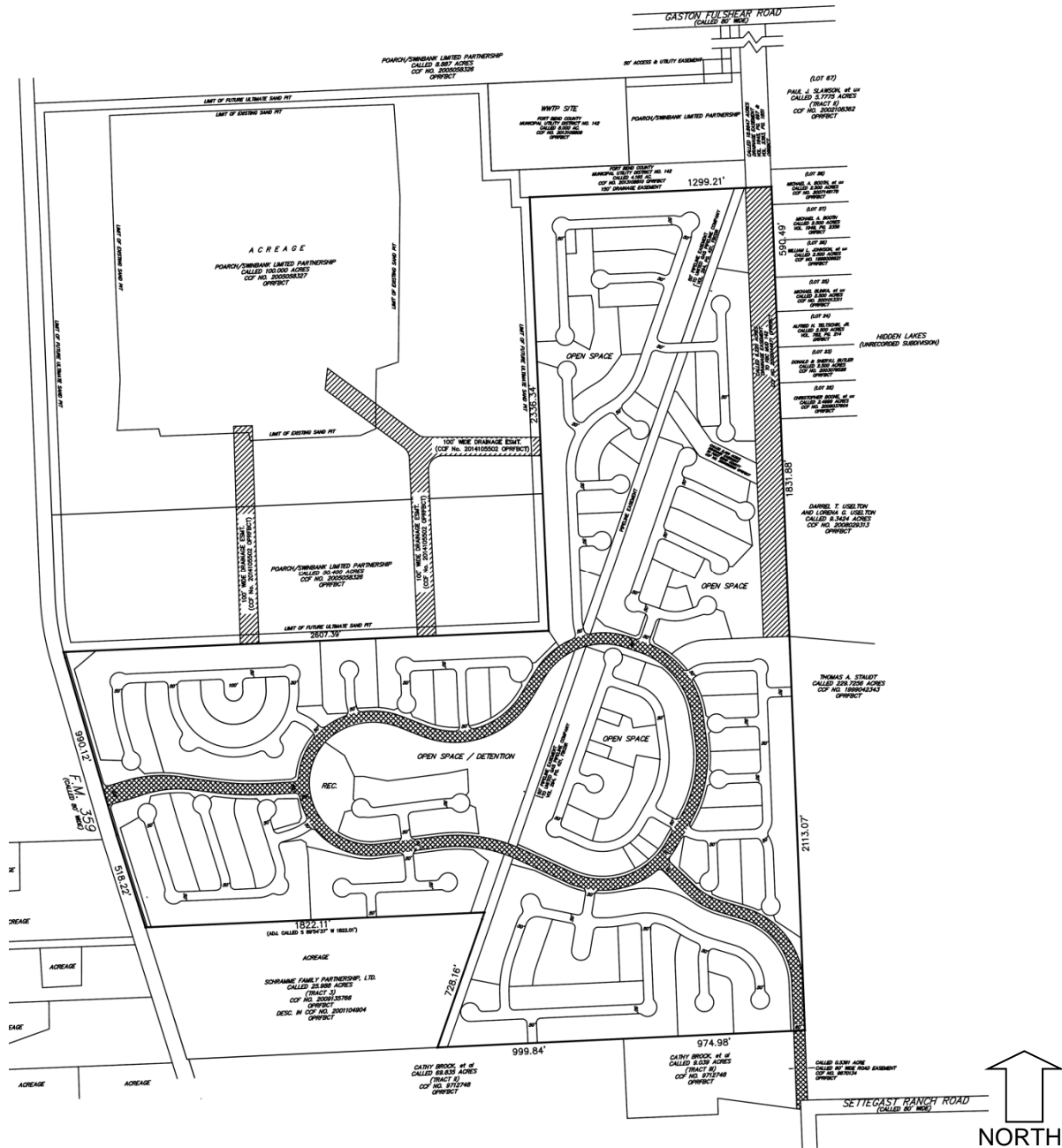
# Houston Planning Commission

## ITEM : 147

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Creekside Ranch GP

Applicant: Jones & Carter, Inc- The Woodlands



D – Variances

Subdivision

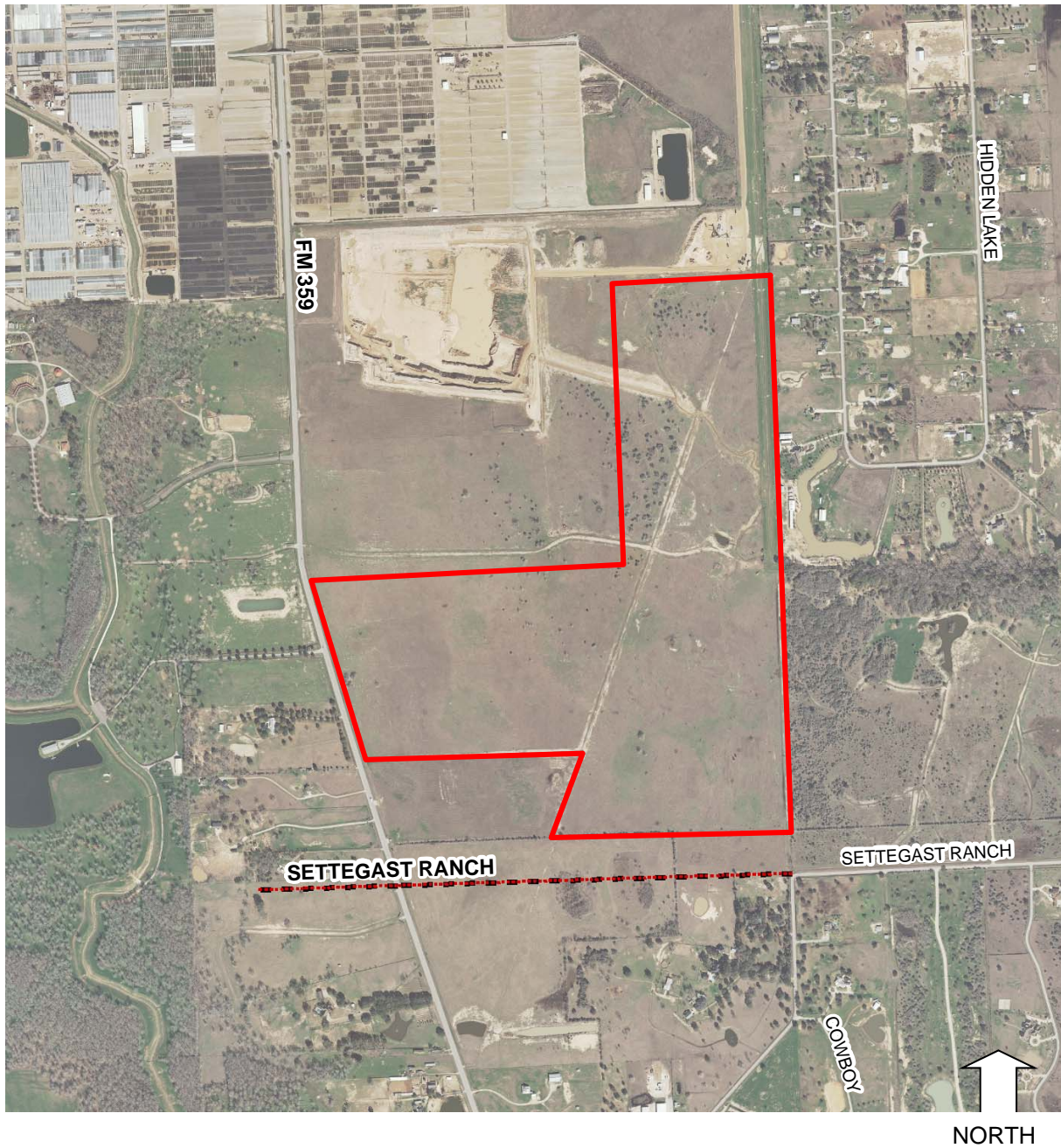
# Houston Planning Commission ITEM : 147

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Creekside Ranch GP

Applicant: Jones & Carter, Inc- The Woodlands



D – Variances

Aerial



PROPOSED EASEMENT EXHIBIT FOR  
CREEKSIDE RANCH

LEGEND

226-ACRE PURCHASE TRACT

PROPOSED 20' WLE

PROPOSED 20' SSE

PROPOSED WL ESMT  
OVER MUD

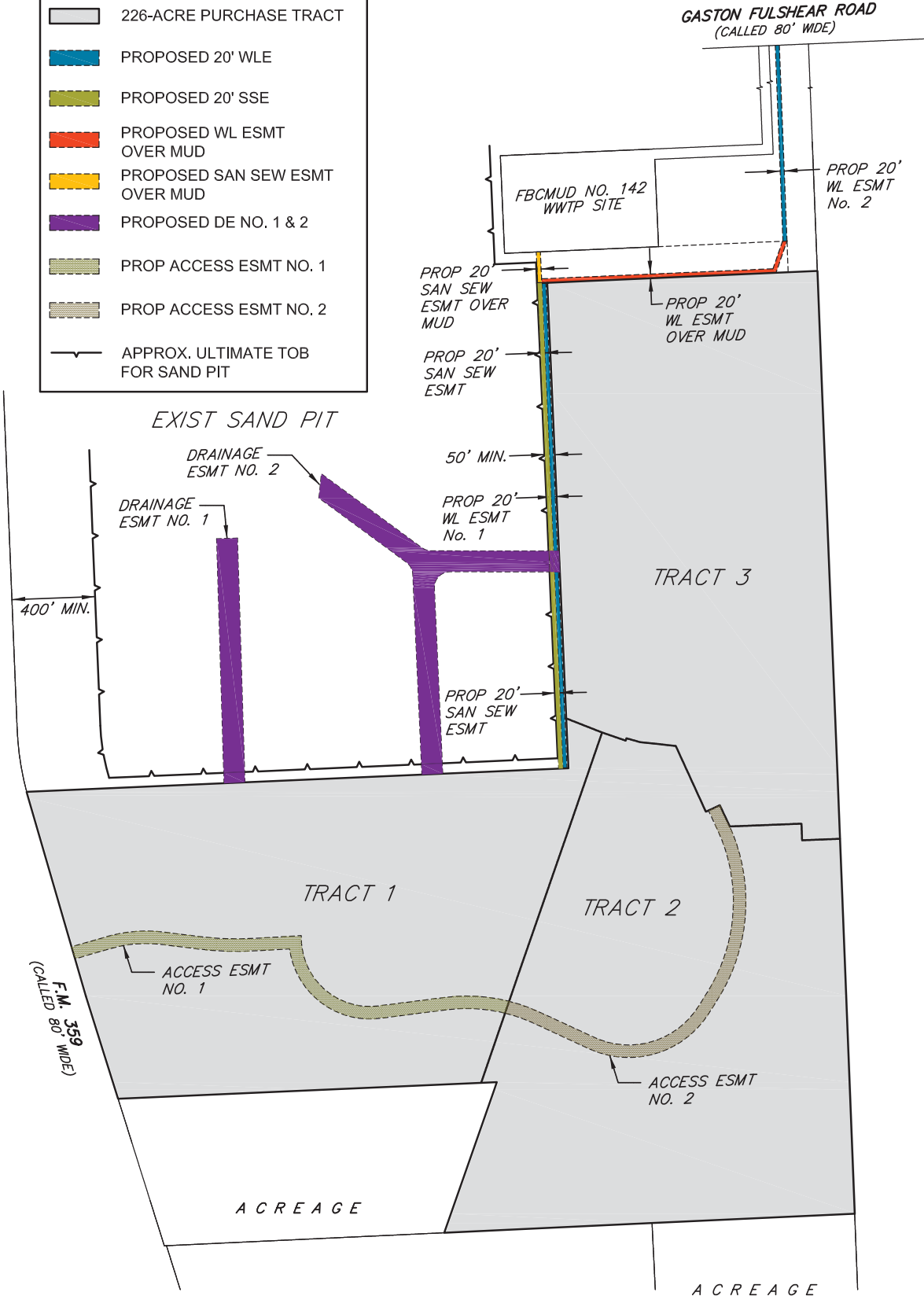
PROPOSED SAN SEW ESMT  
OVER MUD

PROPOSED DE NO. 1 & 2

PROP ACCESS ESMT NO. 1

PROP ACCESS ESMT NO. 2

APPROX. ULTIMATE TOB  
FOR SAND PIT







**Application Number:** 2014-2566

**Plat Name:** Creekside Ranch GP

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

**Date Submitted:** 10/17/2014

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

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

To allow an intersection spacing exceeding 1,400 feet along the northwestern boundary of the plat.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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;**

Northwest of the property is an abandoned sand pit. North of the property is the Fort Bend County MUD No. 142 wastewater treatment plant. CR 359 runs alongside the western portion of the property. The eastern portion of the property is bound by a 140-foot wide drainage easement.. Strict application of the ordinance would require the provision of a street stub be extend into an active sand pit. This would create a hardship for the property owners since this access would allow heavy duty trucks and other ancillary vehicle-types and activities to intermingle with the private, residential streets. It is unlikely that a street would ever be extended through the existing fifty foot deep sand pit and thus the provision of a street stub would be impractical and contrary to sound public policy. A dead-end stub street would be a public safety concern given the proximity of such a large and steep sand pit so close to the dead-end street.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

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

The proposed plat will provide adequate local access via a private street system, which will be constructed to public street standards. The existing adjacent collector street provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land, which is consistent with the intent and general purposes of the Chapter.

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

The granting of the variance will not be injurious to public health or safety as the network of streets provides the access that is necessary.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.



**Application Number:** 2014-2566

**Plat Name:** Creekside Ranch GP

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

**Date Submitted:** 10/17/2014

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

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

To allow an intersection spacing exceeding 1,400 feet along the northwestern boundary of the plat.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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;**

Northwest of the property is an active sand pit mining operation. North of the property is the Fort Bend County MUD No. 142 wastewater treatment plant. CR 359 runs alongside the western portion of the property. The eastern portion of the property is bound by a 140-foot wide drainage easement. There is also a 150' wide drainage channel just north of the property where the wastewater treatment plant is located. The land south of the site is undeveloped land. Strict application of the ordinance would require the provision of a street stub be provided from the east to extend into an active sand pit. This would create a hardship for the property owners since this access would allow heavy duty trucks and other ancillary vehicle-types and activities to intermingle with the single-family residential streets. It is unlikely that a street would ever be extended through the existing fifty foot deep sand pit and thus the provision of a street stub would be impractical and contrary to sound public policy. A dead-end stub street would be a public safety concern given the proximity of such a large and steep sand pit so close to the dead-end street.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

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

The proposed plat will provide adequate local access via a private street system, which will be constructed to public street standards. The existing adjacent collector street provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land, which is consistent with the intent and general purposes of the Chapter

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

The granting of the variance will not be injurious to public health or safety as the network of streets provides the access that is necessary.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.



**Application Number:** 2014-2566

**Plat Name:** Creekside Ranch GP

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

**Date Submitted:** 10/17/2014

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

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

To allow an intersection spacing exceeding 2,000 feet along the northern boundary of the plat.

**Chapter 42 Section: 130 (a)(5)**

**Chapter 42 Reference:**

The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 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 property is bound along the east by existing high end single family development. Along the western and southern sides of the property the land is undeveloped. North and northwest of the property is an active sand mining operation. North of the property is the Fort Bend County MUD No. 142 wastewater treatment plant. Also, the site is encumbered by an existing 150' wide drainage channel just north of the property where the wastewater treatment plant is located. Strict application of the ordinance would require the provision of a street stub be provided to extend north from the plat into the adjacent property. However, there is an established wastewater treatment plant that is accessible via its own private driveway to Gaston Fulshear Road. This street stub would allow truck and heavy equipment vehicles access from the sand pit mine operation and the waste water treatment plant into this single-family subdivision, therefore, creating a hardship for the property owners.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

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

The proposed plat will provide adequate local access via a public street system, which will include an internal collector street. The proposed street pattern provides for safe and efficient traffic circulation in the immediate area while allowing for the orderly development of land, which is consistent with the intent and general purposes of Chapter 42.

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

In addition to providing adequate circulation, the proposed street pattern will allow for sufficient ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.



**Application Number:** 2014-2566

**Plat Name:** Creekside Ranch GP

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

**Date Submitted:** 10/17/2014

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

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

To allow an intersection spacing exceeding 2,000 feet along the northeastern boundary of the plat.

**Chapter 42 Section:** 42-130 (a)(5)

**Chapter 42 Reference:**

The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 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 property is bound along the east by existing high end single family development. Along the western and southern sides of the property the land is undeveloped. Northwest of the property is an active sand pit. North of the property is the Fort Bend County MUD No. 142 wastewater treatment plant. CR 359 runs alongside the western portion of the property. The eastern portion of the property is bound by a 140-foot wide drainage easement. There is a drainage channel just north of the property where the wastewater treatment plant is located. The land south of the site is undeveloped land. Strict application of the ordinance would require the provision of a street stub across the 140-foot wide drainage easement, be provided to extend eastward from the property. However, there is an established single family development, Hidden Lakes. The rear of those residential lots faces this property. Hidden Lakes is an unrecorded subdivision that has existed since 1980. Access to all of the lots in Hidden Lakes is provided via public streets intersecting Fulshear-Gaston Road. All of the lots adjacent to proposed Creekside Ranch GP are improved and it is unlikely that a street would ever be extended through the existing single family lots and thus the provision of a street stub would be impractical and contrary to sound public policy. A dead-end stub street would be an intrusion upon the existing, single-family community and, therefore, a hardship for those affected property owners.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

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

The intent and general purposes of Chapter 42-130 will be preserved and maintained by providing a general plan that supports a dedicated network of streets and access points, as shown. The area to the east of this plat includes a large drainage easement and a large, existing single-family subdivision.

**(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 public health or safety as the network of streets provides the access that is necessary.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.

# Houston Planning Commission      ITEM : 148

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Cultural Collision Center (DEF1)**

**Applicant: Civil-Surv Land Surveying, L.C.**



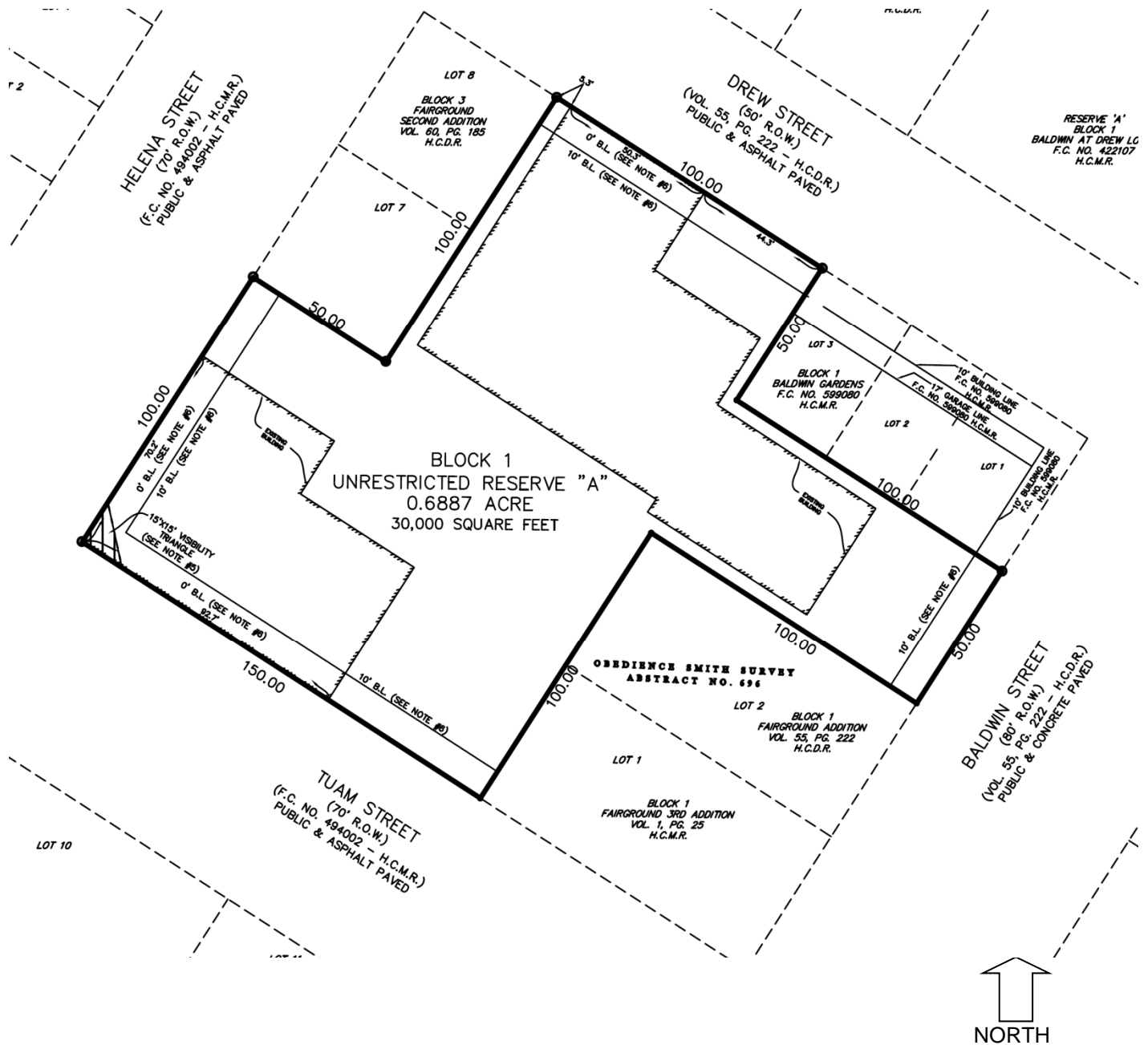
**D – Variances**

**Site Location**



**Meeting Date: 10/30/2014**

**Applicant: Civil-Surv Land Surveying, L.C.**



## Subdivision

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# Houston Planning Commission    ITEM : 148

Planning and Development Department

Meeting Date: 10/30/2014

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Subdivision Name: Cultural Collision Center (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.

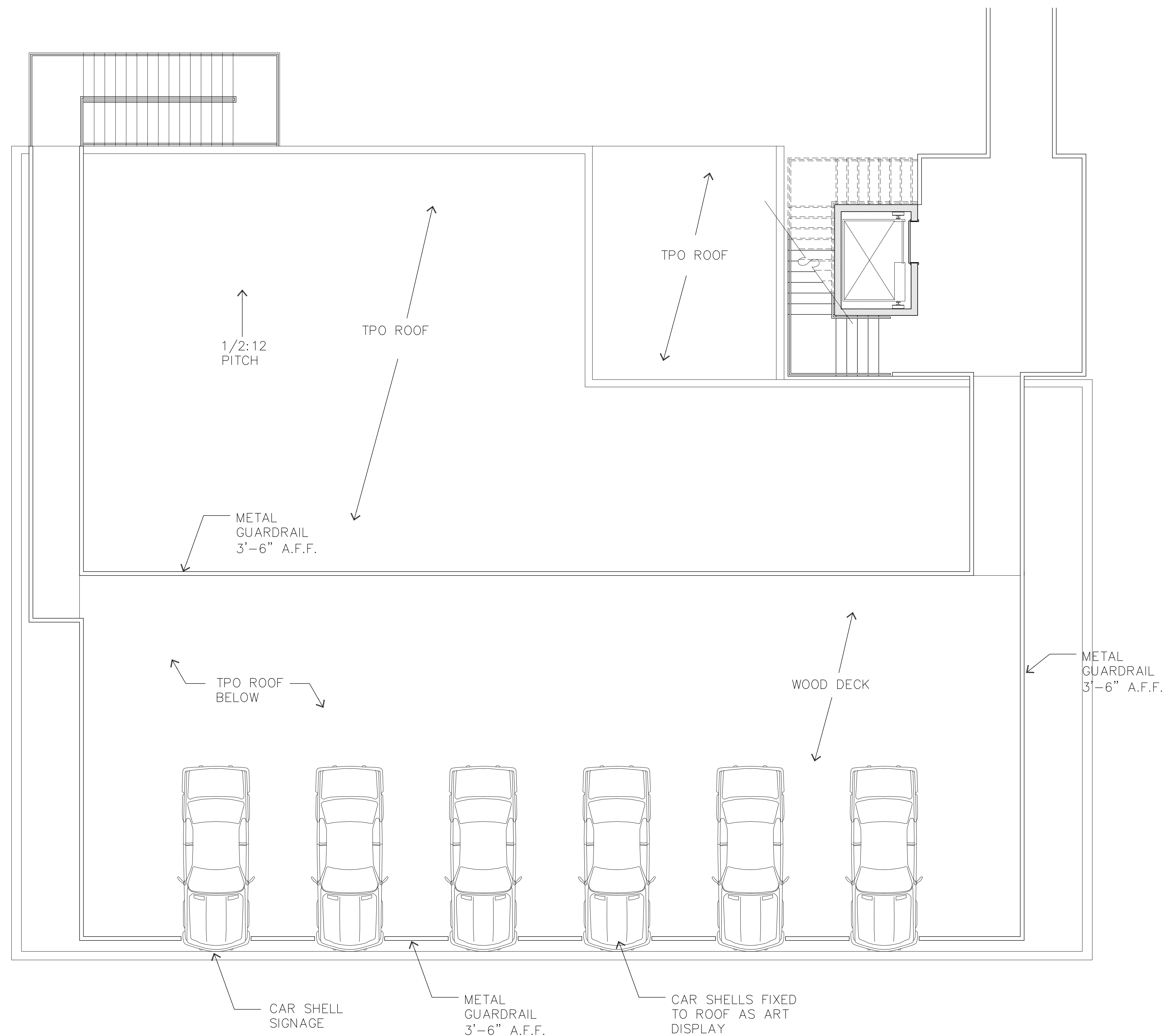


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**D – Variances**

**Aerial**

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### Key Plan and Section

Key Plan and Section

**NOT FOR  
CONSTRUCTION**

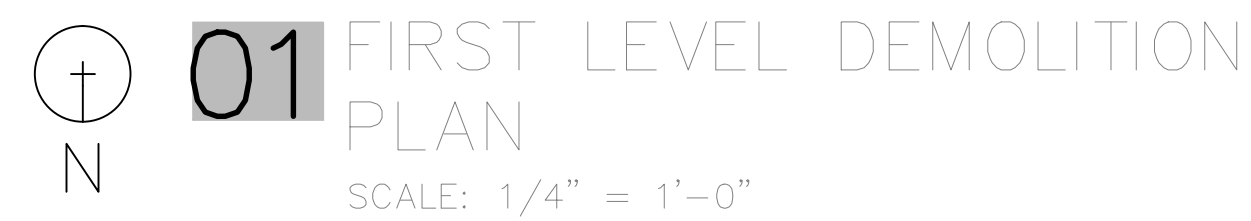
CULTURE COLLISION  
+ CAFE

CULTURE COLLISION  
COMPLEX  
Houston, Texas

Drawing Name  
PARKING LEVEL  
SITE PLAN

Drawing No. **A1.1**





- DEMOLITION NOTES

|                     |               |
|---------------------|---------------|
| Drawing No.<br>A2.0 | Building<br>A |
|---------------------|---------------|





**Application Number:** 2014-2442

**Plat Name:** Cultural Collision Center

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 10/06/2014

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

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

To allow a visibility triangles to exist over existing structures.

**Chapter 42 Section: 161**

**Chapter 42 Reference:**

Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

**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 streets adjoining the buildings in question are all two way, four lane curbed asphalt streets, with the affected triangle being located at the intersection of Helena Street and Tuam Street. The current curb line for these two affected street lies approximately thirteen feet (to the Tuam curb) and twenty two feet (to the Helena curb) from the existing property lines. The property in question is within an older subdivision (Fairgrounds Addition) that had at the time of recordation no visibility requirements. As such, the building was built right up to the property lines, and to enforce visibility triangles now would render the building out of code for which there was no code at the time of their construction. The building was initially built in 1952.

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

The applicant did not create this hardship as the property was acquired with the building already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained as any new structures built in the future will conform to the newly established visibility triangles.

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

The granting of this variance will not be injurious to the public health or safety, as day to day operation will not change from its current, accepted state.

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

Economic Hardship is not the sole justification for the variance. This request if granted, will allow the continued, uninterrupted operation of an established business.



**Application Number:** 2014-2442

**Plat Name:** Cultural Collision Center

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 10/06/2014

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

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

To allow a zero building line for existing structures.

**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 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 ten feet shall be the lesser of 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;**

The property in question is within an older subdivision (Fairgrounds Addition) that had no building line requirements. As such, the building was built right up to the property lines, and to enforce a building line now would render the building out of code for which there was no code at the time of their construction. This building was initially built in 1952.

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

The applicant did not create this hardship as the property was acquired with the building already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained as any new structures built in the future will conform to the newly established building lines.

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

The granting of this variance will not be injurious to the public health or safety, as day to day operation will not change from its current, accepted state.

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

Economic Hardship is not the sole justification for the variance. This request if granted, will allow the continued, uninterrupted operation of an established business.



## VARIANCE Request Information Form

**Application Number:** 2014-2442

**Plat Name:** Cultural Collision Center

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 10/06/2014

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

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

Existing building structure will have an independent metal structure topped with synthetic wood and a metal guardrail system around its upper perimeter. Mechanically fixed to the deck structure will be a metal frame and roof canopy assembly that will have solar panels mounted flat to the top plain of the canopy with 6x mechanically fixed, de-mechanized automobile shells as art/signage on the deck below the solar roof canopy assembly.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement.

**Statement of Facts**

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

**(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 over all architectural design composition and aesthetic of this modified existing structure relies on all the design components submitted to support the intended design concept of the project composition as a whole. The physical positioning of these components is necessary to present and define the project as whole composition to the Tuam Street frontage.

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

Existing conditions drive context of the state of the area referred to and are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship as the property was acquired with the building already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained, as any new structures built in the future will conform to the newly established building lines.

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

All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The architectural design aesthetic is driven by/relies on all the design components and cannot be compromised based on economic considerations.



**Application Number:** 2014-2442

**Plat Name:** Cultural Collision Center

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 10/06/2014

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

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

Inside the existing building foot print, the existing building structure will have an metal deck feature topped with synthetic wood and a metal guardrail system around its upper perimeter with 6x mechanically fixed, de-mechanized automobile shells as art/signage component. The 3'-6" tall Guardrail will be 6'-0" back off the Helena Street (West) property line and 2'-0" off the Tuam Street (South) property line.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement.

**Statement of Facts**

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

**(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 over all architectural design composition and aesthetic of this modified existing structure relies on all the design components submitted to support the intended design concept of the project composition as a whole. The physical positioning of these components is necessary to present and define the project as whole composition to the Tuam Street frontage.

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

Existing conditions drive context of the state of the area referred to and are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship as the property was acquired with the building already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained, as any new structures built in the future will conform to the newly established building lines. All new features to be built will not exceed the existing footprint of the building

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

All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The architectural design aesthetic is driven by/relies on all the design components and cannot be compromised based on economic considerations.

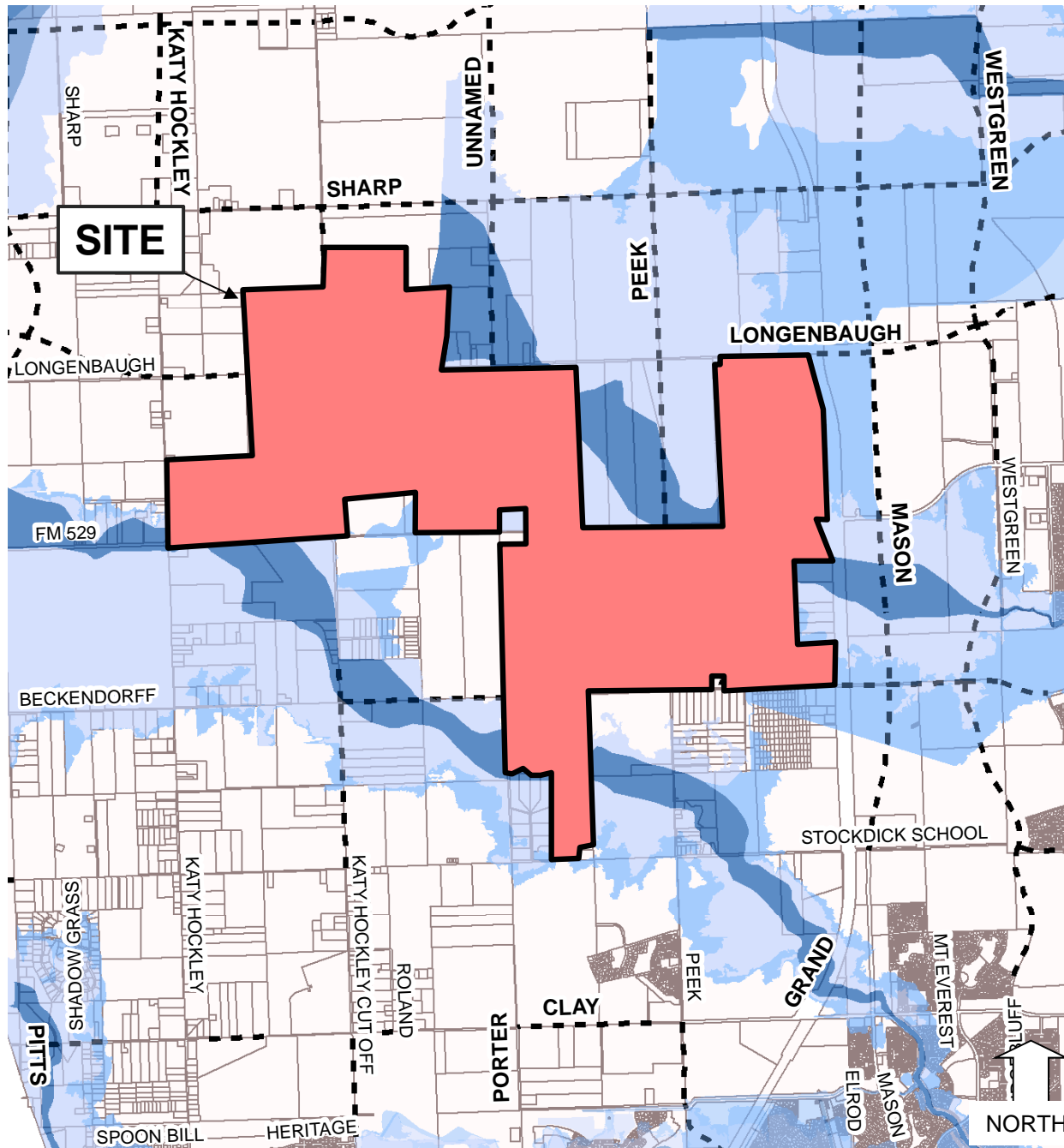
# Houston Planning Commission      ITEM : 149

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Elyson GP

Applicant: BGE| Kerry R. Gilbert Associates



**D – Variances**

**Site Location**



# Houston Planning Commission

## ITEM : 149

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Elyson GP

Applicant: BGE| Kerry R. Gilbert Associates



D – Variances

Subdivision

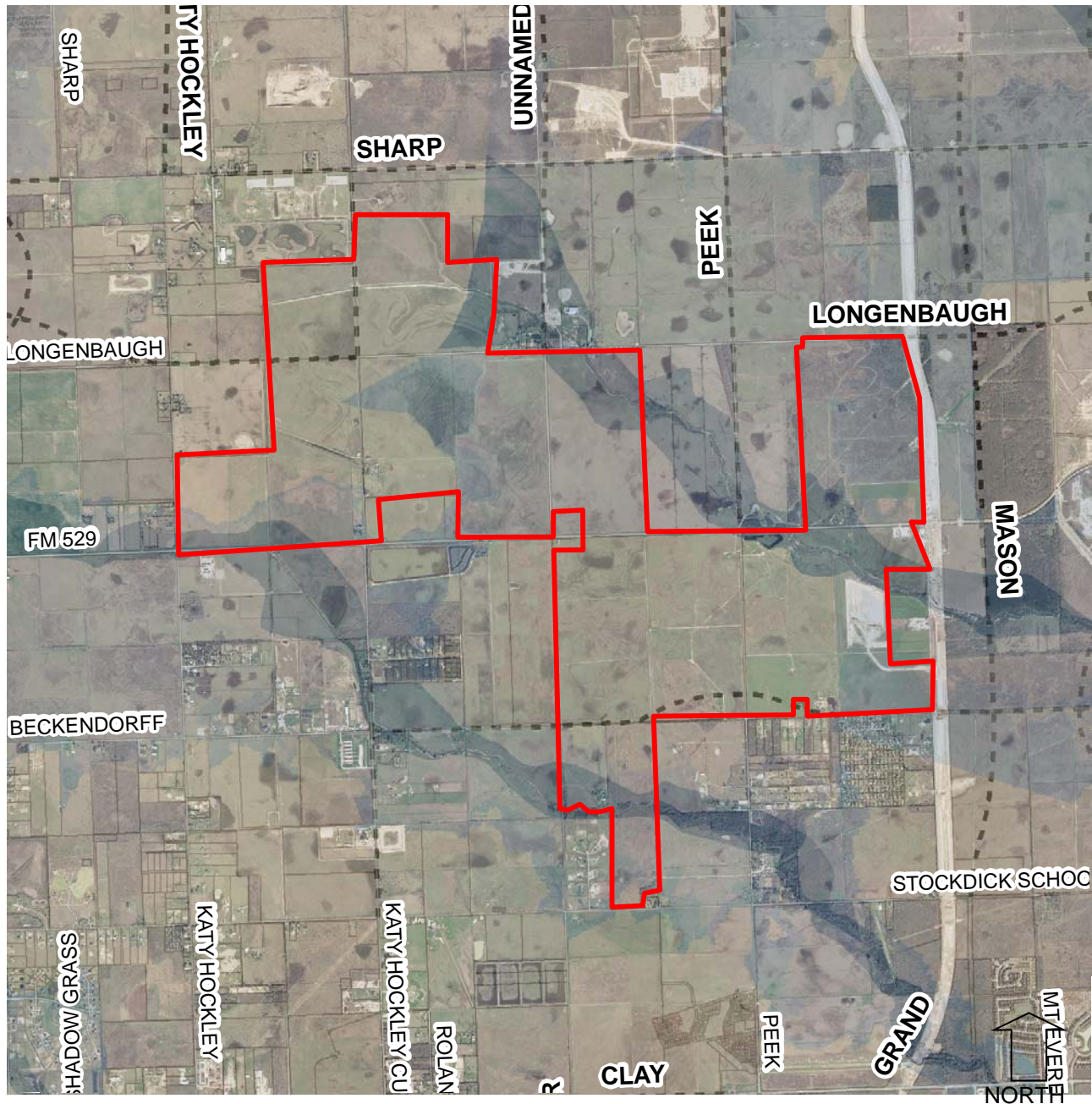
# Houston Planning Commission    ITEM : 149

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Elyson GP

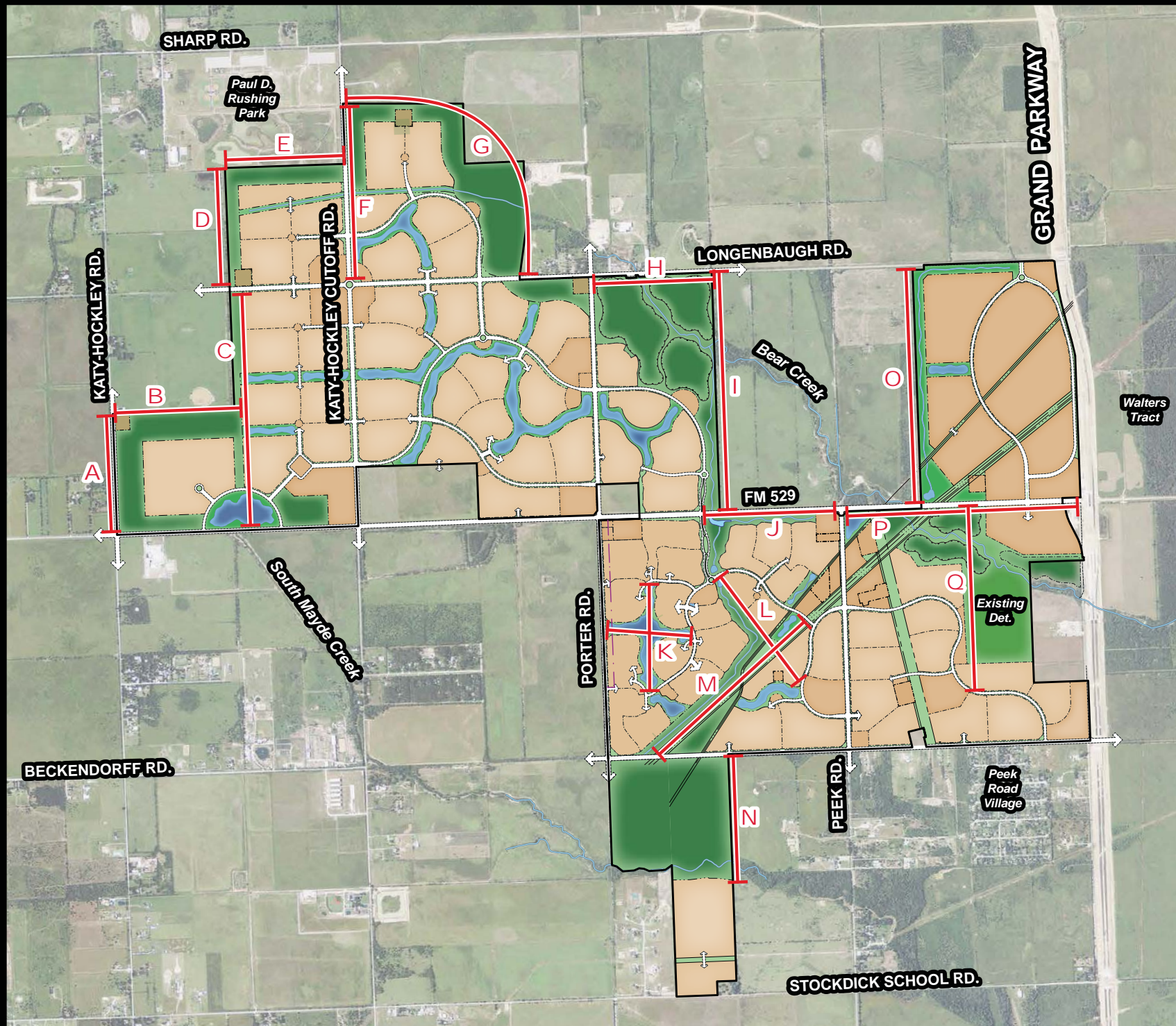
Applicant: BGE| Kerry R. Gilbert Associates



D – Variances

Aerial







**Application Number:** 2014-2601

**Plat Name:** Elyson GP

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

**Date Submitted:** 10/20/2014

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

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

To exceed the maximum block length on both local streets and major thoroughfares at 17 locations throughout the development.

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec 42-128. Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 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;**

Elyson is a ±3,619.4-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The site includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529 (aka Freeman Rd), Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The development is encumbered by multiple pipelines, drill sites and well sites, a 220'-wide power line easement, and two creeks: Bear Creek and South Mayde Creek. The site is also inundated by the overflow storm water of Cypress Creek (located north of the subject site) during a 100-year storm event.

The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. During storm events, Cypress Creek is unable to adequately handle the capacity of storm water that enters the creek, and as a result the creek floods in reverse, backwards up the creek bed, until it reaches the Katy Prairie where the land levels out. At this point the backed-up storm water flows freely across vast swathes of the Katy Prairie and eventually enters the three creeks to the south - Langham, Bear, and South Mayde - from which the storm water finally flows into Addicks Reservoir. As a result, most of the region is inundated during these storm events at levels comparable to creek floodway inundation, and the three impacted creeks to the south are severely overloaded.

In order for the subject site to develop, this overflow of surplus storm water must be properly captured and detained. To that end, a regional drainage swale system has been devised along the impacted boundaries of the proposed development to capture, detain, direct, and delay the release of the overflow storm water into Bear Creek and South Mayde Creek, thereby removing the storm water overflow from impacting both the majority of the site and all of the adjacent properties as well. This concept has already been approved by the Harris County Flood Control District, as the proposed development cannot occur without addressing the storm water overflow problem for the region.

The regional drainage swale system acts as a supplement and replacement for the natural creek channels of the three nearby creeks, particularly Bear Creek. These massive drainage swales and detention facilities average 500' wide in most places and function much like major creek floodways, extending the full length of the project boundary from thoroughfare to thoroughfare, thereby requiring roadway design that exceeds the typical local street intersection requirements. The regional drainage swales catch the flow of storm water as it reaches the site and direct the overflow water through a series of lakes and detention ponds to controlled outfalls at the nearby creeks. The regional drainage swales are a critical component of the storm water overflow detention that makes the development possible.



The ultimate configuration of the regional drainage swale system includes multiple phases of both temporary and permanent drainage areas in connected bands within the internal areas of the project. As each phase of the system is completed, the land behind the new drainage facility becomes available for the next phase of development. Some of these phased drainage-ways are temporary and will be repurposed when the next phase of the regional drainage swale system is functional. However, the vast majority of these drainage-ways will remain a permanent part of the overflow detention and drainage process, in the form of lakes and detention facilities that will serve both to direct the captured overflow and in their more normal function as typical storm water detention for the development.

As a whole, the drainage and detention impacts on the site are far above and beyond the consideration of the typical development. Without the regional drainage swale system the development cannot occur. However, the solution to the storm water overflow creates a significant number of excessive block lengths (see exhibit). The areas where the proposed block length exceeds (or exactly matches) the maximum allowed block length are, from west to east, as follows:

- A) Along Katy-Hockley Rd for the length of the project boundary, from FM 529 to the north, for a distance of  $\pm 2600'$  with no street connection from the subject site.
- B) From Katy-Hockley Rd east along the project boundary and across the regional drainage swale into future development which has not been designed, containing no stub streets into the acreage tract to the north for a distance of  $\pm 2770'$  along the project boundary (location of internal streets east of the regional drainage swale to be determined independently from this consideration).
- C) Along the regional drainage swale between Longenbaugh Rd and FM 529, proposing only one east-west street crossing (final location to be determined) over a total distance of approximately  $\pm 5185'$ .
- D) From Longenbaugh Rd north for approximately  $\pm 2610'$ , along the project boundary and the regional drainage swale, to the southern boundary of Paul D. Rushing Park (and from there north to West Rd, the next major thoroughfare, for a total distance of  $\pm 5205'$ ).
- E) From Katy-Hockley Cut-Off Rd west along the boundary between the subject site and Paul D. Rushing Park, for a distance of  $\pm 2585'$  with no local street connection.
- F) Along the east side of Katy-Hockley Cut-Off Rd, containing only one proposed collector street connection (adjacent to Longenbaugh Rd, exact location to be determined), with a total distance of  $\pm 3915'$  between the northern project boundary and Longenbaugh Rd.
- G) From Katy-Hockley Cut-Off Rd east  $\pm 3856'$  and south  $\pm 3915'$  along the composite project boundary and the regional drainage swale to Longenbaugh Rd, with no street connections in either direction.
- H) Along Longenbaugh Rd, between Porter Rd and the project boundary to the east, for a distance of approximately  $\pm 2600'$  with no street connection.
- I) Along the project boundary between Longenbaugh Rd to the north and FM 529 to the south for a distance of approximately  $\pm 5200'$  with no street connection.
- J) Along FM 529 between Peek Rd and the proposed entry street, for a distance of  $\pm 2960'$ .
- K) Internally for the length and breadth of the detention lake (which carries overflow from the temporary drainage swale along Porter Rd south towards South Mayde Creek), which at its greatest extent spans approximately  $\pm 2460'$  north-to-south between internal streets, and approximately  $\pm 1970'$  east-to-west between Porter Rd and the next proposed internal street.
- L) From the proposed internal collector street, southeast along the drainage ditch and across the pipeline easements to a second proposed collector street, for a total distance of approximately  $\pm 2860'$ , containing only one local street crossing in the future section, which has not been designed.
- M) Along the pipeline easements and drainage-ways between Beckendorff Rd and the future proposed collector street to the north, for a distance of approximately  $\pm 4500'$ .
- N) From Beckendorff Rd south along the project boundary to the south side of South Mayde Creek, for a distance of approximately  $\pm 2710'$ .
- O) For the length of the project boundary between FM 529 and Longenbaugh Rd, a distance of  $\pm 5210'$ , containing no street connections.
- P) Along the south side of FM 529, containing only one future street connection between Peek Rd and the Grand Parkway (proposed location adjacent to the Grand Parkway, exact location to be determined), over a total distance of approximately  $\pm 5200'$ .
- Q) From FM 529 to the south, across Bear Creek and the existing detention facility to the next proposed internal collector street, a distance of approximately  $\pm 4065'$ .

Although most of these excessive block lengths do not exist today, they are a result of the method by which the existing flood conditions of the site are being addressed, and they are therefore not an intentional hardship created by the development without need or justification. If the regional drainage swale system is not constructed, then not only will the proposed development be infeasible, but the overflow storm water will continue to impact development for the entire region until another regional solution is developed.



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

The overflow storm water from Cypress Creek is a hardship that impacts the entire region. The proposed regional drainage swale system is required in order to handle the overflow water and make the project developable, and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the major thoroughfare grid that overlays the region, and internal circulation will be provided for the proposed development, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will allow for the creation of the regional drainage swales, which will handle the problem of the overflow water both for the subject site and for adjacent downstream properties, which is beneficial to the health, safety, and welfare of the entire region.

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

The overflow of Cypress Creek and the regional drainage swale system are the supporting circumstances for this request.

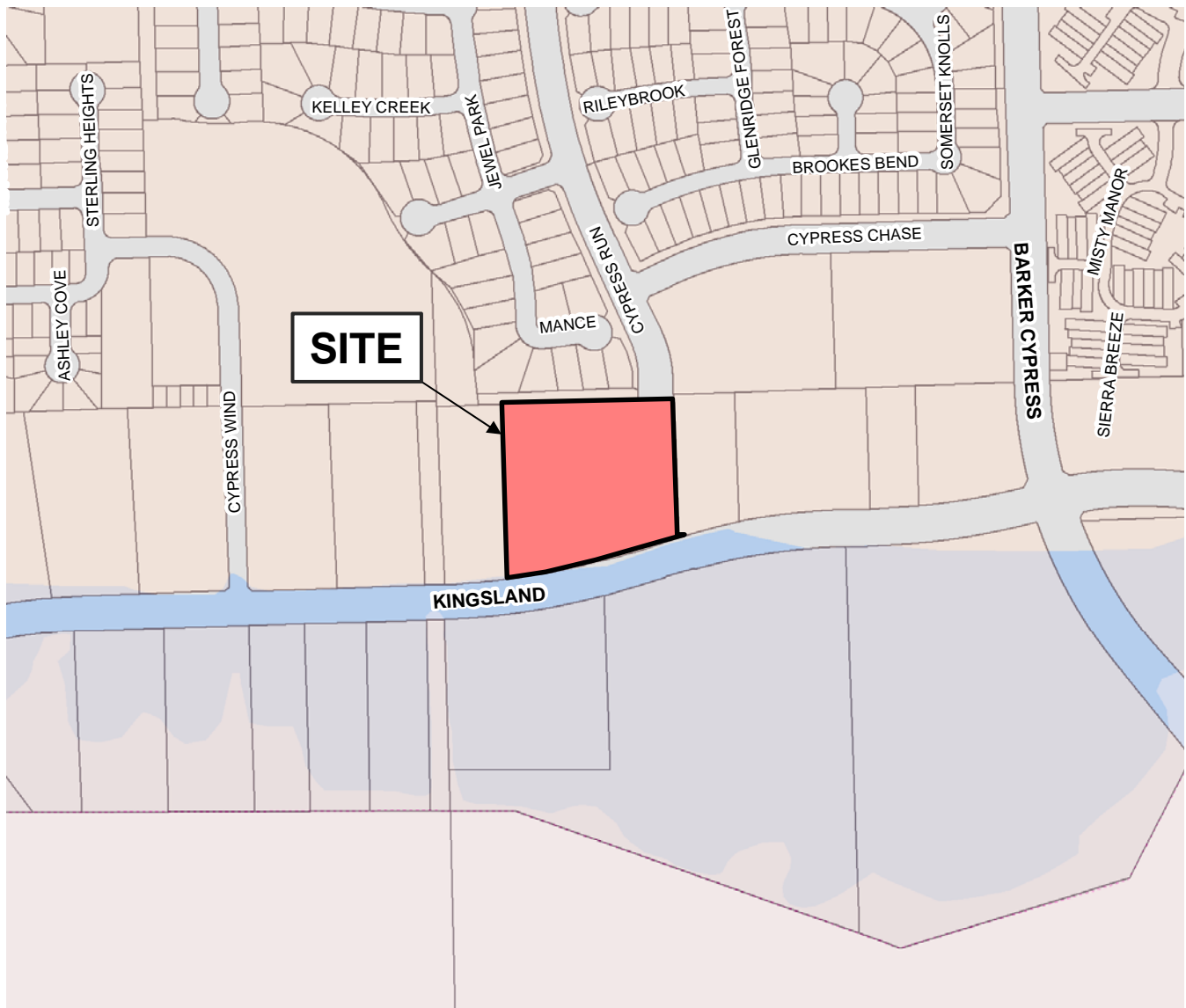
# Houston Planning Commission    ITEM : 150

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Enclave at Cypress Run GP (DEF 1)**

**Applicant: Windrose Land Services, Inc.**



**D – Variances**

**Site Location**

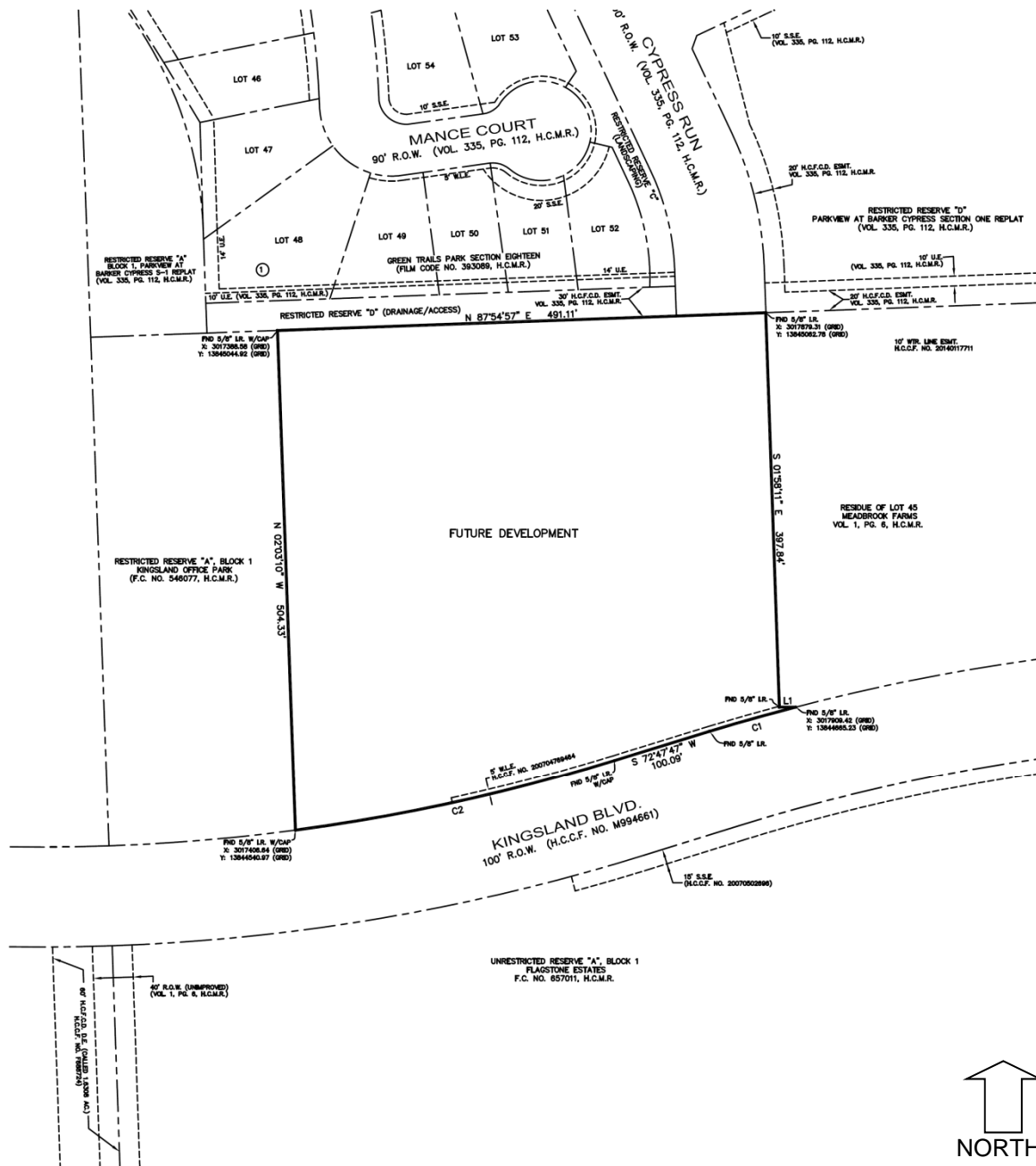
# Houston Planning Commission ITEM : 150

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Enclave at Cypress Run GP (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

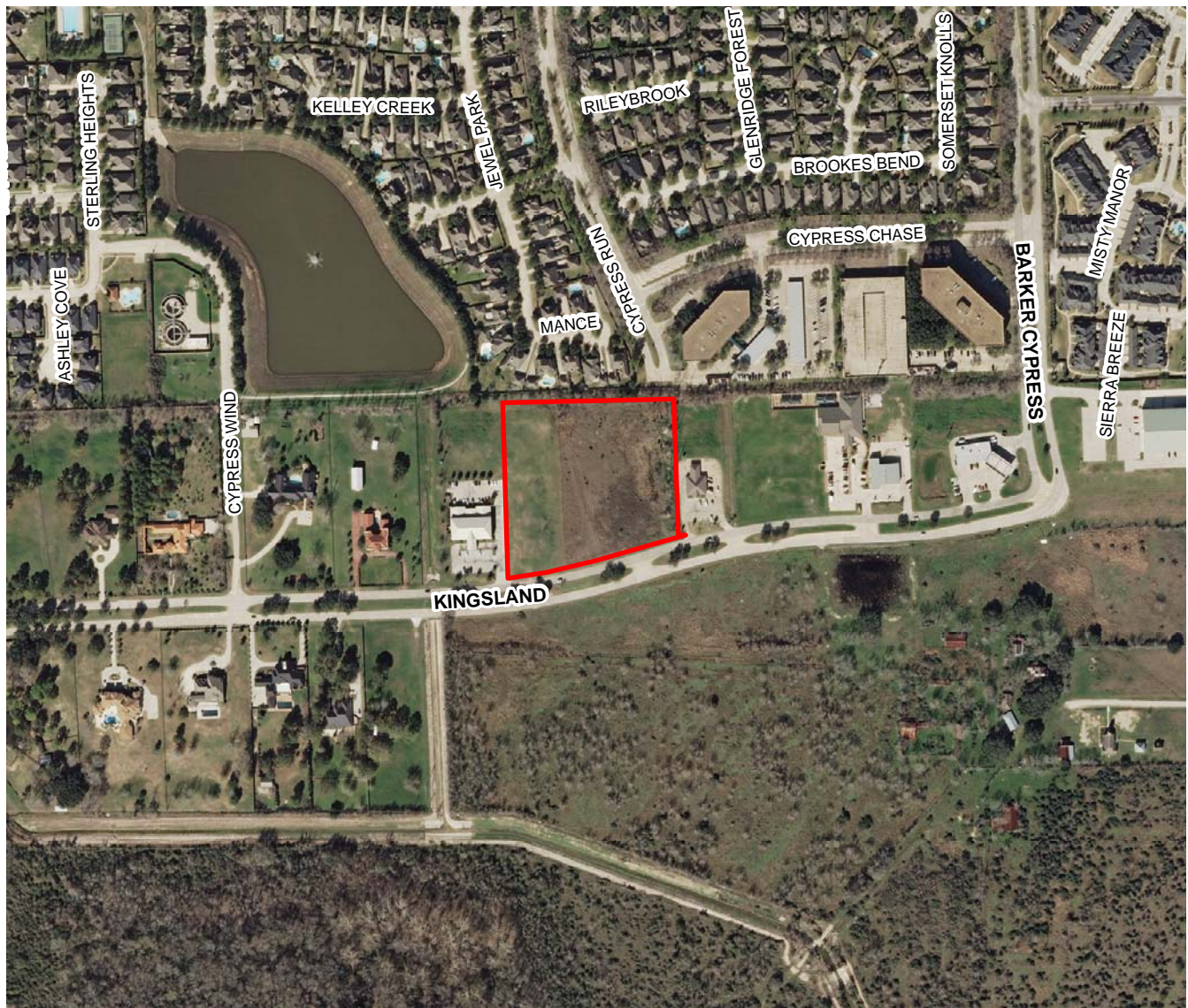
# Houston Planning Commission    ITEM : 150

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Enclave at Cypress Run GP (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial





**Application Number:** 2014-2426

**Plat Name:** Enclave at Cypress Run GP

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 10/04/2014

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

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

Terminate Cypress Run in place without extending south through the platted area

**Chapter 42 Section:** 42-135(a)

**Chapter 42 Reference:**

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

**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 5.1880 acres located on the north side of Kingsland Boulevard approximately 1,100 feet west of Barker Cypress Road. The site is bounded on the west by commercial uses, on the south by Kingsland, on the east by commercial uses, and on the north by a drainage reserve and unimproved right-of-way. The applicant has submitted a general plan on all commonly owned acreage to allow for the development of single-family residential housing. The applicant is requesting a variance to not extend Cypress Run as the unusual alignment and boulevard configuration of Cypress Run make it impossible and contrary to the public's welfare to extend the street southward. Cypress Run is currently configured as divided boulevard in a 90-foot right-of-way. Its alignment heading into the north boundary of the applicant's site is due south, meaning that in order to intersect with Kingsland Boulevard at a 90-degree angle, the applicant would have to dedicate an inordinate amount of right-of-way to provide for the designed curve of the roadway. Additionally, the City would have to acquire additional right-of-way from the Credit Union development east of the applicant's land, which is currently built-out with off-street parking, drive aisle and driveway improvements. The Cypress Run extension would provide no additional mobility to the area, as the residential development north of the drainage reserve and the commercial office buildings in the vicinity have excellent east/west mobility via the Cypress Chase-Barker Cypress system.

**(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. When Cypress Run and the associated commercial office buildings were constructed between 1984 and 1986, it established the unusual physical characteristics that form the justification of the applicant's variance request. The extension of the 90-foot boulevard right-of-way southward poses an undue hardship on the applicant and the existing Credit Union as the engineering design required to intersect with Kingsland Boulevard at a safe and efficient angle would eat up so much property that the type of proposed single-family residential development would be infeasible. Also, the City would have to acquire a portion of the already development Credit Union property.

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

Requiring the applicant to dedicate right-of-way for the extension of Cypress Run is not possible and would be contrary to the intent of the Chapter 42, as it would simultaneously force an undue burden on the applicant and the adjacent property owner. The existing street network, particularly Cypress Chase Drive, Barker Cypress Road and Kingsland Boulevard provide more than adequate traffic flow for all commercial, residential and emergency service vehicles. The variance request aligns with the intent of the ordinance as it avoids an undue hardship to existing land owners,



preserves the level of service of the surrounding roadways, and enables the developer to provide single-family housing in line with the highest and best use of the site.

**(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 adjacent, existing rights-of-way - Cypress Run, Cypress Chase Drive, Barker Cypress, and Park Cypress - provide adequate vehicular and emergency access to the surrounding area while the proposed development has direct access to Kingsland Boulevard and access to I-10 within 1 driving mile via Barker Cypress Road. Forcing the applicant to construct the north-south street and dedicate between 100 to 150 feet of meandering right-of-way is contrary to sound public policy as the existing system works and the extension would conflict with existing development.

**(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 limitations imposed by the built-out environment. Cypress Run cannot be extended to the south without having a tremendously and unduly negative affect of the applicant's property. Because of the width, boulevard system, and trajectory heading into Kingsland Boulevard there is no acceptable way to extend Cypress Run southward.

# Houston Planning Commission      ITEM : 151

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Goode Company Bartlett replat no 1

Applicant: South Texas Surveying Associates, Inc.



**D – Variances**

**Site Location**

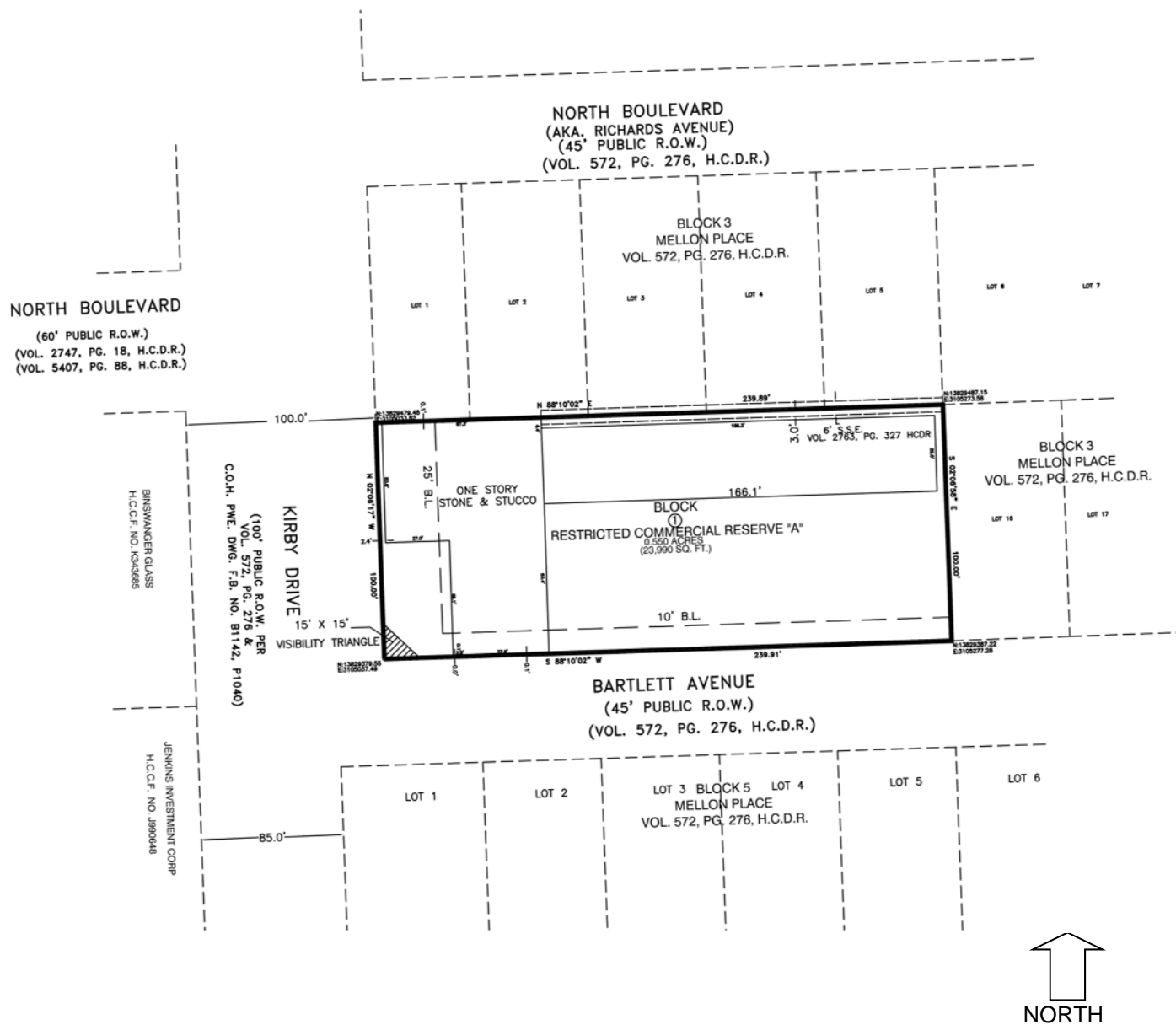
# Houston Planning Commission ITEM : 151

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Goode Company Bartlett replat no 1

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

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# Houston Planning Commission      ITEM : 151

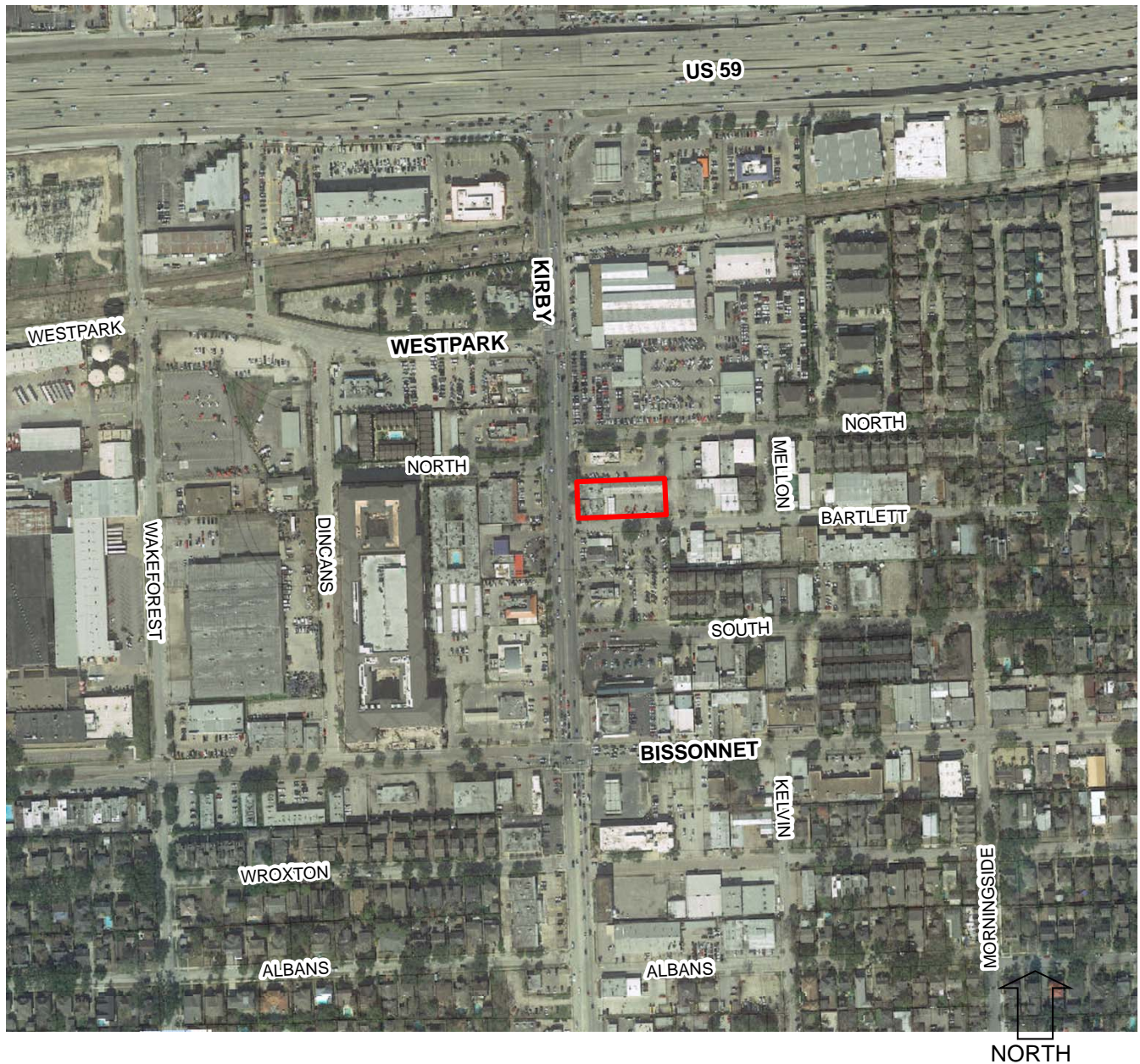
Planning and Development Department

Meeting Date: 10/30/2014

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Subdivision Name:    Goode Company Bartlett replat no 1

Applicant:    South Texas Surveying Associates, Inc.



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**D – Variances**

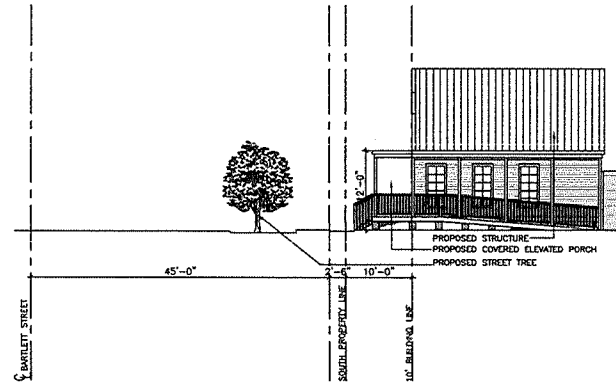
**Aerial**

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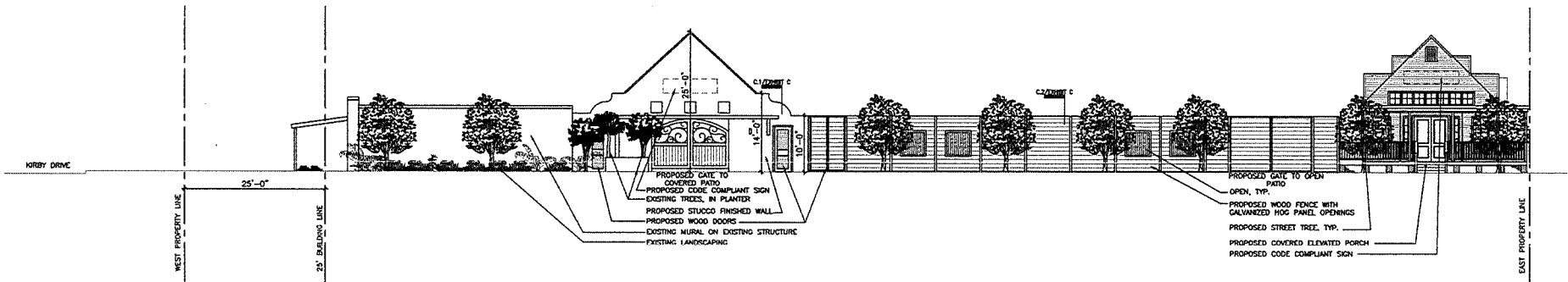








B.2 EAST ELEVATION



B.1 SOUTH ELEVATION

**DRAFT**  
09/02/14

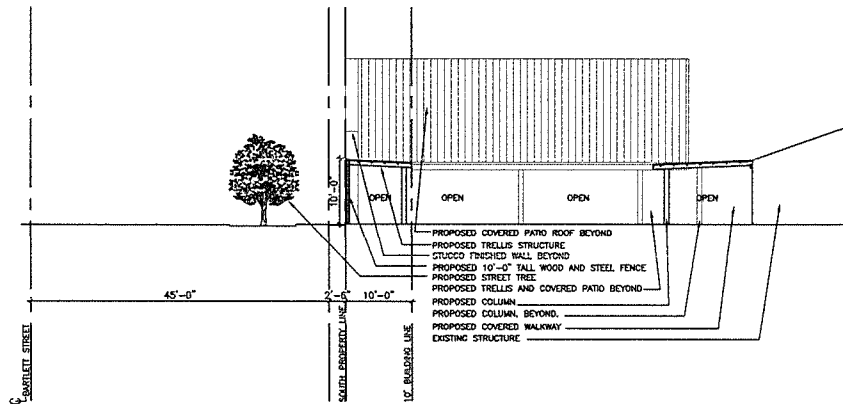
ARMADILLO PALACE EXPANSION  
5015 KIRBY DR.

EXHIBIT B

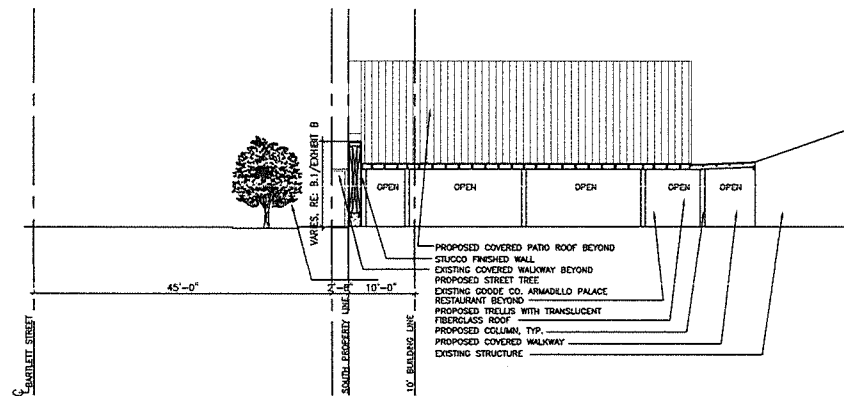
ELEVATIONS

**Philip Ewald Architecture Incorporated**  
Architecture Interior Design Planning  
4200 Montrose Boulevard Suite 420 Houston Texas 77006 713 522 1977  
www.philipewald.com

DATE: 09/02/14 PROJECT # 14027  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



C.2 CROSS SECTION @ OPEN PATIO



C.1 CROSS SECTION @ PROPOSED TRELLIS



**DRAFT**

09/02/14

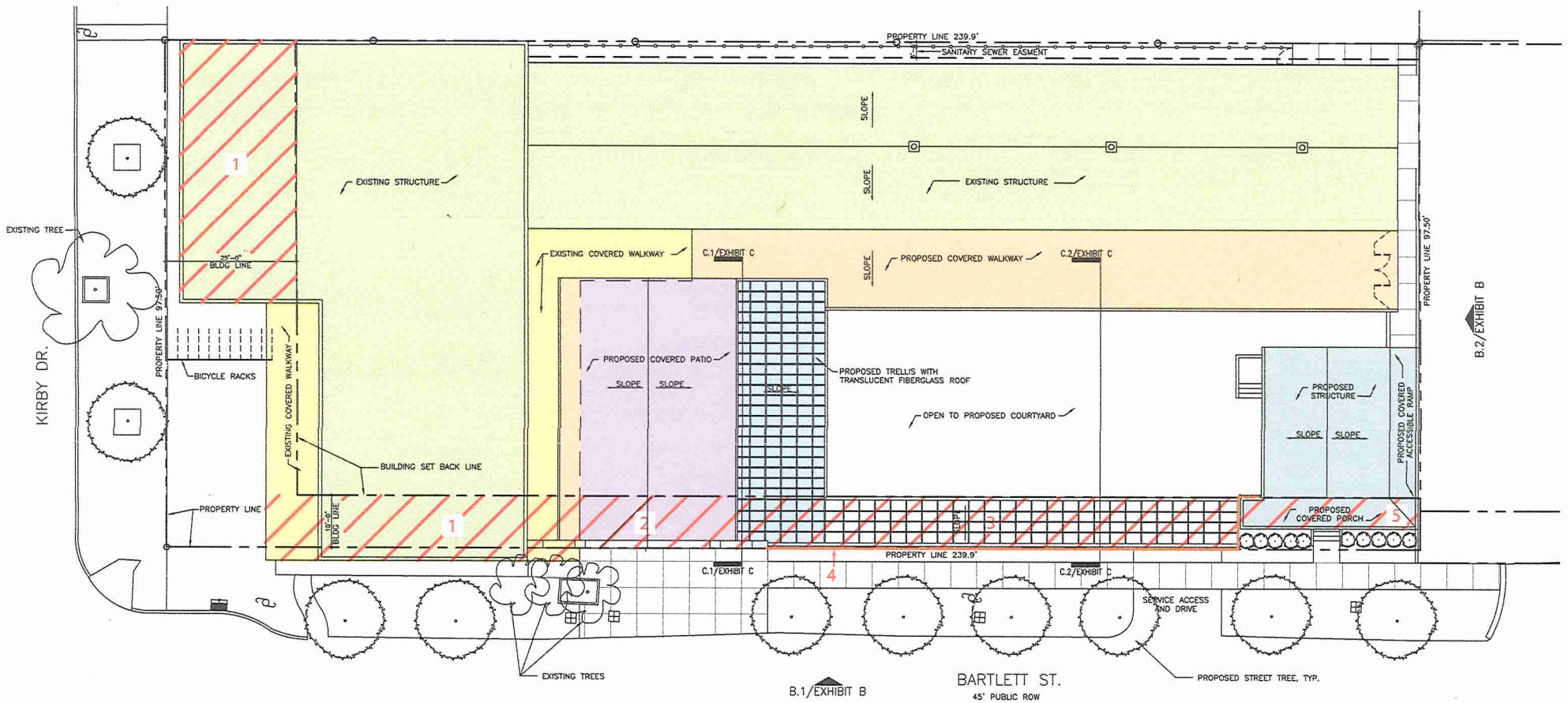
ARMADILLO PALACE EXPANSION  
5015 KIRBY DR.

EXHIBIT C

SECTIONS

**Philip Ewald Architecture Incorporated**  
Architecture Interior Design Planning  
4200 Montrose Boulevard Suite 420 Houston Texas 77006 713 522 1977  
www.philipewald.com

DATE: 09/02/14 PROJECT # 14027  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



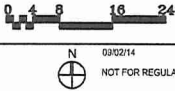
- VARIANCE REQUESTS:
1. CONSENT TO ENCROACH FOR EXISTING STRUCTURE.
  2. ENTRANCE/COVERED PATIO TO EXTEND INSIDE BUILDING SETBACK LINE.
  3. EXTEND TRELLIS STRUCTURE WITH TRANSLUCENT FIBERGLASS ROOF INSIDE BUILDING SETBACK LINE.
  4. 10'-0" TALL FENCE IN LIEU OF 8'-0" FENCE.
  5. EXTEND COVERED PORCH INSIDE BUILDING SETBACK LINE.

ARMADILLO PALACE EXPANSION  
5015 KIRBY DR.

EXHIBIT A

**DRAFT**  
09/02/14

VARIANCE REQUEST PLAN



Philip Ewald Architecture Incorporated  
Architect  
4300 Lakeside Boulevard, Suite 402, Houston, Texas 77051, 713.622.1071  
www.philipewald.com  
09/02/14  
SCALE: N.T.S.  
PROJECT # 14027  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



**Application Number:** 2014-2341

**Plat Name:** Goode Company Bartlett replat no 1

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 09/22/2014

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

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

1. To allow a dual building line for the life of the existing structure to allow a 0.00' setback along Kirby Drive. If the existing structure is torn down, the building line would revert to a 25.00' setback along Kirby Drive. The existing building would be allowed to be remodeled, including exterior windows, doors, signs, roof and fenestration, but not expanded in interior size. 2. To allow a dual building line for the life of the existing structure to allow a 0.00' setback along Bartlett. If the existing structure is torn down, the building line would revert to a 10.00' along Bartlett. The existing building would be allowed to be remodeled, including exterior windows, doors, signs, roof and fenestration, but not expanded in interior size. 3. To allow the construction of a new front entrance to the existing Goode's Armadillo Palace with a 0.00' front setback along Bartlett Street. 4. To allow the construction of a new 10.00' high wood fence with steel posts and an open trellis behind and a translucent roof along Bartlett Street with a 0.00' front setback along Bartlett Street. 5. To allow the construction of a 2'-0" high raised covered porch along the front of a small one-story building fronting along Bartlett Street with a 10.00' front setback along Bartlett Street. The covered porch would encroach into the 10'-0" building setback line 7'-0". There would be 5 small wood posts supporting the porch cover. The porch would have a 3'-6" tall open wood railing and a 5'-0" wide

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

42-150- Building Line Requirement

**Statement of Facts**

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

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

This property was recently replatted and recorded under Filmcode 663010. After the plat was recorded the architect realized permitting would be an issue due to the existing structure being over the building line and now into the newly dedicated land to the public for purposes of widening the ROW. During the last replat of this property there was an honest misunderstanding of the intentions of the client not to tear down the existing structure. At this time we are replatting and requesting the variance to allow the dual building line on Kirby and Bartlett. We are working with the JRC regarding the application for non-acceptance on the Bartlett side. Since 1977, Goode Company has been providing award-winning cuisine, while promoting Texas culture in Houston. Goode Company is consistently listed among "the best in Houston" on numerous yearly contests and polls. Goode's Armadillo Palace needs to expand to stay competitive in Houston's dynamic restaurant market. The small quarters at Goode's Armadillo Palace, where Goode Company sells its famous Brazos Bottom Pecan Pies and displays a personally-curated Texana and Old West collection, must have a more prominent and convenient position for customers on Bartlett Street. The position of the existing building requires that any expansion occur on Bartlett Street. Unless a uniform building line can be maintained along Bartlett Street, the existing building will cover up any expansion when viewed from Kirby Drive. Visibility is key to restaurant design, so hiding the new building in an expansion would be disastrous. The new Goode's Armadillo Palace General Store will be in a traditional Texas German country style with a raised covered porch shading the South facing front. The face of the building wall will be ten feet back from the property line with the raised porch in front of the building. The edge of pavement to the proposed front of the raised covered porch of the new Goode's Armadillo Palace General Store along Bartlett Street is 20'-0". There will be a new five-foot wide sidewalk in front of the 35'-0" long covered porch on Bartlett Street. New required trees will be spaced along the Bartlett Street frontage. As shown in the drawings, there will be a significant upgrade in the overall appearance of Goode's Armadillo Palace. This will contribute to an enhanced image for the immediate neighborhood and surrounding area. As capacity expands, Goode's Armadillo Palace will be able

to accommodate more customers. This will generate new positions, creating more job opportunities.

Goode's Armadillo Palace is a well-known and frequent destination for many of Houston's global companies (particularly in the energy and medical industries). These companies bring their international guests to our facility to enjoy some genuine Southern hospitality, authentic regional dishes, Texas music and extensive Texana/Old West collection. Individual international guests have even returned to their homes and spoken so enthusiastically about their experience with us that they convinced their respective companies/ organizations to book corporate events at the Armadillo Palace, bringing tourist dollars that have ripple effects throughout Houston's hospitality community. Several of the consulates bring their international guests to our facility. Also, we routinely attract many visitors during the Offshore Technology Conference; OTC continues to set attendance records, bringing even more potential guests almost to our front door (since NRG is right down the street).

Not allowing the new and open raised covered porch along Bartlett Street to maintain a uniform building line is 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 property's hardship is based on the fact the building previously existed and according to HCAD was built in 1948 prior to the establishment of setbacks by the City. The existing structure will have issues permitting to remodel or add/change the sign facing Kirby and will cloud the title causing hardship on the client to convey the property in the future.

**(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. Chapter 42's general intent and purpose to prevent permanent structures from being built too close to the road especially on major thoroughfares for public safety, but also to preserve and maintain the neighborhood's character. This structure has existed since 1948 and should be grand-fathered in to allow the structure to remain standing, and permit the remodeling and signage.

**(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 restaurant to properly address the needs and desires of its customers.

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

The hardship for this project is a building constructed in 1948 not conforming to new standards. We respect Chapter 42's rules and regulations but in a big City such as Houston there are bound to be exceptions to the rules. We respectfully ask for your consideration allow this structure to be grand-fathered in which will allow the client to permit as needed and convey the property in the future. We appreciate your time.



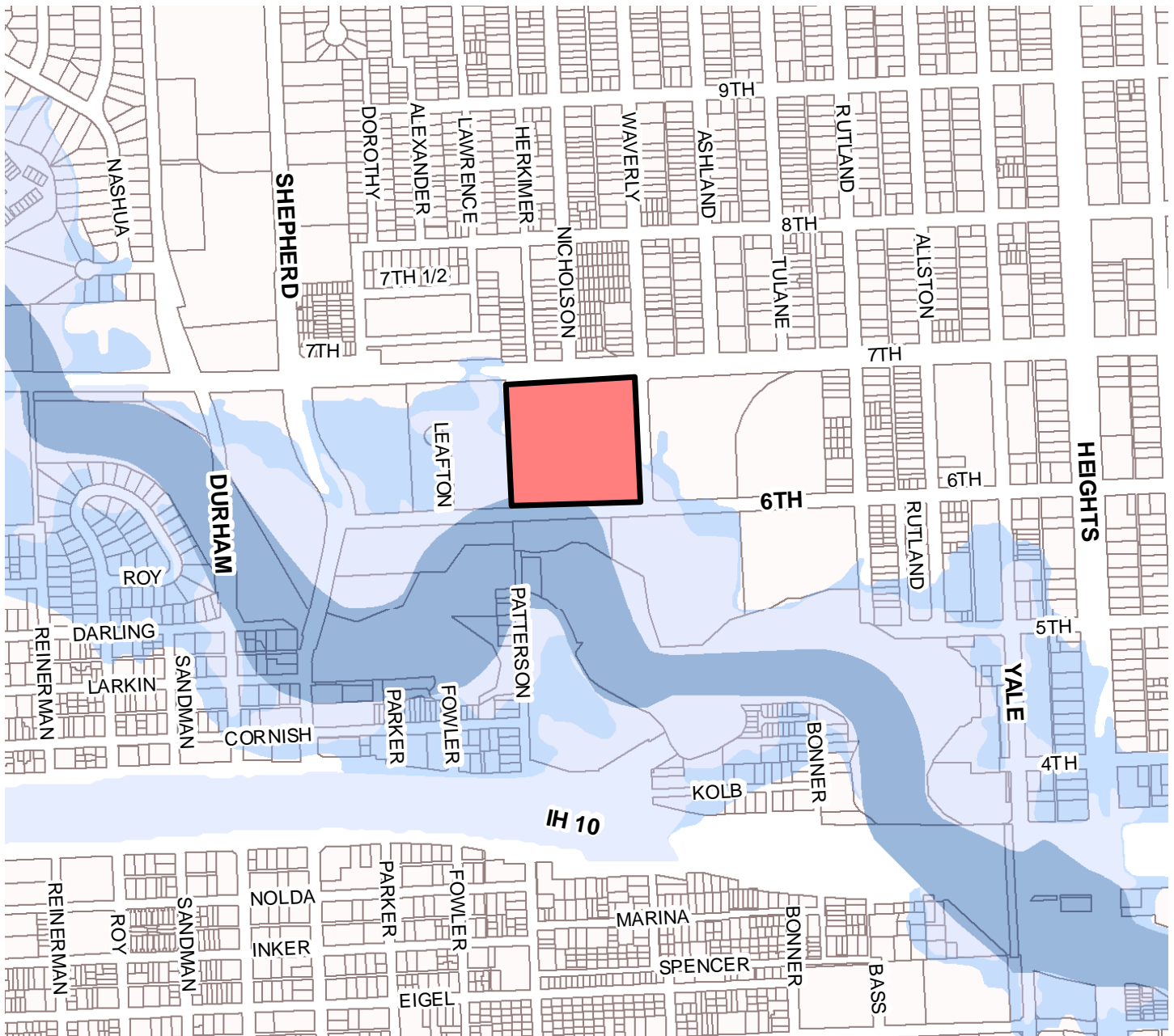
# Houston Planning Commission      ITEM : 152

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Houston Heights Swift Replat (DEF 2)**

**Applicant: Marsh Darcy Partners, Inc.**



**D – Variances**

**Site Location**

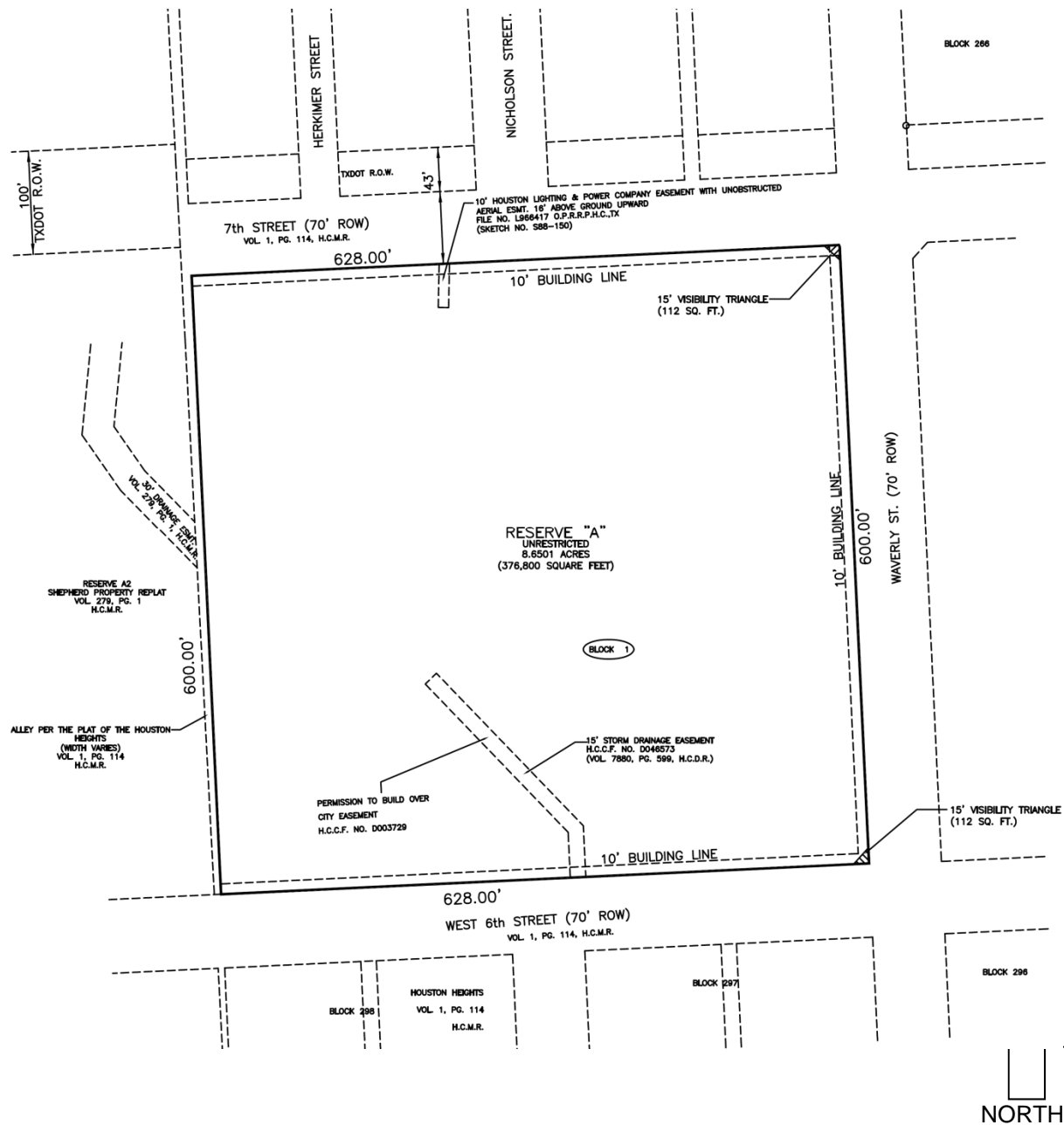
# Houston Planning Commission ITEM : 152

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Houston Heights Swift Replat (DEF 2)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

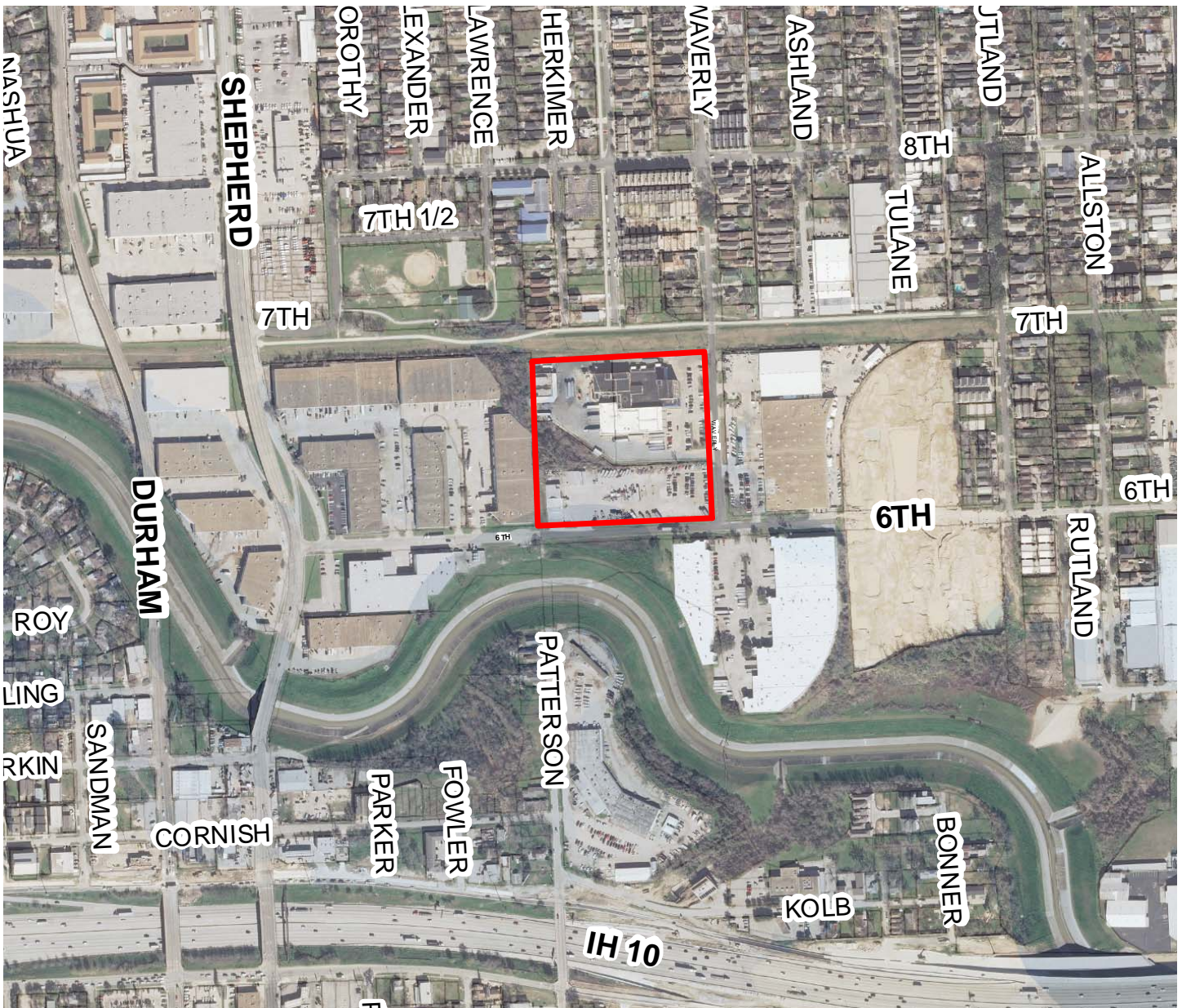
# Houston Planning Commission      ITEM : 152

Planning and Development Department

Meeting Date:10/30/2014

Subdivision Name: Houston Heights Swift Replat (DEF 2)

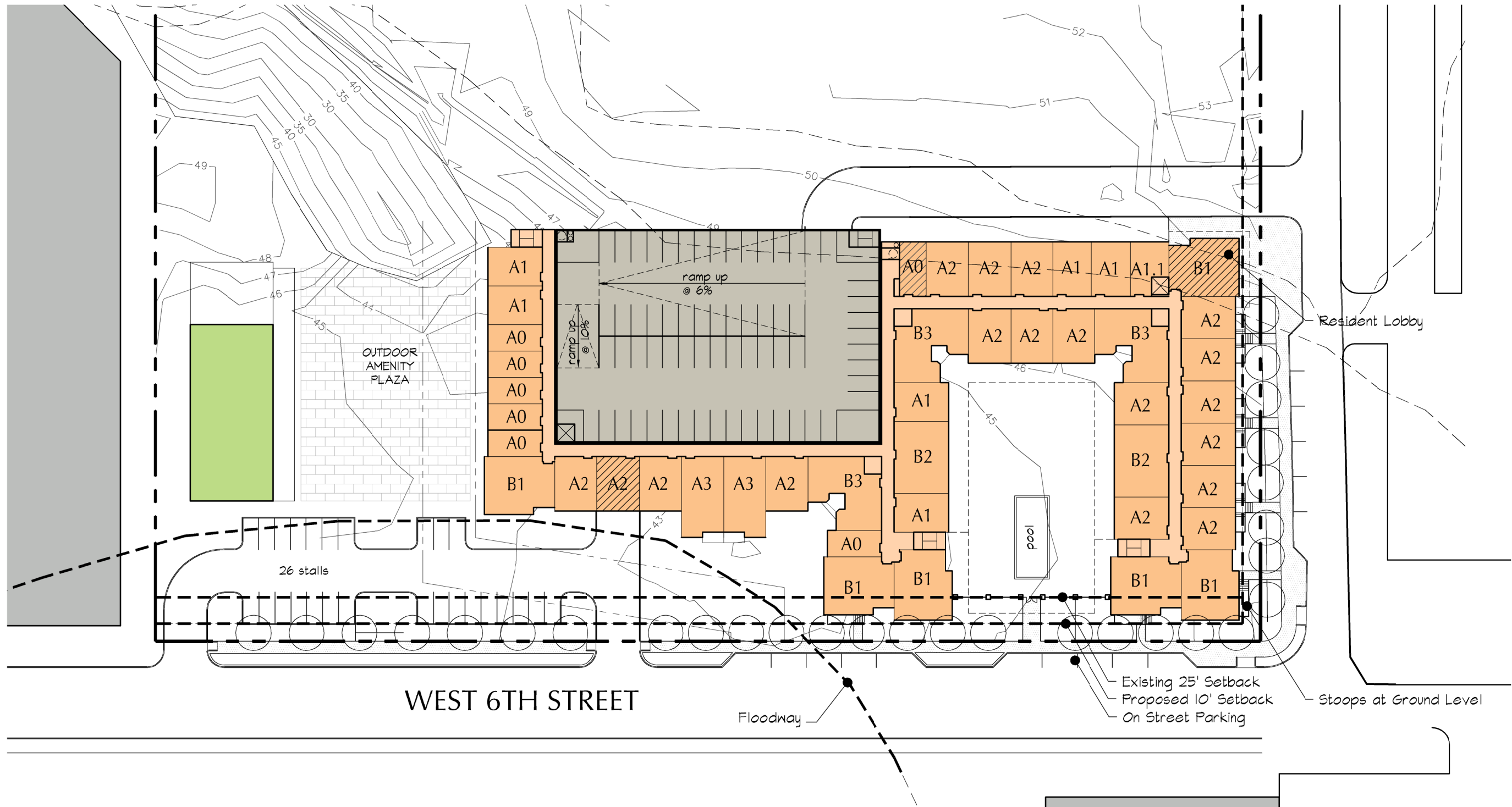
Applicant: Marsh Darcy Partners, Inc.



D – Variances

Aerial





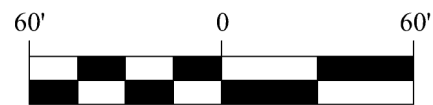
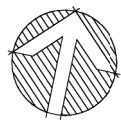
WEST 6TH STREET

Floodway

Existing 25' Setback  
Proposed 10' Setback  
On Street Parking

Stoops at Ground Level

Resident Lobby



( IN FEET )  
1 inch = 60 feet

# 1 Site Plan

SCALE: 1" = 60'-0"

GKJ  
6th and Waverly  
14-22

Plotted: 10-24-2014

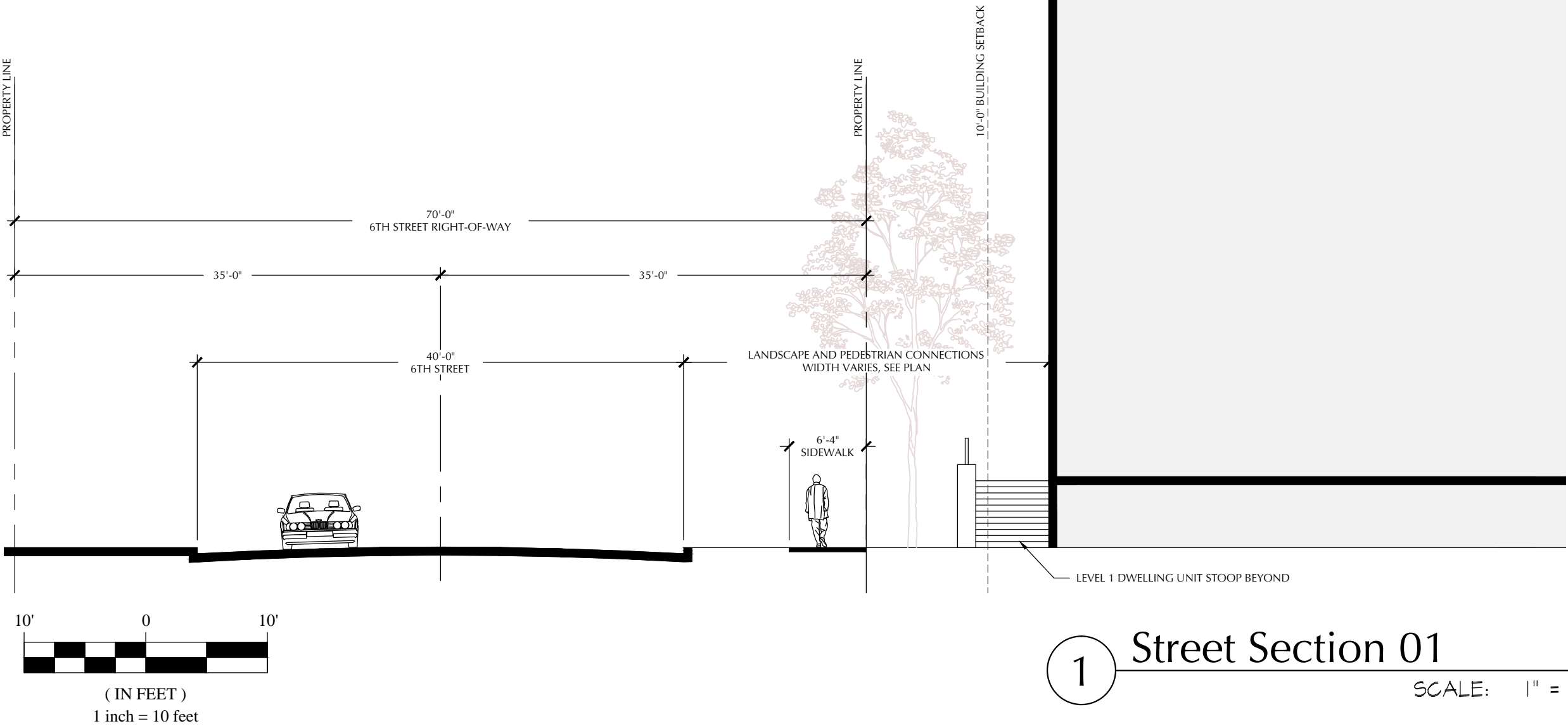
Wallace Garcia Wilson Architects  
4550 Post Oak Place Dr. Suite 100  
Houston, Texas 77027  
P: 713.993.0439  
F: 713.993.0475



NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

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and known as Architectural  
Works Copyright Protection  
Act of 1990.

6TH ST. PARALLEL PARKING  
TO FACE OF BUILDING



1

Street Section 01

SCALE: 1" = 10'-0"

GKJ  
6th and Waverly  
14-22

Plotted: 10-24-2014

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

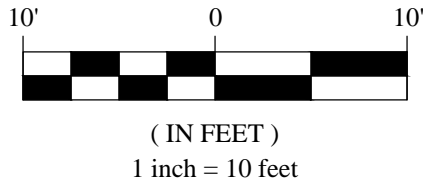
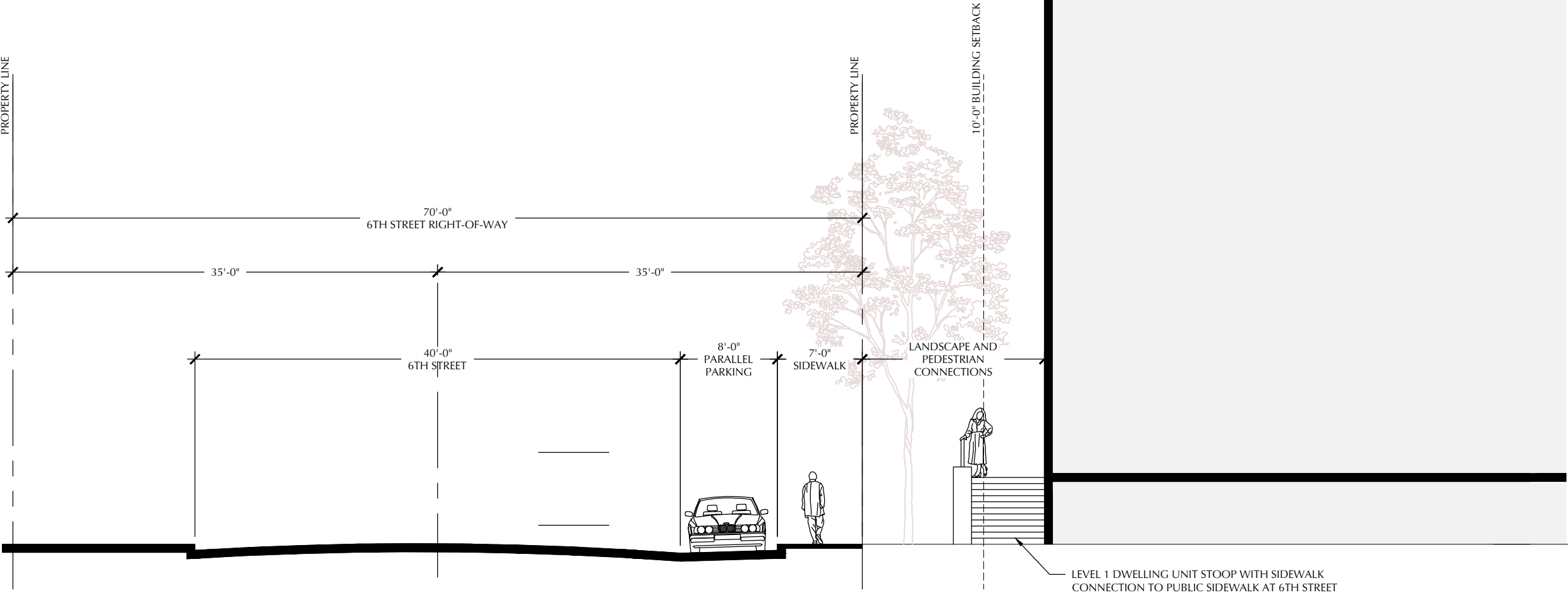


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6TH ST. PARALLEL PARKING  
TO FACE OF BUILDING



1

Street Section 02

SCALE: 1" = 10'-0"

GKJ  
6th and Waverly  
14-22

Plotted: 10-24-2014

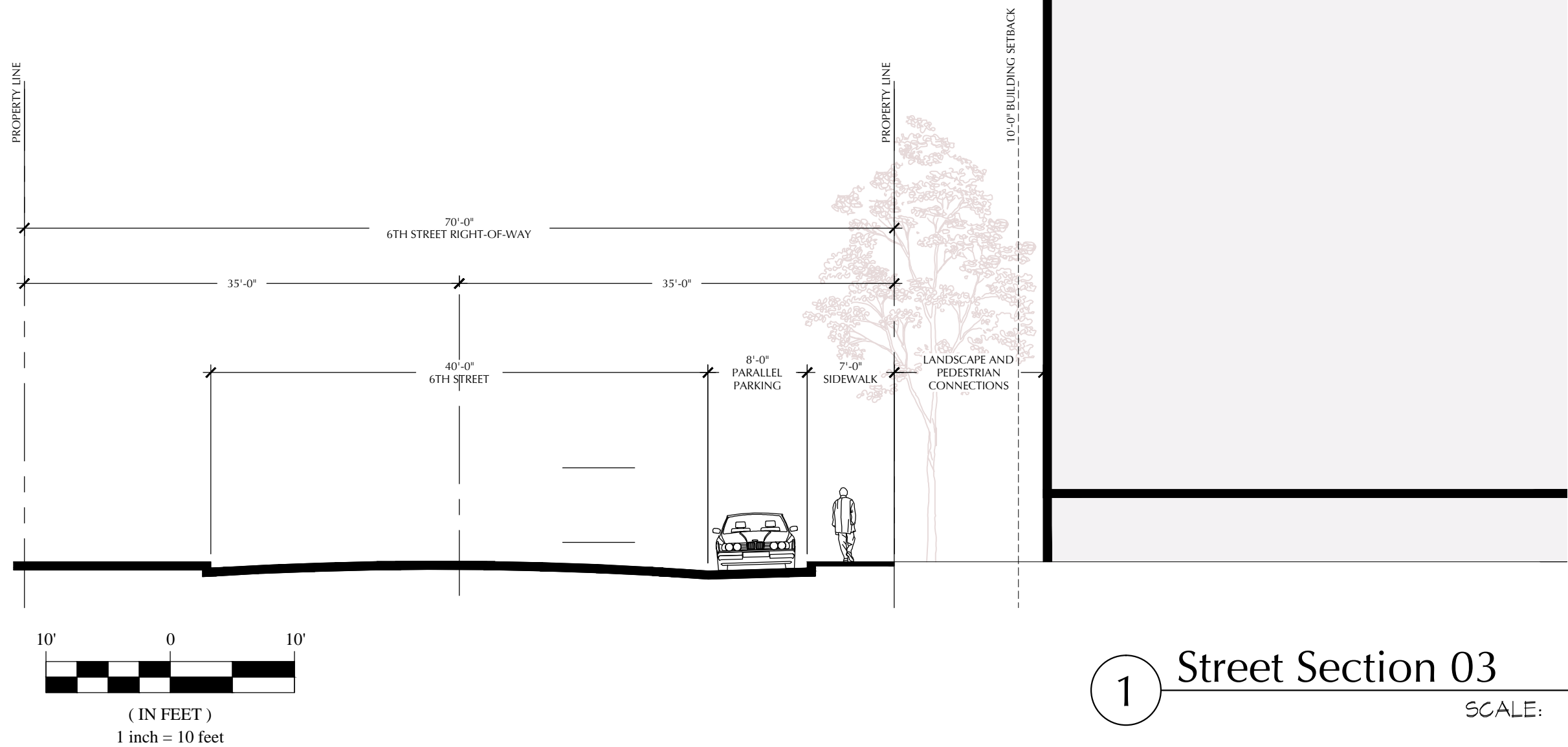
Wallace Garcia Wilson Architects  
4550 Post Oak Place Dr. Suite 100  
Houston, Texas 77027  
P: 713.993.0439  
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6TH ST. PARALLEL PARKING  
TO FACE OF BUILDING



1

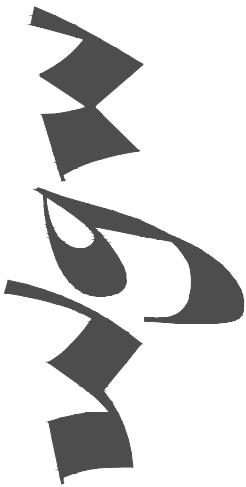
Street Section 03

SCALE: 1" = 10'-0"

GKJ  
6th and Waverly  
14-22

Plotted: 10-24-2014

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



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# WAVERLY ST. PARALLEL PARKING TO FACE OF BUILDING

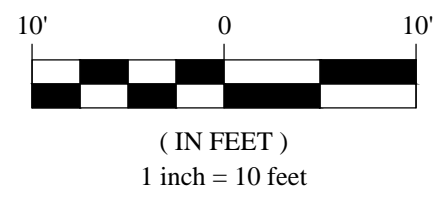
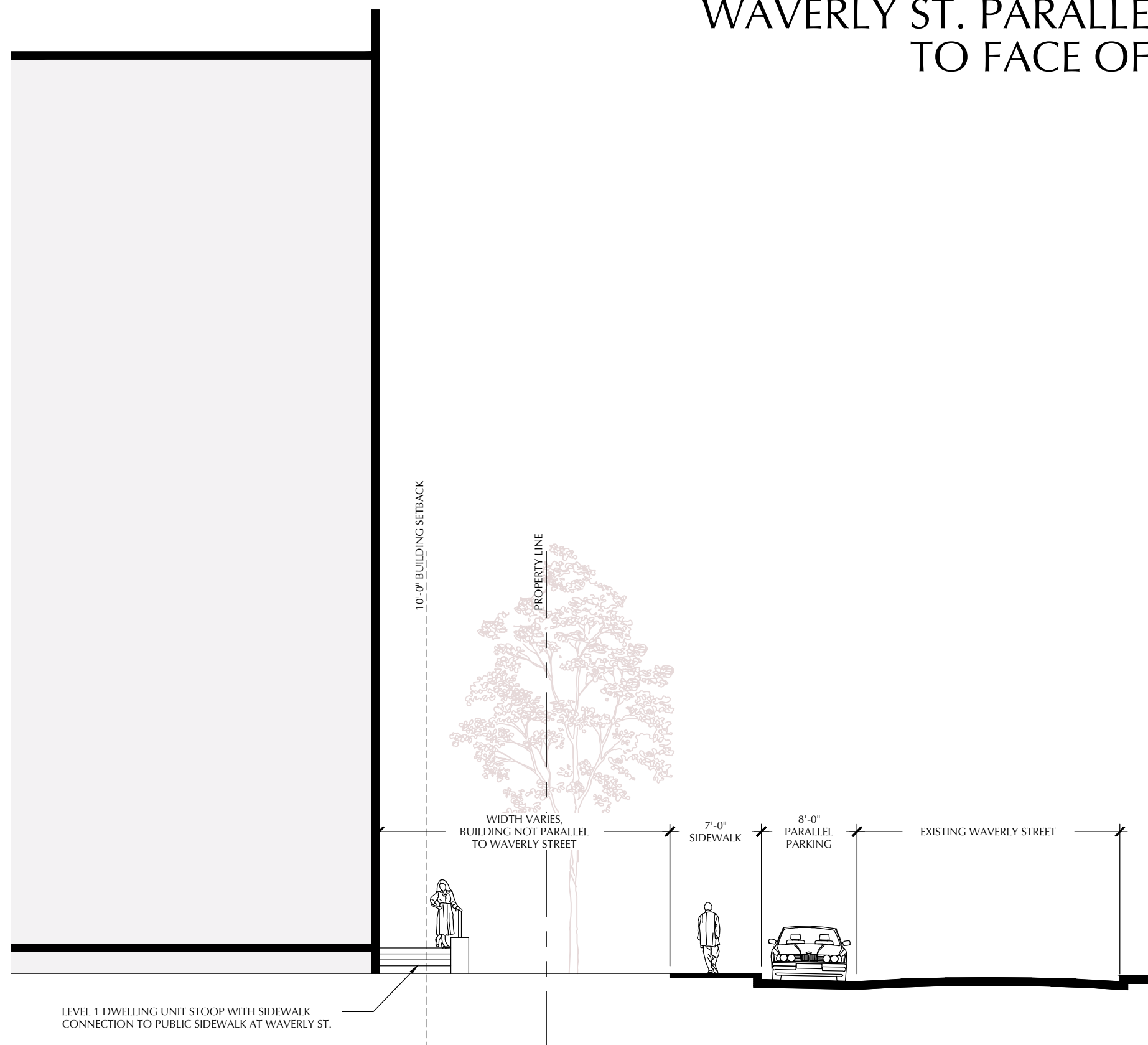
GKJ  
6th and Waverly  
14-22  
Plotted: 10-24-2014

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



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and known as Architectural  
Works Copyright Protection  
Act of 1990.



1 Street Section 04  
SCALE: 1" = 10'-0"



**Application Number:** 2014-2272

**Plat Name:** Houston Heights Swift Replat

**Applicant:** Marsh Darcy Partners, Inc.

**Date Submitted:** 09/19/2014

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

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

Request to reduce the required building setback line along West 6th Street from 25 feet to 10 feet from the intersection of West 6th Street and Waverly Street westward for a distance of 628.00 feet.

**Chapter 42 Section:** 42-152(a)

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

West 6th Street, between Yale and Shepherd, has been indicated as a major thoroughfare since the earliest Major Thoroughfare Plan on record – 1942. In March of 2011, as a part of IH 10 improvements, TxDOT began construction on a major detention system designed to help alleviate storm water flooding along White Oak Bayou. The detention system contained approximately 550 linear feet of existing West 6th Street 70-foot wide right-of-way but the street improvements indicated on the MTFP were not constructed. As a result, the connection of West 6th Street between Yale and Shepherd is no longer physically possible and, therefore, this section of West 6th Street can no longer be considered as a future major thoroughfare. It should also be noted that TxDOT did not request this section of West 6th Street be removed from the MTFP. The need for a standard 25-foot building setback line along a major thoroughfare is no longer appropriate. This unusual physical condition, approximately 470 feet east of the proposed replat, has created, if the existing regulations remained in place, an impractical development and one contrary to sound public policy of promoting higher density development within the City of Houston.

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

Had TxDOT not created the 550-foot wide storm water detention pond that includes the existing West 6th Street right-of-way, this unusual physical condition would not exist. As a result of the condition created by others, there will not be a major thoroughfare in this location and, therefore, there is no need for a building setback line that relates to the construction of a major thoroughfare.

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

Should the Planning Department request the section of West 6th Street between Yale and Shepherd to have the major thoroughfare designation removed from the MTFP as a part of the 2015 MTFP amendments that reflects the current physical conditions, West 6th Street will revert to a local street that would be required to provide a 10-foot building setback line, as requested in this variance. As such, the intent and general purpose of this section relating to building setback lines for local streets will be preserved and maintained.

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

The logical, ultimate, de-classification of this section of West 6th Street will allow the physical conditions in the area to be reflected in the needed regulations with setback lines associated therewith. This will promote sound public policy which will support positive public health, safety, and welfare.

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

The justification for the variance is a reflection of existing physical conditions and sound public policy to support increased development intensity within the City of Houston. Economic hardship is not the sole justification for the variance.



# Houston Planning Commission      ITEM : 153

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Huntingdon replat no 1**

**Applicant: LJA Engineering, Inc**



**D – Variances**

**Site Location**

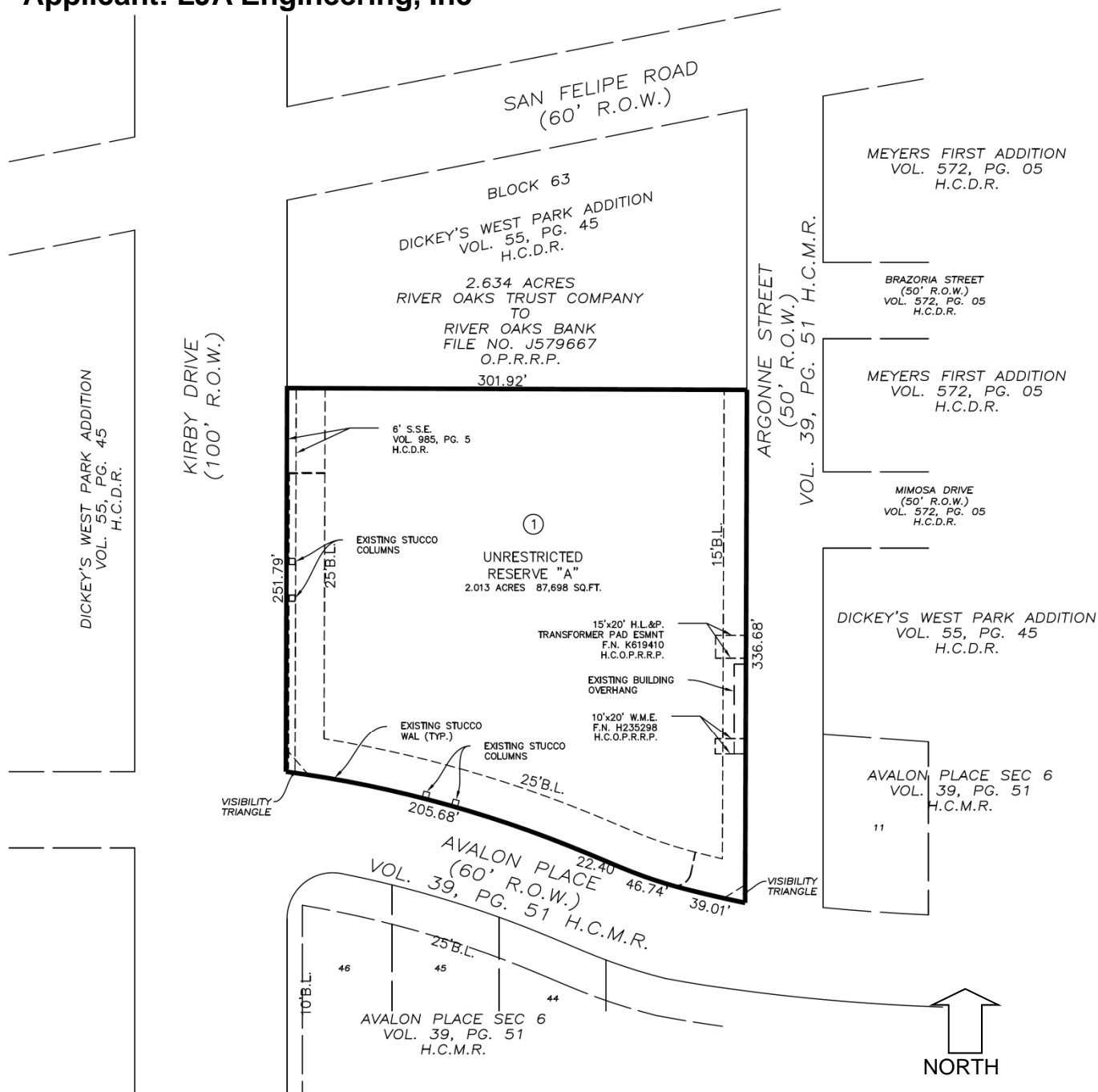
# Houston Planning Commission ITEM : 153

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Huntingdon replat no 1

Applicant: LJA Engineering, Inc



D – Variances

Subdivision

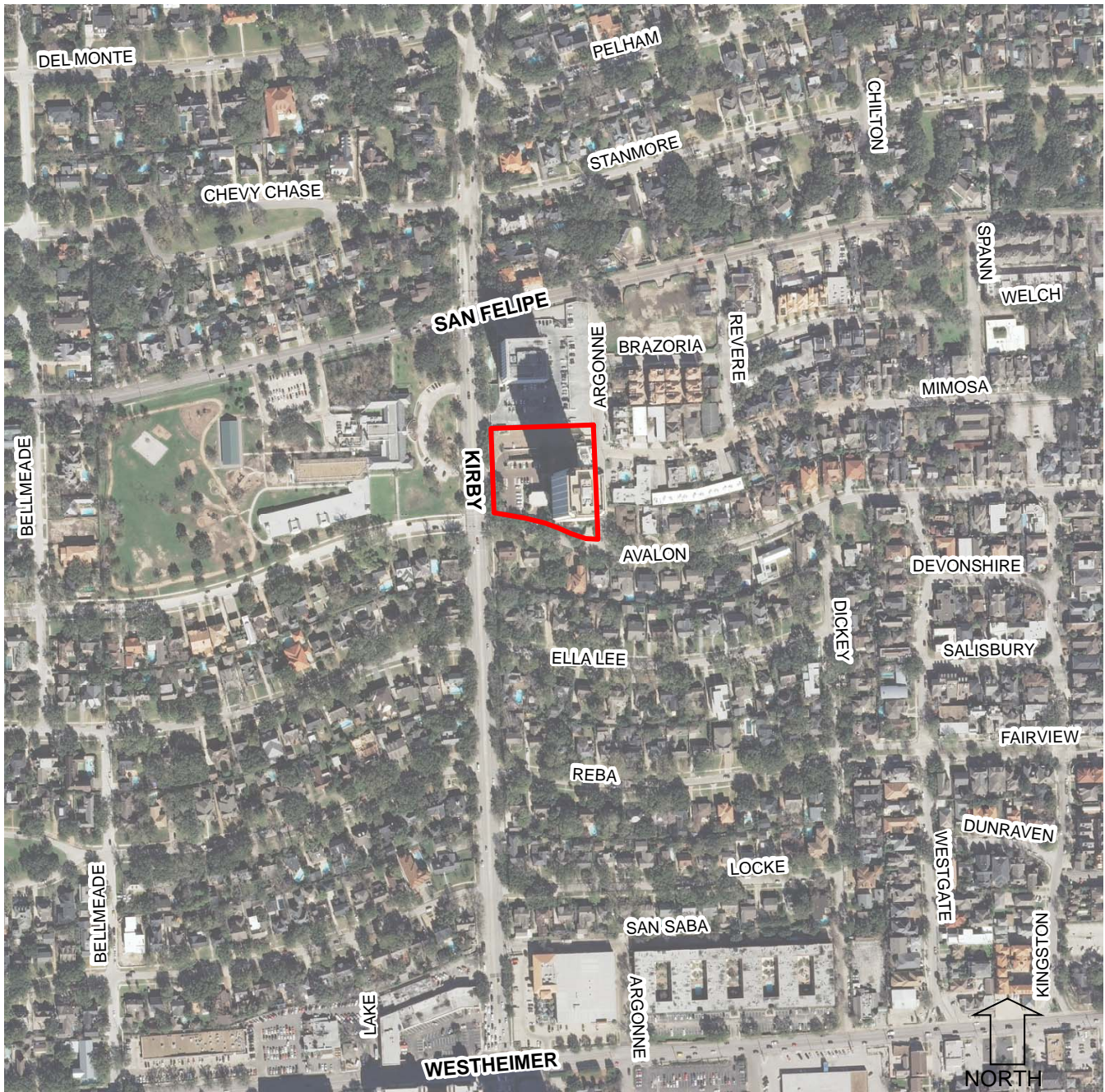
# Houston Planning Commission      ITEM : 153

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Huntingdon replat no 1

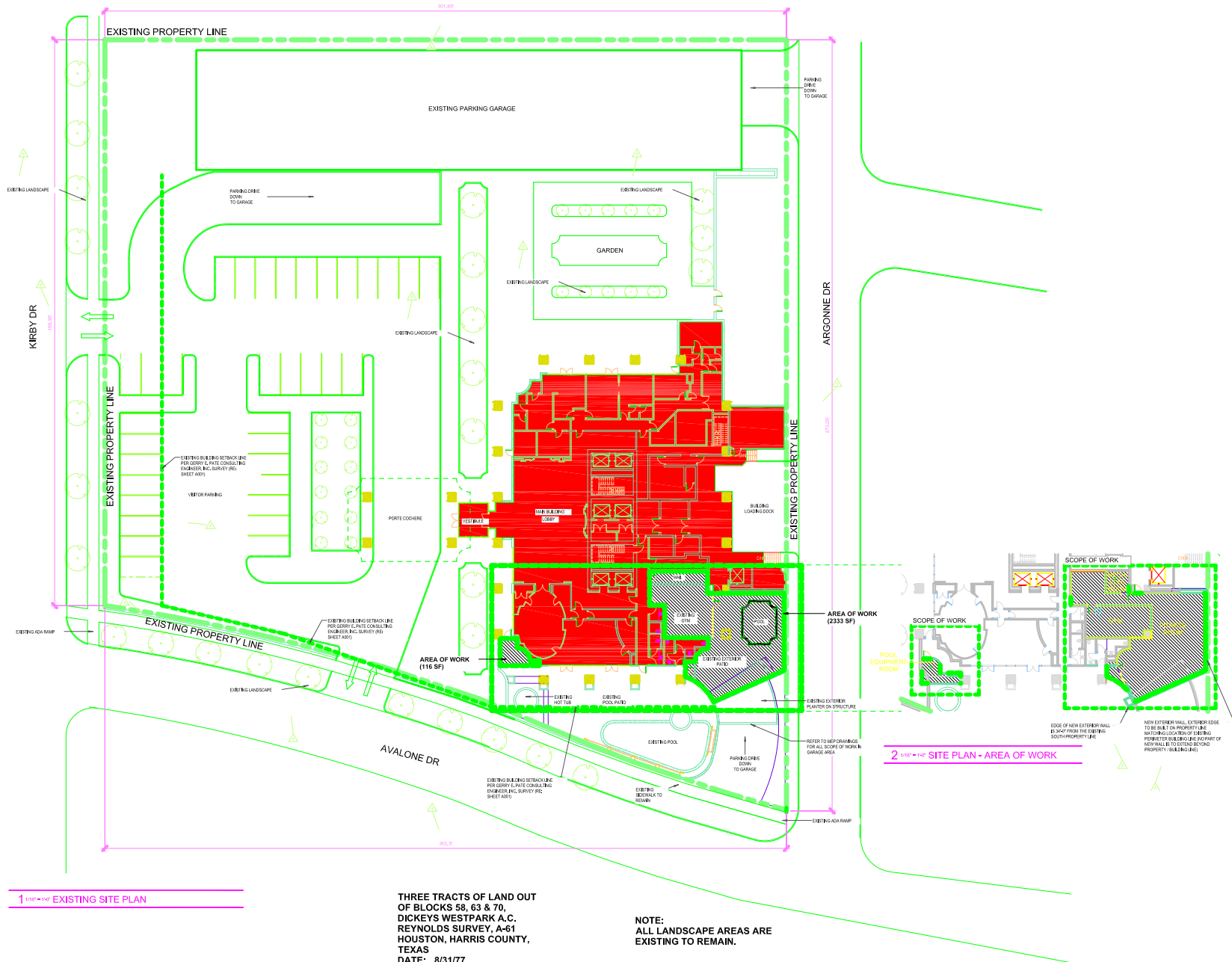
Applicant: LJA Engineering, Inc



**D – Variances**

**Aerial**





1 1/4" = 1' EXISTING SITE PLAN

THREE TRACTS OF LAND OUT  
OF BLOCKS 58, 63 & 70,  
DICKEYS WESTPARK A.C.  
REYNOLDS SURVEY, A-61  
HOUSTON, HARRIS COUNTY,  
TEXAS  
DATE: 8/31/77  
REV.: 9/8/77

NOTE:  
ALL LANDSCAPE AREAS ARE  
EXISTING TO REMAIN.

2 1/4" = 1' SITE PLAN - AREA OF WORK

PROJECT  
**EXERCISE FACILITY  
EXPANSION**  
2121 Kirby Dr  
Houston, TX 77019



06-25-2014

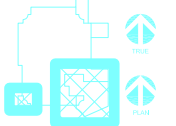
2180 North Loop West, Suite 500  
Houston, TX 77018

VOICE: 713.432.5000  
FAX: 832.565.8800

MESQUIVEL@ESTUDIOARCHITECTURE.COM  
WWW.ESTUDIOARCHITECTURE.COM

CONTACT: MANUEL ESQUIVEL

KEYPLAN



| Revisión | Descripción   | Fecha      |
|----------|---------------|------------|
| 1        | Issue Drawing | 06/25/2014 |
| 2        | Issue Drawing | 06/25/2014 |
| 3        | Issue Drawing | 06/25/2014 |
| 4        | Issue Drawing | 06/25/2014 |
| 5        | Issue Drawing | 06/25/2014 |
| 6        | Issue Drawing | 06/25/2014 |
| 7        | Issue Drawing | 06/25/2014 |
| 8        | Issue Drawing | 06/25/2014 |
| 9        | Issue Drawing | 06/25/2014 |
| 10       | Issue Drawing | 06/25/2014 |
| 11       | Issue Drawing | 06/25/2014 |
| 12       | Issue Drawing | 06/25/2014 |
| 13       | Issue Drawing | 06/25/2014 |
| 14       | Issue Drawing | 06/25/2014 |
| 15       | Issue Drawing | 06/25/2014 |
| 16       | Issue Drawing | 06/25/2014 |
| 17       | Issue Drawing | 06/25/2014 |
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| 98       | Issue Drawing | 06/25/2014 |
| 99       | Issue Drawing | 06/25/2014 |
| 100      | Issue Drawing | 06/25/2014 |

THE HUNTINGDON COUNCIL  
OF CO-OWNERS  
**SITE PLAN**

Project Number: 13,918.01

Drawn By: C. PARRA

Checked By: M. ESQUIVEL

**A003**

Scale: 1/4" = 1'



**Application Number:** 2014-2492

**Plat Name:** Huntingdon replat no 1

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

**Date Submitted:** 10/06/2014

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

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

42-150 Building line along a collector or Local Street

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

42-150 for a dual building line variance

**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 2002 the City of Houston Planning Commission granted a variance for a dual building line along Avalon Place and Argonne Street. There is an existing building that encroaches on the 10' building line along both streets. Included in this application is the scope of work which does NOT increase the encroachment that the building currently occupies. This is condominium building and the scope of work includes a new exterior wall and work on the second floor which includes the swimming pool area. This replat and variance will not increase the size of the building in any way.

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

Strict application of the building line will not allow for the recreation area to be revamped. The Condominium and the recreation area exists. The City requires that a variance is requested when any new work is done on a building that is not in compliance with Chapter 42. In this case, the encroachment has already been created and we are simply asking for a variance to do some cosmetic changes to the building. The project is infeasible without the variance and in no way is this creating more of an encroachment

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

The circumstances supporting the granting of the variance is that this is an existing condition that was permitted and platted about 12 years. Maintenance to the interior portion of the recreation area and the rebuilding of the exterior wall on the second floor is needed for updating purposes.

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

The intent and general puposes of the chapter is maintained because this variance allows the developer the opportunity to revised and update the recreation area for the residents of this condo community. The existing encroachment will be preserved and the building will be improved.

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

The granting of this variance allows for the improvement of the property. Additionally, improvements are needed on existing buildings and homes for both safety and the future enjoyment of these properties.

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

Economic hardship is not the sole justification of the variance but rather the existing conditions are the reason the for the variance. This is an existing building which is not being enlarged in either height or space on the ground floor.



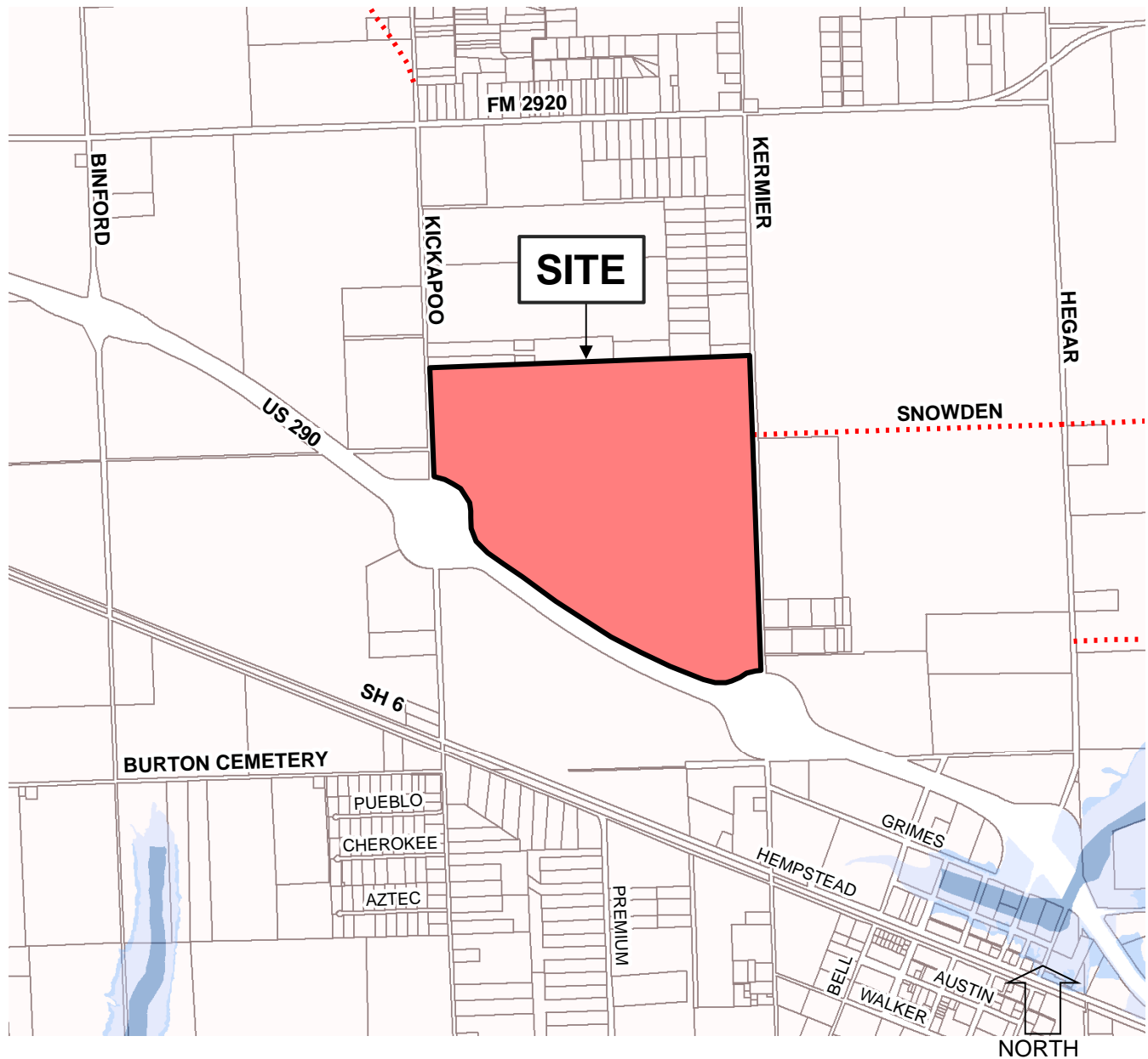
# Houston Planning Commission      ITEM : 154

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Kermier Commercial

Applicant: Windrose Land Services, Inc



**D – Variances**

**Site Location**

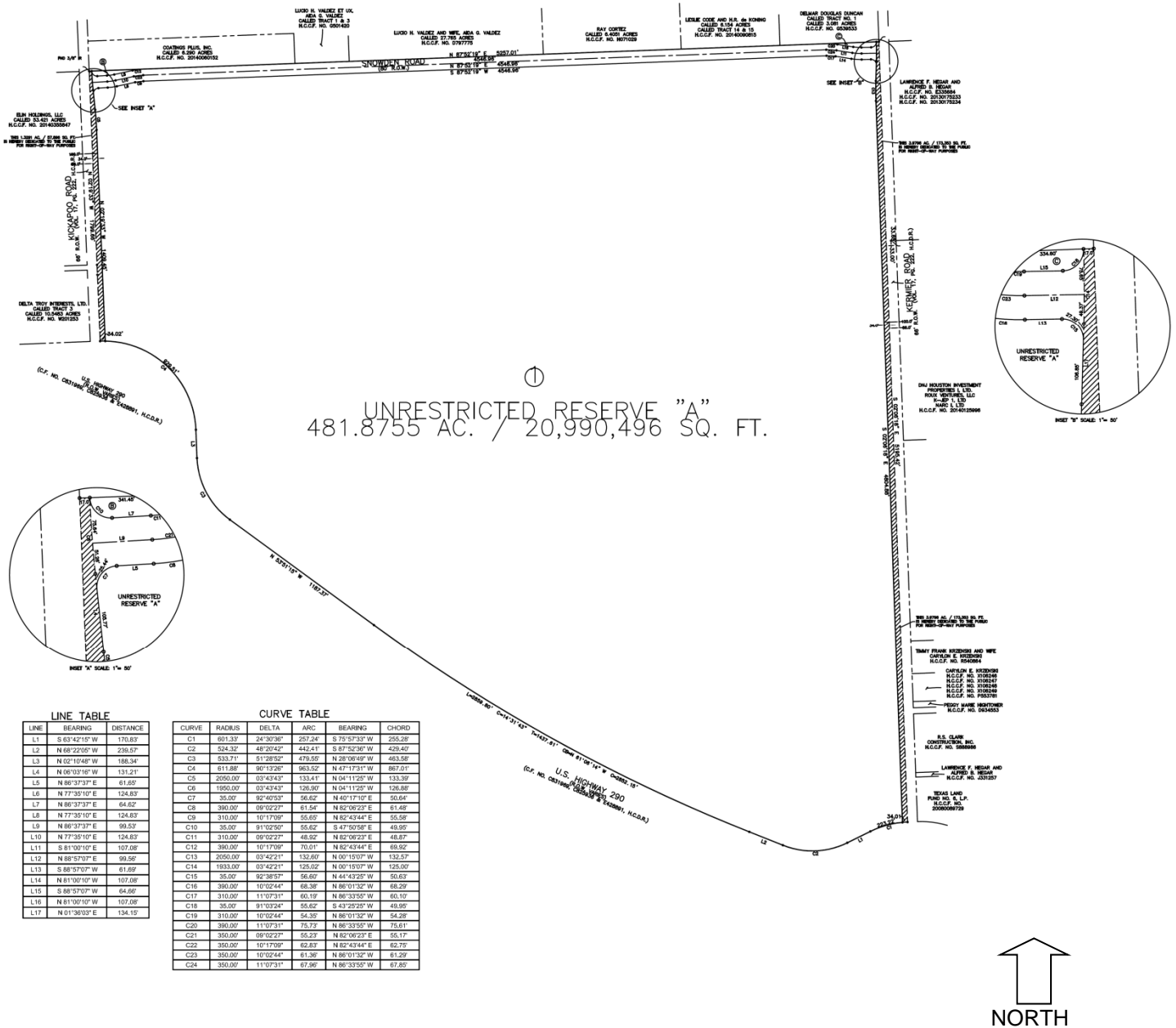
# Houston Planning Commission

## ITEM : 154

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Kermier Commercial

Applicant: Windrose Land Services, inc



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 63°42'15" W | 170.67   |
| L2   | N 68°22'05" W | 235.57   |
| L3   | N 02°10'48" W | 188.34   |
| L4   | N 06°03'16" W | 131.21   |
| L5   | N 80°37'37" E | 61.05    |
| L6   | N 77°35'10" E | 124.63   |
| L7   | N 80°37'37" E | 64.62    |
| L8   | N 77°35'10" E | 124.63   |
| L9   | N 80°37'37" E | 69.53    |
| L10  | N 77°35'10" E | 124.63   |
| L11  | S 81°00'10" E | 107.08   |
| L12  | N 88°57'07" E | 69.36    |
| L13  | S 88°57'07" W | 61.59    |
| L14  | N 81°00'10" W | 107.08   |
| L15  | S 88°57'07" W | 64.86    |
| L16  | N 81°00'10" W | 107.08   |
| L17  | N 01°36'03" E | 134.15   |

| CURVE | RADIUS  | DELTA     | ARC    | BEARING       | CHORD  |
|-------|---------|-----------|--------|---------------|--------|
| C1    | 601.29  | 24°30'36" | 257.24 | S 75°52'33" W | 255.28 |
| C2    | 524.32  | 48°20'42" | 442.41 | S 67°52'36" W | 429.40 |
| C3    | 533.71  | 51°28'52" | 479.55 | N 28°06'49" W | 463.58 |
| C4    | 611.88  | 60°13'26" | 663.52 | N 47°17'31" W | 667.51 |
| C5    | 2050.00 | 03°43'43" | 133.41 | N 04°11'25" W | 133.39 |
| C6    | 1950.00 | 03°43'43" | 126.90 | N 04°11'25" W | 126.88 |
| C7    | 35.00   | 92°40'53" | 56.62  | N 45°17'10" E | 50.64  |
| C8    | 360.00  | 06°02'23" | 61.54  | N 82°06'23" E | 61.48  |
| C9    | 310.00  | 10°17'09" | 55.62  | N 82°43'44" E | 55.59  |
| C10   | 35.00   | 91°02'50" | 55.62  | S 47°50'58" E | 49.99  |
| C11   | 310.00  | 09°02'23" | 48.82  | N 82°06'23" E | 48.87  |
| C12   | 360.00  | 10°17'09" | 70.01  | N 82°43'44" E | 69.92  |
| C13   | 2050.00 | 03°42'21" | 132.00 | N 00°15'07" W | 132.57 |
| C14   | 1933.00 | 03°42'21" | 125.02 | N 00°15'07" W | 125.00 |
| C15   | 35.00   | 92°38'57" | 56.60  | N 44°43'25" W | 50.63  |
| C16   | 360.00  | 10°02'44" | 68.38  | N 86°01'32" W | 68.29  |
| C17   | 310.00  | 11°07'31" | 60.19  | N 86°33'55" W | 60.10  |
| C18   | 35.00   | 91°03'24" | 55.62  | S 43°29'25" W | 49.99  |
| C19   | 310.00  | 10°02'44" | 54.39  | N 86°01'32" W | 54.28  |
| C20   | 360.00  | 11°07'31" | 75.73  | N 86°33'55" W | 75.61  |
| C21   | 360.00  | 09°02'23" | 65.27  | N 82°06'23" E | 65.17  |
| C22   | 360.00  | 10°17'09" | 62.87  | N 82°43'44" E | 62.79  |
| C23   | 360.00  | 10°02'44" | 61.36  | N 86°01'32" W | 61.29  |
| C24   | 360.00  | 11°07'31" | 67.96  | N 86°33'55" W | 67.85  |

D – Variances

Subdivision

# Houston Planning Commission      ITEM : 154

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Kermier Commercial

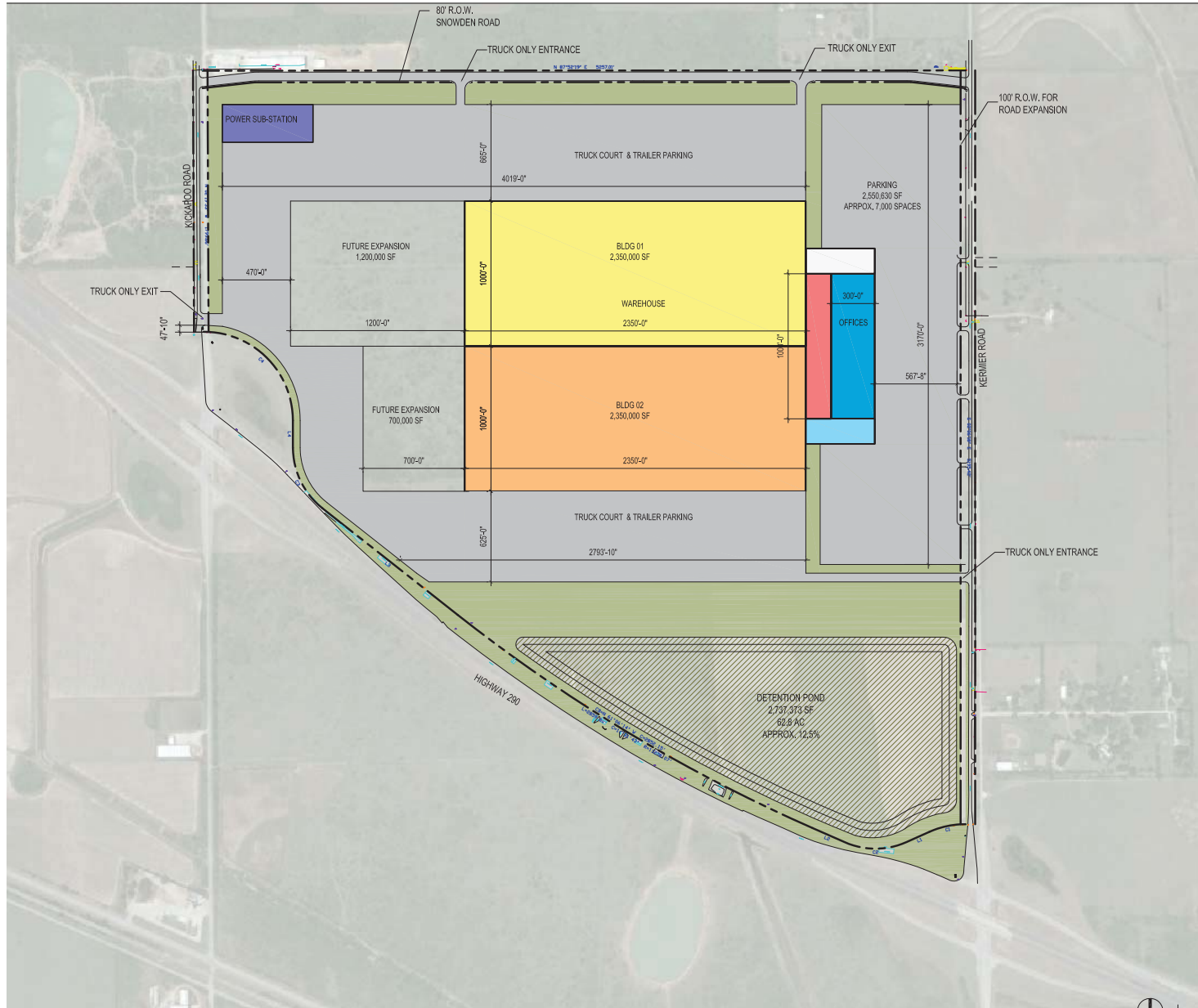
Applicant: Windrose Land Services, Inc



D – Variances

Aerial

# SITE PLAN - 4 - ONE BUILDING SCENARIO







## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2014-2424

**Plat Name:** Kermier Commercial

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 10/03/2014

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

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

Not to require north-south streets between Kickapoo Road and Kermier Road north of US 290.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Sec. 42-128, Intersections of local streets, Paragraph (a) states, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet.

### Statement of Facts

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

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

The proposed use is an industrial factory/warehouse facility consisting of more than 491 acres and over 7 million square feet of new building area. The site is located at the northwest intersection of US 290 and Kermier Road, approximately 6 miles northwest of the intersection of the Grand Parkway (SH 99) and US 290 in Harris County, Texas. The applicant proposes to widen Kermier Road and Kickapoo Road to the full 100-foot width called for in the City's Thoroughfare Plan. Additionally, the applicant will relocate the unimproved 70-foot Snowden Road right-of-way to the north and construct a new Snowden Road in an 80-foot right-of-way. This relocation is necessary to provide an adequate development footprint and safer intersection spacing between Snowden and US 290. The City's maximum intersection spacing policies apply without incident in most subdivisions. However, they do not account for the unique factors and potential benefits of this site. Because of the massive scale and inherent demands of this single-occupant development, the design constraints of the project itself pose a significant hardship for the applicant and form the basis for the variance. In order for the project to be viable, the facility must be located on a major thoroughfare with easy access to the Grand Parkway, Beltway 8, Interstate 10, downtown Houston, and the Houston Ship Channel. Further, the built-out facility must be a unified, controlled access site with a robust transportation network and a footprint large enough to house a 2.30 million square foot warehouse and a 2.38 million square foot factory. A controlled-access site with no through streets is essential as the footprint for the warehouse building alone spans nearly the full mile of the site's width (parallel to and south of Snowden Road). The factory building that joins with the warehouse consumes the site's depth parallel to Kermier Road. When all of the components are added - warehouse, factory, minimum 40-acre detention pond, drives, support facilities, truck staging area, office and required parking - the applicant has accounted for all of the 491 acre site. The applicant has consulted with Harris County and they have indicated that they would not object to the development so long as the applicant makes the necessary improvements to the surrounding street network.

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

If the City of Houston desires to support the development of this type of facility - a major employment center with over 7 million square feet of new building space - then a variance is necessary. If the location is appropriate for a heavy-commercial use, then the design constraints associated with the proposed type of development create a unique set of the circumstances that support the requested variance. Because a unified tract of nearly 500 acres along a major thoroughfare is required to support the type of facility, a variance from the intersection spacing requirements will be required no matter the location. Further, the applicant believes the proposed site at US 290 and Kermier is extremely viable for their business needs and highly compatible as a heavy-commercial/industrial facility from the City and County's perspective.



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

The intent of the chapter is to encourage responsible development in line with the highest and best use of the land. The applicant believes that the highest and best use of the land, given the location adjacent to US Highway 290 in close proximity to the Grand Parkway (Stage Highway 99), is heavy-commercial/industrial. With the proposed right-of-way dedication and road improvements, the surrounding transportation network will be more than adequate to handle the increase in commercial traffic. Additionally, the granting of the variance will allow the developer to eliminate dangerous internal cross-traffic that would be associated with an unnecessary grid of public streets across the site. Not only would requiring public roadways every 1,400 feet across the site be detrimental to the mobility of the intended use and the surrounding street network, it would make the type of facility that the applicant intends to develop on the land infeasible.

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

Forcing public streets through the site would be disastrous for the project and would be in direct conflict with the public's health, safety and welfare. Public streets will breakup the buildings, ruin the efficiency of the facility and separate employee/customer parking from the pedestrian's destination facilities (e.g. forcing employees to walk across a public street to enter the factory). Through traffic on the roadway would be introduced to an extremely high volume of crossing truck traffic that would at best interfere with the internal circulation of the development and at worst encourage collisions between the semi-trucks and non-related outside vehicles. For example, semi-trucks entering the site on Kermier Road will have stops at the factory, warehouse and/or staging areas. During this trip, semi-trucks will have to make dangerous turns across and stack on the public streets. This design introduces a high level of frustration and liability to the facility's operator. With the proposed right-of-way dedication and road improvements, the surrounding transportation network will be more than adequate to maintain the current level of service and handle the increase in commercial traffic.

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

The conditions supporting the variance are caused by the unique design constraints associated with the proposed use. Down-sizing the use or dedicating public streets across the site are not options as the size, function and productivity of the facility depend on a cohesive network of interrelated, mutually supportive elements, including: the 7 million square foot joined warehouse/factory complex; 40-acres of detention; over 6,500 traditional and semi-trailer parking spaces; and, an engineering, laboratory and office center. Without the variance, the prospect of an unnecessary grid of public streets would make the project infeasible by introducing internal cross-traffic that would destroy the efficiency of the facility's design, create unnecessary street maintenance expenses, and introduce liability on behalf of the County and business operator. While the applicant desperately wants to be in the selected location, the only flexibility in their business decision is choosing where to locate. The applicant hopes that the City of Houston will agree that the proposed location on US 290 near the Grand Parkway is compatible with the intended use and that they will choose to support the development of a major employment, manufacturing and shipping center by approving the requested variance.

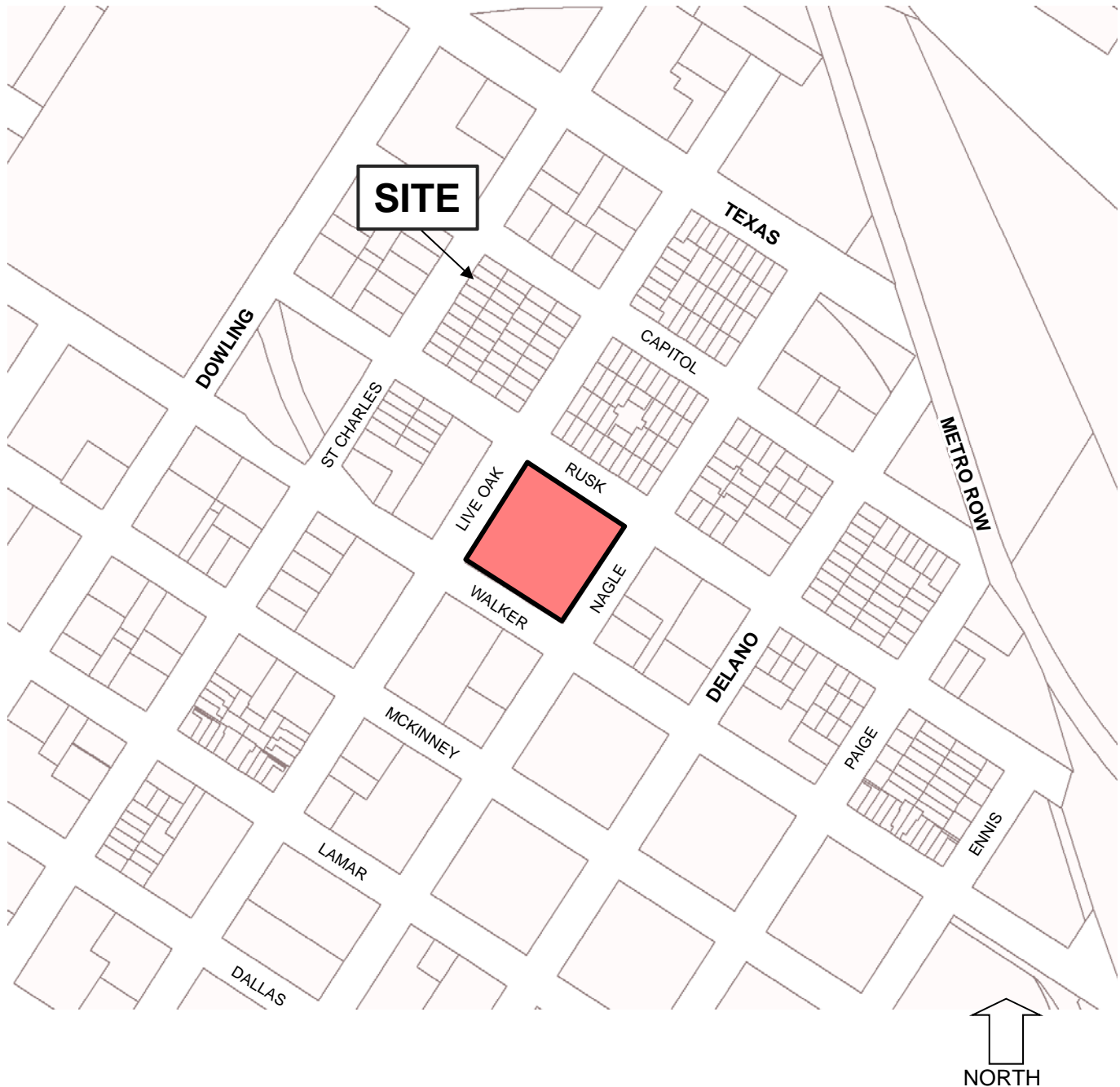
# Houston Planning Commission    ITEM : 155

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Live Oak Terrace (DEF1)

Applicant: Total Surveyors, Inc.



**D – Variances**

**Site Location**

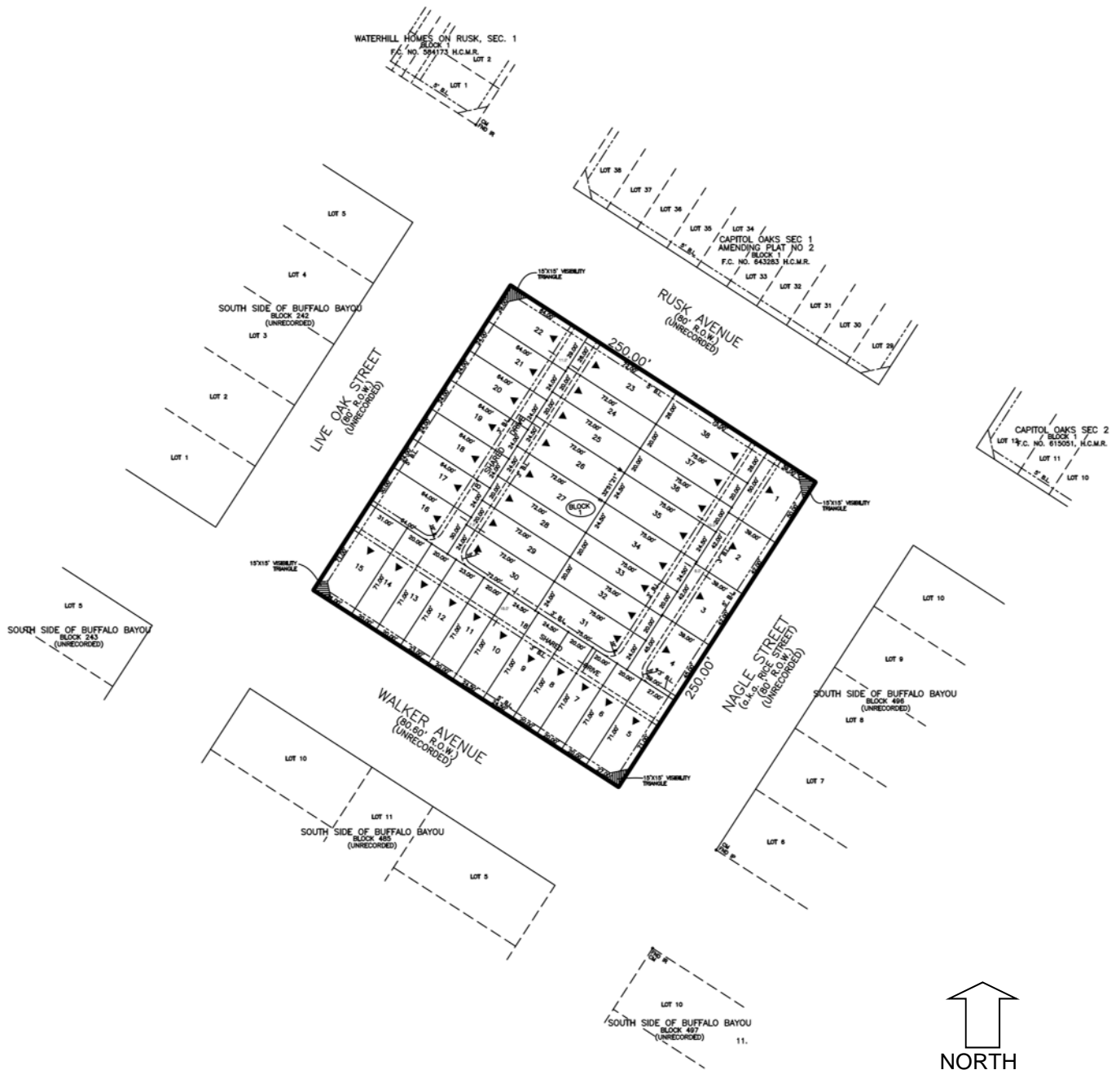
# Houston Planning Commission

## ITEM : 155

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Live Oak Terrace (DEF1)

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

# Houston Planning Commission    ITEM : 155

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Live Oak Terrace (DEF1)

Applicant: Total Surveyors, Inc.



**D – Variances**

**Aerial**





**Application Number:** 2014-2249

**Plat Name:** Live Oak Terrace

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 09/08/2014

**(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:**

42-145 General layout and arrangement for all shared driveways– The total length of the shared driveway shall be 200 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street

**Statement of Facts**

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

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

This development is a standard 250' x 250' block within the South Side of Buffalo Bayou. The site is surrounded by 4 80' wide public rights-of-way, Rusk Street to the north, Walker Street to the south, Live Oak Street on the West and Nagle Street on the east. Walker Street on the south side is unique in the fact that it has a hike and bike trail within its boundaries and does not contain a pavement section for vehicular traffic. A shared driveway system is proposed to run from Rusk Street, in two locations and connect to Nagle Street with a single shared driveway. This layout does create single run of an 18' shared driveway of 366 feet. This distance is created by a shared driveway of 188', from Rusk Street that intersects another leg of a shared driveway of 178', from Nagle Street. At no point is any home served by either leg of these two shared driveways, greater than 200 from its intersection with a public street. The same driveway drive that intersects Rusk Street continues past its intersection with above described shared driveway and continues for a total distance of 250' and intersects the Walker Street right-of-way. Walker Street only contains a hike and bike trail within its boundaries. At the point where the shared driveway continues past its intersection with another shared driveway, all of the houses being served on this shared driveway do front on Live Oak Street and any fire protection need for these homes can be provide from the public right-of-way. The shared driveway system takes access to from a public right-of-way in three separate locations and allows all homes to be either front on or be situated less than 200 feet from a public right-of-way. This does not create any access problems for fire protection or any other emergency services needed within this development. The fire department will be able to fight a fire from any of the three street right-of-ways and have plenty of distance for hose lay length for the interior lots. The creation of a shared driveway system will allow smooth traffic flow within the subdivision and allow the traffic to exit and enter the development at multiple locations in case of an emergency.

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

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

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

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

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



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

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

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

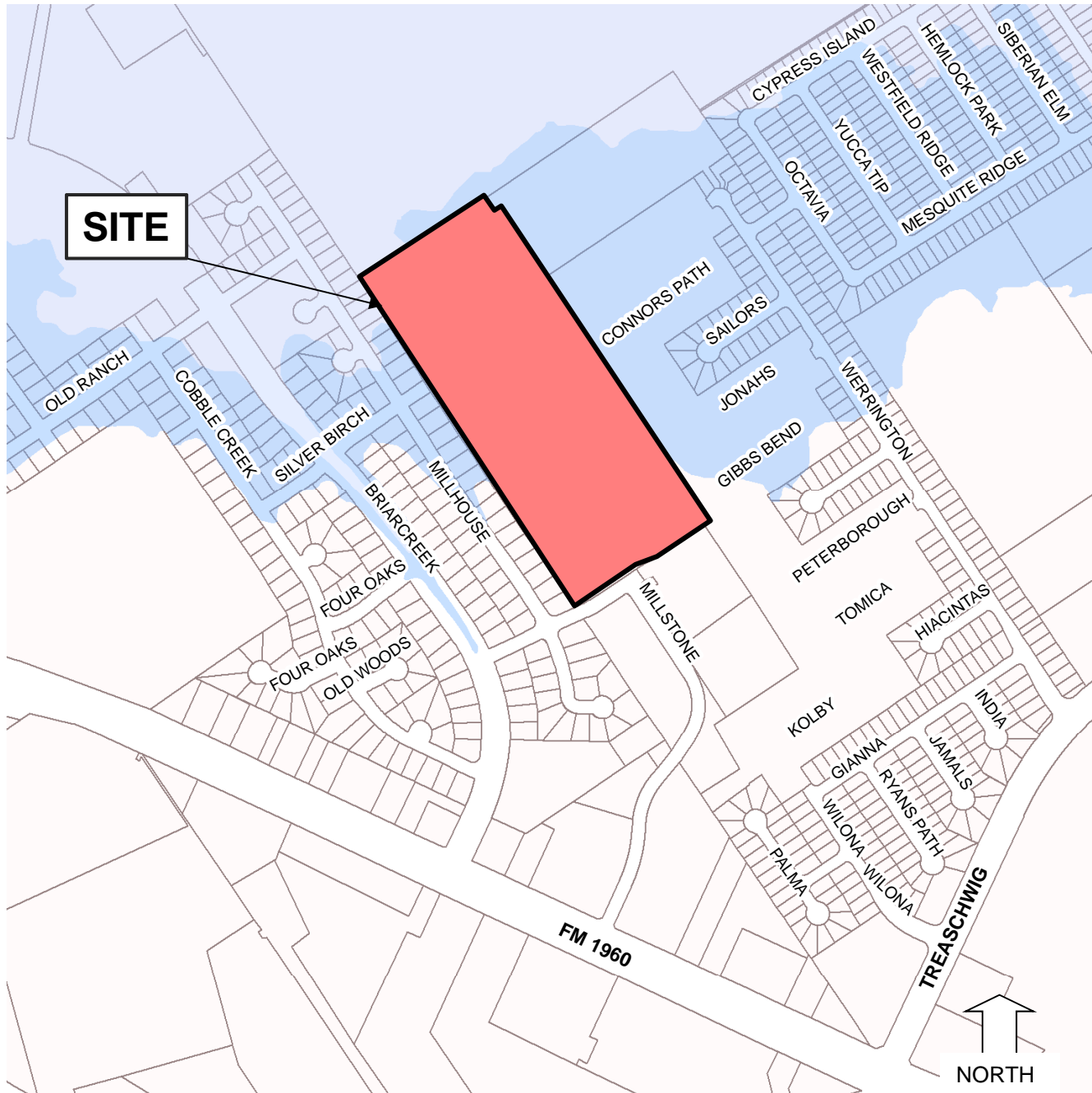
# Houston Planning Commission      ITEM : 156

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Mayfield Place GP

Applicant: Van De Wiele & Vogler, Inc.



**D – Variances**

**Site Location**

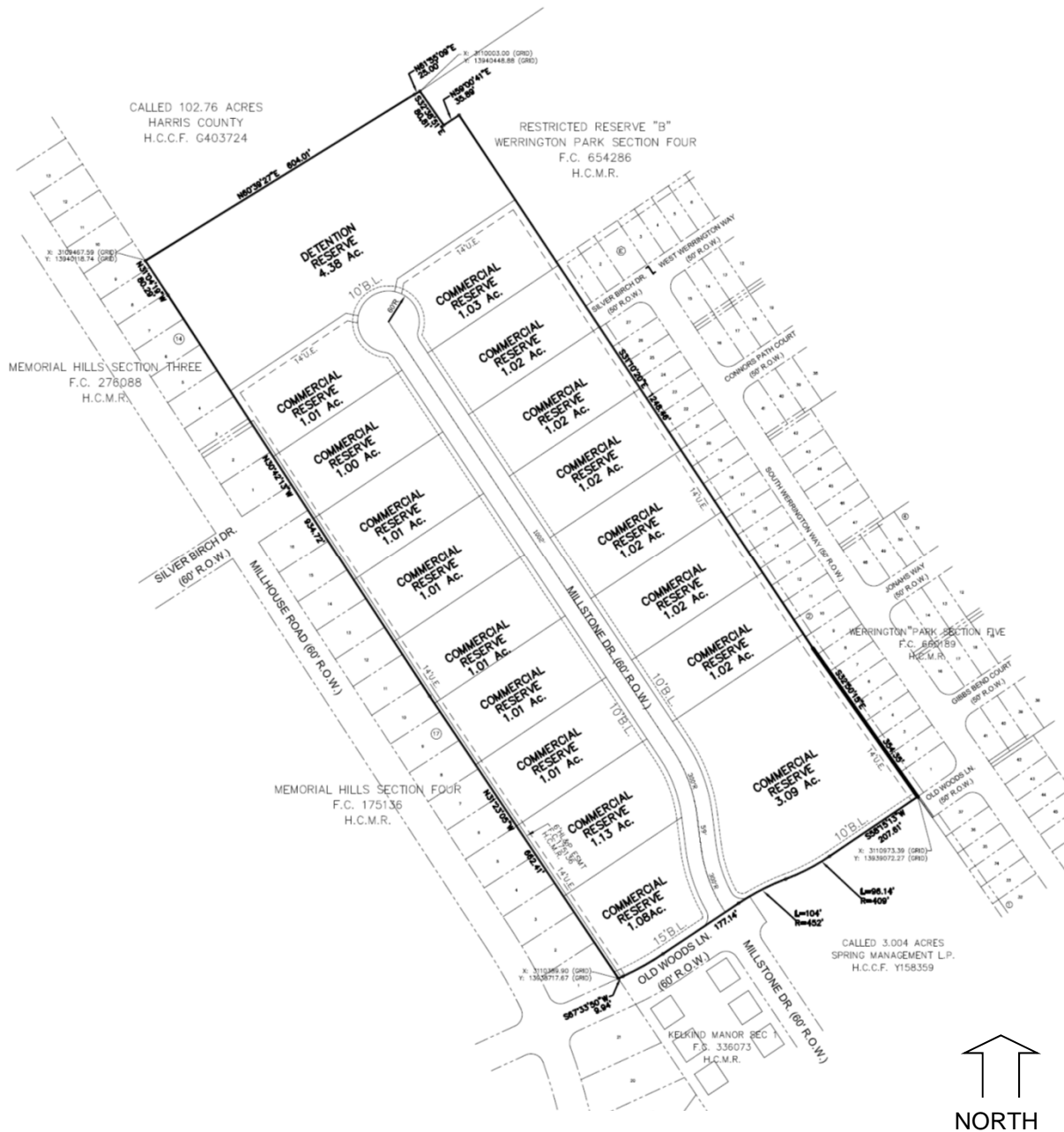
# Houston Planning Commission ITEM : 156

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Mayfield Place GP

Applicant: Van De Wiele & Vogler, Inc.



D – Variances

Subdivision



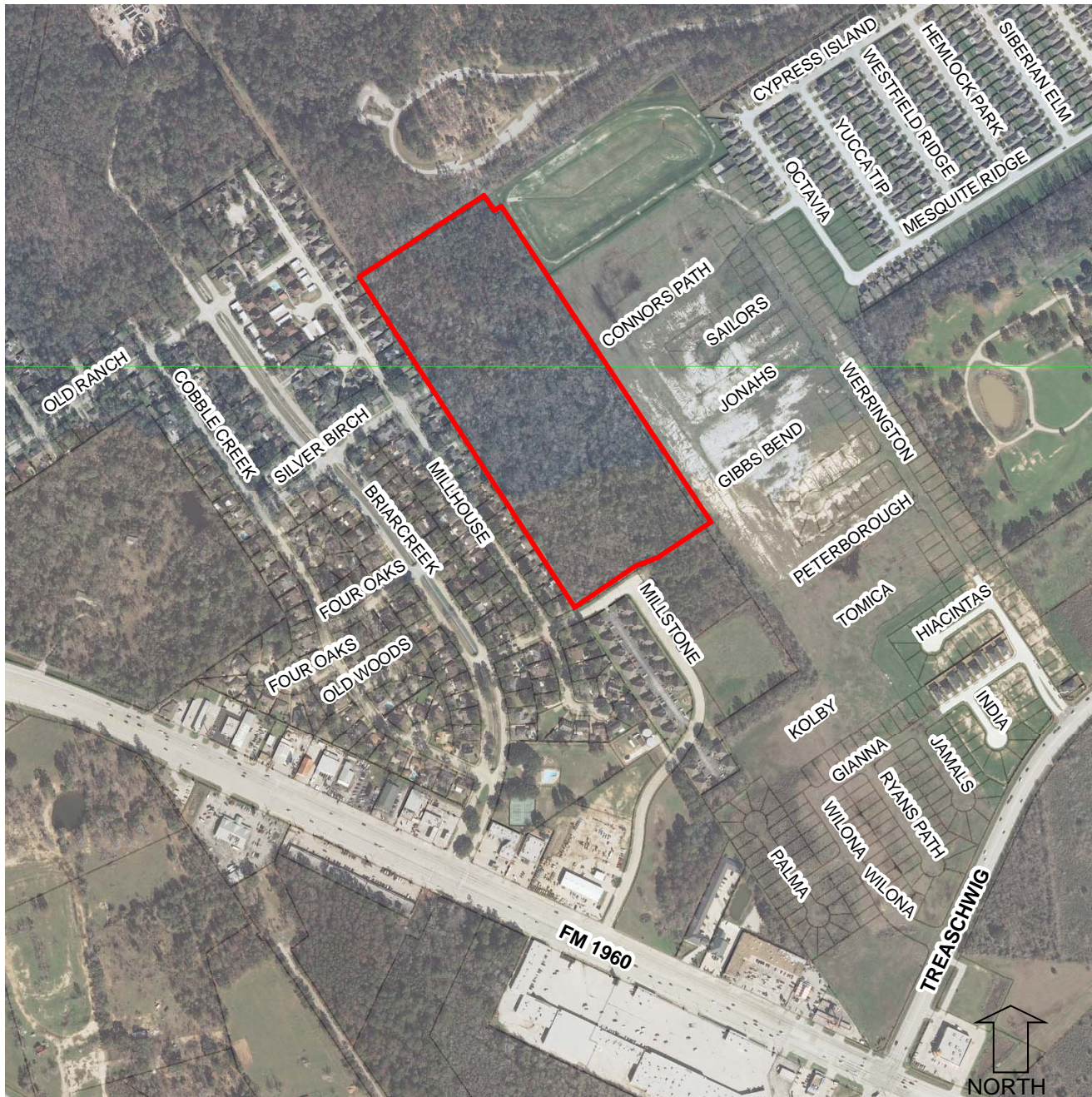
# Houston Planning Commission      ITEM : 156

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Mayfield Place GP

Applicant: Van De Wiele & Vogler, Inc.



**D – Variances**

**Aerial**



**Application Number:** 2014-2541

**Plat Name:** Mayfield Place GP

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

**Date Submitted:** 10/17/2014

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

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

We are requesting a variance to Section 42-128 (a) (1). the minimum block length requirement for local streets is 1400 feet. Our tract is 1676 feet deep.

**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 1400 feet;

**Statement of Facts**

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

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

This property is landlocked on all 4 sides by platted residential developments and an arboretum. Along the western side of the property is the existing subdivision of Memorial Hills Sec 3 and along the Eastern side is the existing property of Werrington Park Sec 5. This has been a vacant tract and has no existing development on it.

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

The owner of this property, Mayfield Electric, was not the developer for the adjacent residential subdivisions. Silver Birch Dr. was platted in 1978 as part of Memorial Hills Sec 3 and an addition to it was platted on the opposite side of the property in 2013 as part of Werrington Park Sec 5. The third entrance to the property is Millstone Dr. and was platted in 1985 as part of Kelkind Manor Sec 1.

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

The intent of block length requirements is to ensure traffic flow. In this instance, the residents to the west have two ways to get out of Memorial Hills subdivision onto FM 1960. The residents to the east have two ways to get out of Werrington Park onto Treashwig Road and another alternate way to exit onto Aldine Westfield Road.

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

Strict application of the ordinance 42-128-(a) (1) would require platting Silver Birch Dr. to provide street access every 1400 ft. This would connect the Silver Birch Dr.'s in Memorial Hills Sec 3 and Werrington Park Sec 5. A required public street connection would provide a direct connection between the industrial and commercial uses between the property and the existing single family uses. This would result in a hardship of the existing residents of Memorial Hills Sec 3 and Werrington Park Sec 5 with increased industrial traffic on neighborhood streets through the existing single family neighborhood where children play.

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

The justification is the dis-similar land uses that would be connected (industrial and commercial connecting through single family residential). The proposed Millstone Drive will be constructed as a 42' wide concrete road and will be 1356 feet long, with a 60' right-of-way width and cul-de-sac radius. So, no expense is being spared.



# Houston Planning Commission      ITEM : 157

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Polk Court**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

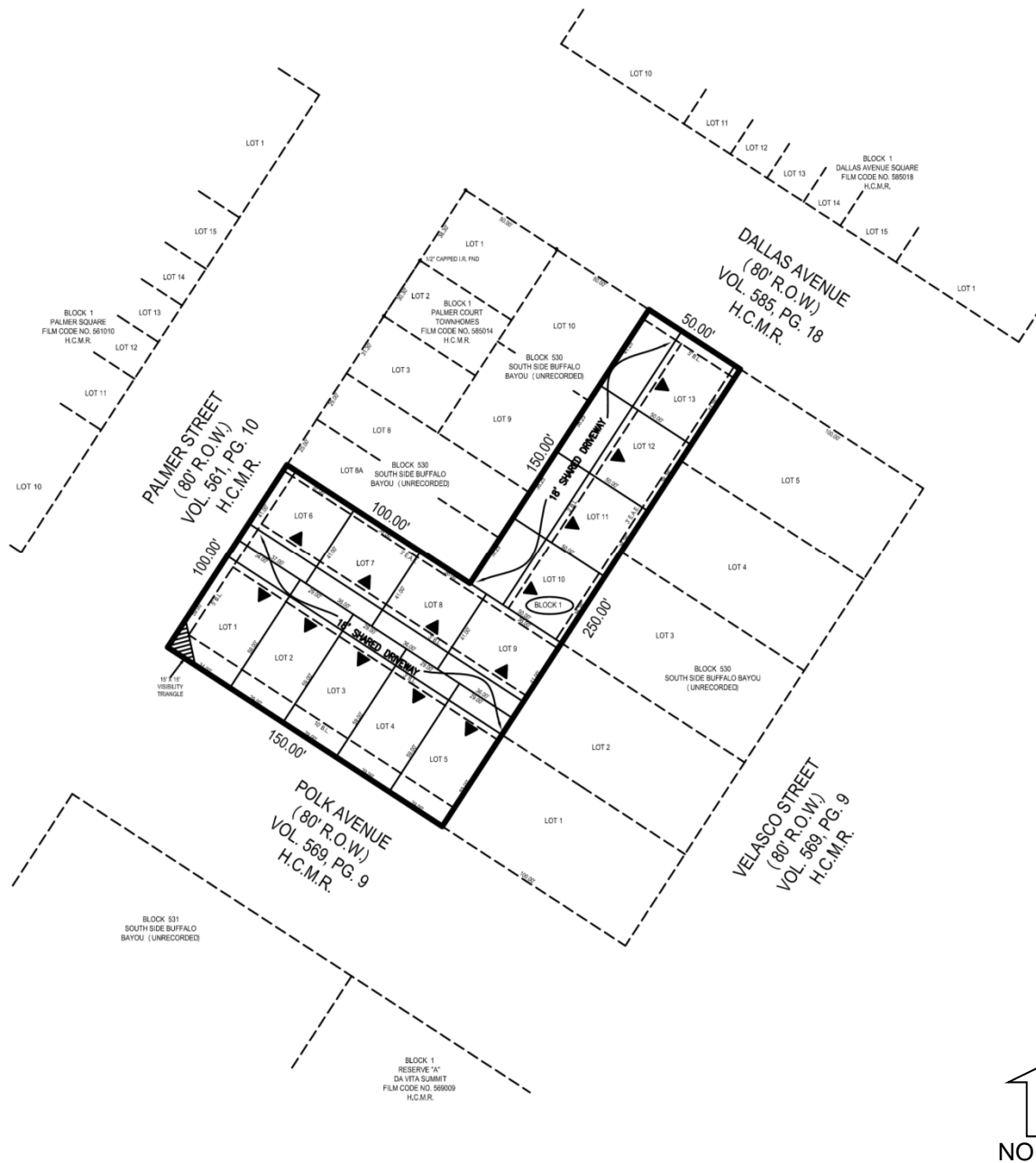
# Houston Planning Commission

## ITEM : 157

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Polk Court

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

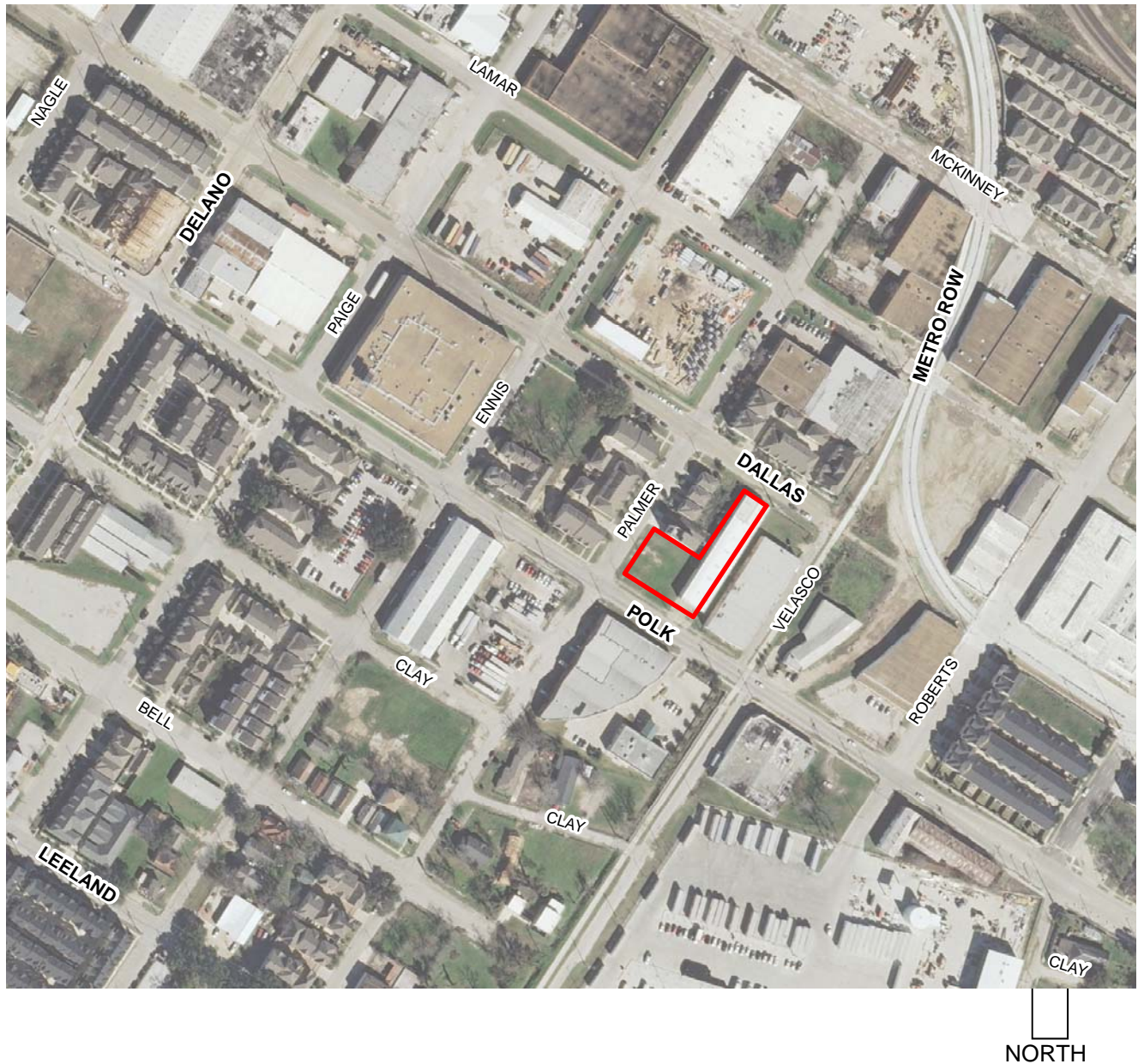
# Houston Planning Commission    ITEM : 157

Planning and Development Department

Meeting Date: 10/30/2014

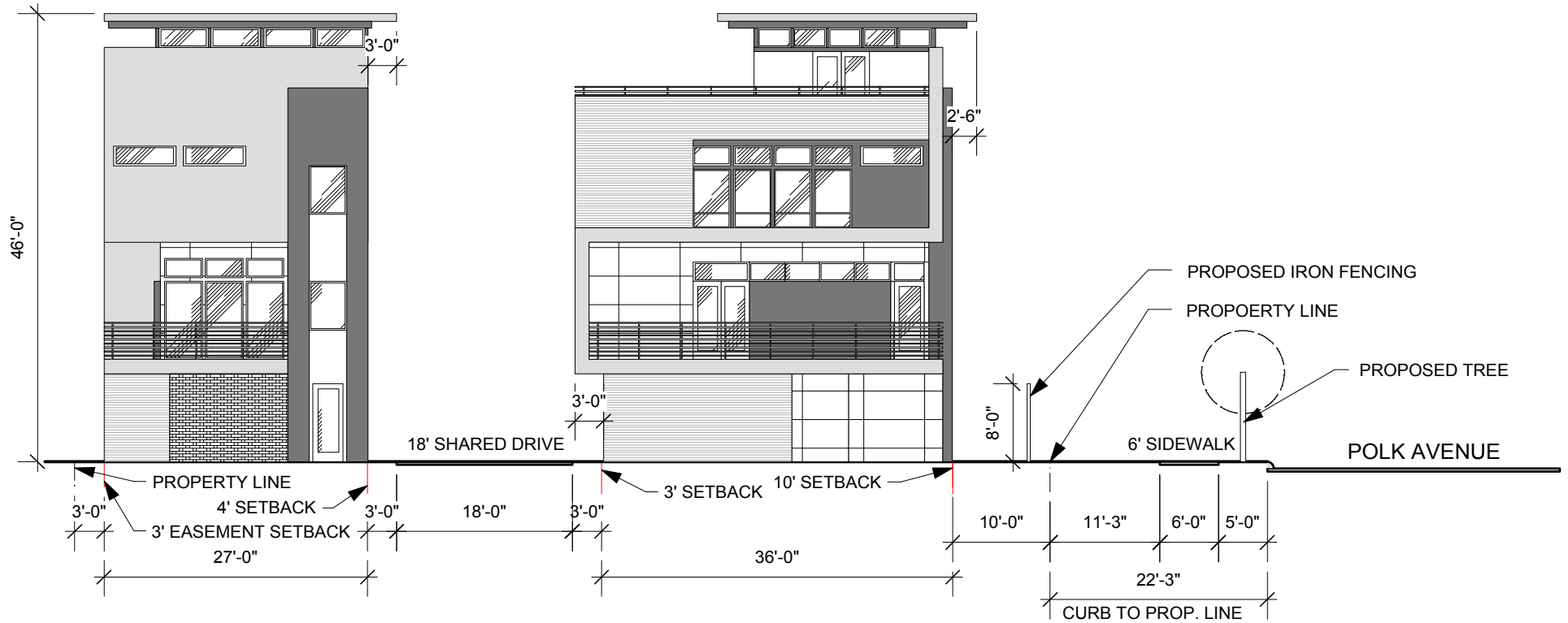
Subdivision Name: Polk Court

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



2

## POLK COURT SITE PROFILE

Scale: 1/16" = 1'-0"





**Application Number:** 2014-2366

**Plat Name:** Polk Court

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 09/22/2014

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

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

A variance is sought not to provide the 15-foot area behind the building line for one-story, uninhabitable garage for single-family lots adjacent to a major thoroughfare

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

Building line requirements along a major thoroughfare. (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. (b) The building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: 1. The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabitable garage; and 2. Vehicular access cannot be taken from the major thoroughfare.

**Statement of Facts**

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

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

The proposed development is located at the corner of Polk and Palmer Streets, both 80-foot right of ways, and Dallas Street, 80' right-of-ways. All 3 streets are curb and gutter. Access is taken from 18-foot shared driveways on Palmer Street with 36.7' paved section and Dallas Street with 40.9' paved section. The owner is proposing 13 lots for 3-story townhomes, average 2100 square feet. Units taking access from Palmer Street will back on Polk Street with no vehicular access. There is an existing bike lane along Polk Street. Palmer Street terminates 1 block north of Dallas Street. Dallas Street terminates 100-feet east of property into a bike trail and undeveloped section of Velasco Street.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by or imposed by the applicant. The majority of new residential developments along Polk Street are townhouses. The proposed development is complimentary to the initiatives of the Greater East End Management District and Harrisburg Zone TIRZ goals for community revitalization by offering quality housing and ultimately adding to the consumer base for new retail. The requirement for 15-feet off the property line for a garage will create a development inconsistent with characteristics of the neighborhood.

**(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 distance from the edge of paving to the property line on Polk Street is 24 feet. With the proposed 10-foot building line, the structures are situated 35-feet from paved section along Polk.

**(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 includes 3 – 3" caliper street trees on Polk and additional landscaping. The existing 5-foot sidewalk will be widened to 6-feet. An ADA compliant ramp exists at corner of Polk and Palmer. The increased sidewalk with and additional landscaping will

enhance the pedestrian walkable area. There will be semi-opaque fencing along the Polk and Palmer Streets. All vehicular access will be on Palmer and Dallas Streets. There is no direct impact of traffic along Polk.

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

Economic hardship is not the sole justification of the variance. The development is consistent with existing townhouse development with reduced building lines along Polk Street and maintains the characteristics of the neighborhood.

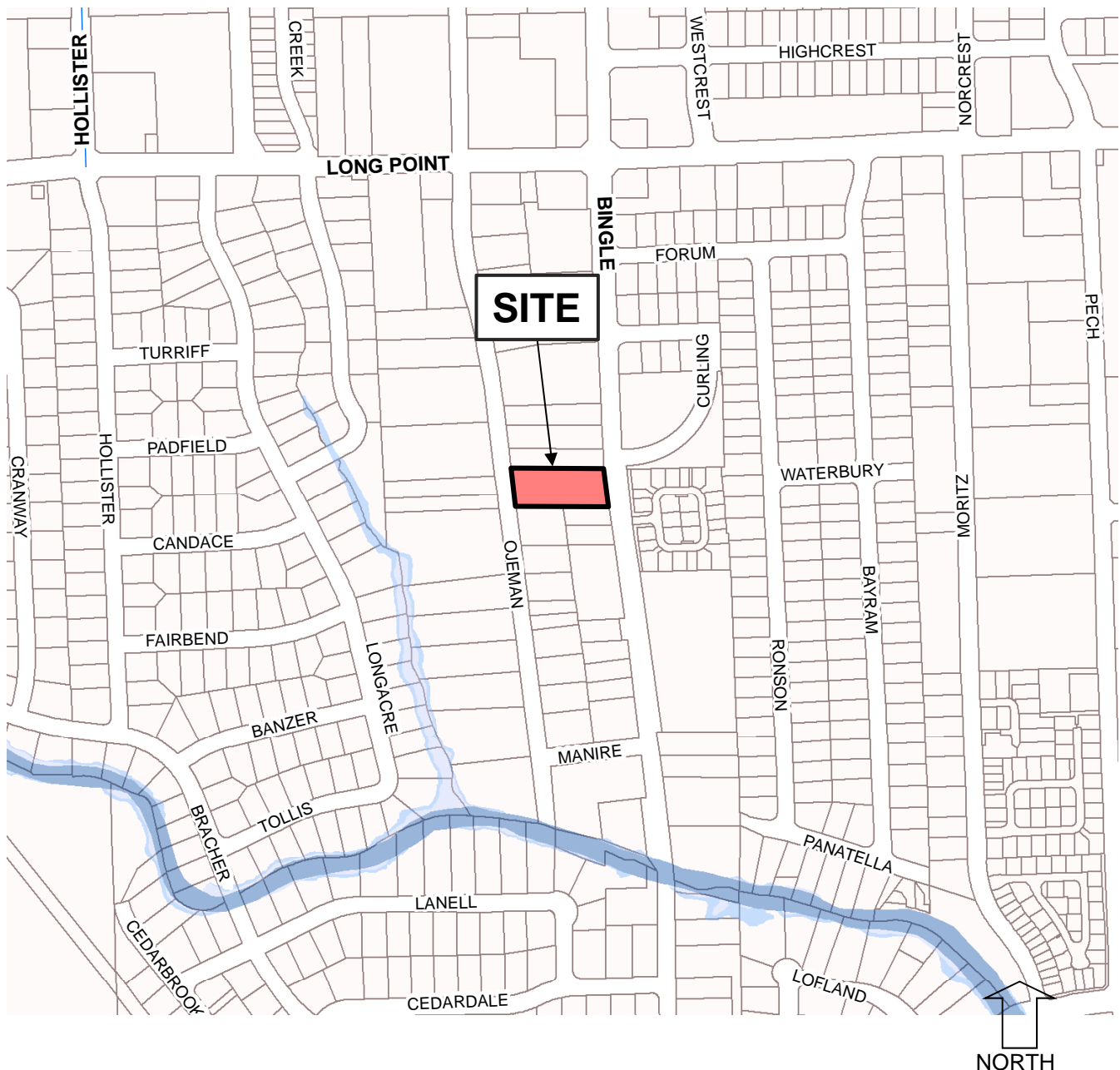
# Houston Planning Commission    ITEM : 158

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Retreat on Bingle Sec 1

Applicant: Momentum Engineering



**D – Variances**

**Site Location**

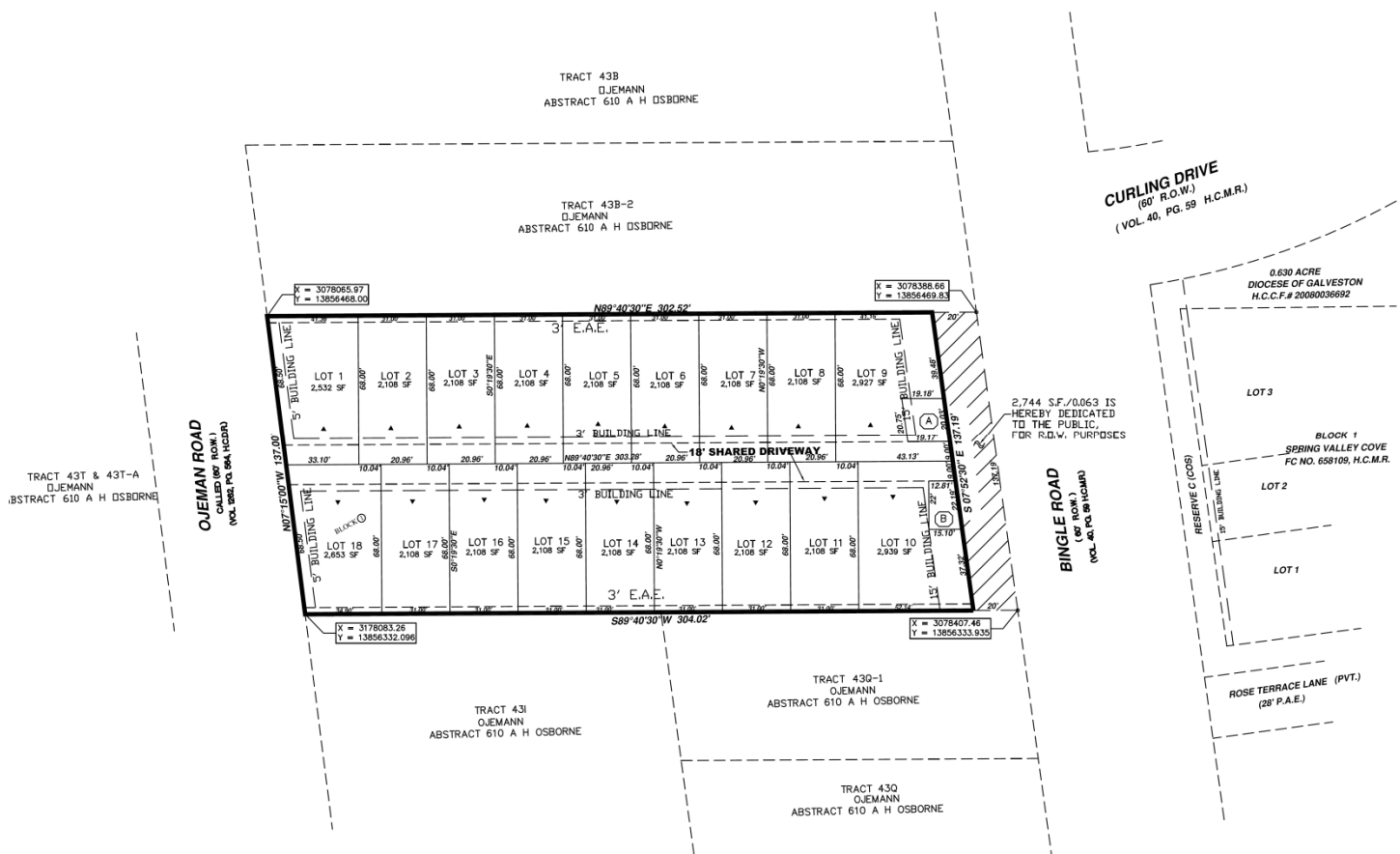
# Houston Planning Commission ITEM : 158

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Retreat on Bingle Sec 1

Applicant: Momentum Engineering



D – Variances

Subdivision



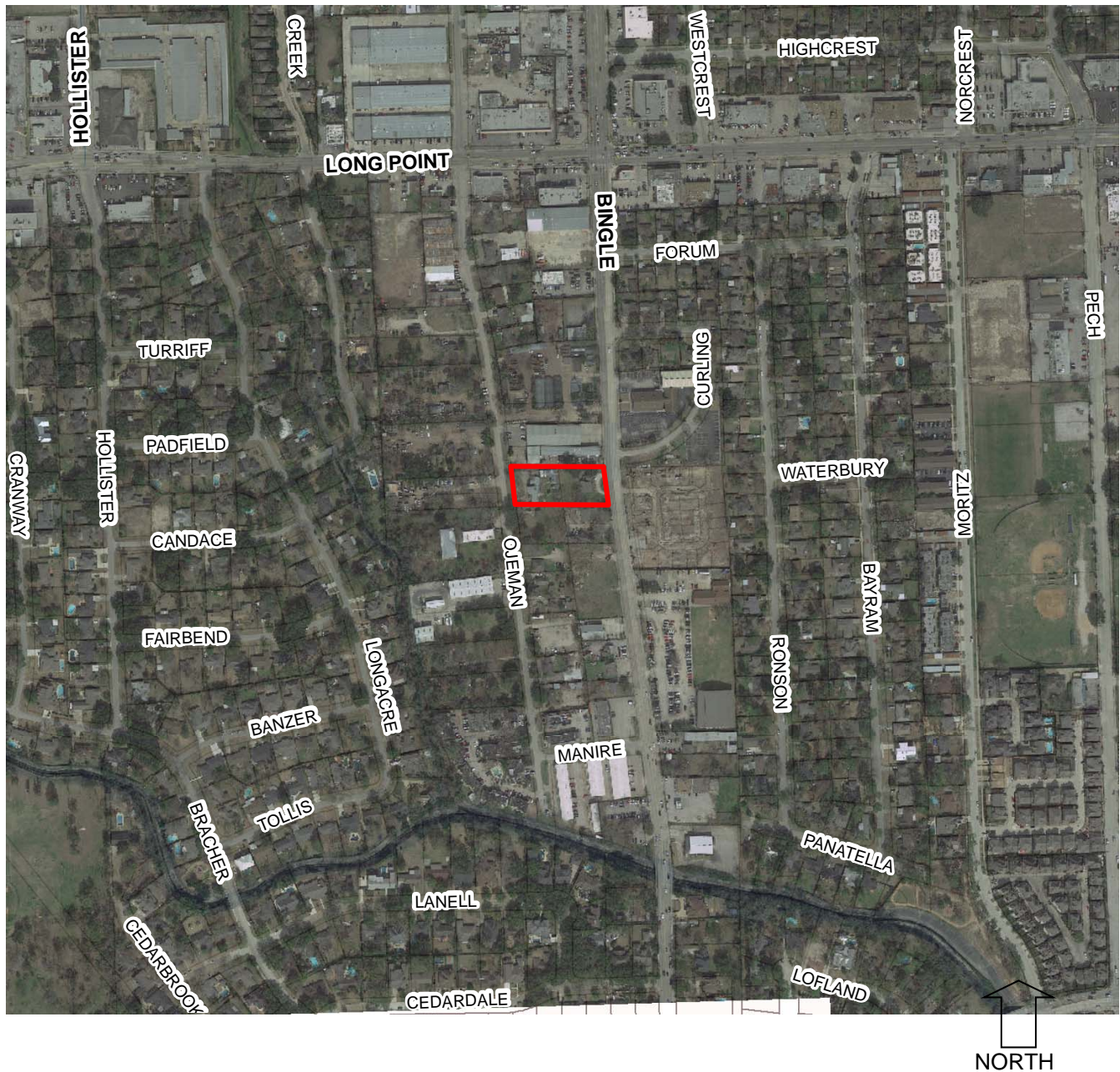
# Houston Planning Commission      ITEM : 158

Planning and Development Department

Meeting Date: 10/30/2014

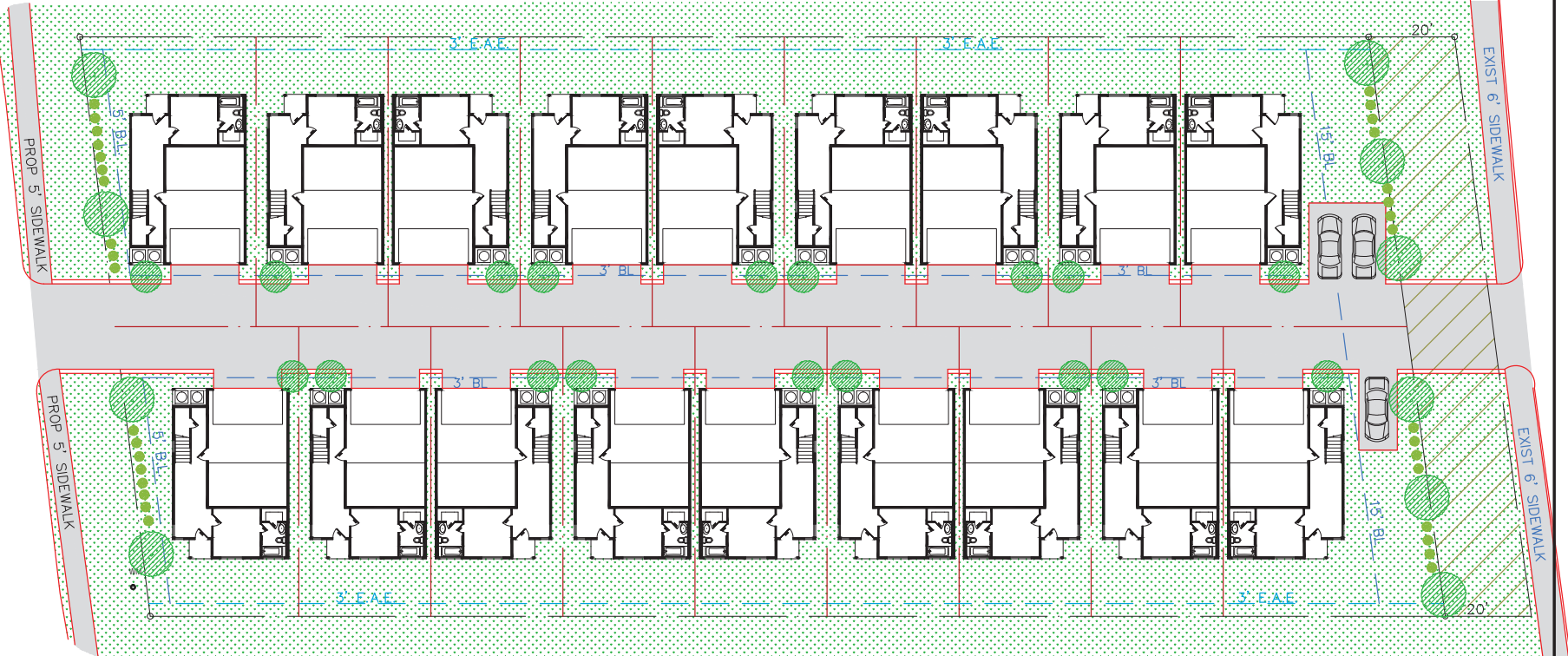
Subdivision Name: Retreat on Bingle Sec 1

Applicant: Momentum Engineering



D – Variances

Aerial







**Application Number:** 2014-2457

**Plat Name:** Retreat on Bingle Sec 1

**Applicant:** MOMENTUM ENGINEERING

**Date Submitted:** 10/06/2014

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

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

To allow a 15' setback rather than a 25' setback along Bingle Road, a designated major thoroughfare; to allow the shared driveway from Bingle to connect to the shared driveway from Ojeman and thus creating a shared driveway in excess of 200' in length

**Chapter 42 Section:** 145; 152

**Chapter 42 Reference:**

Sec. 42-145. General layout and arrangement for all shared driveways. (a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements: (2) The total length of the shared driveway shall be 200 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street, provided however that a shared driveway may be more than 200 feet in length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a public street that is not an alley and that contains a roadway; Sec. 42-152. Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

**Statement of Facts**

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

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

This 1.01 acre tract is required to dedicate 20' of widening for Bingle. The proposed 15' building line will have houses no closer than 47" from the edge of paving along Bingle. There will be trees planted between the widened right-of-way and the sides of the lots. In addition to access to the major thoroughfare, there will also be a secondary access point to Ojeman for the connected shared driveways. Allowing the shared driveways to be connected will allow for a more unified development. The homes will face an internal shared driveway with a site design intended to create a small closely-knit community. The houses facing the shared driveway will not be backing out onto the major thoroughfare. There are no current plans to widen Bingle in this area.

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

There are many properties in the area that have not dedicated 20' of widening. The character of the street and the area will be preserved by allowing a 15' setback so these new buildings will have similar setbacks to others in the area.

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

Light, air, and open space purposes adjacent to the major thoroughfare will be preserved by the reserve containing landscaping.

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

Granting the variance will facilitate the public safety by making it feasible to create a residential community with a single street connection to the major thoroughfare.

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

-The justification for the variance is the distance that the structures will be from the actual street paving.

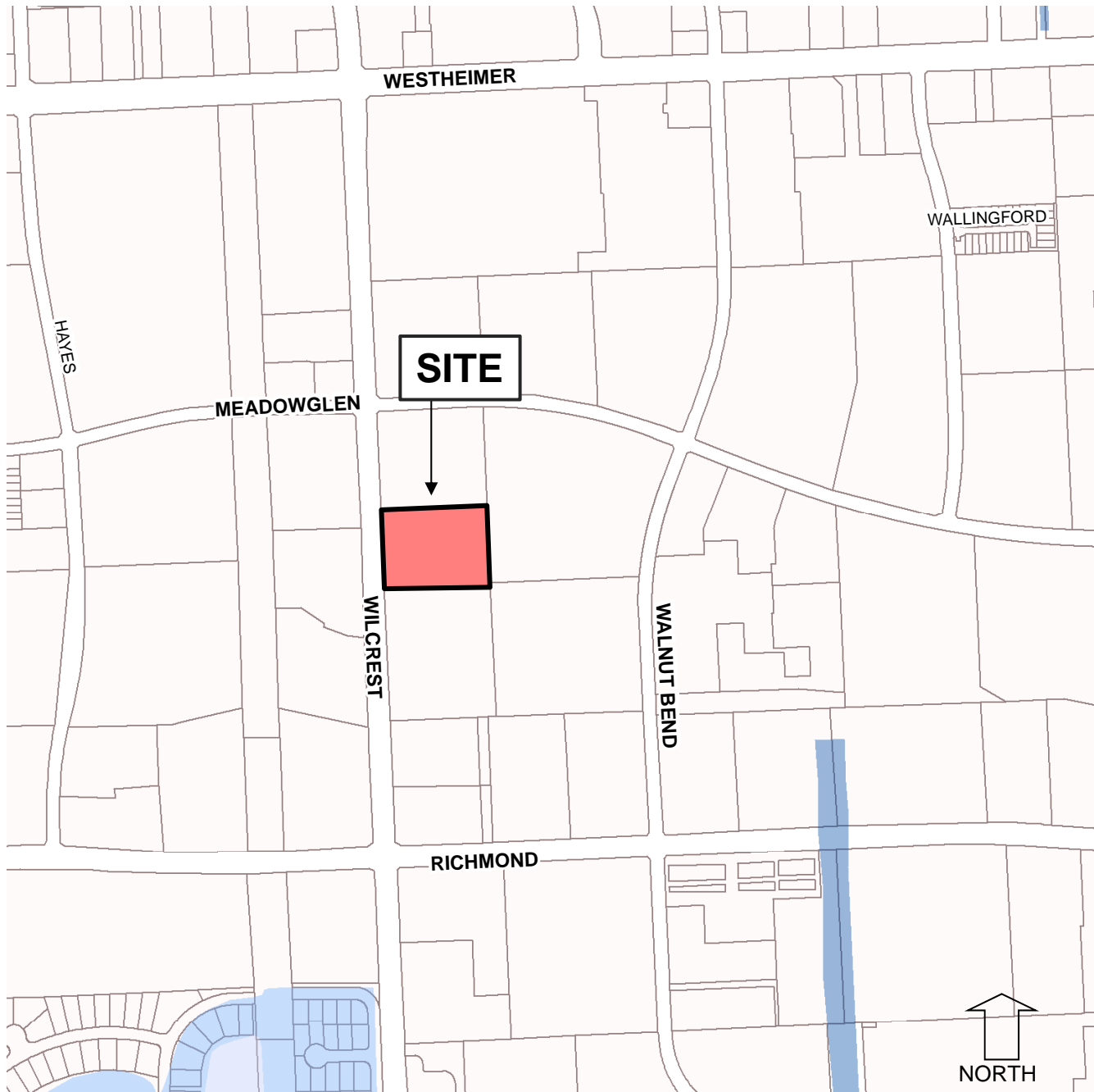
# Houston Planning Commission    ITEM : 159

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Saudi Arabia Royal Consulate (DEF2)**

**Applicant: South Texas Surveying Associates, Inc.**

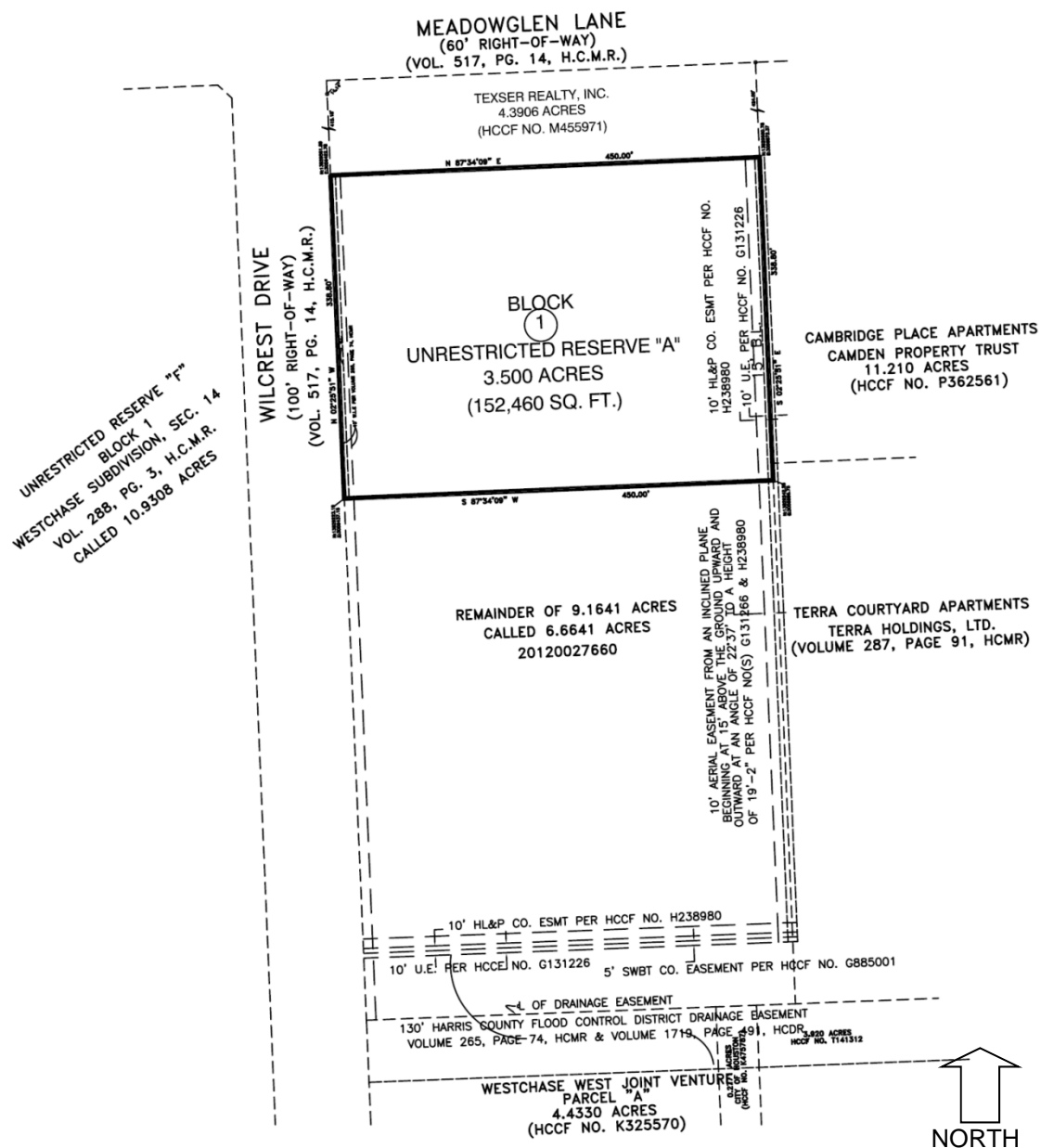


**D – Variances**

**Site Location**

**Meeting Date: 10/30/2014**

**Applicant: South Texas Surveying Associates, Inc.**





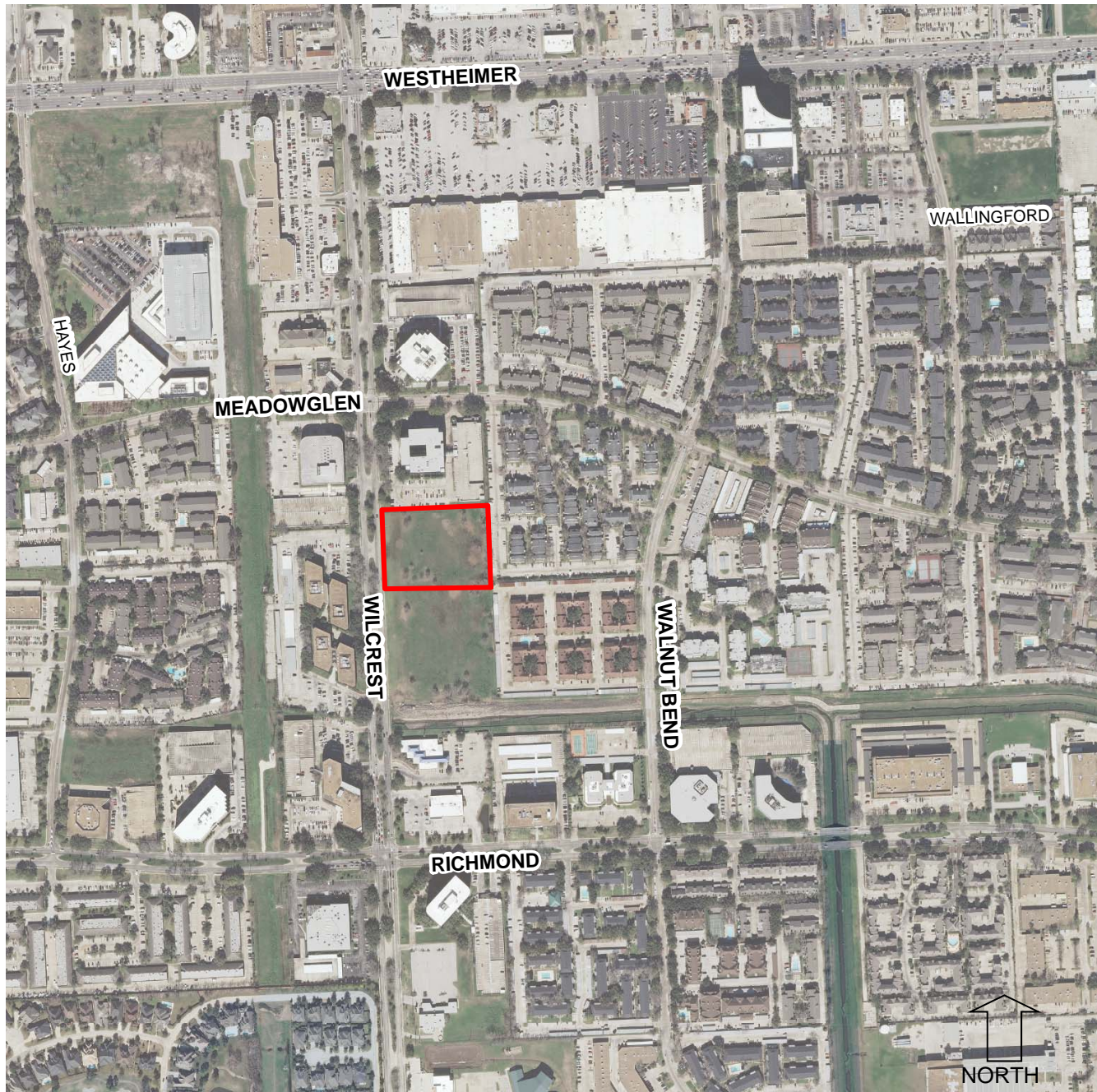
# Houston Planning Commission      ITEM : 159

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Saudi Arabia Royal Consulate (DEF2)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial





0' 5' 10' 15' 25'  
0M 3M 7.6M



## Illustrated Site Plan

Saudi General Consulate Office Building and Staff Housing; Houston, Texas

June 16, 2014



# SAUDI ARABIA GENERAL CONSULATE OF HOUSTON

100% DESIGN DEVELOPMENT  
JUNE 16, 2014



Saudi General Consulate Office Building and Staff Housing; Houston, Texas  
June 16, 2014





**Application Number:** 2014-2129

**Plat Name:** Saudi Arabia Royal Consulate

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 08/25/2014

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

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

Variance request for a 5' reduced building line along a Major Thoroughfare

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

42-150 Building Line Requirement along a Major Thoroughfare

**Statement of Facts**

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

This property is located on Wilcrest Drive (100' ROW) North of Richmond Ave and South of Meadowglen outside the West Belt. We are asking permission to reduce the building line in order to construct to guard houses at the entrance of the Consulate to prevent the general public from entering the property without just cause for being on site. All other structures will comply with Chapter 42. We request a 5 foot building line from the property's west boundary line running along Wilcrest for the purpose of the guard houses only. There is no bus stop at this site that would put the public in harms way. Please refer to the site plans attached.

**(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 property's hardship is based on location. The community's crime rate in the zip code is primarily Theft and Violence with the occasional fatality. The guard houses will prevent unauthorized public from being able to access the grounds. This request will protect the members of the consulate and prevent the Police from having to respond to incidences that are prevented by the guards.

**(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. We understand the need for building line set backs on Major Thoroughfares for public safety but we believe this request will protect the public, the consulate, and the police from criminal activity and unnecessary police action that can be prevented.

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

Granting this variance would not be injurious to the public health, safety or welfare. We understand that Chapter 42's regulations are there for a purpose, but we believe the request for a reduced building line to fortify the safety of the consulate is not unreasonable.

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

Economic hardship is not a justification in this situation at all. The hardship is the location of the consulate and the crime rate in the area. We believe we can prevent an incident prior to the occurrence of a crime if we have the guard houses available at the check in and check out points as referenced on the site. We respectfully ask for the reduced building line of 5 foot on this project for guard houses. Thank you for your time and consideration.

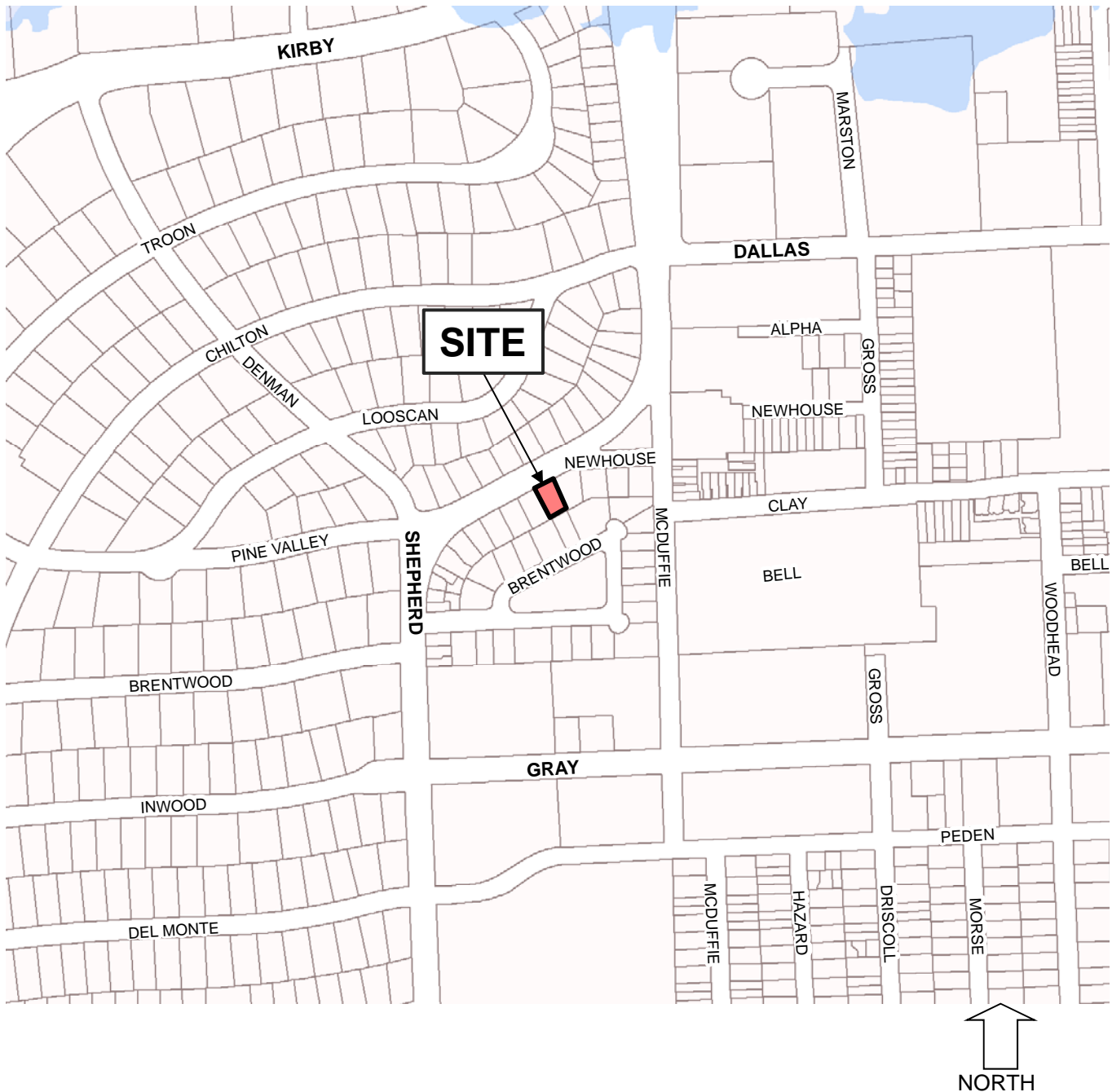
# Houston Planning Commission    ITEM : 160

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name:    Second Amended Map of Live Oaks partial replat No 1

Applicant:    Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**



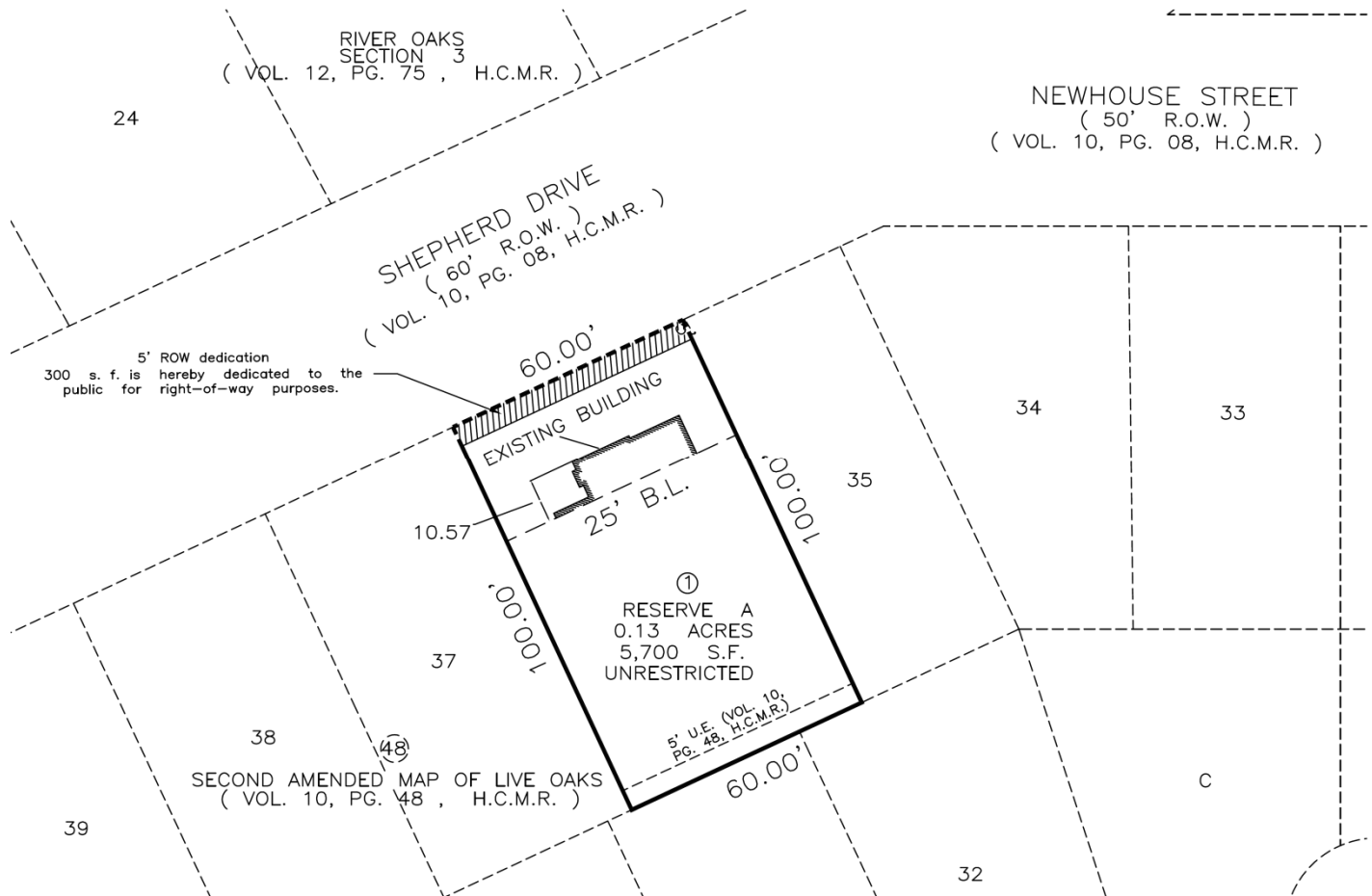
# Houston Planning Commission      ITEM : 160

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name:**    Second Amended Map of Live Oaks partial replat No 1

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



**D – Variances**

**Subdivision**

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# Houston Planning Commission    ITEM : 160

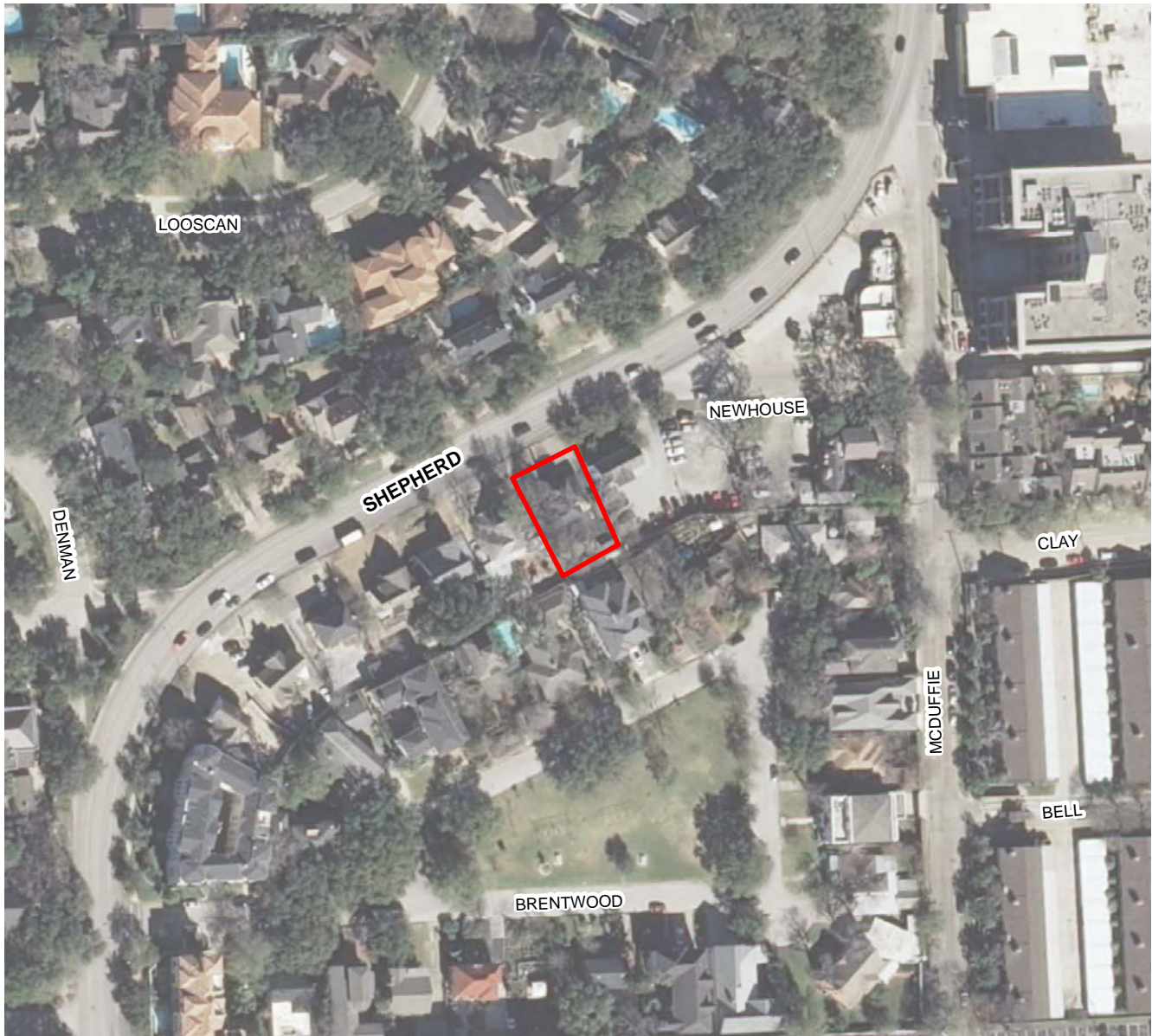
Planning and Development Department

Meeting Date: 10/30/2014

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Subdivision Name:    Second Amended Map of Live Oaks partial replat No 1

Applicant:    Vernon G. Henry & Associates, Inc.



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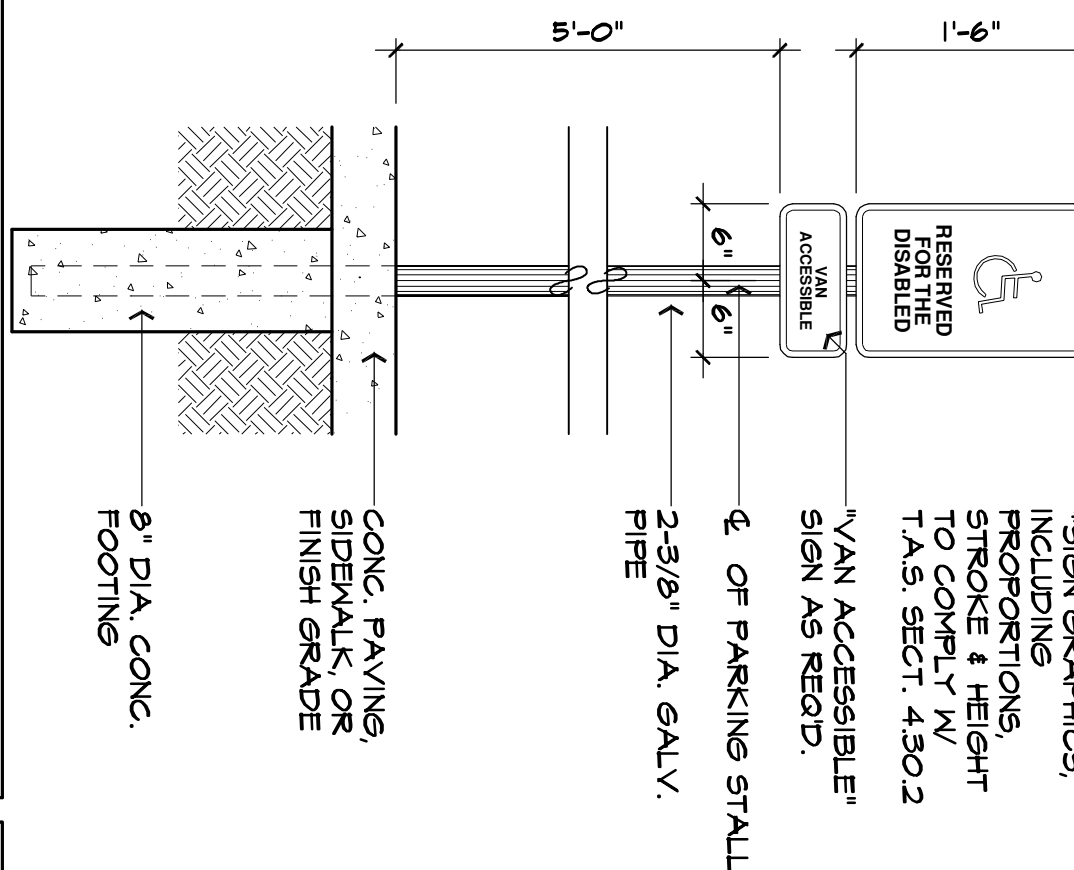
**D – Variances**

**Aerial**

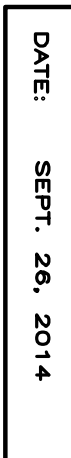
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03





**Application Number:** 2014-2639

**Plat Name:** Second Amended Map of Live Oaks partial replat no 1

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

**Date Submitted:** 10/20/2014

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

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

To allow a dual building setback for the existing office structure which will be 10.75' into the 25' setback from Shepherd after the 5' of widening.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway: Major Thoroughfares Tract Description: In general Minimum Building Line Requirement: 25 feet

**Statement of Facts**

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

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

The subdivision was platted in 1930 without front building setback lines. The existing structure was built as a house in 1940, 42 years before setback lines were established by ordinance. The house was converted to an office decades ago and is now being expanded to the rear. Because of the proposed new construction, the platted lot line through the middle of the property must be removed.

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

The existing structure was built before setback lines were established by ordinance.

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

The intent of the chapter was to allow existing structures to remain but to require any rebuilding to conform to the setbacks established.

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

The condition existing since 1940 without adverse impact on the public will remain unchanged.

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

Justification for the variance is the existing location of the building was constructed in 1940 before setbacks were established by ordinance.



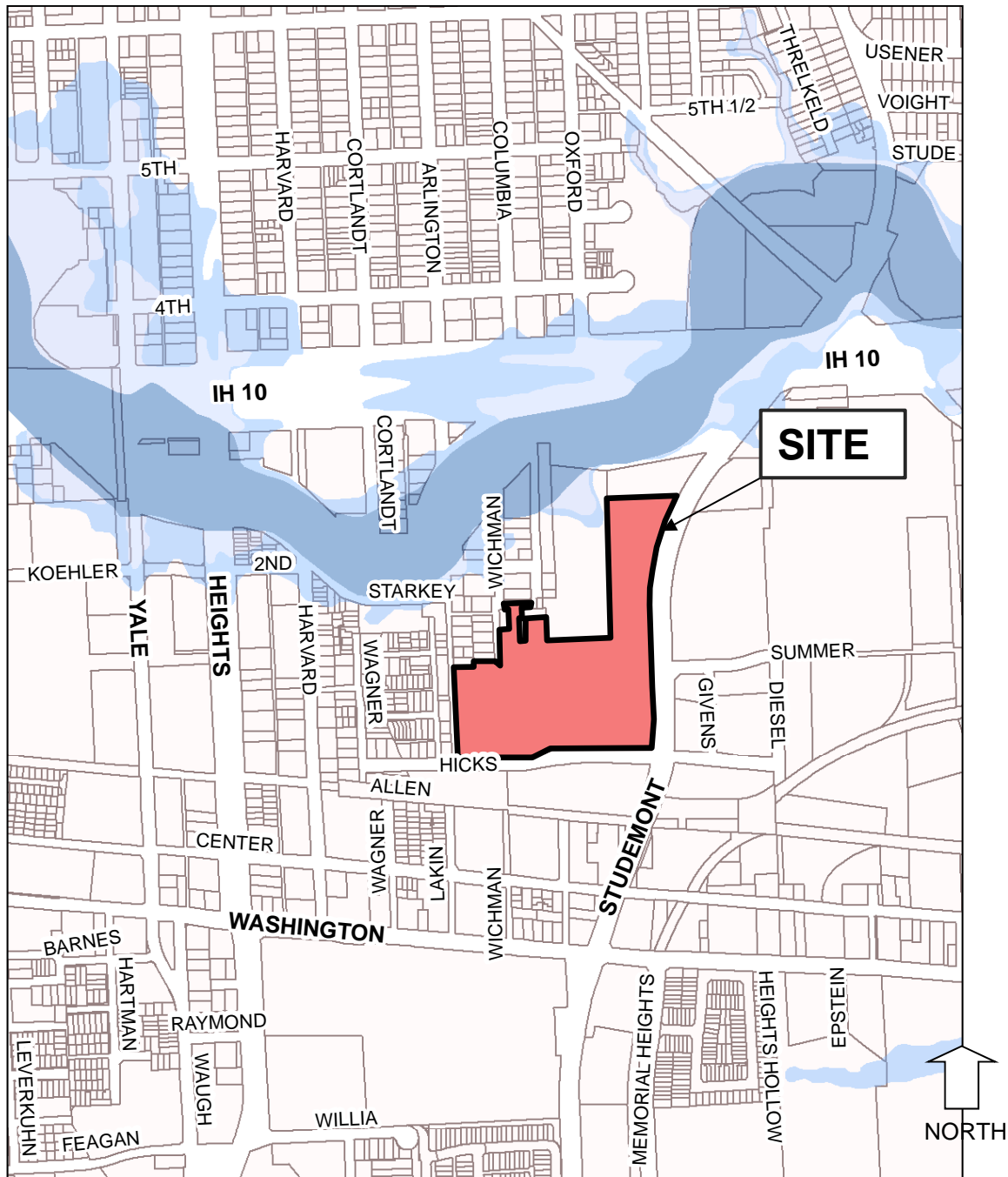
# Houston Planning Commission ITEM : 161

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Studemont Junction

Applicant: Terra Surveying Company, Inc.



D – Variances

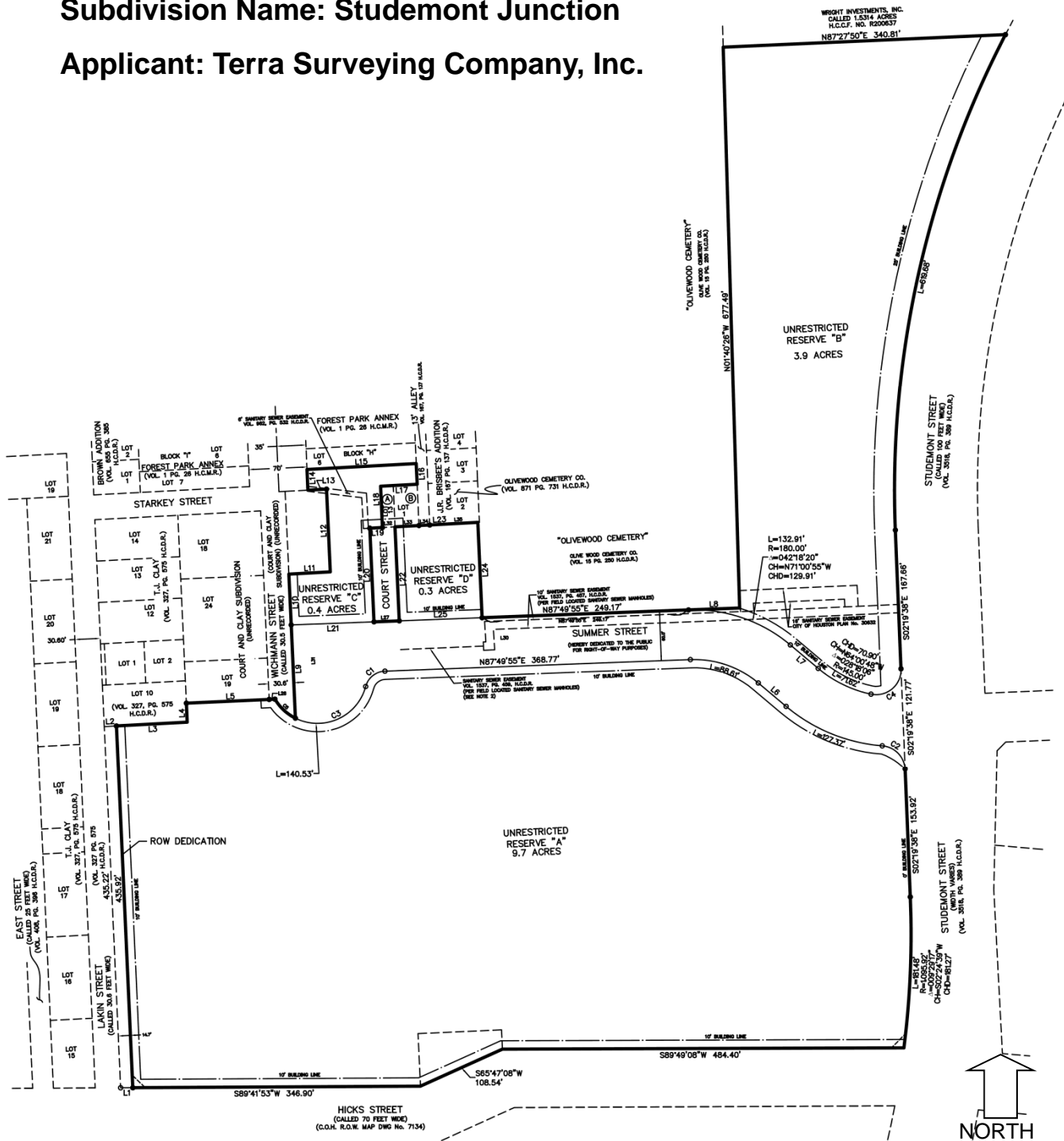
Site Location

# Houston Planning Commission ITEM : 161

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Studemont Junction

Applicant: Terra Surveying Company, Inc.



D – Variances

Subdivision

# Houston Planning Commission    ITEM : 161

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Studemont Junction

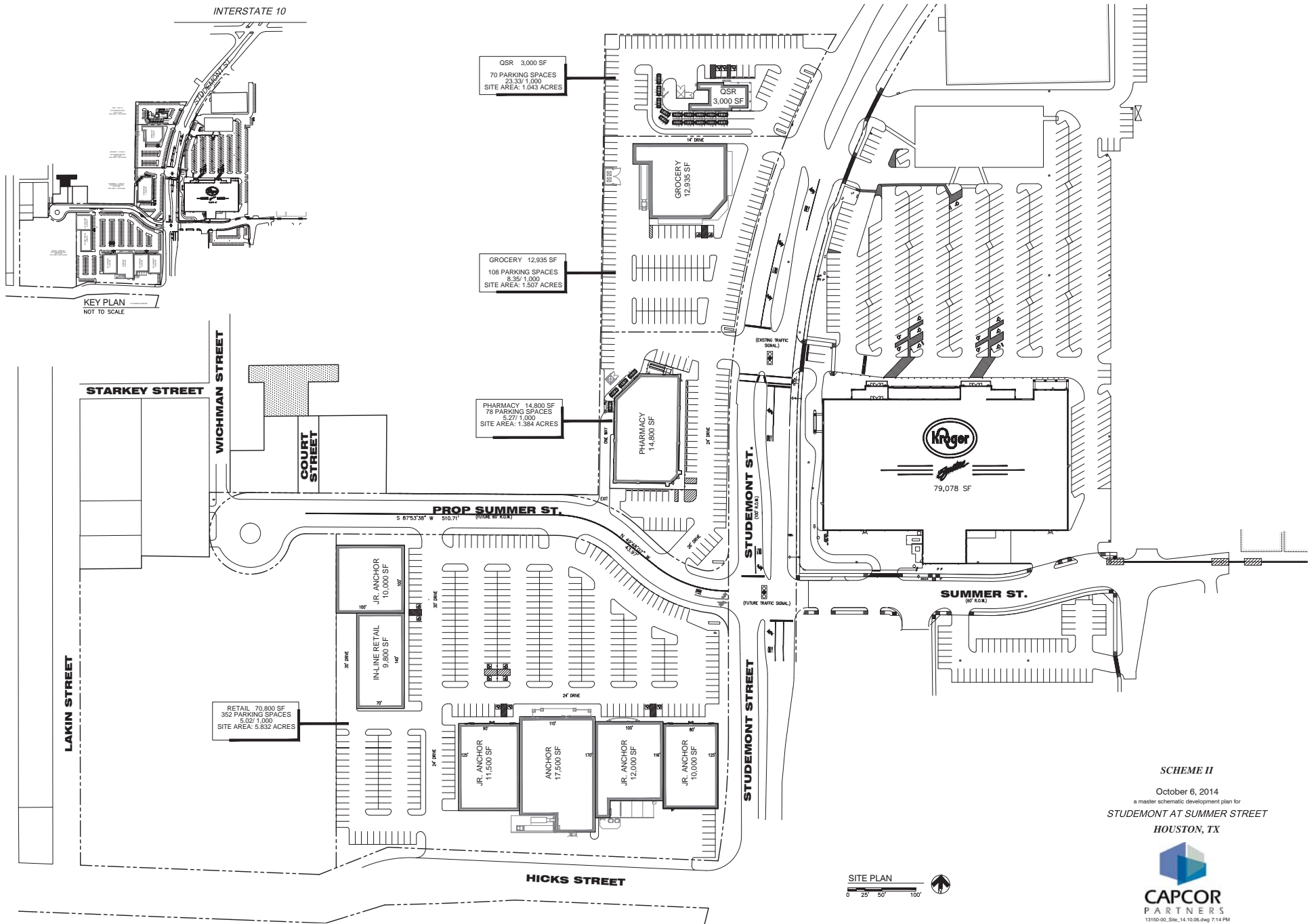
Applicant: Terra Surveying Company, Inc.



D – Variances

Aerial

P:\PROJECTS\011\1301\_Grocer\_Supply\West\0114-1301\Plot\_Submittal\13150-00\_Site\_14.10.06.dwg plotted by Jerry Scott on 2014-10-18 at 7:14 PM



SCHEME II

October 6, 2014

a master schematic development plan for

STUEMONT AT SUMMER STREET

HOUSTON, TX



CAPCOR  
PARTNERS

13150-00\_Site\_14.10.06.dwg 7:14 PM

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY AND HAS ALL FEATURES, NOTICES AND OTHER INFORMATION DELETED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATION AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE QUALITY OR NATURE OF ANY OCCUPANTS THEREOF.

IdentityARCHITECTS

111 Travis St., Houston, TX 77002  
V. 713.595.2150 • F. 713.595.2198





**Application Number:** 2014-2505

**Plat Name:** Studemont Junction

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

**Date Submitted:** 10/06/2014

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

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

This variance is being sought to allow for a 0-foot building line along the west right-of-way line of Studemont Street, south of the proposed Summer Street to Hicks Street.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

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

**Statement of Facts**

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

This portion of Studemont Street, south of the proposed Summer Street and north of the existing Hicks Street is below grade of the subject tract. Reducing the building line will not affect Studemont traffic or create visibility issues since there is essentially no access to Studemont south of the proposed Summer Street. The grade difference between Studemont and the natural ground at the ROW is from approximately 1-14 feet.

**(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 condition of Studemont Street being below grade of the subject tract allows Studemont Street to continue under the cross street of Hicks Street and a railway. The 100-foot ROW of Studemont Street is of sufficient width. The granting of the variance will not affect the existing use of the ROW in any way. The variance request is not based on hardship, but rather on function and practicality and maximizes land usage.

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

The circumstances supporting the granting of the variance are based on the existing physical conditions of a roadway system which has been in place for over 40-years. The granting of this variance will not impede the existing conditions in any way or affect the general welfare and safety of the public. Therefore, the variance request is consistent with the intent and general purposes of the ordinance and is in line with the type of mixed use developments or redevelopments that are prevalent today within this area.

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

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

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

We are not requesting the variance based on economic hardship, but rather on the fact the Ordinance does not address or take into account a situation where the property is adjacent to an underpass. The Variance is being sought to allow the property owner all reasonable use of the property area without affecting the general public or impeding in any way the existing conditions.

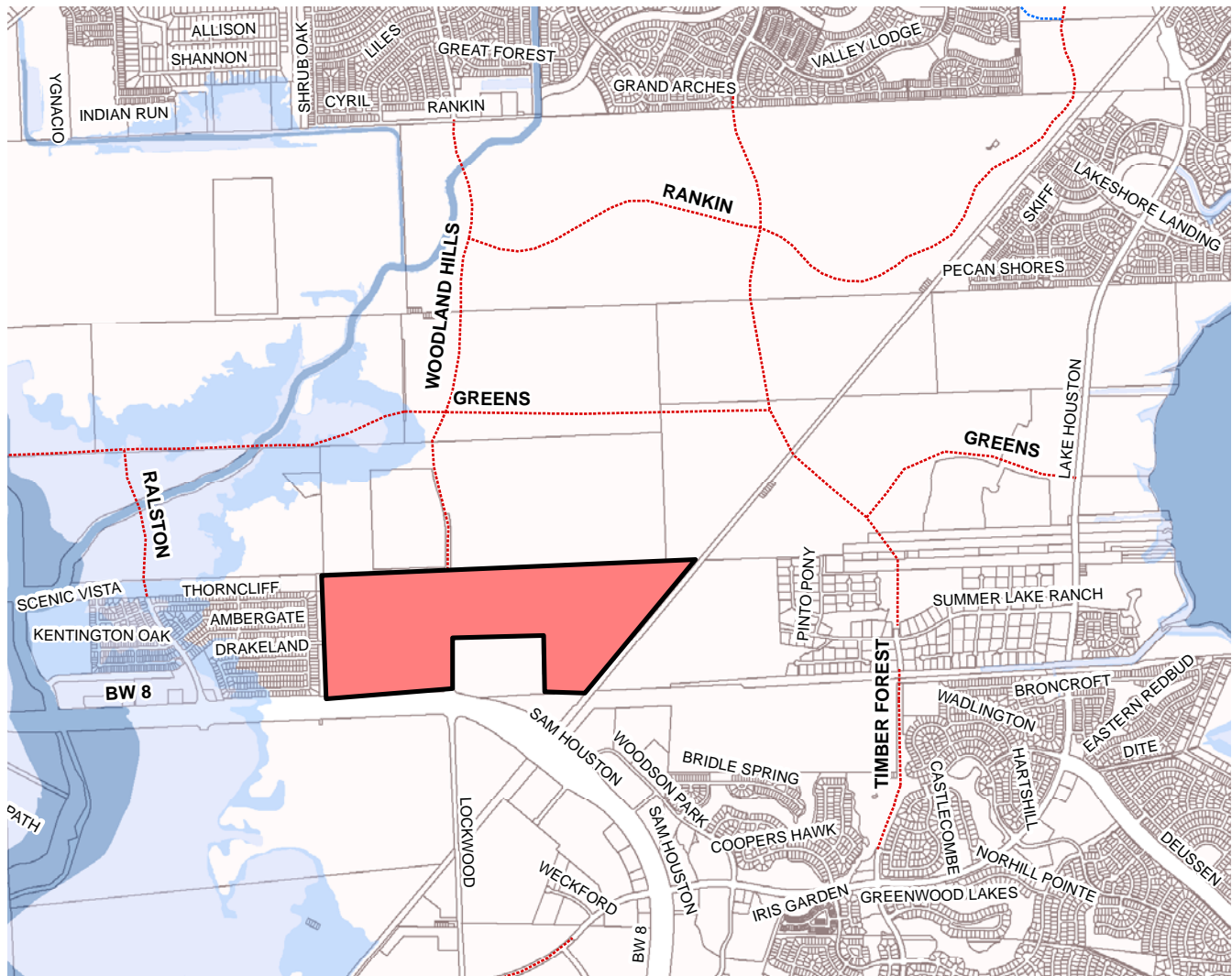
# Houston Planning Commission      ITEM : 162

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Sunset Ridge East GP**

**Applicant: Benchmark Engineering Corp**



**D – Variances**

**Site Location**

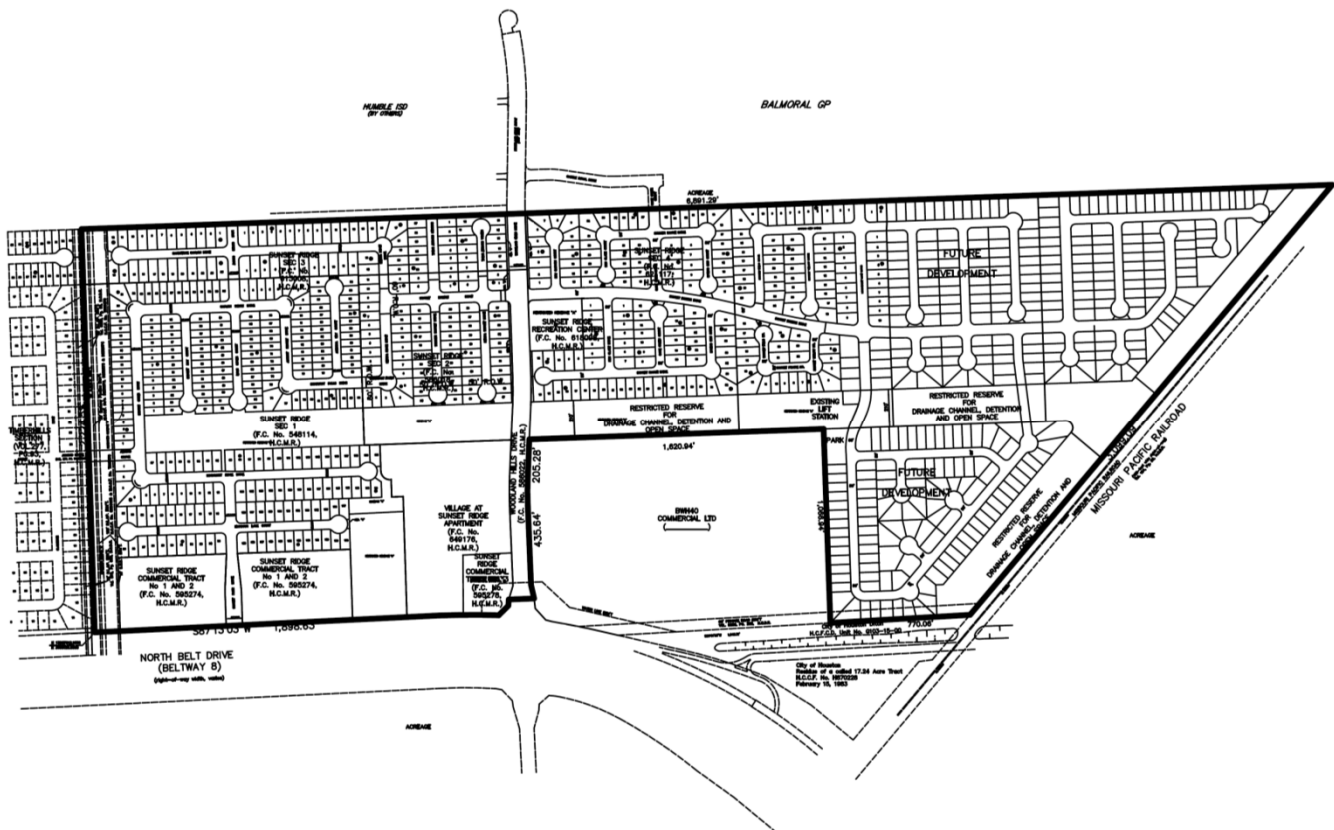
# Houston Planning Commission      ITEM : 162

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Sunset Ridge East GP

Applicant: Benchmark Engineering Corp



D – Variances

Subdivision



# Houston Planning Commission    ITEM : 162

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Sunset Ridge East GP**

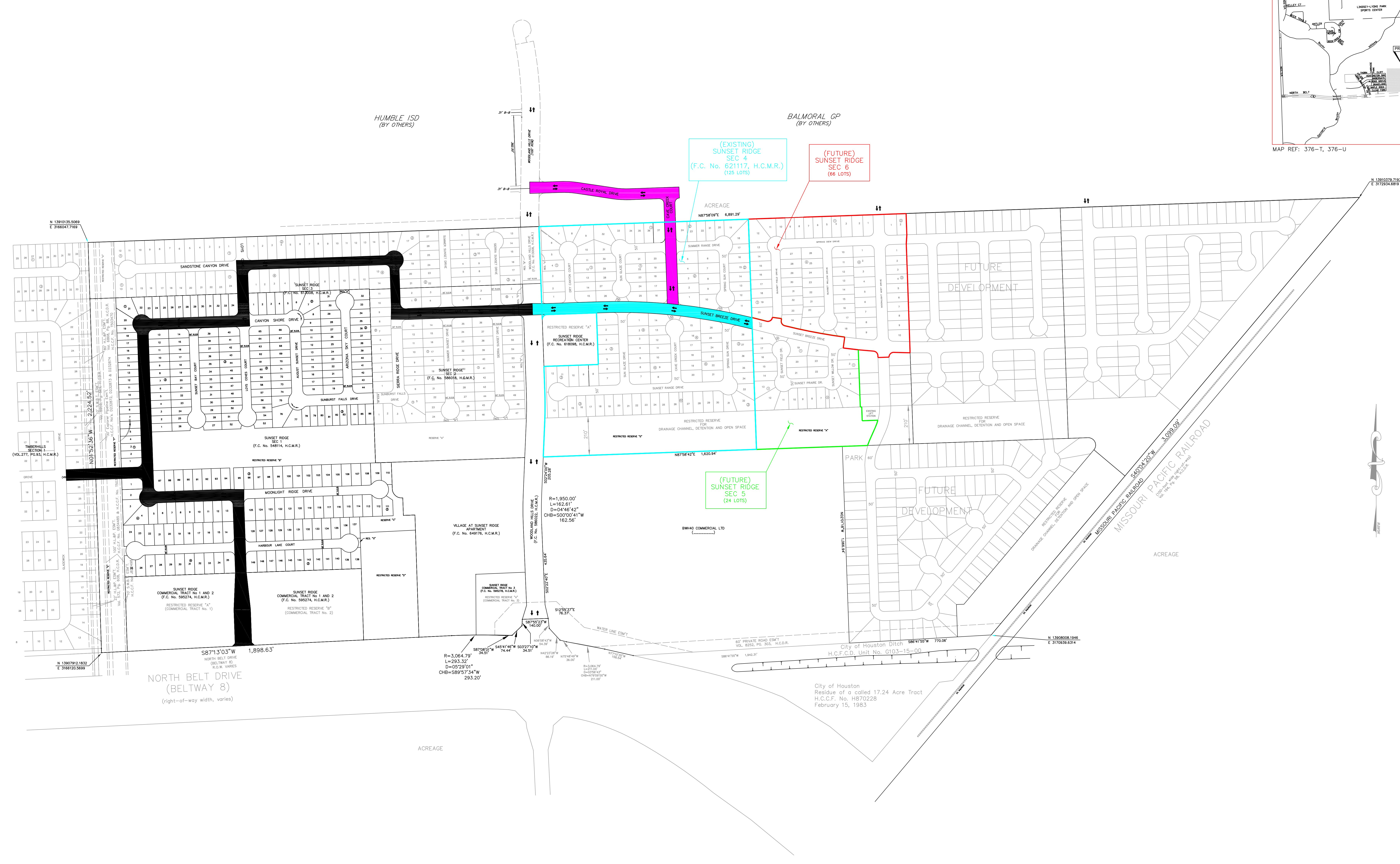
**Applicant: Benchmark Engineering Corp**



**D – Variances**

**Aerial**





SCALE: 1"=200'      REVISED DATE: OCTOBER, 2014  
OWNERS:





**Application Number:** 2014-2667

**Plat Name:** Sunset Ridge East GP

**Applicant:** Benchmark Engineering Corp.

**Date Submitted:** 10/20/2014

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

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

To allow 65 more single family residential lots than the required 150 lots, to take ingress/egress from multiple access points to Woodland Hills Drive a major thoroughfare. It is the applicant's professional opinion that currently there exists more than one point of ingress/egress as discussed in the statement of facts, Section 1(b) of this Variance Request information form. In addition, the applicant believes that additional points of ingress/egress will be provided in the future by the Balmoral Subdivision, Woodland Hills Drive will be extended northerly connecting to several future major thoroughfares within Balmoral Subdivision, to include Greens Road and connecting to FM 1960.

**Chapter 42 Section: 189 : POINTS OF ACCESS**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

Sunset Ridge East (SSRE) General Plan is a subdivision located east and west of Woodland Hills Drive, north of Beltway 8. SSRE consist of approximately 265 acres in area. It is bounded to the east by Mission Pacific Rail Road Fee Strip, to the south by a parcel of land owned by the City of Houston and BWH40 Commercial property (a vacant acreage), to the west by Timber Hills Subdivision and to the north by the General Plan of "Balmoral Subdivision" which has recently been approved by City of Houston. Woodland Hills Drive is an existing platted roadway that begins at North Belt (Beltway 8) extending northerly through SSRE GP and extending further north into the General Plan of "Balmoral Subdivision" for a distance of approximately 1,000' feet north of SSRE GP. Also Humble I.S.D. has constructed an Elementary School on the west side of Woodland Hills Drive with two points of access to Woodland Hills Drive. SSRE Sections 1,2, & 3 and the Commercial Reserves along with several commercial parcels of land that front on Beltway 8 and Woodland Hills Drive have been platted and developed. The following collector streets within Sections 1, 2, & 3 of Sunset Ridge Subdivision have been platted and constructed to provide access and traffic circulation between Beltway 8 and Woodland Hills Drive, these are Sunset Park Drive, which begins at Beltway 8, Moonlight Ridge Drive, Sunset Creek Drive, Canyon Shore Drive, Loys Cove Court, Sandstone Canyon Drive, Sierra Ridge Drive and Sunset Breeze Drive connecting to Woodland Hills Drive. SSRE Sections 4 and proposed Sections 5 & 6 are located east of Woodland Hills Drive. Sunset Breeze Drive extends easterly from Woodland Hills Drive through Sections 4, 5 & 6 and is intended to extend through future sections east of Woodland Hills. Cave Creek Drive connects to Sunset Ridge Drive and extends northerly through SSRE, Section 4, and further northerly into a proposed segment within Balmoral Subdivision then connecting to the proposed Castle Royal Drive that will connect to Woodland Hills Drive. The street dedication plat for Castle Royal Drive and the segment of Cave Creek Drive has recently been approved by the City of Houston, which will be constructed simultaneously with SSRE, Section 6. Traffic circulation generated from the east side of Woodland Hills Drive will flow into Sunset Breeze Drive connecting northerly to either Cave Creek Drive or westerly to Woodland Hills Drive. Thence the traffic circulation can ei

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

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

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

The intent and general purpose of this chapter will be preserved and maintained by the subsequent access connections to be made when the adjacent properties develop, as well as the proposed internal circulation from all sections within this general plan which meets all the requirements by this ordinance chapter.

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

The overall access and circulation for existing and future Sunset Ridge sections and adjoining future developments is provided by the collector street west of Woodland Hills Drive through SSR sections 1, 2, & 3 to Beltway 8 and by Woodland Hills Drive a major thoroughfare north of Beltway 8 as classified under the 2013 City of Houston Major Thoroughfare Plan and will provide for the public health, safety and welfare.

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

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

**Meeting Date: 10/30/2014**

## Subdivision



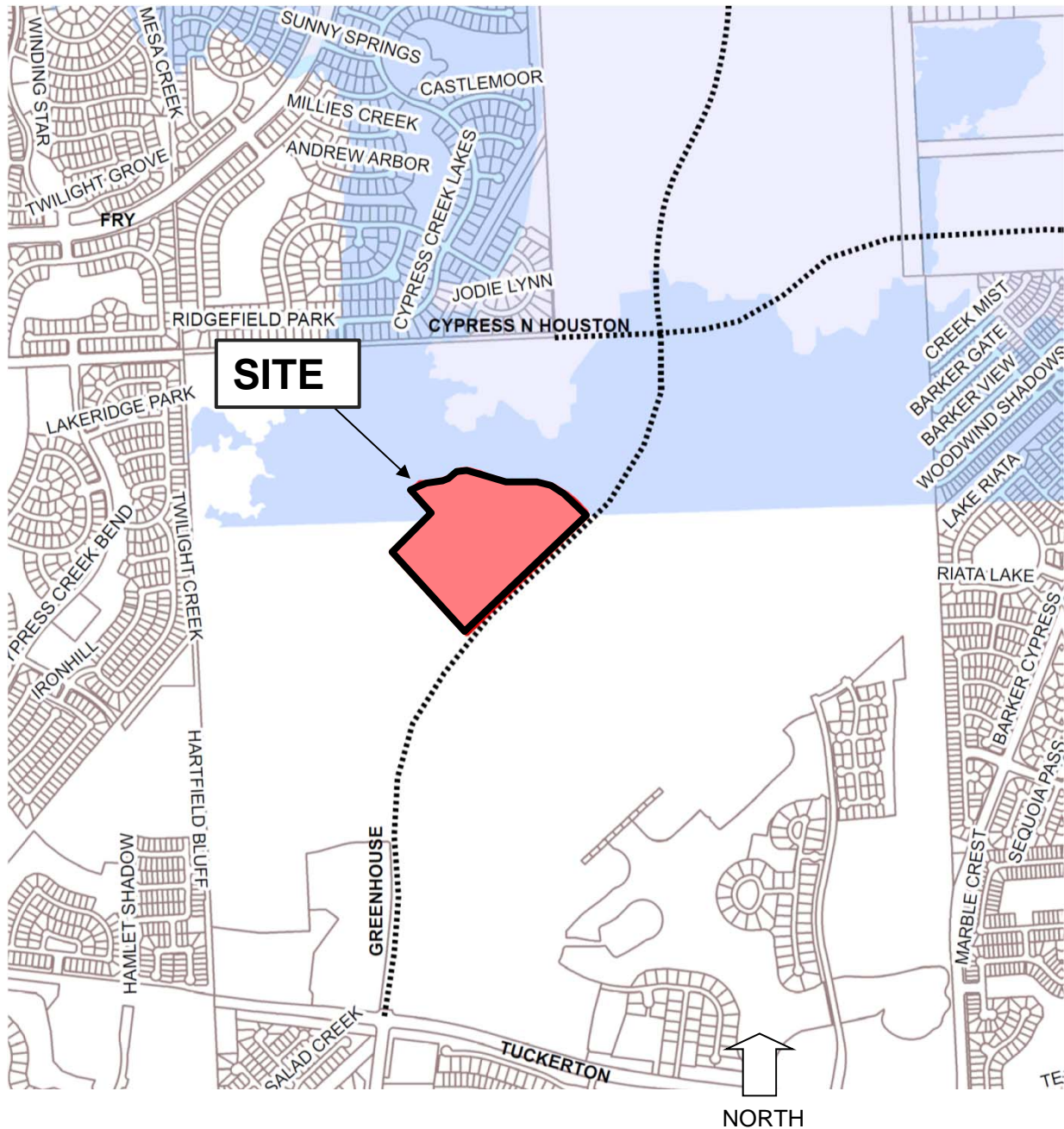
# Houston Planning Commission ITEM : 164

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Towne Lake Sec 35 (DEF 1)

Applicant: EHRA



D – Variances

Site Location

# Houston Planning Commission

## ITEM : 164

Planning and Development Department Meeting Date: 10/30/2014

Subdivision Name: Towne Lake Sec 35 (DEF 1)

Applicant: EHRA



D – Variances

Subdivision



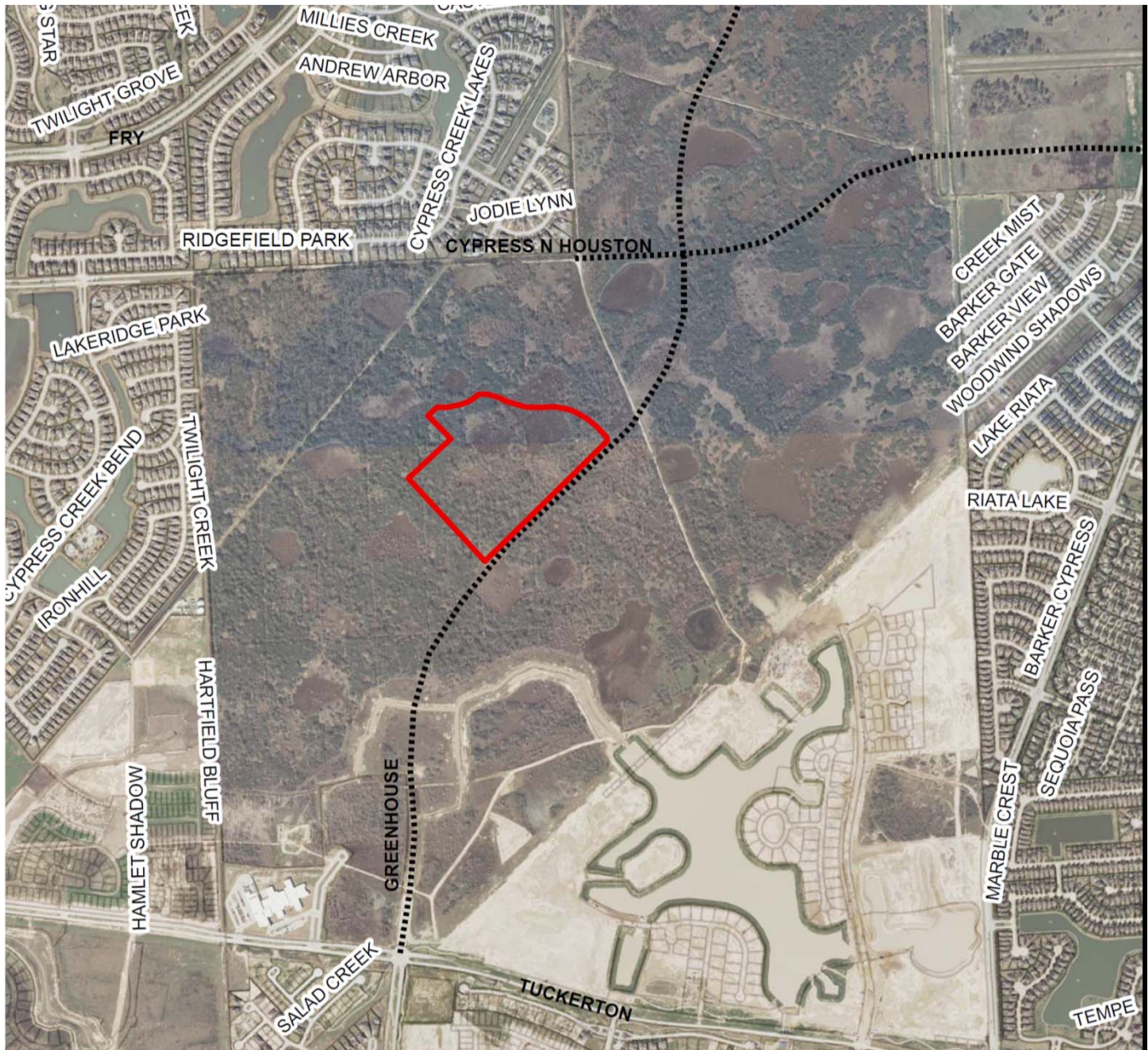
# Houston Planning Commission    ITEM : 164

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Towne Lake Sec 35 (DEF 1)

Applicant: EHRA



D – Variances

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2014-2499

**Plat Name:** Towne Lake Sec 35

**Applicant:** EHRA

**Date Submitted:** 10/06/2014

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

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

To provide a reduced 10' front building line for lots with vehicular access to a private alley.

**Chapter 42 Section:** 42-156(d)

**Chapter 42 Reference:**

When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

**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;**

Section 42-156(d) allows for a reduced front building line for lots with vehicular access to a public alley and which are located in the suburban area. Towne Lake Section 35 is located in the suburban area outside the city limits and is subject to Harris County requirements which do not allow public alleys. Thus, this variance is to allow application of the same reduced building line rule but applied to a private alley configuration.

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

The hardship is due to the fact that the subdivision is located outside of the city limits where private alleys are required by the county instead of public alleys.

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

A 10' front building line will be provided for all lots with vehicular access to the private alleys in this section. By rule, no front building is allowed with 10' building lines on corner lots. Thus, lots in this section exceed the minimum requirements of 42-156(d).

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

Granting of this variance will not be injurious to the public health, safety or welfare since there is no distinguishable performance difference between private or public alleys.

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

Economic hardship is not a factor in this instance. This is an issue of the property being located in an area which does not allow public alleys, therefore a private alley must be created.





## SPECIAL EXCEPTION Request Information Form

Application Number: 2014-2499

Plat Name: Towne Lake Sec 35

Applicant: EHRA

Date Submitted: 10/06/2014

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

Specific requirement for which the special exception is being sought:

Special Exception to allow a 1,610' long block length.

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

### Chapter 42 Reference:

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;**

Dew Meadows Court, a private street within Towne Lake section 35, contains 16 single family lots averaging approximately 12,500 square feet each. The lots are located on only one side of the private street and face a landscape reserve adjacent to Greenhouse Road. This design has been used repeatedly within Towne Lake, most recently sections 27 and 30, and creates a small premier development pod within a larger platted section.

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

The private street cul-de-sac, Dew Meadows Court, contains only 16 lots, versus the 35 lots allowed, due to the large lot frontage.

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

The 1,610' requested block length is only 210' longer than the standard which represents a 15% deviation.

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

As this design contains only 16 lots, the slightly longer cul-de-sac does not alter the general purposes of Chapter 42.

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

Vehicle trips on this cul-de-sac are nearly half of the allowable standard and thus have no negative impact on public health, safety, or welfare.

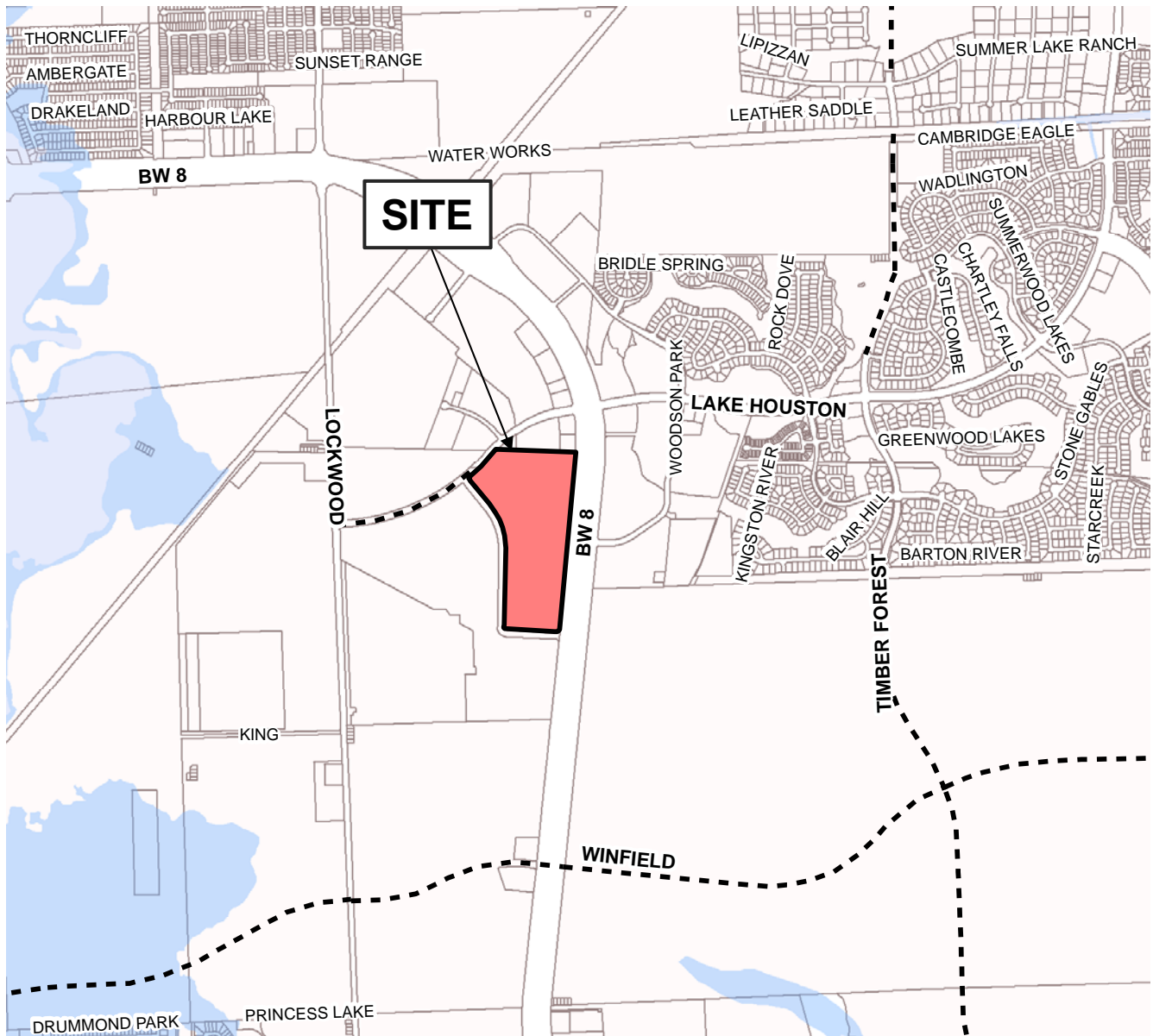
# Houston Planning Commission      ITEM : 165

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: S PA at Generation Park West Sec 1**

**Applicant: Baseline Corporation**



**E – Special Exceptions**

**Site Location**

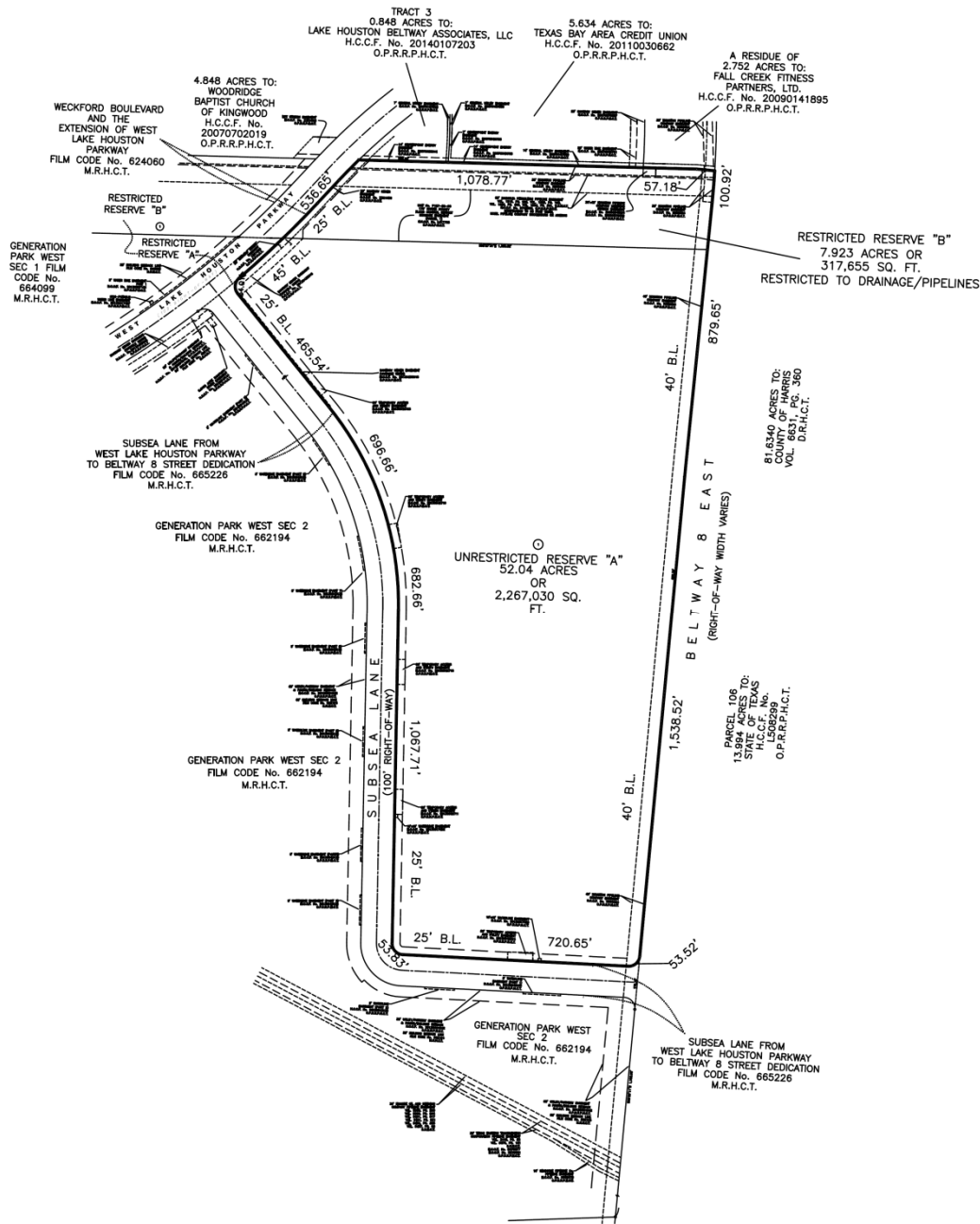
# Houston Planning Commission ITEM : 165

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: S PA at Generation Park West Sec 1

Applicant: Baseline Corporation



E – Special Exceptions

Subdivision

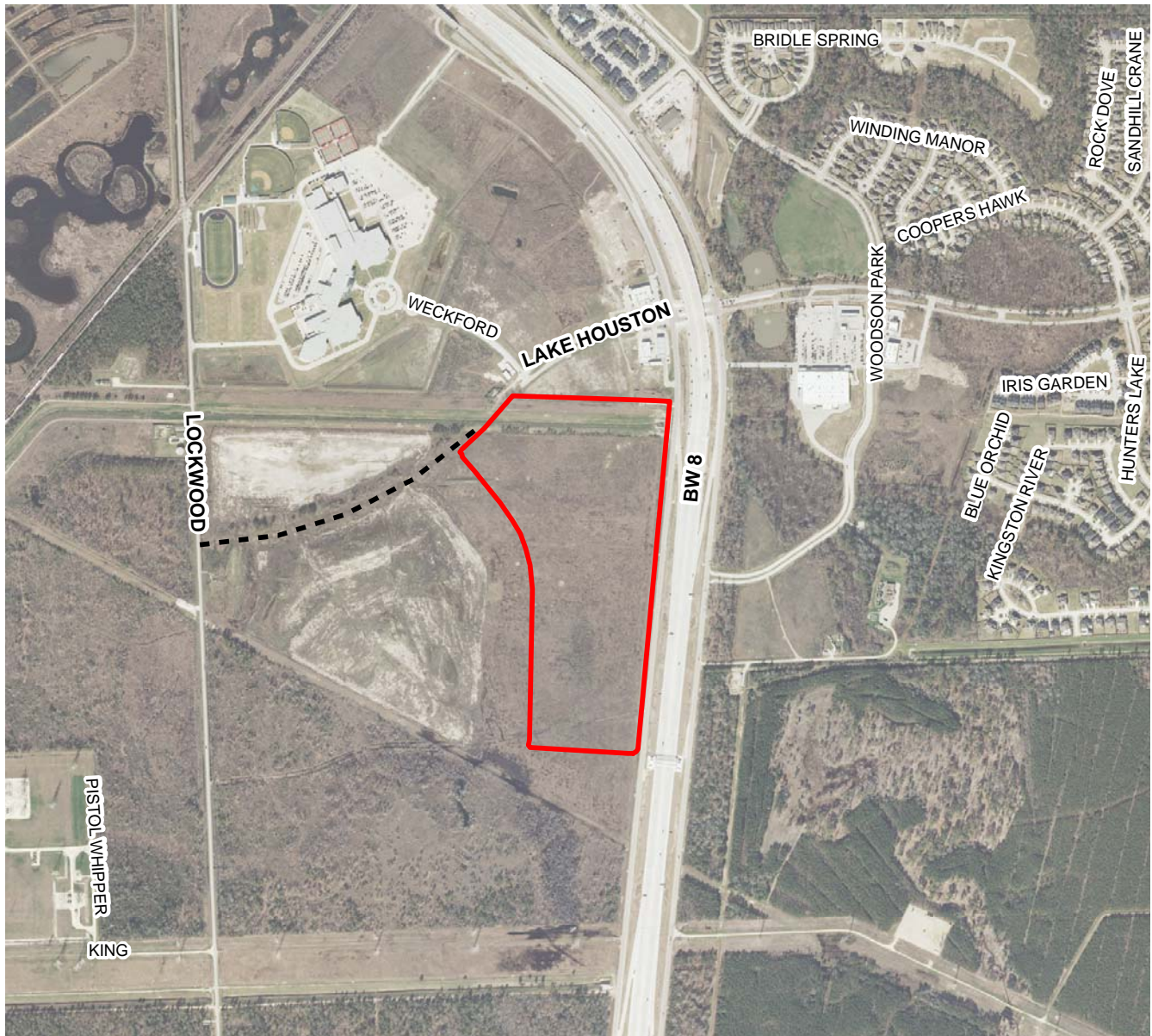
# Houston Planning Commission      ITEM : 165

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name:   S PA at Generation Park West Sec 1

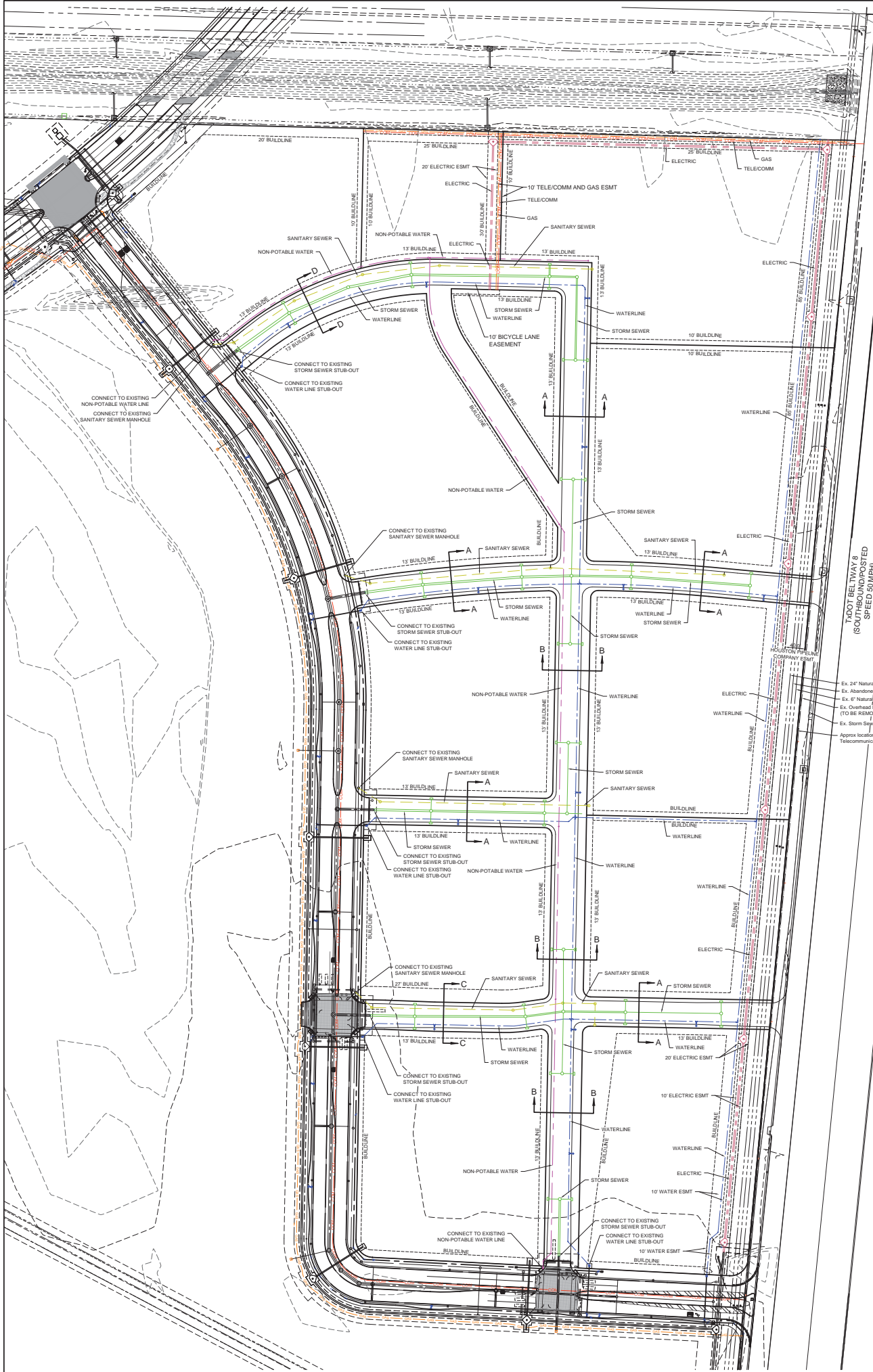
Applicant:   Baseline Corporation



**E – Special Exceptions**


**Aerial**






MOOT BELTWAY 8  
(SOUTHBOUND)  
SPEED 50 MPH

- Ex. 24" Natural Gas Line
- Ex. Abandoned 18" Natural Gas Line
- Ex. 6" Natural Gas Line
- Ex. Overhead Electric (TO BE REMOVED)
- Ex. Storm Sewer
- Approx location of Ex. LVG Telecommunication/Fiber Optic Cable



SCALE 1"=60'

| LEGEND |                        |
|--------|------------------------|
|        | WATER LINE             |
|        | SANITARY SEWER         |
|        | NON-POTABLE WATER LINE |
|        | ELECTRIC DUCT BANK     |
|        | TELECOMM LINE          |
|        | GAS LINE               |
|        | EXISTING PIPELINES     |
|        | STORM SEWER            |
|        | PAVEMENT LINE          |
|        | RIGHT-OF-WAY LINE      |
|        | EASEMENT               |
|        | BUILDING               |



**GENERATION PARK**  
**JACOBS**  
JACOBS ENGINEERING GROUP INC.  
5985 ROGERSDALE ROAD  
HOUSTON, TX 77072  
(832) 351-6200  
TYPE FIRM NUMBER F-2906

|                 |                     |
|-----------------|---------------------|
| SCALE: 1" = 60' | PROJ. NO. 190420418 |
| DRAWN BY: JDS   | DATE: 10/20/2014    |
| CHECKED BY: JR  | SHEET: 1 OF 1       |
| APPROVED: JR    |                     |

PRELIMINARY STREET AND UTILITY LAYOUT PLAN



**Application Number:** 2014-2616

**Plat Name:** S PA at Generation Park West Sec 1

**Applicant:** Baseline Corporation

**Date Submitted:** 10/20/2014

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

**Specific requirement for which the special exception is being sought:**

To have intersection spacing of 3100 feet rather than 2600 feet along Beltway 8 East

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

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

**Statement of Facts**

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

The area between Beltway East and Subsea Lane is to be the commercial center of this 4,000 acre development. It will contain restaurants, retail, and office buildings including medical offices and clinics and business services in a highly controlled and enhanced environment. Internal access and circulation will be provided by a system of private driveways/streets that will be maintained by the Generation Park Management District. This circulation system may have special paving, including space for pedestrians as well as bicycles. There is a possibility that the area will be closed after hours for security purposes if the need arises.

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

The standards contemplated for the non-building spaces – walks, paths and vehicles circulation – are in excess of normal public standards and would not be maintained by Harris County. The internal circulation system of driveways/private streets will be in excess of the minimum public street requirements of Chapter 42.

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

The requested modification is 500 feet longer than the 2600' allowable along a standard major thoroughfare; this location is adjacent to a limited access highway with marginal services roads. Together they have a much greater traffic capacity than a standard major thoroughfare and their capacity is enhanced by minimizing the number of public street intersections.

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

Circulation contemplated by the Chapter 42 standards will be provided by the internal system of driveways/private streets.

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

Public health, safety and welfare will be enhanced for the occupants and visitors or customers of this commercial area by the enhanced construction standards and controls possible within the area.

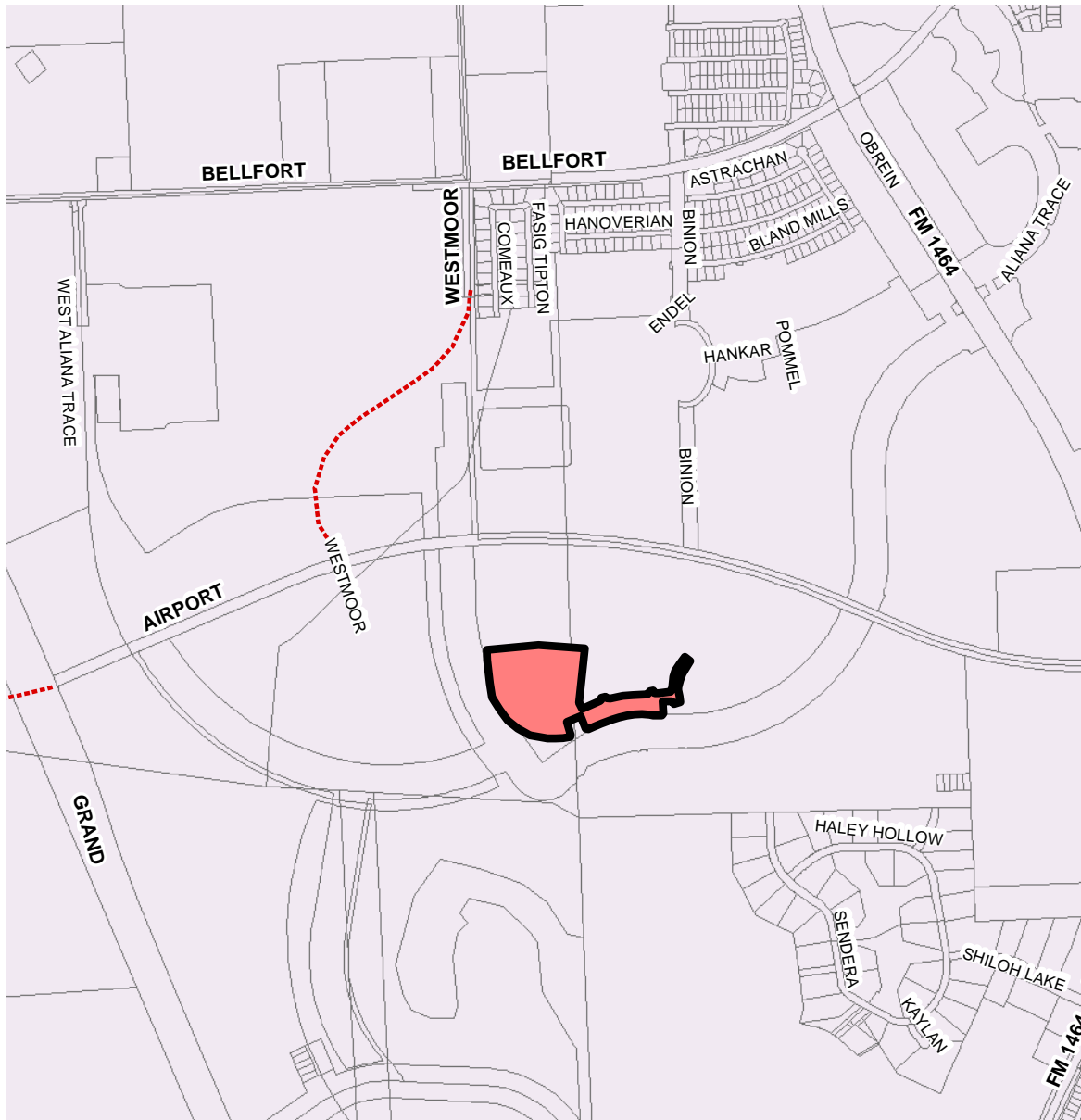
# Houston Planning Commission      ITEM : 166

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Aliana Sec 38 (DEF2)

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



F- Reconsideration of Requirement

Site Location

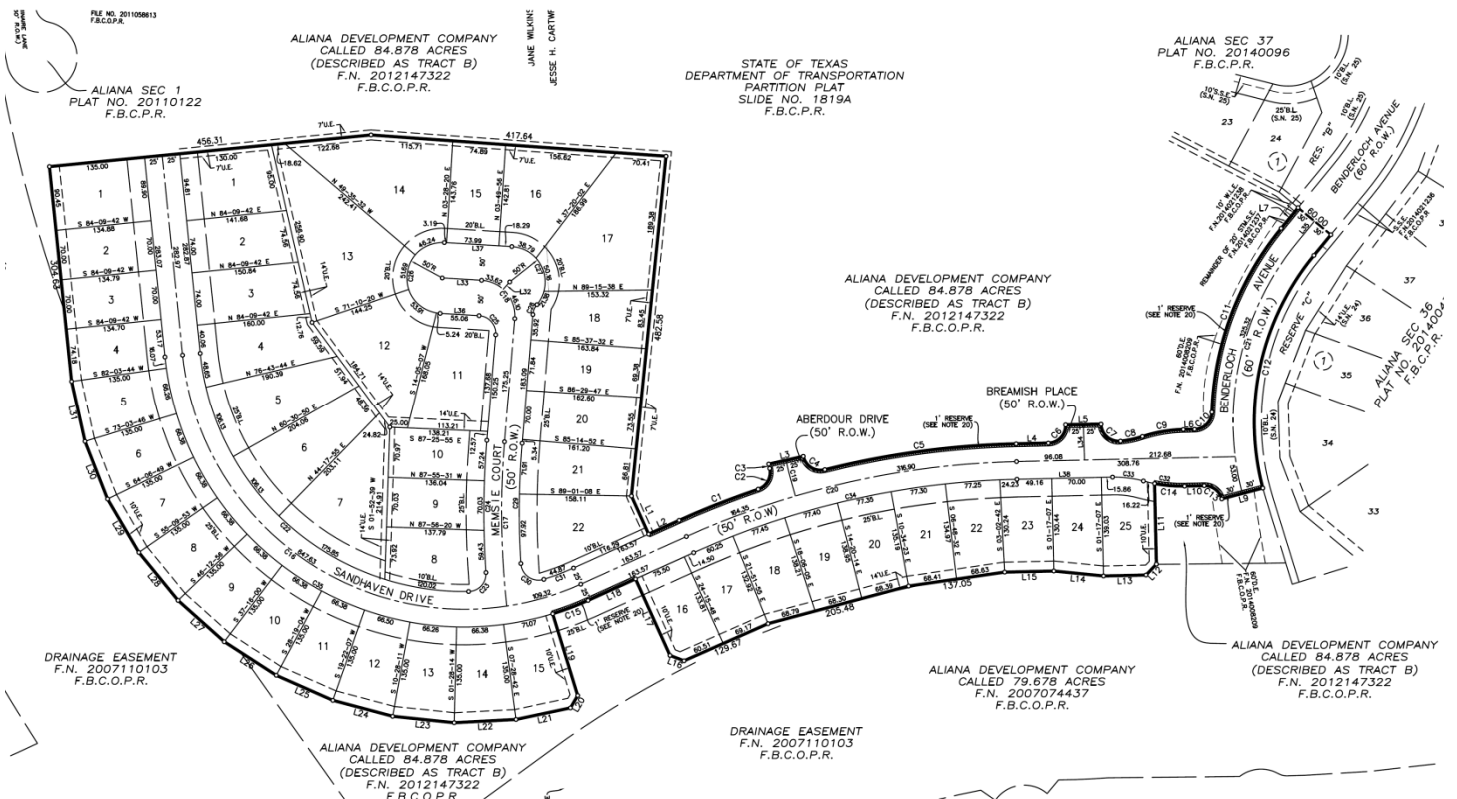
# Houston Planning Commission ITEM : 166

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Aliana Sec 38 (DEF2)

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



F- Reconsideration of Requirement

Subdivision



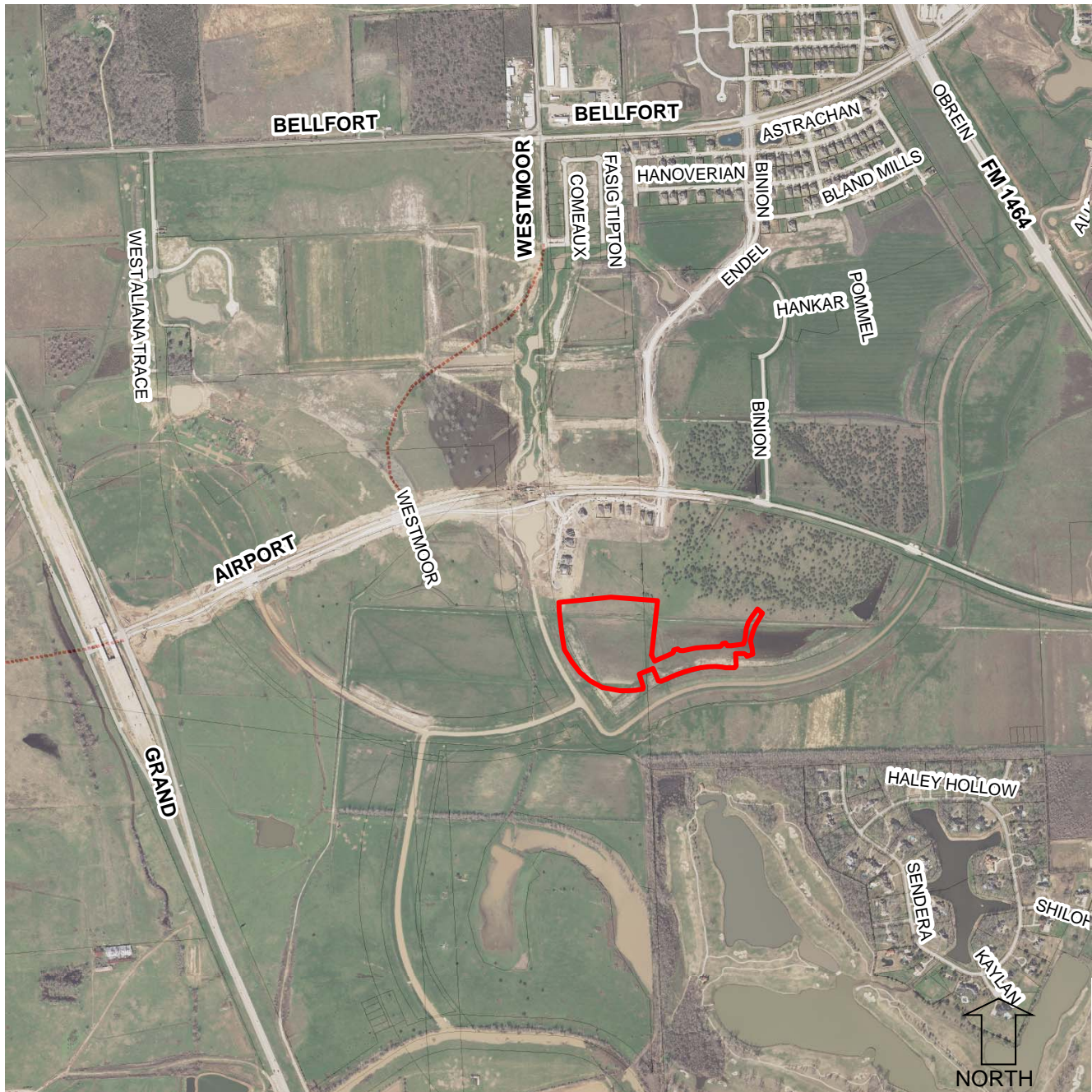
# Houston Planning Commission      ITEM : 166

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Aliana Sec 38 (DEF2)

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



F- Reconsideration of Requirement

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

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**Application No:** 2014-2392  
**Plat Name:** Aliana Sec 38  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**Date Submitted:** 09/22/2014

---

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

**Specific requirement or condition being sought:**

Reconsideration of requiring a stub street on the southern end needed for block length

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

42-128

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:**

Please see variance request



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2014-2392

**Plat Name:** Aliana Sec 38

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

**Date Submitted:** 09/22/2014

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

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

To not require a western stub street off of Sandhaven Drive.

**Chapter 42 Section:** 42-128

**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 1400 feet;

**Statement of Facts**

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

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

Aliana Sec 38 is a subdivision south of West Airport within the Aliana master planned development. It is bordered by Aliana Sec 1 and Aliana Sec 37 to the north, and Aliana Sec 36 to the east. To the west and the south the proposed plat is bordered by a drainage channel that varies but is at least in 200' in the width. The requirement to extend a street to the west boundary is infeasible due to the drainage channel that borders to the west and south. Any street required to the west would be difficult to connect to due to the drainage channel. The general plan shows interior east/west connections such as West Airport to the north and Galloway Forest Drive south of this property.

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

The circumstances supporting the granting of the variance are due to the physical constraints. The internal circulation of Aliana development will be preserved because of the two east/west streets that are nearby: West Airport and Galloway Forest Drive.

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

The intent and general purposes of the Chapter 42 is met because Aliana is a master planned community that has good internal circulation while providing for amenities, such as walking trails, drainage, and recreation facilities. There is good access to FM 1464 and West Airport which also connects to the Grand Parkway.

**(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 safety as internal and external circulation has been accounted for in the general plans that have been submitted for Aliana. The granting of the variance will allow the developer to provide good neighborhood amenities and good street pattern for the subject property.

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

Economic hardship is not the justification for the variance at all as the physical characteristics of the area is more of the justification. It is impractical to provide a stub street to the west of Aliana Sec 38 because of the drainage channel that borders its south and west side.

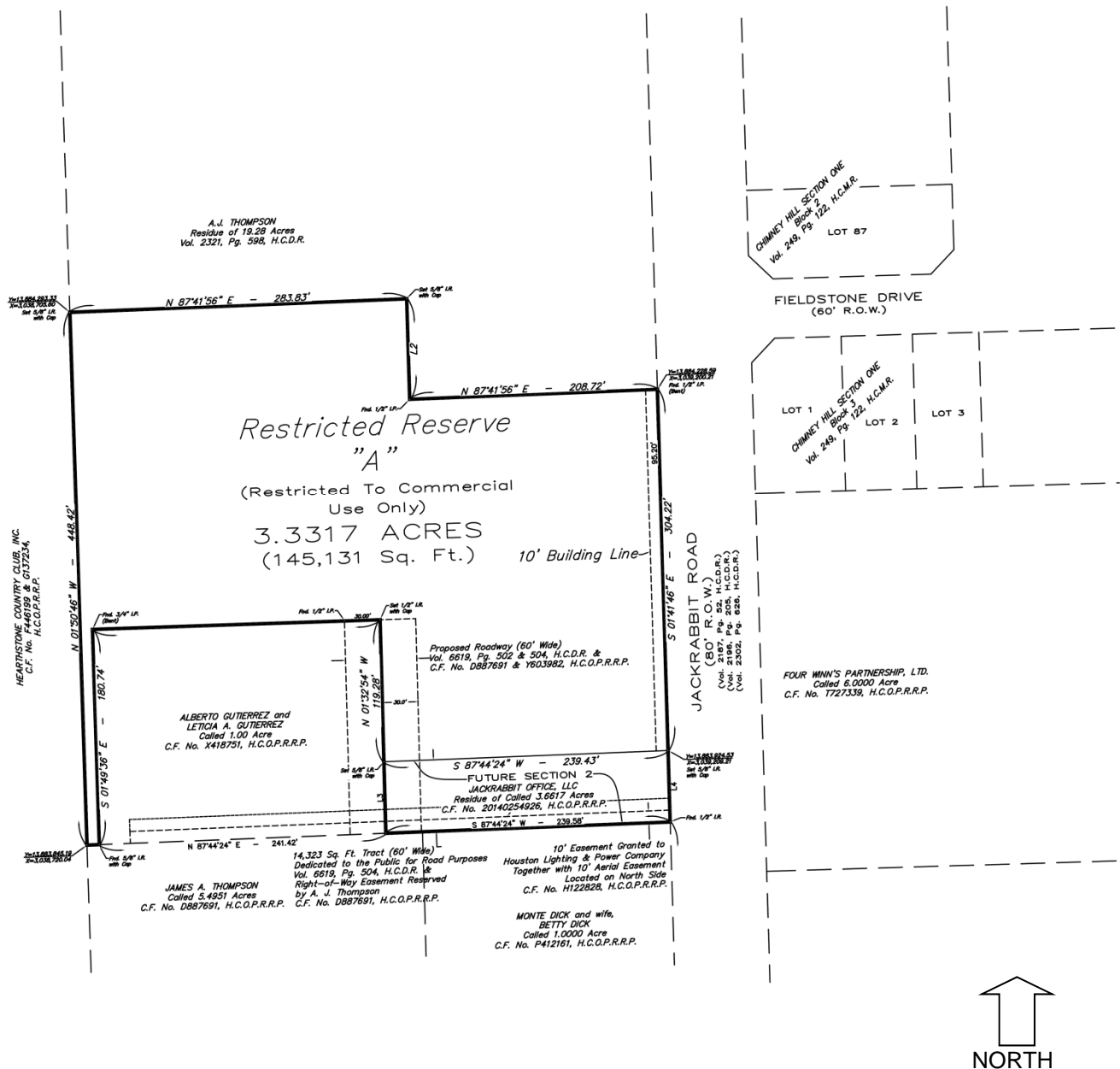
# Houston Planning Commission ITEM : 167

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Jackrabbit Office LLC GP (DEF2)

Applicant: The Pinnell Group, LLC.



F – Reconsideration of Requirements

Subdivision



# Houston Planning Commission    ITEM : 168

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Jackrabbit Office LLC Sec 1 (DEF2)

Applicant: The Pinnell Group, LLC.



F- Reconsideration of Requirements

Site Location

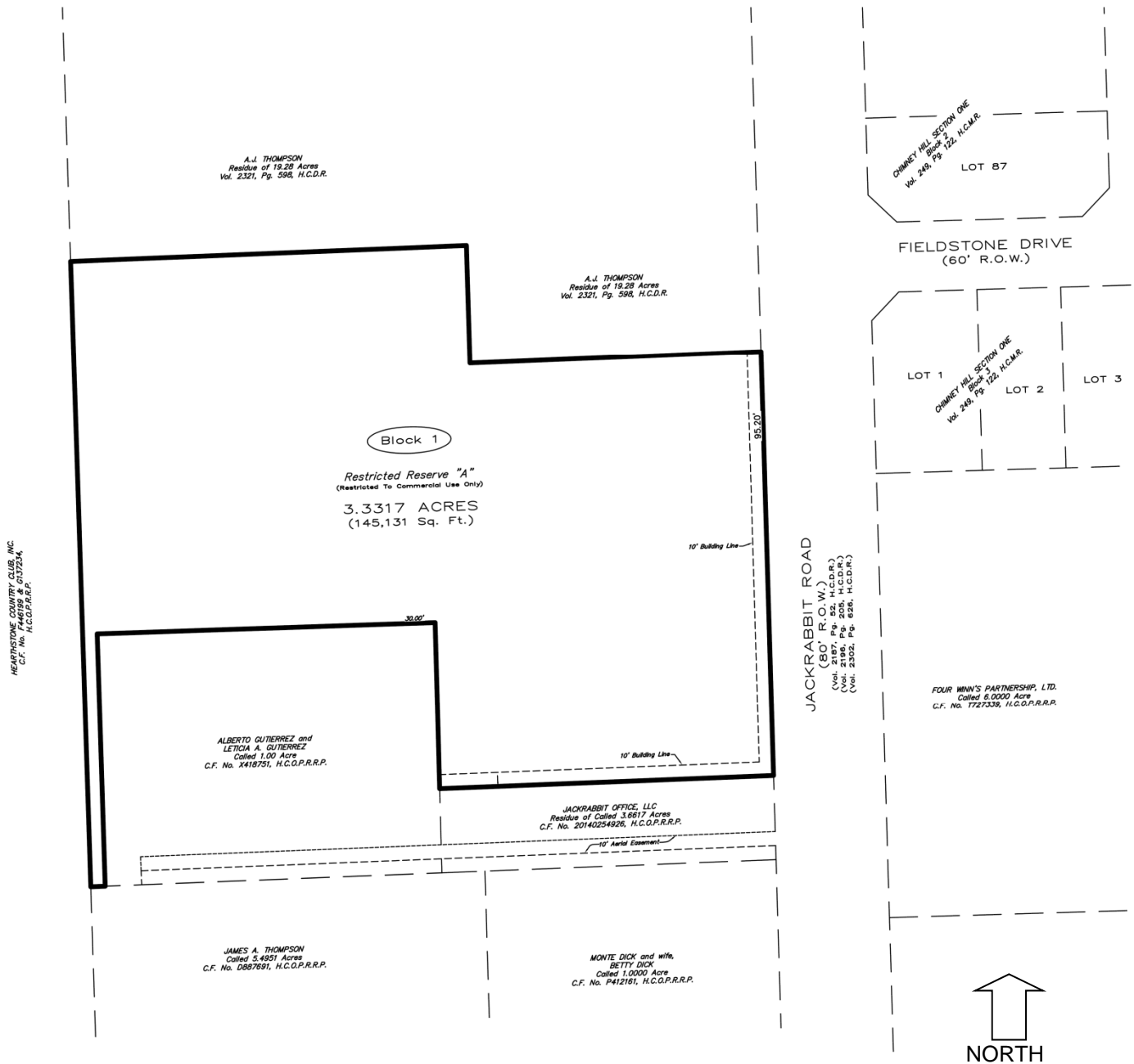
# Houston Planning Commission ITEM : 168

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Jackrabbit Office LLC Sec 1 (DEF2)

Applicant: The Pinnell Group, LLC.



F – Reconsideration of Requirements

Subdivision

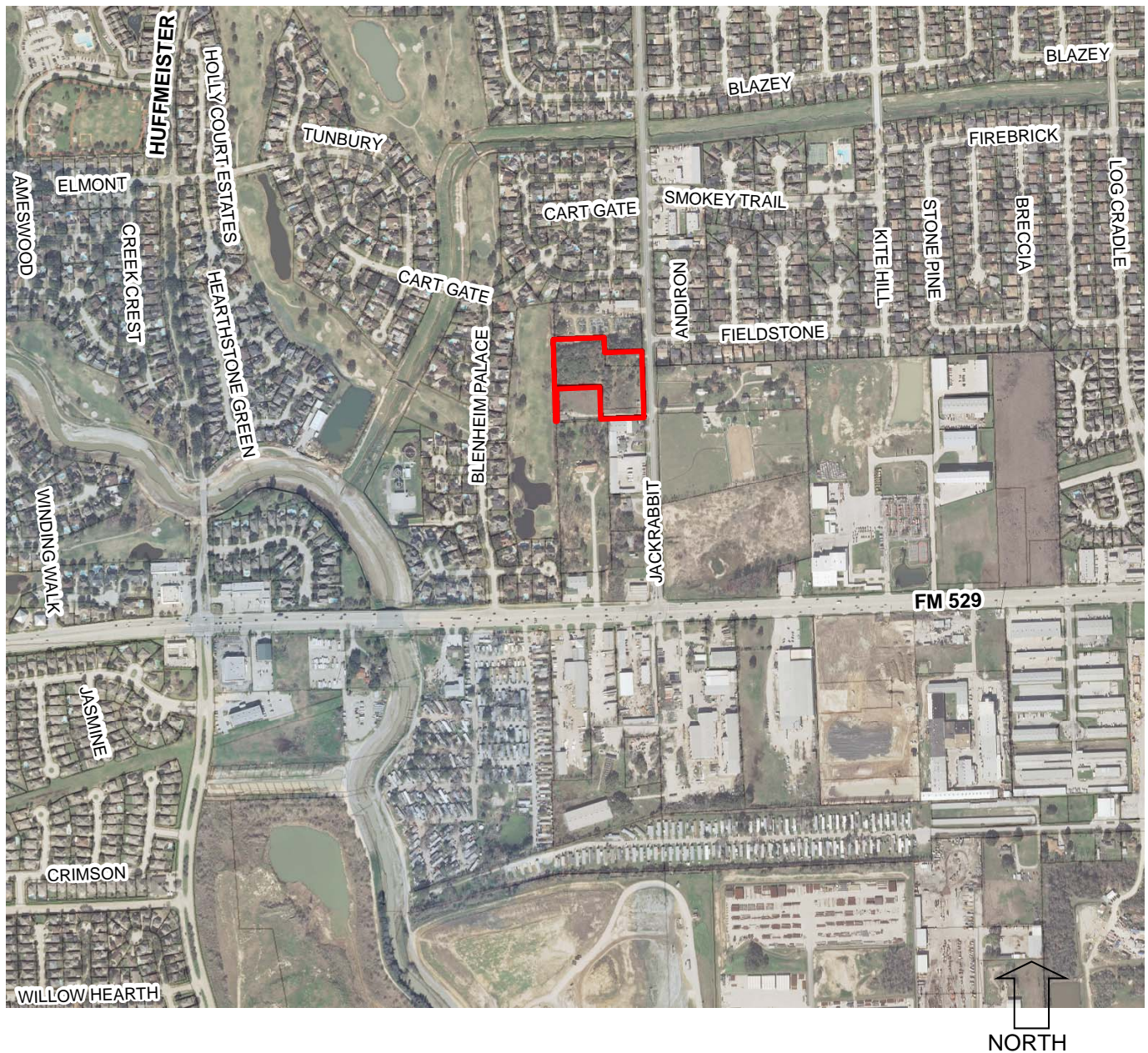
# Houston Planning Commission      ITEM : 168

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Jackrabbit Office LLC Sec 1 (DEF2)

Applicant: The Pinnell Group, LLC.



F- Reconsideration of Requirements

Aerial

# Houston Planning Commission      ITEM : 169

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Koehlers 1<sup>st</sup> Addition partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**



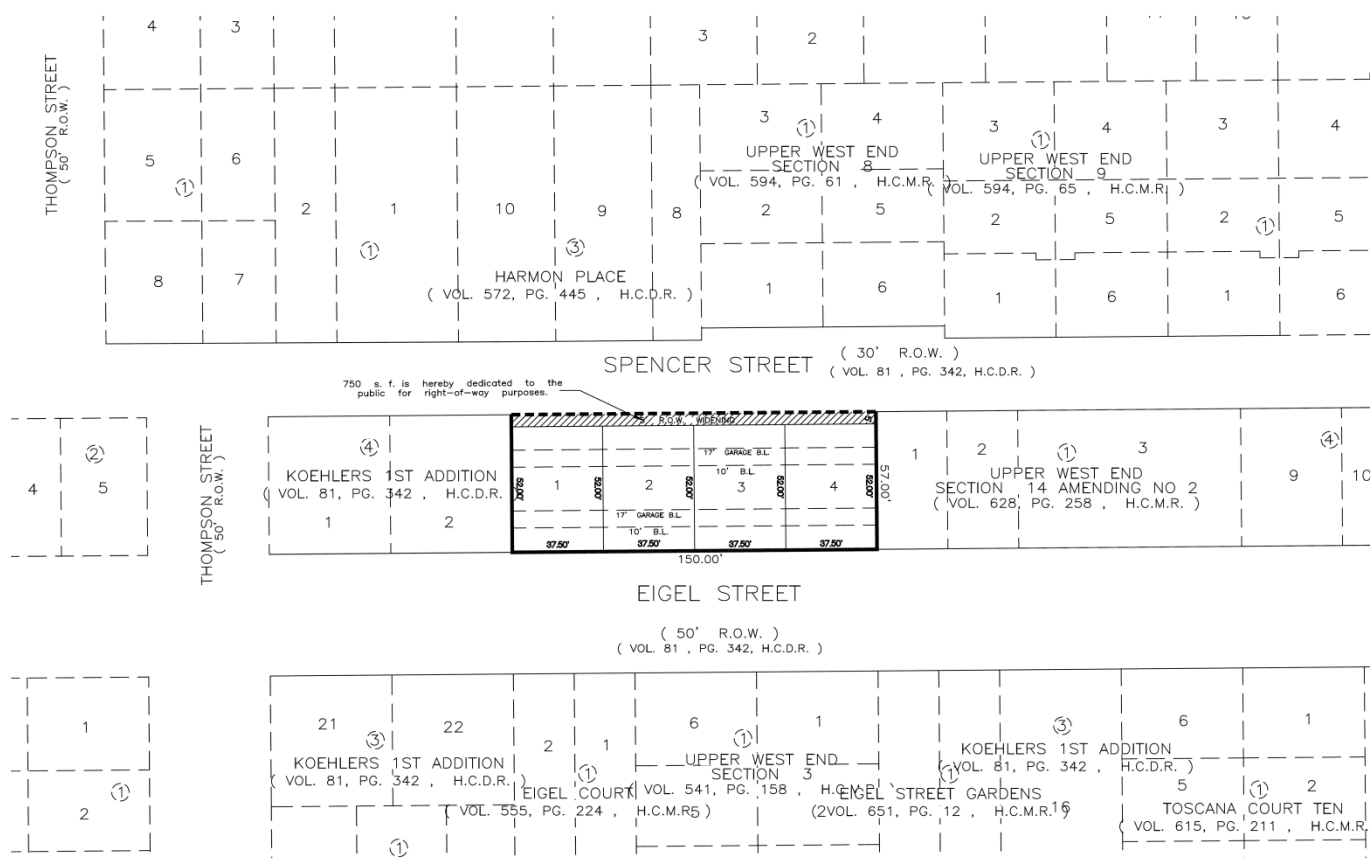
# Houston Planning Commission ITEM : 169

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Koehlers 1<sup>st</sup> Addition partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

# Houston Planning Commission      ITEM : 169

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Koehlers 1<sup>st</sup> Addition partial replat no 3

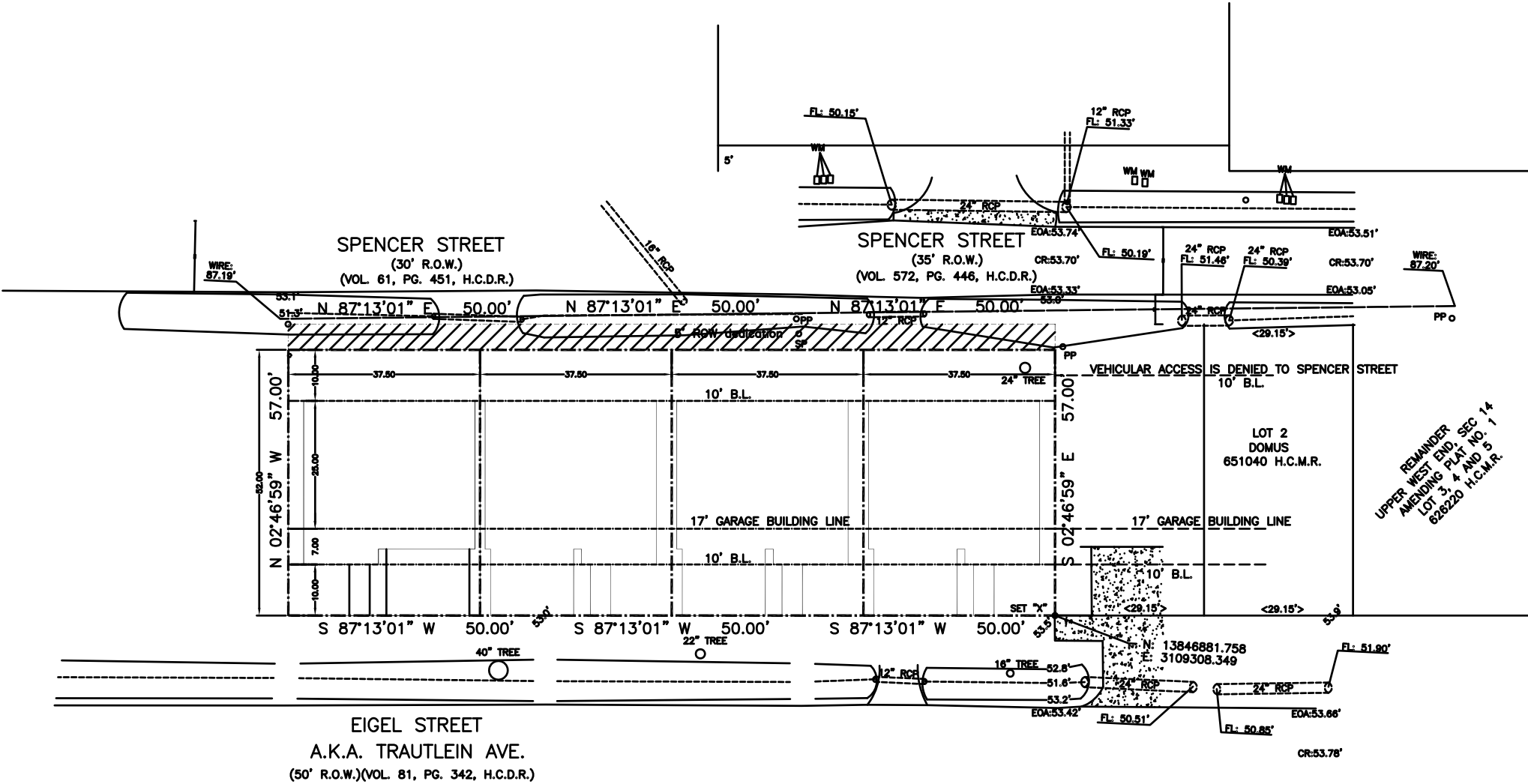
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

SITE PLAN





**Application Number:** 2014-2640

**Plat Name:** Koehlers 1st addition partial replat no 3

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

**Date Submitted:** 10/20/2014

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

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

To allow the dedication of only 5' along Spencer Street instead of the required 10'. This will result in the final width of Spencer being 40' instead of 50'.

**Chapter 42 Section: 121 b**

**Chapter 42 Reference:**

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

When these streets were created with Koehler's 1st Addition in 1895, the standards for streets and minimum block length between local streets was much different. With the standards for street width then, it might have made sense to have a block length of only 57' in length between Spencer and Eigel, but now the requirement for block length is 65'. Now, with the standards of requiring a 10' building line on the north and south sides of the property and a 17' garage building line on the south side of property it is not feasible to build a single-family residential home, which is what is appropriate in this area to preserve character. After accounting for setbacks, there would only be 20' of space to include the garage and exterior walls. With only 5' of widening, this project becomes feasible to build the garage. There has also been a development directly across the street (Upper West End Sec. 8) only being required to dedicate 5' to Spencer Street.

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

When this neighborhood was first established in the late 19th century, it was designed with single family homes in mind. This made it possible to have such a short block length between Spencer and Eigel. Most people also did not have garages in this period of time as one could see from the very old bungalows that still exist in this area. With modern single-family residential architecture in mind, one needs more than 20' of buildable area to construct a sufficient garage length.

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

The intent of the chapter is maintained by encouraging development of vacant land within the area by recognizing that the context of this area is different than many other residential neighborhoods within Houston.

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



Granting the variance will promote public health, safety and welfare by allowing infill development of vacant land to create a more pleasing environment within the neighborhood.

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

The justification for the variance is the feasibility of constructing single-family residential, -which would preserve neighborhood character.

# Houston Planning Commission      ITEM : 170

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Manors on Oakley Street (DEF1)**

**Applicant: ICMC GROUP INC**



**F- Reconsideration of Requirements**

**Site Location**

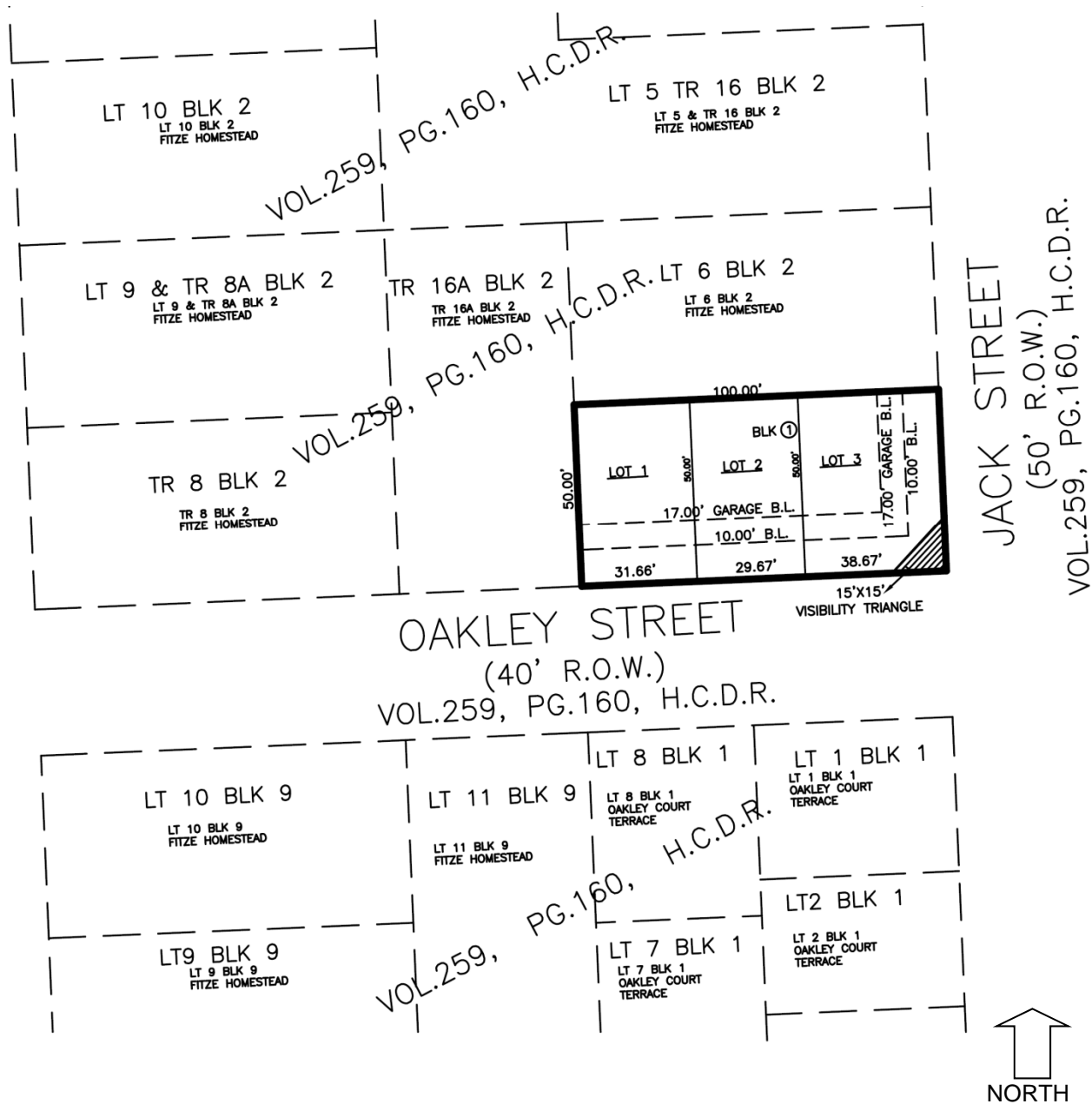
# Houston Planning Commission ITEM : 170

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Manors on Oakley Street (DEF1)

Applicant: ICMC GROUP INC



F – Reconsideration of Requirements

Subdivision

# Houston Planning Commission      ITEM : 170

Planning and Development Department

Meeting Date: 10/30/2014

Subdivision Name: Manors on Oakley Street (DEF1)

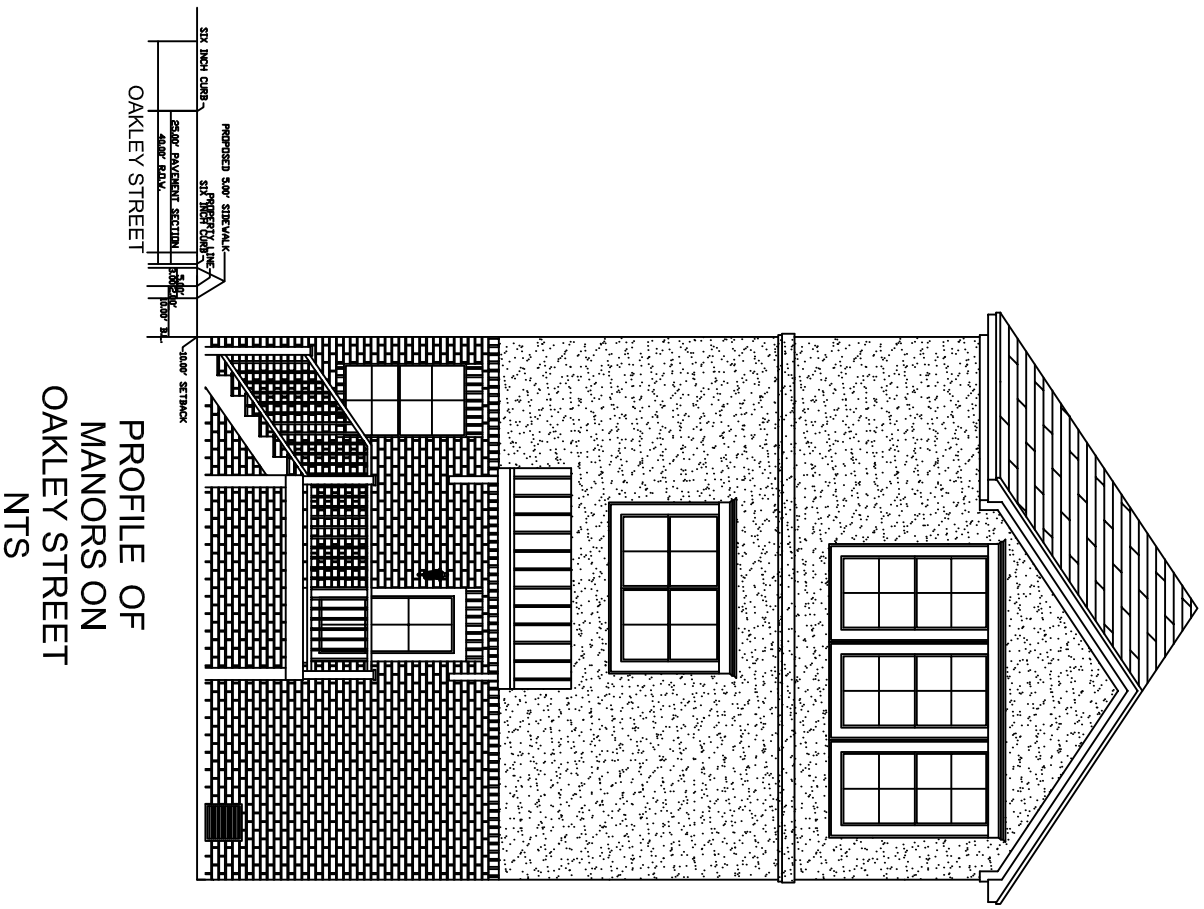
Applicant: ICMC GROUP INC



F- Reconsideration of Requirements

Aerial







## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2014-2300  
Plat Name: Manors on Oakley Street  
Applicant: ICMC GROUP INC  
Date Submitted: 09/21/2014

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

**Specific requirement or condition being sought:**

Not to dedicate 5' of right-of-way widening for Oakley Street, which does not have a right-of-way width of 40.00'. Rather than the required 50.00'

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

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 Chapter 42 Reference 42-122

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:**

N/A



**Application Number:** 2014-2300

**Plat Name:** Manors on Oakley Street

**Applicant:** ICMC GROUP INC

**Date Submitted:** 09/21/2014

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

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

Not to dedicate 5' of right-of-way widening for Oakley Street, which does not have a right-ofway width of 40.00'. Rather than the required 50.00'

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

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;

**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;**

Oakley street is a 40 R.O.W. street Oakley Street was platted as a part of C.S. Fitze Homestead Subdivision in 1910 under the Old Rules and Regulations. Due to no Restrictions there has been some redevelopment in This subdivision, but none of the replats have dedicated any land for R.O.W. Widening Purposes. Across the Street from subject property Single family development called Oakley court Terrace was recorded in 2005. This Subdivision did not dedicate any land for R.O.W widening purposes. Oakley Terrace Court is a Replat of Lot 7 Block 2 of C.S. Fitze Homestead, which consist of all these lots have their front doors facing Oakley Street. Daily traffic volumes in this subdivision is very low. Being a residential streets discouraging significant amounts of traffic. There has been a lot of redevelopment in the area in the last decade; street widening has not been required because of the proximity of the existing substantial structures and the low traffic volumes. There is already a 4.00' wide Sidewalk existing in front of the property, As per New City Ordinance 5.00' Sidewalk may be required, Developer is Willing to Offer a Sidewalk easement inside the property if required

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

Both streets were dedicated in Subdivision called C.S. Fitze Homestead before there were any city regulations, and has existed in its current form for many years ago, prior to this owner acquiring the property.

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

Currently This property has access on both streets. From Oakley Street and Jack Street. There is very little traffic on these streets and the residents who take access from the street have adequate maneuvering ability within the existing Right of Way

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

The proposed plat will not alter the street pattern that currently exists.

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

It is contrary to sound public policy to require one property owner to dedicate land to the public for which the City has no realistic need or use.

# Houston Planning Commission      ITEM : 171

Planning and Development Department

Meeting Date: 10/30/2014

**Subdivision Name: Samantha Fitness Center (DEF1)**

**Applicant: Advanced Surveying**

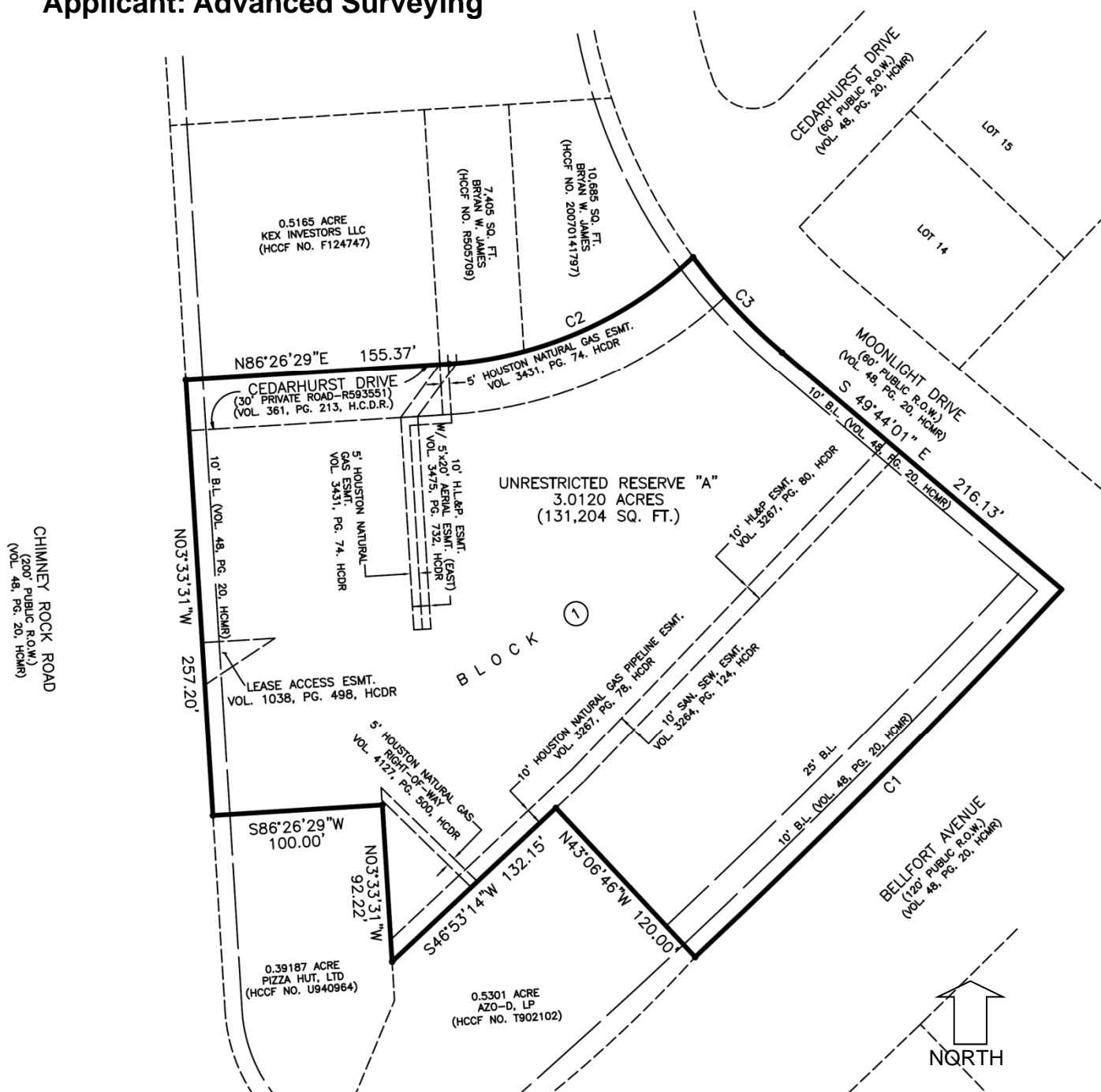


**F – Reconsideration of Requirements Site Location**



**Meeting Date: 10/30/2014**

**Applicant: Advanced Surveying**



## F – Reconsideration of Requirements Subdivision

# Houston Planning Commission ITEM : 171

Planning and Development Department

Meeting Date: 10/30/2014

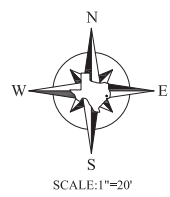
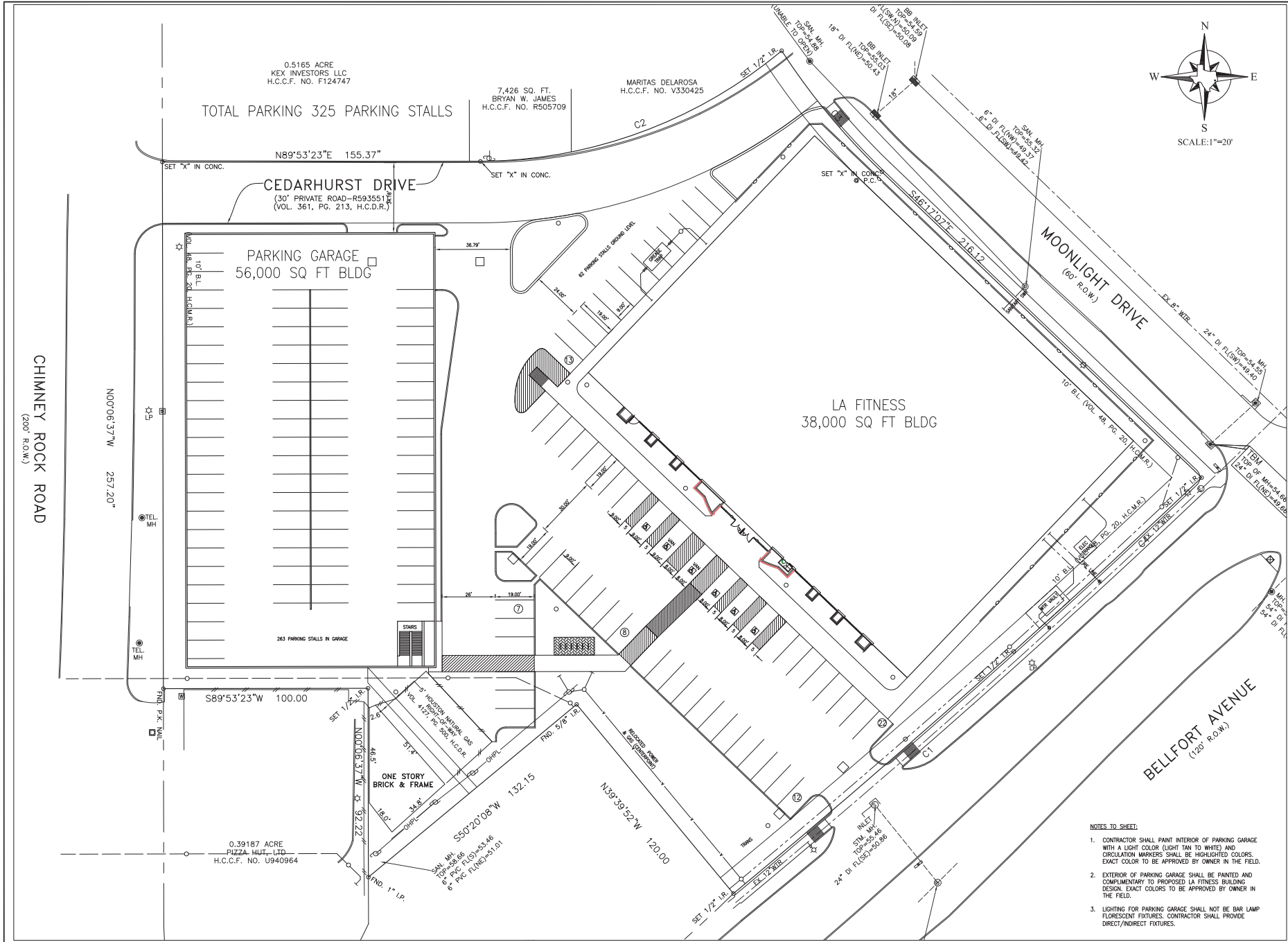
Subdivision Name: Samantha Fitness Center (DEF1)

Applicant: Advanced Surveying



F- Reconsideration of Requirements

**Aerial**



TEXAS LAND ENGINEERS, INC.  
530 WESTCOTT ST. SUITE 550  
HOUSTON, TX 77007  
PH: (281) 576-1085  
FAX: (281) 576-1086

| REVISIONS |      |             |
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| NO.       | DATE | DESCRIPTION |
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L.A. FITNESS  
5302 WEST BELLFORT STREET  
HOUSTON, TEXAS 77035

OVERALL SITE PLAN

REGISTRATION No. F-9553

TLE PROJECT NO. 13-065  
DATE: JUNE-2014  
DRAWN BY: X.X.  
CHECKED BY: J.D.G.

SHEET  
C5

- NOTES TO SHEET:
- CONTRACTOR SHALL PAINT INTERIOR OF PARKING GARAGE WITH A LIGHT COLOR (LIGHT TAN TO WHITE) AND CIRCULATION MARKERS SHALL BE HIGHLIGHTED COLORS. EXACT COLOR TO BE APPROVED BY OWNER IN THE FIELD.
  - EXTERIOR OF PARKING GARAGE SHALL BE PAINTED AND COMPLEMENTARY TO PROPOSED LA FITNESS BUILDING DESIGN. EXACT COLORS TO BE APPROVED BY OWNER IN THE FIELD.
  - LIGHTING FOR PARKING GARAGE SHALL NOT BE BAR LAMP FLUORESCENT FIXTURES. CONTRACTOR SHALL PROVIDE DIRECT/INDIRECT FIXTURES.



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2014-2472  
**Plat Name:** Samantha Fitness Center  
**Applicant:** Advance Surveying, Inc.  
**Date Submitted:** 10/06/2014

---

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

**Specific requirement or condition being sought:**

The developer is requesting a variance to reduce the building line along Chimney Rock Rd. to 10-foot instead of the required 25-foot setback as required by Ch. 42-152

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

42-152

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:**

Granting this request will allow the developer to build a multi-level garage.





**Application Number:** 2014-2472

**Plat Name:** Samantha Fitness Center

**Applicant:** Advance Surveying, Inc.

**Date Submitted:** 10/06/2014

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

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

Sec. 42-152 (Building line requirement along major thoroughfares) requires that 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 Chapter 42. This requirement applies to West Bellfort Ave which runs east/west along the southern boundary of the proposed property. We are requesting a variance from providing a 25 foot building line along the Chimney Rock, a major thoroughfare, along the western boundary of the proposed property.

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The developer is intending to build a multi-level garage along western boundary which aligns Chimney Rock Rd with a 10-foot building line. The requirement of placing the garage back to the 25-foot setback would result in the loss of parking on the plat of Samantha Fitness. We are requesting a variance to reduce the building line along Chimney Rock Rd to 10-foot instead of the required 25-foot setback as required by Ch 42-152

**(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;**

The reduced building line along Chimney Rock Rd. will enable multi-garage

**(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.

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

Economic hardship is not the sole justification for this variance request. As mentioned above, The developer is intending to build a multi-level garage along western boundary which aligns Chimney Rock Rd. with a 10-foot building line.



## 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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

| APPLICANT COMPANY     | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS                |         |          |
|-----------------------|----------------|--------------|------------------------------|---------|----------|
| HighHeels to HardHats | Marlena Jones  | 832-840-2840 | marlenacooperjones@gmail.com |         |          |
| PROPERTY ADDRESS      | FILE NUMBER    | ZIP CODE     | LAMBERT                      | KEY MAP | DISTRICT |
| 5335 Egbert           | 14091479       | 77007        | 5258                         | 492C    | C        |

**HCAD ACCOUNT NUMBER(S):** 0102030000129  
**PROPERTY LEGAL DESCRIPTION:** Lot 1130 & Tract 1129A Section 1 Cottage Grove  
**PROPERTY OWNER OF RECORD:** JG Hollins Investments  
**ACREAGE (SQUARE FEET):** 3,959 SF  
**WIDTH OF RIGHTS-OF-WAY:** T.C. Jester – 238'; Egbert – 50'  
**EXISTING PAVING SECTION(S):** T.C. Jester – 23' (adjacent lane only); Egbert - 20'  
**OFF-STREET PARKING REQUIREMENT:** Project complies  
**LANDSCAPING REQUIREMENTS:** 1 Street Tree  
**LANDSCAPING PROVIDED:** 1.5" Live Oak

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Vacant  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single Family Residential (2,600 SQ. FT.)

**PURPOSE OF VARIANCE REQUEST:** To build a new single-family residence at 15' from the property line along T.C. Jester rather than the ordinance required 25'.

#### CHAPTER 42 REFERENCE(S):

#### Sec. 42-152. Building line requirement along major thoroughfares.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The purpose of this variance is to construct a single family home on the existing lot which is what was previously there. Our intent is to be able to utilize the lot in a more suitable manner. Allowing the encroachment into the building line will provide allow for a structure with reasonably sized rooms and comparable to those surrounding it in architectural style.

We are requesting this based on other properties with similar building lines. This property would not be a buildable space without this variance. There have been several attempts to replat this lot and we understand the commissions reasoning for not doing this. We feel this is a more suitable use for the property.

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

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

We are requesting a special variance request to utilize the property in a more suitable manner. The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land due to the fact that when TC Jester was dedicated, a significant number of lots were eradicated from the original plat. This segment of what is known as TC Jester, which is a major thoroughfare, is just a turnaround for the neighborhood, since the TC Jester roadway is elevated and carries all of the traffic.

**(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;**

The configuration of the lot was created when the City of Houston acquired all of the lots west of the proposed subdivision for the purpose of a turnaround for TC Jester to service the neighborhood just south of the White Oak Bayou. TC Jester is not considered to be the major thoroughfare at this junction. The adherence to section 42-188 will render the property useless. Access from the turnaround will not be considered taking access from a major thoroughfare since this point of TC Jester is just a turn around with minimal traffic. The garage for the proposed home will be facing north (Egbert) so there would not be a garage facing the TC Jester turn around. There are many other developments with driveways taking access from this turn around.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The intent and purpose of Chapter 42 will be preserved and maintained because the residence will have a five foot (5') building set back. The proposed subdivision will follow the city scape set by the new developments around the neighborhood. Access from the turnaround will not impact traffic as this is not a well-traveled roadway due to the existing condition of being an offshoot of a major thoroughfare. The proposed addition of two vehicles unto the turnaround will have no impact on the seldom traveled roadway. A new development on the west side of TC Jester also takes access from the turn around.

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

Granting this variance will not affect visibility along TC Jester or Egbert Streets for vehicular or pedestrian traffic. Once constructed, the residence will be five feet (5') from the existing curb on TC Jester. Also, many nearby properties are located approximately ten feet (10') from the right of way, so this variance for the residence will be consistent and harmonious with neighboring properties on Egbert and TC Jester Streets. Its proposed proximate location to the nearby green space is consistent with the City of Houston's policy of promoting walkability and pedestrian friendly environments. Thus approval of this Variance will be consistent with sound public policy and conducive to health, safety and public welfare.

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

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

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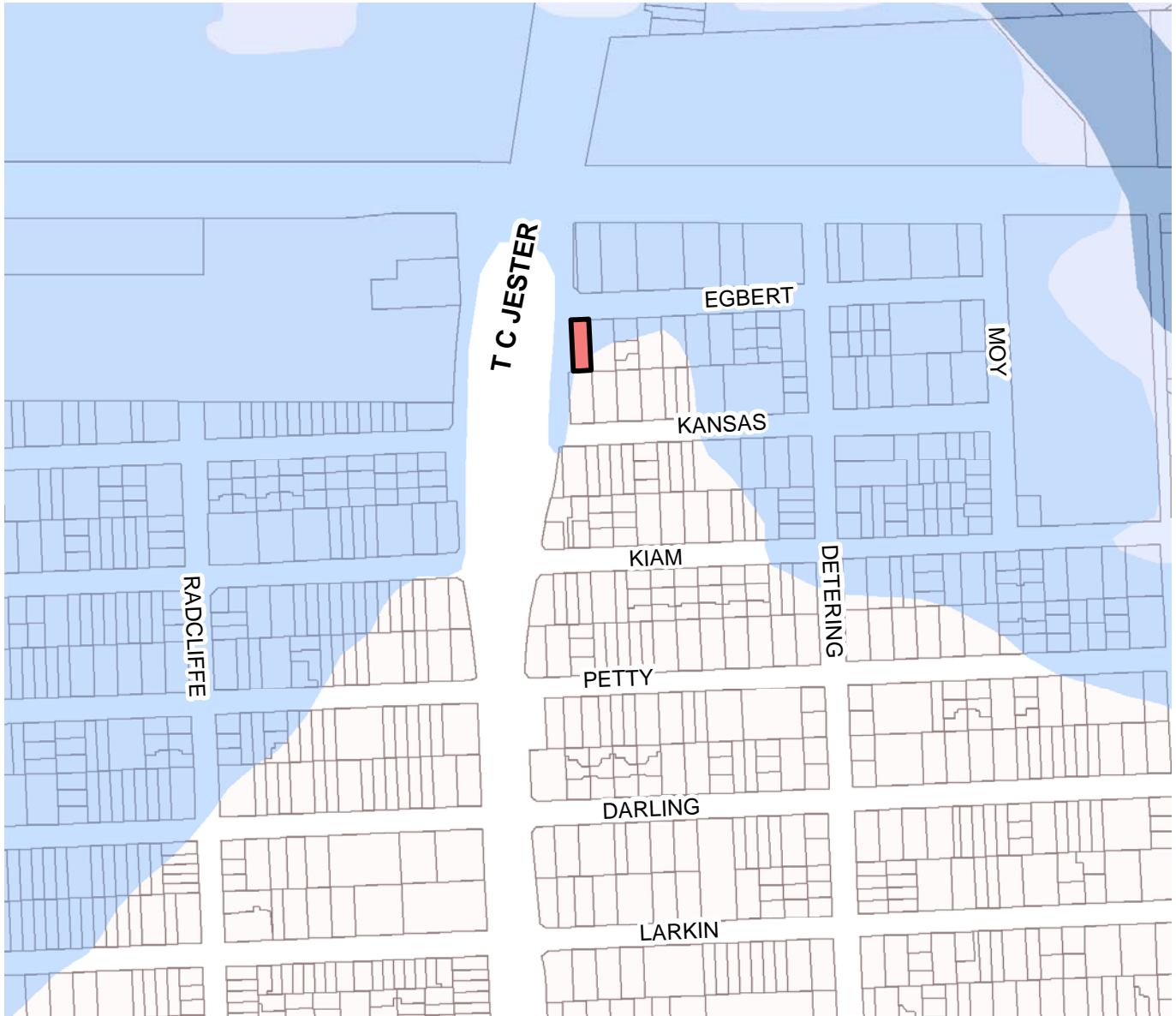
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Location



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT



**ITEM: 184**  
Meeting Date: 10.30.2014

## Houston Planning Commission

### Aerial Map



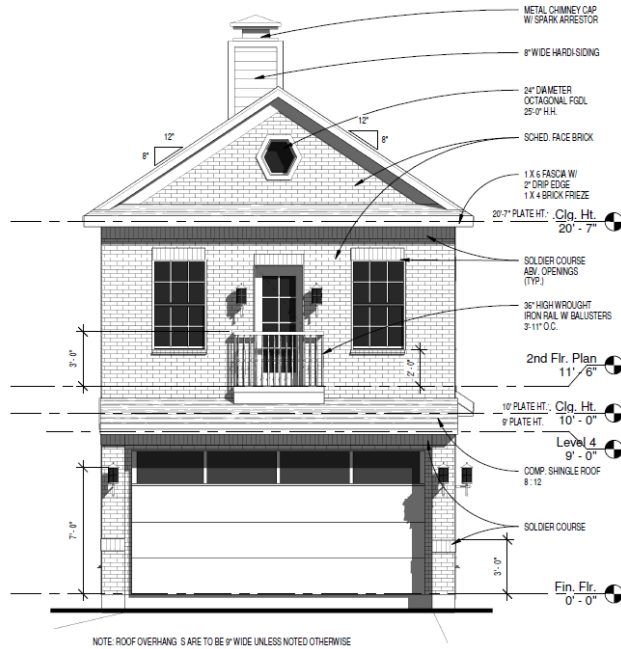
## DEVELOPMENT PLAT VARIANCE



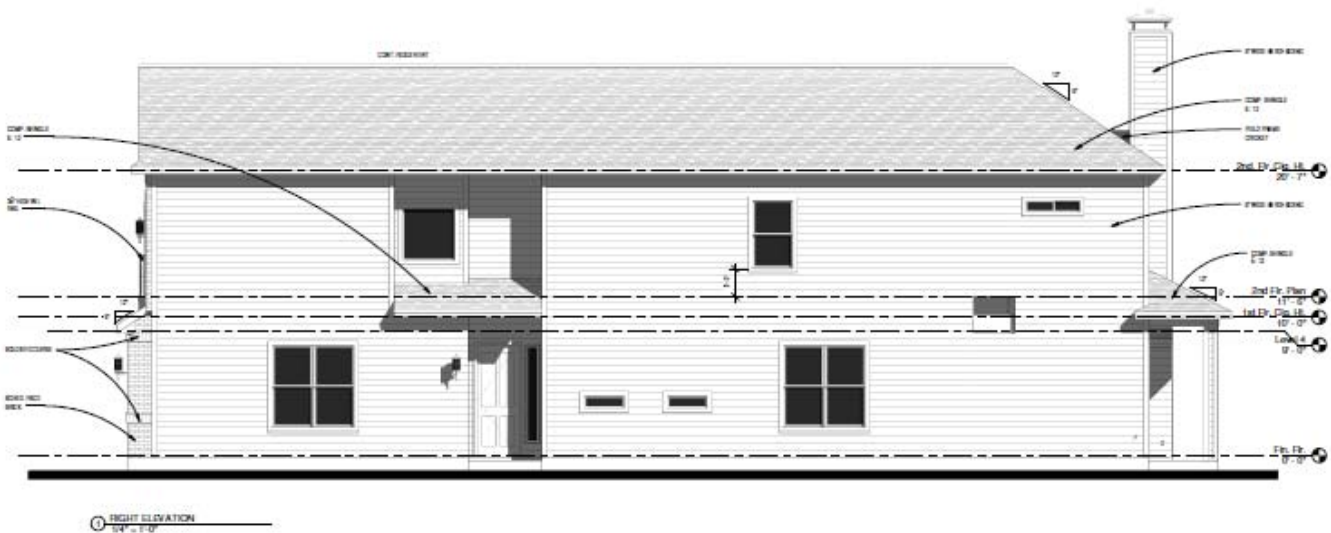




## Houston Planning Commission



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



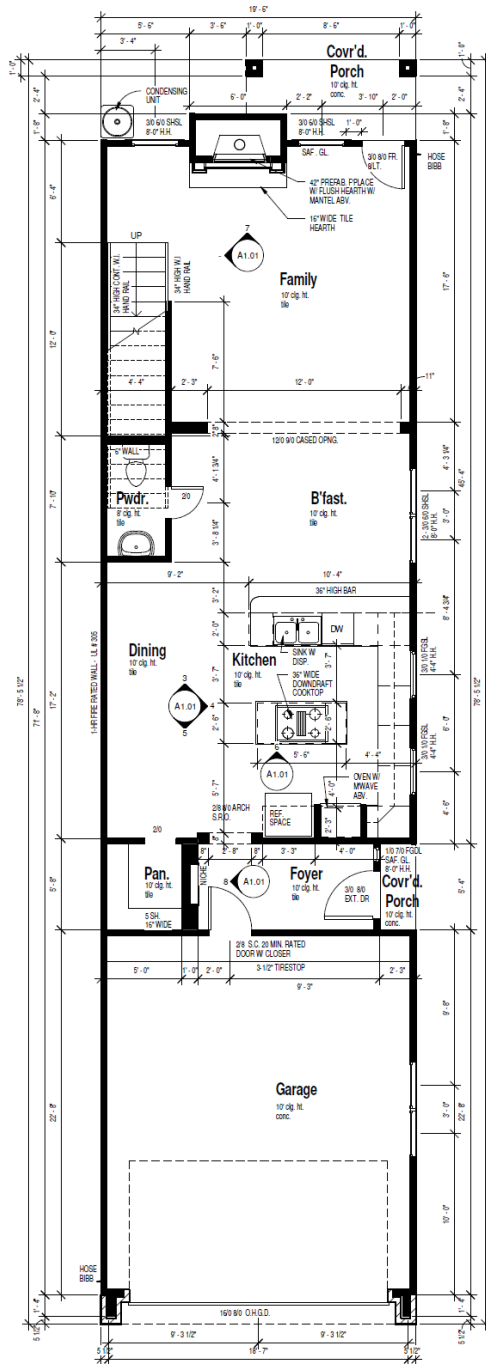
1 SIDE ELEVATION  
1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE

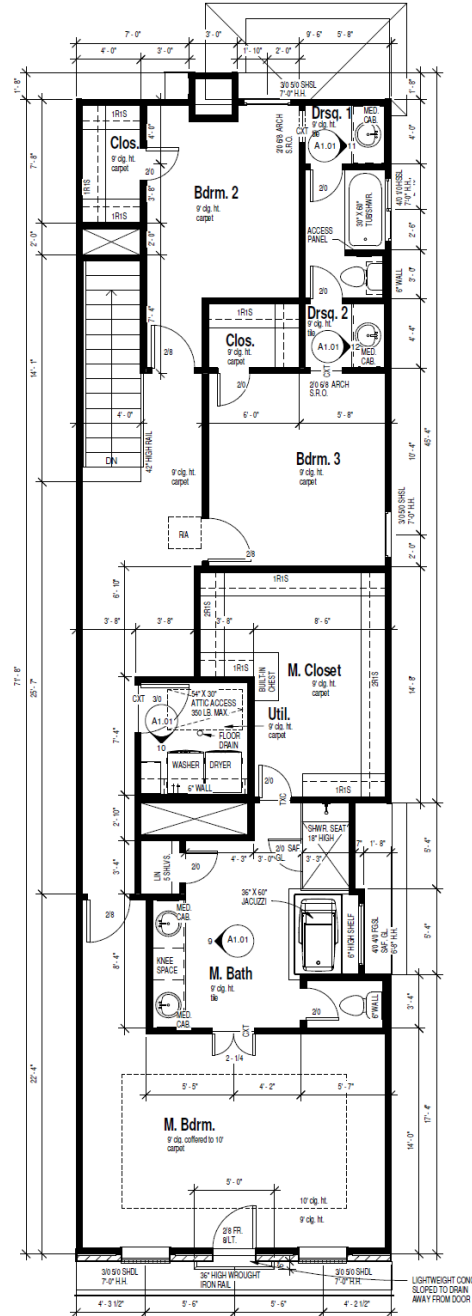




# Houston Planning Commission



① FIRST FLOOR PLAN  
1/4" = 1'-0"



② SECOND FLOOR PLAN  
1/4" = 1'-0"

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS          |         |          |
|-------------------|----------------|--------------|------------------------|---------|----------|
| Paksima Group     | Zeeba Paksima  | 713.392.8275 | zeeba@paksimagroup.com |         |          |
| PROPERTY ADDRESS  | FILE NUMBER    | ZIP CODE     | LAMBERT                | KEY MAP | DISTRICT |
| 1700 Haver Street | 14095367       | 77006        | 5356A                  | 492V    | C        |

|                                 |  |
|---------------------------------|--|
| HCAD ACCOUNT NUMBER(S):         | 0382500010005                              |
| PROPERTY LEGAL DESCRIPTION:     | Lt 5, Blk 15                               |
| PROPERTY OWNER OF RECORD:       | Shirley and Trevor Jeffries                |
| ACREAGE (SQUARE FEET):          | 5,000 sq. ft.                              |
| WIDTH OF RIGHTS-OF-WAY:         | Haver Street – 60'; Windsor Street – 60'   |
| EXISTING PAVING SECTION(S):     | Haver Street – 25.9'; Windsor Street – 26' |
| OFF-STREET PARKING REQUIREMENT: | 2 spaces                                   |
| OFF-STREET PARKING PROVIDED:    | 2 spaces                                   |
| LANDSCAPING REQUIREMENTS:       | 2 street trees                             |
| LANDSCAPING PROVIDED:           | Complies                                   |

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence (1,267 SF)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence (3,800 SF)

PURPOSE OF VARIANCE REQUEST: To request a 5' building line for the south half of the property with a 15' building line for the north half on the Windsor ROW in order to preserve a 100+ year old tree. We are a corner lot with garage access through an alley in the rear of the property.

CHAPTER 42 REFERENCE(S): Sec. 42-156 (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are requesting a staggered building line of 5' and 15' instead of a 10' as described in Chapter 42 simply to preserve the 100+ year old tree that has provided shade and character to the neighborhood.

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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- The property has a huge, wonderful 100+ year old tree and we would like to preserve it but also take advantage of the allowable buildable area for the residence by asking for a 5' and a 15' building line as opposed to a straight 10' building line allowed by Chapter 42.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
- There is no hardship imposed or created by the applicant. We simply want to preserve a tree that has provided shade and character to the neighborhood for the past 100+ years.
- (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 in that the variance we are requesting is a staggering of the building lines on Windsor so that we may take advantage of the buildable square footage allowed by Chapter 42 while not disturbing a 100+ year old tree that provides shade and character to the neighborhood. Chapter 42 allows us a 10' building line on Windsor since we have an alley access for the garage and this is a corner lot, instead we are asking for a 5' and a 15' BL.
- (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 on the contrary, it will be a benefit to the neighborhood in providing shade, character and preserving the tree for the following generations to enjoy, while allowing the land owner to take advantage of the maximum buildable area as described in Chapter 42 with a 10' building line.
- (5) **Economic hardship is not the sole justification of the variance.**
- Economic hardship is not the sole justification of the variance since the entire reason for the variance is to preserve a 100+ year old tree.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Area Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM:**

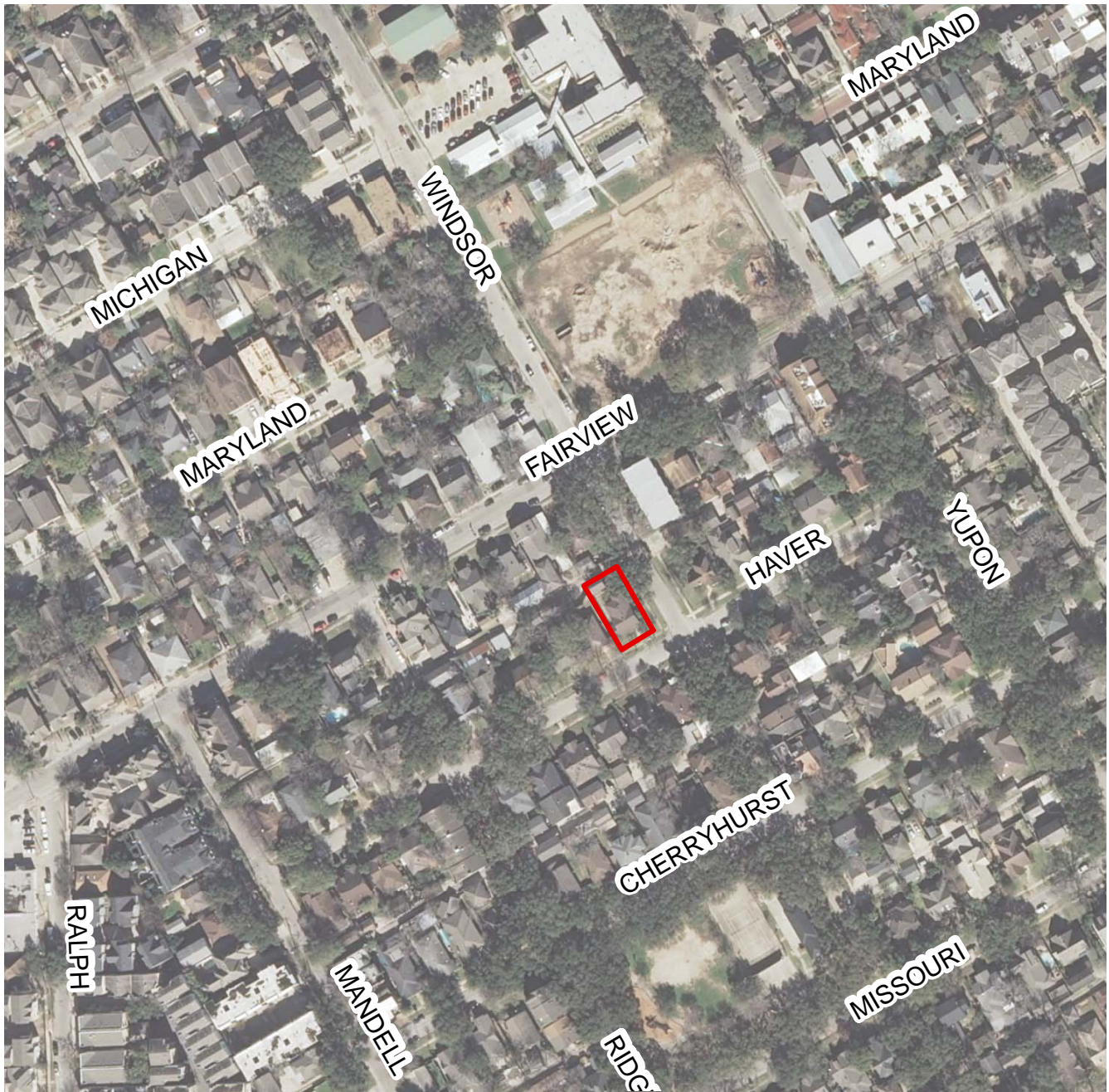
**185**

Meeting Date:

10.30.2014

## Houston Planning Commission

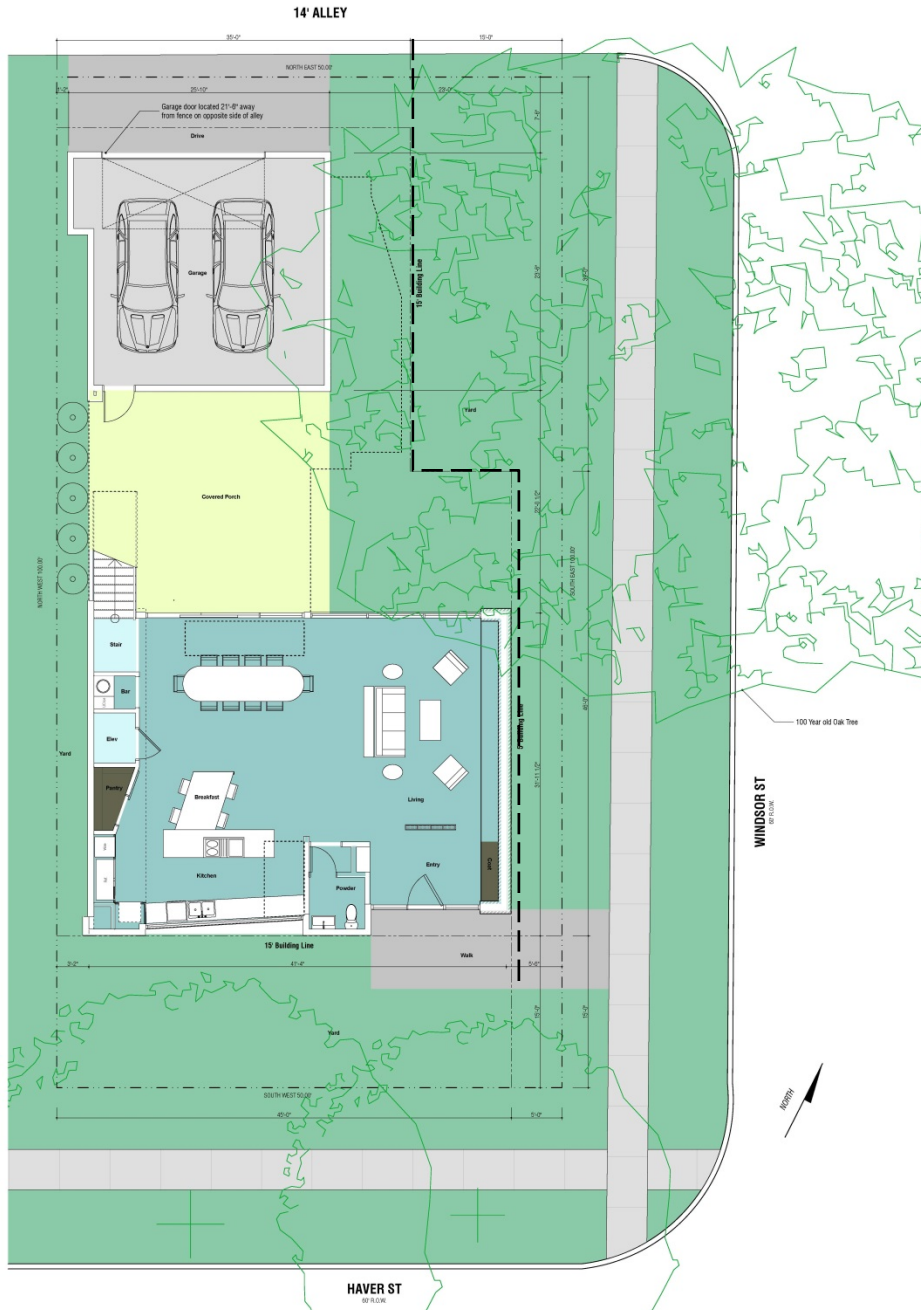
Aerial Map



## DEVELOPMENT PLAT VARIANCE



Proposed Site Plan



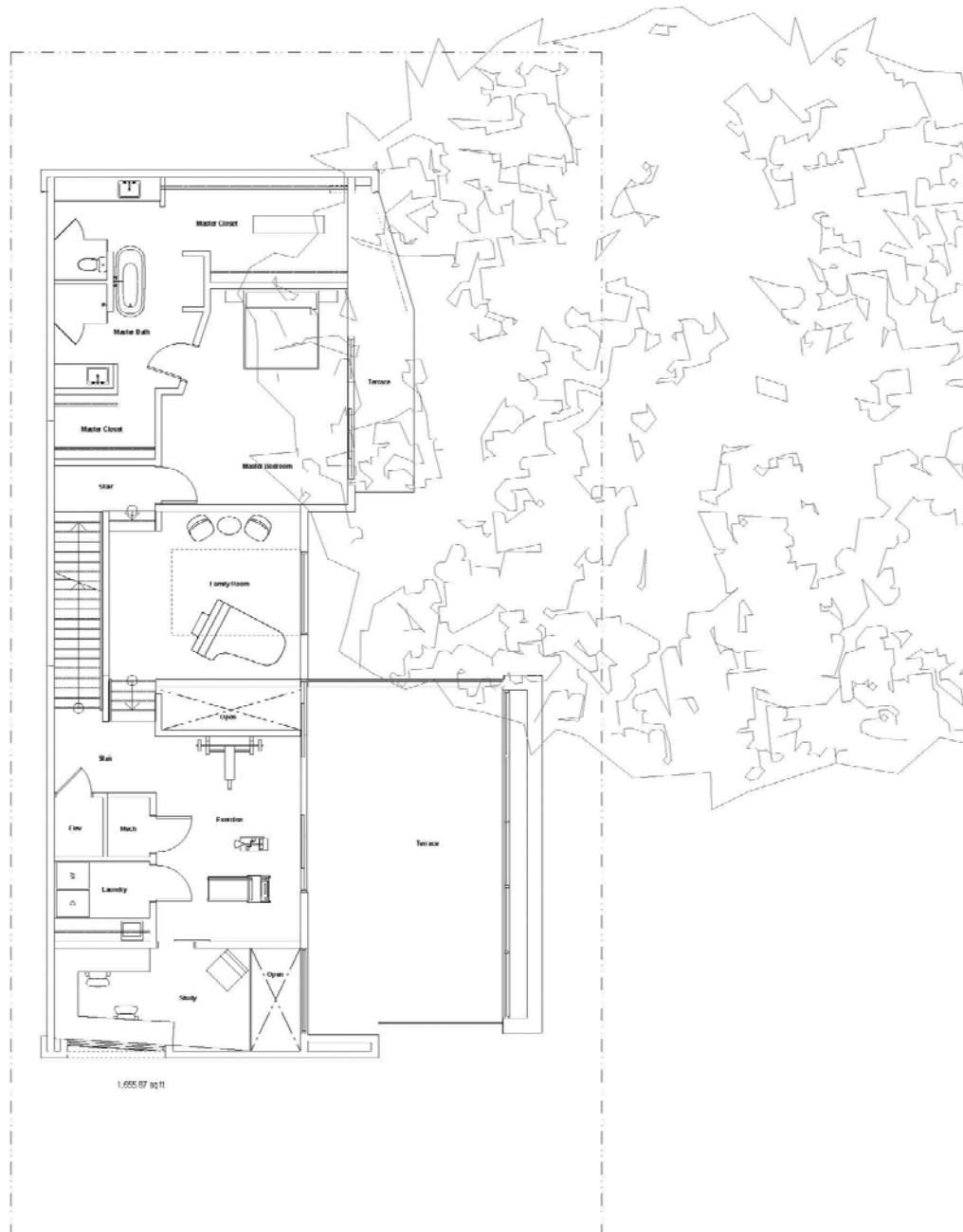
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Proposed 1<sup>st</sup> Floor Plan

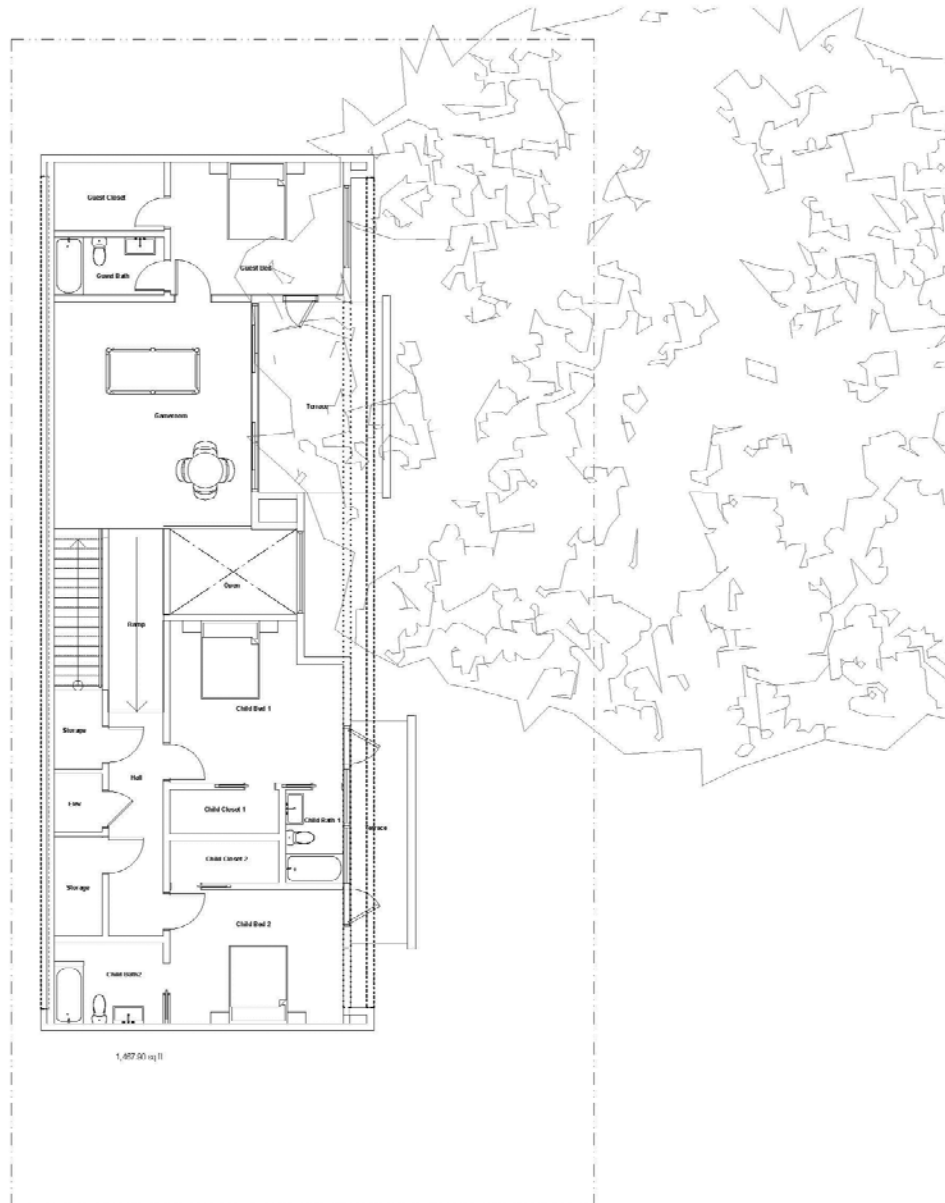


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Proposed 2nd Floor Plan



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Proposed Elevation



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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| APPLICANT COMPANY              | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS             |
|--------------------------------|----------------|--------------|---------------------------|
| Richard Grothues Designs, Inc. | Rick Grothues  | 713.449.9191 | rick@rgrothuesdesigns.com |

| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|------------------|-------------|----------|---------|---------|----------|
| 2603 Haverhill   | 14110627    | 77008    | 5259    | 452W    | C        |

|  |                                |
|--|--------------------------------|
| <b>HCAD ACCOUNT NUMBER(S):</b>         | 0872280000038                  |
| <b>PROPERTY LEGAL DESCRIPTION:</b>     | Lot 38 Blk 2 Holly Park        |
| <b>PROPERTY OWNER OF RECORD:</b>       | Scott Scerbo                   |
| <b>ACREAGE (SQUARE FEET):</b>          | 0.189ac. (8,250sf)             |
| <b>WIDTH OF RIGHTS-OF-WAY:</b>         | Haverhill – 60'; Salford – 60' |
| <b>EXISTING PAVING SECTION(S):</b>     | Haverhill – 28'; Salford – 25' |
| <b>OFF-STREET PARKING REQUIREMENT:</b> | Project Complies               |
| <b>LANDSCAPING REQUIREMENTS:</b>       | None                           |

|   |   |
|---|---|
| <b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b> | Single Family Residence; 1,710 sf       |
| <b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b> | Addition; 700 sf garage & 700 sf living |

|                                     |  |
|-------------------------------------|--|
| <b>PURPOSE OF VARIANCE REQUEST:</b> | To build a garage at 12' from the property line along Salford Drive. |
|-------------------------------------|--|

|  |  |
|--|--|
| <b>CHAPTER 42 REFERENCE(S):</b>  | <b>42-156: Collector and local streets – Single-family residential</b> |
| <p>(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.</p> <p>(b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:</p> <ol style="list-style-type: none"> <li>(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or</li> <li>(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.</li> </ol> |  |

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The platted building line is 10' along Salford. We are requesting a Variance from the 17' Garage Building Line requirements put in place after this subdivision was platted. The neighborhood has many examples of garages along Salford being built up to the original 10' building line. The original garage was built at 12' from the property line along Salford. The previous owner had enclosed the garage doors and finished this space out as living. The current owner would like to add a new garage with living space above to the rear of the house at the same 12' from the property line.

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

- (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**

Holly Park Section One was platted in 1955 with a building line of 10' along Salford Drive. This plat preceded the current restrictions to the 17' garage building line. The other homes that side Salford in this neighborhood (including those directly across Salford from the subject site) have garages that face Salford and are set at the 10' building line. There is also a shed in the backyard that will remain. This structure prevents the garage from being pushed further back on the lot.

- (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;**

The other homes that side Salford in this neighborhood (including those directly across Salford from the subject site) have garages that face Salford and are set at the 10' building line. An existing shed in the backyard will remain and prevents the garage from being pushed further back.

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

The addition will be located at the same face as the original garage on the residence. There is a distance of approximately 15' from the garage doors to the closest edge of the sidewalk. The sidewalk is 4' wide. The distance from the front of the garage doors to the back of the curb will be approximately 24'.

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

The reducing of the garage building line to 12' will still allow for the parking of a guest vehicle with minimal interference with the pedestrian walk.

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

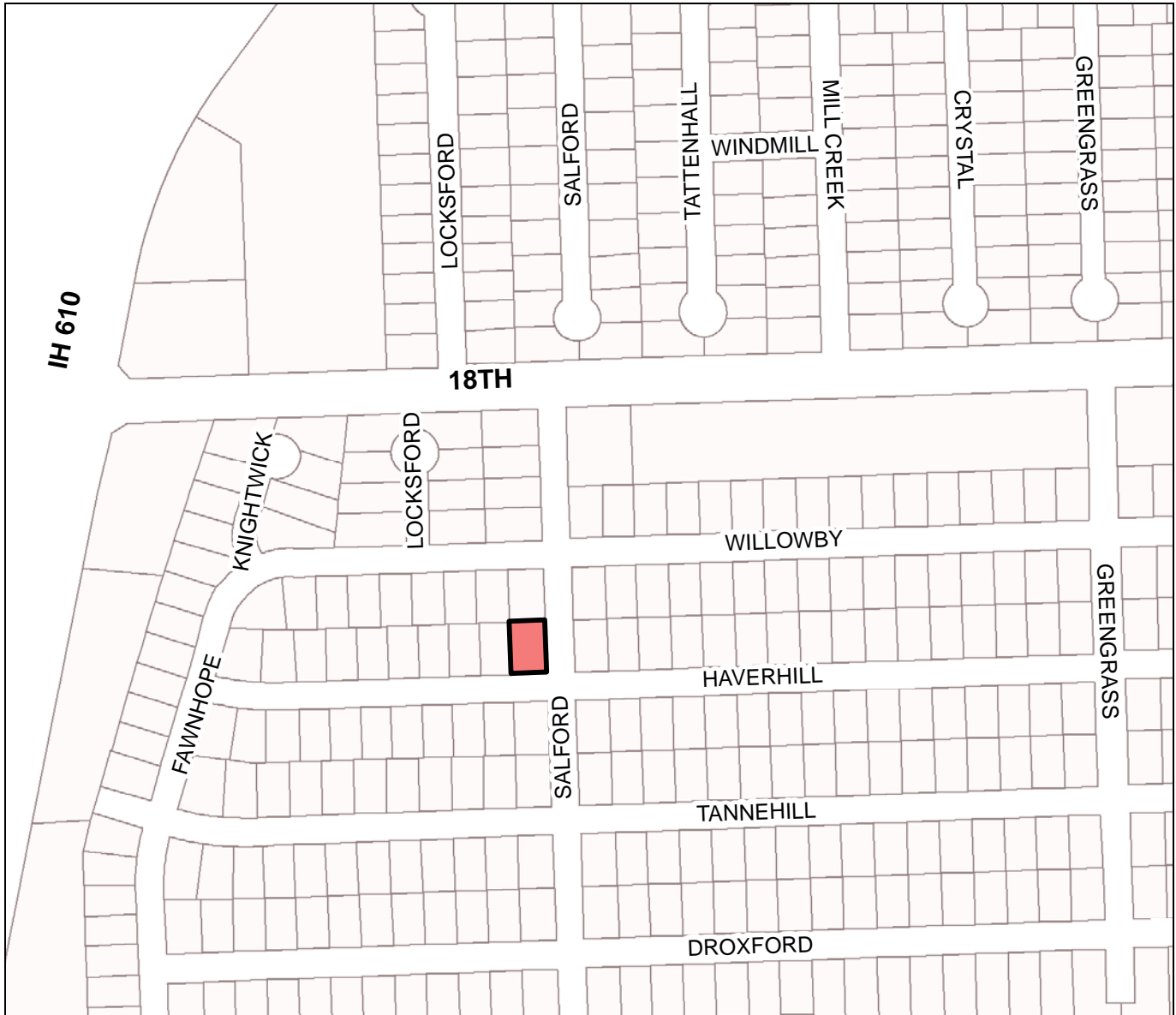
The lot is not being divided and the use of the land will remain the same.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Location



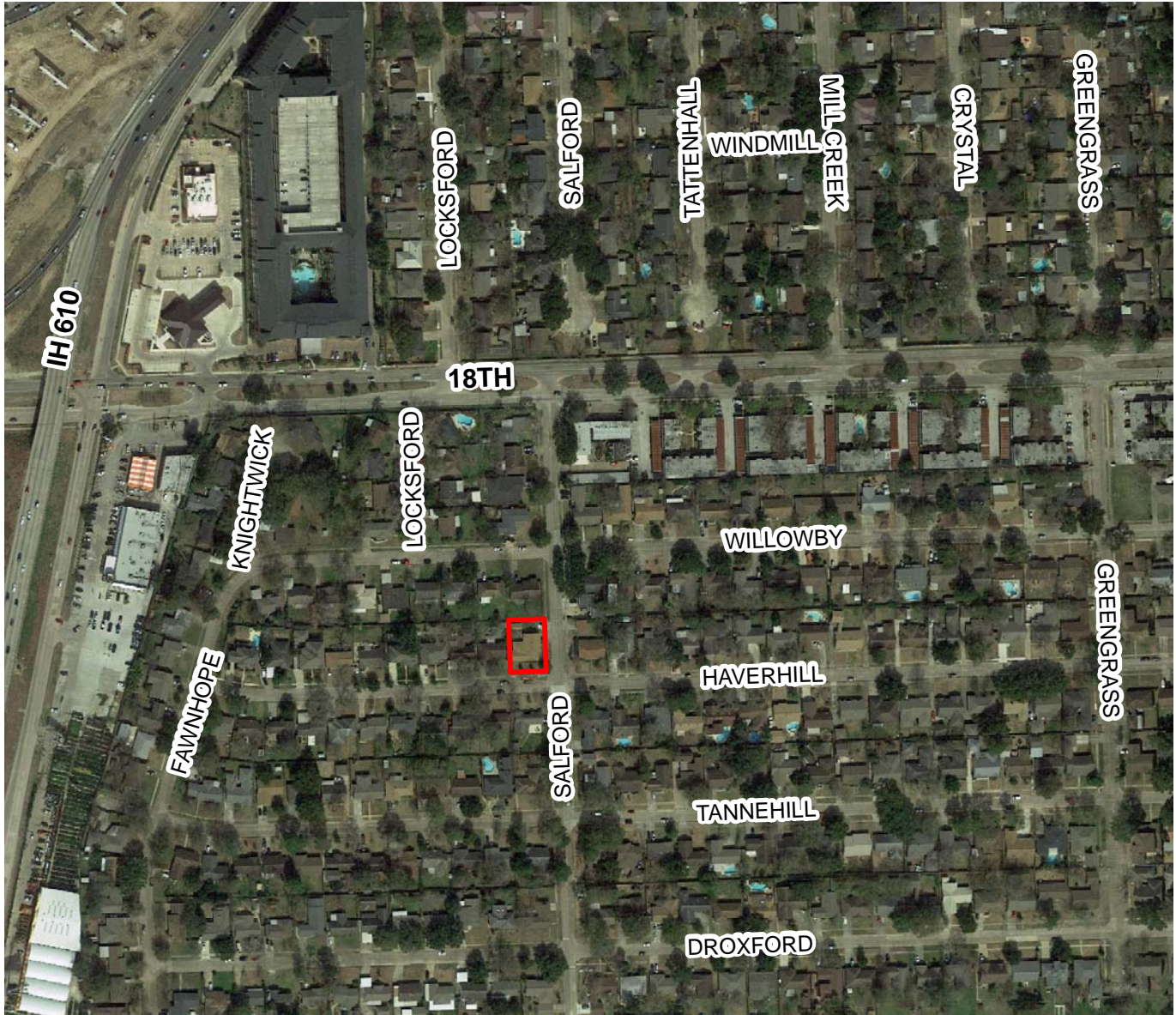
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Aerial Map

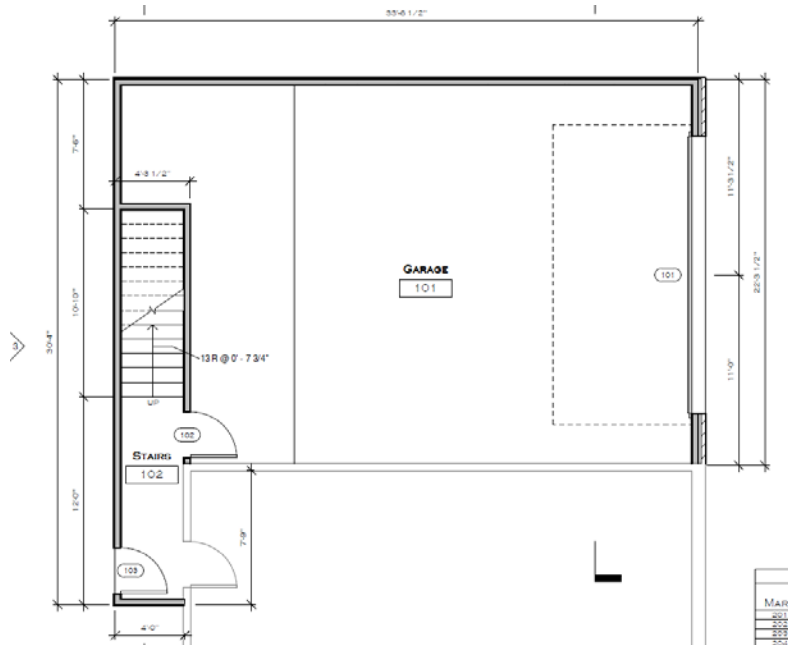


## DEVELOPMENT PLAT VARIANCE

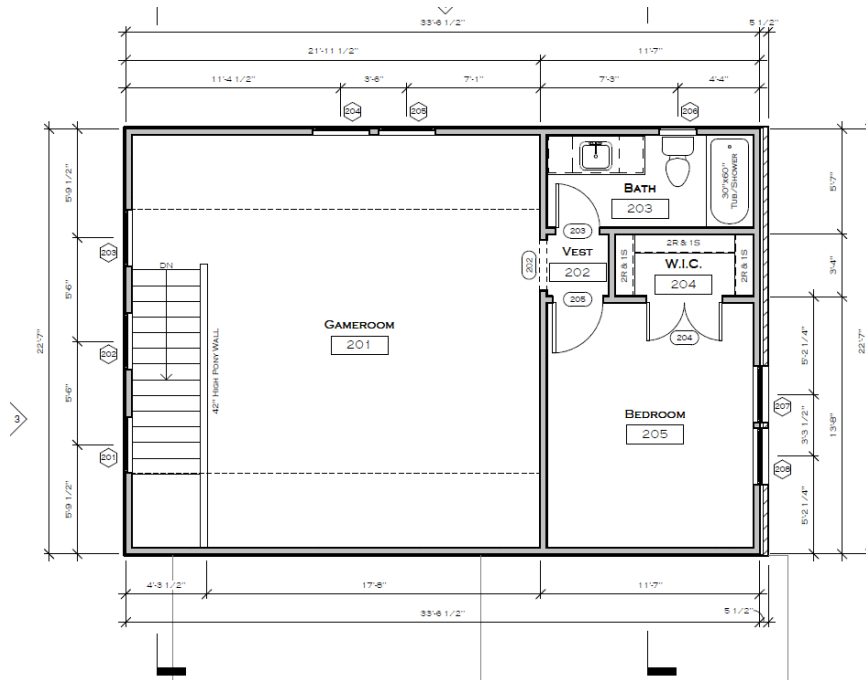




## Houston Planning Commission



First Floor (Above), Second Floor (Below)

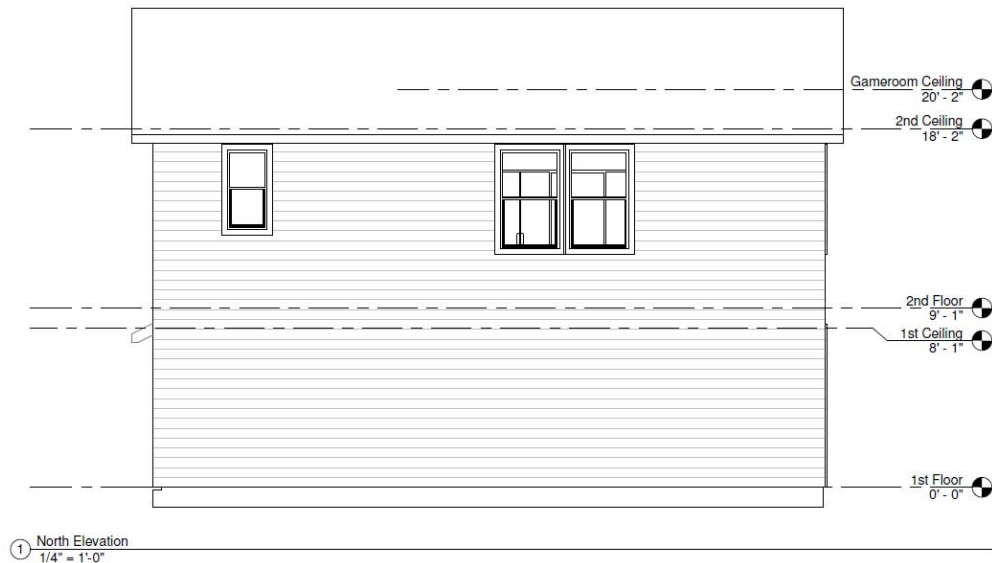


# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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| APPLICANT COMPANY         | CONTACT PERSON  | PHONE NUMBER | EMAIL ADDRESS                     |
|---------------------------|-----------------|--------------|-----------------------------------|
| Century Engineering, Inc. | Barry Hunsworth | 281.703.5910 | bhunsworth@centuryengineering.com |

| PROPERTY ADDRESS   | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|--------------------|-------------|----------|---------|---------|----------|
| 603 Rutland Street | 14055442    | 77007    | 5358    | 492D    | C        |

|                                 |   |
|---------------------------------|---|
| HCAD ACCOUNT NUMBER(S):         | 1215070010001   |
| PROPERTY LEGAL DESCRIPT:        | Lt 1, Blk 1, Rutland Street Addition Amending Plat No 1 |
| PROPERTY OWNER OF RECORD:       | KAVAC, LLC  |
| ACREAGE (SQUARE FEET):          | 4,400 SF  |
| WIDTH OF RIGHTS-OF-WAY:         | 6 <sup>th</sup> Street- 70'; Rutland- 70'               |
| EXISTING PAVING SECTION(S):     | 6 <sup>th</sup> Street- 50.9'; Rutland- 18.7'           |
| OFF-STREET PARKING REQUIREMENT: | 2 spaces  |
| OFF-STREET PARKING PROVIDED:    | 2 spaces  |
| LANDSCAPING REQUIREMENTS:       | 2 trees   |
| LANDSCAPING PROVIDED:           | Project Complies  |

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: None

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence (4,022 SF)

PURPOSE OF VARIANCE REQUEST: To reduce the building line from 25' to 10' on 6<sup>th</sup> street.

CHAPTER 42 REFERENCE(S): **Sec. 42-152:** (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

### APPLICANT'S STATEMENT OF FACTS

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

**6<sup>th</sup> Street is classified as a major thoroughfare.** 6th Street is classified as a major thoroughfare. Sec. 42-152 requires a 25' building line. The lot was platted with a 10' building line and is only 33.33' wide. This a corner lot at 6th Street and Rutland. The lot was platted with a 10' Building Line and 17' Garage Setback on both streets. It's our desire to leave the setbacks as platted for Rutland, provide a 10' building line on 6th Street.

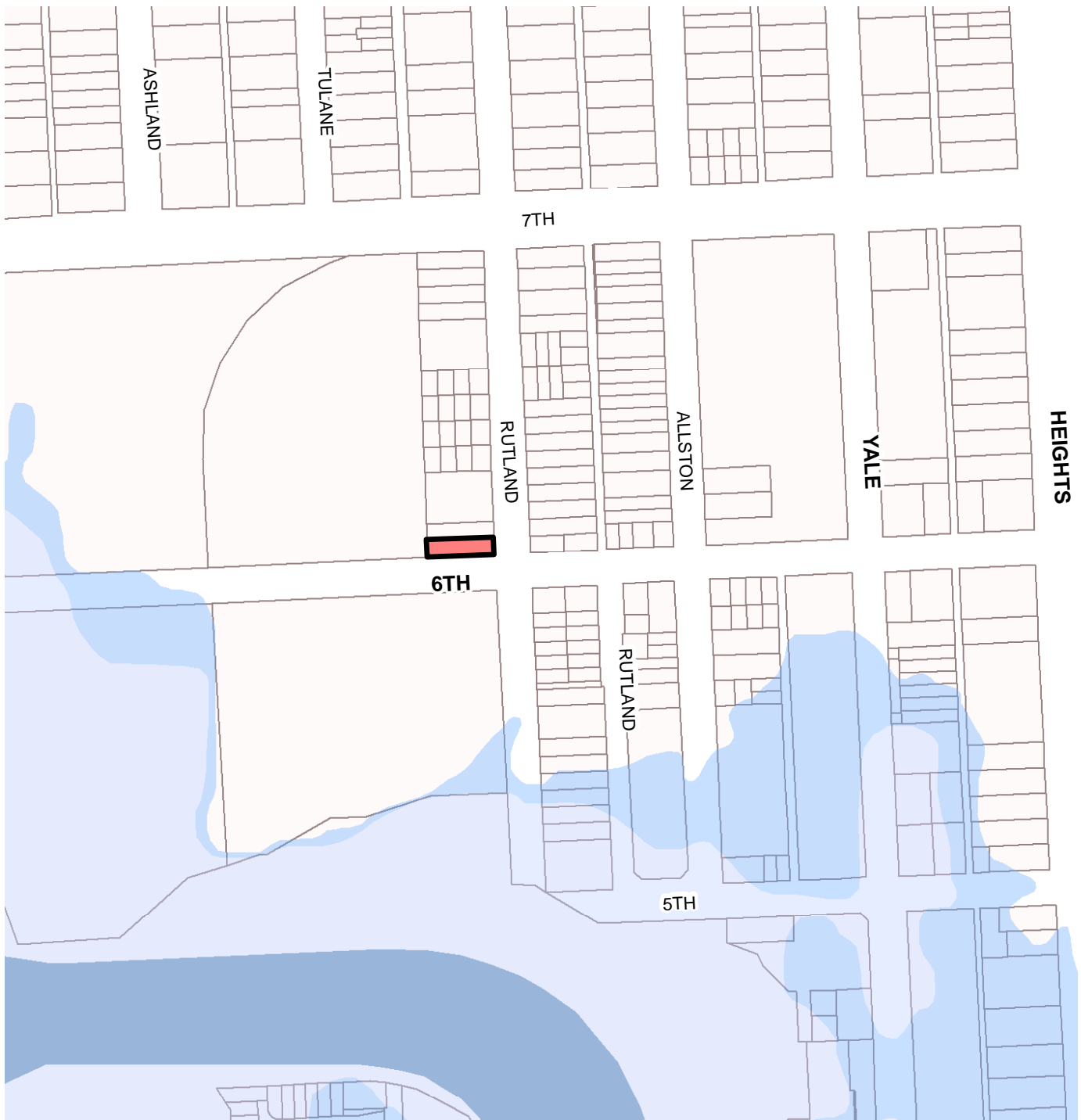
*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or..**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;** If the 25' building line is imposed it would leave a lot width of 8.33' for a house and garage on a 33.33' wide lot. This would be reduced to 5.33' if the house is setback 3' from the neighboring sideyard.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;** The prior plat was approved and recorded with a 10' building. Per the records 6<sup>th</sup> Street was also a Major at that time. This apparently was missed by all parties. A guess would be that when looking up the status of 6<sup>th</sup> Street in the hierarchy table it's under White Oak not 6<sup>th</sup> St. We recognize that a Maintenance Agreement will have to be in place between this lot and the lot to the north prior to a permit being issued.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;** 6<sup>th</sup> St. currently ends at our west property line. This isn't a temporary situation. TxDot has acquired acreage behind us and in conjunction with Flood Control has created a sizeable detention pond. 6<sup>th</sup> St has been reduced to a dead end street with no traffic along our frontage. 6<sup>th</sup> Street is not functioning as a major thoroughfare along this property.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;** The granting of this variance should have little or no impact to the general public or the neighborhood.
- (5) **Economic hardship is not the sole justification of the variance.** The variance request is not to save money...the variance is to allow the lot to be built on as originally intended. To impose the 25' building line would render this lot useless. With construction of the lot to the north complete, there are no other adjustments to be made concerning lot widths.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
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DEPARTMENT

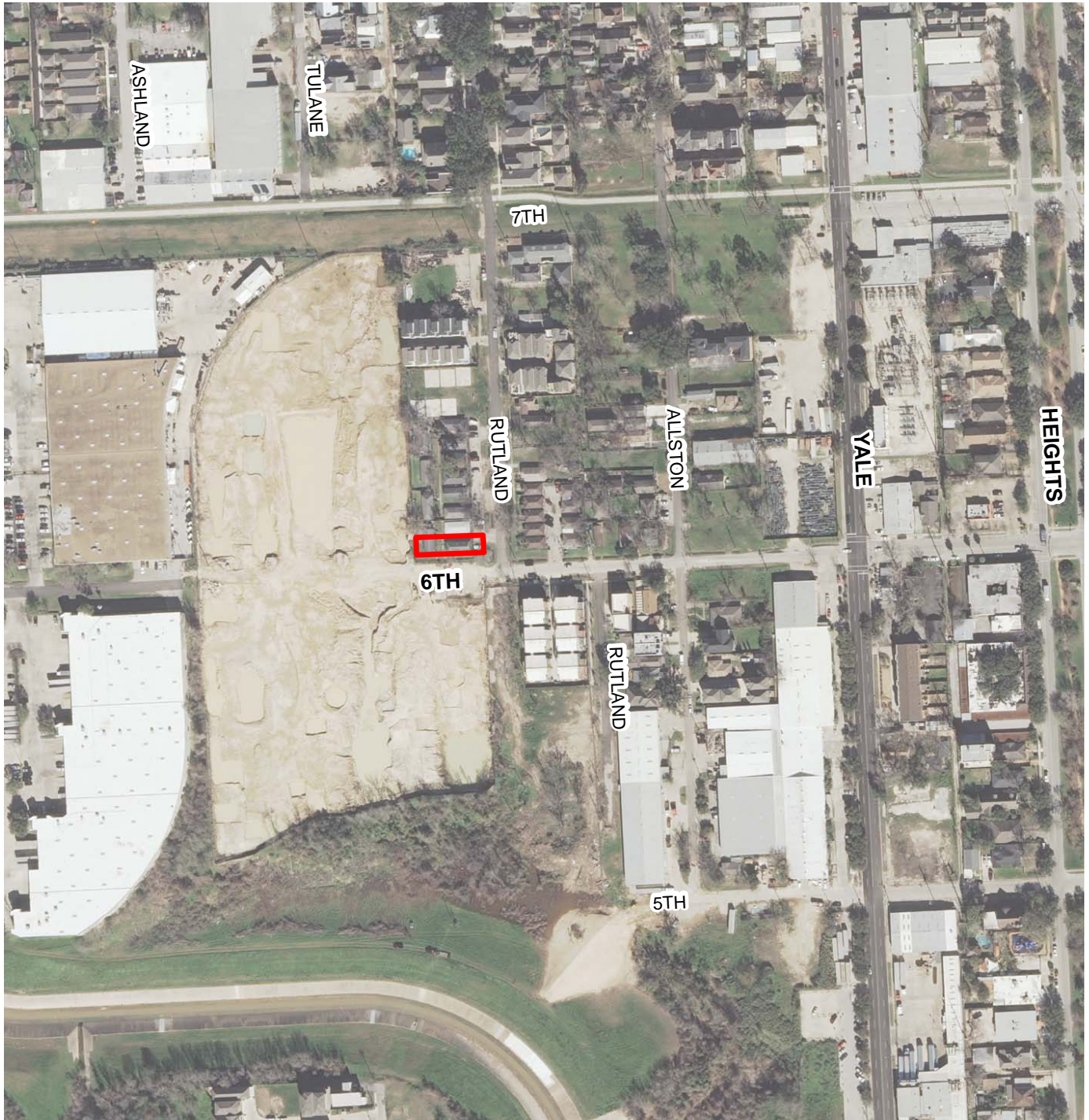
**ITEM:**

**187**

Meeting Date:

10.30.2014

## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE

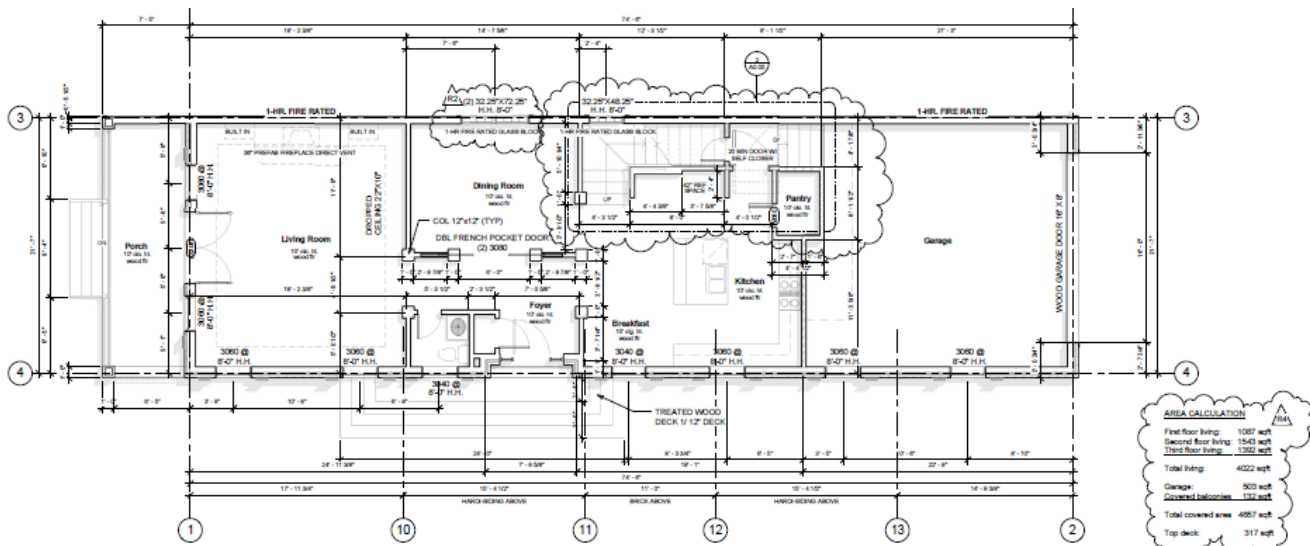






## Houston Planning Commission

### FIRST FLOOR



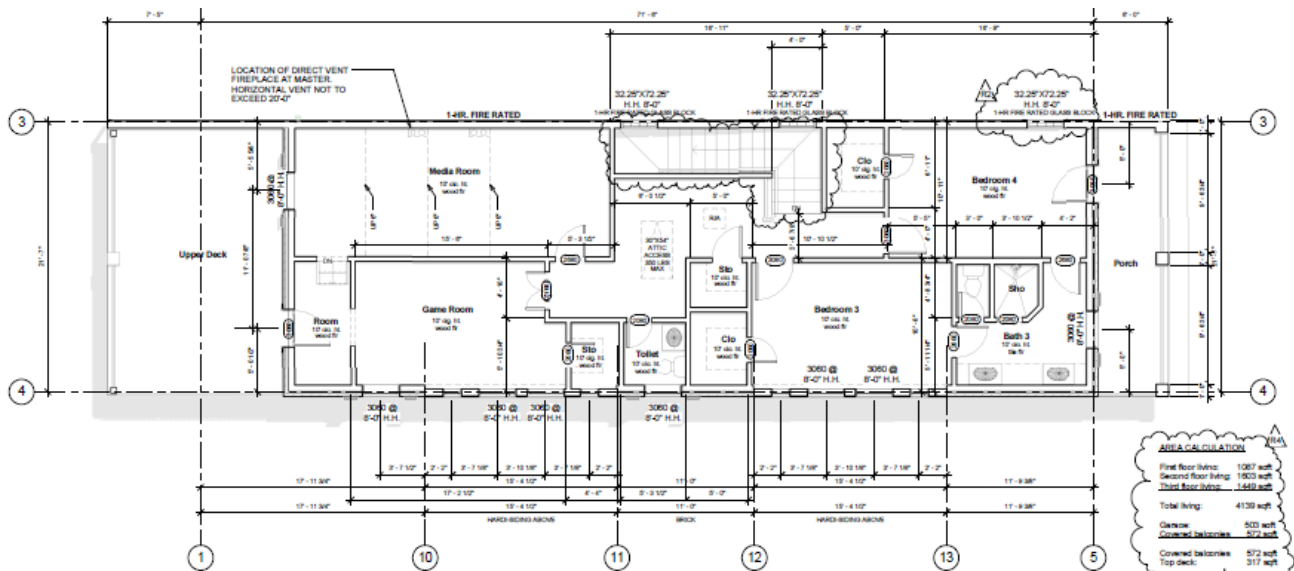
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### THIRD FLOOR



# DEVELOPMENT PLAT VARIANCE

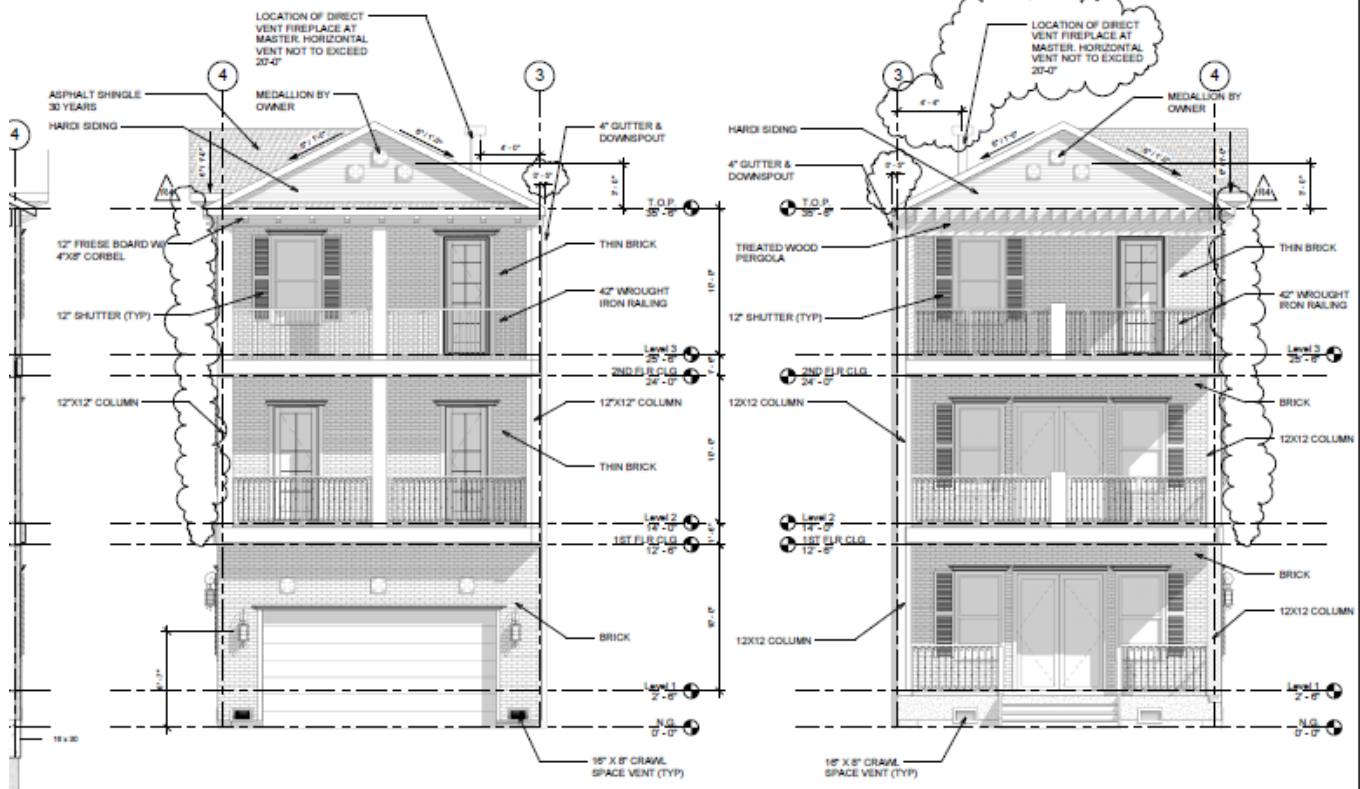




## Houston Planning Commission

EAST ELEVATION

WEST ELEVATION



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SOUTH ELEVATION



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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| APPLICANT COMPANY        | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS                |         |          |
|--------------------------|----------------|--------------|------------------------------|---------|----------|
| HighHeels to HardHats    | Marlena Jones  | 832-840-2840 | marlenacooperjones@gmail.com |         |          |
| PROPERTY ADDRESS         | FILE NUMBER    | ZIP CODE     | LAMBERT                      | KEY MAP | DISTRICT |
| 1043 W.7 <sup>th</sup> ½ | 14055439       | 77009        | 5358                         | 492D    | C        |

|                                 |  |
|---------------------------------|--|
| HCAD ACCOUNT NUMBER(S):         | 0600950010022  |
| PROPERTY LEGAL DESCRIPTION:     | Lot 22 Blk 1 Kiam Place                              |
| PROPERTY OWNER OF RECORD:       | JG Hollins Investments                               |
| ACREAGE (SQUARE FEET):          | 4,140 SF   |
| WIDTH OF RIGHTS-OF-WAY:         | Dorothy Street 50', W 7 <sup>th</sup> ½ Street 50'   |
| EXISTING PAVING SECTION(S):     | Dorothy Street ~18', W 7 <sup>th</sup> ½ Street ~18' |
| OFF-STREET PARKING REQUIREMENT: | 2 Parking Spaces                                     |
| OFF-STREET PARKING PROVIDED:    | 2 Parking Spaces                                     |
| LANDSCAPING REQUIREMENTS:       | Minimum One 1.5" Approved Tree                       |
| LANDSCAPING PROVIDED:           | One 1.5" Live Oak                                    |

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant  
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residential (5,164 SQ. FT.)

PURPOSE OF VARIANCE REQUEST: To allow a 5' building line along Dorothy Street

CHAPTER 42 REFERENCE(S): 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 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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are requesting a variance to utilize the property in a more suitable manner. The 10' set back on Dorothy Street, does not allow the above mentioned proposed single family residence to utilize the corner lot in a suitable manner. This is a corner lot and the other street at this corner has a single digit set back and if we are granted this set back on Dorothy, to reduce from a 10' building line to a 5' building line - the proposed residence can sit evenly on both sides of the lot allowing it to make the neighborhood not only aligned but beautiful.

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

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

We are requesting a variance to utilize the property in a more suitable manner. The 10' set back on Dorothy Street, does not allow the above mentioned proposed single family residence to utilize the corner lot in a suitable manner. This is a corner lot and the other street at this corner has a single digit set back and if we are granted this set back on Dorothy, to reduce from a 10' building line to a 5' building line - the proposed residence can sit evenly on both sides of the lot allowing it to make the neighborhood not only aligned but beautiful.

- (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 chose to pursue this variance only to better myself and the neighborhood by building a new single family residence that will make the neighborhood a better place and plan to follow all of the regulations to make this variance possible. The planning standards of chapter 42 of The City of Houston Code of Ordinances - will all be followed by us from beginning to end, and we trust that the board will see that our request would only help the neighborhood.

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

The intent and purpose of Chapter 42 will be preserved and maintained because the residence will have a five foot (5') building set back.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

Granting this variance will not affect visibility along Dorothy Street for vehicular or pedestrian traffic. Once constructed, the residence will be five feet (5') from the existing curb on Dorothy. Also, many nearby properties are located approximately ten feet (10') from the right of way, so this variance for the residence will be consistent and harmonious with neighboring properties on 7<sup>th</sup> ½ and Dorothy Streets. Its proposed proximate location to the nearby park on 7<sup>th</sup> ½ and use of green space is consistent with the City of Houston's policy of promoting walkability and pedestrian friendly environments. Thus approval of this Variance will be consistent with sound public policy and conducive to health, safety and public welfare.

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

The requested variance will satisfy the intent of Chapter 42, including Section 42-155 (as discussed above). Additionally, south of the proposed residence is bordered by other high end homes. Granting this variance for this residence would not cause any adverse impact on the City's ability to construct more luxury end residences on Dorothy Street in the future because that ability is significantly restricted by the factors mentioned above. To summarize, approving this variance for the residence is consistent with the City of Houston's evolving policies of promoting walkable, pedestrian friendly environments and projects with urbanistic building designs on smaller footprints. Permitting the residence to have a five foot (5') set-back is harmonious with neighboring residences along Dorothy Street and will not affect the City's ability to construct more beautiful homes in the neighborhood.

---

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SITE MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM:**

**188**

Meeting Date:

10.30.2014

## Houston Planning Commission

Aerial Map

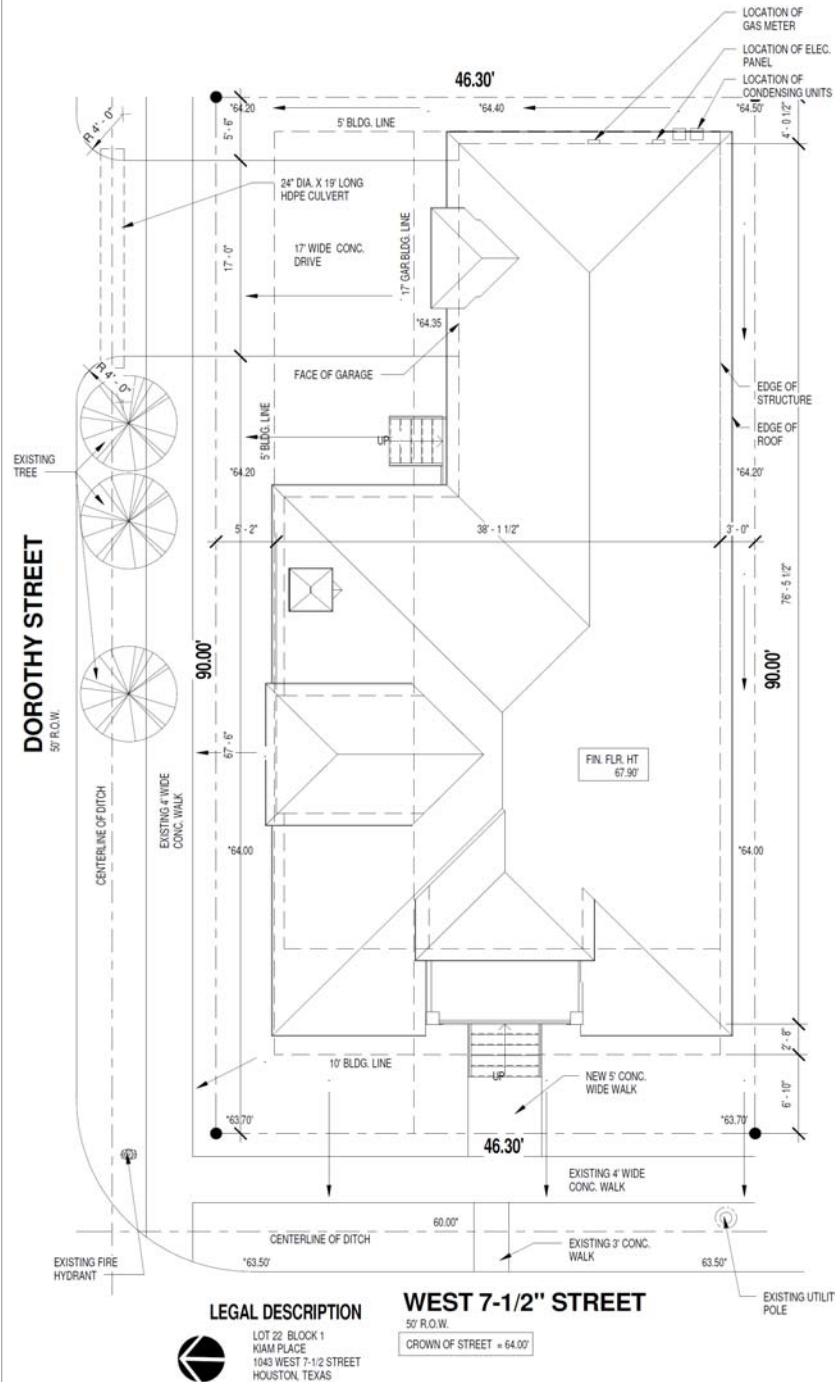


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



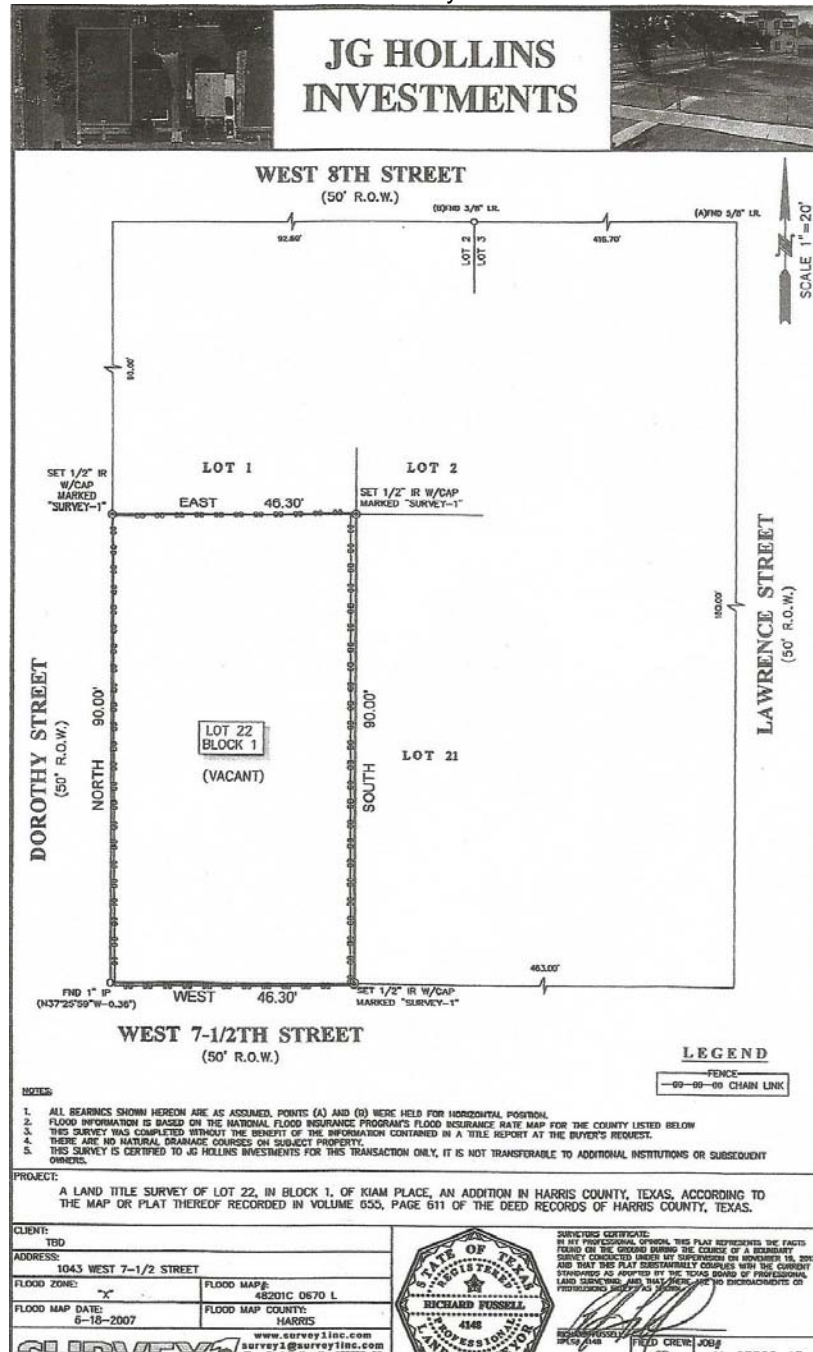
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey

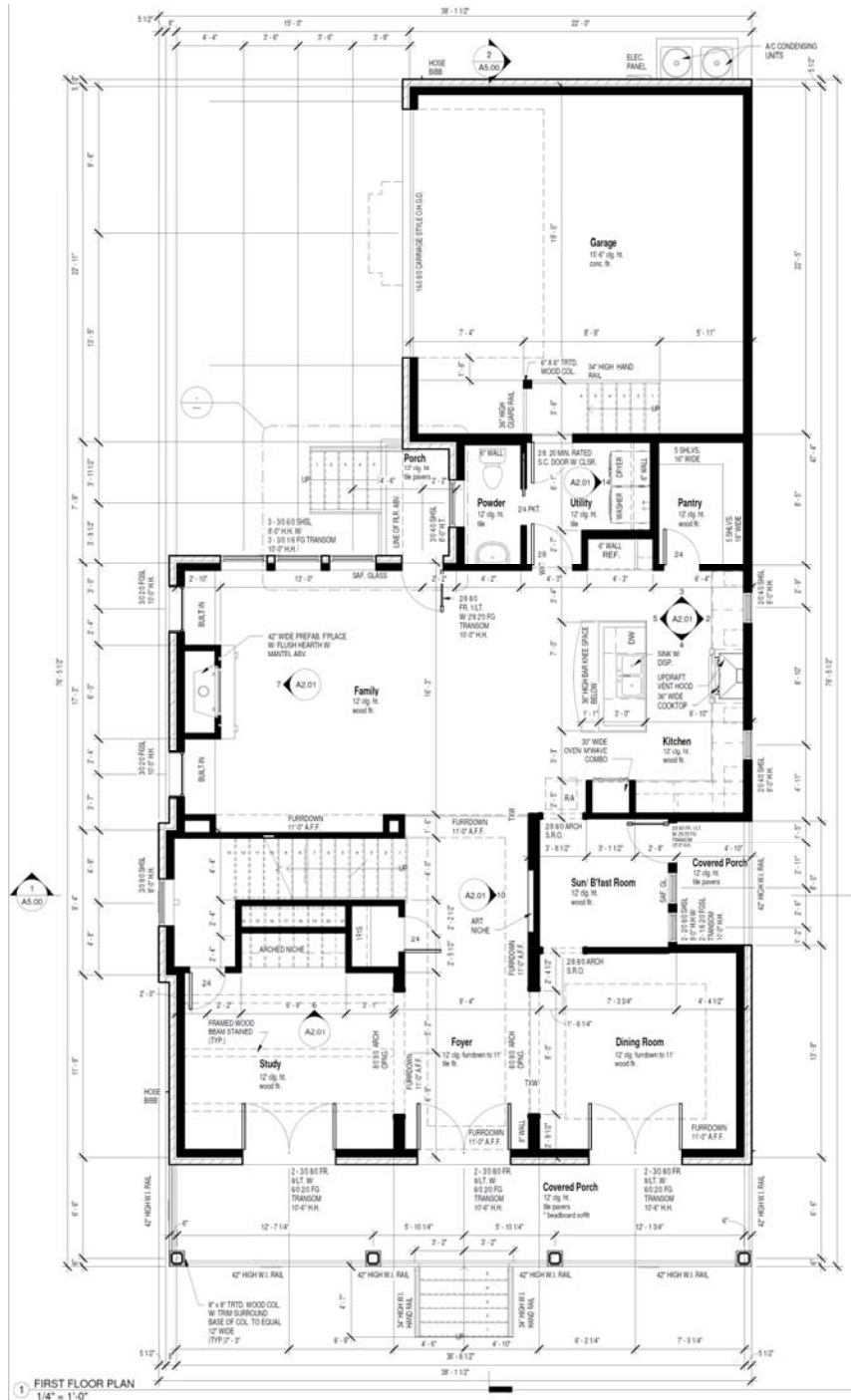


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Floor Plans – First Floor



# DEVELOPMENT PLAT VARIANCE



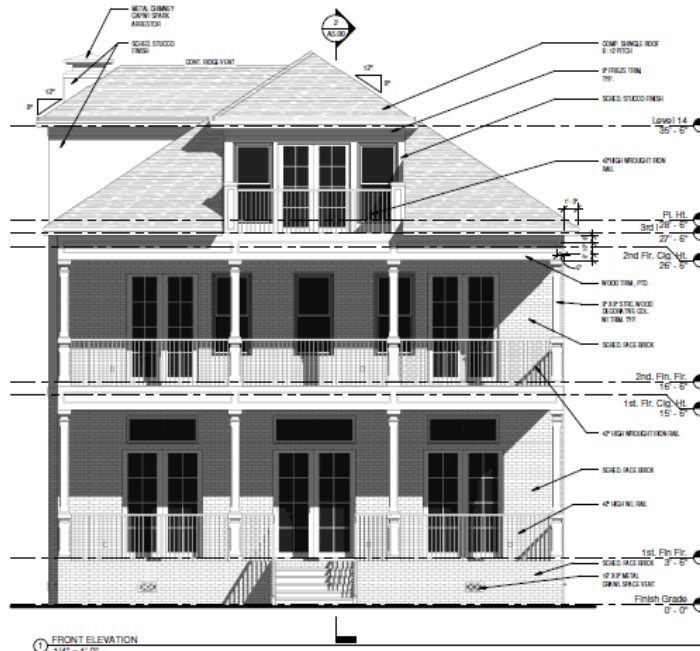




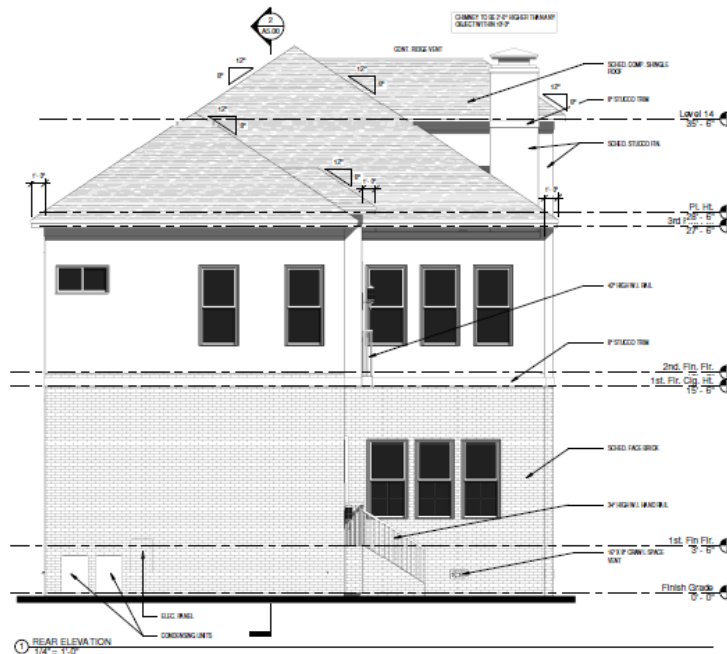


## Houston Planning Commission

Front Elevation



Rear Elevation



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Left Elevation



Right Elevation



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

| APPLICANT COMPANY     | CONTACT PERSON                                    | PHONE NUMBER | EMAIL ADDRESS  |
|-----------------------|---|--------------|--|
| Westmont Partners LLC | Mary Lou Henry, FAICP<br>Vernon G. Henry & Assoc. | 713.627.8666 | <a href="mailto:marylou.henry@vhaplanning.com">marylou.henry@vhaplanning.com</a> |

| PROPERTY ADDRESS        | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|-------------------------|-------------|----------|---------|---------|----------|
| 3217 Montrose Boulevard | 14095794    | 77006    | 5356A   | 493S    | C        |

|                                 |   |
|---------------------------------|---|
| HCAD ACCOUNT NUMBER(S):         | 0261520000029   |
| PROPERTY LEGAL DESCRIPTION:     | Lots 11 & 12 and a portion of Lot 13, Block 26, Amending Map Montrose Addition (Vol. 5 Pg. 32 H.C.M.R.) |
| PROPERTY OWNER OF RECORD:       | Westmont Partners LLC   |
| ACREAGE (SQUARE FEET):          | 0.4907 ac. (37,935 sf)  |
| WIDTH OF RIGHTS-OF-WAY:         | Montrose Boulevard – 90'; Lovett Boulevard – 110'   |
| EXISTING PAVING SECTION(S):     | Lovett - Dual 22' sections, Montrose – 56.88'   |
| OFF-STREET PARKING REQUIREMENT: | 44 by the shared parking table (Ref. Ord. 26-499). See the table on pg. 3.                              |
| OFF-STREET PARKING PROVIDED:    | 39 spaces   |
| LANDSCAPING REQUIREMENTS:       | Not applicable  |

|                                  |                      |
|----------------------------------|----------------------|
| EXISTING STRUCTURE(S) [SQ. FT.]: | 16,560 sf.           |
| PROPOSED STRUCTURE(S) [SQ. FT.]: | No proposed addition |

|                              |  |
|------------------------------|--|
| PURPOSE OF VARIANCE REQUEST: | To allow 6 on-street spaces directly adjacent to the site along Montrose Boulevard to be counted towards the required amount. These spaces were constructed along with the building in 1940. |
|------------------------------|--|

#### CHAPTER 26 REFERENCE(S):

**26-490** - All required parking facilities shall conform to the following standards:

- 1) Parking facilities shall be:

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

a. Available for use by employees, customers, and patrons; b. Maintained at all times the building or tract is in use or occupied; and c. Used exclusively for their intended purpose. A parking space shall be used exclusively for the temporary parking of passenger automobiles not exceeding one ton in capacity and a bicycle space shall be used exclusively for the temporary parking of bicycles;

### APPLICANT STATEMENT OF FACTS

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

In recent years, this building has been occupied by Interfaith Ministries. Since their departure from the neighborhood the building has been remodeled to accompany other uses that are more conducive to this inner-city area. The six on-street spaces that were constructed with the building in 1940 are in excess of the current parallel parking size requirements of 8 ft. x 20 ft. Each of the six spaces has the dimensions of 8 ft. x 22 ft. and are adjacent to the two northbound travel lanes along Montrose Boulevard.

#### APPLICANT'S STATEMENT OF FACTS:

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

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

Since this building was erected in 1940 this neighborhood and the surrounding areas have evolved. Inner-city property such as this is now in greater demand. Adaptive reuse has been necessary in order to keep this building viable for new tenants. These six indented on-street parking spaces exist as a result of this previously being allowed by the city and were built to serve this building.

The street network surrounding this site is very conducive to walkability, which means that the one size fits all parking standards would not necessarily be applicable to a site in such a densely populated area of the city. The site is surrounded by a mix of uses including single and multifamily residential, which would further demonstrate other modes of transportation to the site such as walking and biking. The sidewalks surrounding the site also are especially favorable to pedestrians with most of them having landscape buffers between the street and the pedestrian realm. There are also large oak trees lining the majority of the surrounding street network that provide shade and safety from traffic for pedestrians. These six indented on-street parking spaces would also help separate the pedestrian realm from the street enhancing safety and comfort for pedestrians.

**(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The building was constructed in 1940 & the City Ordinance requiring off-street parking did not go into effect until 1989, 49 yrs later. Continued use of the building depends upon continued use of the parking built for it.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

- (3) **The intent of this article is preserved;**  
The intent of the article is to ensure that a particular land use has sufficient parking to meet the needs of that use. Considering the dense nature of this area of the city, the intent will be preserved with the applicant providing bike racks to reduce automobile parking. Because of the parking within the right-of-way there will also be sufficient parking for automobiles as well.
- (4) **The parking provided will be sufficient to serve the use for which it is intended;**  
The parking being provided meets the current requirements of Chapter 26.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**  
The public welfare is protected by preserving this old building and adaptively reusing the structure that has been a part of this neighborhood for many decades. This practice conserves natural resources and promotes sustainable development. The proposed bike racks will also encourage less automobile use and promote a more active lifestyle that will create a healthier environment for the area.
- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Shared Parking Table as submitted by applicant

| Class                           | Type of Use                | Typical Weekday  |                 |                 |                  | Typical Weekend  |                 |                 |                  |
|---------------------------------|----------------------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|------------------|
|                                 |                            | Midnight to 7 AM | 7:00 AM to 5 PM | 5:00 PM to 9 PM | 9 PM to Midnight | Midnight to 7 AM | 7:00 AM to 5 PM | 5:00 PM to 9 PM | 9 PM to Midnight |
| Class 1. Office                 | Office                     | (1) 5%           | (18) 100%       | (5) 30%         | (1) 5%           | (0) 0%           | (2) 10%         | (0) 0%          | (0) 0%           |
| Class 3. Health Care Facilities | Clinic (medical or dental) | (0) 0%           | (14) 100%       | (4) 25%         | (0) 0%           | (0) 0%           | (4) 25%         | (0) 0%          | (0) 0%           |
| Class 7. Food and Beverage      | Neighborhood restaurant    | (3) 10%          | (16) 50%        | (24) 75%        | (13) 40%         | (5) 15%          | (24) 75%        | (32) 100%       | (16) 50%         |

BIKE RACK REDUCTION  
(-5 Spaces)

|                     |   |    |    |   |   |    |    |    |
|---------------------|---|----|----|---|---|----|----|----|
| TOTAL SPACES NEEDED | 0 | 43 | 28 | 9 | 0 | 25 | 27 | 11 |
|---------------------|---|----|----|---|---|----|----|----|

Shared Parking Table requires 48 spaces between 7 a.m. – 5 p.m. Bike rack reduction of 10% = 43.2 required parking spaces total

- 6,577 U.S.F. of Office Space x 2.75 = 18 required spaces
- 3,500 S.F. of Restaurant x 9 = 31.5 spaces/ 2 (only 50% needed between 7am-5pm) = 16 required spaces
- 4,000 S.F. of Medical Clinic x 3.5 = 14 required spaces

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

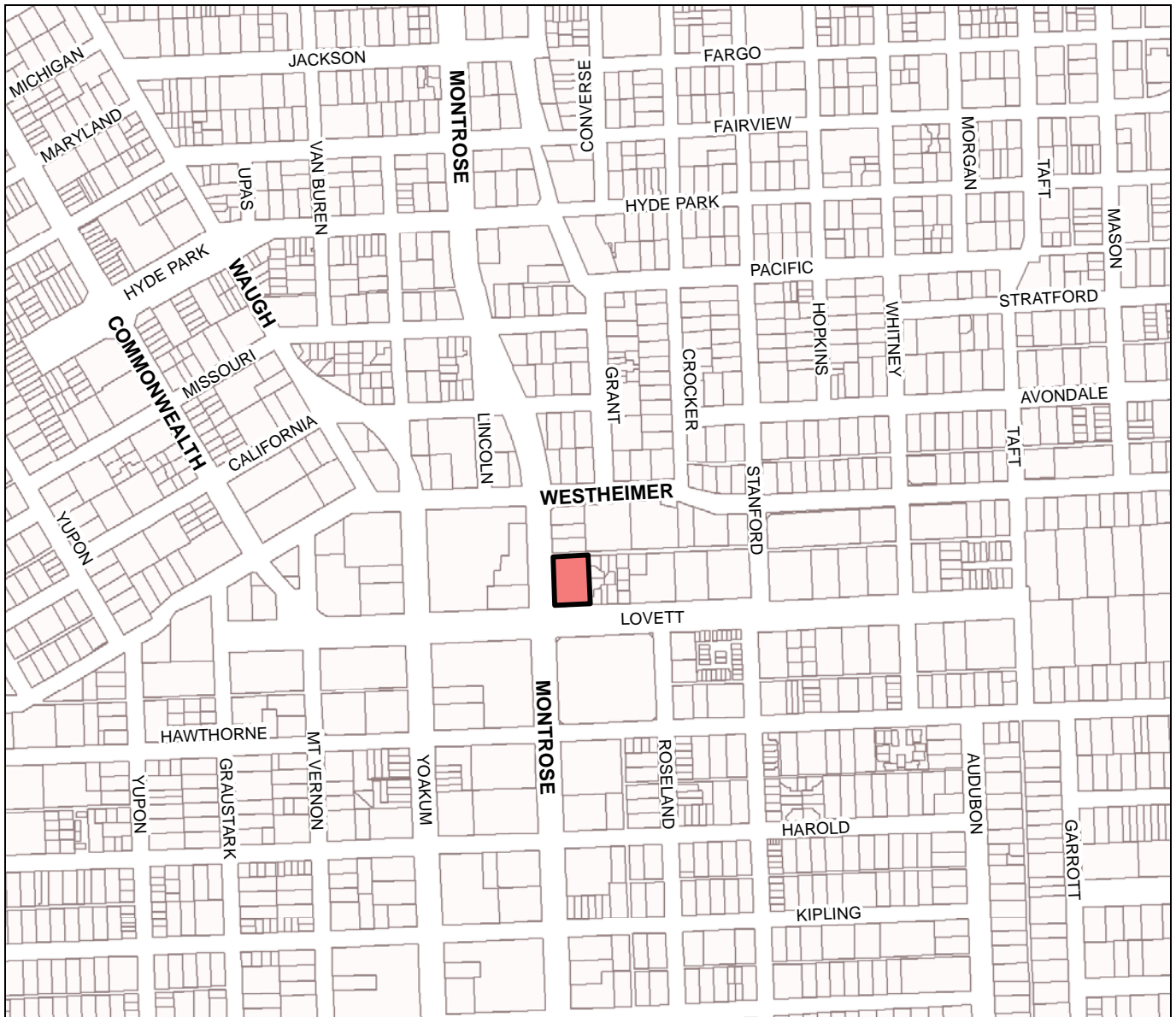
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE LOCATION



# OFF-STREET PARKING VARIANCE







**ITEM: IV**  
Meeting Date: 10.30.14

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### STAFF REPORT

Staff Recommendation:

Basis of Staff Recommendation:

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PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

# OFF-STREET PARKING VARIANCE

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V.

Hotel Motel Variance

Located at:  
1010 Blackhaw Street

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: V.

MEETING DATE: 10.30.2014

---

| LOCATION | FILE<br>No. | ZIP | LAMB.<br>No. | KEY<br>MAP | CITY/<br>ETJ |
|----------|-------------|-----|--------------|------------|--------------|
|----------|-------------|-----|--------------|------------|--------------|

---

77079 4758 488C City

**NORTH OF:** I-10 Katy Freeway

**EAST OF:** State Highway 6

**SOUTH OF:** Park Row **WEST OF:** Eldridge Parkway **APPLICANT:** Blue Moon Development Consultants

**ADDRESS:** 1010 Blackhaw Street **EXISTING USE:**

VACANT

**PROPOSED USE:** DOUBLETREE HOTEL

**HOTEL / MOTEL APPLICATION DATE:** 10.20.2014

**DIRECTOR DECISION:**

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION 28-202 (1-A) **LAND**

**USE CALCULATIONS:** RESIDENTIAL: 0%

NON-RESIDENTIAL: %

**PRIMARY ENTRANCE LOCATION:** BLACKHAW

---

**PURPOSE OF REQUEST:** To allow the proposed 229 unit hotel to be constructed taking primary access from a street which does not allow for 4 lanes of moving traffic.

**BASIC OF REQUEST:**

---

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

---

## PLANNING COMMISSION ACTION

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

**DATE:** OCTOBER 30, 2014

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**CITY OF HOUSTON  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

---

**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 1 4 0 5 6 9 8 2

Mitchell, Carlson & Stone BY

Applicant: Blue Moon Development Consultants Phone: 281-796-9996

Address: 603 Lovett, Cleveland, Texas Zip Code: 77327

Site Address: 1010 Blackhaw Street Date Disapproved: \_\_\_\_\_

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

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

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

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

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

Please see attached

  
Signature of Applicant 10/20/14  
Date

***FOR DEPARTMENT USE ONLY***

---

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

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



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

The proposed 229-unit Doubletree hotel will comply with the requirements of the hotel/motel ordinance except that it takes access through a private commercial street rather than a public street. The pertinent ordinance section is:

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

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

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

\*\*\*\*\*

**More Basic Information:**

The hotel will be located one property off of the I-10 West feeder between Redhaw and Blackhaw Streets. These streets were dedicated by plat (Addicks Dam) with post-WWII large lot residential development on either side. The land was in Harris County rather than in the City of Houston when it was developed. The streets were dedicated at 60' of right-of-way but, when blacktopping was applied, developed at only 18 - 20' in paving width. The hotel developer has submitted construction plans to Public Works & Engineering Department toward redevelopment of Redhaw and Blackhaw with 41' wide, 4 - lane paving sections. Street improvements and hotel construction are, for this developer, inseparable. i.e. one project will not be built without the other.

---

**The Variance Requests:**

We, respectfully, request a variance from Houston Planning Commission to allow the proposed 229 unit Doubletree hotel to be constructed taking primary access from Redhaw and Blackhaw Streets which do not, now, comply with the ordinance but which will comply when the developer improves them according to plans in process



today. The ordinance authorizes the commission to grant a variance using the criteria italicized in the following arguments:

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

The developer does not want the skimpy access to his property currently available to endure. He intends to improve the public streets to comply with the ordinance's demands. He has no reason to improve the streets if he cannot build his hotel. His hotel will function much better with adequate paving width for customer, vendor, and fire department access. He needs to know he can have his hotel in order to justify the street improvement expense.

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

The applicant is diligently working to correct existing conditions to comply. He simply needs to know that he can have his hotel before spending the money to improve the public streets.

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

The developer's overall plan will fully comply with the ordinance. The intent and purposes of the ordinance, therefore, will be met.

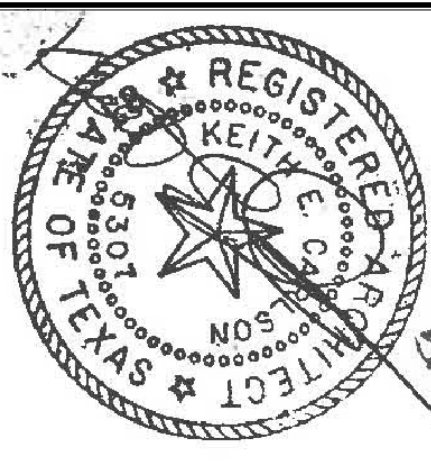
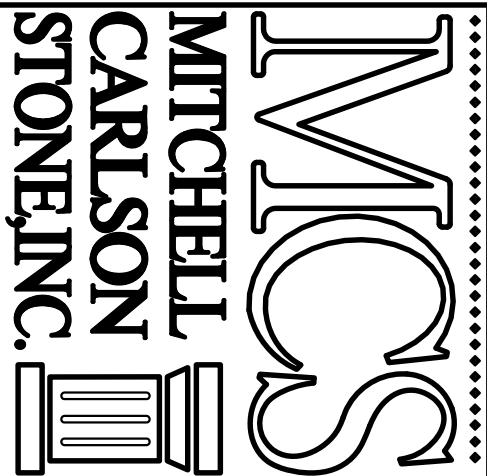
- 4) *The granting of the variance will not be injurious to the public health, safety or welfare.*

The overall project will fully comply with the ordinance when completed. The hotel will not be injurious to the public health, safety and welfare because it will be in full compliance with the ordinance.

Scale:  $3/32'' = 1'-0''$

FIRST FLOOR = 43,923 SQUARE FEET

## KEYED NOTES







**ARCHITECTURE  
PLANNING  
INTERIORS**

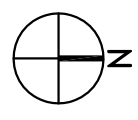
# DoubleTree Hotel

ENERGY CORRIDOR  
HOUSTON, TEXAS

|                            |               |
|----------------------------|---------------|
| GROUND LEVEL<br>FLOOR PLAN |               |
| DRAWING DATES              |               |
| 05/19/2014                 | PERMIT ISSUE  |
| 08/4/2014                  | PRICING ISSUE |
| 09/2/2014                  | ADDENDUM 1    |

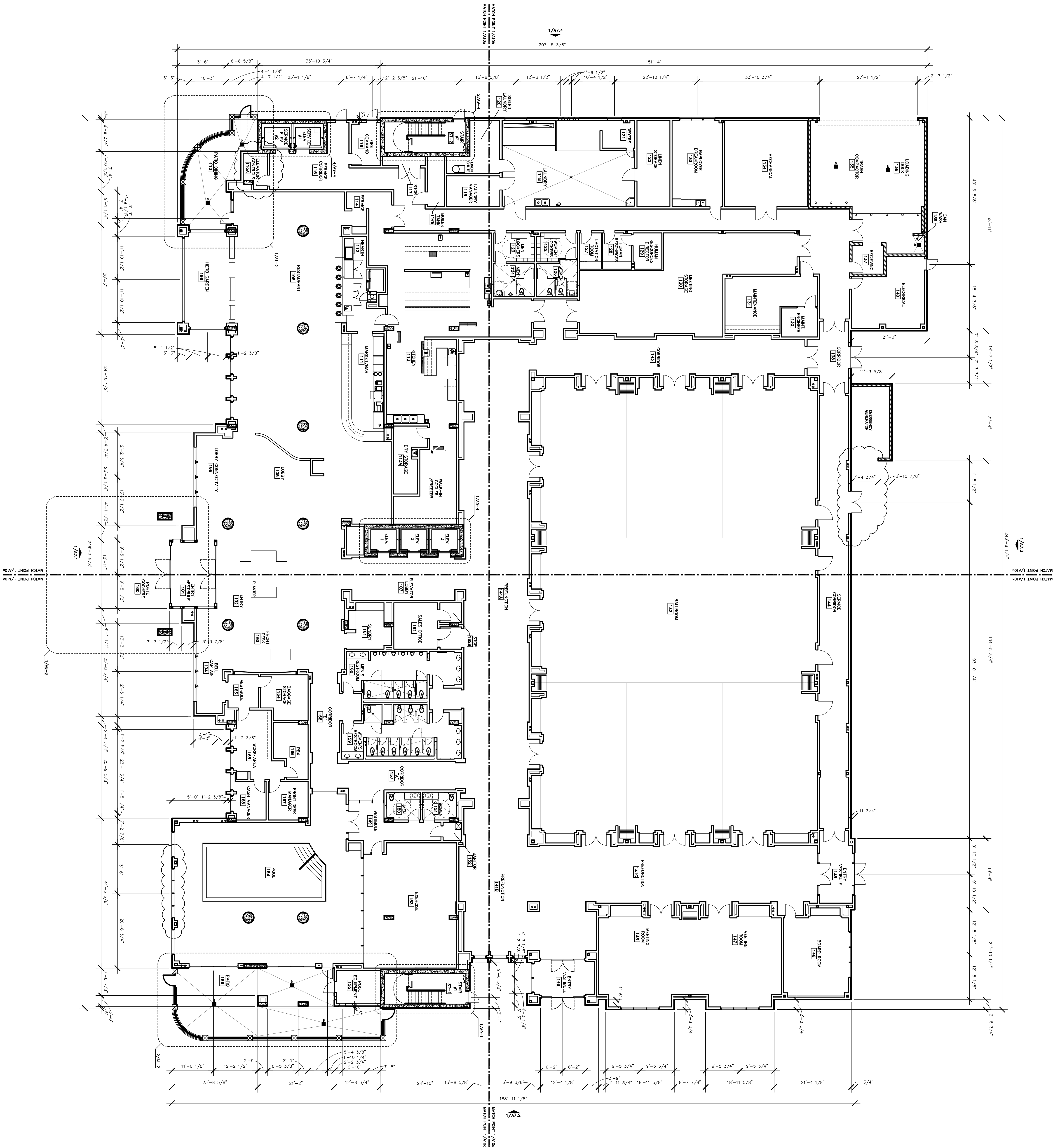
|   |   |
|---|---|
|  | DESIGNATES 6" STUDS UNLESS NOTED OTHERWISE. VERIFY CONDITIONS WITH CHASE WALL REQUIREMENTS.     |
|  | DESIGNATES 3 5/8" STUDS UNLESS NOTED OTHERWISE. VERIFY CONDITIONS WITH CHASE WALL REQUIREMENTS. |
|  | DESIGNATES POURED IN PLACE CONCRETE WALLS / COLUMNS. Re: STRUCTURAL                             |
|  | DESIGNATES CMU WALL. Re: STRUCTURAL   |

## GENERAL NOTES



NORTH

REFER TO ENLARGED FIRST FLOOR  
PLAN SHEETS A2-10A ~ A2-10D  
FOR ADDITIONAL INFORMATION AT  
DIMENSIONS, WALL TYPES, WINDOW  
TAGS, DOOR TAGS AND INTERIOR  
ELEVATION DESIGNATIONS





**INVOICES**

**MITCHELL  
CARLSON  
STONE, INC.**

*5/14/14*

**REGISTERED  
TRADE  
MARK  
OF  
THE  
PACIFIC  
COAST  
PIRETEERING  
ASSOCIATION  
INC.**

**MITCHELL  
CARLSON  
STONE**

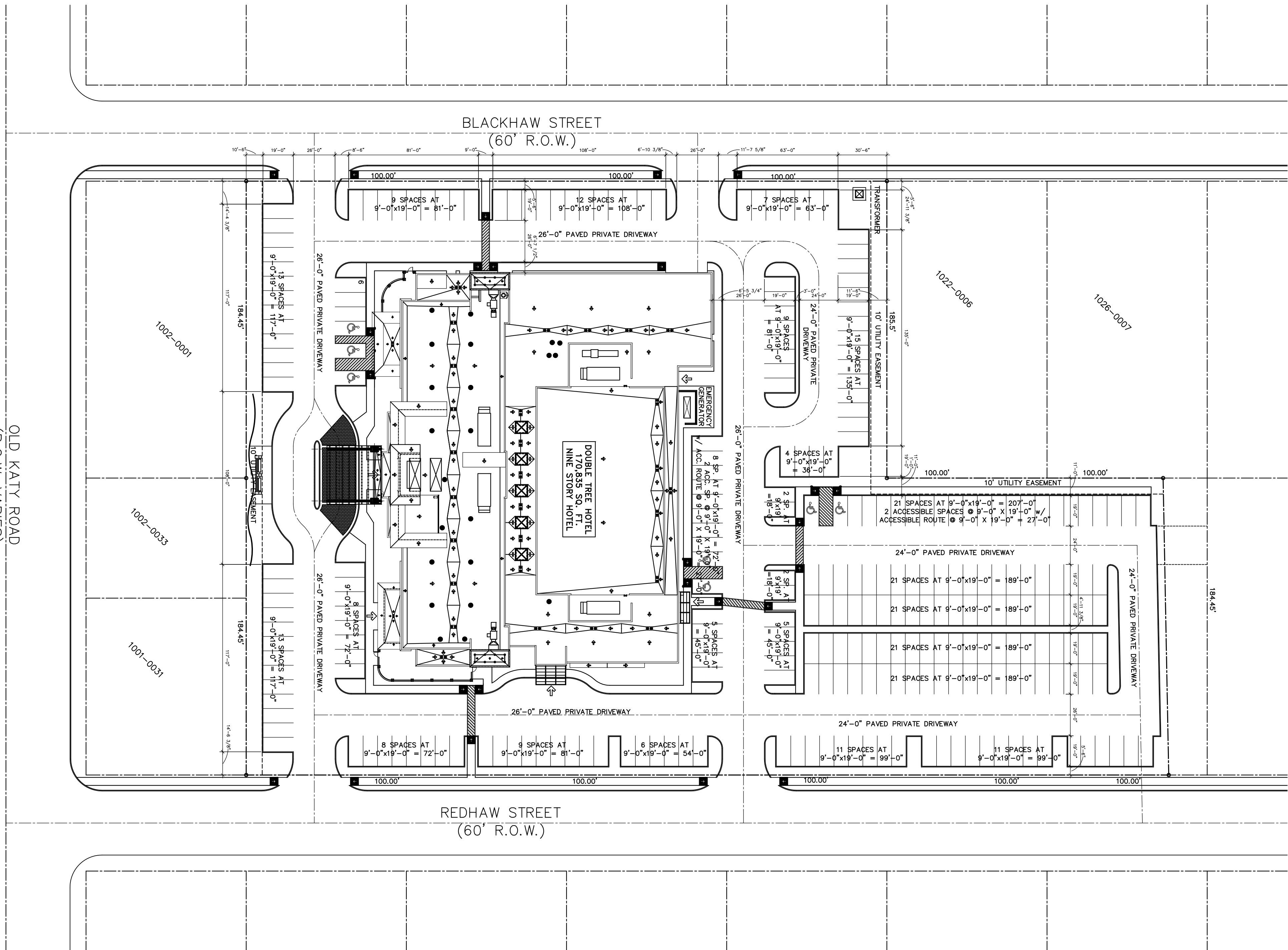
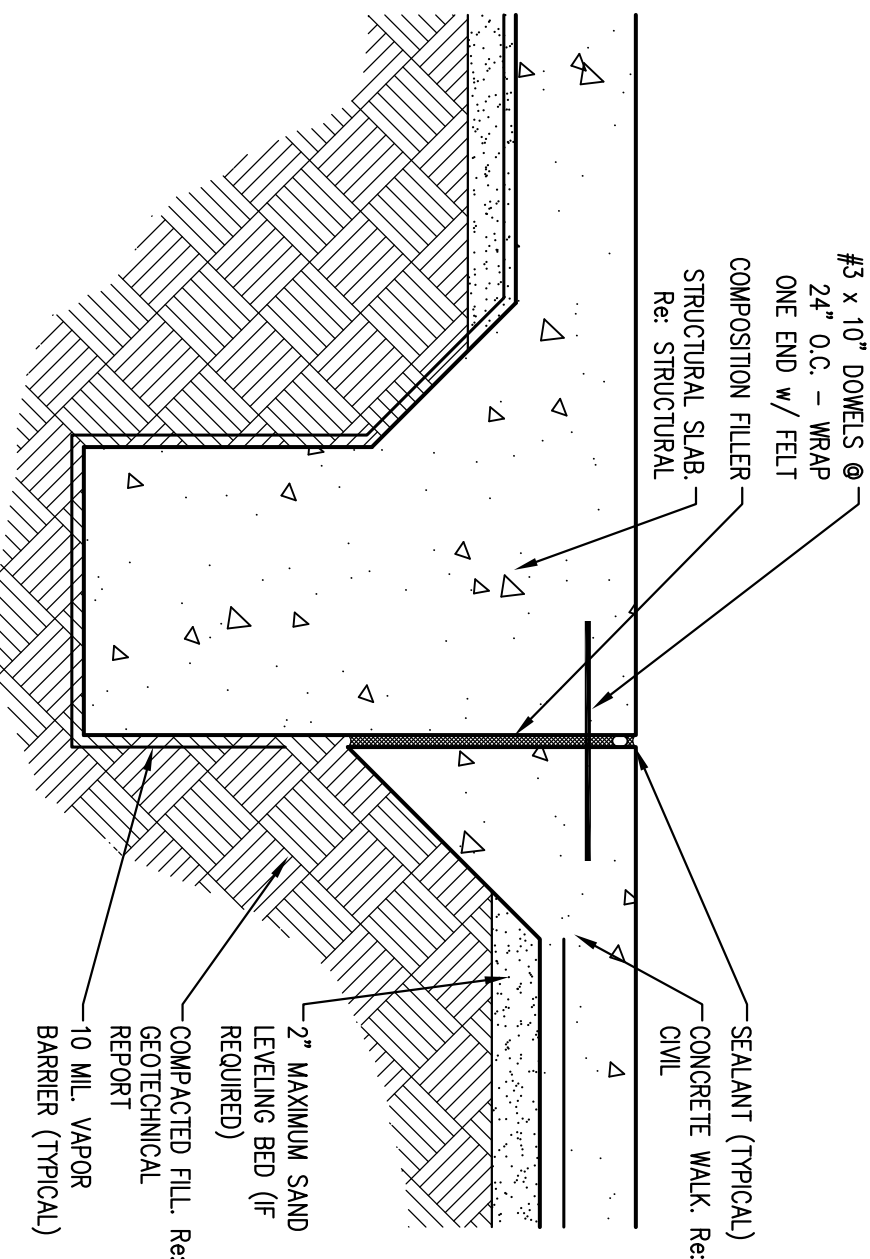
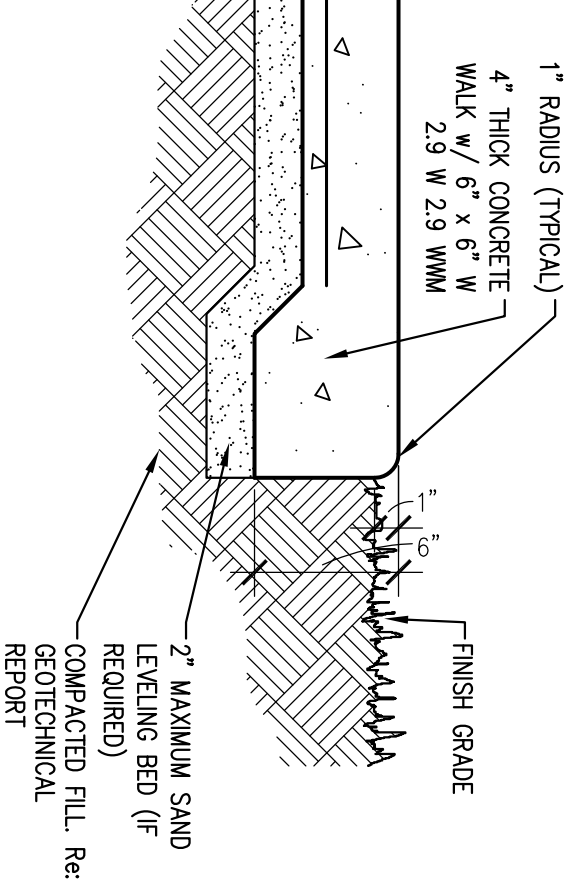
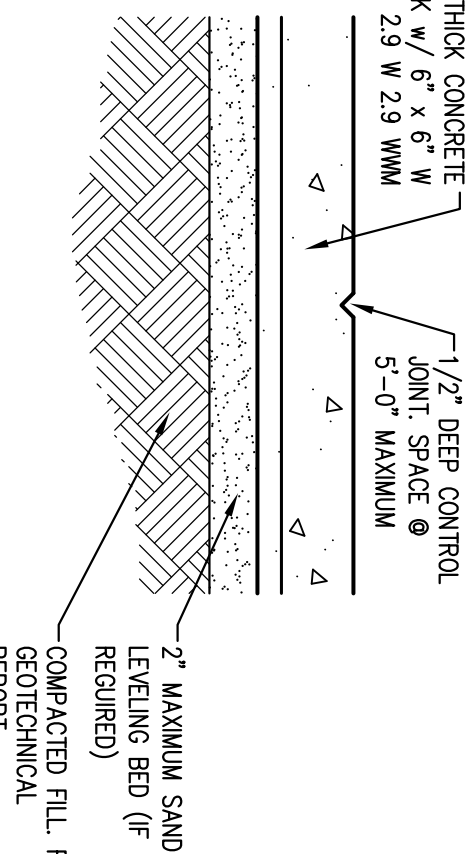
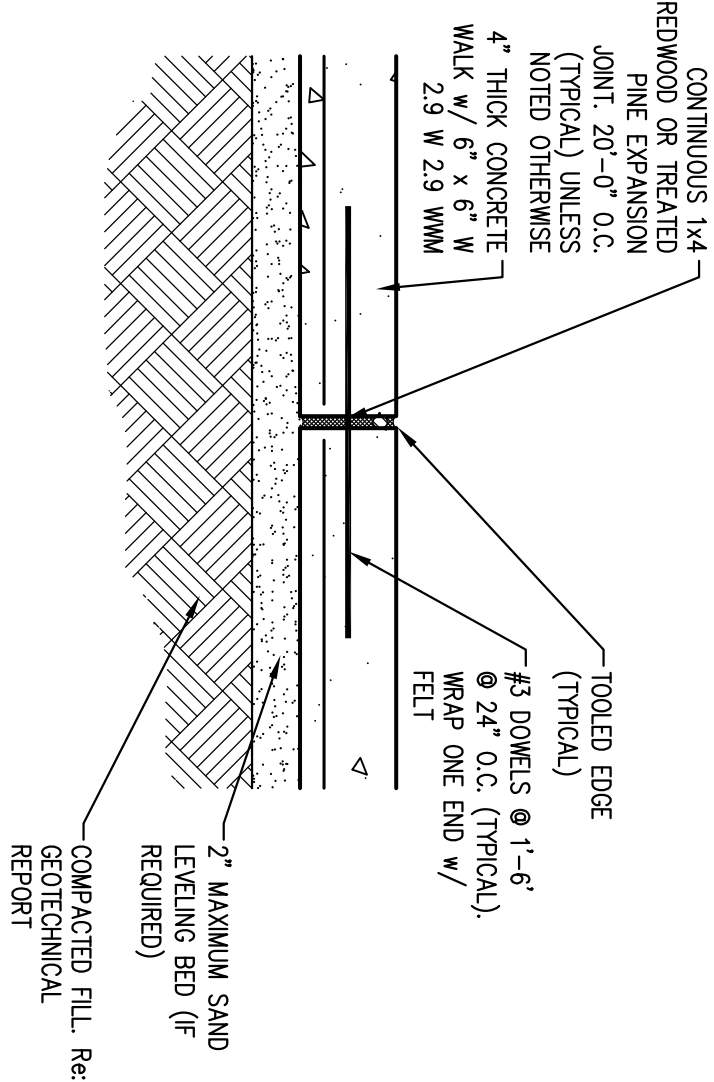
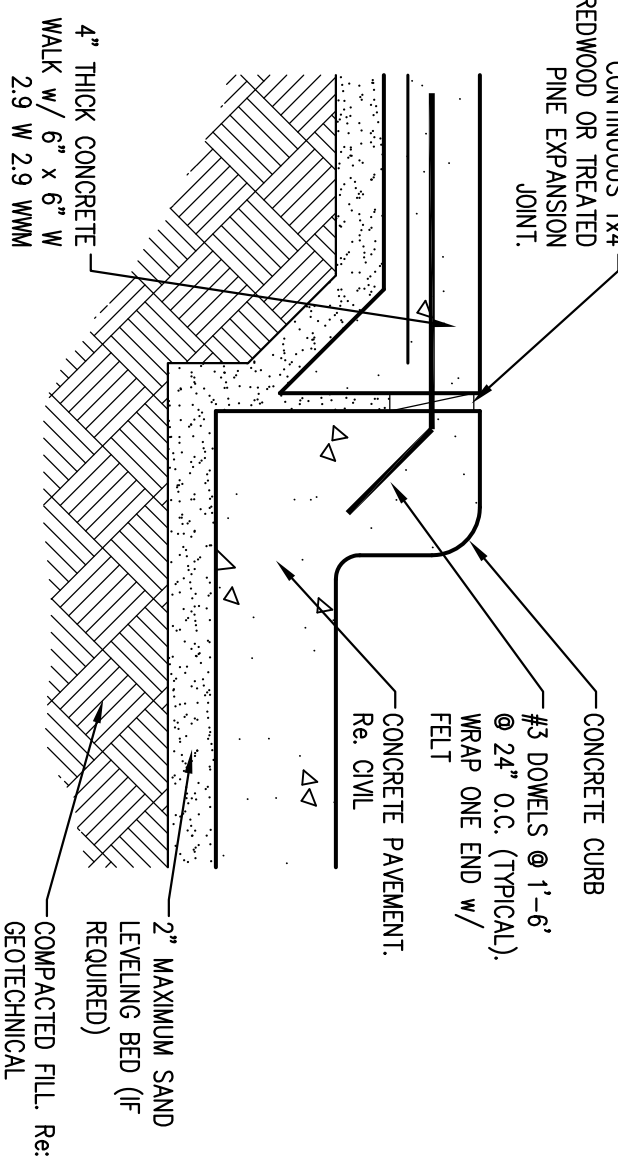
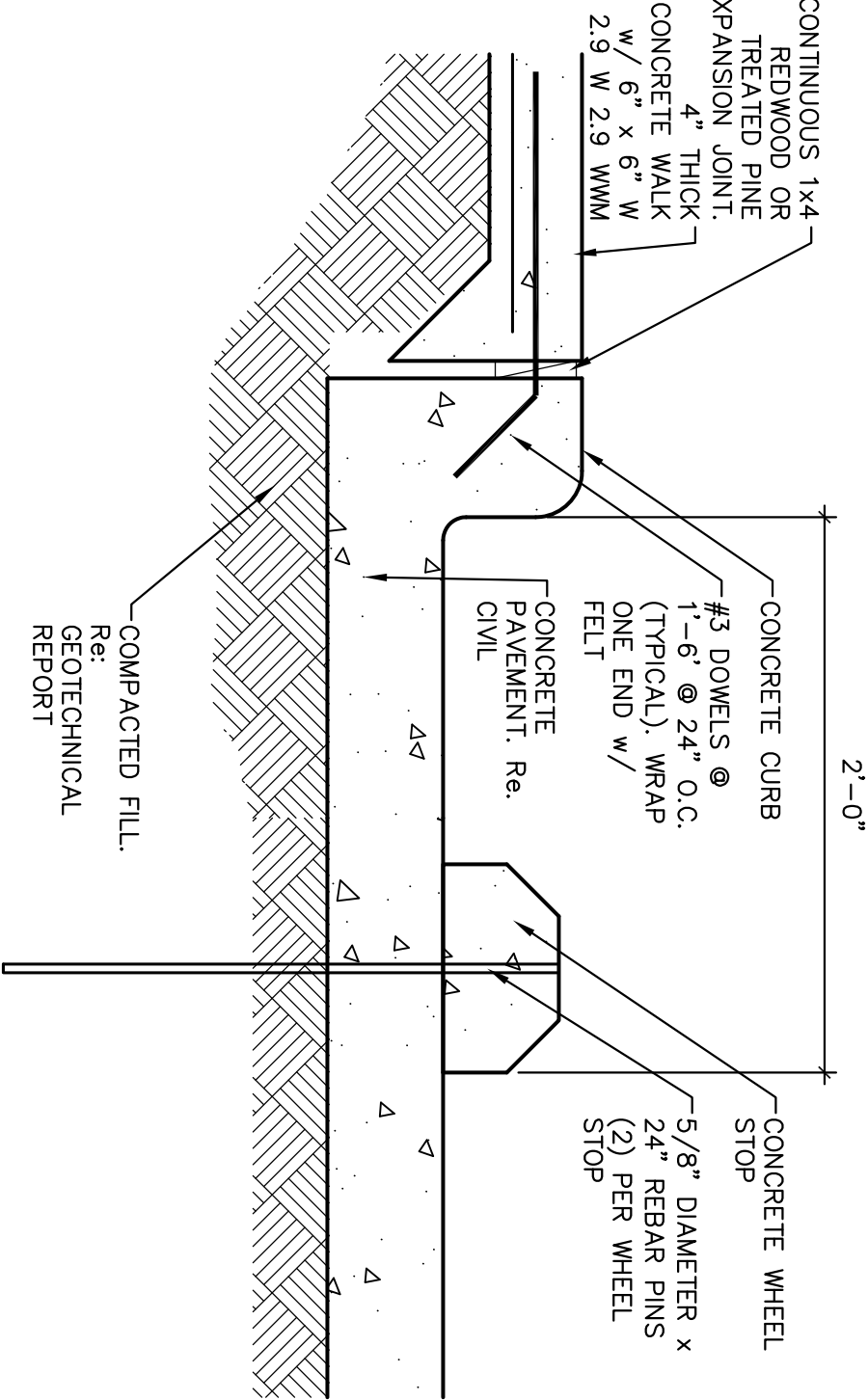
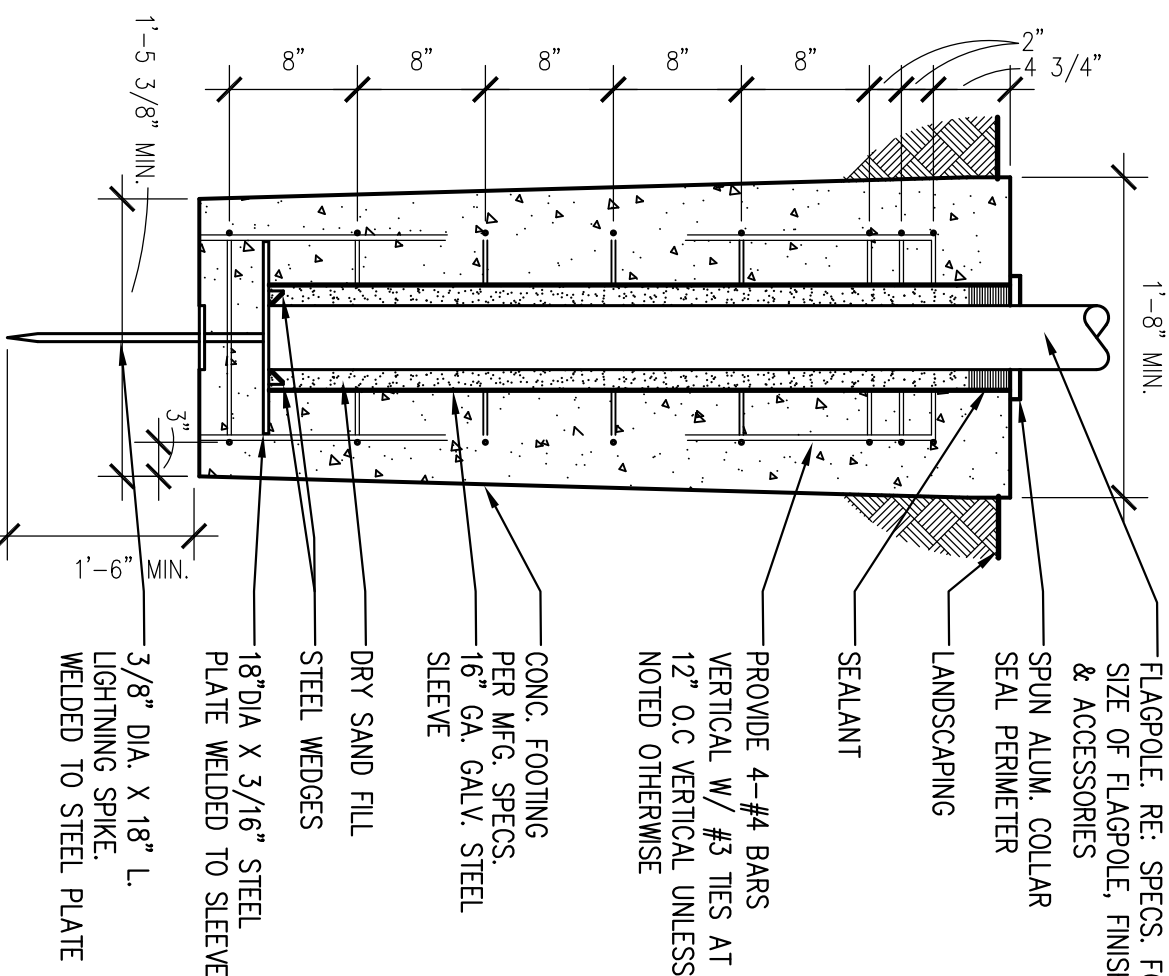
# DoubleTree Hotel

ENERGY CORRIDOR  
HOUSTON, TEXAS

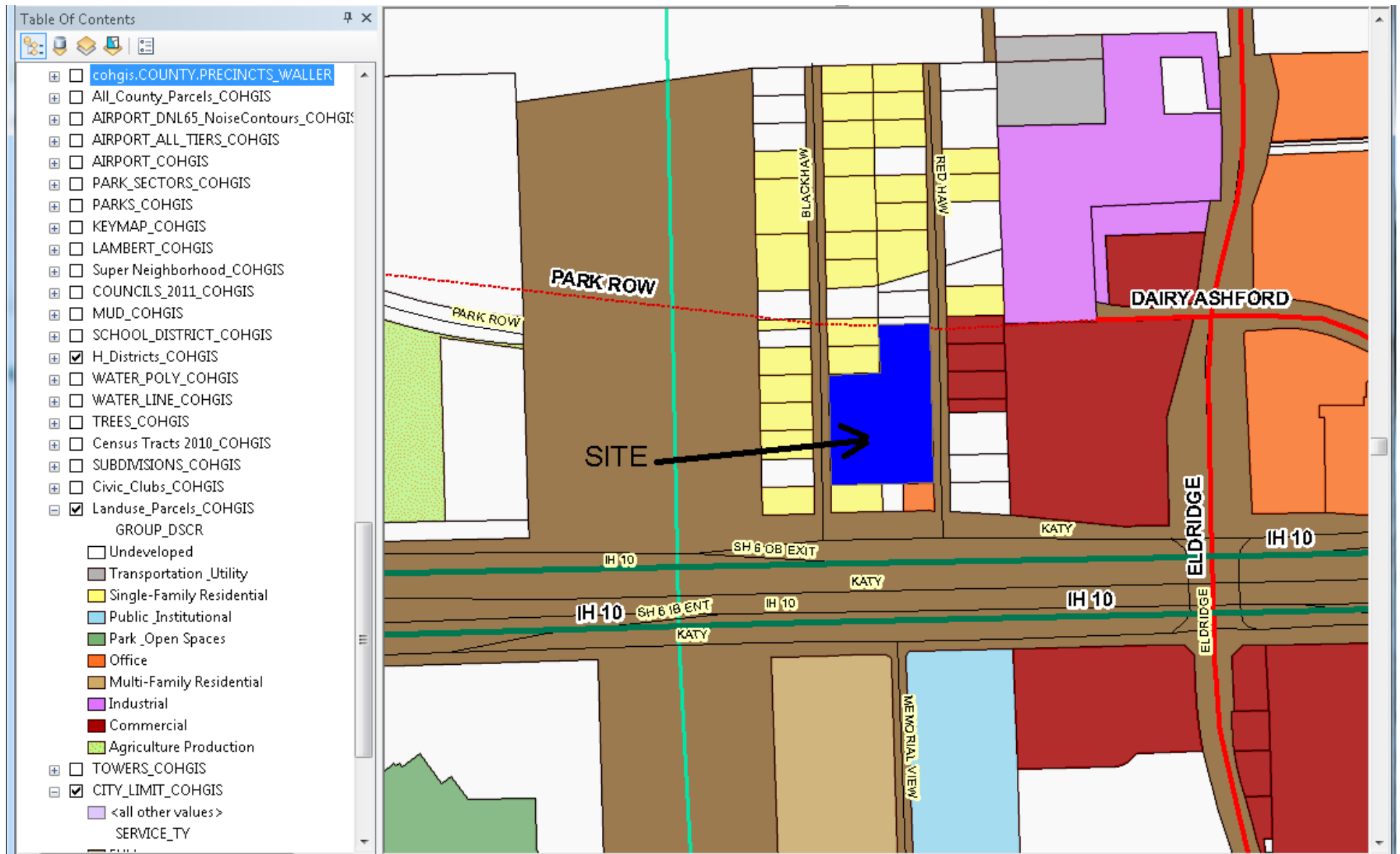
PROJECT NUMBER:  
1310

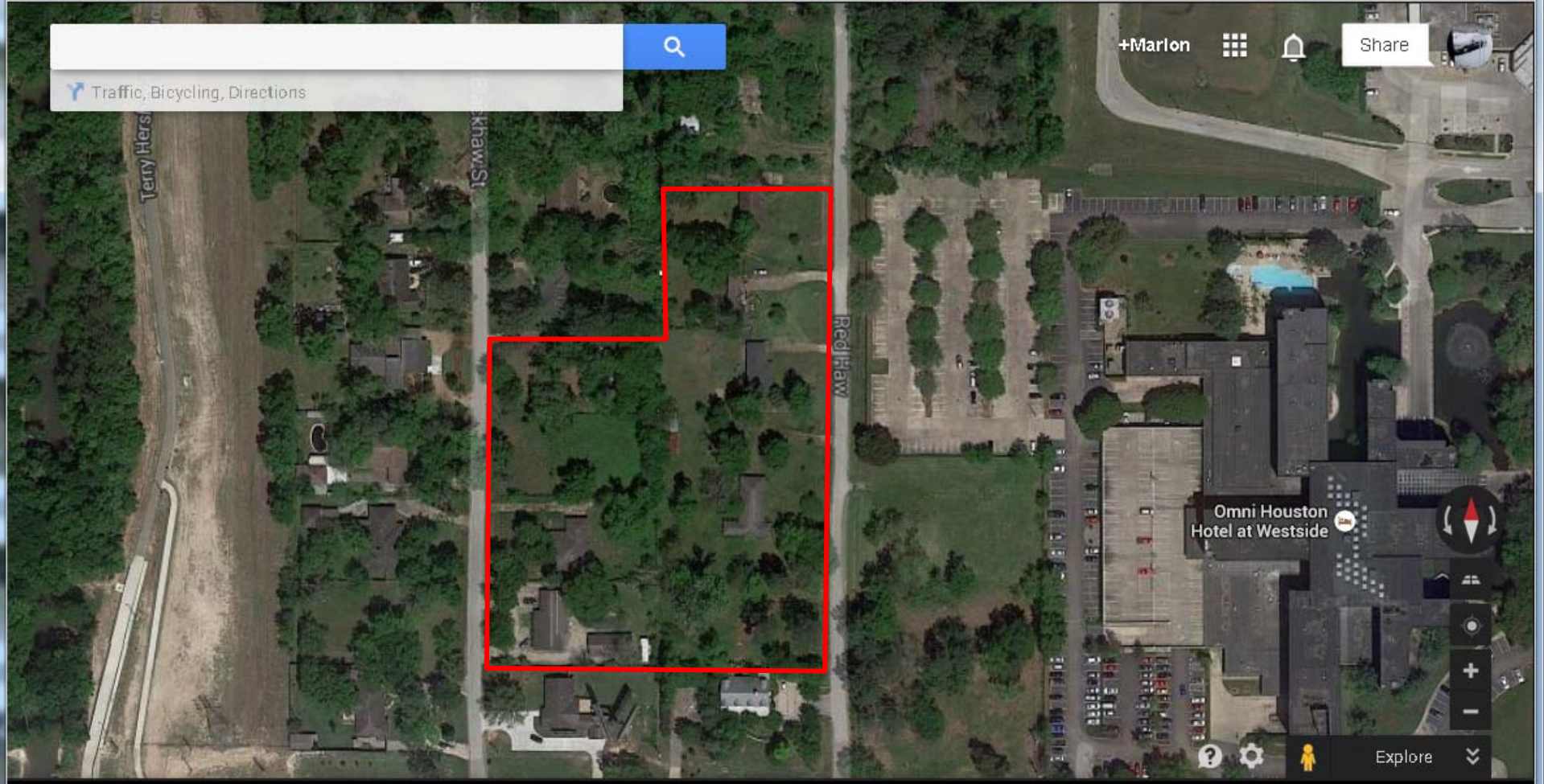
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SHEET NUMBER:  
A1-1



⇒ INDICATES BUILDING ENTRANCE







## AGENDA: VI

**SMLSA Application No. 384:** Abstract 1 J Austin Schultz; Abstract 1 J Austin; Allen A C, Blocks 43, 44, 52-55, 61-63; Cristina Jamaux Estates, Block 1; Depenbrock Allen Section 62, Blocks 1-6; Depenbrock Section 2, Blocks 1 & 2; Hogan Street Addition, Block 1; Hogan Street Section 2, Block 1; Quitman Estates, Block 1; Quitman T/H, Block 1; Quitman Terrace, Block 1; Richter; Schultz; Tract 7c and Wrightwood

## BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Abstract 1 J Austin Schultz; Abstract 1 J Austin; Allen A C, Blocks 43, 44, 52-55, 61-63; Cristina Jamaux Estates, Block 1; Depenbrock Allen Section 62, Blocks 1-6; Depenbrock Section 2, Blocks 1 & 2; Hogan Street Addition, Block 1; Hogan Street Section 2, Block 1; Quitman Estates, Block 1; Quitman T/H, Block 1; Quitman Terrace, Block 1; Richter; Schultz; Tract 7c and Wrightwood. Analysis shows that a minimum lot size of 4,500 sq ft exists for the area. A petition was signed by the owners of 18% of the property within the proposed 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 three hundred and eighty-two (382) properties in Abstract 1 J Austin Schultz; Abstract 1 J Austin; Allen A C, Blocks 43, 44, 52-55, 61-63; Cristina Jamaux Estates, Block 1; Depenbrock Allen Section 62, Blocks 1-6; Depenbrock Section 2, Blocks 1 & 2; Hogan Street Addition, Block 1; Hogan Street Section 2, Block 1; Quitman Estates, Block 1; Quitman T/H, Block 1; Quitman Terrace, Block 1; Richter; Schultz; Tract 7c and Wrightwood.

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 seventy (70) 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 use of the properties consists of three hundred (300) single-family residential properties representing 80% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 59% 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 4,500 sq ft exists on two hundred sixty-three (263) of three hundred eighty-two (382) 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.*

There is no subdivision plat on file and the houses were constructed primarily in the 1910s, 1920s and 1930s. The establishment of a 4,500 sq ft 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.*

Two hundred twenty (220) out of three hundred eighty-two (382) lots representing 70% of the application area is at least 4,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

## Special Minimum Lot Size Area

Planning and Development Department

### ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Conforming Properties
4. Land Use Map
5. Aerial Map
6. Letter of Support
7. Application
8. Location Map

### SPECIAL MINIMUM LOT SIZE AREA

#### Allen AC

| Address           | Lot size<br>(sq. ft.) | % by<br>Area | Cumulative<br>% by Area | Response<br>Form | Signed<br>Petition | Land<br>Use |
|-------------------|-----------------------|--------------|-------------------------|------------------|--------------------|-------------|
| 0 HOGAN           | 55,121                | 2.90%        | 2.90%                   |                  |                    | VAC         |
| 1917 THOMAS       | 46,874                | 2.46%        | 5.36%                   | NO               |                    | VAC         |
| 2513 IDEAL ST     | 20,358                | 1.07%        | 6.43%                   | YES              |                    | SF          |
| 2503 IDEAL ST     | 16,636                | 0.87%        | 7.31%                   | YES              |                    | SF          |
| 0 IDEAL ST        | 15,882                | 0.84%        | 8.14%                   |                  |                    | VAC         |
| 2509 IDEAL ST     | 13,050                | 0.69%        | 8.83%                   |                  |                    | SF          |
| 0 GARGAN          | 12,623                | 0.66%        | 9.49%                   |                  |                    | VAC         |
| 109 MARIE ST      | 11,300                | 0.59%        | 10.09%                  |                  |                    | VAC         |
| 1907 FLETCHER ST  | 11,250                | 0.59%        | 10.68%                  | NO               |                    | SF          |
| 2501 IDEAL ST     | 11,217                | 0.59%        | 11.27%                  |                  |                    | VAC         |
| 2212 SOUTH ST     | 11,200                | 0.59%        | 11.86%                  | YES              |                    | SF          |
| 115 MARIE ST      | 10,898                | 0.57%        | 12.43%                  | YES              | YES                | SF          |
| 121 MARIE ST      | 10,310                | 0.54%        | 12.97%                  | YES              |                    | SF          |
| 2512 IDEAL ST     | 10,200                | 0.54%        | 13.51%                  | YES              |                    | SF          |
| 219 HENRY ST      | 9,975                 | 0.52%        | 14.03%                  | YES              |                    | SF          |
| 2511 FLETCHER ST  | 9,100                 | 0.48%        | 14.51%                  | YES              |                    | SF          |
| 2500 THOMAS ST    | 9,000                 | 0.47%        | 14.99%                  | YES              | YES                | SF          |
| 2508 THOMAS ST    | 9,000                 | 0.47%        | 15.46%                  | YES              |                    | SF          |
| 205 PASCHALL ST   | 8,820                 | 0.46%        | 15.92%                  | YES              |                    | VAC         |
| 2515 IDEAL ST     | 8,694                 | 0.46%        | 16.38%                  |                  |                    | SF          |
| 2202 SOUTH ST     | 7,823                 | 0.41%        | 16.79%                  | YES              | YES                | SF          |
| 2508 IDEAL ST     | 7,800                 | 0.41%        | 17.20%                  | YES              |                    | SF          |
| 2516 IDEAL ST     | 7,800                 | 0.41%        | 17.61%                  |                  |                    | SF          |
| 0 HOGAN ST        | 7,750                 | 0.41%        | 18.02%                  |                  |                    | VAC         |
| 211 HOGAN ST      | 7,750                 | 0.41%        | 18.43%                  | NO               |                    | VAC         |
| 214 QUITMAN ST    | 7,700                 | 0.40%        | 18.83%                  | YES              |                    | SF          |
| 2405 KEENE ST     | 7,500                 | 0.39%        | 19.23%                  | YES              |                    | SF          |
| 2407 KEENE ST # 4 | 7,500                 | 0.39%        | 19.62%                  |                  |                    | SF          |

## Special Minimum Lot Size Area

Planning and Development Department

|                  |       |       |        |     |     |     |
|------------------|-------|-------|--------|-----|-----|-----|
| 307 HOGAN ST     | 7,500 | 0.39% | 20.01% |     |     | SF  |
| 202 MARIE ST     | 7,380 | 0.39% | 20.40% |     |     | SF  |
| 216 QUITMAN ST   | 7,370 | 0.39% | 20.79% | NO  |     | SF  |
| 402 BOUNDARY ST  | 7,118 | 0.37% | 21.16% | YES |     | SF  |
| 2518 FLETCHER ST | 6,888 | 0.36% | 21.53% | YES |     | SF  |
| 2103 THOMAS ST   | 6,750 | 0.35% | 21.88% | NO  |     | SF  |
| 2109 THOMAS ST   | 6,750 | 0.35% | 22.24% | YES |     | SF  |
| 409 QUITMAN ST   | 6,700 | 0.35% | 22.59% | YES |     | SF  |
| 2418 SOUTH ST    | 6,300 | 0.33% | 22.92% | YES |     | VAC |
| 213 HENRY ST     | 6,240 | 0.33% | 23.25% | YES |     | MF  |
| 213 HOGAN ST     | 6,200 | 0.33% | 23.57% | YES |     | SF  |
| 217 HOGAN ST     | 6,200 | 0.33% | 23.90% | YES |     | SF  |
| 219 HOGAN ST     | 6,200 | 0.33% | 24.23% |     | YES | SF  |
| 221 HOGAN ST     | 6,200 | 0.33% | 24.55% |     |     | SF  |
| 2324 SOUTH ST    | 6,020 | 0.32% | 24.87% | NO  |     | SF  |
| 2517 FLETCHER ST | 6,000 | 0.32% | 25.18% |     |     | SF  |
| 2519 FLETCHER ST | 6,000 | 0.32% | 25.50% |     |     | SF  |
| 2521 FLETCHER ST | 6,000 | 0.32% | 25.82% | YES |     | SF  |
| 2324 SOUTH ST    | 5,800 | 0.30% | 26.12% | NO  |     | SF  |
| 2324 SOUTH ST    | 5,800 | 0.30% | 26.42% | NO  |     | SF  |
| 201 MARIE ST     | 5,783 | 0.30% | 26.73% | YES |     | SF  |
| 305 MORRIS ST    | 5,700 | 0.30% | 27.03% | YES | YES | SF  |
| 2209 THOMAS ST   | 5,675 | 0.30% | 27.33% | YES |     | SF  |
| 2319 FLETCHER ST | 5,500 | 0.29% | 27.62% | YES | YES | SF  |
| 2406 THOMAS ST   | 5,500 | 0.29% | 27.91% |     |     | VAC |
| 305 CARL ST      | 5,500 | 0.29% | 28.19% | YES |     | SF  |
| 314 MORRIS ST    | 5,500 | 0.29% | 28.48% | NO  |     | MF  |
| 2108 FLETCHER ST | 5,490 | 0.29% | 28.77% | YES | YES | SF  |
| 2020 KEENE ST    | 5,400 | 0.28% | 29.06% | YES |     | SF  |
| 2204 KEENE ST    | 5,400 | 0.28% | 29.34% | YES |     | SF  |
| 2216 SOUTH ST    | 5,400 | 0.28% | 29.62% | NO  |     | SF  |
| 2504 IDEAL ST    | 5,400 | 0.28% | 29.91% | YES |     | SF  |
| 2510 IDEAL ST    | 5,400 | 0.28% | 30.19% | YES |     | SF  |
| 2514 IDEAL ST    | 5,400 | 0.28% | 30.48% |     |     | SF  |
| 401 PASCHALL ST  | 5,400 | 0.28% | 30.76% | YES |     | SF  |
| 506 HENRY ST     | 5,400 | 0.28% | 31.04% |     |     | SF  |
| 211 QUITMAN ST   | 5,317 | 0.28% | 31.32% | YES |     | VAC |
| 2518 IDEAL ST    | 5,300 | 0.28% | 31.60% |     |     | VAC |
| 113 MORRIS ST    | 5,200 | 0.27% | 31.88% |     |     | VAC |
| 207 CARL ST      | 5,200 | 0.27% | 32.15% | YES | YES | SF  |
| 109 CARL ST      | 5,169 | 0.27% | 32.42% | YES |     | SF  |
| 0 SOUTH          | 5,000 | 0.26% | 32.68% | NO  |     | VAC |

## Special Minimum Lot Size Area

Planning and Development Department

|                   |       |       |        |     |     |     |
|-------------------|-------|-------|--------|-----|-----|-----|
| 0 THOMAS ST       | 5,000 | 0.26% | 32.95% |     |     | VAC |
| 110 CARL ST       | 5,000 | 0.26% | 33.21% | YES |     | SF  |
| 200 CARL ST       | 5,000 | 0.26% | 33.47% | YES |     | SF  |
| 200 MORRIS ST     | 5,000 | 0.26% | 33.74% | YES |     | SF  |
| 202 MORRIS ST     | 5,000 | 0.26% | 34.00% | YES |     | SF  |
| 206 CARL ST       | 5,000 | 0.26% | 34.26% | YES |     | SF  |
| 207 QUITMAN ST    | 5,000 | 0.26% | 34.52% |     |     | VAC |
| 2203 FLETCHER ST  | 5,000 | 0.26% | 34.79% | YES |     | SF  |
| 2205 FLETCHER ST  | 5,000 | 0.26% | 35.05% | NO  |     | SF  |
| 2207 FLETCHER ST  | 5,000 | 0.26% | 35.31% |     |     | SF  |
| 2208 SOUTH ST     | 5,000 | 0.26% | 35.58% |     |     | SF  |
| 2209 FLETCHER ST  | 5,000 | 0.26% | 35.84% | YES | YES | SF  |
| 2209 KEENE ST     | 5,000 | 0.26% | 36.10% |     |     | VAC |
| 2218 SOUTH ST     | 5,000 | 0.26% | 36.36% |     |     | SF  |
| 2220 SOUTH ST     | 5,000 | 0.26% | 36.63% | YES |     | SF  |
| 2305 CHURCHILL ST | 5,000 | 0.26% | 36.89% | YES | YES | SF  |
| 2307 KEENE ST     | 5,000 | 0.26% | 37.15% | YES |     | SF  |
| 2312 FLETCHER ST  | 5,000 | 0.26% | 37.42% |     | YES | SF  |
| 2313 CHURCHILL ST | 5,000 | 0.26% | 37.68% | YES |     | SF  |
| 2313 FLETCHER ST  | 5,000 | 0.26% | 37.94% | YES |     | SF  |
| 2314 FLETCHER ST  | 5,000 | 0.26% | 38.21% | YES |     | SF  |
| 2315 FLETCHER ST  | 5,000 | 0.26% | 38.47% | YES | YES | SF  |
| 2401 FLETCHER ST  | 5,000 | 0.26% | 38.73% |     |     | VAC |
| 2403 FLETCHER ST  | 5,000 | 0.26% | 38.99% | YES |     | SF  |
| 2403 KEENE ST     | 5,000 | 0.26% | 39.26% | YES |     | SF  |
| 2404 SOUTH ST     | 5,000 | 0.26% | 39.52% | YES |     | SF  |
| 2405 FLETCHER ST  | 5,000 | 0.26% | 39.78% | YES | YES | SF  |
| 2406 FLETCHER ST  | 5,000 | 0.26% | 40.05% | YES | YES | SF  |
| 2406 SOUTH ST     | 5,000 | 0.26% | 40.31% | NO  |     | SF  |
| 2407 CHURCHILL ST | 5,000 | 0.26% | 40.57% | YES |     | SF  |
| 2407 FLETCHER ST  | 5,000 | 0.26% | 40.83% |     |     | SF  |
| 2408 FLETCHER ST  | 5,000 | 0.26% | 41.10% |     |     | SF  |
| 2408 THOMAS ST    | 5,000 | 0.26% | 41.36% | YES |     | SF  |
| 2409 CHURCHILL ST | 5,000 | 0.26% | 41.62% |     |     | SF  |
| 2409 FLETCHER ST  | 5,000 | 0.26% | 41.89% |     |     | VAC |
| 2411 FLETCHER ST  | 5,000 | 0.26% | 42.15% | YES | YES | SF  |
| 2413 THOMAS ST    | 5,000 | 0.26% | 42.41% | YES |     | SF  |
| 2415 THOMAS ST    | 5,000 | 0.26% | 42.67% | YES |     | SF  |
| 2419 THOMAS ST    | 5,000 | 0.26% | 42.94% | YES |     | SF  |
| 2503 CHURCHILL ST | 5,000 | 0.26% | 43.20% | YES |     | SF  |
| 2503 FLETCHER ST  | 5,000 | 0.26% | 43.46% | YES | YES | SF  |
| 2505 CHURCHILL ST | 5,000 | 0.26% | 43.73% | YES |     | SF  |



## Special Minimum Lot Size Area

Planning and Development Department

|                    |       |       |        |     |     |     |
|--------------------|-------|-------|--------|-----|-----|-----|
| 2509 CHURCHILL ST  | 5,000 | 0.26% | 43.99% |     |     | SF  |
| 2512 FLETCHER ST   | 5,000 | 0.26% | 44.25% | YES |     | SF  |
| 2515 CHURCHILL ST  | 5,000 | 0.26% | 44.51% | YES |     | SF  |
| 2517 KEENE ST      | 5,000 | 0.26% | 44.78% | YES |     | SF  |
| 2519 KEENE ST      | 5,000 | 0.26% | 45.04% | YES |     | SF  |
| 300 CARL ST # 4    | 5,000 | 0.26% | 45.30% |     |     | MF  |
| 302 MORRIS ST      | 5,000 | 0.26% | 45.57% | YES |     | SF  |
| 303 HENRY ST       | 5,000 | 0.26% | 45.83% | YES |     | SF  |
| 304 WINNIE ST      | 5,000 | 0.26% | 46.09% | YES |     | SF  |
| 305 HENRY ST       | 5,000 | 0.26% | 46.36% | YES |     | SF  |
| 305 QUITMAN ST     | 5,000 | 0.26% | 46.62% |     |     | VAC |
| 306 MORRIS ST      | 5,000 | 0.26% | 46.88% | YES | YES | SF  |
| 308 CARL ST # 5    | 5,000 | 0.26% | 47.14% |     |     | MF  |
| 309 MORRIS ST      | 5,000 | 0.26% | 47.41% | YES | YES | SF  |
| 311 QUITMAN ST     | 5,000 | 0.26% | 47.67% | YES |     | SF  |
| 312 CARL ST        | 5,000 | 0.26% | 47.93% |     |     | VAC |
| 312 CARL ST        | 5,000 | 0.26% | 48.20% |     |     | VAC |
| 317 MORRIS ST      | 5,000 | 0.26% | 48.46% |     |     | EXC |
| 400 QUITMAN ST     | 5,000 | 0.26% | 48.72% | YES | YES | SF  |
| 404 QUITMAN ST # 4 | 5,000 | 0.26% | 48.98% |     |     | MF  |
| 406 QUITMAN ST # 4 | 5,000 | 0.26% | 49.25% |     |     | MF  |
| 411 HOGAN ST       | 5,000 | 0.26% | 49.51% | YES |     | SF  |
| 415 QUITMAN ST     | 5,000 | 0.26% | 49.77% | YES | YES | SF  |
| 417 HOGAN ST       | 5,000 | 0.26% | 50.04% | YES |     | SF  |
| 419 HOGAN          | 5,000 | 0.26% | 50.30% | NO  |     | SF  |
| 419 HOGAN ST       | 5,000 | 0.26% | 50.56% |     |     | SF  |
| 2516 FLETCHER ST   | 4,960 | 0.26% | 50.82% |     |     | SF  |
| 0 KEENE ST         | 4,950 | 0.26% | 51.08% |     |     | COM |
| 2206 KEENE ST      | 4,950 | 0.26% | 51.34% | YES |     | SF  |
| 308 JAMES ST       | 4,950 | 0.26% | 51.60% | YES |     | SF  |
| 501 MARIE ST       | 4,950 | 0.26% | 51.86% |     |     | MF  |
| 502 QUITMAN ST     | 4,950 | 0.26% | 52.12% |     |     | VAC |
| 503 WINNIE ST      | 4,950 | 0.26% | 52.38% | YES |     | SF  |
| 2113 KEENE ST      | 4,860 | 0.26% | 52.64% |     |     | SF  |
| 401 BOUNDARY ST    | 4,860 | 0.26% | 52.90% | YES | YES | SF  |
| 115 MORRIS ST      | 4,800 | 0.25% | 53.15% | YES |     | SF  |
| 218 JAMES ST       | 4,770 | 0.25% | 53.40% | YES |     | SF  |
| 215 HOGAN ST       | 4,650 | 0.24% | 53.64% | YES | YES | SF  |
| 310 QUITMAN ST     | 4,568 | 0.24% | 53.88% | NO  |     | SF  |
| 2404 CHURCHILL ST  | 4,528 | 0.24% | 54.12% | YES |     | SF  |
| 301 WINNIE ST      | 4,516 | 0.24% | 54.36% | YES | YES | SF  |
| 0 FLETCHER ST      | 4,500 | 0.24% | 54.60% |     |     | VAC |

## Special Minimum Lot Size Area

Planning and Development Department

|                       |       |       |        |     |     |     |
|-----------------------|-------|-------|--------|-----|-----|-----|
| 0 PASCHALL ST         | 4,500 | 0.24% | 54.83% |     |     | VAC |
| 0 PASCHALL ST         | 4,500 | 0.24% | 55.07% |     |     | VAC |
| 121 MARIE ST          | 4,500 | 0.24% | 55.31% | YES |     | SF  |
| 1901 FLETCHER ST      | 4,500 | 0.24% | 55.54% |     |     | EXC |
| 1901 FLETCHER ST      | 4,500 | 0.24% | 55.78% |     |     | EXC |
| 1911 KEENE ST         | 4,500 | 0.24% | 56.02% | YES |     | SF  |
| 1915 FLETCHER ST      | 4,500 | 0.24% | 56.25% |     |     | EXC |
| 1919 KEENE ST         | 4,500 | 0.24% | 56.49% | YES |     | SF  |
| 2003 FLETCHER ST      | 4,500 | 0.24% | 56.73% | YES |     | SF  |
| 2005 FLETCHER ST      | 4,500 | 0.24% | 56.96% | YES | YES | SF  |
| 2008 FLETCHER ST # 10 | 4,500 | 0.24% | 57.20% |     |     | MF  |
| 2009 FLETCHER ST      | 4,500 | 0.24% | 57.44% | YES | YES | SF  |
| 2011 FLETCHER ST      | 4,500 | 0.24% | 57.67% | YES |     | SF  |
| 2018 FLETCHER ST # 1  | 4,500 | 0.24% | 57.91% |     |     | MF  |
| 2020 KEENE ST         | 4,500 | 0.24% | 58.14% | YES |     | SF  |
| 2021 FLETCHER ST      | 4,500 | 0.24% | 58.38% | YES |     | SF  |
| 2021 KEENE ST         | 4,500 | 0.24% | 58.62% | YES |     | MF  |
| 205 MARIE ST          | 4,500 | 0.24% | 58.85% | YES |     | SF  |
| 206 JAMES ST          | 4,500 | 0.24% | 59.09% | NO  |     | VAC |
| 207 MARIE ST          | 4,500 | 0.24% | 59.33% | YES | YES | SF  |
| 2110 THOMAS ST        | 4,500 | 0.24% | 59.56% | NO  |     | SF  |
| 2113 KEENE ST         | 4,500 | 0.24% | 59.80% |     |     | SF  |
| 2119 THOMAS ST        | 4,500 | 0.24% | 60.04% |     |     | VAC |
| 2119 THOMAS ST        | 4,500 | 0.24% | 60.27% |     |     | VAC |
| 2121 KEENE ST         | 4,500 | 0.24% | 60.51% |     |     | VAC |
| 2123 KEENE ST         | 4,500 | 0.24% | 60.75% |     |     | VAC |
| 2204 KEENE ST         | 4,500 | 0.24% | 60.98% | YES |     | SF  |
| 2211 THOMAS ST        | 4,500 | 0.24% | 61.22% | NO  |     | SF  |
| 2213 KEENE ST         | 4,500 | 0.24% | 61.46% |     |     | SF  |
| 2215 KEENE ST         | 4,500 | 0.24% | 61.69% |     |     | SF  |
| 2217 KEENE ST         | 4,500 | 0.24% | 61.93% |     |     | SF  |
| 2219 KEENE ST         | 4,500 | 0.24% | 62.17% |     |     | EXC |
| 2307 THOMAS ST        | 4,500 | 0.24% | 62.40% | YES |     | SF  |
| 2315 THOMAS ST        | 4,500 | 0.24% | 62.64% | YES |     | SF  |
| 2319 FLETCHER ST      | 4,500 | 0.24% | 62.88% | YES | YES | SF  |
| 2324 SOUTH ST         | 4,500 | 0.24% | 63.11% | NO  |     | SF  |
| 2406 THOMAS ST        | 4,500 | 0.24% | 63.35% |     |     | VAC |
| 2514 FLETCHER ST      | 4,500 | 0.24% | 63.59% | YES |     | SF  |
| 2519 CHURCHILL ST     | 4,500 | 0.24% | 63.82% | YES | YES | VAC |
| 301 BISHOP ST         | 4,500 | 0.24% | 64.06% |     |     | SF  |
| 303 BISHOP ST         | 4,500 | 0.24% | 64.30% | YES |     | VAC |
| 303 JAMES ST          | 4,500 | 0.24% | 64.53% | YES |     | SF  |

## Special Minimum Lot Size Area

Planning and Development Department

|                 |       |       |        |     |     |     |
|-----------------|-------|-------|--------|-----|-----|-----|
| 303 JAMES ST    | 4,500 | 0.24% | 64.77% | YES |     | SF  |
| 303 JAMES ST    | 4,500 | 0.24% | 65.01% | YES |     | SF  |
| 303 JAMES ST    | 4,500 | 0.24% | 65.24% | YES |     | SF  |
| 305 BISHOP ST   | 4,500 | 0.24% | 65.48% | YES | YES | SF  |
| 305 CARL ST     | 4,500 | 0.24% | 65.72% | YES |     | SF  |
| 306 WINNIE ST   | 4,500 | 0.24% | 65.95% |     |     | VAC |
| 307 BISHOP ST   | 4,500 | 0.24% | 66.19% |     |     | SF  |
| 307 GARGAN ST   | 4,500 | 0.24% | 66.43% | YES | YES | SF  |
| 307 MARIE ST    | 4,500 | 0.24% | 66.66% | YES |     | MF  |
| 309 GARGAN ST   | 4,500 | 0.24% | 66.90% | YES | YES | SF  |
| 314 MORRIS ST   | 4,500 | 0.24% | 67.14% | NO  |     | SF  |
| 401 BOUNDARY ST | 4,500 | 0.24% | 67.37% | YES | YES | SF  |
| 401 GARGAN ST   | 4,500 | 0.24% | 67.61% |     |     | SF  |
| 401 JAMES ST    | 4,500 | 0.24% | 67.85% | YES | YES | SF  |
| 402 GARGAN ST   | 4,500 | 0.24% | 68.08% | YES |     | SF  |
| 402 JAMES ST    | 4,500 | 0.24% | 68.32% | YES |     | SF  |
| 402 PASCHALL ST | 4,500 | 0.24% | 68.56% | YES | YES | SF  |
| 402 WINNIE ST   | 4,500 | 0.24% | 68.79% | YES | YES | SF  |
| 404 JAMES ST    | 4,500 | 0.24% | 69.03% | YES |     | MF  |
| 404 WINNIE ST   | 4,500 | 0.24% | 69.27% | YES | YES | SF  |
| 405 GARGAN ST   | 4,500 | 0.24% | 69.50% | YES |     | VAC |
| 405 HENRY ST    | 4,500 | 0.24% | 69.74% | YES | YES | SF  |
| 405 HENRY ST    | 4,500 | 0.24% | 69.98% | YES | YES | SF  |
| 405 JAMES ST    | 4,500 | 0.24% | 70.21% | YES |     | SF  |
| 406 JAMES ST    | 4,500 | 0.24% | 70.45% |     |     | SF  |
| 406 PASCHALL ST | 4,500 | 0.24% | 70.69% | NO  |     | VAC |
| 406 WINNIE ST   | 4,500 | 0.24% | 70.92% |     |     | SF  |
| 407 BISHOP ST   | 4,500 | 0.24% | 71.16% | YES | YES | SF  |
| 407 GARGAN ST   | 4,500 | 0.24% | 71.40% |     |     | SF  |
| 407 MARIE ST    | 4,500 | 0.24% | 71.63% | YES | YES | SF  |
| 407 PASCHALL ST | 4,500 | 0.24% | 71.87% | YES | YES | SF  |
| 407 WINNIE ST   | 4,500 | 0.24% | 72.11% |     |     | SF  |
| 408 PASCHALL ST | 4,500 | 0.24% | 72.34% | YES |     | SF  |
| 408 WINNIE ST   | 4,500 | 0.24% | 72.58% | YES |     | SF  |
| 409 BISHOP ST   | 4,500 | 0.24% | 72.82% | YES | YES | COM |
| 409 GARGAN ST   | 4,500 | 0.24% | 73.05% | YES |     | SF  |
| 409 WINNIE ST   | 4,500 | 0.24% | 73.29% |     |     | SF  |
| 410 BISHOP ST   | 4,500 | 0.24% | 73.53% | YES | YES | SF  |
| 410 JAMES ST    | 4,500 | 0.24% | 73.76% | YES |     | SF  |
| 410 PASCHALL ST | 4,500 | 0.24% | 74.00% | YES |     | SF  |
| 411 BISHOP ST   | 4,500 | 0.24% | 74.23% | YES | YES | SF  |
| 411 GARGAN ST   | 4,500 | 0.24% | 74.47% | YES |     | SF  |

## Special Minimum Lot Size Area

Planning and Development Department

|                  |       |       |        |     |     |     |
|------------------|-------|-------|--------|-----|-----|-----|
| 411 HENRY ST     | 4,500 | 0.24% | 74.71% | YES | YES | SF  |
| 411 JAMES        | 4,500 | 0.24% | 74.94% | YES |     | SF  |
| 411 MARIE ST     | 4,500 | 0.24% | 75.18% | YES |     | SF  |
| 411 PASCHALL ST  | 4,500 | 0.24% | 75.42% | NO  |     | SF  |
| 412 BISHOP ST    | 4,500 | 0.24% | 75.65% |     |     | SF  |
| 412 HENRY ST     | 4,500 | 0.24% | 75.89% | YES | YES | SF  |
| 412 PASCHALL ST  | 4,500 | 0.24% | 76.13% | YES |     | SF  |
| 413 MARIE ST     | 4,500 | 0.24% | 76.36% | YES |     | SF  |
| 414 BISHOP ST    | 4,500 | 0.24% | 76.60% | YES | YES | SF  |
| 415 HENRY ST     | 4,500 | 0.24% | 76.84% | YES | YES | SF  |
| 415 JAMES ST     | 4,500 | 0.24% | 77.07% | YES |     | VAC |
| 415 MARIE ST     | 4,500 | 0.24% | 77.31% | YES | YES | SF  |
| 416 BISHOP ST    | 4,500 | 0.24% | 77.55% | YES | YES | SF  |
| 417 BISHOP ST    | 4,500 | 0.24% | 77.78% | YES | YES | SF  |
| 417 BISHOP ST    | 4,500 | 0.24% | 78.02% | YES | YES | SF  |
| 417 HENRY ST     | 4,500 | 0.24% | 78.26% | YES |     | SF  |
| 417 JAMES ST     | 4,500 | 0.24% | 78.49% | YES |     | SF  |
| 417 MARIE ST     | 4,500 | 0.24% | 78.73% | YES |     | SF  |
| 418 BISHOP ST    | 4,500 | 0.24% | 78.97% | YES |     | SF  |
| 419 HENRY ST     | 4,500 | 0.24% | 79.20% | YES |     | SF  |
| 419 JAMES ST     | 4,500 | 0.24% | 79.44% | YES |     | MF  |
| 419 MARIE ST     | 4,500 | 0.24% | 79.68% | YES | YES | SF  |
| 421 PASCHALL ST  | 4,500 | 0.24% | 79.91% | YES |     | SF  |
| 421 PASCHALL ST  | 4,500 | 0.24% | 80.15% | YES |     | SF  |
| 506 HENRY ST     | 4,500 | 0.24% | 80.39% |     |     | SF  |
| 403 CARL ST      | 4,320 | 0.23% | 80.61% | NO  |     | COM |
| 403 CARL ST      | 4,315 | 0.23% | 80.84% | NO  |     | COM |
| 403 CARL ST      | 4,315 | 0.23% | 81.07% | NO  |     | COM |
| 307 MORRIS ST    | 4,300 | 0.23% | 81.29% | NO  |     | SF  |
| 405 QUITMAN ST   | 4,300 | 0.23% | 81.52% |     |     | SF  |
| 304 QUITMAN ST   | 4,269 | 0.22% | 81.74% | YES | YES | SF  |
| 405 WINNIE ST    | 4,260 | 0.22% | 81.97% | YES | YES | SF  |
| 309 WINNIE ST    | 4,256 | 0.22% | 82.19% | YES | YES | SF  |
| 408 JAMES ST     | 4,230 | 0.22% | 82.41% |     |     | SF  |
| 306 QUITMAN ST   | 4,225 | 0.22% | 82.64% | YES |     | SF  |
| 2319 THOMAS ST   | 4,200 | 0.22% | 82.86% | YES |     | MF  |
| 220 QUITMAN ST   | 4,147 | 0.22% | 83.08% | YES |     | SF  |
| 410 MARIE ST     | 4,140 | 0.22% | 83.29% | YES | YES | SF  |
| 412 MARIE ST     | 4,140 | 0.22% | 83.51% | YES |     | SF  |
| 208 HENRY ST     | 4,117 | 0.22% | 83.73% | YES |     | SF  |
| 1913 FLETCHER ST | 4,050 | 0.21% | 83.94% |     |     | EXC |
| 210 JAMES ST     | 4,050 | 0.21% | 84.15% | YES |     | SF  |



## Special Minimum Lot Size Area

Planning and Development Department

|                  |       |       |        |     |     |     |
|------------------|-------|-------|--------|-----|-----|-----|
| 2105 FLETCHER ST | 4,050 | 0.21% | 84.37% | YES |     | SF  |
| 2107 FLETCHER ST | 4,050 | 0.21% | 84.58% | YES | YES | SF  |
| 2108 THOMAS ST   | 4,050 | 0.21% | 84.79% | NO  |     | SF  |
| 2109 FLETCHER ST | 4,050 | 0.21% | 85.01% | YES |     | SF  |
| 2115 FLETCHER ST | 4,050 | 0.21% | 85.22% | YES |     | SF  |
| 2117 FLETCHER ST | 4,050 | 0.21% | 85.43% | YES |     | SF  |
| 2118 THOMAS ST   | 4,050 | 0.21% | 85.64% | YES |     | SF  |
| 2119 FLETCHER ST | 4,050 | 0.21% | 85.86% | YES | YES | SF  |
| 214 JAMES ST     | 4,050 | 0.21% | 86.07% | YES |     | SF  |
| 302 JAMES ST     | 4,050 | 0.21% | 86.28% | YES |     | SF  |
| 303 PASCHALL ST  | 4,050 | 0.21% | 86.50% | YES |     | SF  |
| 305 PASCHALL ST  | 4,050 | 0.21% | 86.71% | YES | YES | SF  |
| 306 HENRY ST     | 4,050 | 0.21% | 86.92% | YES |     | SF  |
| 311 MARIE ST     | 4,050 | 0.21% | 87.14% | YES |     | SF  |
| 307 WINNIE ST    | 4,003 | 0.21% | 87.35% | YES | YES | SF  |
| 0 GARGAN         | 4,000 | 0.21% | 87.56% |     |     | VAC |
| 111 CARL ST      | 4,000 | 0.21% | 87.77% | YES |     | SF  |
| 2207 KEENE ST    | 4,000 | 0.21% | 87.98% | YES |     | SF  |
| 401 QUITMAN ST   | 4,000 | 0.21% | 88.19% |     |     | SF  |
| 401 WINNIE ST    | 4,000 | 0.21% | 88.40% | YES |     | SF  |
| 403 WINNIE ST    | 4,000 | 0.21% | 88.61% |     |     | SF  |
| 408 GARGAN ST    | 4,000 | 0.21% | 88.82% |     |     | SF  |
| 410 GARGAN ST    | 4,000 | 0.21% | 89.03% | YES |     | SF  |
| 412 GARGAN ST    | 4,000 | 0.21% | 89.24% | YES |     | SF  |
| 2514 FLETCHER ST | 3,900 | 0.21% | 89.44% | YES |     | SF  |
| 209 PASCHALL ST  | 3,780 | 0.20% | 89.64% | YES |     | SF  |
| 2311 THOMAS ST   | 3,780 | 0.20% | 89.84% | YES |     | SF  |
| 408 QUITMAN ST   | 3,780 | 0.20% | 90.04% | YES | YES | SF  |
| 410 QUITMAN ST   | 3,780 | 0.20% | 90.24% | YES | YES | SF  |
| 412 QUITMAN ST   | 3,780 | 0.20% | 90.44% | YES |     | SF  |
| 414 MARIE ST     | 3,780 | 0.20% | 90.64% |     |     | SF  |
| 305 WINNIE ST    | 3,615 | 0.19% | 90.83% | YES | YES | SF  |
| 308 QUITMAN ST   | 3,615 | 0.19% | 91.02% | YES |     | SF  |
| 107 CARL ST      | 3,602 | 0.19% | 91.21% | YES |     | VAC |
| 307 MARIE ST     | 3,600 | 0.19% | 91.40% | YES |     | SF  |
| 409 PASCHALL ST  | 3,600 | 0.19% | 91.58% |     |     | SF  |
| 511 BISHOP ST    | 3,600 | 0.19% | 91.77% | NO  | YES | SF  |
| 2118 SOUTH ST    | 3,505 | 0.18% | 91.96% |     |     | VAC |
| 402 GARGAN ST    | 3,500 | 0.18% | 92.14% | YES |     | SF  |
| 303 WINNIE ST    | 3,463 | 0.18% | 92.32% | NO  |     | SF  |
| 205 QUITMAN ST   | 3,431 | 0.18% | 92.50% | NO  |     | VAC |
| 2308 THOMAS ST   | 3,334 | 0.18% | 92.68% | YES |     | SF  |

## Special Minimum Lot Size Area

Planning and Development Department

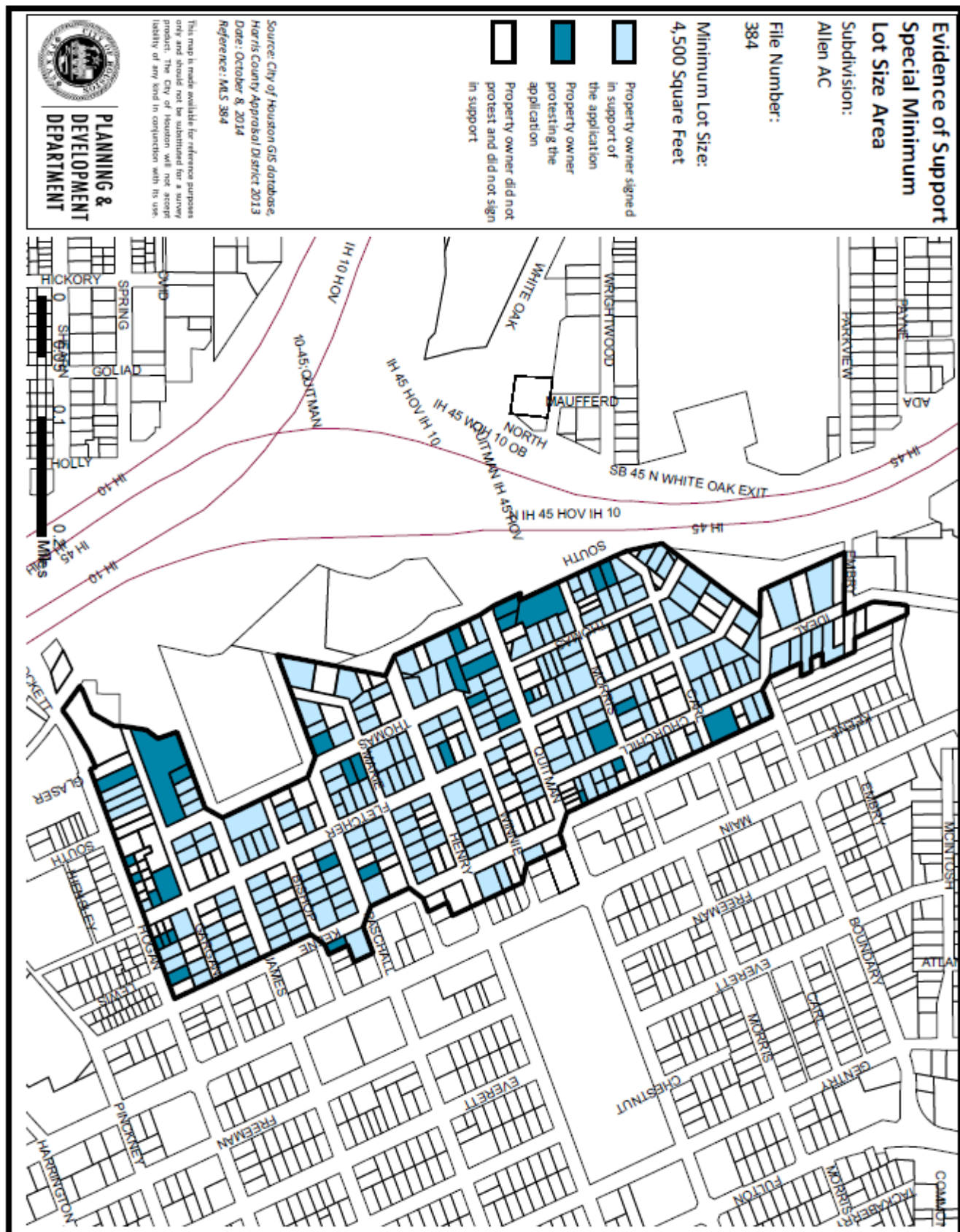
|                      |       |       |        |     |     |     |
|----------------------|-------|-------|--------|-----|-----|-----|
| 2304 THOMAS ST       | 3,333 | 0.18% | 92.86% | YES |     | SF  |
| 2306 THOMAS ST       | 3,333 | 0.18% | 93.03% | YES |     | SF  |
| 404 HENRY ST         | 3,307 | 0.17% | 93.20% | YES |     | SF  |
| 406 HENRY ST         | 3,307 | 0.17% | 93.38% |     |     | SF  |
| 408 HENRY ST         | 3,307 | 0.17% | 93.55% |     |     | SF  |
| 410 HENRY ST         | 3,307 | 0.17% | 93.73% | YES |     | SF  |
| 307 QUITMAN ST       | 3,300 | 0.17% | 93.90% |     |     | VAC |
| 0 CARL ST            | 3,200 | 0.17% | 94.07% |     |     | VAC |
| 2409 KEENE ST        | 3,200 | 0.17% | 94.24% | YES |     | SF  |
| 201 QUITMAN ST       | 3,180 | 0.17% | 94.40% | NO  |     | SF  |
| 0 HENRY ST           | 3,033 | 0.16% | 94.56% |     |     | VAC |
| 2521 CHURCHILL ST    | 3,025 | 0.16% | 94.72% | YES | YES | SF  |
| 2319 KEENE ST        | 3,000 | 0.16% | 94.88% |     |     | SF  |
| 2402 SOUTH ST        | 3,000 | 0.16% | 95.04% | YES |     | VAC |
| 0 MORRIS ST          | 2,950 | 0.16% | 95.19% | YES |     | SF  |
| 2514 CHURCHILL ST    | 2,750 | 0.14% | 95.34% |     |     | SF  |
| 2515 KEENE ST        | 2,750 | 0.14% | 95.48% |     |     | SF  |
| 0 CARL ST            | 2,736 | 0.14% | 95.63% |     |     | OTH |
| 319 HOGAN ST         | 2,713 | 0.14% | 95.77% | YES |     | SF  |
| 2211 THOMAS ST       | 2,600 | 0.14% | 95.90% | NO  |     | SF  |
| 2401 KEENE ST        | 2,522 | 0.13% | 96.04% |     |     | SF  |
| 2315 KEENE ST        | 2,500 | 0.13% | 96.17% | YES |     | SF  |
| 2316 CHURCHILL ST    | 2,500 | 0.13% | 96.30% | YES | YES | SF  |
| 2317 KEENE ST        | 2,500 | 0.13% | 96.43% | YES |     | SF  |
| 2320 CHURCHILL ST    | 2,500 | 0.13% | 96.56% | YES | YES | SF  |
| 2330 CHURCHILL ST    | 2,500 | 0.13% | 96.69% | NO  |     | COM |
| 0 KEENE ST           | 2,405 | 0.13% | 96.82% |     |     | VAC |
| 2301 KEENE ST        | 2,405 | 0.13% | 96.95% |     |     | VAC |
| 1901 FLETCHER ST     | 2,404 | 0.13% | 97.07% |     |     | SF  |
| 1903 FLETCHER ST     | 2,404 | 0.13% | 97.20% |     |     | SF  |
| 1905 FLETCHER ST     | 2,404 | 0.13% | 97.33% |     |     | SF  |
| 1907 FLETCHER ST     | 2,404 | 0.13% | 97.45% |     |     | SF  |
| 1907 FLETCHER ST # A | 2,404 | 0.13% | 97.58% | NO  |     | SF  |
| 309 HOGAN ST         | 2,404 | 0.13% | 97.71% | NO  |     | SF  |
| 311 HOGAN ST         | 2,404 | 0.13% | 97.83% |     |     | SF  |
| 313 HOGAN ST         | 2,404 | 0.13% | 97.96% | NO  |     | SF  |
| 315 HOGAN ST         | 2,404 | 0.13% | 98.09% |     |     | SF  |
| 317 HOGAN ST         | 2,404 | 0.13% | 98.21% |     |     | SF  |
| 307 PASCHALL ST      | 2,250 | 0.12% | 98.33% | YES |     | SF  |
| 309 PASCHALL ST      | 2,250 | 0.12% | 98.45% | YES |     | SF  |
| 111 MORRIS ST        | 2,000 | 0.11% | 98.55% | YES |     | SF  |
| 400 CARL ST # 13     | 1,800 | 0.09% | 98.65% |     |     | SF  |

## Special Minimum Lot Size Area

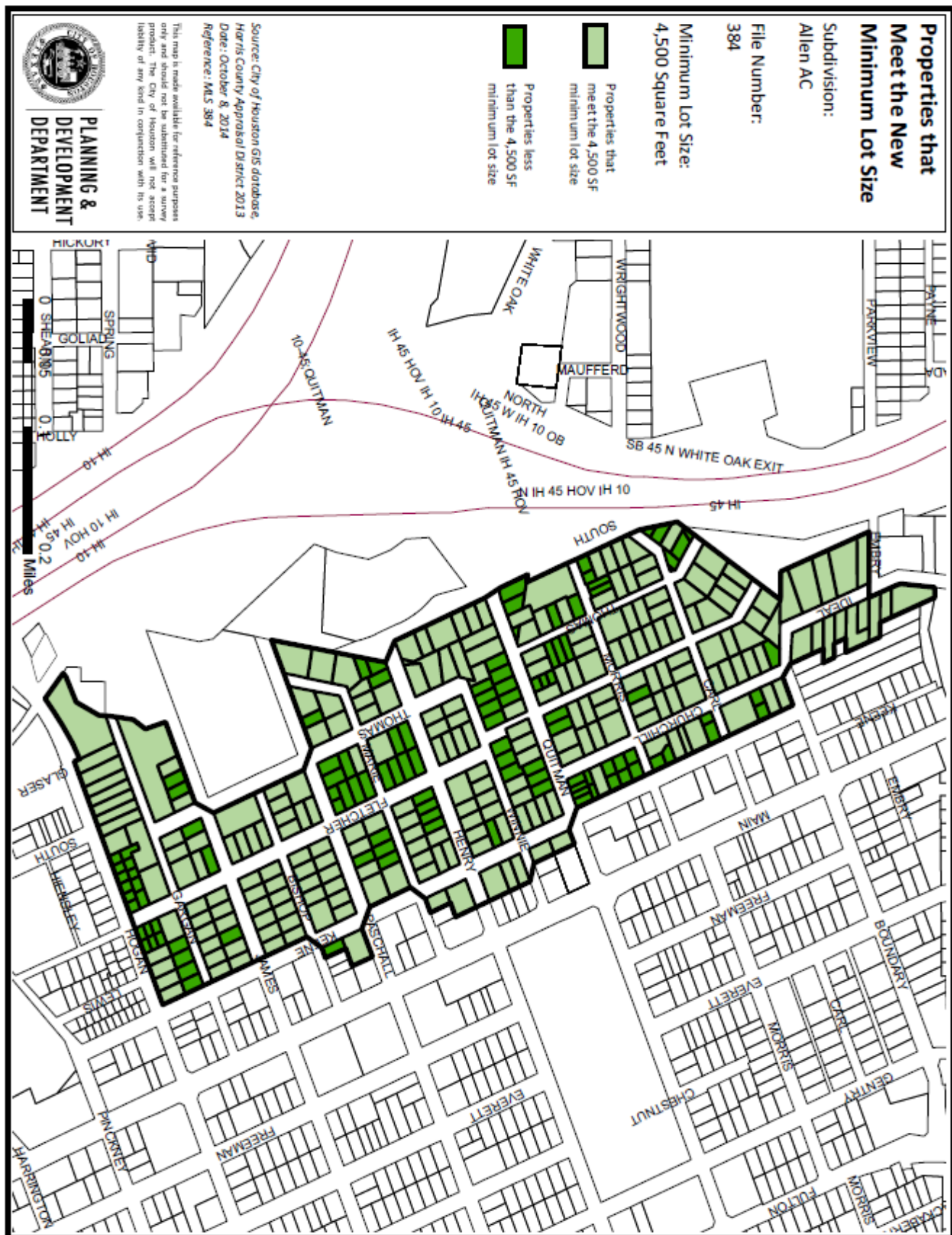
Planning and Development Department

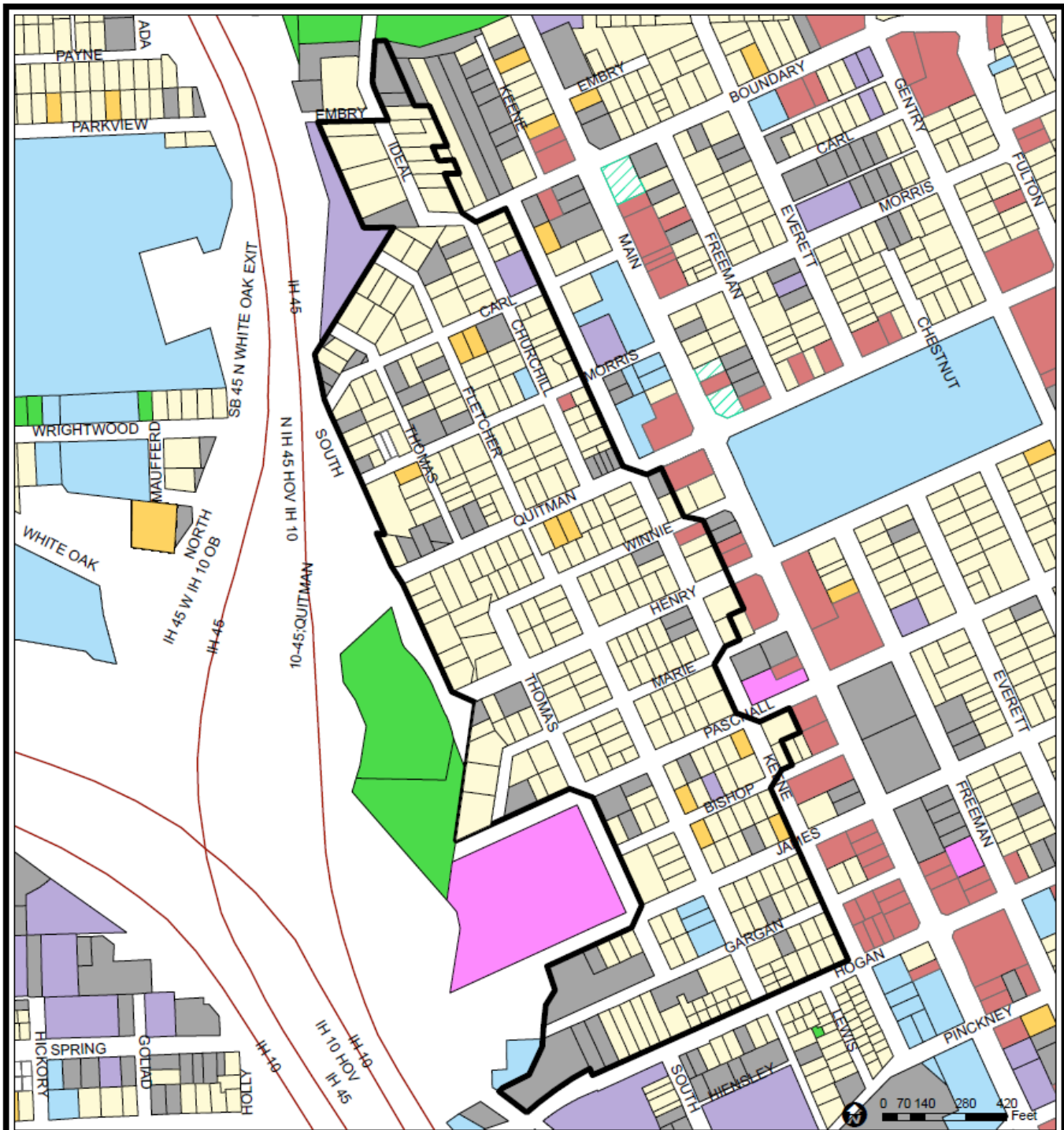
|                    |       |       |         |     |     |     |
|--------------------|-------|-------|---------|-----|-----|-----|
| 1902 FLETCHER ST   | 1,784 | 0.09% | 98.74%  | NO  |     | SF  |
| 403 HOGAN ST       | 1,784 | 0.09% | 98.84%  |     |     | SF  |
| 309 QUITMAN ST # C | 1,780 | 0.09% | 98.93%  | NO  |     | SF  |
| 307 QUITMAN ST     | 1,700 | 0.09% | 99.02%  |     |     | VAC |
| 1910 FLETCHER ST   | 1,692 | 0.09% | 99.11%  | NO  |     | SF  |
| 407 HOGAN ST       | 1,692 | 0.09% | 99.20%  |     |     | SF  |
| 309 QUITMAN ST     | 1,690 | 0.09% | 99.29%  |     |     | SF  |
| 0 KEENE ST         | 1,665 | 0.09% | 99.37%  |     |     | VAC |
| 0 KEENE ST         | 1,665 | 0.09% | 99.46%  |     |     | VAC |
| 309 QUITMAN ST # B | 1,530 | 0.08% | 99.54%  | YES |     | SF  |
| 1906 FLETCHER ST   | 1,525 | 0.08% | 99.62%  | NO  |     | SF  |
| 405 HOGAN ST       | 1,525 | 0.08% | 99.70%  |     |     | SF  |
| 2304 CHURCHILL ST  | 1,430 | 0.08% | 99.78%  | YES | YES | SF  |
| 2305 KEENE ST      | 1,430 | 0.08% | 99.85%  | NO  |     | SF  |
| 0 QUITMAN ST       | 1,260 | 0.07% | 99.92%  |     |     | VAC |
| 0 CARL ST          | 949   | 0.05% | 99.97%  | YES |     | VAC |
| 2514 FLETCHER ST   | 350   | 0.02% | 99.99%  | YES |     | SF  |
| 0 THOMAS           | 260   | 0.01% | 100.00% |     |     | OTH |

|   |                    |
|---|--------------------|
| <b>This application qualifies for a Special Minimum Lot Size of:</b>  | <b>4,500 sq ft</b> |
| <b>Response forms received in support of the SMLSA:</b>   | <b>225</b>         |
| <b>Response forms received in opposition of the SMLSA:</b>  | <b>39</b>          |
| <b>Percentage of property owners in support of the SMLSA boundary:<br/>(must be at least 55%)</b>                   | <b>59%</b>         |
| <b>Percentage of property owners signed the petition for the SMLSA application:<br/>(must be at least 10%)</b>      | <b>18%</b>         |
| <b># of developed or restricted to no more than two SFR Units</b>   | <b>300</b>         |
| <b># of Multifamily lots</b>  | <b>14</b>          |
| <b># of Commercial lots</b>   | <b>6</b>           |
| <b># of Vacant Lots</b>   | <b>54</b>          |
| <b># of Excluded Lots</b>   | <b>8</b>           |
| <b>TOTAL NUMBER OF LOTS</b>   | <b>382</b>         |
| <b>Percentage of lots developed or restricted to no more than two SFR units per lot:<br/>(must be at least 80%)</b> | <b>80%</b>         |









### Allen AC 4,500 square foot

#### Land Use

|                           |                          |                        |
|---------------------------|--------------------------|------------------------|
| Single-Family Residential | Industrial               | Park & Open Spaces     |
| Multi-Family Residential  | Public & Institutional   | Undeveloped            |
| Commercial                | Transportation & Utility | Agriculture Production |
|                           |                          | Other                  |

Source: Harris County Appraisal District  
Date: October 8, 2014  
Reference: MLSA384

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**







**MAYOR PRO-TEM ED GONZALEZ**  
Council Member, District H

October 16, 2014

Mark A. Kilkenny, Chair  
Planning Commission

Re: Minimum Lot Size Area Application 384 for the Near Northside

Dear Chairman Kilkenny:

On the Thursday, October 16, Planning Commission agenda is a public hearing for Minimum Lot Size Area Application 384 for the Near Northside. The application is bounded by Hogan on the south, Little White Oak on the north, Keene one block west of Main St. on the east, and South St. on the west. This application contains approximately 380 homes.

I strongly supported the expansion of Chapter 42 and these Ordinances to protect neighborhoods. This area application has the support of over 55% of the residents as required for approval. It is my recommendation that the Planning Commission approves this application and sends it forward to City Council for approval.

Thank you for your time and consideration. Please feel free to contact my office should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Gonzalez".

Ed Gonzalez  
Mayor Pro-Tem,  
Council Member, District H

CC: Patrick Walsh, PD



# City of Houston

## Special Minimum Lot Size Area

Planning Commission Staff Report  
Planning and Development Department



**MAYOR PRO-TEM ED GONZALEZ**  
Council Member, District H

October 30, 2014

Mark A. Kilkenny, Chair  
Planning Commission

Re: Minimum Lot Size Area Application 384 for the Near Northside

Dear Chairman Kilkenny:

On the Thursday, October 16, Planning Commission deferred the application for Minimum Lot Size Area Application 384 for the Near Northside to determine if changing the boundaries would affect the percentage of support. This request happened even though the application presented to the Commission met all the requirements of support listed on the application.

In order to qualify as a SMLSA, an area must:

- Contains at least 5 blockfaces with 5 or more lots on each blockface;
- Contain 500 or less lots within the same subdivision plat or not more than 400 lots within different subdivision plats;
- Contain all lots on each blockface within the proposed area;
- Form a contiguous area without containing any out tracts;
- Contain lots, at least 80 percent of which are developed for or restricted to single-family use, exclusive of land used for
- a park, library, place of religious assembly or an elementary school, junior high school, or high school; and
- Contain lots, at least 10 percent of which do not have a minimum lot size established by deed restrictions;

Today, October 30, 2014 I urge you to support the application as presented on October 16, 2014 with the boundaries as submitted and move the application forward to City Council for approval. The expansion of Chapter 42 and these Ordinances allow for the character of neighborhoods to remain intact.

Thank you for your time and consideration. Please feel free to contact my office should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Gonzalez".

Ed Gonzalez  
Mayor Pro-Tem,  
Council Member, District H

CC: Patrick Walsh, PD

### 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:

Area bounded by Embury Str. to the North, I-45 to the West, Hogan to the South and Keene to the East, excluding AC Allen Blocks 44 lots 1-4 & 20-27 Block 52 lots 29-32 and Block 62 lots 19-54

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

#### 2. Contacts:

|                     |               |         |              |
|---------------------|---------------|---------|--------------|
| Primary Applicant   | Deborah Tesar | Phone # | 713-906-4634 |
| Address             | 305 Morris    | E-mail  |              |
| City                | Houston       | State   | TX Zip 77009 |
| Alternate Applicant | Frank Aguilar | Phone # | 832-244-1172 |
| Address             | 115 Marie     | E-mail  |              |
| City                | Houston       | State   | TX Zip 77009 |

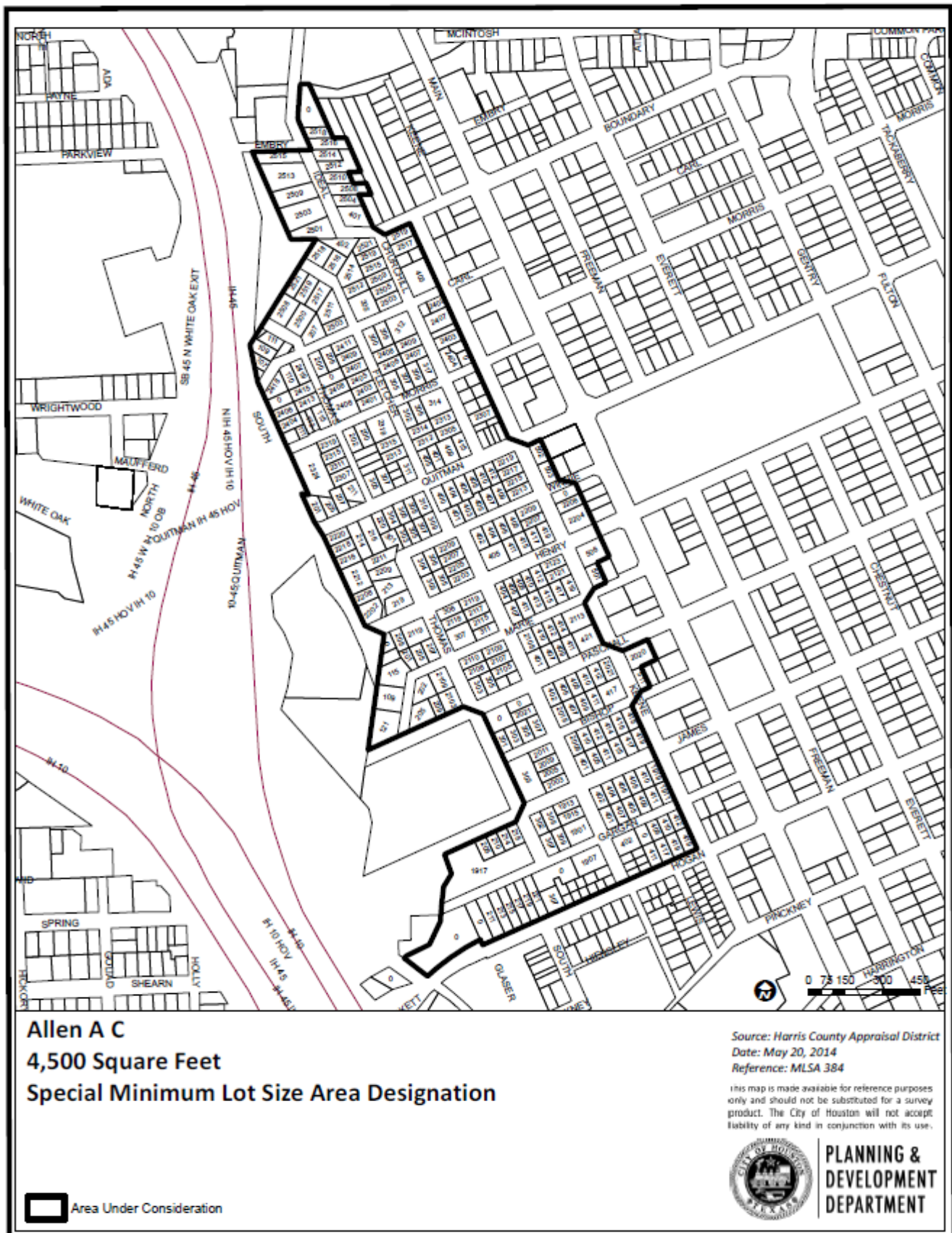
#### 3. Project Information (Staff Use Only-Do Not Fill In):

|                       |              |              |
|-----------------------|--------------|--------------|
| File #                | Key Map #    | TIRZ         |
| Lambert #             | Super N'hood | Census Tract |
| City Council District |              |              |

#### 4. Submittal Requirements:

Please Check

|   |  |
|---|--|
| Completed application form (this page)  |  |
| Signed petition signed by the applicant (page 4)  |  |
| Signed petition of support signed by 10% of lot owners within the boundary area (page 5)  |  |
| Signed deed restriction statement (page 6)  |  |
| Three (3) recommended locations for a community meeting (page 7)                          |  |
| Sample of Notification Sign (page 9)  |  |
| Copy of deed restrictions, if applicable  |  |
| Map or sketch showing the address, land use and the size of all lots within boundary area |  |



## **AGENDA: VII**

**SMLSB Application No. 501:** 700 block of Walton Street, east and west sides, between Heslep Street and Patton Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 700 block of Walton Street, east and west sides, between Heslep Street and Patton Street. Analysis shows that a minimum lot size of 5,000 square feet 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 700 block of Walton Street, east and west sides, between Heslep Street and Patton Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two block faces, the east and west sides of Walton Street.
- *At least 60% of the lots 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 lots within the boundary 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 were no protests.
- *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 1906. 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 Support
3. Application
4. Boundary Map

|                                       |                      |                          |                                |
|---------------------------------------|----------------------|--------------------------|--------------------------------|
| <b>SPECIAL MINIMUM LOT SIZE BLOCK</b> |                      |                          |                                |
| Application                           | <b>501</b>           |                          |                                |
| Date Received:                        | <b>8/14/2014</b>     | Date Complete:           | <b>9/18/2014</b>               |
| Street(s) Name:                       | <b>Walton St.</b>    | Lot(s)                   | <b>700 block Walton Street</b> |
| Cross Streets:                        | <b>Heslep St.</b>    | and                      | <b>Patton St.</b>              |
| Side of street:                       | <b>east and west</b> |                          |                                |
| <b>MINIMUM LOT SIZE:</b>              |                      |                          |                                |
|                                       |                      |                          |                                |
|                                       |                      |                          |                                |
|                                       |                      |                          |                                |
| <u>Address</u>                        | <u>Land Use</u>      | <u>Signed in Support</u> | <u>Lot size (in Sq Feet)</u>   |
| 700 Walton                            | SFR                  | Y                        | 5,000                          |
| 702                                   | SFR                  | Y                        | 5,000                          |
| 703                                   | SFR                  | Y                        | 5,000                          |
| 704                                   | SFR                  |                          | 5,000                          |
| 705                                   | SFR                  |                          | 5,000                          |
| 707                                   | SFR                  |                          | 5,000                          |
| 708                                   | SFR                  | Y                        | 5,000                          |
| 709                                   | SFR                  | Y                        | 5,000                          |
| 710                                   | SFR                  |                          | 5,000                          |
| 711                                   | SFR                  | Y                        | 5,000                          |
| 714                                   | SFR                  |                          | 5,000                          |
| 1006 Heslep                           | SFR                  |                          | 5,000                          |

|   |               |   |               |   |   |           |   |             |
|---|---------------|---|---------------|---|---|-----------|---|-------------|
| <b>Evidence of Support</b> (must be 51% or more by area for Director administrative approval):                  |               |   |               |   |   |           |   |             |
| Of  | <b>60,000</b> | Square Feet in the Proposed Application Area            | <b>30,000</b> | Square Feet are Owned by Property Owners Signing in Support of the Petition = | <b>50%</b>  |           |   |             |
|   |               |   |               |   |   |           |   |             |
|   |               |   |               |   |   |           |   |             |
| <b>Single Family Calculation:</b>   |               |   |               |   |   |           |   |             |
|   |               |   |               |   |   |           |   |             |
| <b>Percentage of lots developed or restricted to no more than two SFR units per lot</b> (must be at least 60%): |               |   |               |   |   |           |   |             |
|   | <b>12</b>     | # developed or restricted to no more than two SFR Units | Of            | <b>12</b>   | Total number of SFR lots in the Proposed Application Area | <b>12</b> | Total number of lots in the Proposed Application Area | <b>100%</b> |
|   | <b>0</b>      | # of Multifamily lots                                   |               |   |   |           |   |             |
|   | <b>0</b>      | # of Commercial lots                                    |               |   |   |           |   |             |
|   | <b>0</b>      | # of Vacant Lots  |               |   |   |           |   |             |
|   | <b>12</b>     | Total   |               |   |   |           |   |             |
|   |               |   |               |   |   |           |   |             |
|   |               |   |               |   |   |           |   |             |

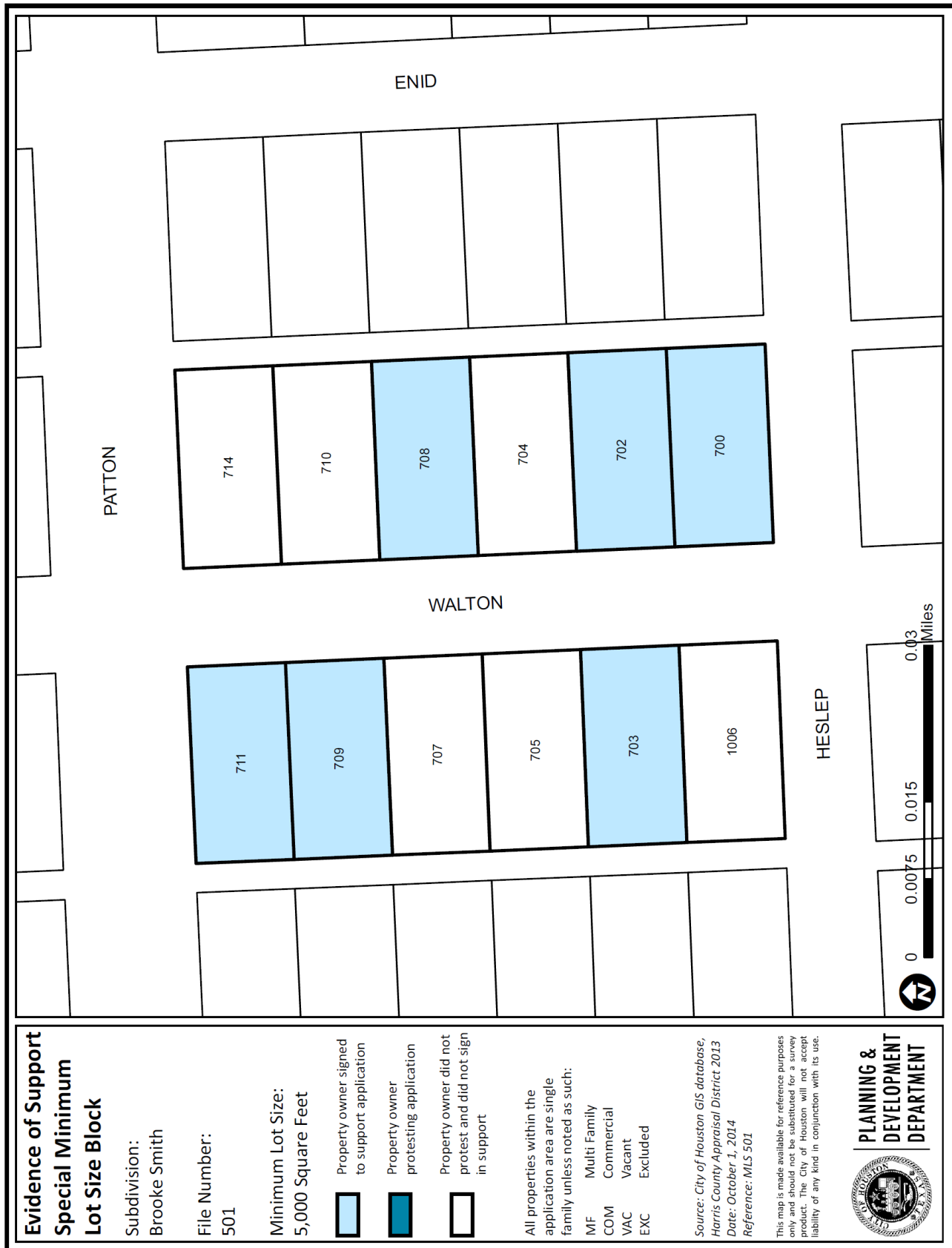
### Special Minimum Lot Size Block

Planning Commission Staff Report

Planning and Development Department

[illegible]





### 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 & West sides of Walton between  
West Patton Street & Haskell Street

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

##### Specific Legal Description

Block 82, lot 6 - Block 82 lot 1 in  
Brooksmith Subdivision

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

#### 2. Contacts:

##### Primary

##### Applicant

Andrew Gallagher

Phone # (936) 524-7087

##### Address

702 Walton Street

##### E-mail

##### City

Houston

##### State

TX

##### Zip

77009

##### Alternate

##### Applicant

Angelica Schaefer

Phone # (361) 319-9712

##### Address

1415 Tahoe Street

##### E-mail

##### City

Houston

##### State

TX

##### Zip

77009

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

##### File #

501

##### Key Map #

##### TIRZ

##### Lambert #

H

##### Super N'hood

##### Census Tract

##### City Council District

#### 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

☐

