

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 5, 2015



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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

February 5, 2015

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

Call to Order

Director's Report

- **Approval of the January 22, 2015 Planning Commission Meeting Minutes**

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Christa Stoneham)
- Replats (Christa Stoneham)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Teresa Geisheker, Aracely Rodriguez, and Marlon Connley)
- Subdivision Plats with Variance Requests (Mikalla Hodges, Muxian Fang, Suvidha Bandi)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Mikalla Hodges)
- Extension of Approvals (Christa Stoneham)
- Name Changes (Christa Stoneham)
- Certificates of Compliance (Christa Stoneham)
- Administrative
- Development Plats with Variance Requests (Kimberly Bowie and Christa Stoneham)

II. Establish a public hearing date of March 5, 2015

- Cinco Ranch Southwest Sec 32 partial replat no 2
- Colquitt Court Sec 2 partial replat no 2
- Lakewood Pines Sec 1 partial replat no 1
- Lamar Terrace partial replat no 7
- Morgan Addition partial replat no 5
- Newport Sec 8 partial replat no 1
- Parkway Lakes Sec 1 partial replat no 3
- Spring Branch Valley partial replat no 5
- Tall Timbers Section of River Oaks partial replat no 5
- Threlkeld Point partial replat no 1
- Valley Ranch Sec 4 partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 4311 Bettis Drive (Chabad of Uptown) – (Kimberly Bowie)

IV. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School) – (Kimberly Bowie)

V. Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 45 & 709 Heights Blvd (Heights Mercantile) – (Kimberly Bowie)

VI. Consideration of a Hotel Motel Variance for a Days Inn located at 12550 Kuykendahl Road. (Marlon Connley)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6 and 7 (Christopher Andrews)

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

January 22, 2015
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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Absent

Algenita Davis

Arrived at 2:53 p.m. during item 79

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

James Noack

Clay Forister for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 8, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 8, 2015 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Brave**

Vote: **Carries**

Abstaining: **Stein**

APPROVAL OF THE JANUARY 8, 2015 PLANNING COMMISSION EXECUTIVE MEETING MINUTES

Commission action: Approved the January 8, 2015 Planning Commission Executive meeting minutes.

Motion: **Clark**

Second: **Subinsky**

Vote: **Carries**

Abstaining: **Stein**

I. PRESENTATION ON THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the January 2015 Semi Annual Report of the Capital Advisory Committee on Impact Fees and forwarded to City Council.

Motion: **Zakaria**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the January 2015 Semi Annual Report of the Capital Advisory Committee on Drainage Impact Fees and forwarded to City Council.

Motion: **Zakaria**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1-76)

Items removed for separate consideration: **17, 18, 33, 43, 46, and 54.**

Staff recommendation: Approve staff's recommendations for items **1 – 76** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 76** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman, Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **17, 18, 33, 43, 46, and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **17, 18, 33, 43, 46, and 54** subject to the CPC 101 form conditions.

Motion: **Bohan**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman, Clark, and Edminster returned.

C PUBLIC HEARINGS

- 77 Bayou Fifth Sec 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers for item 77: Robert Meaney – undecided; Mary Lou Henry, applicant
- 78 Bayou Fifth Sec 3 C3N Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 79 Braeburn Gardens partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with staff and the Legal department and submit revised information.
Commission action: Defer the plat for two weeks to allow applicant time to coordinate with staff and the Legal department and submit revised information.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 80 Castle Rock Reserve Southwest C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers for item 80: Chris Patterson, applicant; Leslie Hart
- 81 Craig Woods partial replat no 15 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 82 Hamill Ranch Sec 1 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 83 Hidden Oaks replat no 2 partial replat no 5 C3N 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: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 84 Hyde Park Heights partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

85 Plainview 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

86 Rayford Ridge Sec 1 partial replat no 1 C3N 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: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

87 Shadyvilla Addition no 2 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Stein** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 87: Donald Henderson

88 Southgate Addition Sec no 3 replat no 1 C3N Approve
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

89 Wheeler Avenue Baptist Church Central C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional information to be provided.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

90 Wheeler Avenue Baptist Church South C3N Approve
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional information to be provided.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

91 Brittmoore Place C3R Approve
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

92 City Centre at Midtown C2R Approve
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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

93 Cypress Oaks Sec 2**C3R****Approve**

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

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

Motion: **Garza**Second: **Clark**Vote: **Unanimous**Abstaining: **None****94 Dowling Green****C2R****Approve**

Staff recommendation: Grant the requested 15' building line variance along Dowling Street and as condition of approval the applicant must provide minimum 6' sidewalk, 3" caliper street trees, and fence must be decorative and semi-opaque.

Commission action: Deferred the plat for two weeks to allow time for additional information and clarification on expansion plan for Dowling.

Motion: **Davis**Second: **Jard**Vote: **Unanimous**Abstaining: **None****95 Fall Creek GP****GP****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: **Alleman**Second: **Subinsky**Vote: **Unanimous**Abstaining: **None****96 Fore Washington Apartments****C2R****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: **Jard**Second: **Clark**Vote: **Unanimous**Abstaining: **None****97 Houston Views****C2****Defer**

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.

Motion: **Jard**Second: **Tartt**Vote: **Unanimous**Abstaining: **None****98 Oakcrest North at Wildwood GP****GP****Defer**

Staff recommendation: Defer the plat for two weeks for additional information.

Commission action: Deferred the plat for two weeks for additional information.

Motion: **Alleman**Second: **Subinsky**Vote: **Unanimous**Abstaining: **None****99 Spring Ridge Office Condominiums****C2****Approve**

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

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

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

E SPECIAL EXCEPTIONS NONE

100 Azalea District Sec 3

C3P

Approve

Staff recommendation: Grant the requested special exception to allow 551.86 feet for minimum intersection spacing and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception to allow 551.86 feet for minimum intersection spacing and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

101 Gateway 290 Business Park

C2

Defer

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

102 Greenhouse Road Apartments

C3F

Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and review.

Commission action: Deferred the plat for two weeks to allow time for further study and review.

Motion: **Jard**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

103 Studemont Junction

C2R

Approve

Staff recommendation: Grant the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; grant the requested variance to not dedicate widening for the remaining portion of Court Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; granted the requested variance not to dedicate widening for the remaining portion of Court Street and approved the plat subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Brave**

Vote: **Carries**

Abstaining: **None**

Opposed: **Clark, Edminster, Jard and Stein**

Speakers for item 103: Tom Davis, Josh Aruh, and Helen Huey – supportive; Cora Johnson- no position stated

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

G EXTENSIONS OF APPROVAL

104 Bradbury Forest Sec 7

EOA

Approve

105 Brenwood South Sec 2

EOA

Approve

106 Park at Northgate Crossing Sec 3 partial replat No 1 and Extension

EOA

Approve

107 PCI Atascocita Ltd

EOA

Approve

108 Plantation Lakes Sec 22

EOA

Approve

109 World Tech Auto Expansion

EOA

Approve

H NAME CHANGES

110 Ashland Trails (prev. Tulane Ash)

NC

Approve

I CERTIFICATES OF COMPLIANCE

111	24582 Wayne Road	COC	Approve
112	26455 Lantern Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items **104-112**.

Commission action: Approved staff's recommendation for items **104-112**.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113	3402 Blalock Road	DPV	Approve
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Staff recommendation: Grant the requested variance to allow a 10' building line for the construction of a wooden awning instead of the required 25' building line.

Commission action: Granted the requested variance to allow a 10' building line for the construction of a wooden awning instead of the required 25' building line.

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

114	3842 Piping Rock Lane	DPV	Defer
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Staff recommendation: Defer the application for further study and review of the proposed site plan.

Commission action: Deferred the application for further study and review of the proposed site plan.

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

115	4003 Tartan Lane	DPV	Approve
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Staff recommendation: Grant the requested variance with condition that proposed new garage must take vehicular access from the existing circular drive along Tartan Lane.

Commission action: Granted the requested variance without stipulation of circular driveway.

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

Speaker for item 115: Will Lincoln, applicant

116	2334 Valkeith Drive	DPV	Approve
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Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Commission Chair acknowledged that a speaker for item 115 was overlooked and a motion to reconsider this item was made.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 19, 2015 for:

- a. Allendale Townsite Sec A partial replat no 1**
- b. Aldine ISD Greenspoint Complex**
- c. Glendower Court partial replat no 2**
- d. North Main Parking Reserve**
- e. Oakcrest North Sec 5 partial replat no 3 and Extension**
- f. Remington Ranch Sec 27**
- g. Summit Place Addition partial replat no 1**
- h. Willowcreek Ranch Sec 1 partial replat no 1**

Staff recommendation: Establish a public hearing date of February 19, 2015 for items **III a-h.**

Commission action: Established a public hearing date of February 19, 2015 for items **III a-h.**

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

V. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School)

Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

Commission action: Deferred the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

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

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:57 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alder Trails Sec 4	C3F	
2	Alder Trails Sec 5	C3F	
3	Alder Trails Sec 6	C3F	
4	Alys Park	C3F	
5	Barker Village Sec 4	C3P	
6	Beckner Place	C2	
7	Berry Street Reserve	C2	
8	Breckenridge Forest Sec 11	C3P	
9	Bridgeland Hidden Creek Sec 20	C3P	
10	Bridgeland Hidden Creek Sec 26	C2	
11	Broadstone Barker Cypress	C2	
12	Brocker Reserve on McClellan Street	C2	
13	Carson Cutten Business Park	C3F	
14	Castle Rock Reserve Southwest	C3F	
15	Craig Woods partial replat no 15	C3F	
16	Cypress Creek Lakes Sec 26	C3F	
17	Cypress Landing East Sec 12	C3P	
18	Echelon on West Lake Houston	C3P	
19	El Dorado Street Dedication Extension No 2 and Recreation Center	C3P	
20	Elyson Sec 1	C3F	
21	Elyson Sec 2	C3F	
22	Energy Institute High School	C2	
23	Fall Creek Medical Health	C2	
24	Forestwood Sec 8	C3P	DEF1
25	Grand Harbor Square	C2	
26	Grand Mission Estates Sec 18	C3F	
27	Grand Mission Estates Sec 19	C3F	
28	Greens at Brentford	C2	
29	Hampton Creek Sec 7	C3P	
30	Hardy Business Park	C2	
31	Harvest Green Sec 1	C3F	
32	Harvest Green Sec 5	C3F	
33	Hyde Park Heights partial replat no 1	C3F	
34	Katy Academy	C2	DEF1
35	Katy ISD Elementary School no 38	C2	
36	Kings Mill Sec 11	C3F	
37	Lakes of Bella Terra Sec 34	C3F	DEF1
38	Little York Green Plaza	C2	DEF1
39	Long Meadow Farms Lift Station Site No 4	C2	
40	Long Meadow Farms Lift Station Site No 7	C2	
41	Northpointe Reach Drive Street Dedication Sec 1	C3F	DEF1
42	Northwood Estates	C3P	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Old Greenhouse Road Business Park	C2	
44	Owens Road Street Dedication and Reserves	C3F	
45	Padfield Estates	C3F	DEF2
46	Park Spring Store Reserve	C2	
47	Preserve at Kluge	C3F	
48	Providence Townhomes	C2	
49	Rozyland	C2	
50	Shady Acres Extension no 3 replat no 5	C3F	
51	Shepherd Oaks	C3F	
52	South Meadow Place GP	GP	
53	South Meadow Place Sec 1	C3P	
54	Southgate Addition Sec 3 replat no 1 partial replat no 2	C3F	
55	Sycamore Creek Ranch at Cypresswood	C2	
56	Tavola Sec 11	C3F	
57	Tavola Sec 12	C3F	
58	Thornton Grove	C3F	DEF2
59	Towne Lake Sec 15 partial replat no 2 partial no 1	C3F	
60	University Grove	C3F	
61	Vali Business Center	C2	DEF1
62	Ventana Lakes Sec 8	C3F	
63	Villages Of Cypress Lakes Sec 32	C3F	
64	Willow Creek Industrial Park Sec 1	C3F	
65	Willowcreek Ranch GP	GP	
66	Willowcreek Ranch Sec 7	C3F	
67	Willowcreek Ranch Sec 8	C3F	
68	Winfield Lakes North Sec 2	C3P	
69	Woodlands Creekside Park West Sec 35	C3F	
70	Woodlands Creekside Park West Sec 37	C3P	
71	Woodmill Creek Sec 1	C3F	

B-Replats

72	Addicks Dam partial replat no 1	C2R	
73	Airline Oreilly	C2R	
74	Aldine Dollar General	C2R	DEF1
75	Bingham Townhomes	C2R	
76	Colina Homes on Petty Street	C2R	
77	Couch Terrace	C2R	
78	Country Lake Estates Village Sec 2	C3R	
79	Cypress Gardens Reserve	C2R	
80	DAD Entrepreneurs	C2R	
81	Gates at Wilson	C2R	
82	Hazard Townhome Estate	C2R	
83	Heights Manor	C2R	
84	Hosseini Estates	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Jackson Mews	C2R	
86	Kiam Terrace	C2R	DEF1
87	Knoll Park	C3R	DEF1
88	Manors on Baer Street	C2R	
89	Nagle Settegast Villas	C2R	
90	Pantheon Court on West 23rd Street	C2R	
91	Quensell Grove	C2R	
92	Shady Acres Enclave	C2R	
93	Squarestone on Allston	C2R	
94	Terra Del Sol East	C3R	DEF1
95	Tickner Villas	C2R	
96	Tranquil Estates	C2R	DEF1
97	Villas on Saint Charles Street	C2R	
98	West Saulnier Street Views	C2R	
99	Wilshire	C2R	

C-Public Hearings Requiring Notification

100	Braeburn Gardens partial replat no 1	C3N	DEF1
101	Colina Homes on West 24th Street replat no 1	C3N	
102	Harvard Center	C3N	
103	Hidden Oaks replat no 2 partial replat no 5	C3N	DEF1
104	Honeycomb Ridge replat no 1	C3N	
105	Rayford Ridge Sec 1 partial replat no 1	C3N	DEF2
106	Shops at Cinco Spring Green	C3N	
107	Towne Lake Sec 32 partial replat no 1	C3N	
108	Treviso replat no 1	C3N	
109	Wheeler Avenue Baptist Church Central	C3N	DEF1
110	Wheeler Avenue Baptist Church South	C3N	DEF1
111	Woodland Heights partial replat no 3	C3N	

D-Variances

112	Bow Zone LLC	C2	
113	City Centre at Midtown	C2R	DEF1
114	Dowling Green	C2R	DEF2
115	Fore Washington Apartments	C2R	DEF2
116	George R Brown Convention Center	C3P	
117	Houston Heights Partial Replat No 13	C2R	
118	Houston Views	C2	DEF1
119	Murphy USA Store No 297	C2R	
120	Oakcrest North at Wildwood GP	GP	DEF1
121	Park West Green GP	GP	
122	Park West Green Sec 1	C3P	
123	Sunrise Pines Sec 4	C3P	
124	Villas at River Oaks	C2R	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

E-Special Exceptions

None

F-Reconsideration of Requirements

125	Gateway 290 Business Park	C2	DEF1
126	Greenhouse Road Apartments	C3F	DEF2
127	Woodridge Baptist Church GP	GP	

G-Extensions of Approval

128	Academy Warehouse and Distribution Center Sec 2 replat no 1	EOA	
129	Bridgeland Hidden Creek Sec 24	EOA	
130	Fort Bend Market Petco	EOA	
131	Sawdust Retail	EOA	

H-Name Changes

132	Northgrove Sec 4 (prev. Woodbridge at Spring Creek Sec 4)	NC	
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I-Certification of Compliance

133	24756 Robert Drive	COC	
134	22011 White Oak Drive	COC	
135	25203 Kelly Road	COC	

J-Administrative

None

K-Development Plats with Variance Requests

136	3842 Piping Rock Lane	DPV	
137	2901 Rusk Street	DPV	
138	2100 Woodhead Street	DPV	

Platting Summary**Houston Planning Commission****PC Date: February 05, 2015**

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

1	Alder Trails Sec 4	2015-0174	C3F	Harris	ETJ	367P	20.83	3.34	71	Taylor Morrison of Texas, Inc.	GBI Partners, LP
2	Alder Trails Sec 5	2015-0178	C3F	Harris	ETJ	367P	8.84	0.20	33	Taylor Morrison of Texas, Inc.	GBI Partners, LP
3	Alder Trails Sec 6	2015-0180	C3F	Harris	ETJ	367P	9.52	2.06	25	Taylor Morrison of Texas, Inc.	GBI Partners, LP
4	Alys Park	2015-0149	C3F	Harris	City	492L	1.21	0.08	22	WSQ ESTATES, LLC	Vernon G. Henry & Associates, Inc.
5	Barker Village Sec 4	2015-0109	C3P	Harris	ETJ	407S	14.80	1.84	68	KB Home	BGE Kerry R. Gilbert Associates
6	Beckner Place	2015-0146	C2	Harris	ETJ	329S	2.06	2.06	0	MICHAEL J. BECKNER	Atkinson Engineers
7	Berry Street Reserve	2015-0113	C2	Harris	City	453F	3.07	3.07	0	The Gonzalez Acquisition Group, LLC	Windrose Land Services, Inc.
8	Breckenridge Forest Sec 11	2014-3113	C3P	Harris	ETJ	293Y	14.77	0.78	83	CET limited	Van De Wiele & Vogler, Inc.
9	Bridgeland Hidden Creek Sec 20	2015-0179	C3P	Harris	ETJ	366N	20.28	3.14	67	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
10	Bridgeland Hidden Creek Sec 26	2015-0141	C2	Harris	ETJ	366N	30.14	30.14	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
11	Broadstone Barker Cypress	2015-0142	C2	Harris	ETJ	447N	16.72	16.72	0	Terra Associates, Inc	Terra Surveying Company, Inc.
12	Brocker Reserve on McClellan Street	2014-3128	C2	Montgomery	City	335H	2.80	2.80	0	Corbert Broker	Replat Specialists
13	Carson Cuten Business Park	2015-0112	C3F	Harris	ETJ	370L	14.70	14.70	0	THE CARSON COMPANIES	De Anda Engineering, Inc.
14	Castle Rock Reserve Southwest	2015-0165	C3F	Harris	ETJ	446S	33.59	33.59	0	Simpkins Group	Pape-Dawson Engineers
15	Craig Woods partial replat no 15	2015-0155	C3F	Harris	City	451X	0.19	0.00	2	Roc Homes	Bates Development Consultants
16	Cypress Creek Lakes Sec 26	2015-0175	C3F	Harris	ETJ	366U	39.51	8.17	121	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
17	Cypress Landing East Sec 12	2015-0108	C3P	Harris	ETJ	326U	17.00	0.23	81	Pulte Homes	BGE Kerry R. Gilbert Associates
18	Echelon on West Lake Houston	2015-0183	C3P	Harris	City	377L	17.74	17.74	0	Rampart Properties	Windrose Land Services, Inc.
19	El Dorado Street Dedication Extension No 2 and Recreation Center	2015-0117	C3P	Harris	City	578T	8.60	4.22	0	Trendmaker Development	BGE Kerry R. Gilbert Associates
20	Elyson Sec 1	2015-0106	C3F	Harris	ETJ	405T	10.18	5.40	0	Nash FM 529, LLC	Brown & Gay Engineers, Inc.
21	Elyson Sec 2	2015-0107	C3F	Harris	ETJ	405T	10.36	0.92	31	NASH FM 529, LLC	Brown & Gay Engineers, Inc.
22	Energy Institute High School	2015-0156	C2	Harris	City	533D	12.17	12.17	0	Houston Independent School District Public Facility Corp.	Costello, Inc.
23	Fall Creek Medical Health	2015-0095	C2	Harris	ETJ	375U	6.15	6.15	0	Fall Creek Investors No. 2, L.P., a Texas limited partnership	Brown & Gay Engineers, Inc.

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24	Forestwood Sec 8 (DEF1)	2014-2993	C3P	Harris	ETJ	411D	12.06	0.00	68	Westchase Madison Inc.	F & R Engineering Group, Inc.
25	Grand Harbor Square	2015-0096	C2	Harris	ETJ	485A	2.00	2.00	0	Falcon West Kingsland Development, LP	MOMENTUM EGINEERNG
26	Grand Mission Estates Sec 18	2015-0092	C3F	Fort Bend	ETJ	526K	11.00	0.33	43	688 Development Inc.	Jones & Carter, Inc.
27	Grand Mission Estates Sec 19	2015-0091	C3F	Fort Bend	ETJ	526K	14.38	0.86	67	688 Development Inc.	Jones & Carter, Inc.
28	Greens at Brentford	2015-0100	C2	Fort Bend	ETJ	527P	8.99	8.99	0	Greens at Brentford LP a Texas Limited Partnership	Brown & Gay Engineers, Inc.
29	Hampton Creek Sec 7	2015-0116	C3P	Harris	ETJ	291A	153.50	119.64	135	DR Horton	BGE Kerry R. Gilbert Associates
30	Hardy Business Park	2015-0122	C2	Harris	ETJ	332M	4.45	4.45	0	Stratton Development	Hovis Surveying Company Inc.
31	Harvest Green Sec 1	2015-0148	C3F	Fort Bend	ETJ	566G	17.60	2.27	59	Johnson Development	Jones & Carter, Inc.
32	Harvest Green Sec 5	2015-0011	C3F	Fort Bend	ETJ	566B	18.34	3.36	44	Johnson Development	Jones & Carter, Inc.
33	Hyde Park Heights partial replat no 1	2015-0143	C3F	Harris	City	492V	0.11	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
34	Katy Academy (DEF1)	2015-0076	C2	Fort Bend	ETJ	484R	3.00	3.00	0	StudioRED	South Texas Surveying Associates, Inc.
35	Katy ISD Elementary School no 38	2015-0105	C2	Fort Bend	ETJ	484N	13.39	13.39	0	KATY INDEPENDENT SCHOOL DISTRICT	Brown & Gay Engineers, Inc.
36	Kings Mill Sec 11	2015-0167	C3F	Montgomery	ETJ	296W	13.57	1.00	64	K Mill at Russell Palmer , LTD A Texas Limited Partnership	EHRA
37	Lakes of Bella Terra Sec 34 (DEF1)	2015-0067	C3F	Fort Bend	ETJ	525F	9.98	0.26	48	LOB Limited Partnership	Benchmark Engineering Corp.
38	Little York Green Plaza (DEF1)	2014-3010	C2	Harris	City	415T	4.50	4.50	1	Maisah Construction Inc.,	BM DESIGN LLC
39	Long Meadow Farms Lift Station Site No 4	2015-0161	C2	Fort Bend	ETJ	526S	0.25	0.25	0	LM Development	Costello, Inc.
40	Long Meadow Farms Lift Station Site No 7	2015-0163	C2	Fort Bend	ETJ	525R	0.10	0.10	0	LM Development	Costello, Inc.
41	Northpointe Reach Drive Street Dedication Sec 1 (DEF1)	2015-0010	C3F	Harris	ETJ	328K	1.18	0.10	0	Friendswood Development Company	LJA Engineering, Inc.- (West Houston Office)
42	Northwood Estates	2015-0087	C3P	Harris	City	453T	0.56	0.01	9	AHN Development	The Interfield Group
43	Old Greenhouse Road Business Park	2015-0158	C2	Harris	ETJ	447A	13.81	13.31	0	OGR Business Park	Owens Management Systems, LLC
44	Owens Road Street Dedication and Reserves	2015-0090	C3F	Fort Bend	ETJ	567N	8.17	1.92	0	LRI Investment Group, LTD	Jones & Carter, Inc.
45	Padfield Estates (DEF2)	2014-3148	C3F	Harris	City	450V	2.58	0.02	20	Weekley Homes, LLC	The Interfield Group
46	Park Spring Store Reserve	2015-0123	C2	Harris	ETJ	292V	5.75	5.75	0	Benjamin, Winifer & Emily Cheng	Windrose Land Services, Inc.

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47	Preserve at Kluge	2015-0189	C3F	Harris	ETJ	328Y	8.16	1.57	23	Pulte Homes of Texas, L.P.	GBI Partners, LP
48	Providence Townhomes	2015-0039	C2	Harris	City	494F	0.44	0.01	8	CAS SURVEY	CAS SURVEY
49	Rozyland	2015-0130	C2	Harris	ETJ	292T	0.62	0.62	0	Badal Invesments Inc	ICMC GROUP INC
50	Shady Acres Extension no 3 replat no 5	2015-0025	C3F	Harris	City	452U	0.92	0.05	19	ARCHTERRA HOMES	ICMC GROUP INC
51	Shepherd Oaks	2015-0159	C3F	Harris	City	452Q	5.89	0.74	63	RH of Texas Limited Partnership	Jones & Carter, Inc.
52	South Meadow Place GP	2015-0111	GP	Harris	City	574V	61.31	0.00	0	United Development Funding	Brown & Gay Engineers, Inc.
53	South Meadow Place Sec 1	2015-0115	C3P	Harris	City	574V	17.16	1.42	94	United Development Funding	Brown & Gay Engineers, Inc.
54	Southgate Addition Sec 3 replat no 1 partial replat no 2	2015-0099	C3F	Harris	City	532G	0.57	0.00	8	InTownHomes, Ltd.	Windrose Land Services, Inc.
55	Sycamore Creek Ranch at Cypresswood	2015-0187	C2	Harris	ETJ	330R	3.15	3.15	0	Fish Hooks Realty I, LLC	Hovis Surveying Company Inc.
56	Tavola Sec 11	2015-0093	C3F	Montgomery	ETJ	257E	15.68	3.94	50	Friendswood Development Compan	LJA Engineering, Inc. - (West Houston Office)
57	Tavola Sec 12	2015-0094	C3F	Montgomery	ETJ	257F	10.46	0.21	46	Friendswood Development Compan	LJA Engineering, Inc. - (West Houston Office)
58	Thornton Grove (DEF2)	2014-3178	C3F	Harris	City	452M	3.00	0.05	59	Urban Living, LP	Total Surveyors, Inc.
59	Towne Lake Sec 15 partial replat no 2 partial no 1	2015-0154	C3F	Harris	ETJ	367W	3.32	0.43	10	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
60	University Grove	2015-0077	C3F	Harris	City	494S	1.90	0.03	39	Texas InTownHomes, LLC	TKE Development Services, Ltd.
61	Vali Business Center (DEF1)	2014-3106	C2	Harris	City	530P	1.00	1.00	0	Vali LLC.	F & R Engineering Group, Inc.
62	Ventana Lakes Sec 8	2015-0152	C3F	Harris	ETJ	445F	23.97	10.02	55	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
63	Villages Of Cypress Lakes Sec 32	2015-0097	C3F	Harris	ETJ	326U	10.54	0.28	50	Woodmere Deveopment Co., LTD.	R.G. Miller Engineers
64	Willow Creek Industrial Park Sec 1	2015-0139	C3F	Harris	ETJ	288P	151.78	151.78	0	Harris County	Harris Engineer 1
65	Willowcreek Ranch GP	2015-0182	GP	Harris	ETJ	288S	684.89	0.00	0	CC Telge Road, L.P.	EHRA
66	Willowcreek Ranch Sec 7	2015-0160	C3F	Harris	ETJ	288W	54.44	0.00	15	CC Telge Road, L.P. - A Texas Limited Partnership	EHRA

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67	Willowcreek Ranch Sec 8	2015-0162	C3F	Harris	ETJ	288S	54.35	2.18	42	CC Telge Road, L.P. - A Texas Limited Partnership	EHRA
68	Winfield Lakes North Sec 2	2015-0138	C3P	Fort Bend	ETJ	611N	12.97	0.00	71	Woodmere Development Co., Ltd	Robert Doley, Planner
69	Woodlands Creekside Park West Sec 35	2015-0173	C3F	Harris	ETJ	249Q	17.51	1.63	42	The Woodlands Land Development Company, LP	LJA Engineering, Inc. - (West Houston Office)
70	Woodlands Creekside Park West Sec 37	2015-0121	C3P	Harris	ETJ	249V	24.63	9.43	58	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc - (Woodlands Office)
71	Woodmill Creek Sec 1	2015-0104	C3F	Montgomery	ETJ	251Y	8.36	0.58	66	PPE Woodmill Creek, LLC	LJA Engineering, Inc. - (West Houston Office)

B-Replats

72	Addicks Dam partial replat no 1	2015-0103	C2R	Harris	City	488C	4.15	4.15	0	5 Star Hospitality, LLC	Century Engineering, Inc
73	Airline Oreilly	2015-0102	C2R	Harris	City	413T	0.65	0.65	0	HuttonCo Development	Century Engineering, Inc
74	Aldine Dollar General (DEF1)	2014-3127	C2R	Harris	ETJ	373R	1.24	1.20	0	Capital Growth Buchalter, Inc.	Linfield, Hunter & Junius, Inc.
75	Bingham Townhomes	2015-0132	C2R	Harris	City	493G	0.69	0.01	18	Equity Build, Inc.	HRS and Associates, LLC
76	Colina Homes on Petty Street	2015-0074	C2R	Harris	City	492B	0.37	0.00	9	COLINA HOMES	ICMC GROUP INC
77	Couch Terrace	2015-0057	C2R	Harris	City	452T	0.11	0.00	2	Loftech Homes, LLC	South Texas Surveying Associates, Inc.
78	Country Lake Estates Village Sec 2	2015-0153	C3R	Harris	ETJ	331B	23.90	1.90	78	Affinity Development	BGE Kerry R. Gilbert Associates
79	Cypress Gardens Reserve	2015-0009	C2R	Harris	ETJ	334P	2.44	2.44	0	Bellamy Design Drafting Services	PRIME TEXAS SURVEYS, LLC
80	DAD Entrepreneurs	2015-0068	C2R	Harris	City	533R	2.75	2.75	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
81	Gates at Wilson	2015-0089	C2R	Harris	City	493Y	0.11	0.00	3	MAHALO HOLDINGS	holloway designs
82	Hazard Townhome Estate	2015-0073	C2R	Harris	City	492V	0.14	0.00	3	Joe's Construction, LLC	Jalayer And Associates, Inc.
83	Heights Manor	2015-0027	C2R	Harris	City	453S	0.21	0.00	4	IntownHomes, Ltd.	TKE Development Services, Ltd.
84	Hosseini Estates	2015-0019	C2R	Harris	City	410W	0.68	0.68	1	MacLand Construction	REAL Designs
85	Jackson Mews	2015-0127	C2R	Harris	City	493X	0.17	0.00	3	Evolve Homes, LLC	TKE Development Services, Ltd.
86	Kiam Terrace (DEF1)	2015-0060	C2R	Harris	City	492C	0.25	0.00	6	Loftech Homes, LLC	South Texas Surveying Associates, Inc.
87	Knoll Park (DEF1)	2015-0033	C3R	Harris	City	450V	3.72	0.39	59	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
88	Manors on Baer Street	2015-0032	C2R	Harris	City	494J	0.11	0.00	3	MEXIF FUND 1 LLC	ICMC GROUP INC

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89	Nagle Settegast Villas	2014-3104	C2R	Harris	City	494N	0.20	0.00	5	NoreCole, LLc	MOMENTUM ENGINEERING
90	Pantheon Court on West 23rd Street	2015-0056	C2R	Harris	City	452T	0.18	0.00	4	Pantheon Homes LLC	Owens Management Systems, LLC
91	Quensell Grove	2015-0129	C2R	Harris	City	452U	0.09	0.00	2	BB Residential Group	TKE Development Services, Ltd.
92	Shady Acres Enclave	2015-0164	C2R	Harris	City	452U	0.25	0.00	6	Prime Texas Surveys	PRIME TEXAS SURVEYS, LLC
93	Squarestone on Allston	2015-0188	C2R	Harris	City	492D	0.15	0.00	2	SquareStone Homes	PROSURV
94	Terra Del Sol East (DEF1)	2015-0015	C3R	Harris	ETJ	528J	34.66	3.51	242	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
95	Tickner Villas	2015-0181	C2R	Harris	City	451X	0.28	0.00	2	DMG Development, LLC.	The Interfield Group
96	Tranquil Estates (DEF1)	2014-3149	C2R	Harris	City	452V	0.29	0.03	7	CENTRAL HEIGHTS LLC	REKHA ENGINEERING, INC.
97	Villas on Saint Charles Street	2015-0031	C2R	Harris	City	493V	0.11	0.00	3	MEXIF FUND 1 LLC	ICMC GROUP INC
98	West Saulnier Street Views	2015-0172	C2R	Harris	City	493N	0.11	0.00	2	Urban Living, LP	Total Surveyors, Inc.
99	Wilshire	2015-0098	C2R	Harris	City	491V	1.52	1.52	0	Pelican Builders	Half Associates, Inc.

C-Public Hearings Requiring Notification

100	Braeburn Gardens partial replat no 1 (DEF1)	2014-2707	C3N	Harris	City	569D	6.89	6.89	0	Veristic, LLC	Windrose Land Services, Inc.
101	Colina Homes on West 24th Street replat no 1	2014-2715	C3N	Harris	City	452U	0.25	0.00	5	COLINA HOMES	ICMC GROUP INC
102	Harvard Center	2014-2717	C3N	Harris	City	493E	0.38	0.38	0	Antoinette Bracher Lawrence trust	Melissa's platting service
103	Hidden Oaks replat no 2 partial replat no 5 (DEF1)	2014-2976	C3N	Harris	City	491L	0.90	0.90	0	Momentum Engineering	MOMENTUM ENGINEERING
104	Honeycomb Ridge replat no 1	2014-3147	C3N	Montgomery	ETJ	251R	5.77	0.23	19	Tecno Properties	RP & Associates
105	Rayford Ridge Sec 1 partial replat no 1 (DEF2)	2014-2677	C3N	Montgomery	ETJ	252T	1.22	1.22	0	THAKAR INVESTMENTS LLC	The Pinnell Group, LLC
106	Shops at Cinco Spring Green	2014-2819	C3N	Fort Bend	ETJ	524C	3.96	3.96	0	Shops at Cinco-Spring Green, LLC.	KFW Engineers & Surveying
107	Towne Lake Sec 32 partial replat no 1	2014-3170	C3N	Harris	ETJ	366V	9.27	2.00	14	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
108	Treviso replat no 1	2014-3183	C3N	Harris	City	450Q	3.67	0.31	18	Devlan Group, Inc.	LJA Engineering, Inc. - (West Houston Office)
109	Wheeler Avenue Baptist Church Central (DEF1)	2014-2851	C3N	Harris	City	533D	2.83	2.83	0	Bury Inc	Bury
110	Wheeler Avenue Baptist Church South (DEF1)	2014-2897	C3N	Harris	City	533D	5.71	5.71	0	Bury Inc	Bury

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111	Woodland Heights partial replat no 3	2014-3142	C3N	Harris	City	493B	0.29	0.00	1	Owner	The Interfield Group

D-Variances

112	Bow Zone LLC	2014-3108	C2	Harris	ETJ	334A	1.82	1.75	0	GUTHRIE BUILDINGS, INC.	The Pinnell Group, LLC
113	City Centre at Midtown (DEF1)	2015-0059	C2R	Harris	City	492V	2.27	2.27	0	DLC Residential	Jones & Carter, Inc.
114	Dowling Green (DEF2)	2014-3099	C2R	Harris	City	493U	0.23	0.01	6	Giles Design Group	PROSURV
115	Fore Washington Apartments (DEF2)	2014-3061	C2R	Harris	City	492G	1.23	1.23	0	Washington Shepherd Partners, Ltd.	Windrose Land Services, Inc.
116	George R Brown Convention Center	2015-0144	C3P	Harris	City	493R	23.38	21.32	0	City of Houston	Windrose Land Services, Inc.
117	Houston Heights Partial Replat No 13	2015-0166	C2R	Harris	City	492D	0.93	0.93	0	Finial Orb Heights I, LP	Vernon G. Henry & Associates, Inc.
118	Houston Views (DEF1)	2015-0086	C2	Harris	City	493G	1.12	0.02	26	InTownHomes, Ltd.	Windrose Land Services, Inc.
119	Murphy USA Store No 297	2015-0051	C2R	Montgomery	ETJ	296F	0.77	0.77	0	Windrose Land Services	Owens Management Systems, LLC
120	Oakcrest North at Wildwood GP (DEF1)	2015-0048	GP	Harris	ETJ	328E	383.35	0.00	0	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
121	Park West Green GP	2015-0191	GP	Harris	ETJ	445W	131.70	0.00	0	Katy Promise Joint Venture	EHRA
122	Park West Green Sec 1	2015-0192	C3P	Harris	ETJ	445W	99.60	92.80	0	Katy Promise Joint Venture	EHRA
123	Sunrise Pines Sec 4	2015-0085	C3P	Harris	ETJ	417W	9.07	2.10	54	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
124	Villas at River Oaks	2014-3129	C2R	Harris	City	492M	5.27	5.27	0	HART River Oaks LLC	Miller Survey Group

E-Special Exceptions

None

F-Reconsideration of Requirements

125	Gateway 290 Business Park (DEF1)	2014-3171	C2	Harris	ETJ	324L	57.52	57.52	0	Clay Development	Gruller Surveying
126	Greenhouse Road Apartments (DEF2)	2014-3076	C3F	Harris	ETJ	446Z	11.05	10.54	0	Davis Development	R.G. Miller Engineers
127	Woodridge Baptist Church GP	2015-0114	GP	Montgomery	ETJ	296U	49.63	49.47	0	Woodridge Baptist Church	tejas surveying, inc

G-Extensions of Approval

128	Academy Warehouse and Distribution Center Sec 2 replat no 1	2014-0110	EOA	Harris	ETJ	445Z	15.32	15.32	0	Academy LTD	LJA Engineering, Inc. - (West Houston Office)
129	Bridgeland Hidden Creek Sec 24	2014-0152	EOA	Harris	ETJ	366N	11.24	2.55	32	Bridgeland Development, LP	Brown & Gay Engineers, Inc.

Platting Summary**Houston Planning Commission****PC Date: February 05, 2015**

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
130	Fort Bend Market Petco	2014-0325	EOA	Fort Bend	ETJ	528N	16.51	16.51	0	OLP Miller Fort Bend LLC, A Delaware Limited Liability Company	TBG Partners
131	Sawdust Retail	2014-0198	EOA	Montgomery	ETJ	251Z	2.14	2.14	0	SAWDUST WR1, LLC	Lentz Engineering, L.C.

H-Name Changes

132	Northgrove Sec 4 (prev. Woodbridge at Spring Creek Sec 4)	2014-1691	NC	Montgomery	ETJ	249K	15.84	4.72	26	Toll Brothers	Costello, Inc.
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I-Certification of Compliance

133	24756 Robert Drive	15-1043	COC	Mont.	ETJ	296L				Abelino Javiel	Abelino Javiel
134	22011 White Oak Drive	15-1044	COC	Mont.	ETJ	256N				Peter Suci	Peter Suci
135	25203 Kelly Road	15-1045	COC	Mont.	ETJ	296P				Erik Johnson	Erik Johnson

J-Administrative

None

K-Development Plats with Variance Requests

136	3842 Piping Rock Lane	14130380 DPV	Harris	CITY	492S					Alan Bunker	Miller Dahlstrand DeJean Architects
137	2901 Rusk Street	14117737 DPV	Harris	CITY	494N					Devin Robinson	Kinetic Design Lab
138	2100 Woodhead Street	14076323 DPV	Harris	CITY	492R					James McBride	James McBride II Architects

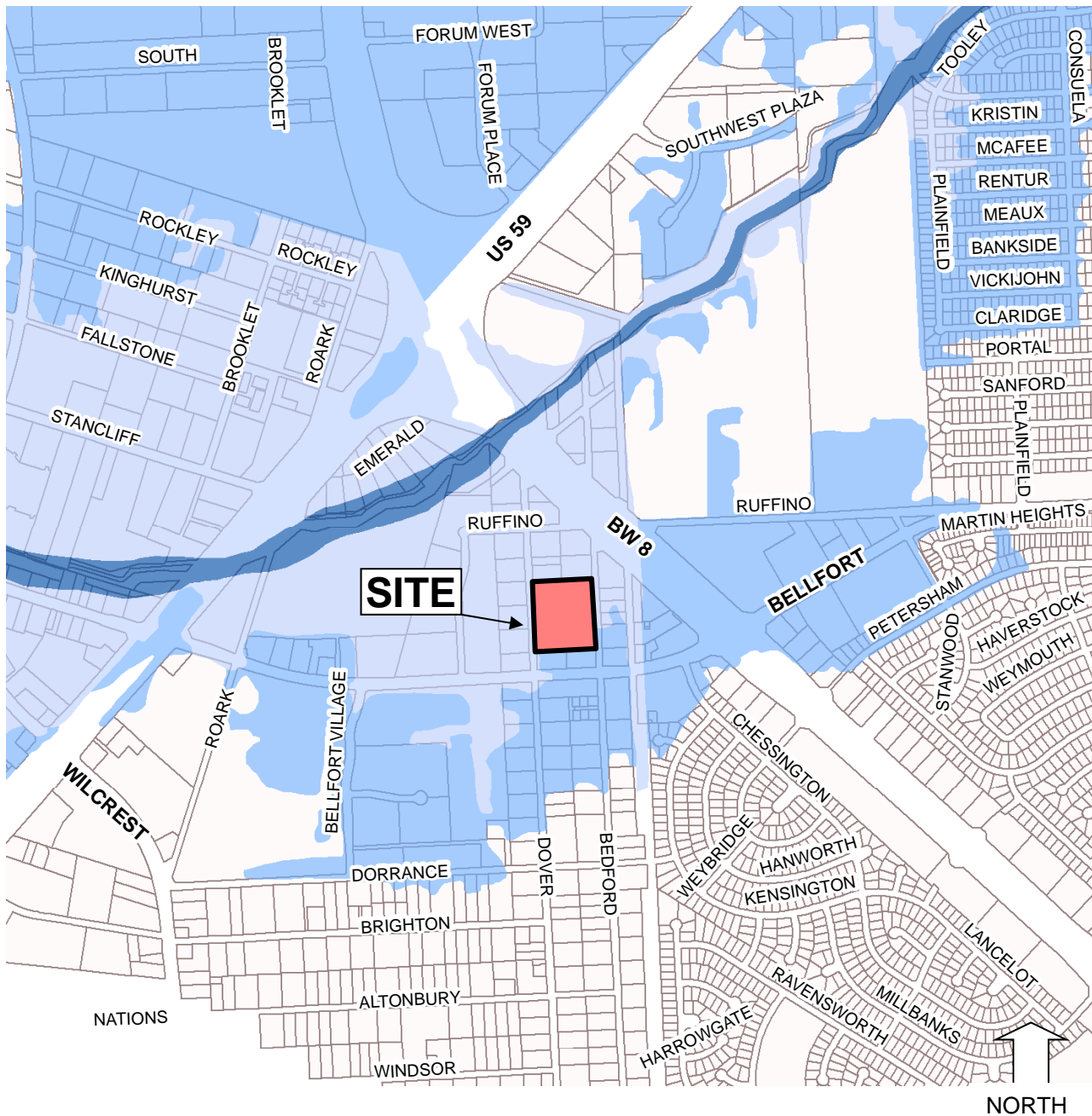
Houston Planning Commission ITEM : 100

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Braeburn Gardens partial replat no 1 (DEF1)

Applicant : Windrose Land Service, Inc



C – Public Hearings

Site Location

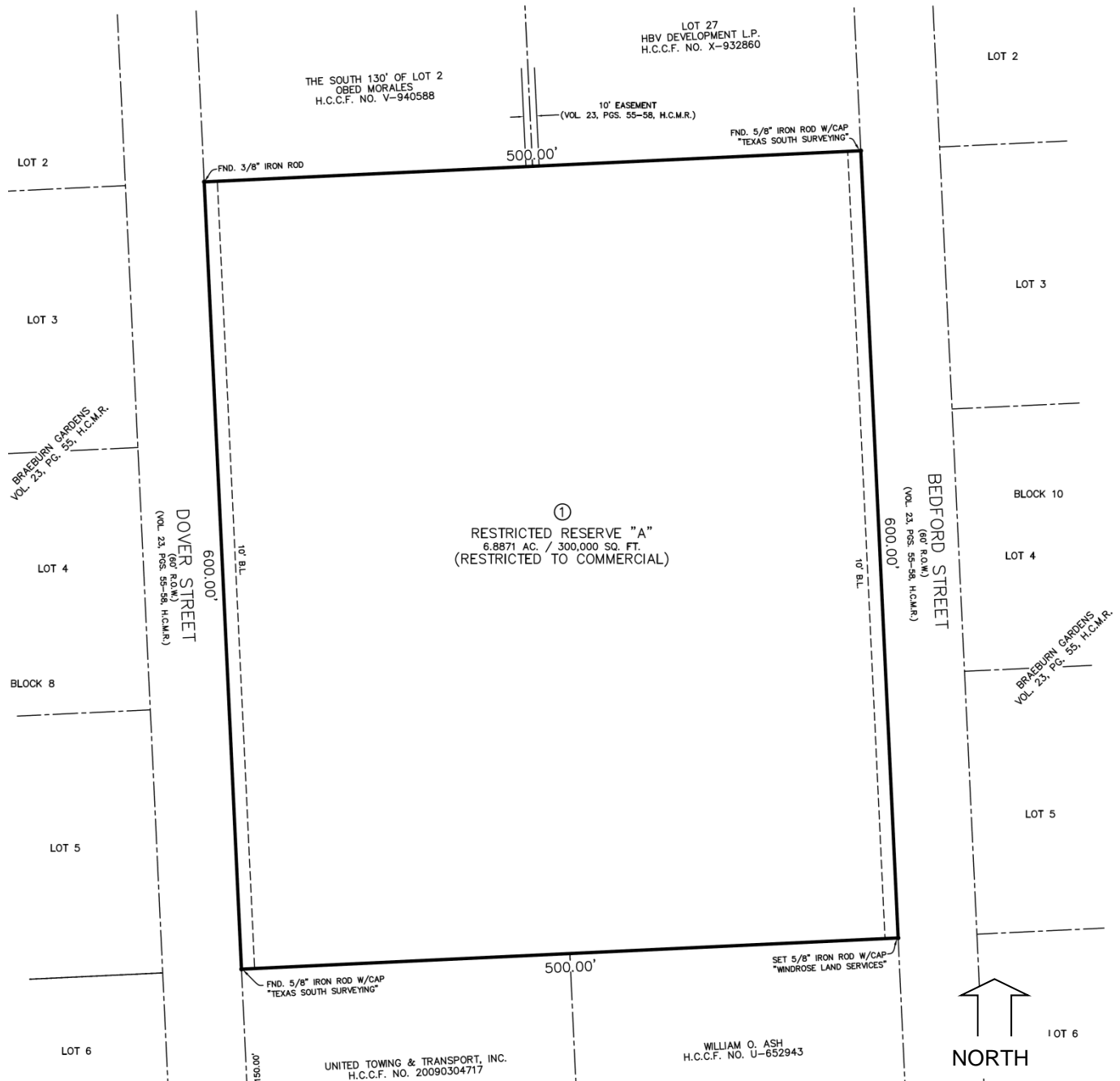
Houston Planning Commission ITEM : 100

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Braeburn Gardens partial replat no 1 (DEF1)

Applicant : Windrose Land Service, Inc



C – Public Hearings

Site Location

Houston Planning Commission ITEM : 100

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Braeburn Gardens partial replat no 1 (DEF1)

Applicant : Windrose Land Service, Inc



C – Public Hearings

Aerial

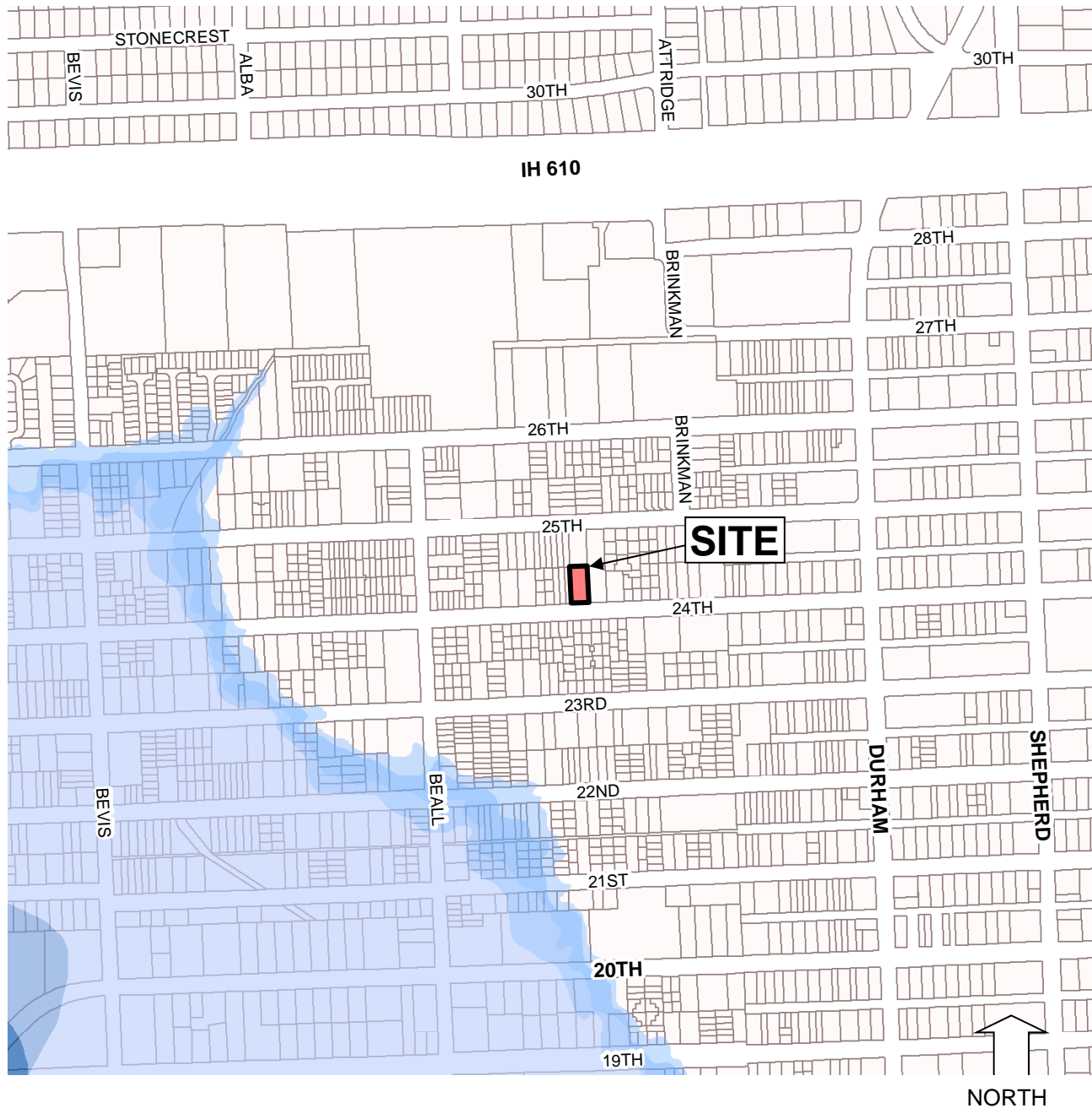
Houston Planning Commission ITEM : 101

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Colina Homes on West 24th Street replat no 1

Applicant : ICMC Group Inc



C – Public Hearings

Site Location

Houston Planning Commission ITEM : 101

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Colina Homes on West 24th Street replat no 1

Applicant: ICMC Group Inc



C – Public Hearings

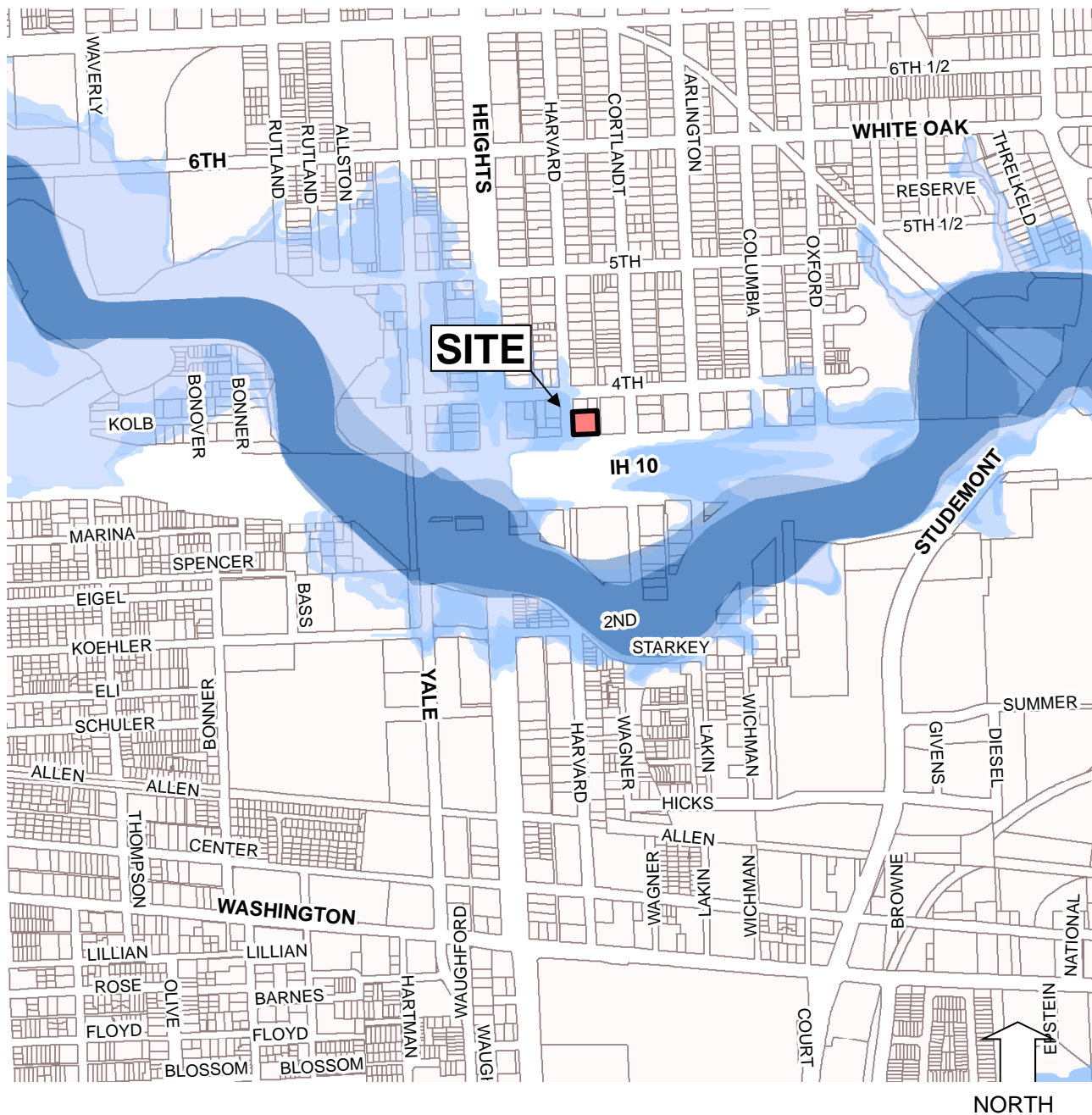
Aerial

Houston Planning Commission ITEM : 102

Planning and Development Department Meeting Date: 02/05/2015

Subdivision Name: Harvard Center

Applicant : Melissa's platting service



C – Public Hearings

Site Location

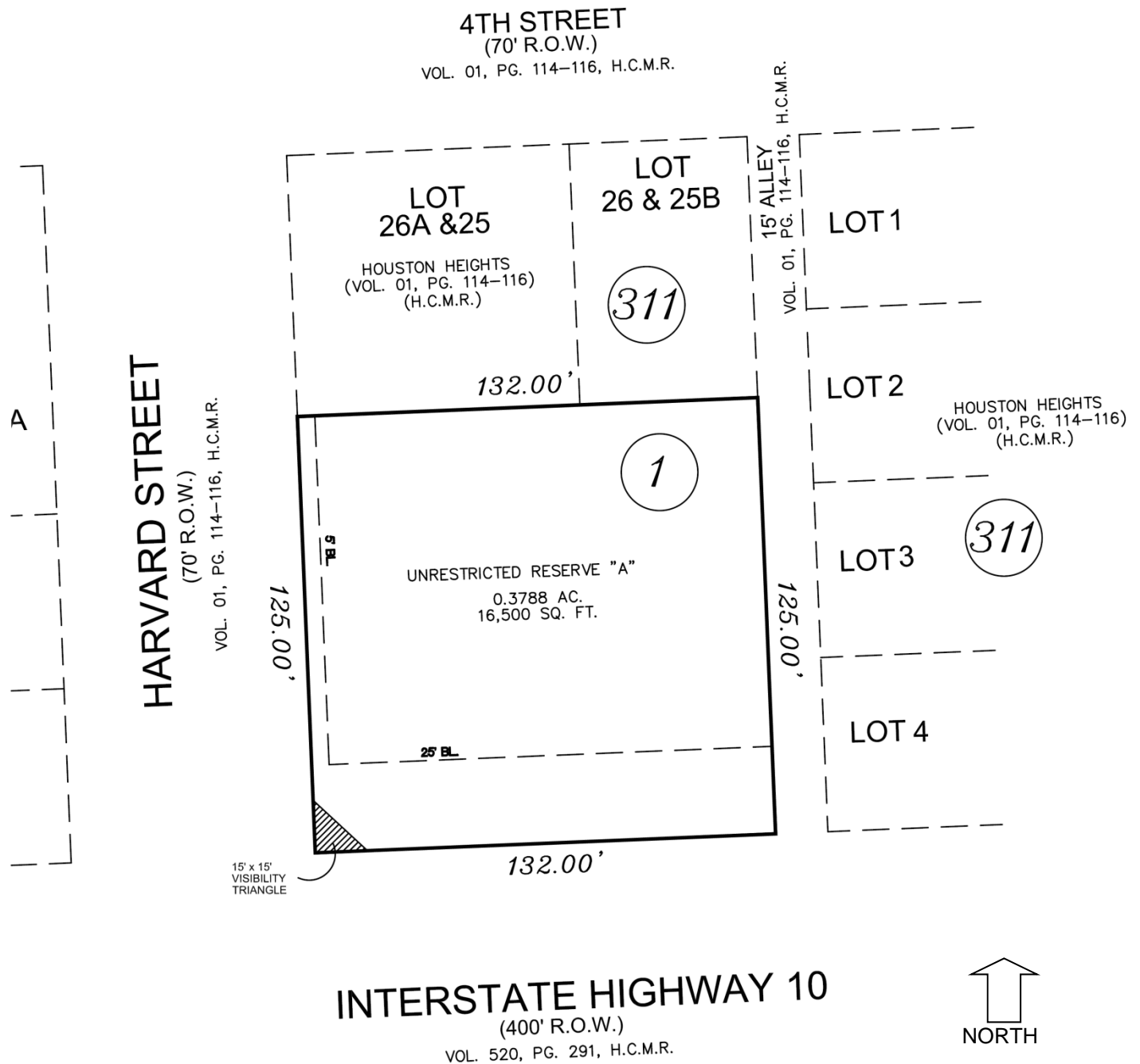
Houston Planning Commission ITEM : 102

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Harvard Center

Applicant: Melissa's platting service



C – Public Hearings

Site Location

Houston Planning Commission ITEM : 102

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Harvard Center

Applicant: Melissa's platting service



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Hidden Oaks replat no 2 partial replat no 5 (DEF1)

Applicant: Momentum Engineering



C – Public Hearing

Site Location

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Hidden Oaks replat no 2 partial replat no 5 (DEF1)

Applicant: Momentum Engineering



C – Public Hearing

Aerial

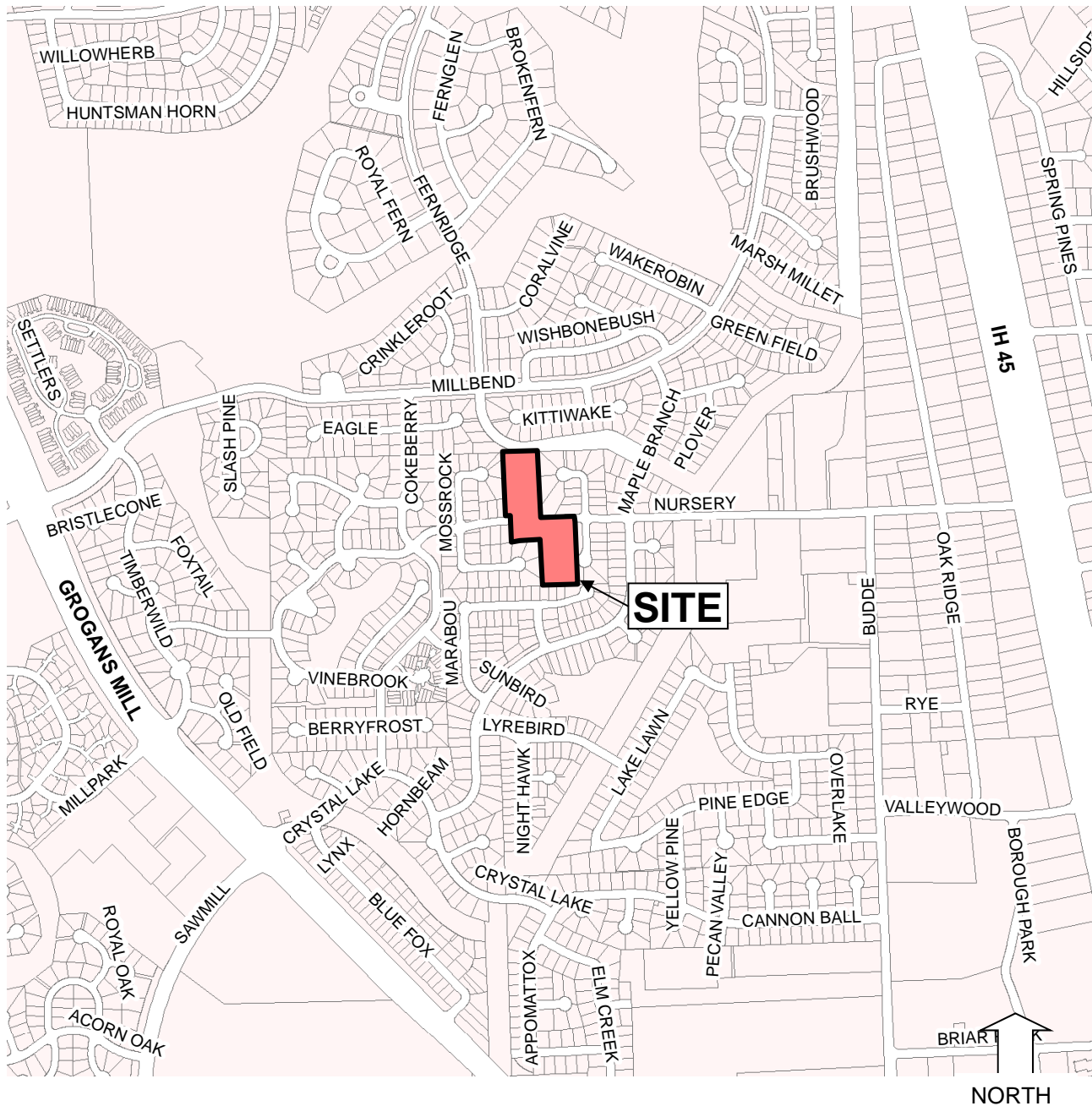
Houston Planning Commission ITEM : 104

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Honeycomb Ridge replat no 1

Applicant : RP & Associates



C – Public Hearings

Site Location

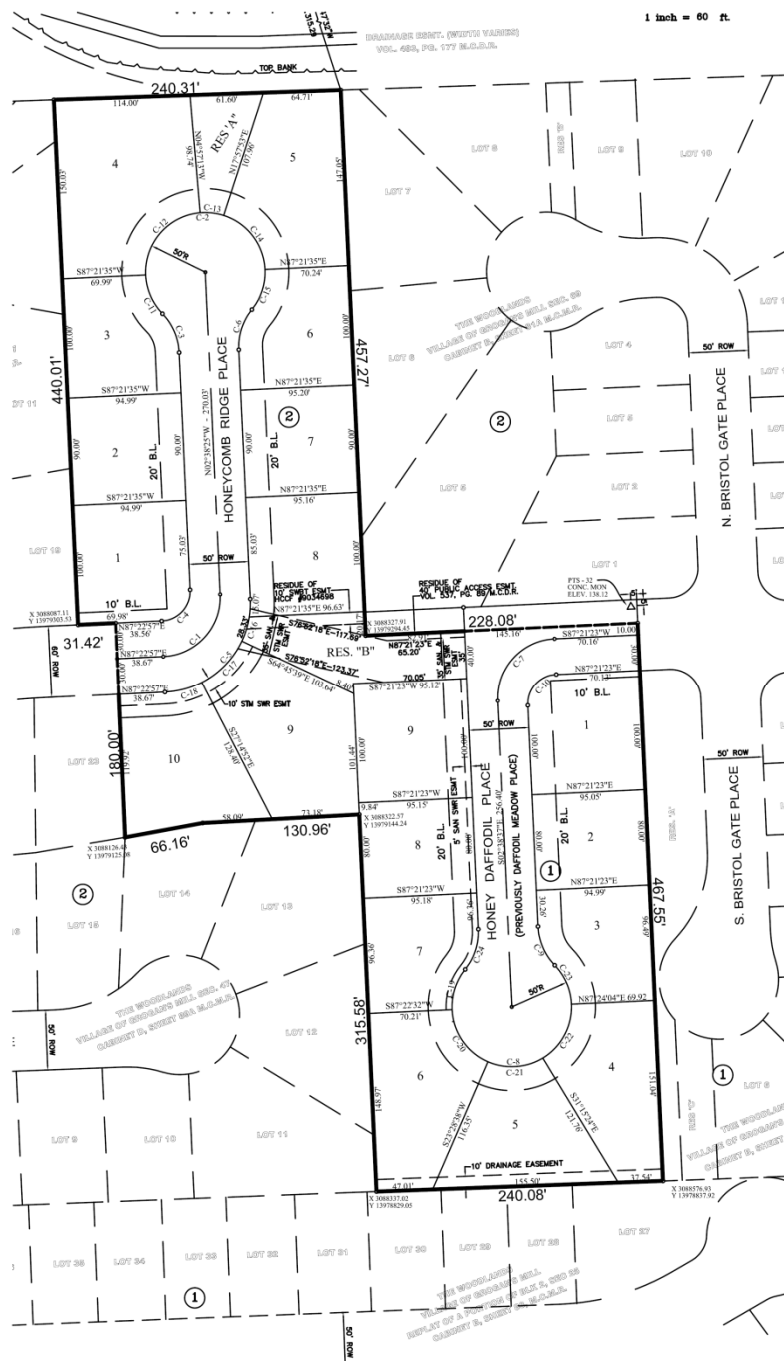
Houston Planning Commission ITEM : 104

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Honeycomb Ridge replat no 1

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission ITEM : 104

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Honeycomb Ridge replat no 1

Applicant: RP & Associates



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Rayford Ridge Sec 1 partial replat no 1 (DEF2)

Applicant: The Pinnell Group



C – Public Hearings with a Variance Site Location

Houston Planning Commission

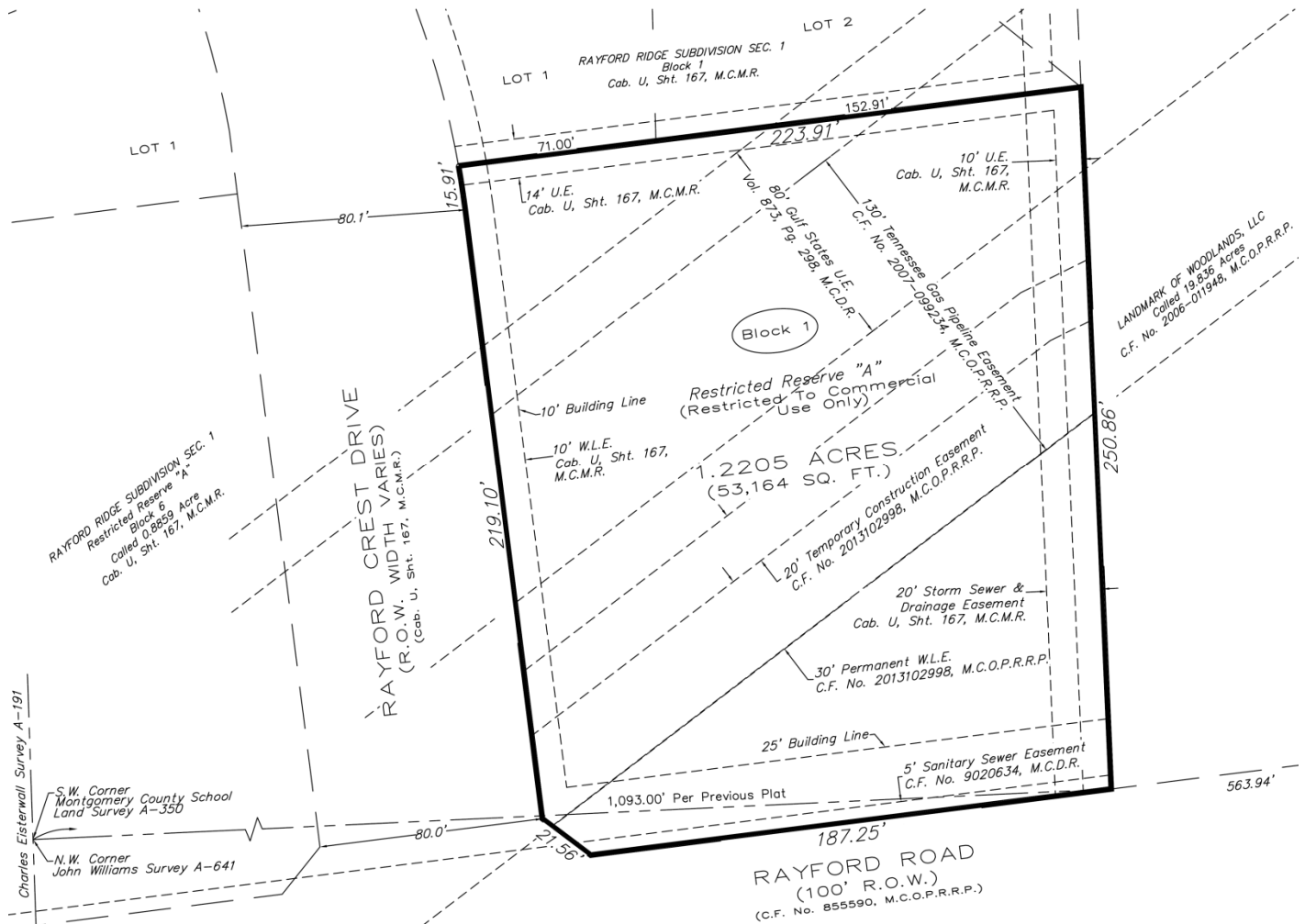
ITEM: 105

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Rayford Ridge Sec 1 partial replat no 1 (DEF2)

Applicant: The Pinnell Group



C – Public Hearings with a Variance Subdivision

Houston Planning Commission

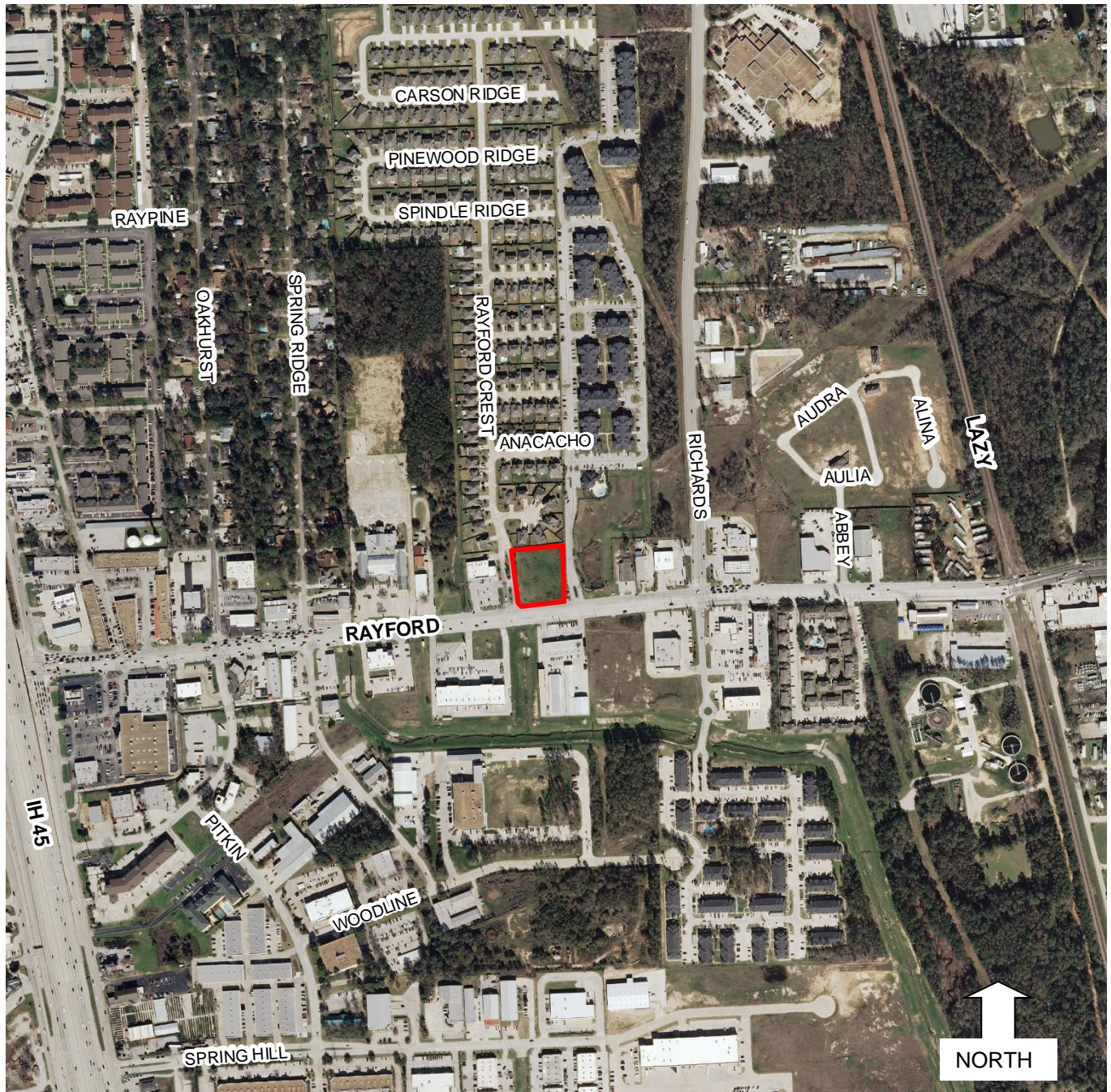
ITEM: 105

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Rayford Ridge Sec 1 partial replat no 1 (DEF2)

Applicant: The Pinnell Group



C – Public Hearings with a Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2014-2677

Plat Name: Rayford Ridge Sec 1 partial replat no 1

Applicant: The Pinnell Group, LLC

Date Submitted: 10/31/2014

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to change the use of Reserve "B", Block 1, RAYFORD RIDGE SUBDIVISION SEC. 1 from recreational use to commercial use.

Chapter 42 Section: 42-193

Chapter 42 Reference:

42-193

Statement of Facts

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

The current owner of the subject 1.2205 acres of land is re-platting the property to change the platted restriction from recreational use to commercial use in order to build a typical restaurant with parking. This particular Reserve was platted in 2002 and restricted to recreation use only, along with a residential subdivision call Rayford Ridge Subdivision, Sec 1. There are 71 residential lots contained in this subdivision with another Reserve (Reserve "A") that was platted and restricted to commercial use only. At the time of development in 2002, the developer had intended on building a recreational park on this Reserve for the residents of the subdivision since the entire Reserve was encumbered by pipeline easements and building set-back lines. For an unknown reason, the developer never improved this Reserve into the recreational park he had envisioned. Since 2002, the subject property has been sold to a new owner and one of the pipeline easements has been amended to shrink the width of the easement. This amendment will now enable the current owner to construct a small restaurant in the southeast corner of the Reserve with parking over the pipeline easements.

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

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

The circumstances supporting the granting of the variance are the result of a hardship created by the previous owner. The previous owner platted the subject property as a Reserve, restricted to recreational use only, with plans to develop a recreational site for the residents of the subdivision. The previous owner never developed the property and has since sold the property to the current owners who now have plans for a commercial development.

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

The intent and general purposes of this chapter will be preserved and maintained, because this chapter does not prohibit owners from changing a restrictive covenant from recreational use to commercial use.

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

Currently, there is nothing injurious to the public health, safety and welfare on the subject property, and by granting the requested variance and allowing the commercial development, there will continue to be nothing injurious to the public health, safety and welfare. The typical development along this stretch of Rayford Road is all commercial strip centers, restaurants and other small businesses. The granting of the variance will enable the current owner to be in harmony with the other commercial developments in this area.

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

This request is not based on economic reasons. It is a matter of different visions of the use of the property by different owners over a 12 year period.

Houston Planning Commission ITEM : 106

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Shops at Cinco Spring Green

Applicant : KFW Engineers & Surveying



C – Public Hearings

Site Location

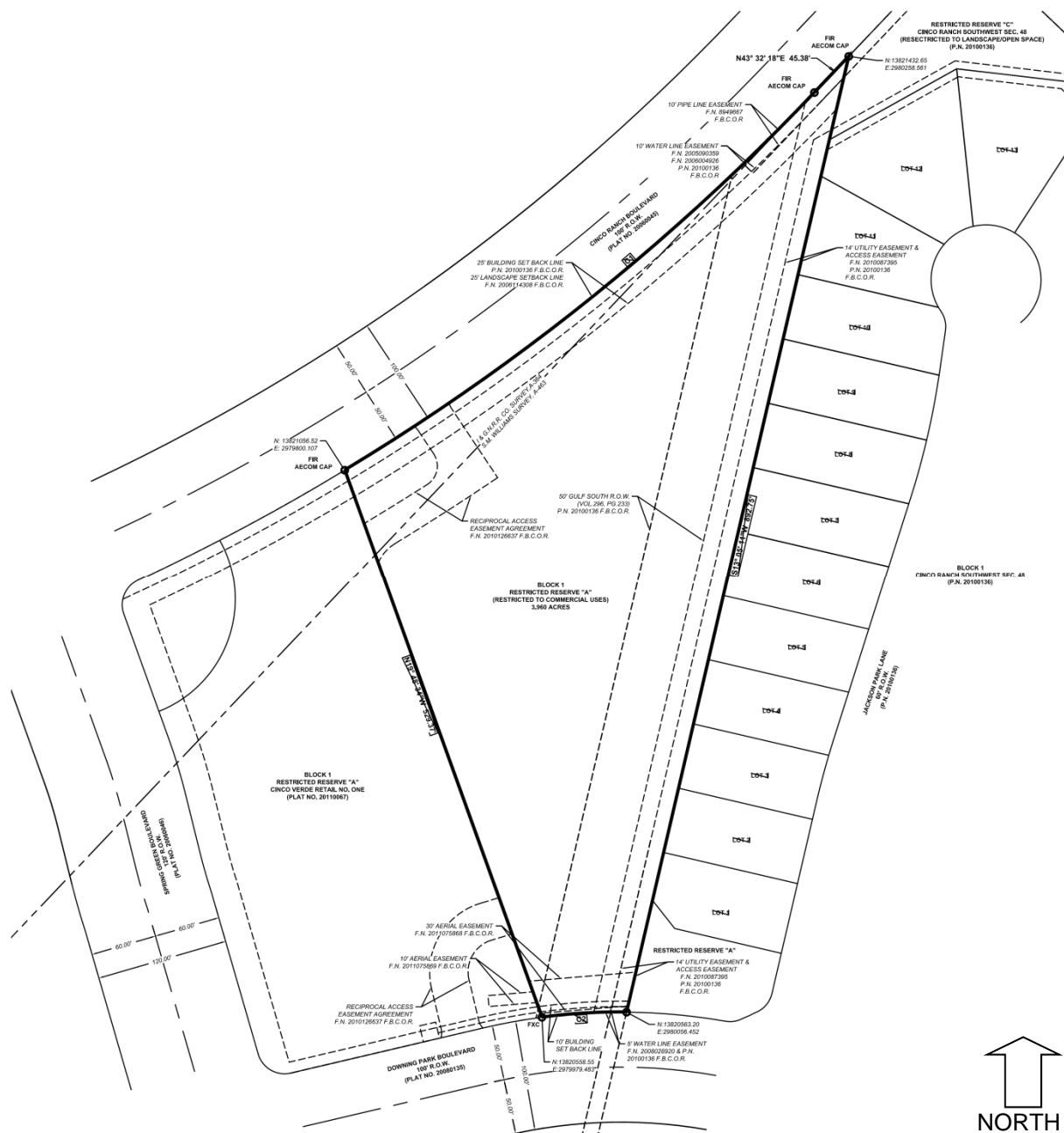
Houston Planning Commission ITEM : 106

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Shops at Cinco Spring Green

Applicant : KFW Engineers & Surveying



C – Public Hearings

Site Location

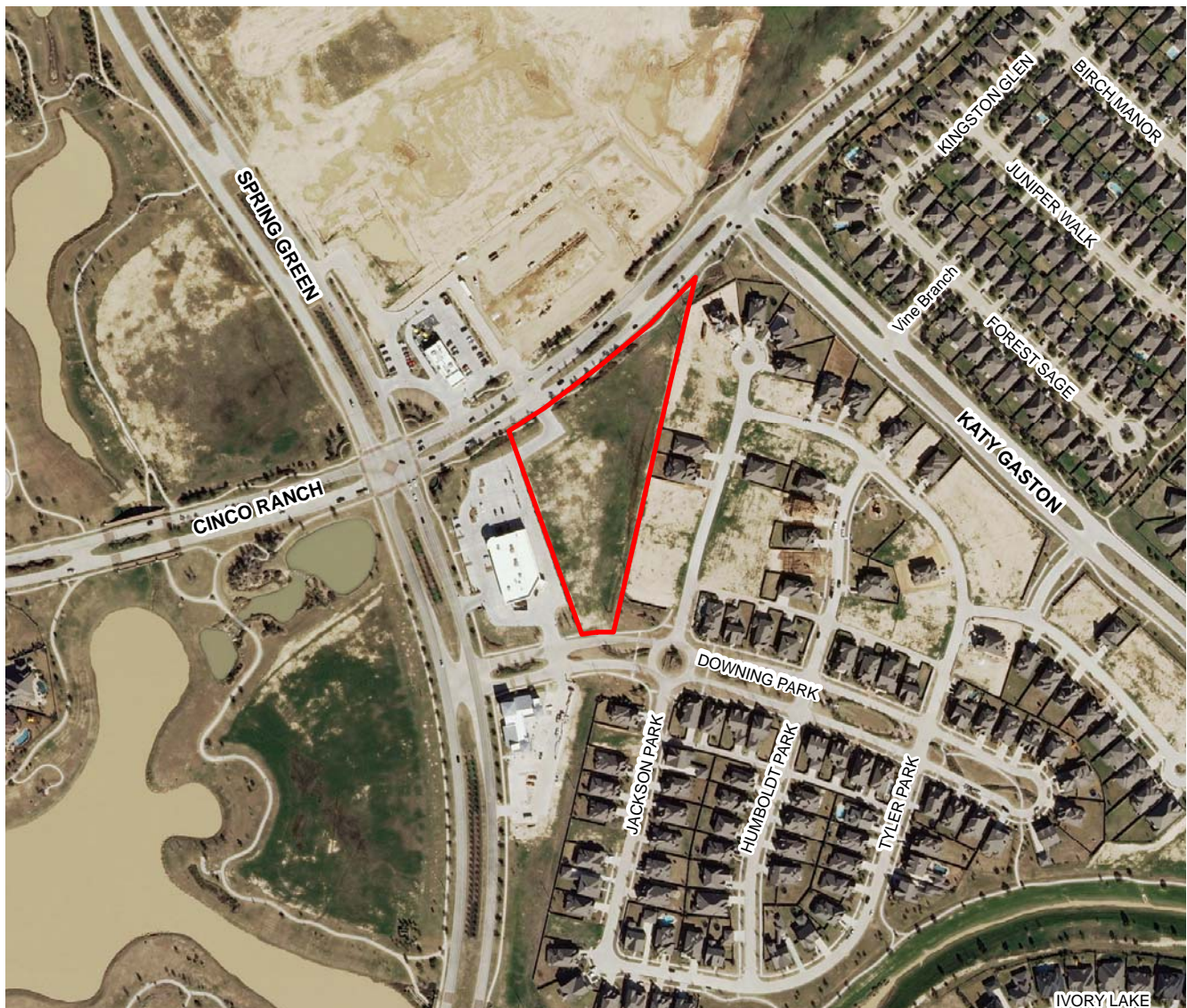
Houston Planning Commission ITEM : 106

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Shops at Cinco Spring Green

Applicant : KFW Engineers & Surveying



C – Public Hearings

Aerial

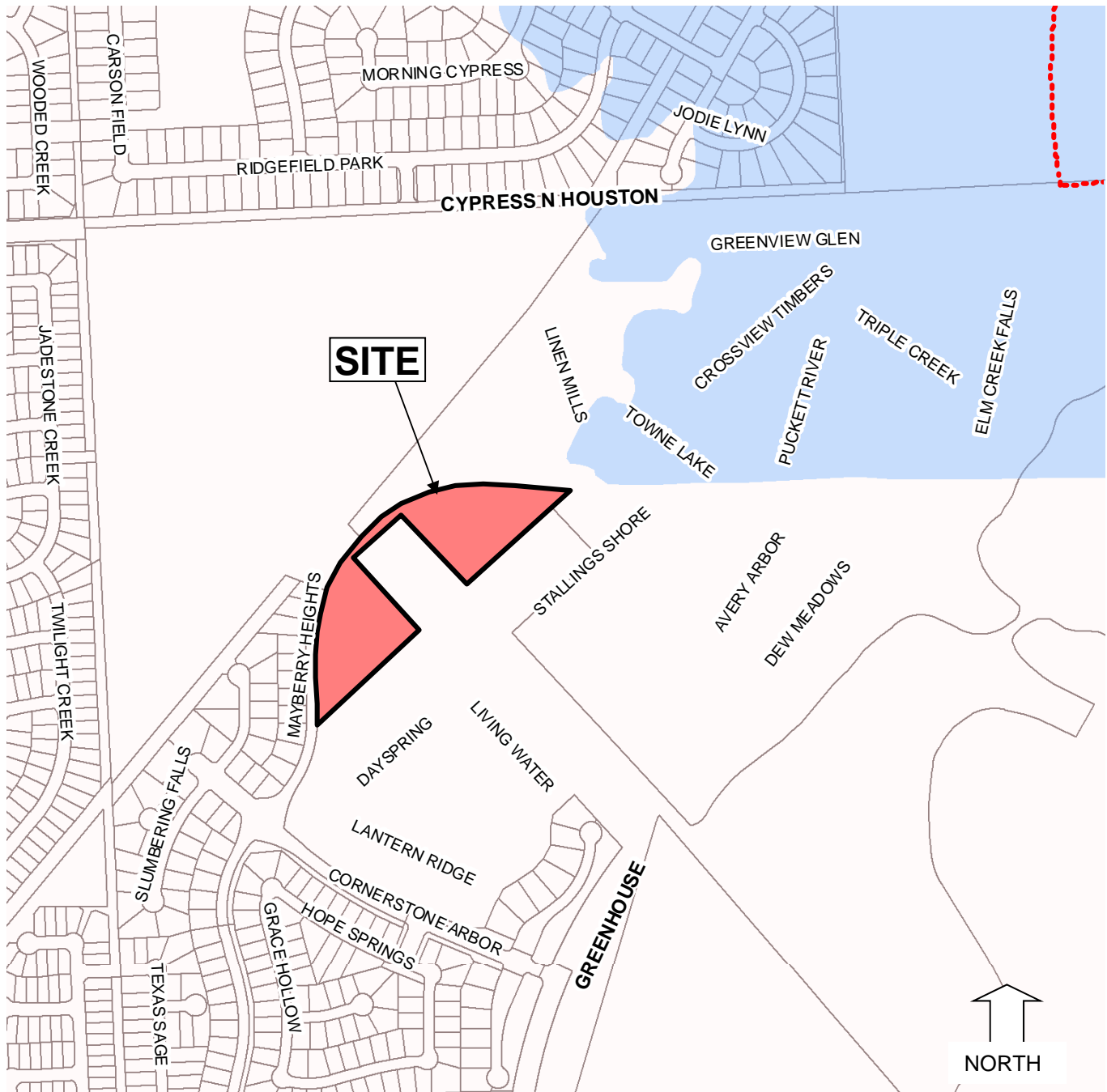
Houston Planning Commission ITEM : 107

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Towne Lake Sec 32 partial replat no 1

Applicant : EHRA



C – Public Hearings

Site Location

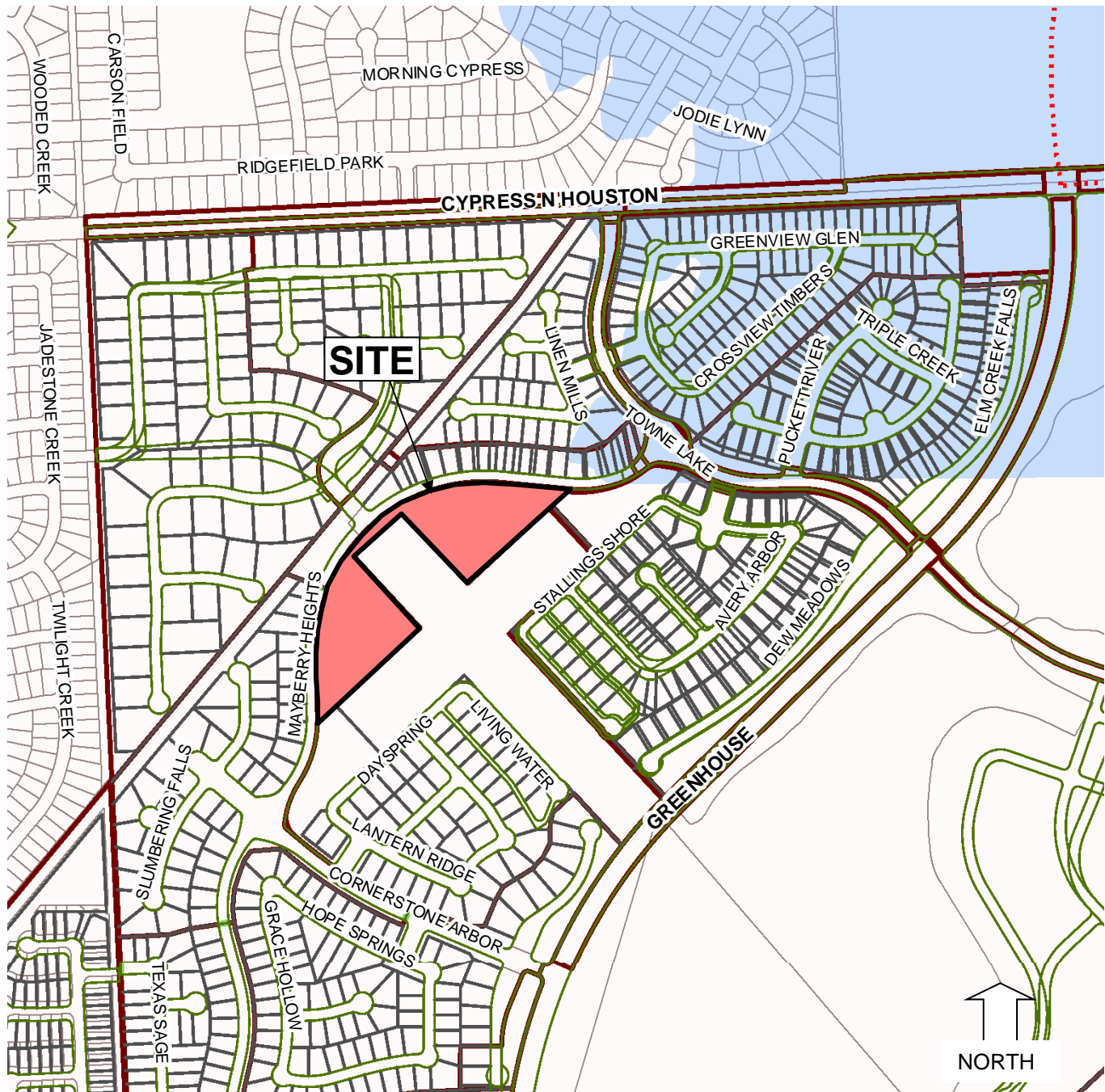
Houston Planning Commission ITEM : 107

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Towne Lake Sec 32 partial replat no 1

Applicant : EHRA



C – Public Hearings

Site Location

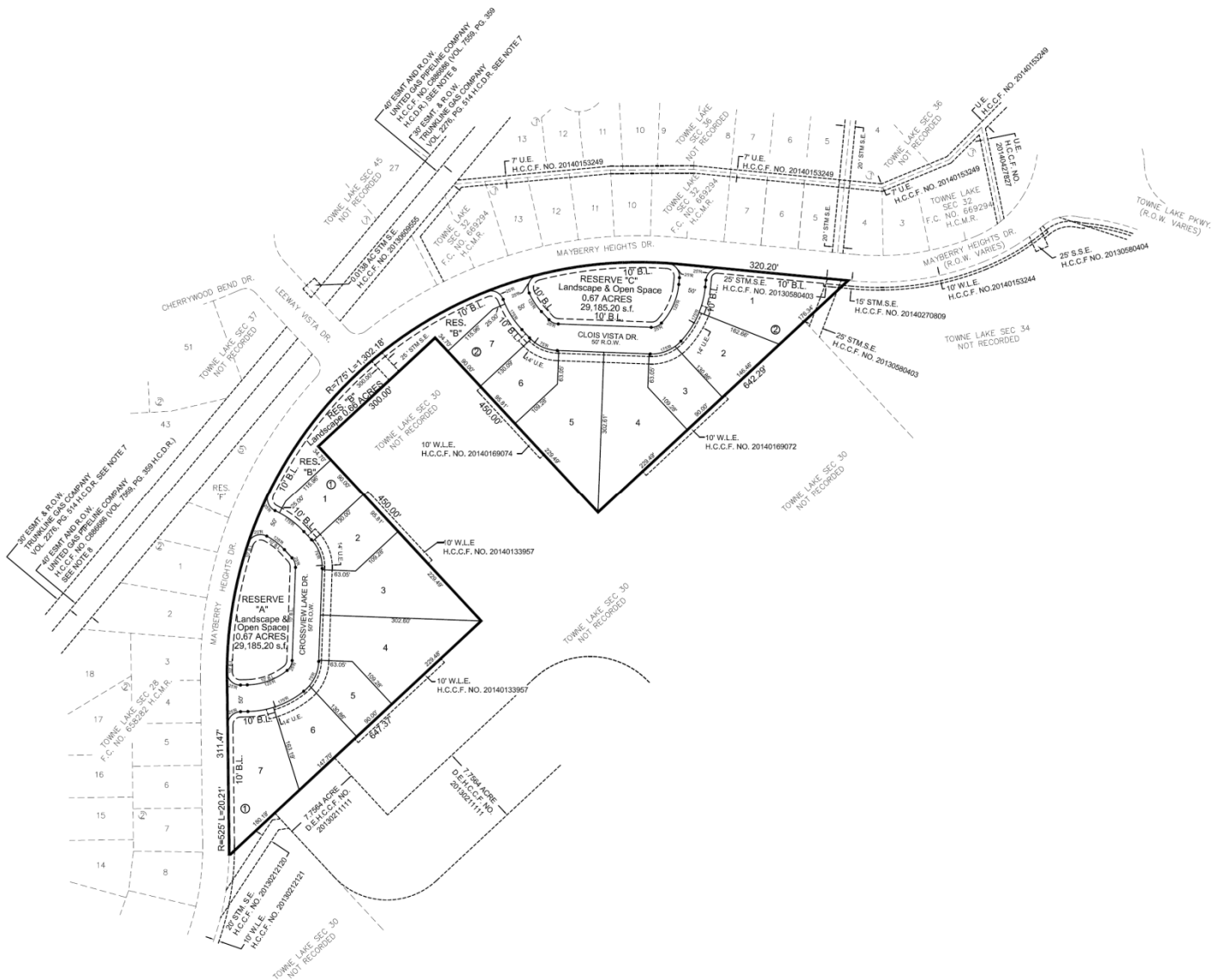
Houston Planning Commission

ITEM : 107

Planning and Development Department Meeting Date: 02/05/2015

Subdivision Name: Towne Lake Sec 32 partial replat no 1

Applicant : EHRA



C – Public Hearings

Site Location

Houston Planning Commission ITEM : 107

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Towne Lake Sec 32 partial replat no 1

Applicant : EHRA



C – Public Hearings

Aerial

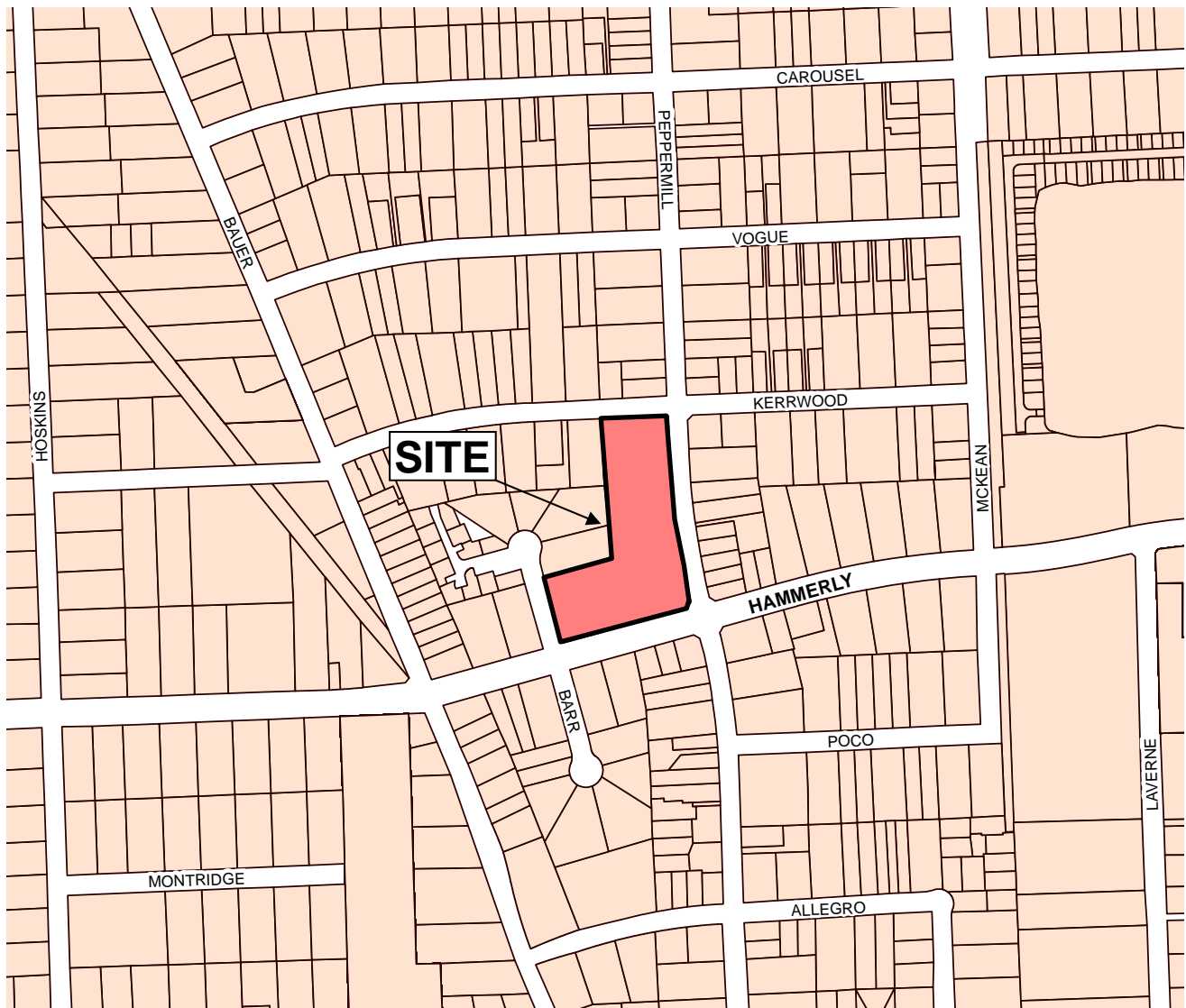
Houston Planning Commission ITEM : 108

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Treviso replat no 1

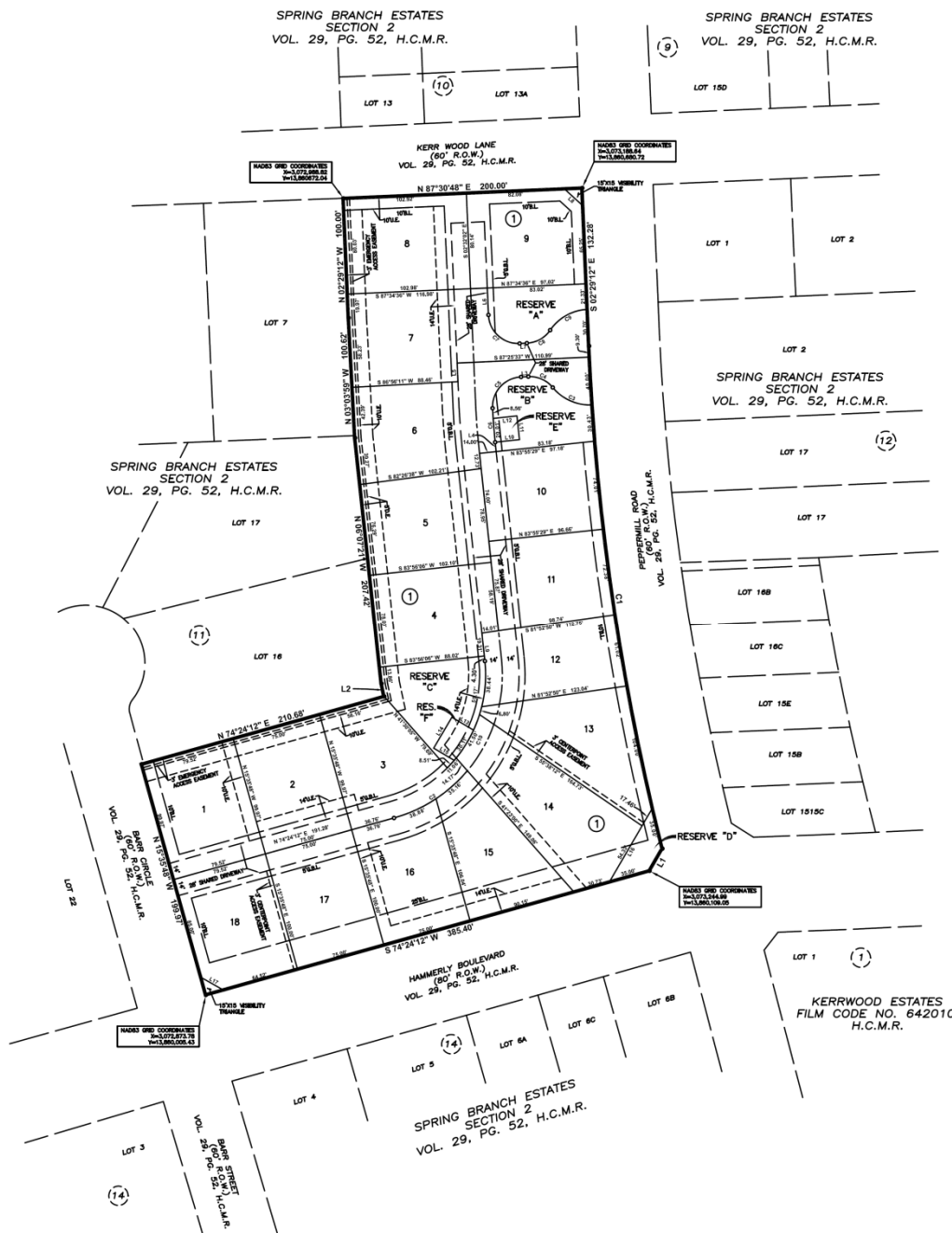
Applicant : LJA Engineering, Inc



C – Public Hearings with Variance Site Location

Meeting Date: 02/05/2015

Applicant : LJA Engineering, Inc



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM : 108

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Treviso replat no 1

Applicant : LJA Engineering, Inc



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2014-3183

Plat Name: Treviso Replat no 1

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

Date Submitted: 12/22/2014

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

Specific Variance is being sought and extent of variance:

Allow a shared drive way to be more than 200' in length with some of the lots not abutting ROW.

Chapter 42 Section: 145 (2)

Chapter 42 Reference:

Chapter 42-145 (2) The total length of the shared Driveway shall be 200 feet or less 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 property is a replat of 12 lots (3.674 acres) of land inside the Houston City limits. The property faces Kerr Wood Lane on the north, Peppermill Road on the east, Barr Circle on a portion of the west boundary, and Hammerly Boulevard on the South. The original plat dedicated a 28' PAE. The deed restrictions state that a 30' building line be established for front of any lots. The first Treviso plat was a replat of Spring Branch Estates Sec 2 and for the most part the Treviso plat provided a 30' building line. Lot 10, 13, and 14 don't show a 30' building line along the ROW which appears to be contrary to the deed restrictions. The proposed plat has a shared driveway system which would allow for the 30' building lines as required on the deed restrictions while providing access to the entire plat. A Private street(28' PAE) would make the project infeasible because of the restriction that requires a 30' building line at front of the lots. The proposed plat and the original Treviso plat has the front of the lots facing the PAE (the first Treviso plat) or facing the shared driveway (the proposed Treviso plat). Adherence to the restrictions would make creating a private street more strenuous because the lots have less depth when a PAE is dedicated.

(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 not is not the result of a hardship imposed by the client. The Deed restrictions that were recorded with this property and amended show that each lot is to be 7500' and have a 30' building line along its front. The original Treviso plat doesn't account for a 30' building line at the front of the new lots. The new layout provides for guest parking and for openspaces which the first Treviso plat did not. The hardship is due to the small layout structure of the property which was already platted and the fact that four right-of-ways abut the property.

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

There will be two entrances and exits on this property. The main entrance will be Peppermill Road which will have open space on both sides of the entrance. Barr Circle will be the secondary entrance and exit. The intent and general purpose of Chapter 42 will be maintained and preserved because this proposal is allowing for the shared driveway system to connect the entire project. The only way to complete a project with this configuration would be if one were to make three separate shared drives and stop them at 200' with either an open space reserve or a parking reserve. This would break up the continuity of the project. This proposed shared drive will create a community where each resident can get in and out of the subdivision with ease. The shared driveway system allows the project to be built in a way that adheres to the deed restrictions.

(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 or welfare of the project. In fact this proposed subdivision creates a safe in and out for all of the residents. The only other option (creating three separate shared drives) does not promote community. The original plat does not follow the deed restrictions and therefore the proposed plat is a better plan to use the property to its best use.

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

Economic hardship is not the sole justification of the variance. The existing Treviso plat and the deed restrictions are the reason why the developer has chosen the is land plan. It uses the shared drive system to create easy in and out access while providing open space and guest parking for the residents and visitors.

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church Central (DEF1)

Applicant: Bury



C – Public Hearing

Site Location

Houston Planning Commission ITEM: 109

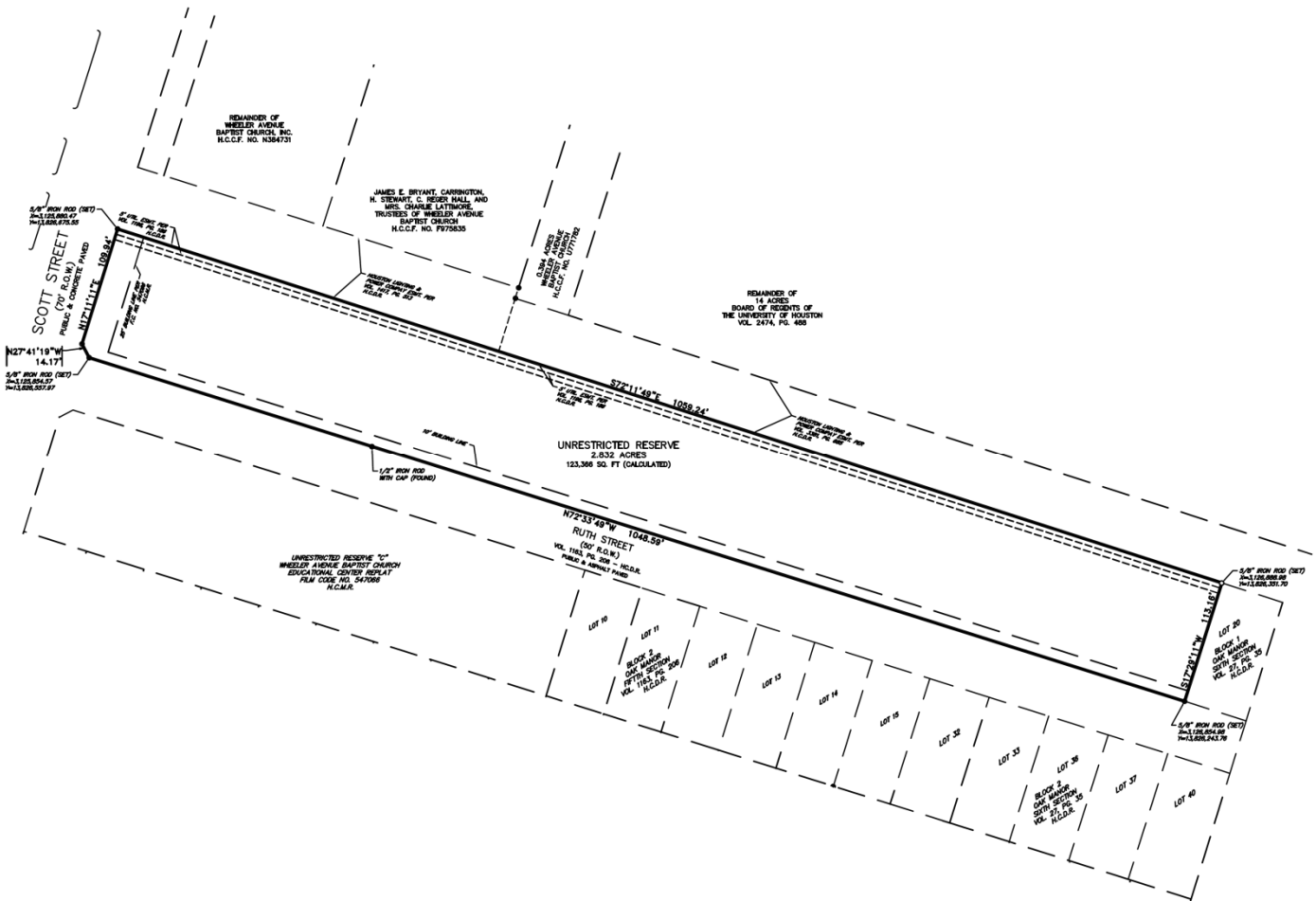
ITEM: 109

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church Central (DEF1)

Applicant: Bury



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church Central (DEF1)

Applicant: Bury



C – Public Hearing

Aerial

Houston Planning Commission

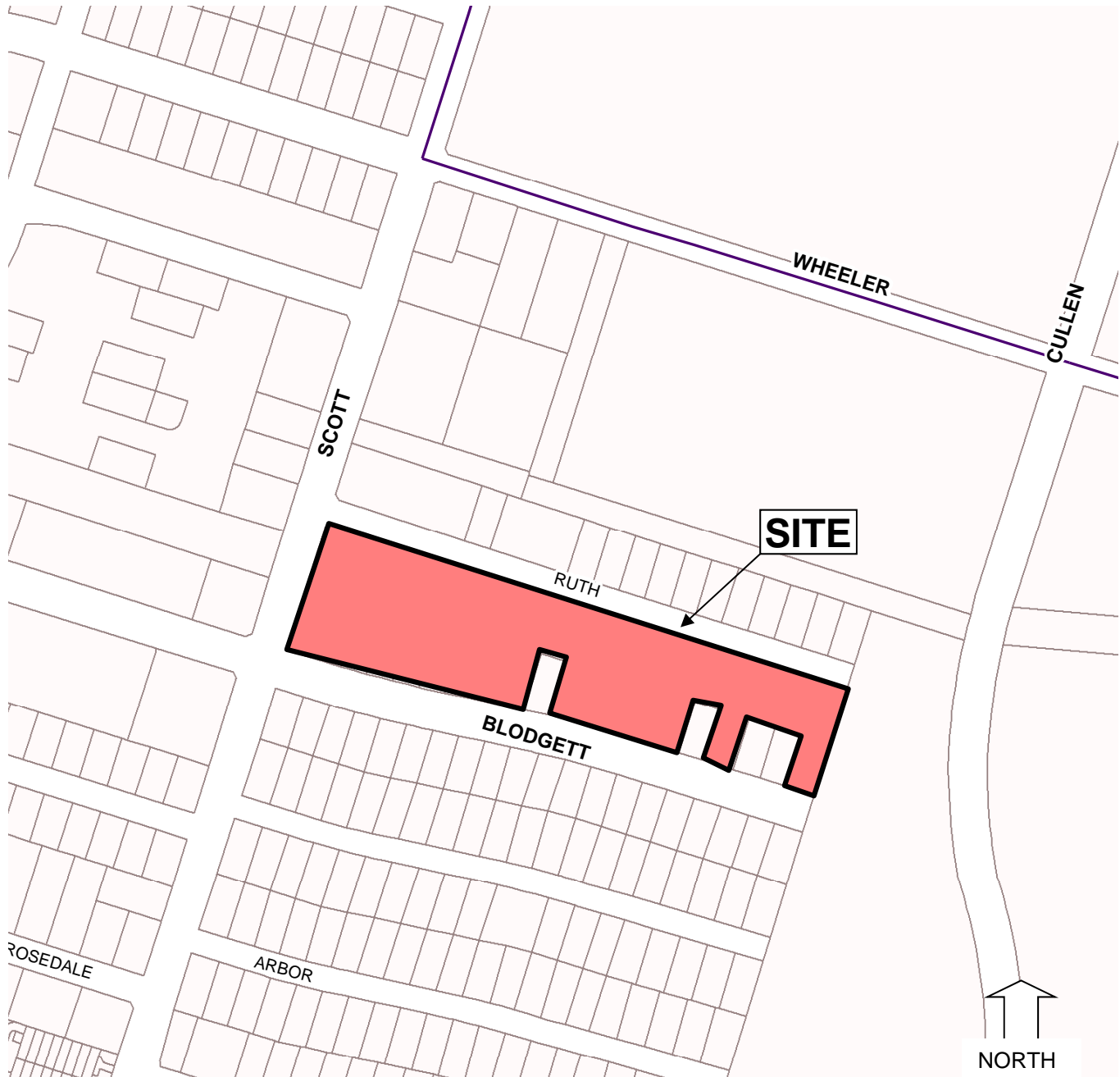
ITEM: 110

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church South (DEF1)

Applicant: Bury



C – Public Hearing

Site Location

Houston Planning Commission

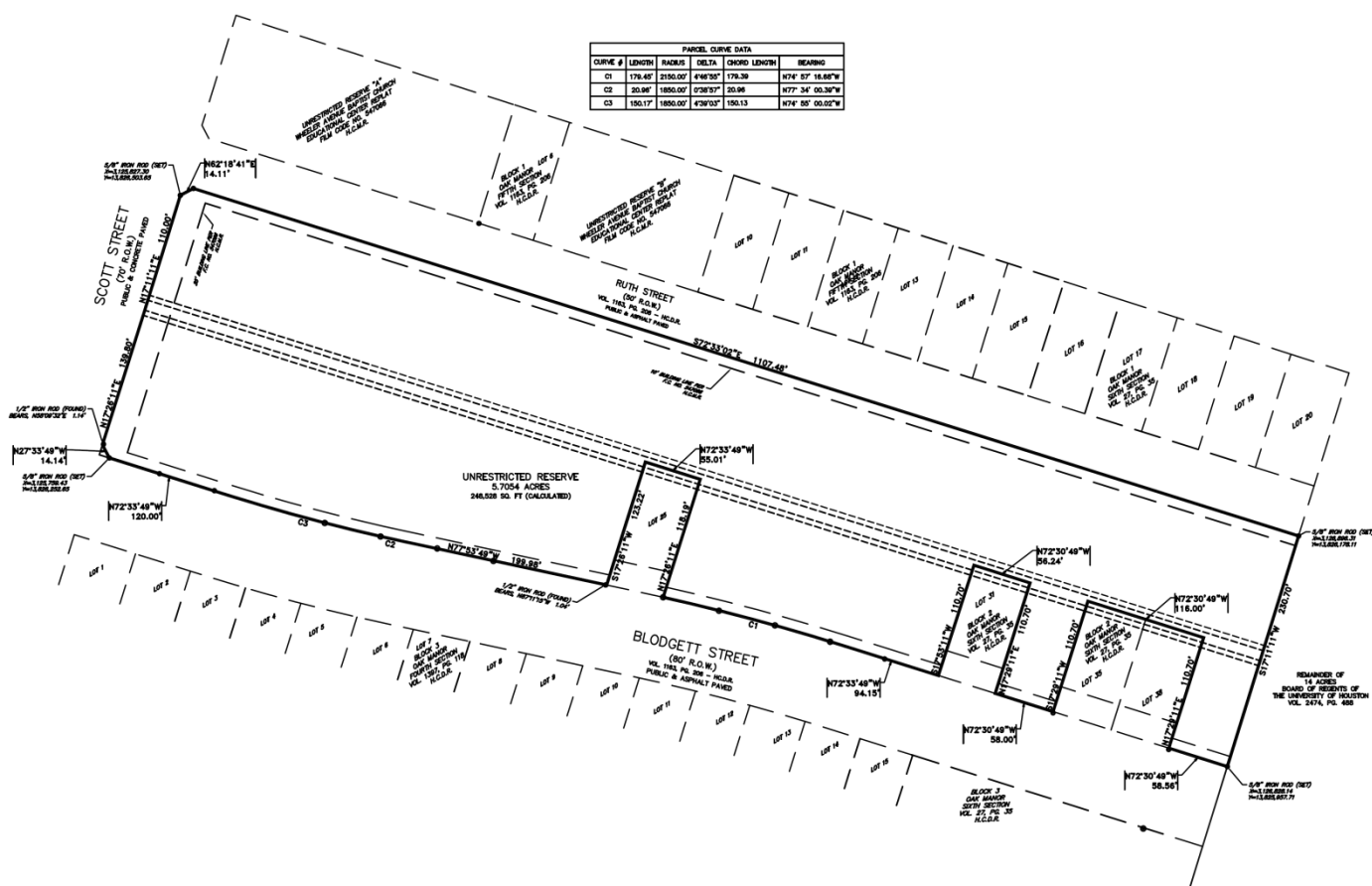
ITEM: 110

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church South (DEF1)

Applicant: Bury



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Wheeler Avenue Baptist Church South (DEF1)

Applicant: Bury



C – Public Hearing

Aerial

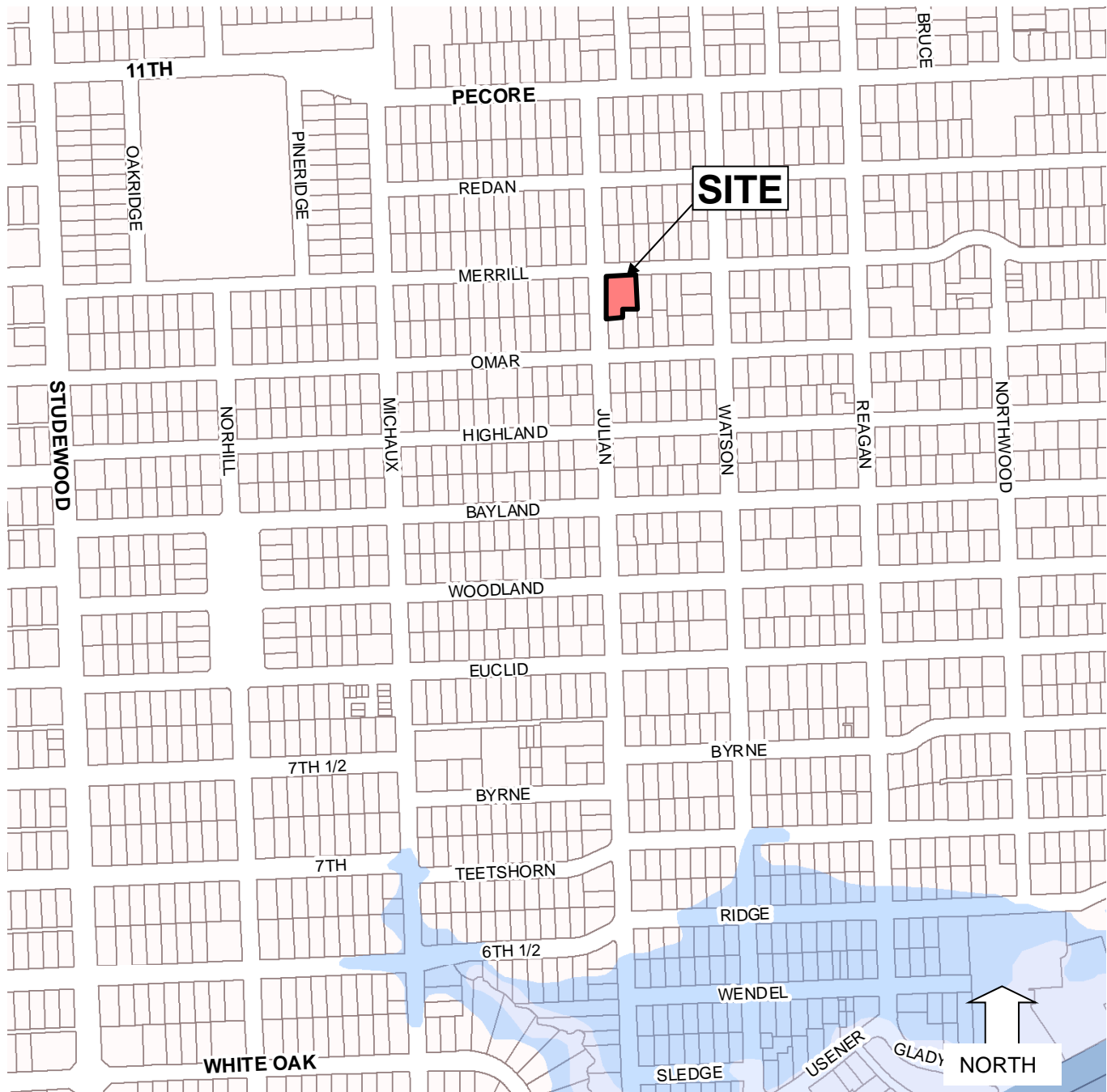
Houston Planning Commission ITEM : 111

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodland Heights partial replat no 3

Applicant : The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

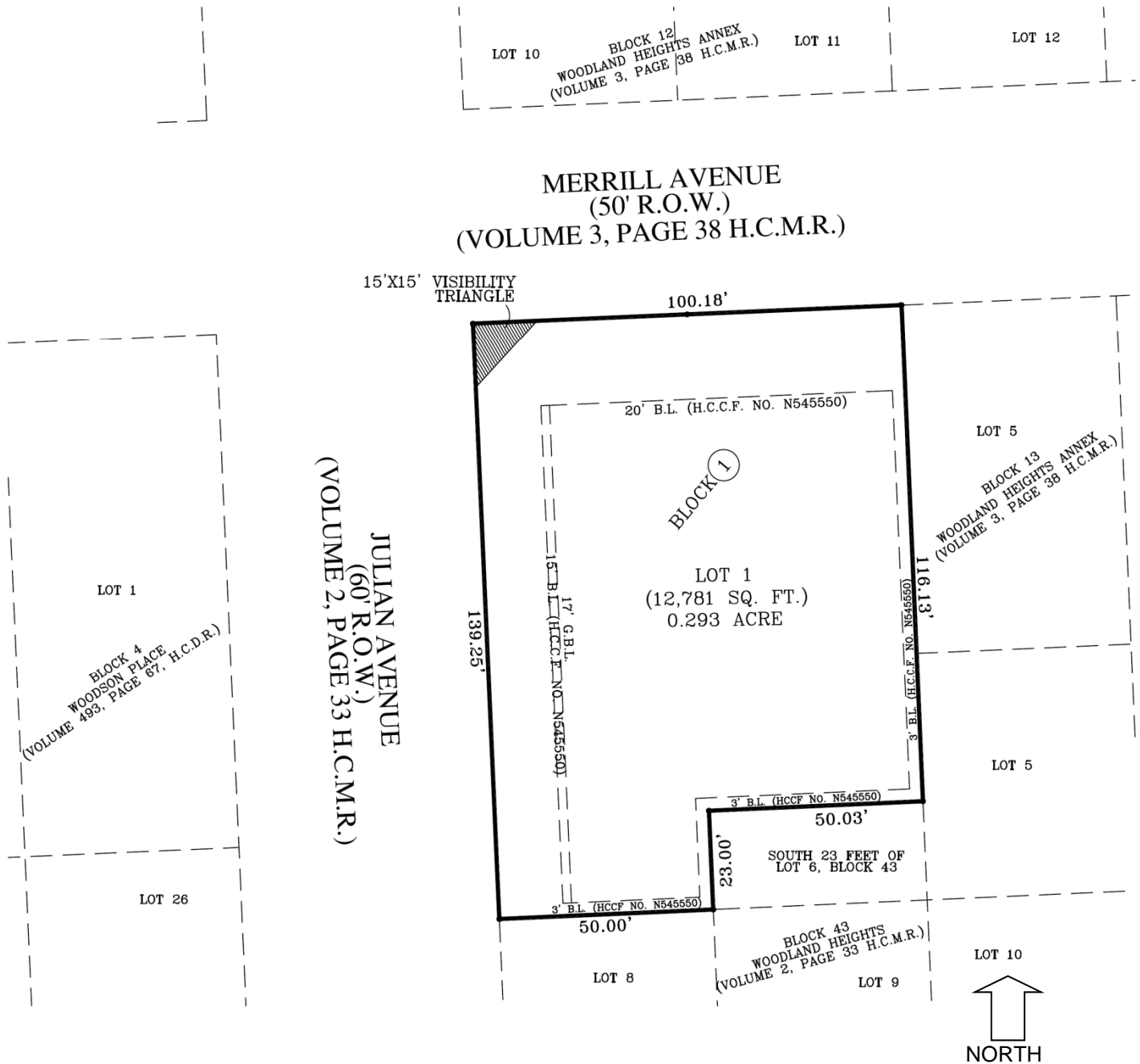
ITEM : 111

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodland Heights partial replat no 3

Applicant : The Interfield Group



C – Public Hearings

Site Location

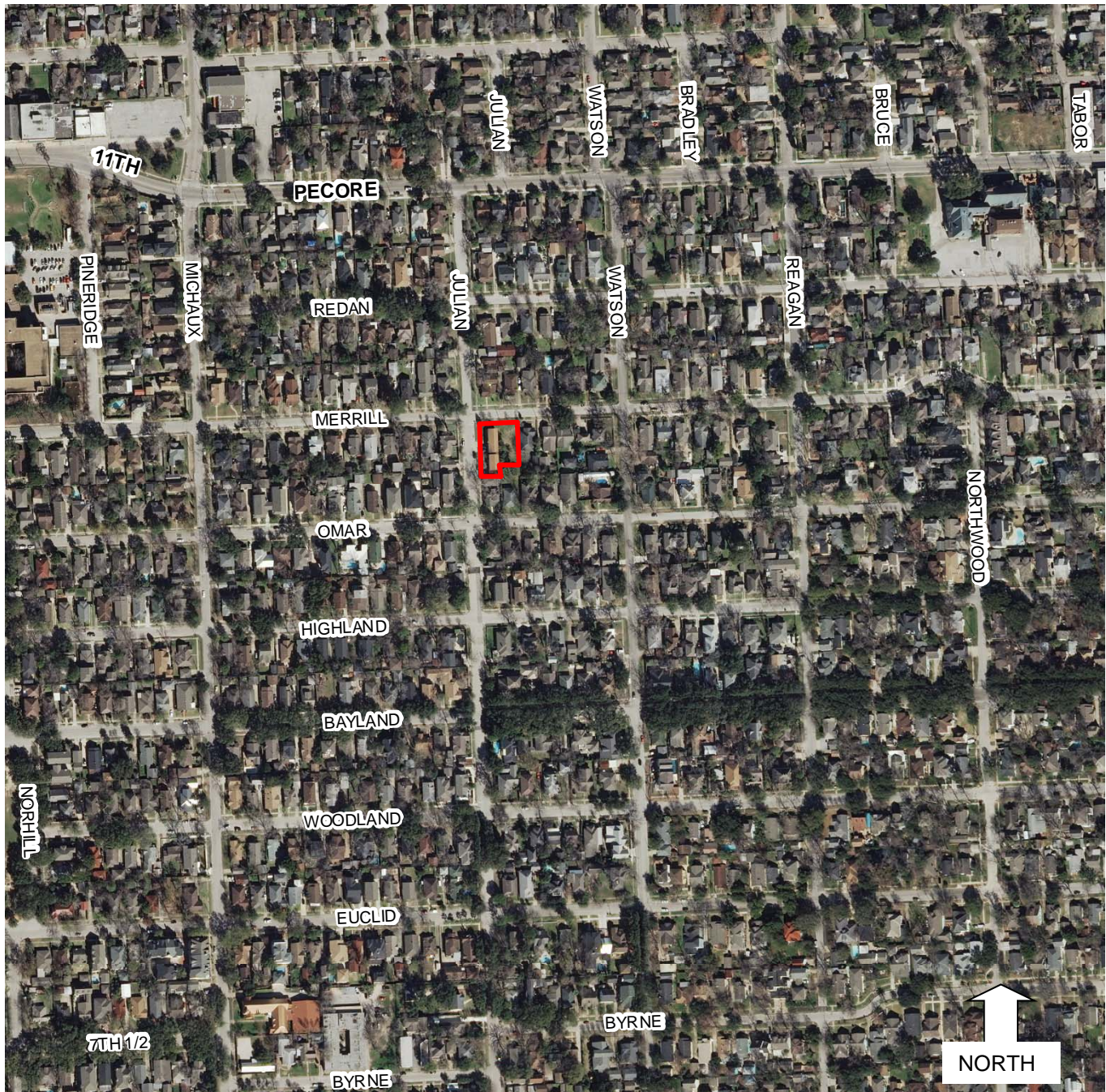
Houston Planning Commission ITEM : 111

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodland Heights partial replat no 3

Applicant : The Interfield Group



C – Public Hearings

Aerial

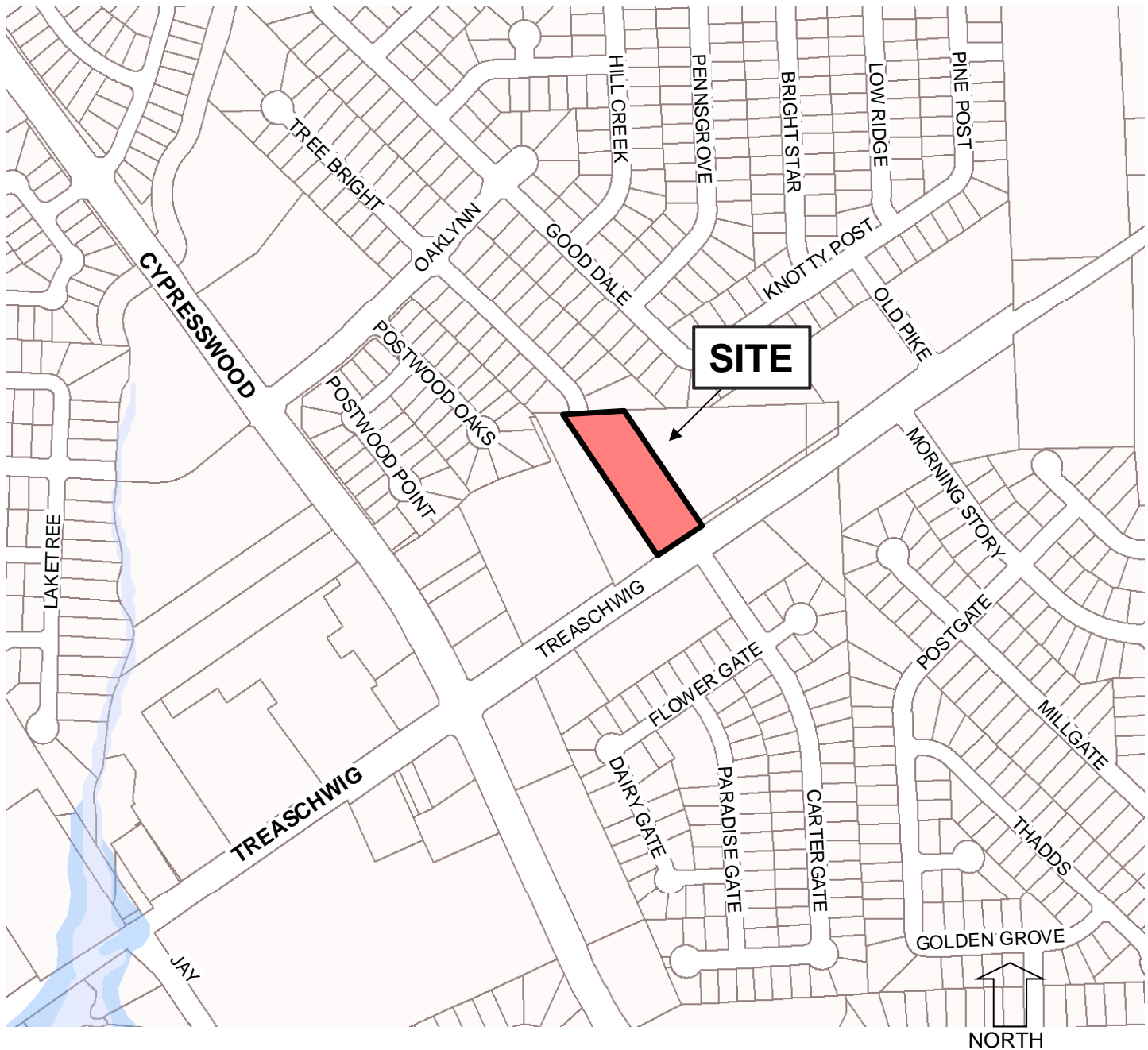
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Bow Zone LLC

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

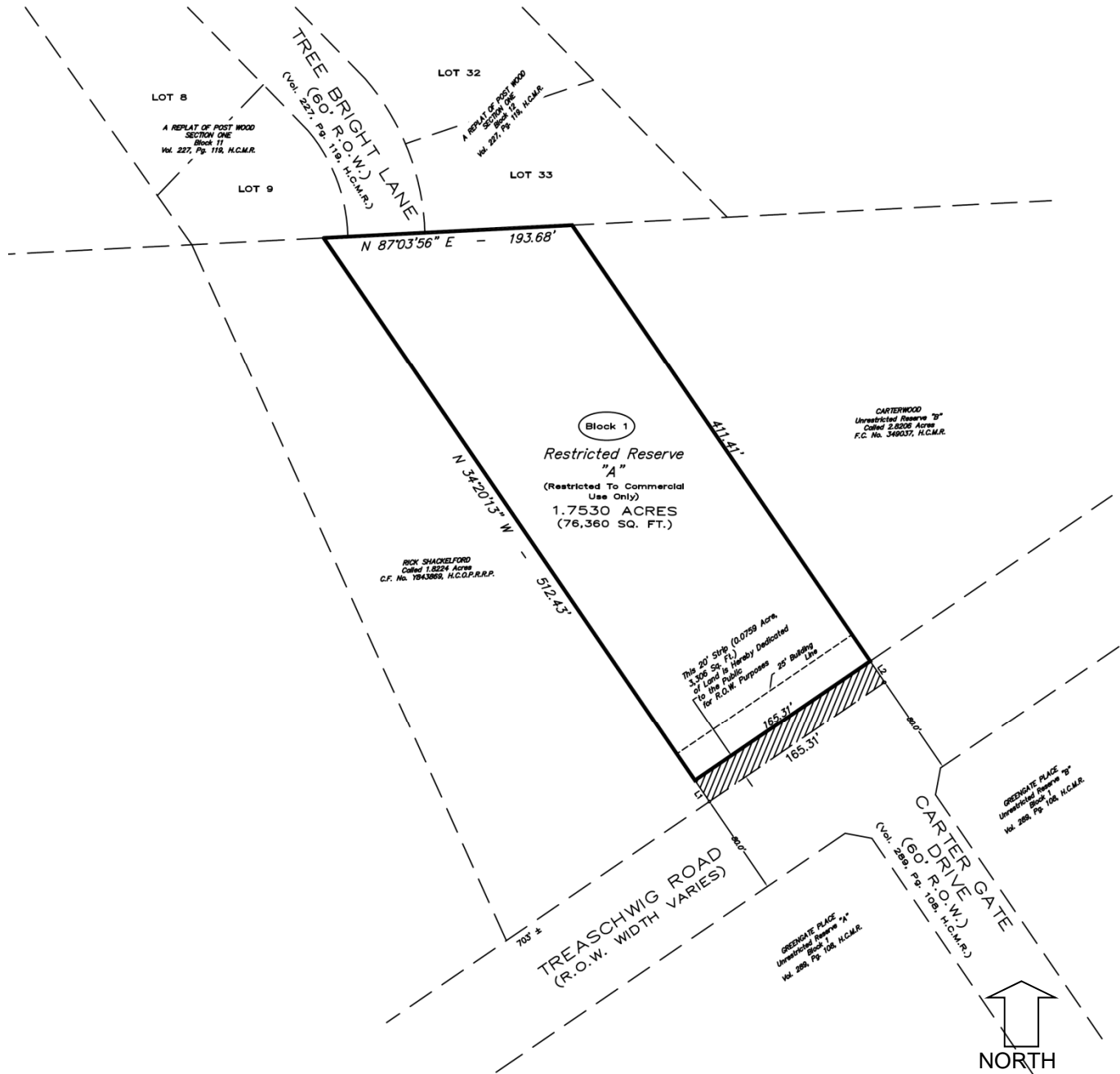
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Bow Zone LLC

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 02/05/2015

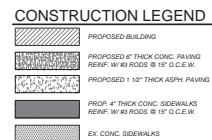
Subdivision Name: Bow Zone LLC

Applicant: The Pinnell Group, LLC

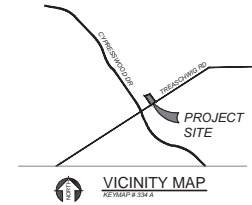


D – Variances

Aerial



14,000 S.F. PROPOSED BUILDING
2,100 S.F. PROP. ASPH. FIRE LANE
1,100 S.F. PROP. SIDEWALK



JEFF SCHROEDER
Building Design

Houston, Texas 77073
PH. 281-961-3043

PROJECT: THE BOW ZONE - ADDITION
5833 Treaschwig Road

CLIENT: GUTHRIE BUILDINGS, INC.
5425 FM 2920 SPRING, TX 77388
Spring, TX 77373

OFFICE: (281) 353-0230

REVISIONS		
NO	DATE	DESCRIPTION

SCALE
" = 30'-0"

PROJECT NO.

4009

SHEET TITLE
SITE PLAN

SHEET NO
C-1.0

DATE: 12 JAN 2015

TO THE BEST OF OUR ABILITY, THESE PLANS ARE DRAWN TO COMPLY WITH CLIENT'S SPECIFICATIONS. ALL REASONABLE ATTEMPTS HAVE BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKE. CLIENT SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION BEGINS.



SITE PLAN



Application Number: 2014-3108

Plat Name: Bow Zone LLC

Applicant: The Pinnell Group, LLC

Date Submitted: 12/19/2014

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

Specific Variance is being sought and extent of variance:

Section Number (42-135 Street Extension); We are seeking a variance to prohibit the right-of-way extension of Tree Bright Lane through the subject property, and to prohibit the dedication of a cul-de-sac bulb for vehicular turn around at the end of Tree Bright Lane, located in Post Wood, Section One.

Chapter 42 Section: 135

Chapter 42 Reference:

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

Statement of Facts

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

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

The owners of the subject 1.8224 acres of land desire to expand their existing facility to add a building and paving for parking. In doing so, the permitting division at Harris County stated the property must be platted into a subdivision in order to receive building permits. The owner has agreed to plat the property, but is reluctant to dedicating street right-of-way or a cul-de-sac bulb for the extension of Tree Bright Lane. The only route for the extension of Tree Bright Lane would be onto the adjoining property immediately to the west of the subject property, which would disrupt their business and leave small slivers of undesirable land on both sides of the road. Any other route would be encumbered by existing buildings. The dedication of a cul-de-sac bulb for Tree Bright Lane is also impractical, because the owner should not be burdened by what the developer for Post Wood, Section One should have addressed at the time of platting. When Post Wood, Section One was platted, the developer should have dedicated cul-de-sac bulbs at every dead end road within the subdivision to be in compliance with Chapter 42. A cul-de-sac bulb dedicated on the subject property would absorb over 8,000 square feet of land on this small 1.8 acres. The owner is already being forced to sacrifice some of his land to provide a detention pond for the improved impervious cover, and the pond will be located in the northwest corner of the property, right where a proposed Tree Bright Lane cul-de-sac bulb would be located. The owner will agree to dedicate a 20' strip of land in the front of the property, along Treaschwig Road, without just compensation, for the widening of Treaschwig Road, but will not agree to dedicate any form of right-of-way for Tree Bright Lane.

(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 based on a hardship created by the developer of Post Wood, Section One, not the owner of the subject property. For forty years, Tree Bright Lane has existed with a dead end road and no plans to extend it to Treaschwig Road. The developer may have had future plans to create more single family dwellings where the subject 1.8 acres is located along with the adjoining property to the west, but the current owner and westerly adjoiner desire to continue and improve on their commercial establishments.

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

This is a unique circumstance where existing buildings would control the alignment of Tree Bright Lane, and would leave undesirable small strips of land on both sides of Tree Bright Lane along the only route to Treaschwig. And the dedication of a cul-de-sac bulb in lieu of a 60' dedication to Treaschwig would absorb a large portion of the subject 1.8 acres. Upon reviewing the physical characteristics of Lot 9, Block 11, Post Wood, Section One, there is plenty of room to install a cul-de-sac bulb at the dead end of Tree Bright Lane if the residents wish to improve traffic circulation for a handful of residents. This is a unique situation where Section 42-135 should not apply.

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

Currently, there is nothing injurious to the public health, safety and welfare at the end of Tree Bright Lane, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare.

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

This request is not based on economic reasons. It is a matter of a hardship created by the adjoining land owner and should not be an encumbrance placed upon the subject property.

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: City Centre at Midtown (DEF1)

Applicant: Jones & Carter, Inc.



D – Variances

Site Location

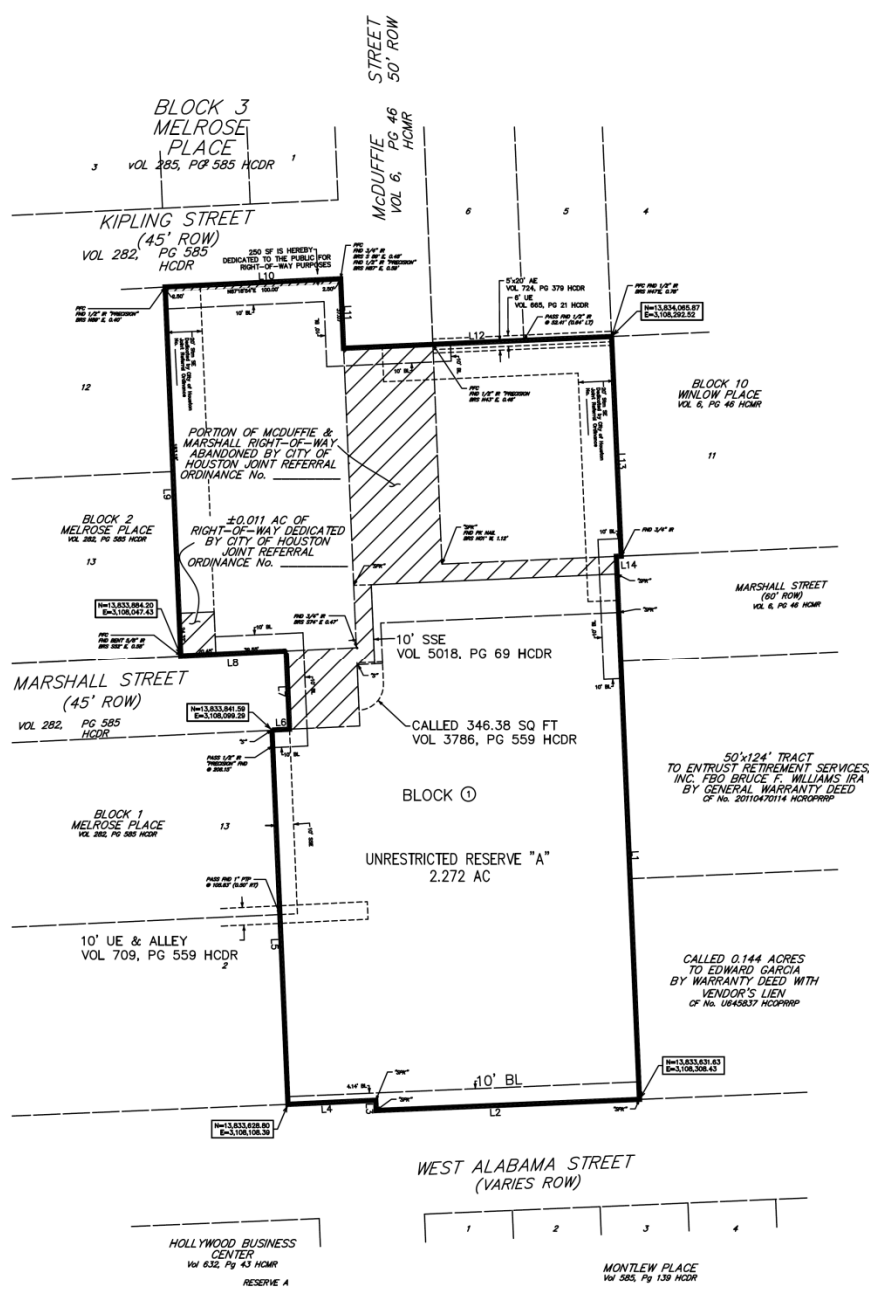
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: City Centre at Midtown (DEF 1)

Applicant: Jones & Carter, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 02/05/2015

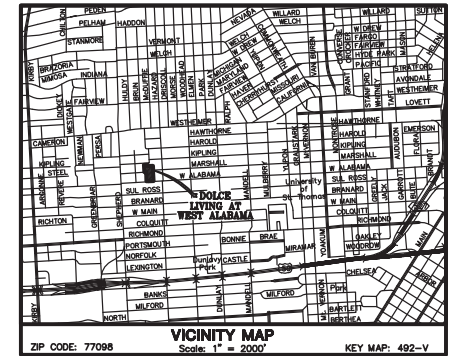
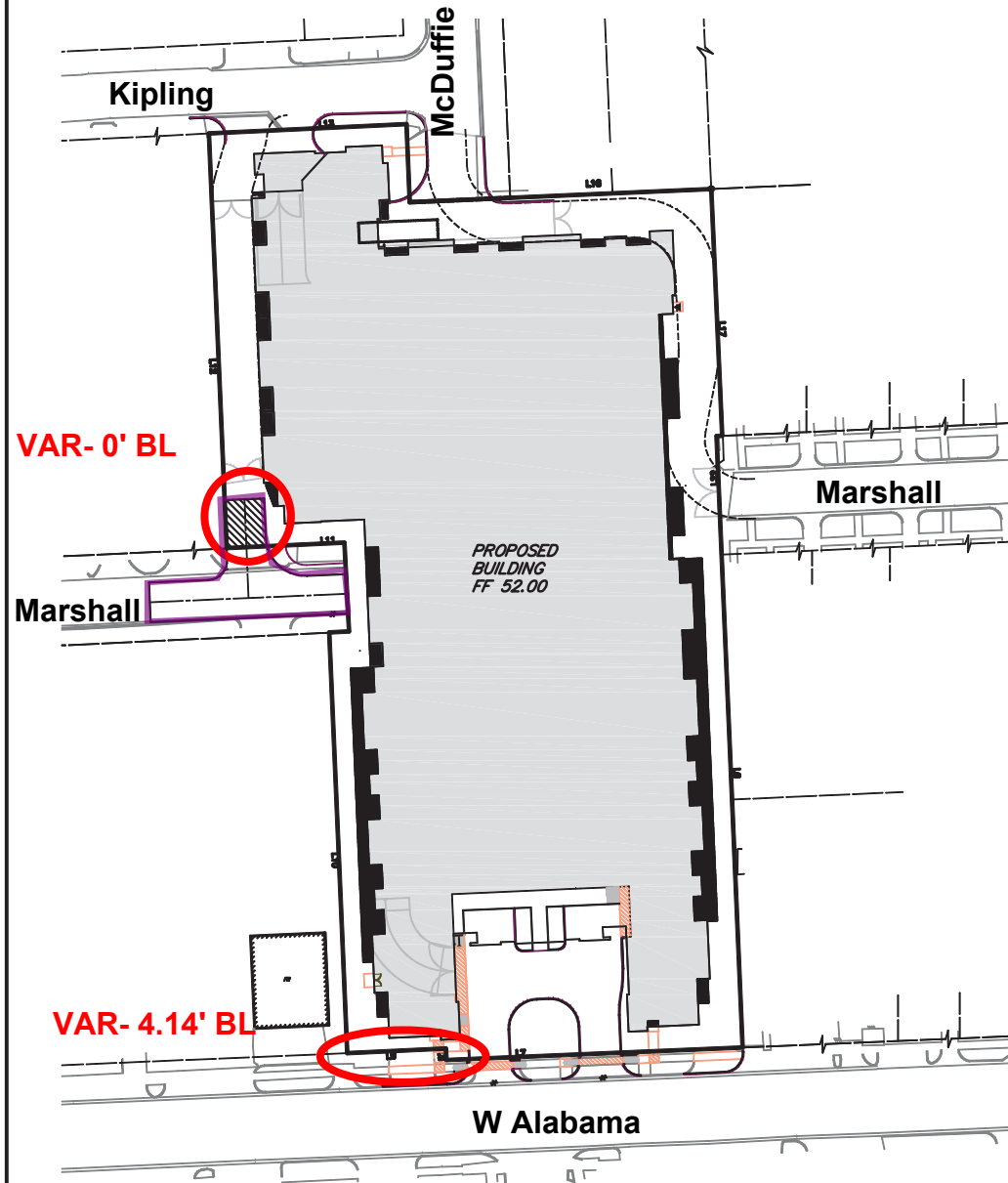
Subdivision Name: City Centre at Midtown (DEF1)

Applicant: Jones & Carter, Inc.



D – Variances

Aerial



NO.	DATE	REVISIONS	APP.

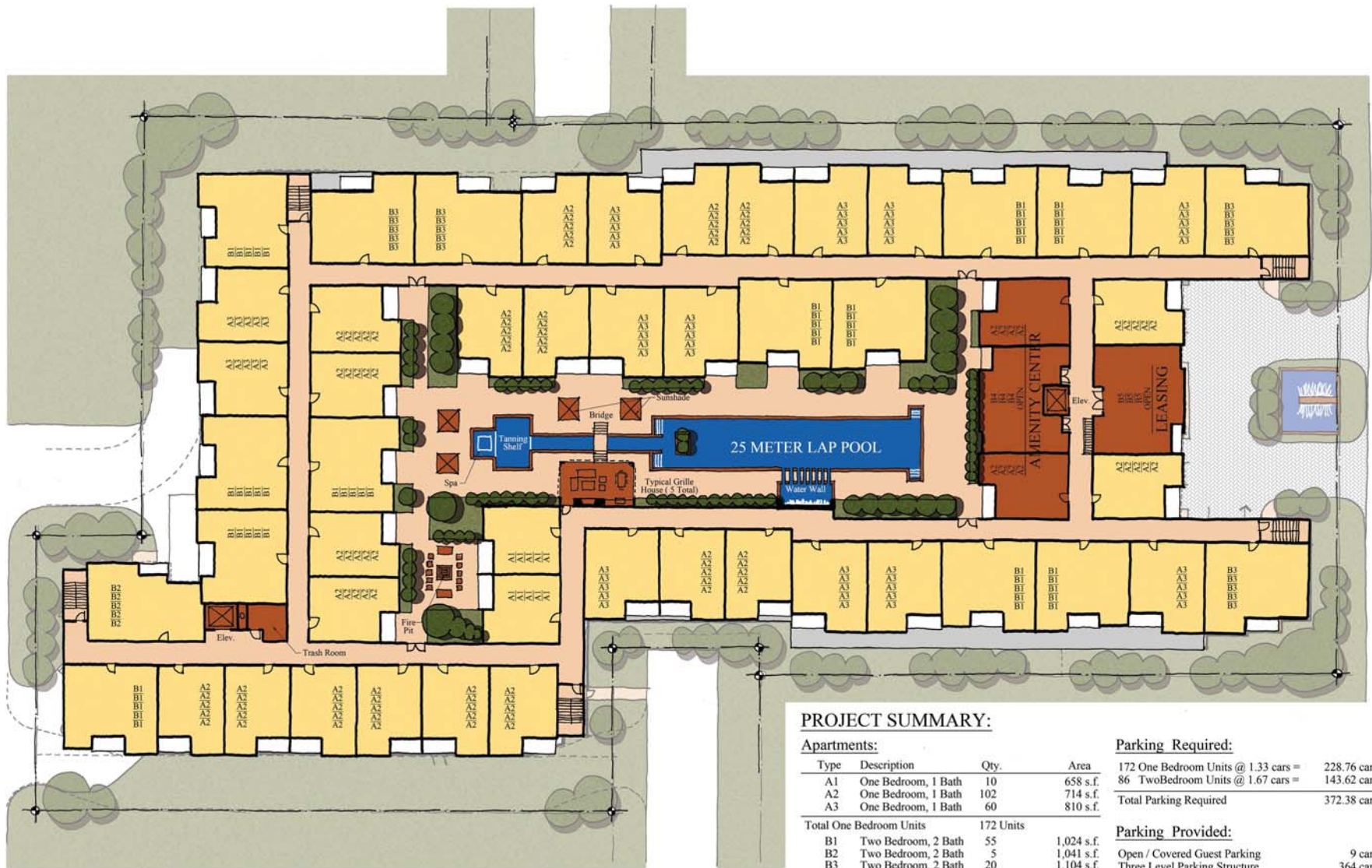
DOLCE LIVING INVESTMENTS, LLC
HARRIS COUNTY, TEXAS

DOLCE LIVING AT WEST ALABAMA APARTMENTS
SITE PLAN EXHIBIT

J.C. JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineering Examiners No. F-239
6335 Gulfport Dr., Suite 100 Houston, Texas 77061 (713) 777-6337

SCALE: 1"=30' DGN. BY: M.R.
DATE: JANUARY 2015 DWN. BY: DER
JOB NO. 05536-0874-00 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.
INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: CHRISTOPHER C. JOUSAN, P.E.
P.E. Serial No.: 111507
Date: JANUARY 2015

SHEET NO.
1
OF 1



DOLCE LIVING WEST ALABAMA

Upper Level Floor Plan
Mucasey & Associates, Architects
December 26, 2013

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	10	658 s.f.
A2	One Bedroom, 1 Bath	102	714 s.f.
A3	One Bedroom, 1 Bath	60	810 s.f.
Total One Bedroom Units		172 Units	
B1	Two Bedroom, 2 Bath	55	1,024 s.f.
B2	Two Bedroom, 2 Bath	5	1,041 s.f.
B3	Two Bedroom, 2 Bath	20	1,104 s.f.
B4	Two Bedroom, 2 Bath	3	1,153 s.f.
B5	Two Bedroom, 2 Bath	3	1,230 s.f.
Total Two Bedroom Units		86 Units	
Apartments Total		258 Units	218,762 s.f.
Amenity Center			4,800 s.f.
Project Total			223,562 s.f.

Parking Required:

172 One Bedroom Units @ 1.33 cars =	228.76 cars
86 Two Bedroom Units @ 1.67 cars =	143.62 cars
Total Parking Required	372.38 cars

Parking Provided:

Open / Covered Guest Parking	9 cars
Three Level Parking Structure	364 cars
Total Parking Provided	373 cars

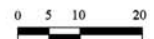
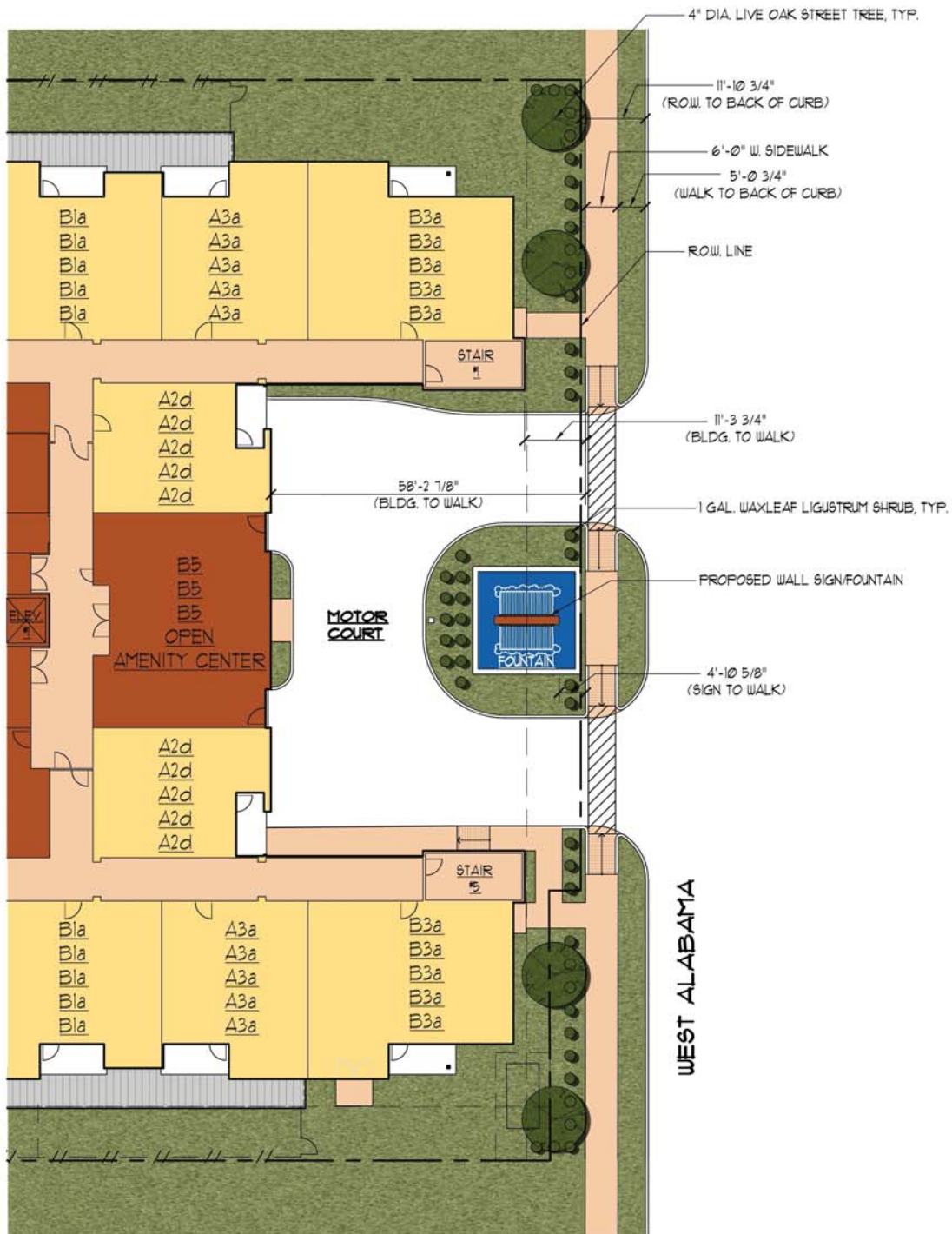


DOLCE LIVING WEST ALABAMA

Lower Level Floor Plan

Mucasey & Associates, Architects

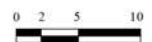
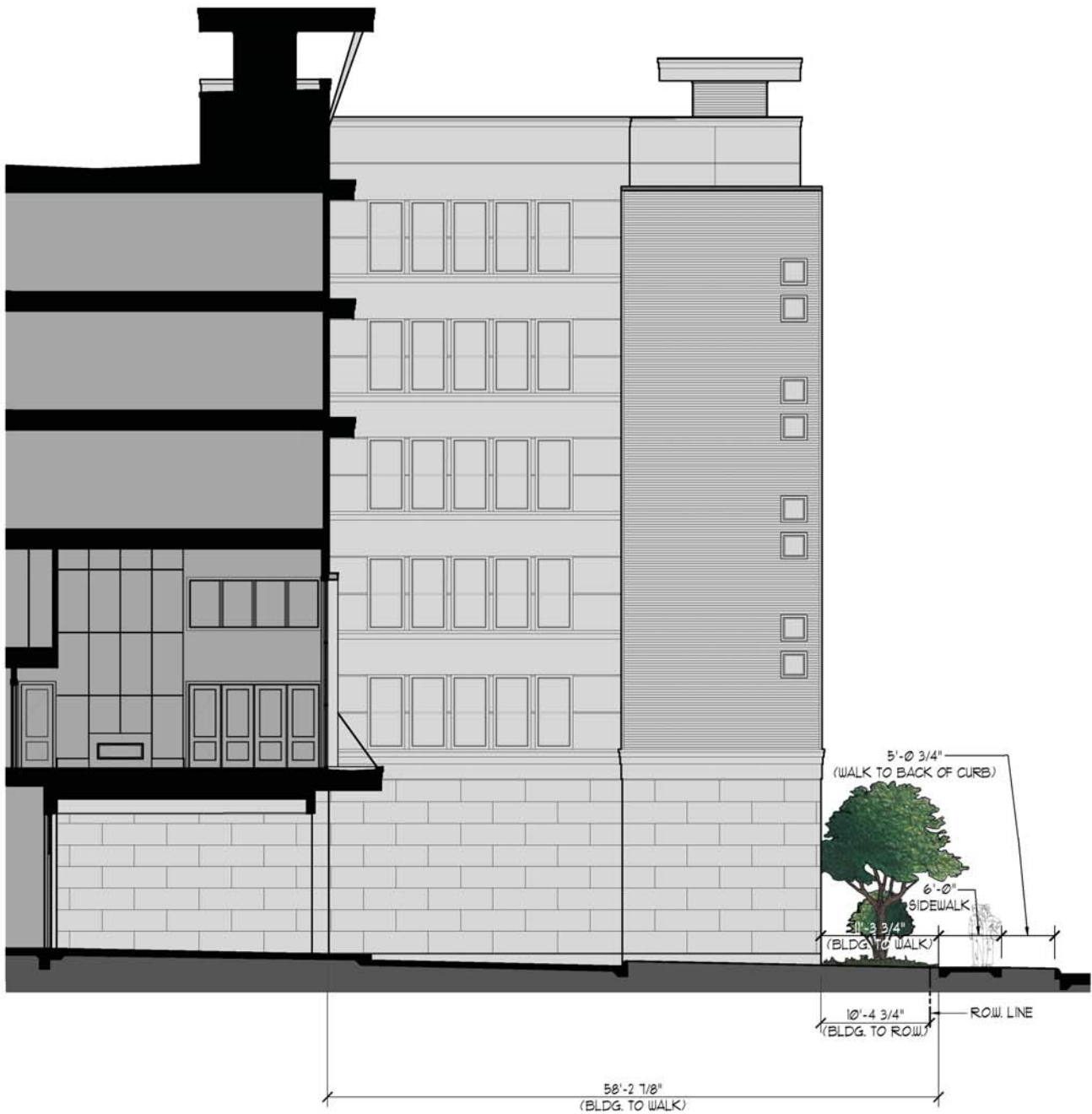
December 26, 2013



Mucasey & Associates, Architects
4808 Gibson, Suite 200, Houston, Texas 77007
Tel. (713) 521-1233 Fax. (713) 520-1904
e-mail: office@mucaseyarchitects.com

Dolce Living - West Alabama
Job no. 1251

PUBLIC WALK PLAN
Date: 01-23-15



Mucasey & Associates, Architects
 4808 Gibson, Suite 200, Houston, Texas 77007
 Tel. (713) 521-1233 Fax. (713) 520-1904
 e-mail: office@mucaseyarchitects.com

Dolce Living - West Alabama
 Job no. 1251

PUBLIC WALK SECTION
 Date: 01-23-15



Application Number: 2015-0059

Plat Name: City Centre at Midtown

Applicant: Jones & Carter, Inc.

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

A variance is requested to have a zero foot building line for the right-of-way dedication required off Marshall Street, and a reduced building line of 4.14-feet for a 50-foot section of offset right-of-way along West Alabama.

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.

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 City Centre At Midtown plat is a 2.272 acre tract located entirely within the city limits of Houston along West Alabama between Huldry and Hazard Streets. The tract is bordered on the north partially by Kipling Street, existing houses, and McDuffie Street. To the east and west are existing houses, 2-story apartment buildings, and a few commercial sites. Marshall Street dead-ends into the tract on both the east and west sides. The tract is the previous site of apartments, but the existing buildings are currently being demolished. A single unrestricted reserve is proposed with this replat. The proposed plat includes an existing sanitary sewer easement and 2 public street right-of-ways that are currently within the City of Houston's Joint Referral Committee (JRC) process for abandonment. The 10-foot sanitary sewer easement and portions of McDuffie Street and Marshall Street will be abandoned and encompassed into the proposed multifamily development. Required with this JRC application is the dedication of new storm sewer easements, and a 0.011-acre square portion of public right-of-way off of Marshall Street. The right-of-way off of Marshall Street is required by the City of Houston's Public Works and Engineering Department strictly for turnaround purposes. A variance for a zero-foot building line is being requested along the north and east side of this right-of-way. Since no through traffic will utilize this right-of-way, the requirement of a building line is impractical. The right-of-way will also be utilized as a fire lane and has been coordinated with the Fire Marshall. The City's current regulations do not require a building set back off of a fire lane. By dedicating this private property as public right-of-way, the developer is improving public vehicular and fire access while creating a place for a vehicle to safely turn around. Based on a recent land title survey, the existing north right-of-way line for West Alabama Street has a 5.86-foot offset. To maintain uniformity along the southern boundary line of this tract, and to prevent the establishment of an undesirable and uneven setback, a variance is requested to have a continuous building line and not one that is a direct offset of the right-of-way line. The majority of the tract's frontage along West Alabama Street will have a 10-foot building line, and the western 50-foot section will have a 4.14-foot building line. However, since the existing north back of curb line is consistent along this portion of West Alabama Street, there will be approximately 24 feet from the pavement to the building line along the entire frontage of the tract.

(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 not created by the developer. The circumstances supporting the granting of the two building line variances include the public right-of-way dedication requirement needed for the vehicular turnaround, and also the existing offset right-of-way lines previously dedicated with the old deed record plats.

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

The intent and general purposes of the chapter will be preserved and maintained. Because there is no through traffic that will utilize the public right-of-way being dedicated for turnaround purposes only, the establishment of a building line is impractical. The zero-foot building set back is also in accordance with the requirements for a fire lane. The 0.011-acre right-of-way dedication simply establishes a location for a vehicle to safely turn around in a location that currently does not provide this. A continuous setback will be established if the variance for the reduced building line along West Alabama Street is granted. The distance from the existing pavement north to the building line will be a consistent 24 feet. If the building line is required to follow the right-of-way line, an uneven and undesirable setback will be created.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the building line variances in both locations for this project. Because the right-of-way dedication is required only for a vehicle turnaround, the zero-foot building line will not create an adverse effect. The proposed building line along West Alabama Street will not adversely affect the street appearance along West Alabama Street because the setback will be a continuous offset of the existing pavement line.

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

The request for the reduced building line along the 0.011-acre right-of-way dedication is based on the fact that it is needed only for a vehicle to safely turn around and that there is no through traffic in this location. The reduced building line along West Alabama Street is based on the desire to have a uniform setback from the public street.



Application Number: 2015-0059

Plat Name: City Centre at Midtown

Applicant: Jones & Carter, Inc.

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

A variance is requested to not dedicate additional right-of-way on Marshall Street.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use -- Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE Unrestricted reserve, MINIMUM SIZE - 5,000 sq. ft., TYPE OF STREET OR SHARED DRIVEWAY - public street, MINIMUM STREET OR SHARED DRIVEWAY WIDTH- 60 feet (50 feet in a street width exception area, MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60 feet

Statement of Facts

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

(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 City Centre At Midtown plat is a 2.272 acre tract located entirely within the city limits of Houston along West Alabama between Huldry and Hazard Streets. The tract is bordered on the north partially by Kipling Street, existing houses, and McDuffie Street. To the east and west are existing houses, 2-story apartment buildings, and a few commercial sites. Marshall Street dead-ends into the tract on both the east and west sides. The tract is the previous site of apartments, but the existing buildings are currently being demolished. A single unrestricted reserve is proposed with this replat. The proposed plat includes an existing sanitary sewer easement and 2 public street right-of-ways that are currently within the City of Houston's Joint Referral Committee (JRC) process for abandonment. The 10-foot sanitary sewer easement and portions of McDuffie Street and Marshall Street will be abandoned and encompassed into the proposed multifamily development. Required with this JRC application is the dedication of new storm sewer easements, and a 0.011-acre square portion of public right-of-way off of Marshall Street. The right-of-way off of Marshall Street is required by the City of Houston's Public Works and Engineering Department strictly for turnaround purposes. Marshall Street on the west side of the plat has an existing 45-foot right-of-way. The City is requesting an additional 2.5-foot of right-of-way dedication on both the north and south sides of Marshall Street to provide a total of 50-feet of right-of-way. A variance is being requested to not dedicate any additional right-of-way at this dead-end location of Marshall Street. A 0.011-acre square portion of right-of-way is already being dedicated in this area for a turnaround. Since Marshall is a dead end street at this location, and no through traffic will utilize this right-of-way, the requirement for 5 additional feet of right-of-way is impractical.

(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 not created by the developer. The circumstances supporting the granting of the right-of-way dedication variance include the fact that public right-of-way is already being dedicated for the vehicular turnaround in this area. Additionally, this is a dead-end street, so there will be no through traffic in this location to utilize any additional right-of-way.

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

The intent and general purposes of the chapter will be preserved and maintained. Because Marshall Street at this location is a dead-end street, and there is no through traffic in this area, the dedication of additional right-of-way is

impractical. There is already 0.011-acre of right-of-way being dedicated for turnaround purposes just off the north side of Marshall Street.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the right-of-way dedication variance. Because it is a dead-end street and there is no through traffic in the area, there is not a great deal of traffic at this location. Public right-of-way is in fact being dedicated off of Marshall street to specifically provide for a safe vehicular turn around.

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

The request for the variance to not dedicate 2.5-feet of additional right-of-way on the north and south sides of Marshall Street is based on the fact that this is a dead-end street with no through traffic, and that right-of-way is being dedicated for a vehicular turn around.

Houston Planning Commission

ITEM : 114

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Dowling Green (DEF2)

Applicant: PROSURV



D – Variances

Site Location

Houston Planning Commission

ITEM : 114

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Dowling Green (DEF2)

Applicant: PROSURV



D – Variances

Subdivision

Houston Planning Commission

ITEM : 114

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Dowling Green (DEF2)

Applicant: PROSURV



D – Variances

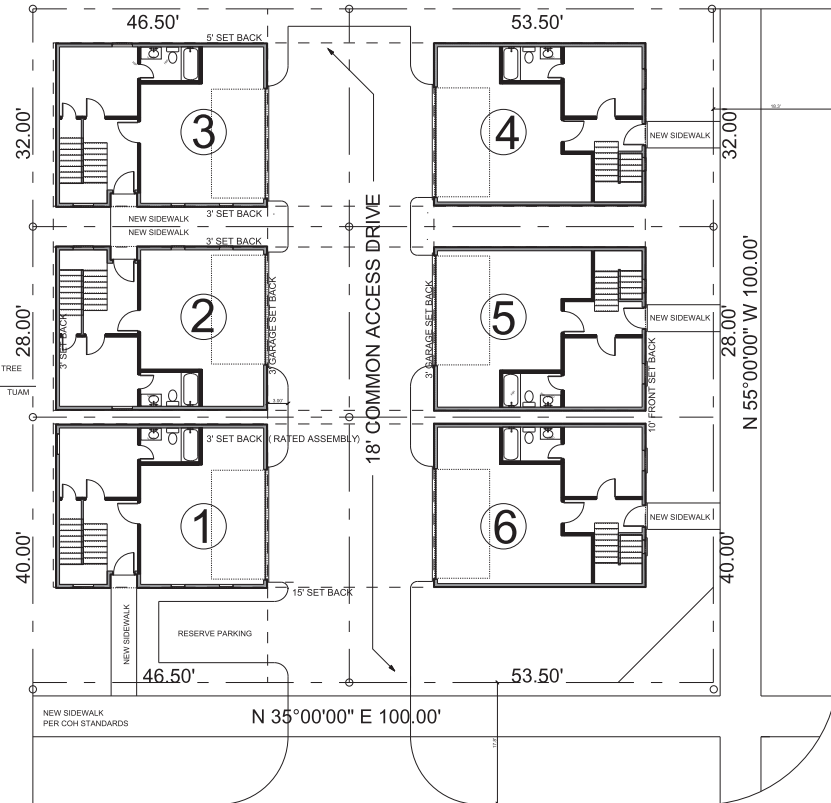
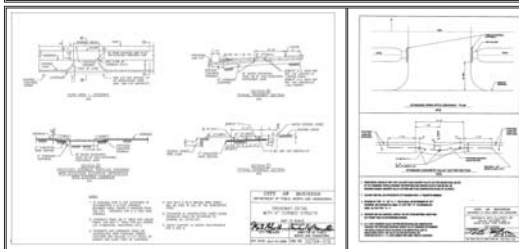
Aerial



① DOWLING STREET GREEN ADDITION

PROJECT ADDRESS:
2819 DOWLING ST
HOUSTON TX 77004
LEGAL:
PENDING REPLAT

DRIVEWAY AND SIDEWALK SPECS.



2819 DOWLING

SITE PLAN
SCALE: 1"=1/8"



② TUAM STREET GREEN ADDITION

TUAM
(62.5' R.O.W.)

PROJECT NAME AND ADDRESS
THE MAVERICK GROUP
6 UNIT TOWN HOME PROJECT
2819 DOWLING ST
HOUSTON TX 77004

BUILDER
[Blank Box]

Gene Giles Design Group Inc
3301 EDLOE SUITE 100
HOUSTON TX 77027
gene@genejules.com
713.660.1333
www.genejules.com

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS. NOTIFY DESIGNER
OF ANY DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION.

VERSION	DATE

PROJECT NUMBER
C-4169-0112
SCALE
AS NOTED
SHEET ID
COVER/SITE
SHEET NUMBER

C100

PRINT DATE: 12/20/18

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Application Number: 2014-3099

Plat Name: Dowling Green

Applicant: PROSURV

Date Submitted: 12/08/2014

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

Specific Variance is being sought and extent of variance:

A variance is being sought to reduce the 25 foot building line to 15 feet along Dowling

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

The developer acquired 2 lots out of J.S. Holman Survey, Outlot 14, with the intention of townhomes in a manner consistent with recent developments in the area. This is an area where there is an increasing number of townhomes being constructed for persons working in and around the downtown area. There are several new developments along Dowling that have been done and a variance granted to allow for a 15 foot building line along Dowling. Buildings in this area, specifically along Dowling Street vary and appear to range between 0' and 25'. Including Saint John's Baptist Church, Wolf's Department Store, Wolf's Pawnshop, Wesley Chapel AME Church, and an office building at 2206 Dowling. Recent developments such as McIlhenny Row, Dowling Park, and Dowling Place, were recently granted a variance of 15' building setback. These projects establish a prevailing setback of 15 feet or less, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these recent projects. While there are older existing buildings, the intent is to show that these homes will not be abnormal in this area. With the ever increasing cost of land in Houston, the ability to build 3 homes on this lot versus 2 would allow the developer to keep the home prices affordable to more people who work in the downtown area. Please consider the site plan shows that the subdivision will take access from only one point along Dowling Street.

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

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

No, the application for a variance is not due to a hardship created by the applicant. By granting the variance, this will allow this new development to be done similar to other approved projects and replats in the area.

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

Yes, the applicant is intending to create a pedestrian friendly residence facing out to Dowling. The applicant will install a 6 foot sidewalk and trees and landscape in the area between the curb and property line in an effort to beautify the area. The intent of the project is to preserve and enhance the general character of the block face

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

No, the variance will not be injurious to the public. The residence will be set back at 15 feet from the property line and over 32 feet from the curb at the edge of paving

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

No, economic hardship is not the sole justification of the variance. The goal of the redevelopment of this property is to be consistent with new projects in the area which have also been allowed a 15 foot front setback along Dowling.

Houston Planning Commission

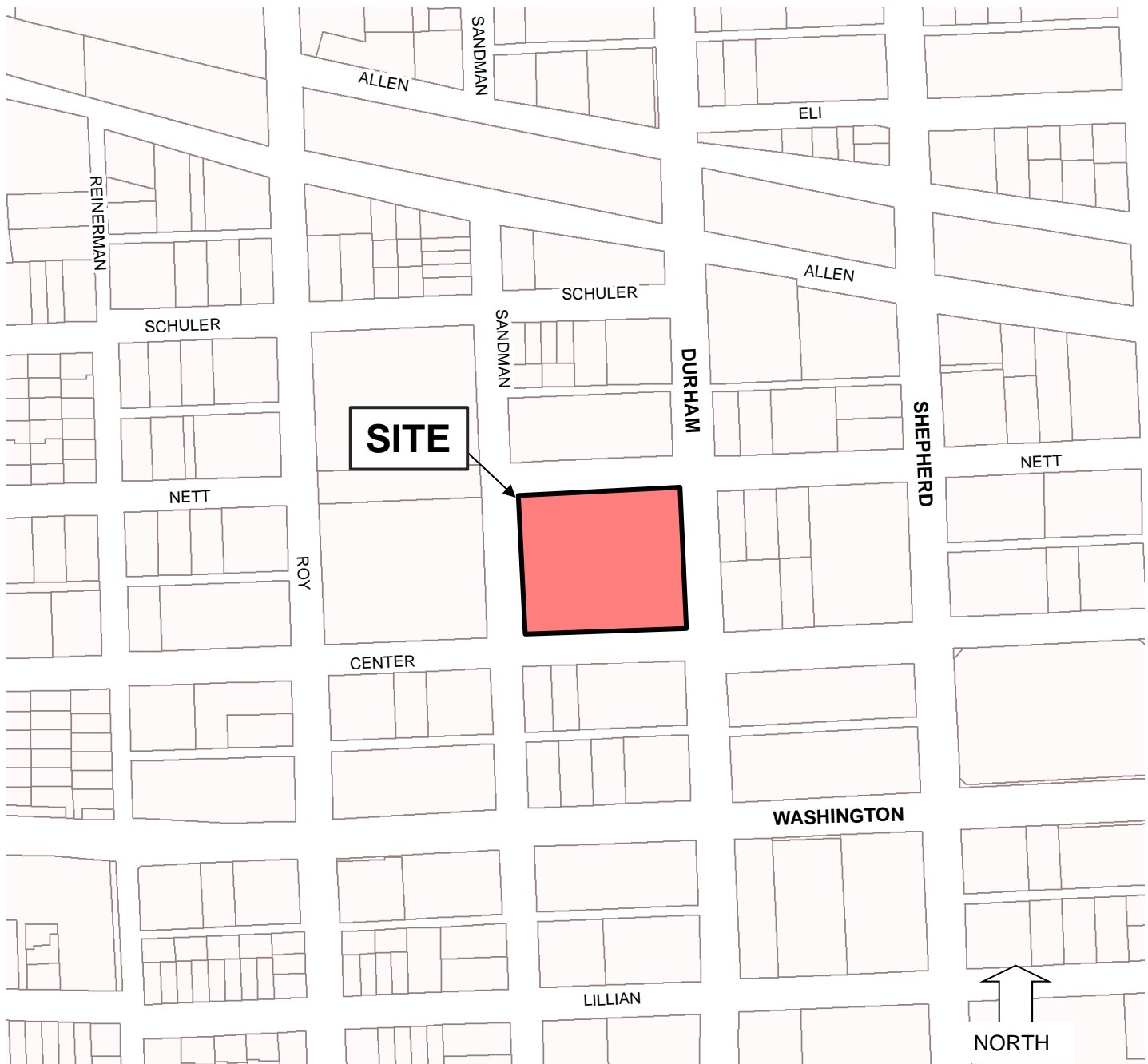
ITEM: 115

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Fore Washington Apartments (DEF 2)

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM : 115

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Fore Washington Apartments (DEF 2)

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Fore Washington Apartments (DEF 2)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



Application Number: 2014-3061
Plat Name: Fore Washington Apartments
Applicant: Windrose Land Services, Inc.
Date Submitted: 12/08/2014

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

Specific Variance is being sought and extent of variance:

To allow a reduced building line along a major thoroughfare (Durham Drive) and major collector (Center Street).

Chapter 42 Section: 150

Chapter 42 Reference:

Section 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

The site is located at the northwest corner of Durham Street and Center Street within the Washington Urban Development District. The site, being one block north of Washington Avenue and one block west of Shepherd Drive, is ideal for a high-density, pedestrian-friendly multi-family project. The applicant desires to construct such a development in accordance with the Houston-Galveston Area Council Livable Centers Study completed in August 2010. The variance would enable the developer to provide the additional required dedication for Durham Drive and Center Street while varying the building line requirement to maintain a uniform 15-foot building separation from the back of curb of the affected roadways. For the design to work, the building setback along Durham would need to be a variable width and the building setback along Center Street would need to be 5-feet. The resulting look and feel of the development would be similar to the configuration outline in the City's Urban Transit Corridor regulations. The variance request is viable in this area as Durham Street is a one-way street and the existing pavement section is already 44-feet wide with 5-foot sidewalks and already facilitates 4 lanes of one-way traffic. On Center Street the applicant will dedicate the required 5-feet of right-of-way per the November 24th major collector reclassification in order to facilitate required pavement section and sidewalk improvements. Once the right-of-way for Center Street is widened to the ultimate 60 foot right-of-way width, the applicant's development will be consistent with the existing development on the block if the 5-foot building line variance is granted. Without the variance, the code-required building setbacks on Durham Drive and Center Street would result in building face setbacks in excess of 20 feet which is directly in conflict with the type of urban oriented development. As such, the hardship imposed on the site is the unusual physical characteristics that make it impossible to match the desired development model for this area. By approving the variance, the City would be promoting a development that is complimentary and compatible to other development in Washington Avenue community. Without the variance, the developer cannot provide the density and form necessary to create a mixed-use site and the associated pedestrian realm along Durham and Center Street.

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

In order to provide the square footage necessary for a viable pedestrian-focused multi-family site, along with the parking structure to accommodate the residents, a variance for the building setbacks is required. Durham Street is a one-way street in this area that works in tandem with Shepherd Drive to provide two-way mobility in this area, from 610 to Dickson Street. Due to the classification of Durham Street as a major thoroughfare and Center Street as a major collector, the applicant is required to dedicate 5 feet of property on each street to accommodate the maximum public right-of-way widths of 70 feet (Durham) and 60 feet (Center). The applicant must also maintain a 15' building line adjacent to the Durham Drive right-of-way and a 10' building line adjacent to the

Center Street right-of-way per Chapter 42 when fronting on a major thoroughfare/major collector with a planned right-of-way of less than 80 feet. The additional right-of-way dedication along Durham Drive and Center Street, along with the associated building lines negatively impacts the ability to design a parking structure with proper turning movements and vehicular interaction within the site and necessitates the variance request. Additionally, not granting the variance would result in a development that directly conflicts with the City's and HGAC's public policy goals of developing the Washington Avenue area as a pedestrian-friendly, urban transit designed corridor.

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

The applicant believes that a variance will enable the property to redevelop into a viable multi-family project while addressing the stated development goals for the Durham/Washington/Shepherd corridors. These development constraints result in circumstances that are not self-imposed by the applicant and that support the granting of the variance. Without the allowance from the City, the mixed-use project will either not occur in this location or be far from the type of development that the City and HGAC have envisioned for the Durham/Washington corridors.

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

Durham Street in this area is one-way street. While providing a generally high level of traffic volume, its one-way configuration reduces the need for additional lanes or pavement widening for accommodate traffic flow. In other sections of the City of Houston, one-way streets with similar volume are not classified a major thoroughfares and only require building lines of 10 feet or less in some cases. Center Street, while recently reclassified to a major collector in November 2014, will be widened in conjunction with the applicant's 5-foot dedication and right-of-way acquisition across the street to the south. In general, the mobility adjacent to the site is excellent and is currently adequate to accommodate traffic movement for the applicant's project. The applicant's goal for this project is to provide a development that is aesthetically pleasing, safe and fully integrated with and complimentary to the pedestrian realm. The existing and forthcoming transit-oriented and livable center type development along Washington, Shepherd and Durham, combined with the existing pedestrian traffic volume, create a significant demand for the type of project that the applicant is proposing. The requested variance will allow the developer to achieve a pedestrian-focused development that is in keeping with the intent of the ordinance and the expansion of the urban corridor.

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

The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The reduction of said building lines will not impede the City's ability to maintain Durham Drive or Center Street. The planned improvements along the adjacent streets will increase the efficiency and safety of pedestrian movement in the area and hopefully catalyze similar developments that will be just as beneficial to the public's health, safety and welfare.

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

The primary justifications for the requested variance are the unusual physical and development characteristics affecting the property. The site's location, urban setting, and proposed type of development make it an ideal candidate for redevelopment using reduced building lines. By granting the variance, the City will be promoting a modern, integrated facility with a strong local identity that will be economically healthy, vibrant, connected, and walkable.

Houston Planning Commission ITEM : 116

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: George R Brown Convention Center

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

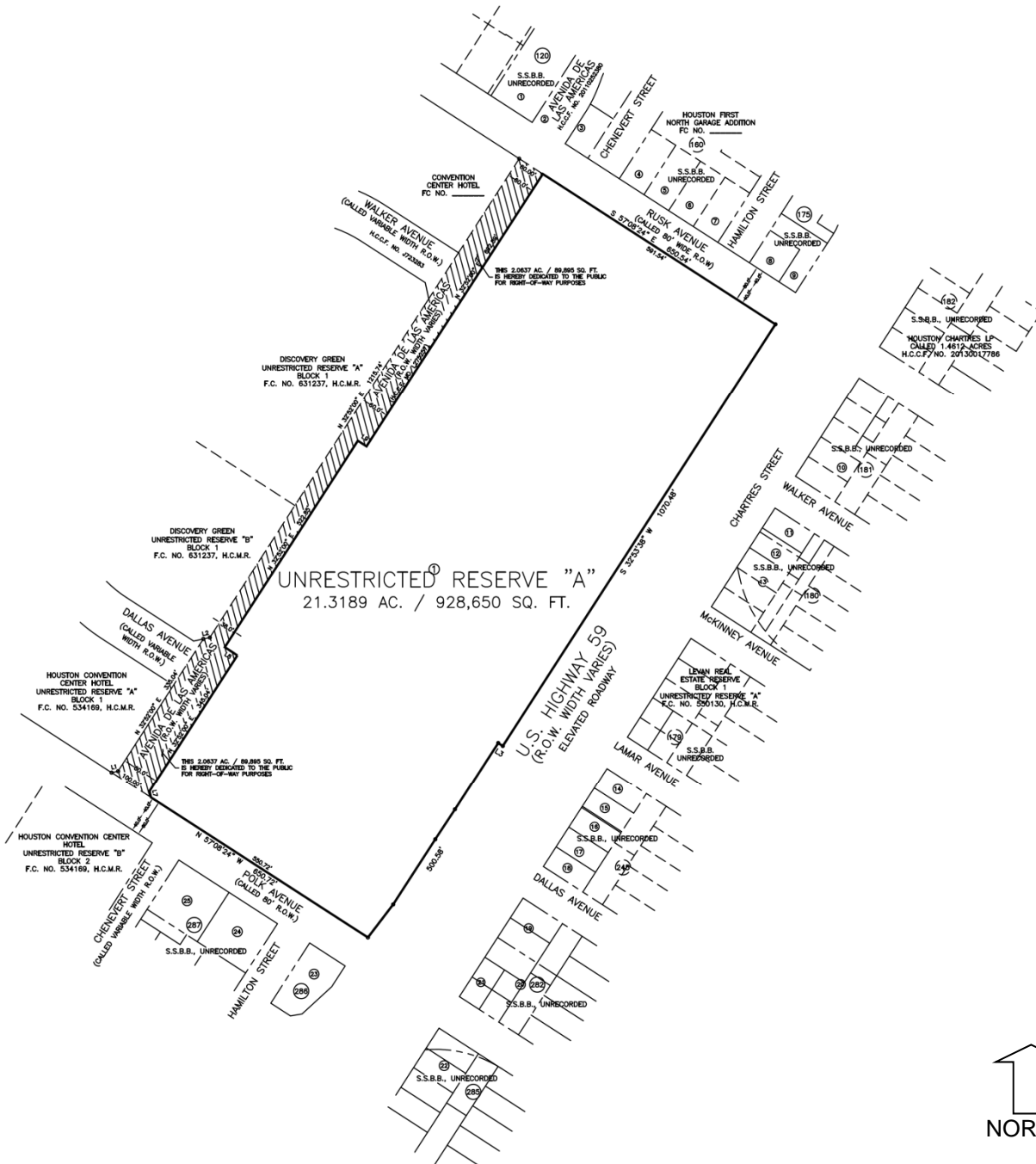
Houston Planning Commission ITEM : 116

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: George R Brown Convention Center

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

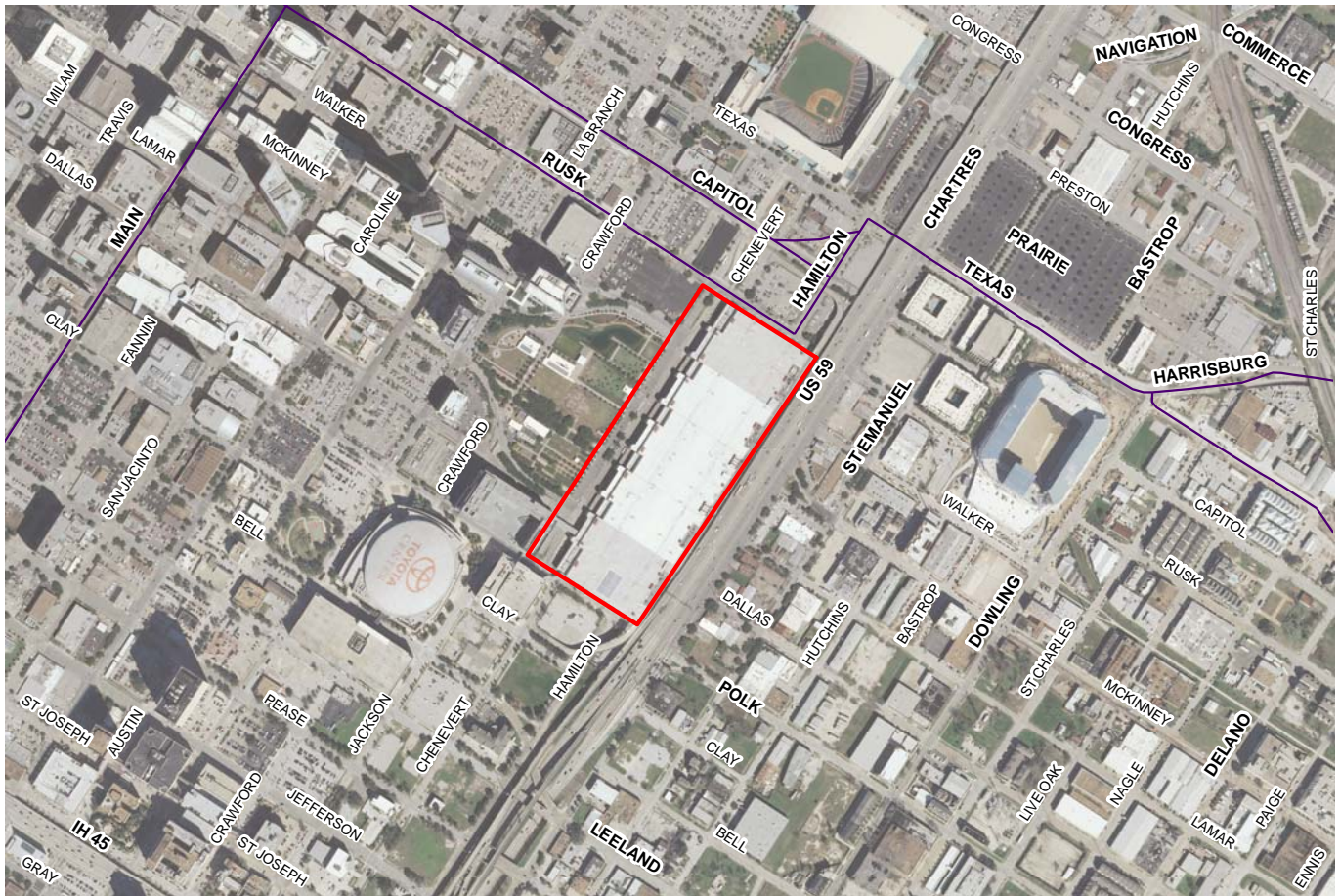
Houston Planning Commission ITEM : 116

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: George R Brown Convention Center

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



Application Number: 2015-0144

Plat Name: George R Brown Convention Center

Applicant: Windrose Land Services, Inc.

Date Submitted: 01/26/2015

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

Specific Variance is being sought and extent of variance:

To widen Avenida De Las Americas to 38' instead of the required 60'.

Chapter 42 Section: 42-121

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. (c) When the commission finds that it is necessary for the proper subdivision of land and it is in the public interest to locate a new public street right-of-way centered on a property line, the commission shall approve the dedication of one-half of the land needed for the right-of-way. Any subdivision plat that provides for a partial street dedication pursuant to this subsection shall include a one-foot reserve along the proposed centerline with appropriate notations restricting access from any right-of-way so dedicated to adjacent property until the required additional adjacent right-of-way is dedicated.

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 the George R. Brown Convention Center, located at the northwest intersection of Rusk Avenue and US Highway 59. The City of Houston is redeveloping the convention center district to make it a more pedestrian friendly environment, including providing better connectivity between major destinations and adding many ground-level retail and restaurant destinations. One of the essential steps in redeveloping the district will be the narrowing of Avenida De Las Americas, which runs across the principal/northern entrance to the convention center. Located between the convention center and the Discovery Green complex, the roadway is too wide to encourage safe movement between the two facilities. In order to maintain acceptable traffic movement in the area and provide safe, effective pedestrian mobility, the applicant is requesting a variance to allow the right-of-way to narrow to 38 feet near the principal entrance of the center. This technique has been utilized successfully around many of the country's large, mixed-use convention and events centers to mitigate at-grade traffic and pedestrian conflict. While the required right-of-width is 60 feet, the unusual physical characteristics of the site provide more than adequate justification for the variance request. The convention district is a highly unique development environment and the convention center must ensure that pedestrians can enter and exit the main entrance safely as they move amongst the various draws in the district.

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

While the growth and prosperity of the convention center district is highly beneficial for the City, there are necessary steps that must take place to ensure that the growth occurs in a safe fashion. As demand for the convention center grows and retail and restaurant uses are added, the amount of pedestrian traffic will surely increase. Currently, the

connection between the Discovery Green Complex and the convention center is already less than ideal because of the extremely wide pavement section that makes it undesirable for pedestrians to cross. The City wishes to react to the growth of the district and the planned amenities by reducing the right-of-width and resulting pavement section of Avenida De Las Americas to create a pedestrian realm more suitable for the convention center.

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

The intent of the cited sections is to provide safe and effective mobility and to enable land to develop in an orderly fashion in accordance with the highest and best use so long as it does not conflict with existing or planned land uses. The sole purpose of the requested variance is to enable the redevelopment of Avenida De Las Americas in to a more pedestrian friendly, compatible land use with the convention center and surrounding lands.

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

The narrowing of the right-of-way and redevelopment of the pedestrian realm surrounding the convention center has been engineered and designed with the sole purpose of enhancing the public's health, safety and welfare. By reducing lanes and narrowing lanes, it reduces the conflict between the pedestrians and vehicles at the convention center's primary entrance. If the City requires the applicant to retain the full 60 foot right-of-way width then it will undermine the redevelopment of the convention district and continue to jeopardize the safety of public crossing between Discovery Green and convention center.

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

The conditions supporting the variance are the unique physical characteristics of the site and surrounding convention district. The variance to allow a narrower Avenida De Las Americas is crucial to the redevelopment of the district as it enables the City to develop a safe and effective pedestrian connection between the primary convention center entrance and Discovery Green, the largest outdoor recreational draw in the area. Requiring the roadway to remain in its current configuration is impractical and contrary to the public interest.

Houston Planning Commission ITEM: 117

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Houston Heights partial replat no 13

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

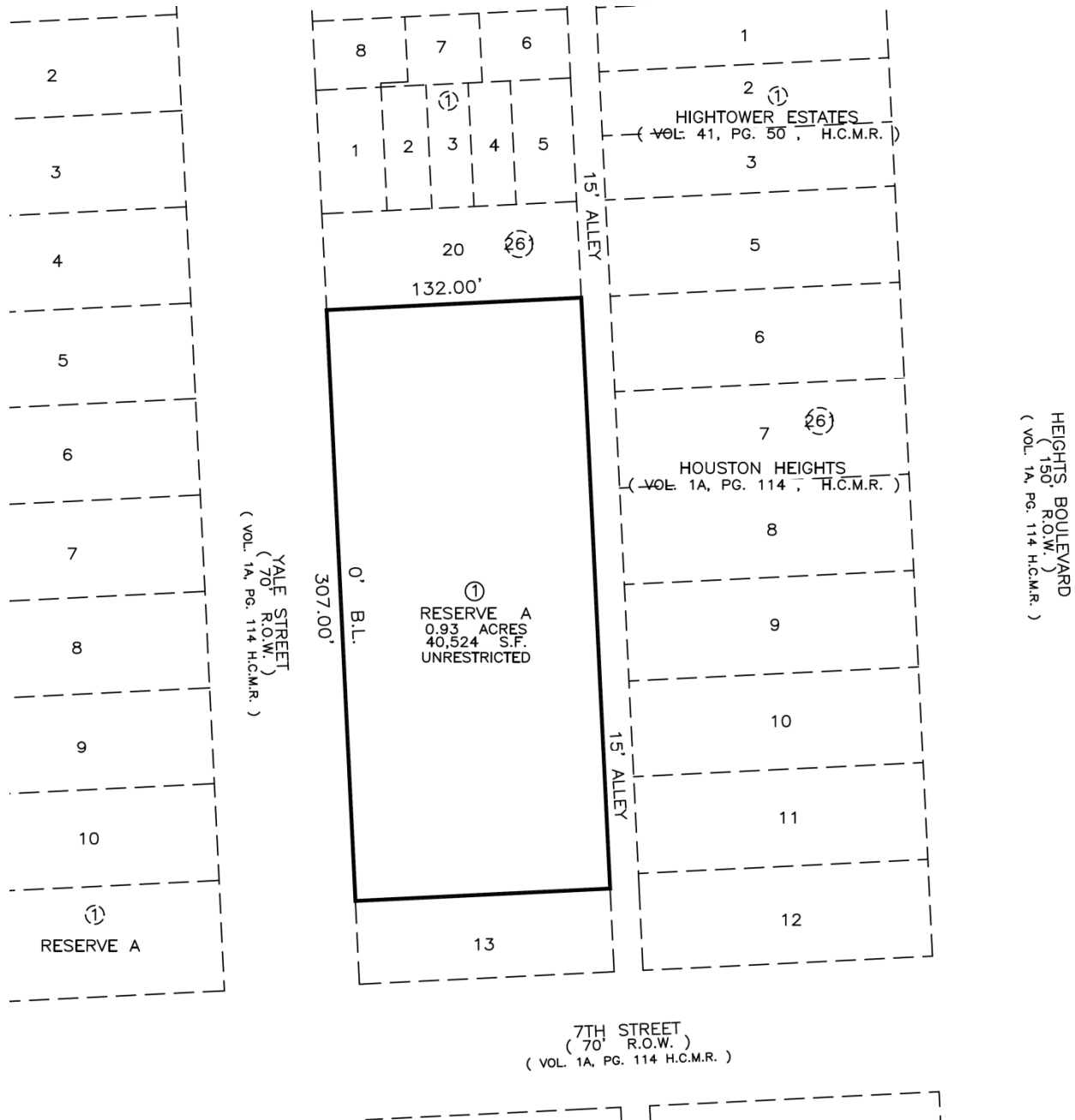
Houston Planning Commission ITEM: 117

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Houston Heights partial replat no 13

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

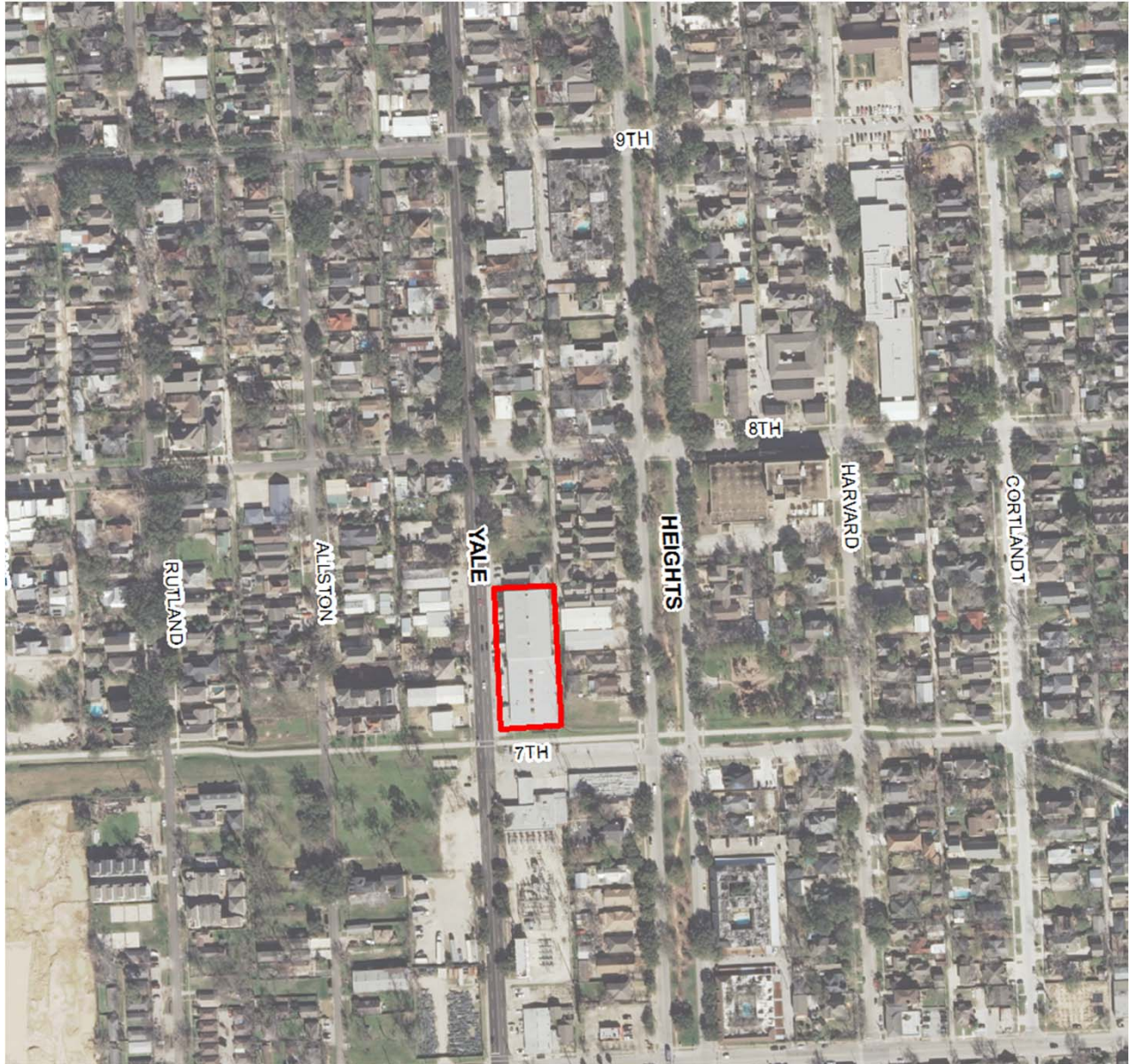
Houston Planning Commission **ITEM: 117**

Planning and Development Department

Meeting Date: 02/05/2015

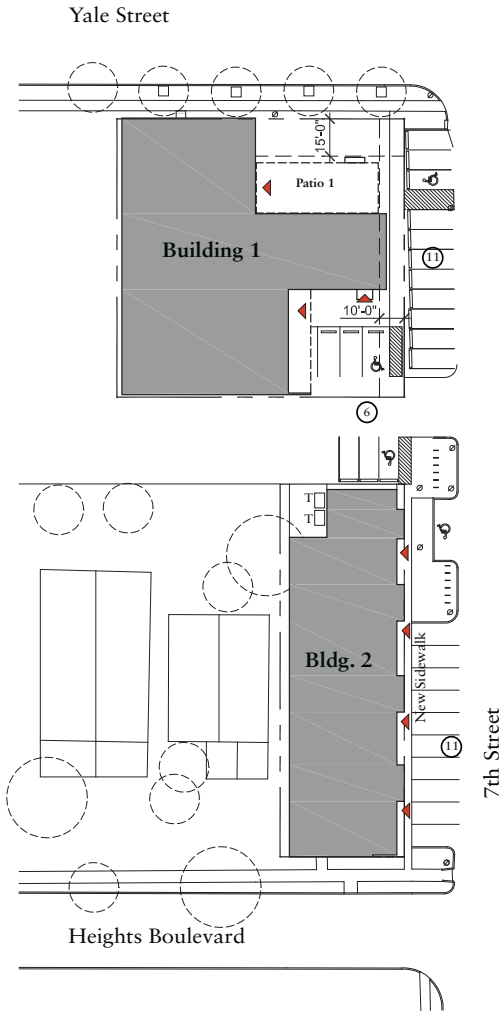
Subdivision Name: Houston Heights partial replat no 13

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

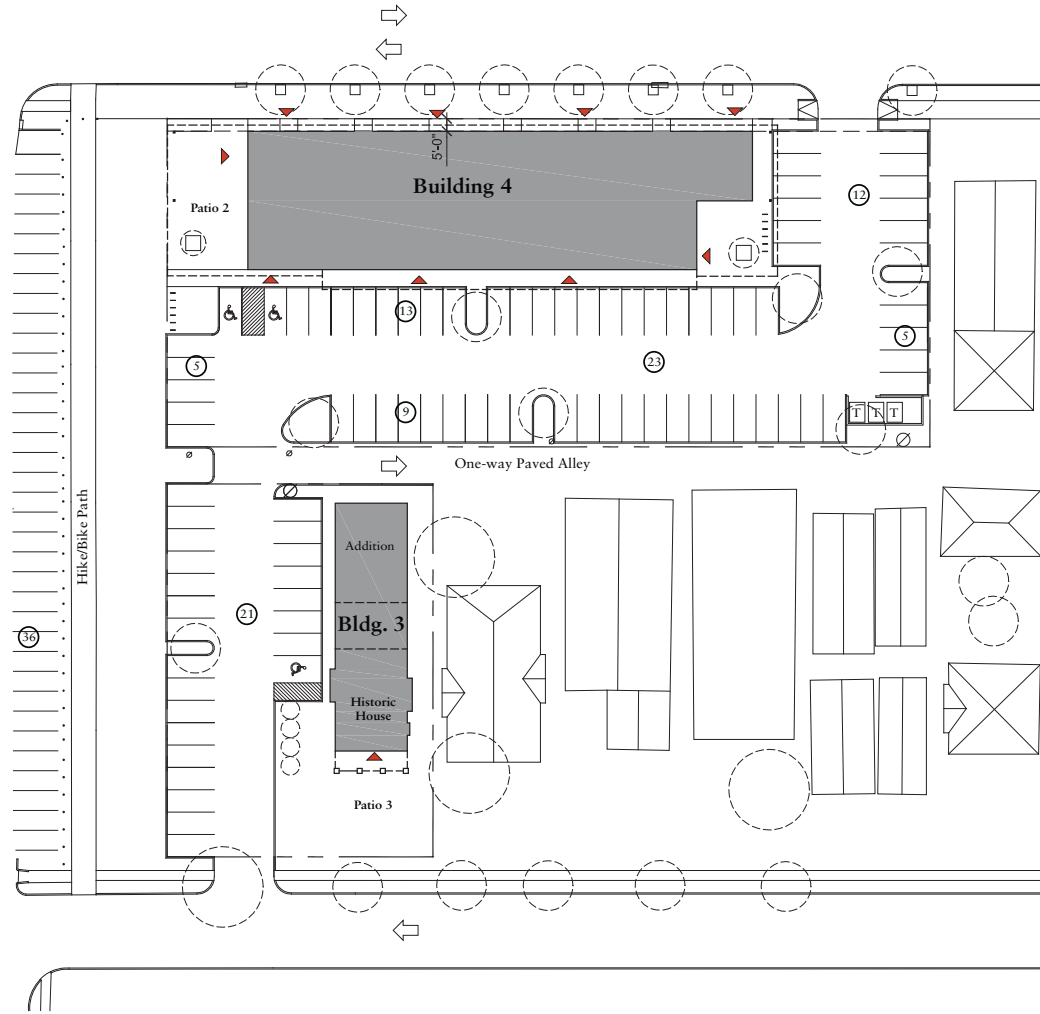
Aerial



Contact

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303



Client

Houston Heights Mercantile

Location

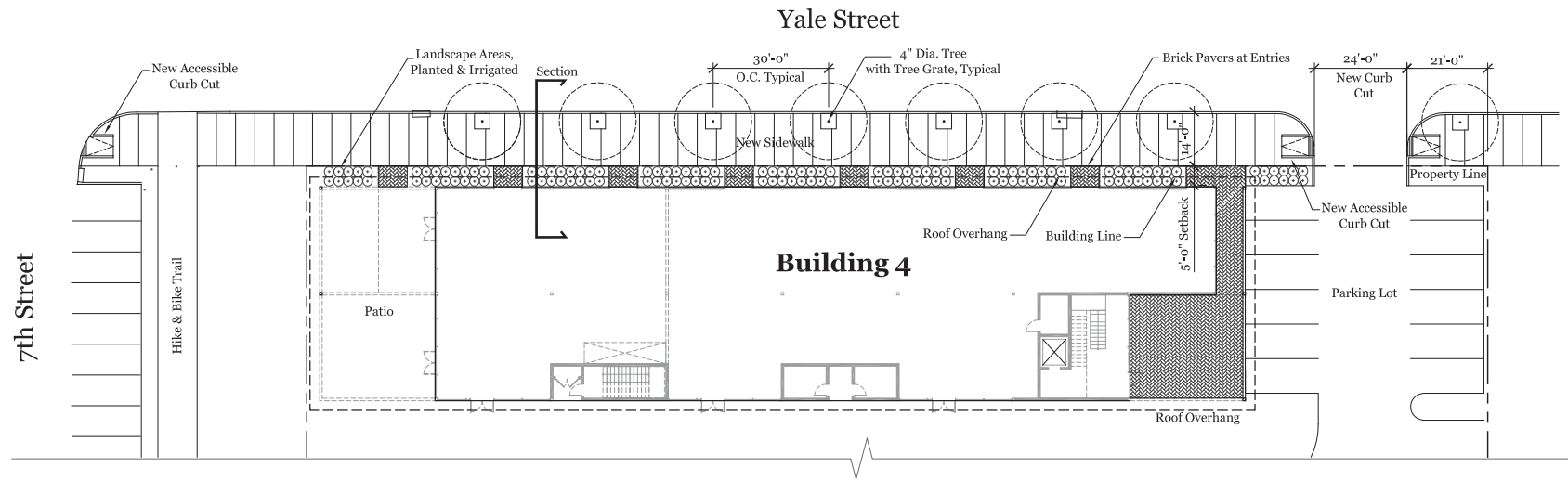
Yale & 7th Street
Houston, Texas

Date

2015 January 9

Image

Site Plan Exhibit
scale: 1"=50'



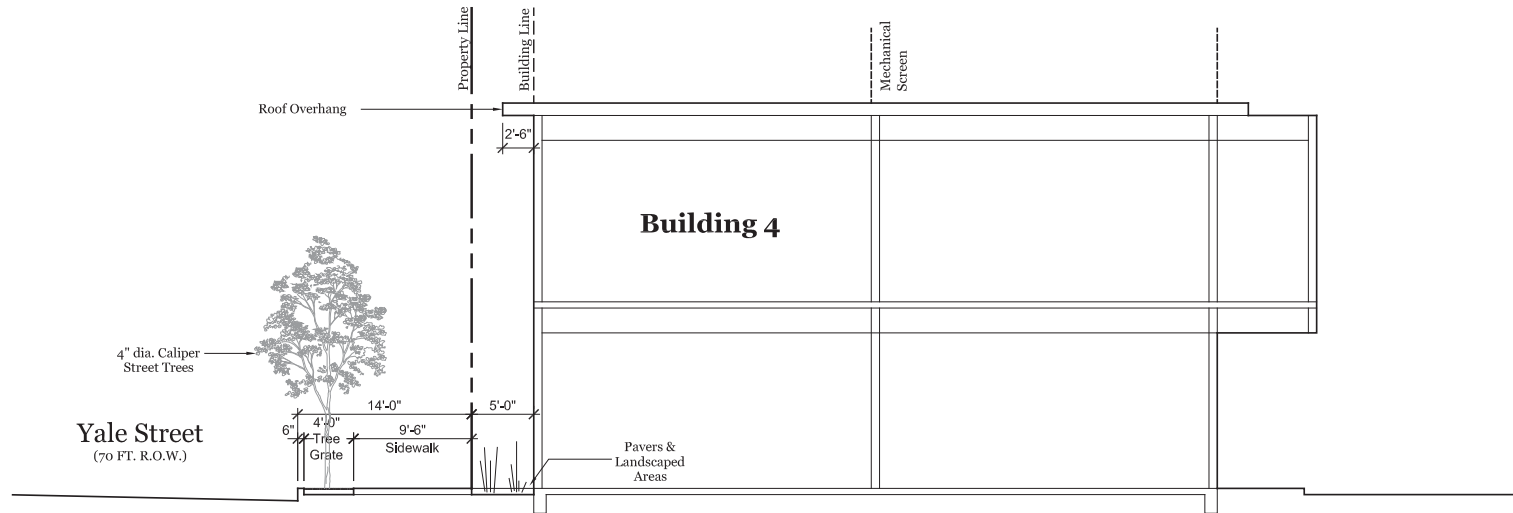
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Client

Location

Date _____

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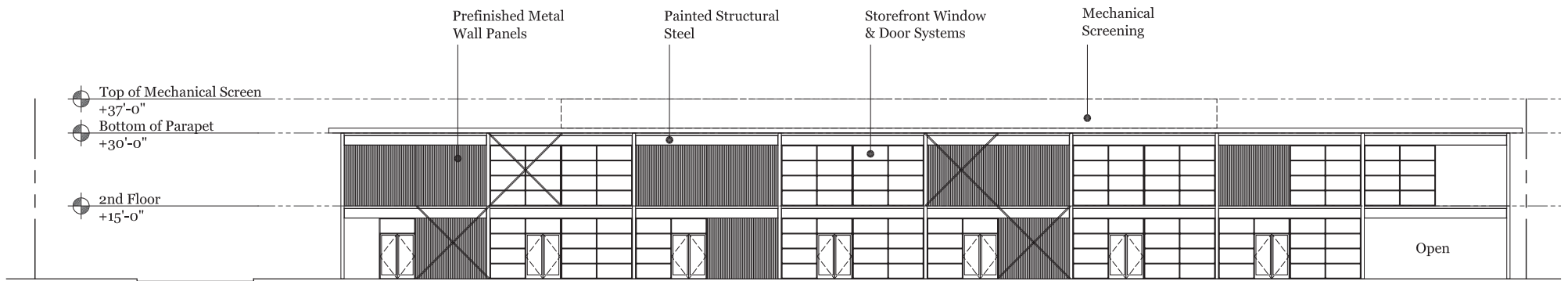
Contact

Client

Location

Date

Image



Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

Houston Heights Mercantile

Yale & 7th Street
Houston, Texas

2015 January 9

Site Plan Exhibit
scale: 1"=50'



Application Number: 2015-0166

Plat Name: Houston Heights Partial Replat No 13

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 01/26/2015

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

Specific Variance is being sought and extent of variance:

To allow a roof overhang on the second story to project 2'6" into the 5' building line along Yale Street on the new building that will be part of a four building shopping center

Chapter 42 Section: 151b

Chapter 42 Reference:

Sec. 42-151. Exceptions to building line requirement. (b) For a building line requirement of 10 feet or greater established by this article, an encroachment shall be permitted as follows: (1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys and decorative features if the minor encroachment is cantilevered into the 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;

A new, two-story shopping center building and parking lot will replace an old, unsightly warehouse on this property. It will be part of a four building shopping center that will have frontage on Yale, 7th and Heights Blvd. The other three buildings are old and are being preserved, including a house designated as historic. Yale is a designated Major Thoroughfare with a 70' right-of-way. A 5' building setback is allowed along such streets for non-residential structures. The developers would like to project the roof beyond the face of the building in order to insure a waterproof joint between the roof and the wall. Having the roof flush with the wall almost invariably results in rainwater leakage. This small projection will provide some sun screen for the second floor and give a little protection for customers entering or leaving the first floor shops in the rain by providing space enough to raise and lower umbrellas. The distance from the face of the building to the back of curb on Yale is 23'6". There is 13'6" from the property line to the curb. These dimensions provide adequate room for both trees and a wide public sidewalk. There are no overhead power lines along Yale in front of this property. The prohibition against projections into setbacks less than 10'. was adopted to insure that townhouses setback only 5' on open ditch street had sufficient space at the ground level for both required street trees and public sidewalks and were an adequate distance from overhead power lines.

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

Rainwater infiltration into flush joints has long been a problem for commercial construction in Houston's climate. Newer systems and materials have lessened but not eliminated the problem entirely. Few commercial developers have been willing to utilize the section of Chapter 42 that encourages commercial development in older areas to be built close to the street with parking in the back; the implication of disallowing projections for these few buildings was overlooked in the revisions to Chapter 42 adopted in 2013.

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

The intent of the chapter was to insure adequate distance from overhead power lines and adequate space for street trees and public sidewalks. In this case, there will be sufficient room for the trees and sidewalk and there are no overhead power lines.

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

Public health, safety, and welfare will be protected because the distance from the face of the building to the street is adequate for street trees and a wide public sidewalk and there are no overhead power lines creating a safety hazard for construction.

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

The justification for the variance is the width of the space available for required street trees and the public sidewalk as well as the lack of overhead power lines.

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Houston Views (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

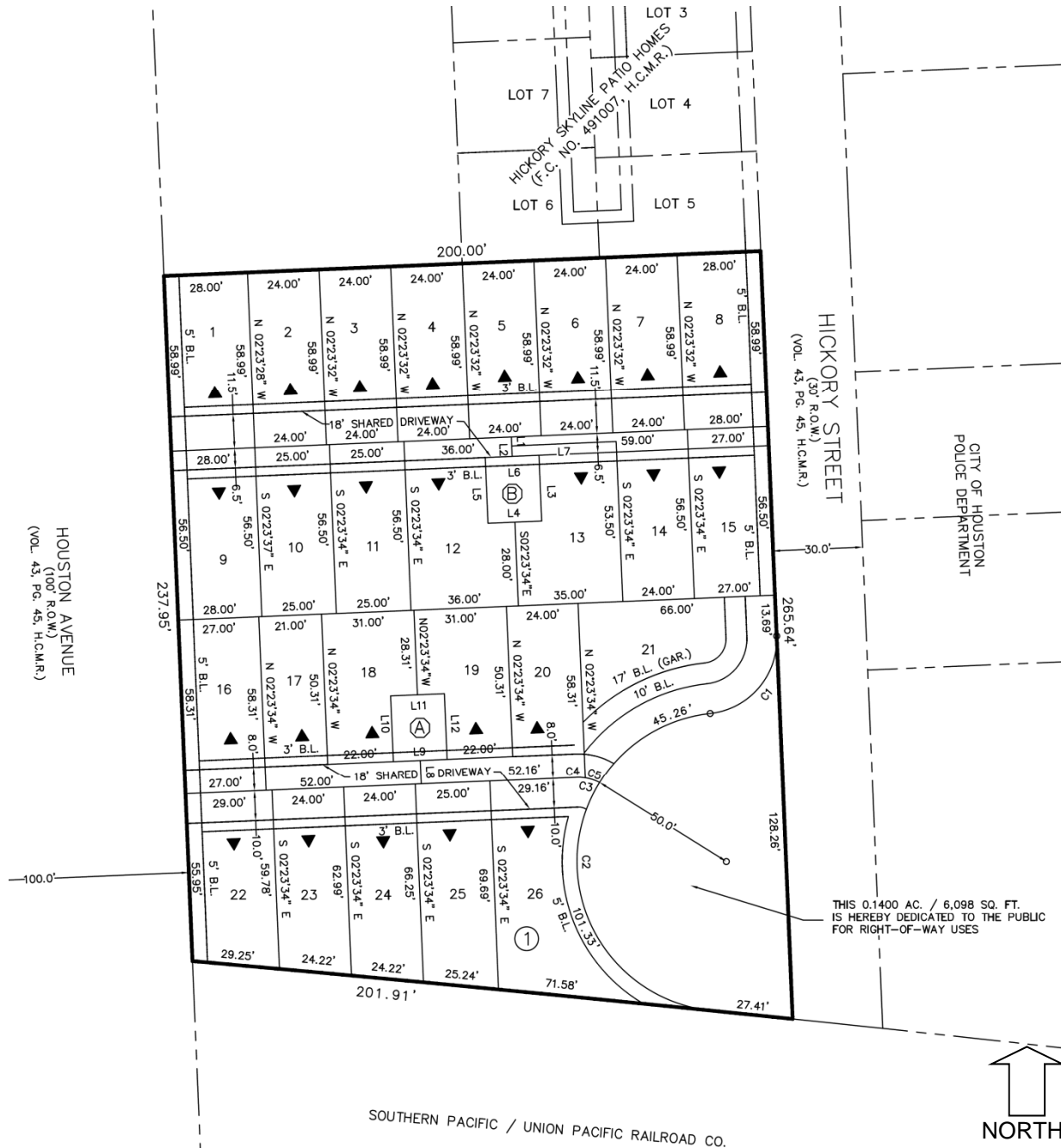
ITEM: 118

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Houston Views (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

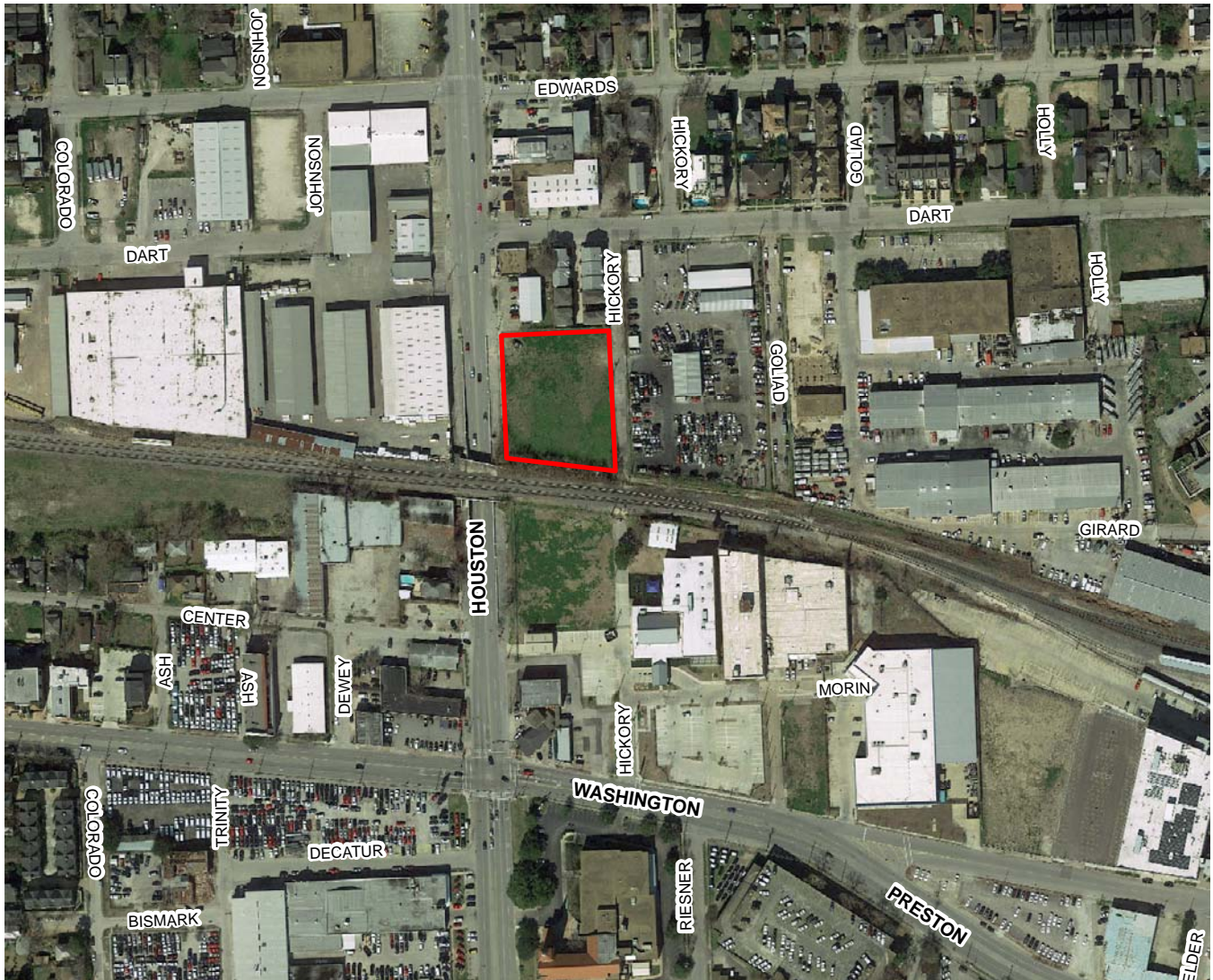
ITEM: 118

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Houston Views (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



Application Number: 2015-0086

Plat Name: Houston Views

Applicant: Windrose Land Services, Inc.

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to not dedicate right-of-way widening along Hickory Street, a local street in the Street Width Exception Area.

Chapter 42 Section: 42-122

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property is located 150-feet south of Dart Street between Houston Street and Hickory Street. The property to north is high-density, single-family use, the property to the east across Hickory is a City of Houston impound yard, the property to the south is an elevated railroad right-of-way, and the property to the west across Houston is commercial/industrial warehouses. The applicant has submitted a subdivision plat - Houston Views - to facilitate the development of the land in to high-density single-family residential uses, identical to the development to the north of his property. The applicant is requesting a variance not to widen Hickory Street because the existing conditions affecting his property have created a hardship that make right-of-way dedication impractical and contrary to the public interest. While Hickory Street is within the street width exception area, only requiring a 50-foot right-of-way with a 28-foot pavement width, the existing configuration of Hickory Street is 30-feet of right-of-way with a 25-foot pavement. The hardship was created by numerous pre-existing development conditions. The subdivision to the north received a variance not to widen Hickory Street, leaving less than 200-feet of right-of-way eligible for widening before the turnaround begins. The turnaround is necessary because of the severe grade-separation for the railroad that was created so that the tracks could fly-over Houston Street. The turnaround is forced solely on the applicant's property because a City of Houston impound yard is located across the street and a proper turnaround to facilitate safe traffic movement was not established when that development occurred. With the proposed turnaround, the site will have more than adequate access and traffic movement to support the proposed development. By using crossing shared driveways, every lot in the subdivision will have access to the dedicated Houston Street slip road and Hickory Street. If the applicant receives the variance, their subdivision will provide the turnaround that the existing lots on Hickory and the City of Houston impound facility need to facilitate safe turnaround movements within the public right-of-way. Additionally, the applicant will be constructing the public sidewalk on their property in a dedicated easement. While the development to the north did not provide sidewalks, sidewalks in this area will still provide movement potential to residents at the terminus of Hickory to

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

The hardship was created by numerous pre-existing development conditions. The subdivision to the north received a variance not to widen Hickory Street, making it impractical to widen less than 200-feet of right-of-way before the required turnaround begins. The street cannot be extended due to the severe grade-separation that was created when the Houston Street railroad fly-over was constructed. In addition to those conditions, a turnaround was not constructed when other development occurred along Hickory Street. This left an undue burden on the applicant, whose site is only 200-feet wide.

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

The intent of Chapter 42 is to provide safe and effective mobility and to enable land to develop in an orderly fashion in accordance with its highest and best use. In this instance, the applicant is willing to provide a turnaround on Hickory that benefits the subdivision to the north and the City's impound yard. Additionally, the applicant is constructing sidewalks on their property instead of in the right-of-way, meeting the intent of the City's ordinance while mitigating the need for full right-of-way width.

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

The proposed variance will allow the applicant to continue the same pavement and right-of-way width established by the subdivision to the north. Further, the provision of a vehicular turnaround and pedestrian sidewalks will be an improvement in the level of service of Hickory Street. Therefore, the granting of the variance will be an enhancement to the public's health, safety and welfare.

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

The justifications for the variance are the unique physical characteristics of the land that forces the applicant to bear an unequal share of the burden to dedicate a turnaround on Hickory Street and widen Hickory Street. Because the development to the north was not required to widen the street, the development pattern is set and forcing the applicant to widen the street is impractical and contrary to public interest.



Application Number: 2015-0086

Plat Name: Houston Views

Applicant: Windrose Land Services, Inc.

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to not dedicate right-of-way widening along Hickory Street, a local street in the Street Width Exception Area and to have a reduced building line of 5' along a Major Thoroughfare.

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 – Building Lines (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. Major Thoroughfares In general 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 subject property is located 150-feet south of Dart Street between Houston Street and Hickory Street. The property to north is high-density, single-family use, the property to the east across Hickory is a City of Houston impound yard, the property to the south is an elevated railroad right-of-way, and the property to the west across Houston is commercial/industrial warehouses. The applicant proposed development of the land in to high-density single-family residential uses, identical to the development to the north of his property. The applicant is requesting a variance not to widen Hickory Street because the existing conditions affecting his property have created a hardship that make right-of-way dedication impractical and contrary to the public interest. While Hickory Street is within the street width exception area, only requiring a 50-foot right-of-way with a 28-foot pavement section, the existing configuration of Hickory Street is 30-feet of right-of-way with a 25-foot pavement cross section. The subdivision to the north received a variance not to widen Hickory Street, creating a situation of an exiting non-compliant right-of-way. In addition, Hickory Street terminates at the railroad tracks and cannot be extended South due to the severe grade-separation for the railroad that was created so that the tracks could fly-over Houston Street. In order to develop the property, the termination of Hickory Street is forced solely on the applicant's property because a City of Houston impound yard is located across the street and a proper turnaround to facilitate safe traffic movement was not established when that development occurred. With the proposed turnaround, the site will have more than adequate access and traffic movement to support the proposed development. By using crossing shared driveways, every lot in the subdivision will have access to the dedicated Houston Street slip road and Hickory Street. If the applicant receives the variance, their subdivision will provide the turnaround that the existing lots on Hickory and the City of Houston impound facility need to facilitate safe turnaround movements within the public right-of-way. Additionally, the applicant will be constructing the public sidewalk on their property in a dedicated easement. While the development to the north did not provide sidewalks, sidewalks in this area will still provide movement potential to residents at the terminus of Hickory to walk north and west to the Houston Stre

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

The hardship was created by numerous pre-existing development conditions. The subdivision to the north received a variance not to widen Hickory Street, making it impractical to widen less than 200-feet of right-of-way before the required turnaround begins. The street cannot be extended due to the severe grade-separation that was created when the Houston Street railroad fly-over was constructed. In addition to those conditions, a turnaround was not constructed when other development occurred along Hickory Street. This left an undue burden on the applicant, whose site only has 200-feet of frontage.

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

The intent of Chapter 42 is to provide safe and effective mobility and to enable land to develop in an orderly fashion in accordance with its highest and best use. In this instance, the applicant is willing to provide a turnaround on Hickory that benefits the subdivision to the north and the City's impound yard. Additionally, the applicant is constructing sidewalks on their property instead of in the right-of-way, meeting the intent of the City's ordinance while mitigating the need for full right-of-way width.

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

The proposed variance will allow the applicant to continue the same pavement and right-of-way width established by the subdivision to the north. Further, the provision of a vehicular turnaround and pedestrian sidewalks will be an improvement in the level of service of Hickory Street. Therefore, the granting of the variance will be an enhancement to the public's health, safety and welfare.

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

The justifications for the variance are the unique physical characteristics of the land that forces the applicant to bear an unequal share of the burden to dedicate a turnaround on Hickory Street and widen Hickory Street. Because the development to the north was not required to widen the street, the development pattern is set and forcing the applicant to widen the street is impractical and contrary to public interest.

Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Murphy USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

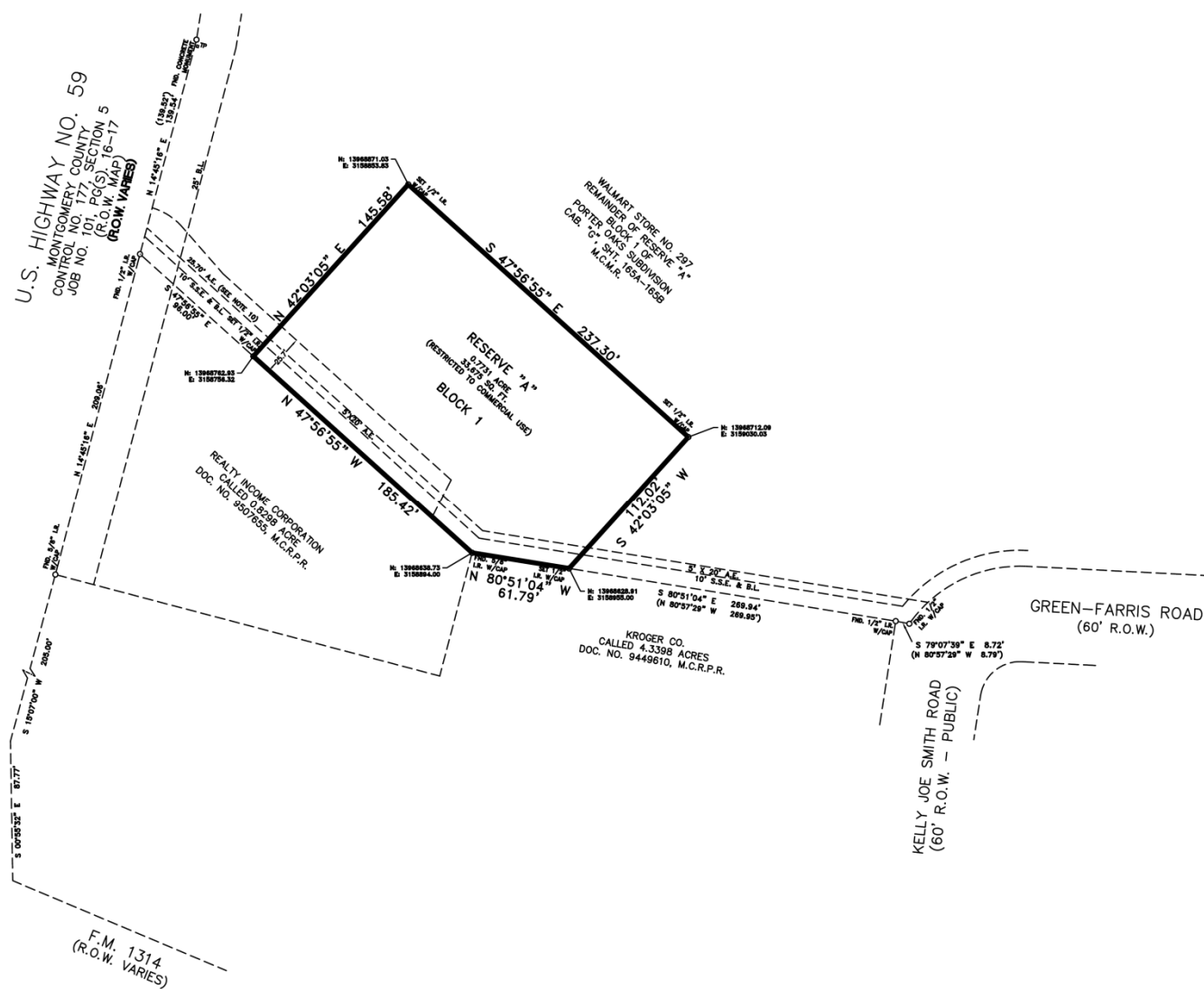
Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Murphy USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Murphy USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2015-0051

Plat Name: Murphy USA Store No 297

Applicant: Owens Management Systems, LLC

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow a Reserve not to front on a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the requirements for a minimum size, type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve.

Statement of Facts

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

The proposed replat is a 0.7731 acre tract of out of Reserve A, 21.6625 acres in the Porter Oaks subdivision, recorded in 1993 and owned by Wal-Mart Stores, Inc. The development is situated along US 59 North in Porter, Montgomery County, Texas. There is a 3-lane service road that separates the property and US 59 Highway. There is an existing Wal-Mart Super Store and Home Depot within Reserve A boundary. A replat is not required per Chapter 42 or Montgomery County for the proposed gas station for Wal-Mart. The gas station will be owned and operated by Murphy Oil, in partnership with Wal-Mart. However, Murphy Oil Corporation requires the gas station property to be platted separately.

(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 requirement for the Reserve to abut the service road will require additional curb cuts to the service road. The required distance between curb cuts by Texas Department of Transportation will result in the gas station being located too close to the Super Center, thereby resulting in a congested traffic pattern. Porter Oaks plat includes 3.7531 acre detention facilities easement and 20' drainage easement connecting to Loop 494. The requirement for the Reserve to abut the service road will eliminate the pervious green space and require drainage plans to Texas Department of Transportation.

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

The southwest corner of the gas station will be located 96-feet from the ingress/egress to the service road. The existing drive lane pattern in the parking lot will allow for traffic flow around the gas station that leads to ingress/egress locations. The location also allow for tankers to access the gas station and be within sufficient distance from the Super Center in case of a fire.

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

The granting of the variance will not cause traffic circulation problems. The existing green space between the service road and parking lot will be preserved.

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

It is based on the requirements by Texas Department of Transportation for additional curb cuts and loss of green space. The gas station location is consistent with Wal-Mart stores.

Houston Planning Commission

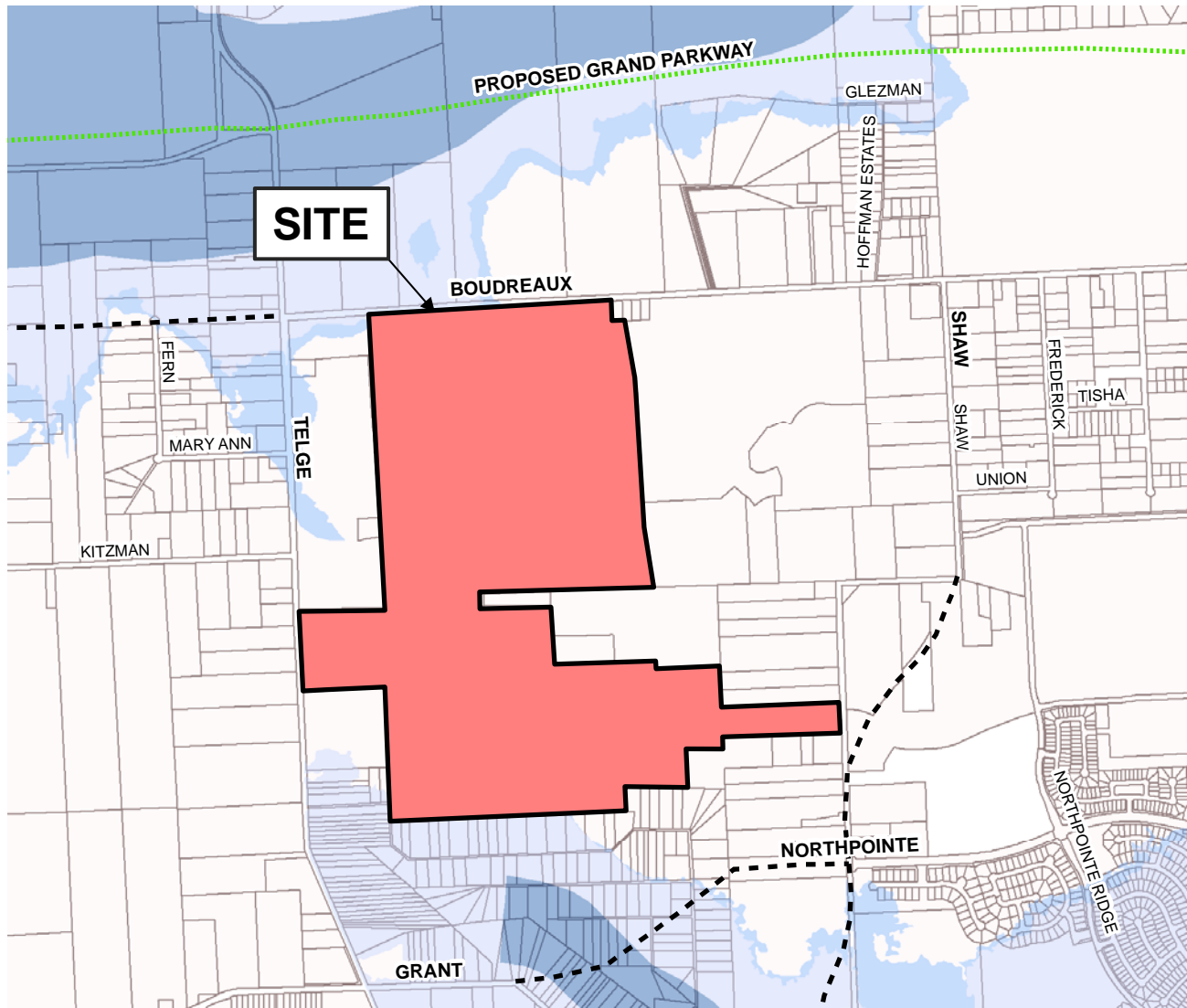
ITEM : 120

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Oakcrest North at Wildwood GP (DEF1)

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Site Location

Subdivision

Houston Planning Commission

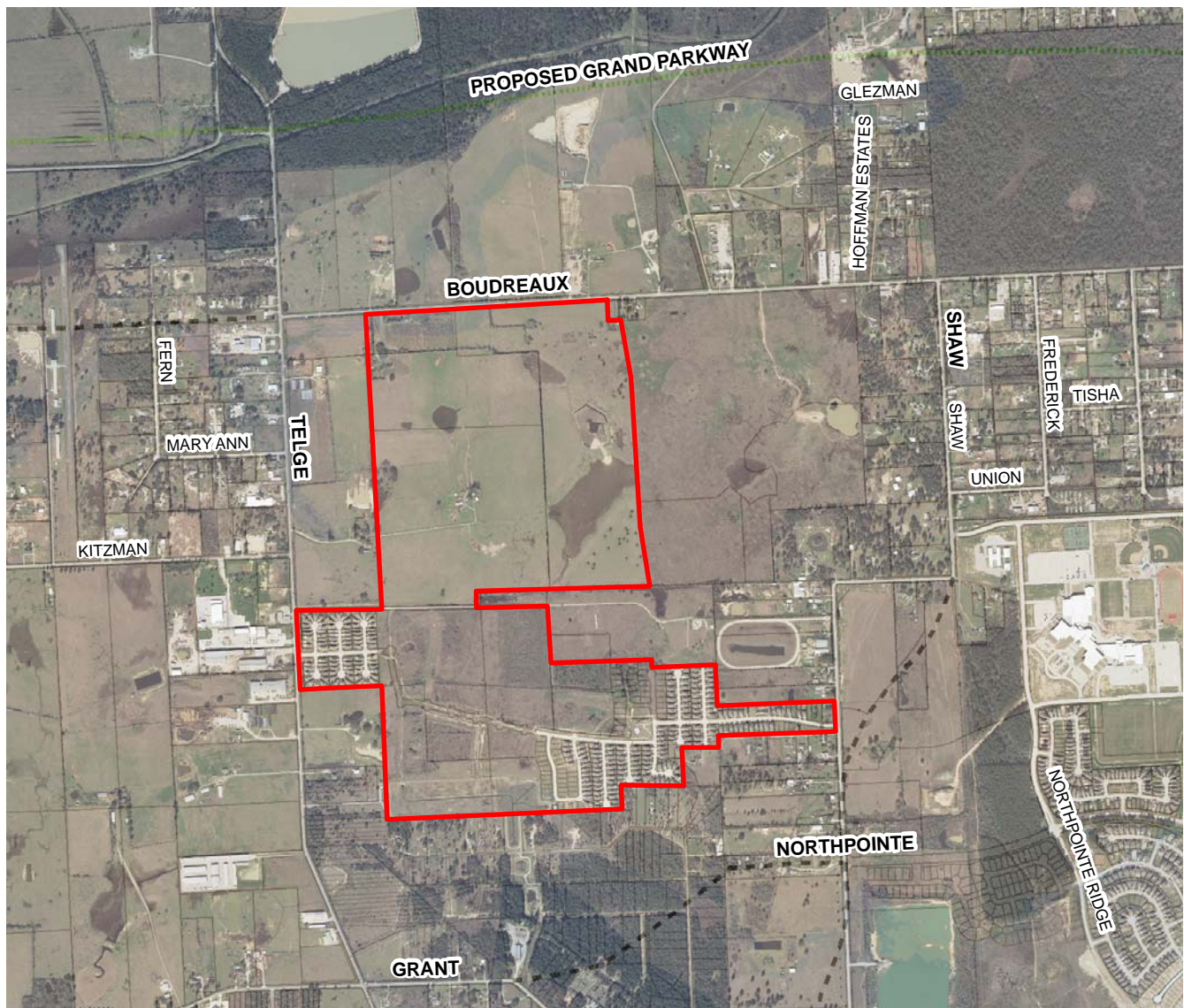
ITEM : 120

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Oakcrest North at Wildwood GP (DEF1)

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Aerial



Application Number: 2015-0048

Plat Name: Oakcrest North at Wildwood GP

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

To not provide an east/west local street crossing a proposed detention area and greenbelt between Marberry Drive and the future east/west spine road resulting in an intersection spacing of approximately 2,500 feet.

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

(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 revised General Plan for Oakcrest North at Wildwood includes a 206 acre expansion to the previously approved General Plan of Oakcrest North. The general plan is being expanded to include the Marten's tract that is just to the north of the previously approved GP. The site is south of Boudreaux Road and just east of Telge Road. The site is adjacent to Haydon Lakes, a new subdivision, currently being developed on the east boundary of the Marten's tract. There is a sliver of land separating the Marten's tract from the original boundary of Oakcrest North that is part of the Haydon Lakes development. The western portion of the sliver of land that was part of the Haydon Lakes development has been acquired by Friendswood Development in order to create a contiguous master plan with improved vehicular, pedestrian circulation and a unified drainage/detention system. The required on-site detention and the drainage for the expanded development will connect to the existing drainage system already built in the existing Oakcrest North development. Conveyance of the drainage system requires a 300' wide north/south detention/greenbelt corridor through the middle of the site. The requirement for a major drainage corridor through the middle of the site will provide a safe corridor for pedestrian and bicycle circulation through the site without conflict with automobile traffic. In order for the drainage to be efficient and to avoid crossing the pedestrian corridor with additional vehicular traffic it is desirable to avoid crossing the drainage corridor with additional east/west local streets. The original intent was to develop an internal collector street around the proposed north/south detention/greenbelt corridor. A collector street would eliminate the requirement for an east/west local street crossing the detention/greenbelt in that the collector street would have an intersection spacing requirement of 2,600 feet instead of 1,400 feet. The length of the detention/greenbelt cannot be shorter due to the location of the existing streets in Oakcrest North and the location of the original homestead on the Marten's tract. Friendswood Development Company is contractually obligated by the sellers of the Marten's tract to preserve the original homestead as part of the open space and recreational amenity planned in the new expanded development. It is also the developer's intent that the open space and recreational amenities of the original development be

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

Prior to October 2nd, 2014 the original intent was to develop an internal collector street around the proposed north/south detention/greenbelt corridor. A collector street would eliminate the requirement for an east/west local street crossing the detention/greenbelt in that the collector street would have an intersection spacing requirement of 2,600 feet instead of 1,400 feet. The currently approved General Plan for Oakcrest North established the requirement for a second stub street into the Martens tract and would have allowed for the construction of a collector street. On October 2 the City's decision to grant the variance to the adjacent developer of Haydon Lakes to not require the previously approved street stub precluded Friendswood Development from completing the collector street, resulting in the requirement for an additional east/west local street across the detention/greenbelt reserve.

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

The intent of the chapter is to require a system of local streets serving properties to be development for residential purposes that discourages through traffic while maintaining adequate access and traffic movement for convenient circulation within the subdivision and access for fire, police and other emergency services. The plan will preserve the intent of the ordinance by providing a non-loaded spine road around the west side of the detention/greenbelt reserve that will provide superior circulation within the low density, large lot subdivision. The plan will also provide access to the reserve consistent with the requirements and provisions of Chapter 42-130 (8) by providing 60 feet of frontage at the location where the east/west street intersection would otherwise occur. The 60' wide "windows" to the reserve will allow pedestrian access to and across the detention/greenbelt reserve.

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

Public welfare will not be affected because superior internal circulation will be provided within the subdivision via a spine road. All other required street stubs are being provided to access all other adjacent properties. Sixty foot wide access windows will be provided at the location where the east/west street intersections would otherwise occur.

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

The justification for the variance is the inability to complete the collector street due to the elimination of the previously required street stub and the physical circumstances of the property due to its irregular shape and the requirement for a major north/south drainage corridor through the middle of the site.

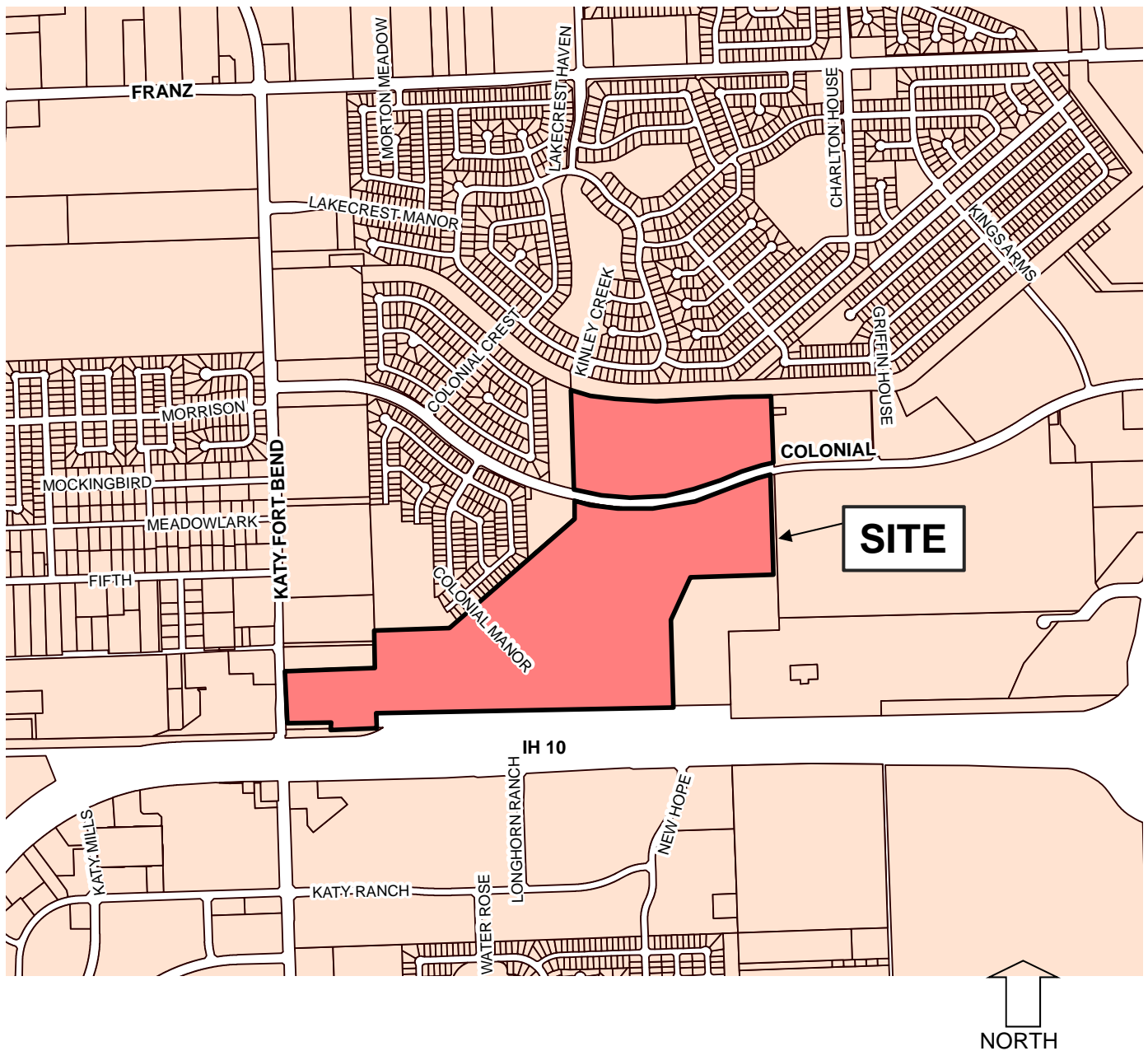
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Park West Green GP

Applicant: EHRA



D – Variances

Site Location

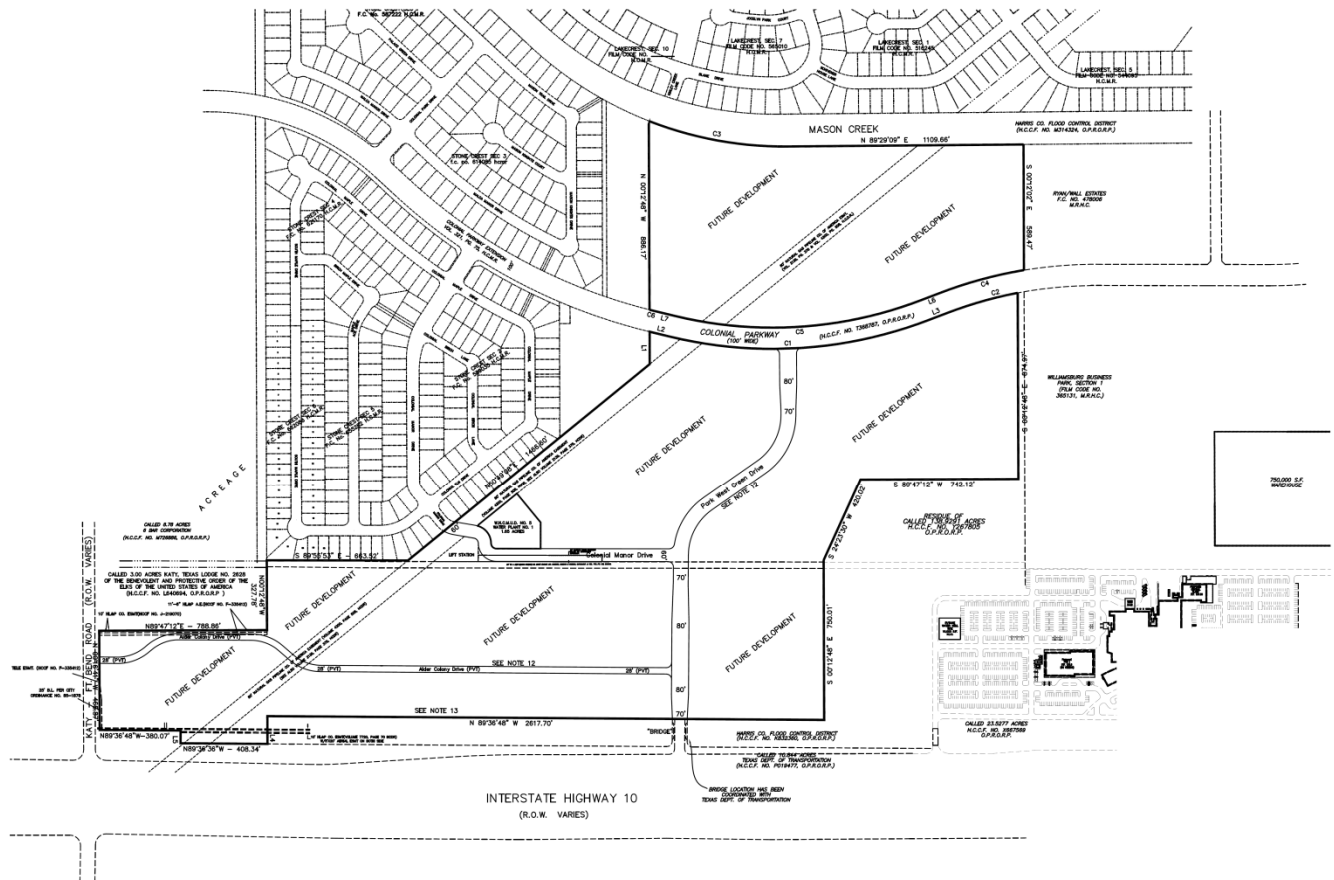
Houston Planning Commission

ITEM: 121

Planning and Development Department Meeting Date: 02/05/2015

Subdivision Name: Park West Green GP

Applicant: EHRA



D – Variances

Subdivision

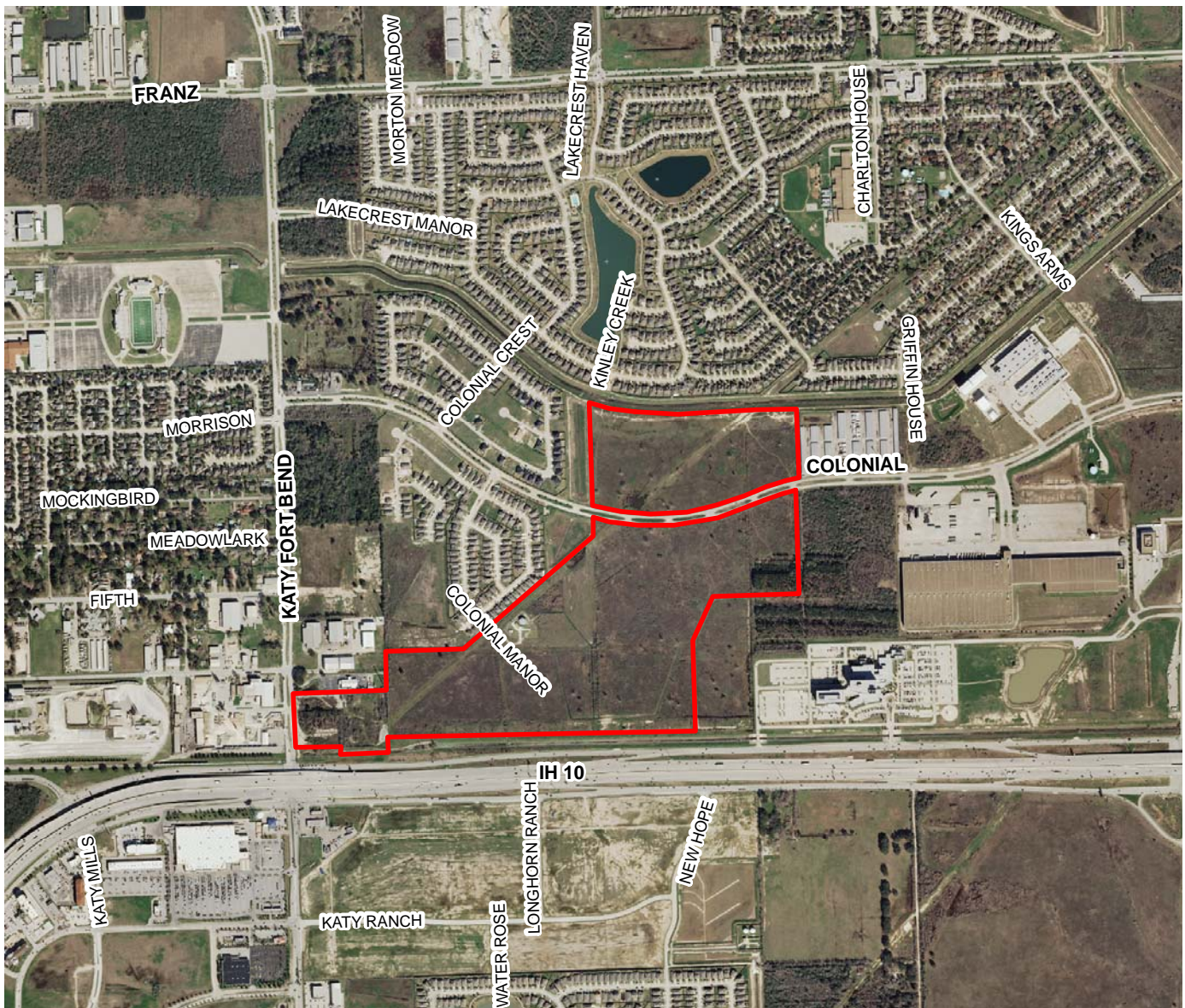
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Park West Green GP

Applicant: EHRA



D – Variances

Aerial

GENERAL NOTES

- (1) The lot lines are indicated by the pink line. It is the owner's responsibility to ensure that the lot lines are correct and that the lot is properly surveyed. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- (2) The lot lines are indicated by the pink line. It is the owner's responsibility to ensure that the lot lines are correct and that the lot is properly surveyed. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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LINE TABLE	
LINE	LENGTH
1	152.26'
2	152.26'
3	152.26'
4	152.26'
5	152.26'
6	152.26'
7	152.26'
8	152.26'
9	152.26'
10	152.26'
11	152.26'
12	152.26'
13	152.26'
14	152.26'
15	152.26'
16	152.26'
17	152.26'
18	152.26'
19	152.26'
20	152.26'

CURVE TABLE	
CURVE	RADIUS
1	152.26'
2	152.26'
3	152.26'
4	152.26'
5	152.26'
6	152.26'
7	152.26'
8	152.26'
9	152.26'
10	152.26'
11	152.26'
12	152.26'
13	152.26'
14	152.26'
15	152.26'
16	152.26'
17	152.26'
18	152.26'
19	152.26'
20	152.26'

INTERSECTION HIGHWAY 10
(R.O.W. VARIES)

BRIDGE LOCATION HAS BEEN
INDICATED BY DASHED LINE
(SEE NOTE 12)

PARK WEST GREEN GP
BEING A TRACT OF 131.7 ACRES OUT OF THE HENRY
HUSTON SURVEY, A-1679, C.P. COLLINS SURVEY, A-1513,
W.C. FEATHERSTONE SURVEY, A-1524 AND THE A.R.
CONNELL SURVEY, A-1333 IN HARRIS COUNTY, TEXAS.

6 RESERVES TOTALING 122.70 ACRES

OWNER

KATY PROMISE JOINT VENTURE
7670 WOODWAY, SUITE 160
HOUSTON, TX 77063

January 26, 2015





Application Number: 2015-0191

Plat Name: Park West Green GP

Applicant: EHRA

Date Submitted: 01/26/2015

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

Specific Variance is being sought and extent of variance:

Variance to allow a block length greater than 1,400'.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

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

Statement of Facts

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

The Park West Green General Plan is located between existing developed tracts which prohibits typical street connectivity. Internal public street connectivity is provided by Park West Green Drive which connects Interstate 10 Frontage Road to Colonial Parkway. An extension of Colonial Manor Drive from the adjacent Stone Crest subdivision will provide access to Park West Green Drive. A variance on the previous general plan for this property was granted so that a street connection between Park West Green Drive and Katy Ft. Bend Road along Interstate 10 would not be required. Colonial Manor Drive was originally intended to provide a public street connection between Park West Green Drive and Katy Ft. Bend Road in order to provide a second point of access to the Stone Crest subdivision. A new commercial development is proposed for the acreage in this GP north of Interstate 10 (please refer to the site plan enclosed with this application). Connecting a public street between the single family residential Stone Crest subdivision and the new proposed commercial tract is not desirable. This GP proposes to reroute Colonial Manor Drive to connect with Park West Green Drive. This connection will allow residents of Stone Crest to have access to both the Interstate 10 frontage road and Colonial Parkway as well as to the new commercial tracts. This street pattern will have the important benefit of discouraging traffic from the commercial shopping area through the single family residential subdivision. The future shopping center will include an east/west private street providing connectivity between Park West Green and Katy Ft. Bend Road. Therefore, it is requested not to require a north/south public street connection between Park West Green and Katy Ft. Bend Road. East of this GP, two existing large campus style developments impede a street connection. Williamsburg Business Park Section 1 which has a 750,000 s.f. warehouse and distribution facility currently occupied by 99 Cent stores is adjacent the northeast boundary of Park West Green GP. On the southeast boundary, Memorial Hermann Hospital has an extensive medical campus with internal private streets. These existing facilities prevent a public street connection to the east, therefore it requested that no public street be required east of Park West Green Drive between Interstate 10 frontage road and Colonial Parkway.

(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 developments surrounding this general plan (Stone Crest subdivision, Memorial Hermann Hospital, and Williamsburg Business Park) predate the Park West Green GP. This GP seeks to realign Colonial Manor Drive to provide public street connectivity without directly connecting disparate land uses.

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

The 1,400' block length requirement is designed to provide neighborhood connectivity. In this instance, public streets are being relocated to provide such connectivity while preserving the separation of disparate land uses. Local circulation is further provided by a future private street connection.

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

Public health, safety and welfare are not negatively impacted by granting this variance since efforts are being made to separate single family residential use from commercial use while maintaining local vehicular connectivity.

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

The hardship for these block length variance requests is the fact that existing land uses to the east prevent public street connectivity and existing residential development to the north should not have a direct vehicular connection to future high traffic commercial development.

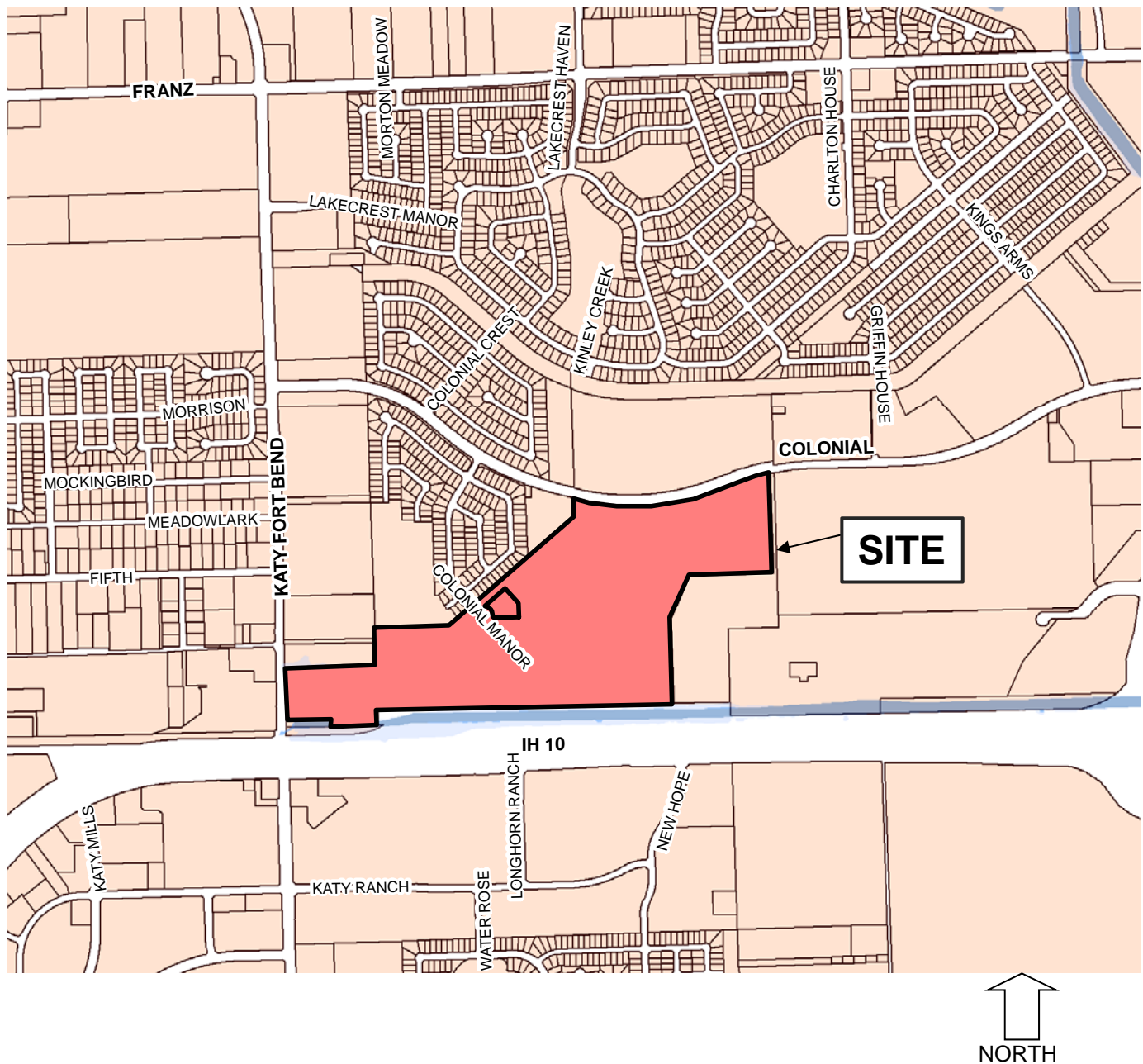
Houston Planning Commission ITEM: 122

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Park West Green Sec 1

Applicant: EHRA



D – Variances

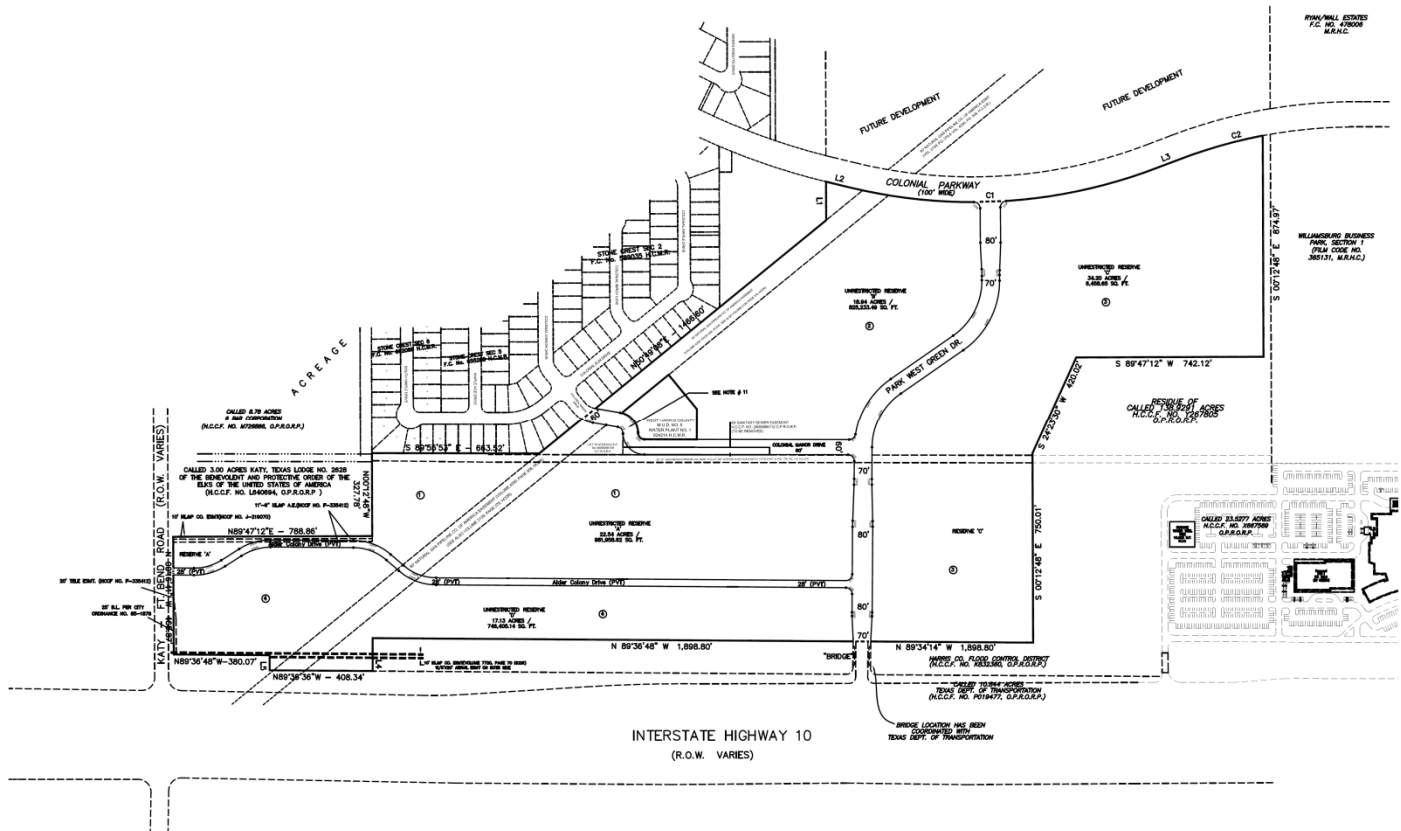
Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department Meeting Date: 02/05/2015

Subdivision Name: Park West Green Sec 1

Applicant: EHRA



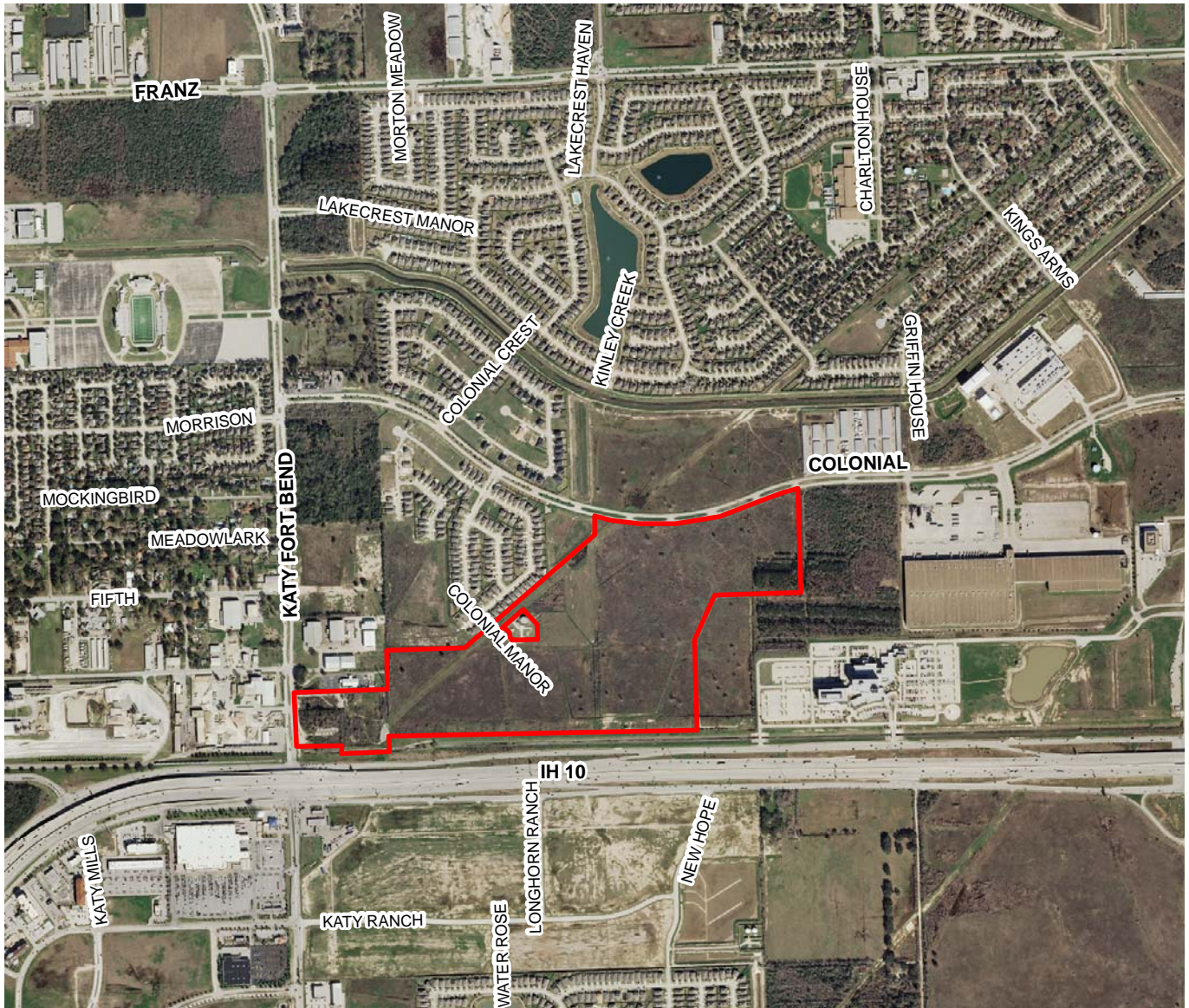
Houston Planning Commission ITEM: 122

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Park West Green Sec 1

Applicant: EHRA



D – Variances

Aerial



Application Number: 2015-0192

Plat Name: Park West Green Sec 1

Applicant: EHRA

Date Submitted: 01/26/2015

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

Specific Variance is being sought and extent of variance:

Variance to allow a tangent distance on a reverse curve of less than 100'.

Chapter 42 Section: 42-132(b)

Chapter 42 Reference:

Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet.

Statement of Facts

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

Park West Green Sec 1 proposes an extension of Colonial Manor Drive, which was platted with the Stone Crest subdivision up to the boundary of this plat. West Harris County M.U.D. No. 5 Water Plant No. 1 was recorded with a curve on its boundary which was intended to allow Colonial Manor Drive to bend to the south. New development within the Park West Green GP south of the water plant is proposed to be commercial retail. Directly connecting the single family residential subdivision with the commercial tracts is not desirable. Therefore, it is proposed to reroute Colonial Manor Drive to the east. To do so, the standard reverse curve along the centerline as specified in Chapter 42 cannot be achieved, therefore a variance is requested to allow a tangent distance of 1.9' between centerline curves with a 55' radius.

(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 original centerline curve for Colonial Manor Drive was set by a general plan which intended for the street to extend east and connect to additional single family residential development. A portion of the Stone Crest GP was sold by the developer and a small tract acquired by West Harris County M.U.D. No. 5 for creation of a water plant site. The location and shape of the water plant intended for Colonial Manor Drive to turn south instead of east. The sale and development of these tracts has resulted in a non-standard street alignment and centerline tangent.

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

Colonial Manor Drive is a residential character street, thus vehicle speeds are low. Primary access for residents of Stone Crest subdivision is via Colonial Manor Drive north to Colonial Parkway, a major thoroughfare. The proposed extension of Colonial Manor Drive to the east in order to connect to Park West Green Drive provides the required second point of access for the subdivision.

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

Public health, safety and welfare are not negatively impacted by granting this variance since neighborhood connectivity is being maintained and vehicle speeds on Colonial Manor Drive are low due to its residential character.

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

The hardship for this reverse curve tangent variance request is the fact that plats by Stone Crest subdivision and West Harris County M.U.D. No. 5 Water Plant No. 1 resulted in non-standard right-of-way radii.

Houston Planning Commission ITEM : 123

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Sunrise Pines Sec 4

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



D – Variances

Site Location

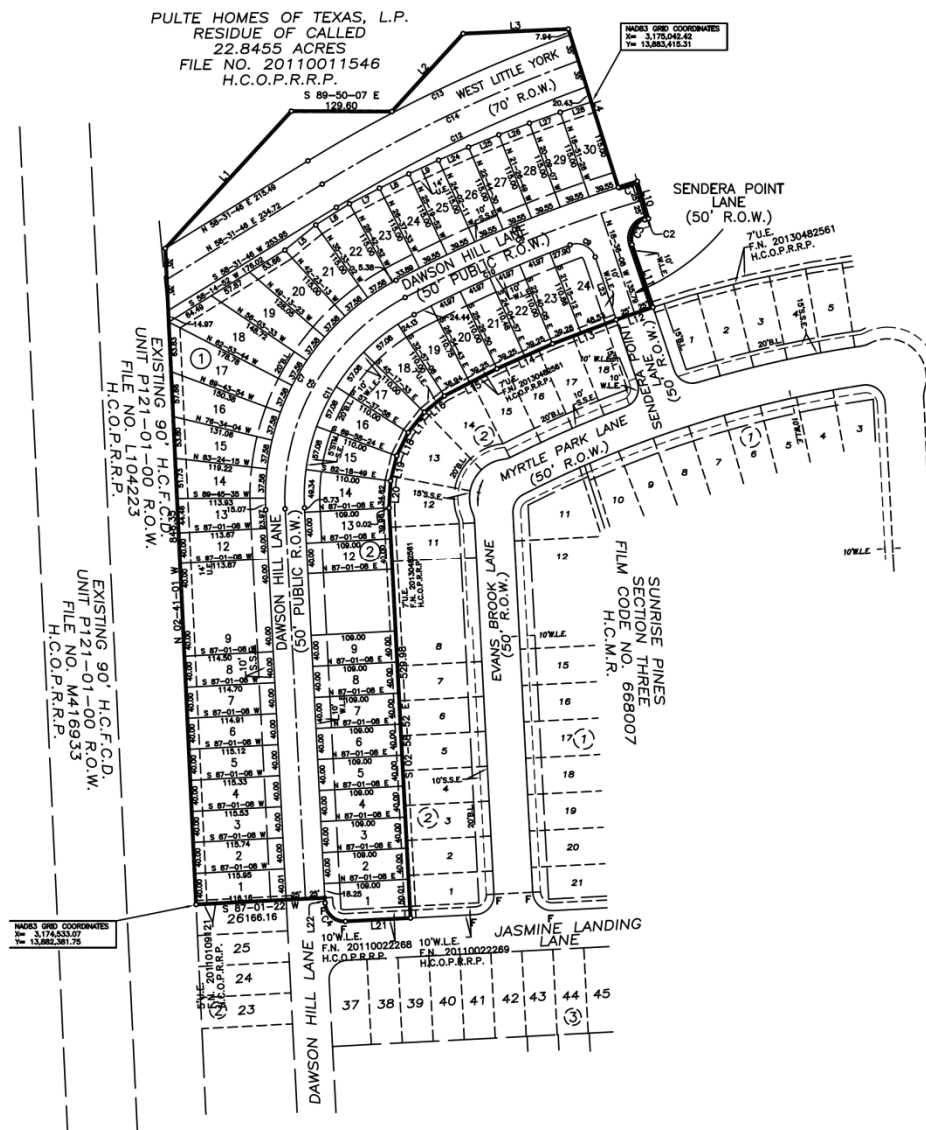
Houston Planning Commission ITEM : 123

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Sunrise Pines Sec 4

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



D – Variances

Subdivision

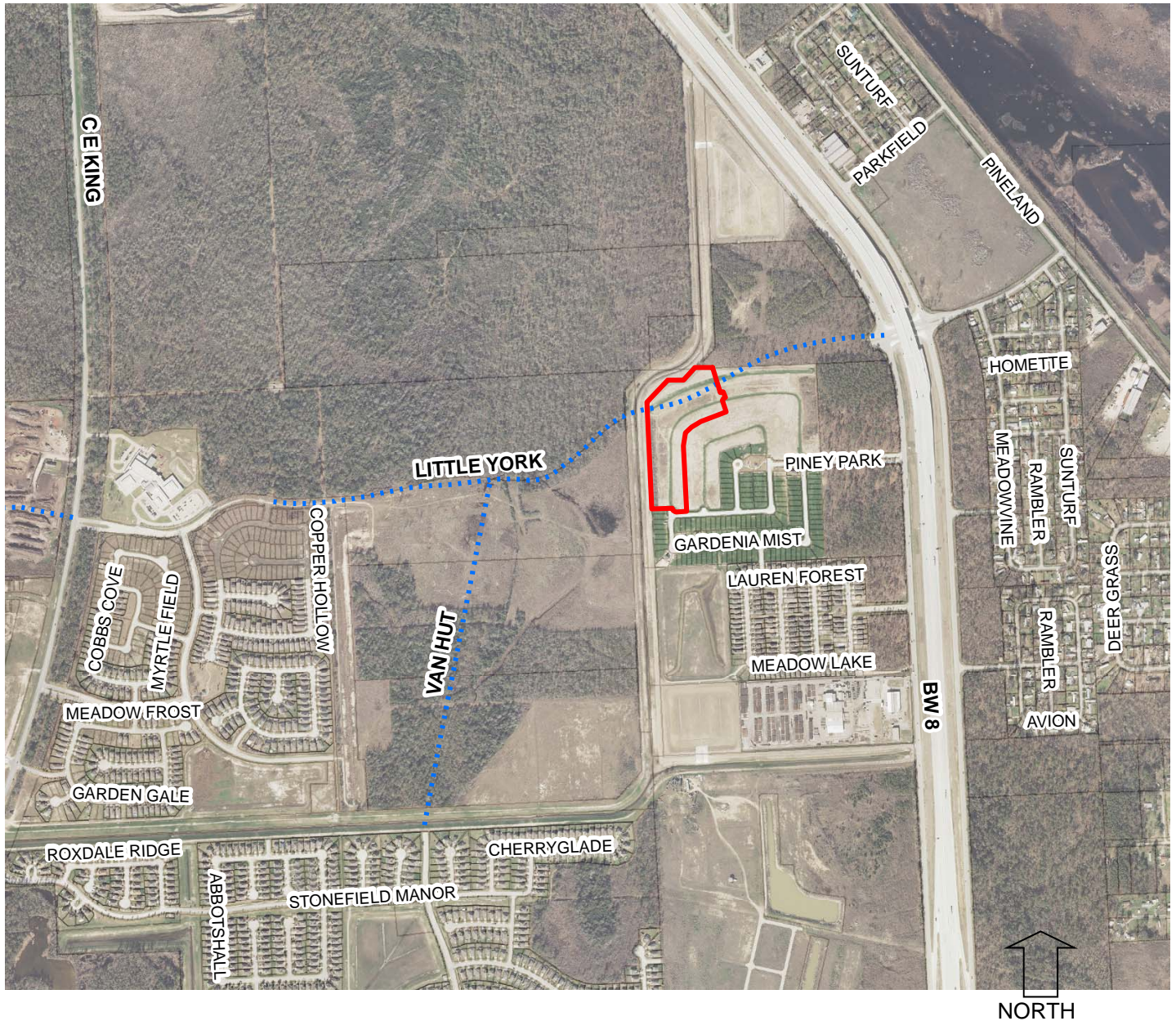
Houston Planning Commission ITEM : 123

Planning and Development Department

Meeting Date: 02/05/2015

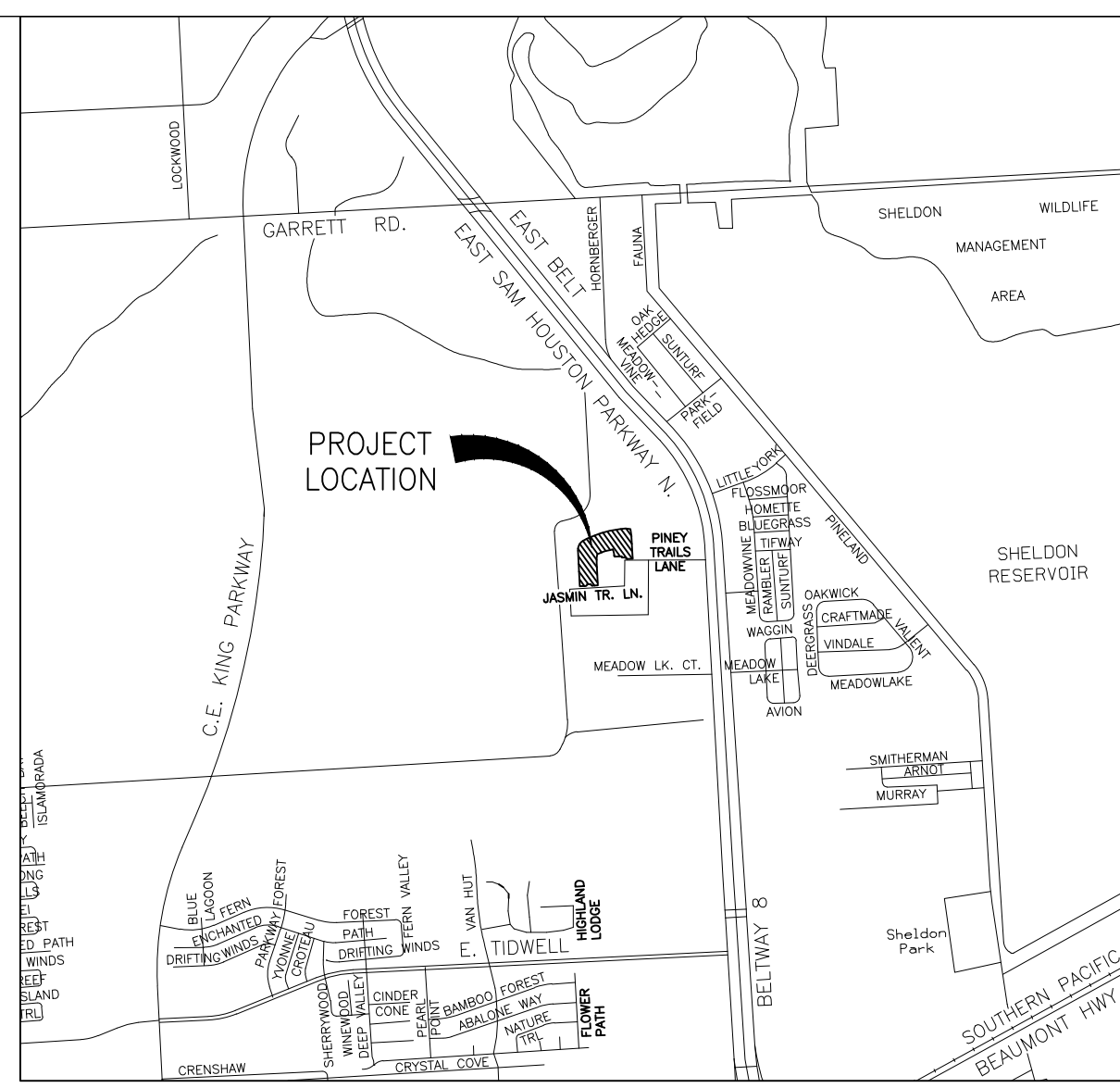
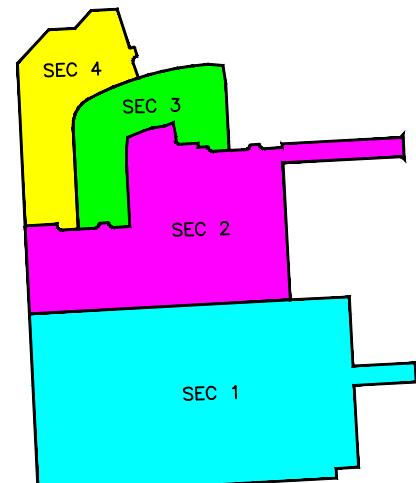
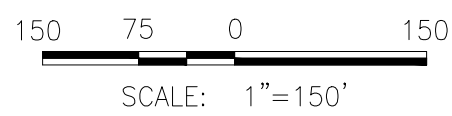
Subdivision Name: Sunrise Pines Sec 4

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



D – Variances

Aerial



EXISTING 90' H.C.F.C.D. UNIT P121-01-00 R.O.W. FILE NO. L104223 H.C.O.P.R.P.

EXISTING 90' H.C.F.C.D. UNIT P121-01-00 R.O.W. FILE NO. M416933 H.C.O.P.R.P.

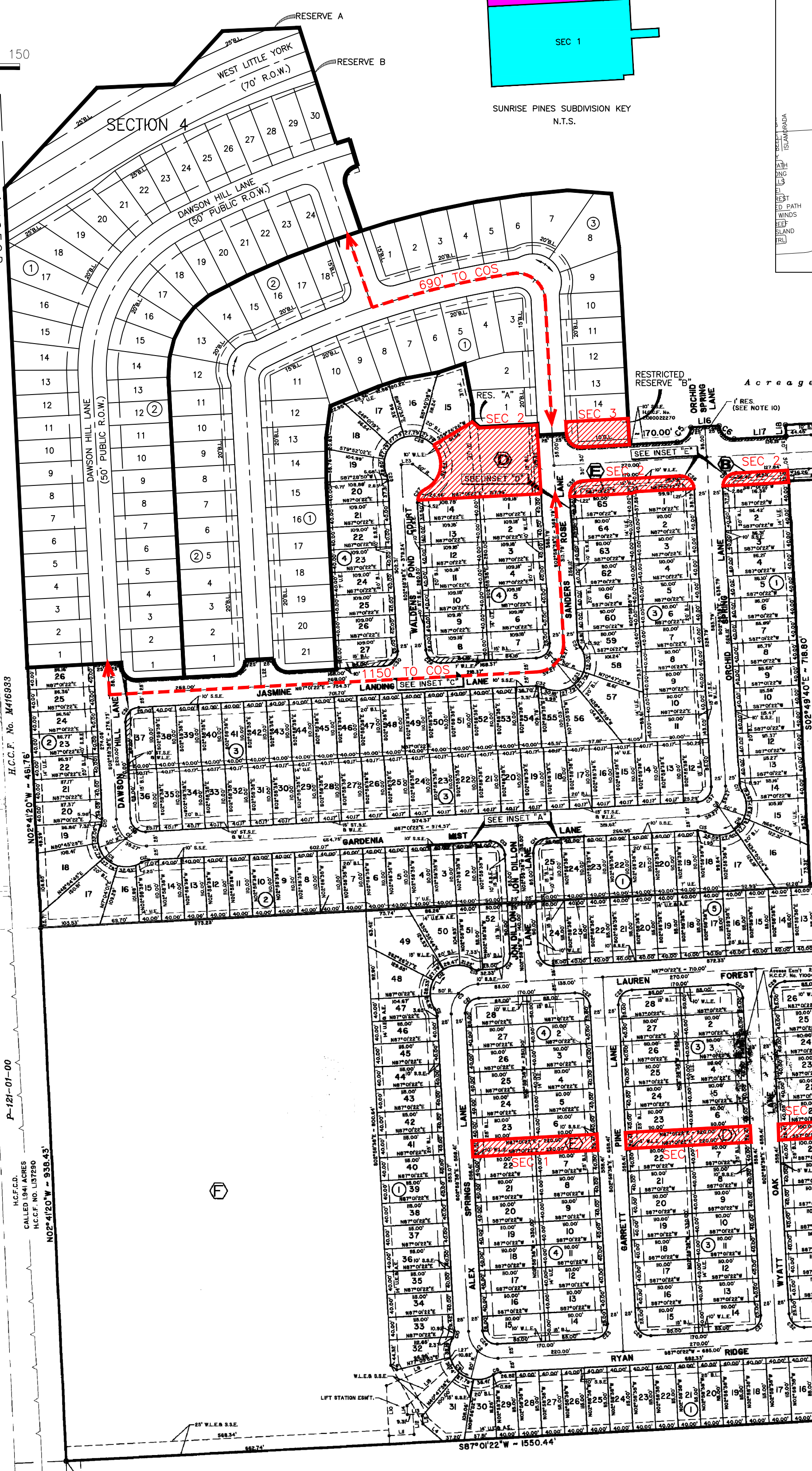
Existing 90' H.C.F.C.D. Unit P121-01-00 ROW H.C.C.F. No. M416933

180' Drainage Res Strip P-121-01-00

H.C.F.C.D. CALLED 194 ACRES H.C.C.F. NO. L104223

H.C.F.C.D. CALLED 194 ACRES H.C.C.F. NO. L104223

H.C.F.C.D. CALLED 194 ACRES H.C.C.F. NO. L104223



PROPOSED SECTION 4
COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5000 SF:	43
B. TOTAL AREA OF LOTS < 5000 SF:	197,517 SQ.FT.
C. AVERAGE LOT SIZE < 5000 SF:	4,593 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	100 SQ.FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	4,300 SQ.FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	0 SQ.FT.

RECORDED SECTION 3
COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5000 SF:	15
B. TOTAL AREA OF LOTS < 5000 SF:	73,798 SQ.FT.
C. AVERAGE LOT SIZE < 5000 SF:	4,920 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	100 SQ.FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	1,500 SQ.FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	4,960 SQ.FT. (3,460 SQ.FT. OVERAGE)

RECORDED SECTION 2
COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5000 SF:	122
B. TOTAL AREA OF LOTS < 5000 SF:	542,612 SQ.FT.
C. AVERAGE LOT SIZE < 5000 SF:	4,448 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	200 SQ.FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	22,100 SQ.FT. (INDICATED ON PLAT)
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	30,116 SQ.FT. (8,016 SQ.FT. OVERAGE)

Burnett Partners, Ltd.
Remainder of
called 42.5867 Acres
H.C.C.F. No. 1728095

Burnett Partners, Ltd.
Remainder of
called 42.5867 Acres
H.C.C.F. No. 1728095

COS EXHIBIT SUNRISE PINES SEC 3 & 4

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026



Beltway 8
(East Sam Houston Parkway North Tollroad)



Application Number: 2015-0085

Plat Name: Sunrise Pines Sec 4

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

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

42-181 To allow for 43 lots to be less than 5000 square feet and to allow for additional COS in Sunrise Pines Sec 1, 2, and 3 to be used in Sunrise Pines Sec 4 and future Section 5.

Chapter 42 Section: 181

Chapter 42 Reference:

Sec. 42-182. Optional performance standards for the reduction in lot size--Compensating open space. A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code.

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;

Sunrise Pines is a community on the east suburban side of Houston. It is a planned community that has green space, and is close to Sheldon Reservoir and other areas of interest. The lot products range from about 4000 sq ft to about 6000 sq feet. Each of the previous sections had Compensating open space and each section is adjacent to the other one. The request to allow Sections 4 and 5 to use the additional COS is a practical one. It is considered a better use of open space to combine the COS area to allow for amenities to be put in such benches, play ground equipment, etc.

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

The community was planned to have smaller lot product to allow for a greater density thereby providing affordability. The combining of greenspaces would allow residents to enjoy the area that much more.

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

The intent and general purposes of this chapter are preserved and maintained as the COS is less than a quarter mile away. The amount of COS needed for this section is 4,300 feet. Sunrise Pines Sec 2 provided 8,016 of overage thereby allowing for 3,716 extra feet even after using this acreage.

(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 by allowing the developer to provide more COS in certain areas thereby making the COS more useful in providing amenities.

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

The hardship goes towards making developments that make sense. This variance has been granted to master planned communities such as The Woodlands which provides a COS "Bank" to allow for the greater use of the COS. This developer is trying to utilize this same approach in providing amenities and green spaces that make sense.



Application Number: 2015-0085

Plat Name: Sunrise Pines Sec 4

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

Date Submitted: 01/12/2015

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

Specific Variance is being sought and extent of variance:

A variance is requested to not provide an East/West street along West Little York and the western plat boundary.

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; or

Statement of Facts

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

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

Sunrise Pines Sec 4 is a subdivision of 54 lots and two reserves just south of West Little York and west of Beltway 8 East. West Little York trajectory west of the proposed section 4 is southerly. An east/west street stub is required to on the western boundary about 500' south of the newly dedicated West Little York. Strict application of the rules would require an east/west street when the dedication of West Little York (a major thoroughfare) should provide the vehicular circulation needed for the area. The stub street to the west is unnecessary as West Little York is a more direct east/west 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 variance have more to do with the physical features of the area than any other factor. The west boundary of Sunrise Pines Sections 1-4 is a 180' Harris County Drainage Fee strip. The street stub that we are asking for a variance from would most likely not extend to any street as West Little York will be the main arterial that connects the neighborhood to the west to the Beltway.

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

The intent and general purposes of this chapter is preserved and maintained. The distance from the southern edge of West Little York to the southern edge of Sunrise Pines Sec 2 is 1257.76. There is no other place to put in the street but section 4 because Section 1 and 2 are already recorded. The intent of Chapter 42 is met because we are providing street circulation.

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

The granting of the variance will not be injurious to the public health or safety as this community has two points of access to Beltway 8 via streets in Sections 1 and 2. West Little York provides the east/west thoroughfare that is needed.

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

Economic hardship is not the justification of the variance. Sunrise Pines Section 4 is following the general plan that was submitted. This is a planned community that provides open space, quick access to Beltway 8, and good interior vehicle circulation. The subdivision is practical and makes good use of all the property by either yielding single family homes or providing landscaping to enhance the community.

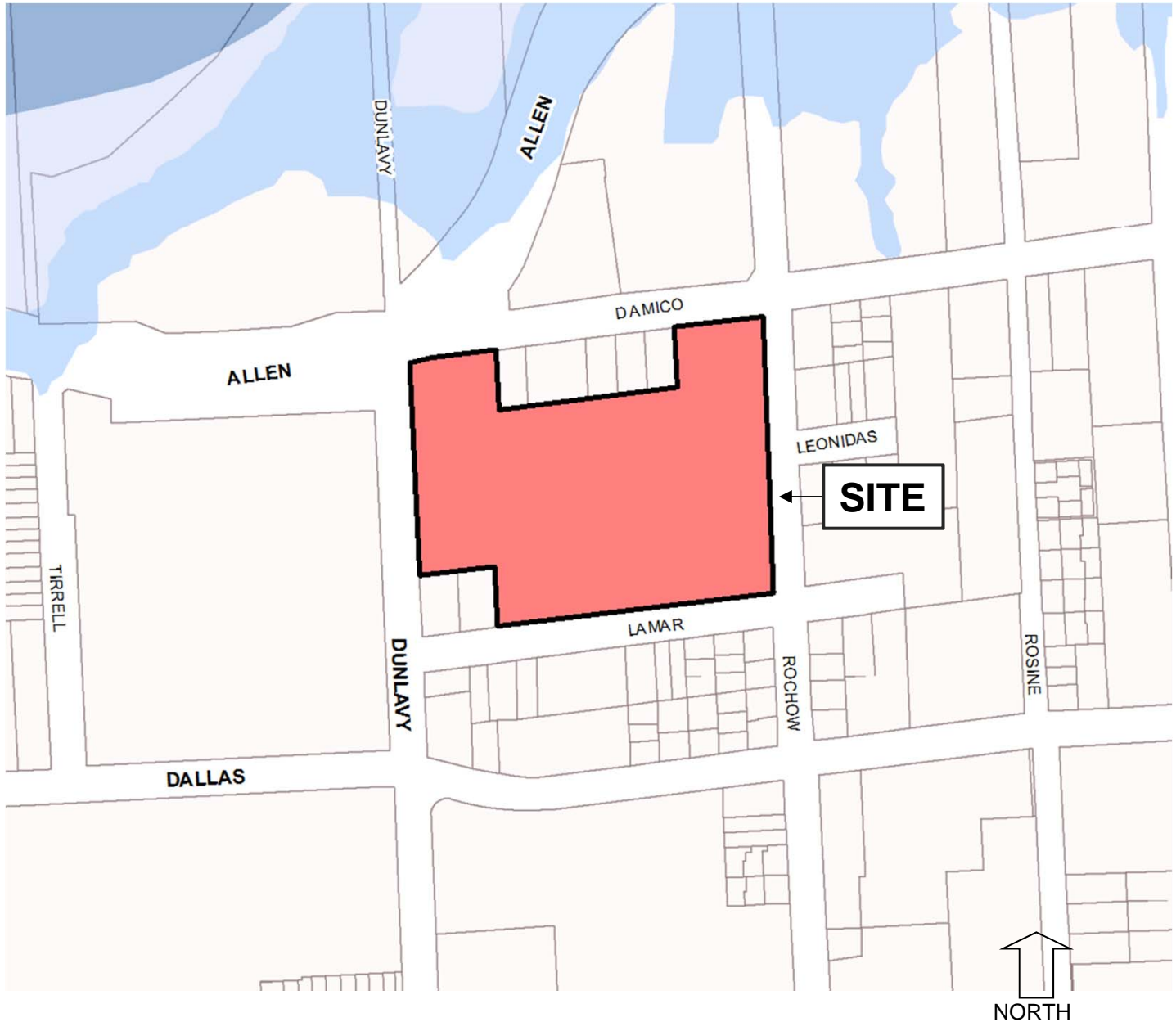
Houston Planning Commission ITEM : 124

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Villas at River Oaks

Applicant: Miller Survey Group



D – Variances

Site Location

Meeting Date: 02/05/2015

Applicant: Miller Survey Group



Subdivision

Houston Planning Commission ITEM : 124

Planning and Development Department

Meeting Date: 02/05/2015

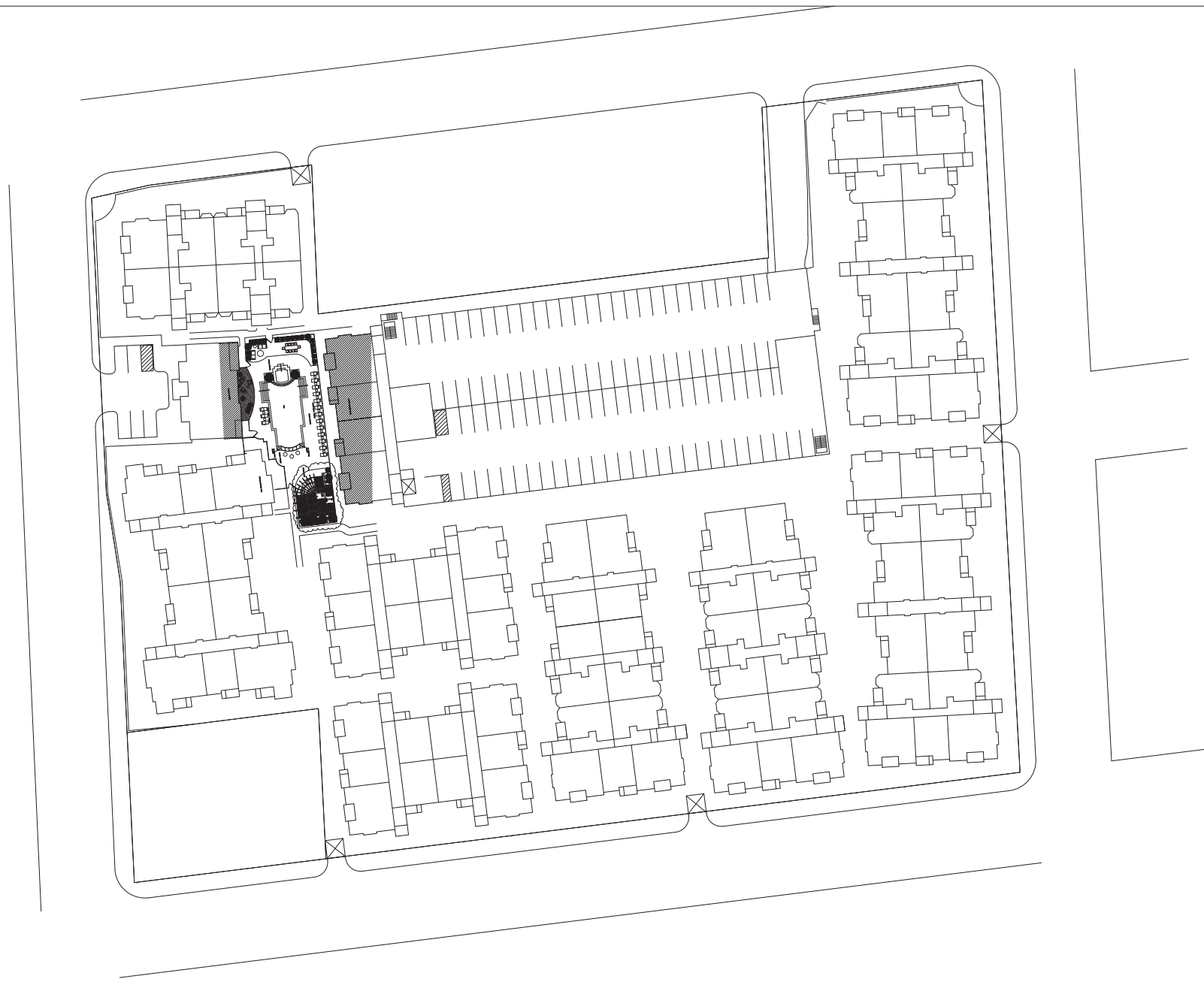
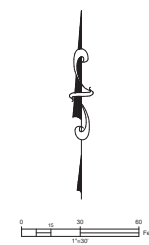
Subdivision Name: Villas at River Oaks

Applicant: Miller Survey Group



D – Variances

Aerial



VILLAS AT RIVER OAKS

SWIMMING POOL REMODEL
ARCHITECTURAL SITE PLAN



Application Number: 2014-3129

Plat Name: Villas at River Oaks

Applicant: Miller Survey Group

Date Submitted: 12/20/2014

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

Specific Variance is being sought and extent of variance:

• To allow currently existing buildings and structures to remain in their current location, which falls within the 25' building line. • To allow existing fences, columns and monument signs to remain in their current locations which fall within the 15'x15' Visibility Triangle.

Chapter 42 Section: 150,161

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 fo Street: Collector Streets Tract Description: All others Minimum Building Line Requirements: 10 feet 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;

• This high-end, impeccably maintained multifamily apartment complex has been in the same location for over 10 years. We respectfully request to be able to leave the existing buildings and structures in their current location by permitting a dual building line. Please refer to the exhibit provided for detailed measurements showing the location of the buildings in relation to the 25' building line. • The property is predominantly enclosed by attractive iron fencing and columns that are 8 feet tall. There is also a lovely monument sign and planter located on the northwest corner of the property, at the intersection of Dunlavy, D'Amico & Allen Parkway. The fencing, columns and monument sign have been in their current location for over 10 years. These structures provide identification of the property and security for its residents without detracting from the aesthetics of the neighborhood. We respectfully request to be able to leave fences, columns, monument sign and planter in their current location. Please refer to pictures and exhibits provided to verify their location is not hazardous to traffic. We submit that these items are not buildings and should not be considered a structure for the purpose of this ordinance.

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

The structures that are the subject of our variance requests have been in the same location for over 10 years and have never posed a problem. In fact, the Planning Commission approved the proposed encroachment of two of the existing buildings into the 25' building line along Dunlavy on April 6, 1995. We respect that we need to address these matters, but also feel that the structures enhance the character of the neighborhood and are not hazardous to traffic. Please refer to pictures and exhibits supporting our position.

(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 42-150's general intent and purpose is to prevent permanent structures from preventing adequate room for public infrastructure and pedestrian movement. Again, we submit that these buildings have been in the same location for over 10 years without being an issue and the Planning Commission has established a precedent of allowing their location within the 25' building line. • The intent and general purpose of chapter 42 will be preserved and maintained. Chapter 42-161's general intent and purpose is to prevent permanent structures from being built inside the Visibility Triangle in order to assure adequate visibility for vehicular traffic approaching the intersection. Again, we submit that these fences, columns, monument sign and planter have been in their current location for over 10 years, and because of their physical characteristics they have not, and do not, pose a hazard to vehicular traffic

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

Public health, safety and welfare will not be affected by granting these variances. There has been no evidence of the contrary in the past 10 years and we do not feel the structures will do any harm to the public in the future.

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

The hardships for this project are buildings located within the 25' building line along Dunlavy and perimeter structures being located within visibility triangles. We have provided pictures and exhibits to prove that the buildings do no more harm now than when they were approved in 1995 and that there is adequate visibility for traffic. We respectfully request that you review all submitted documents and pictures and allow the structures to stay in their current location. We appreciate your consideration.

Houston Planning Commission

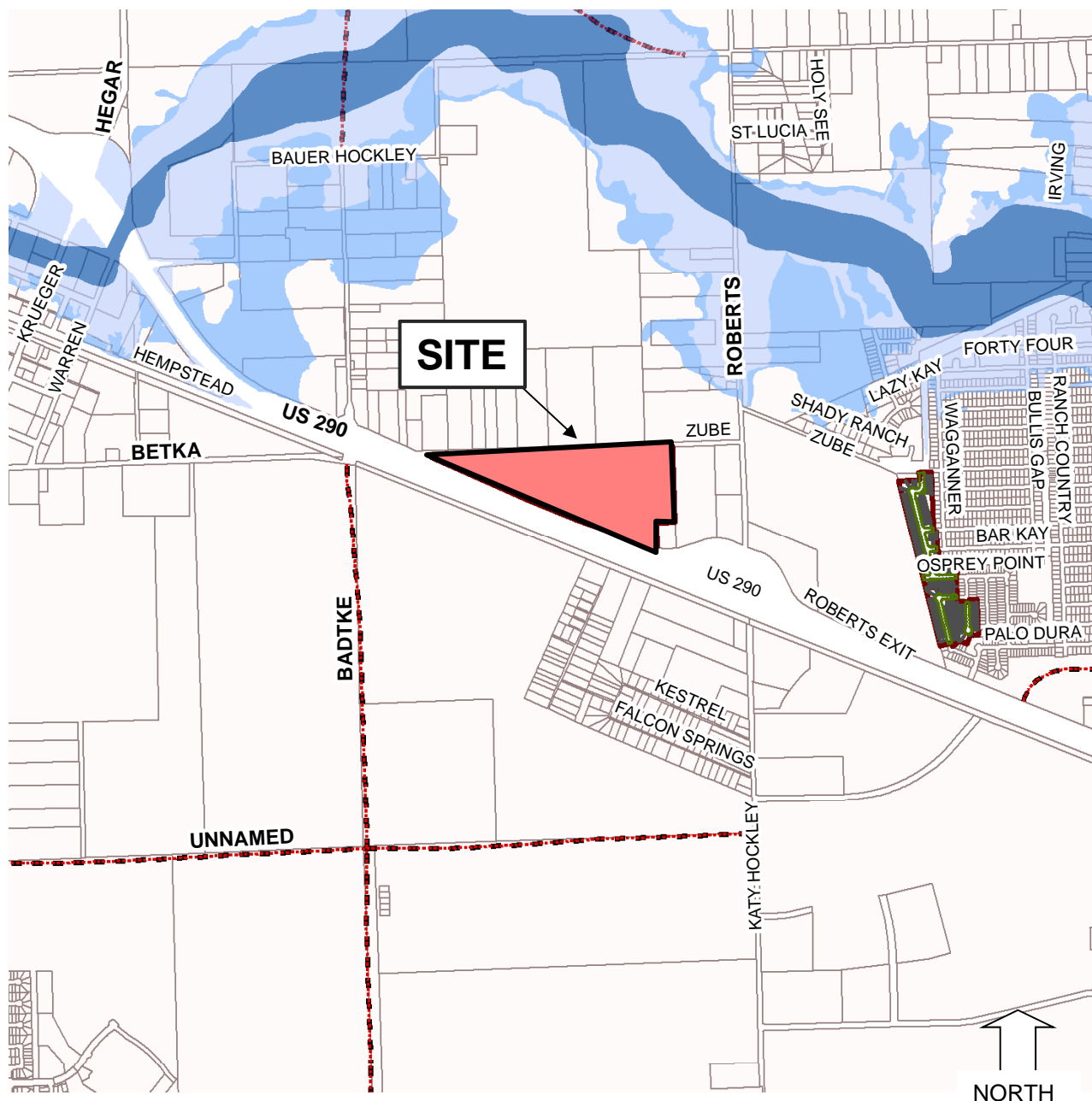
ITEM: 125

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Gateway 290 Business Park (DEF1)

Applicant: Gruller Surveying



F – Reconsideration of Requirements Site Location

Houston Planning Commission

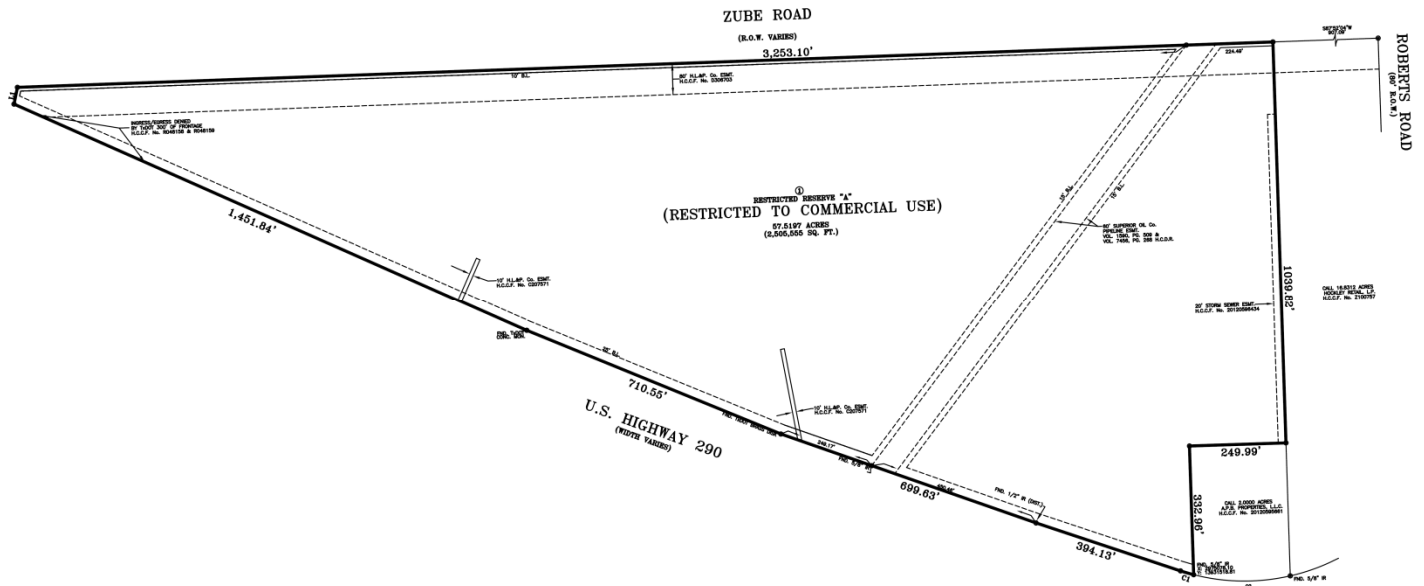
ITEM: 125

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Gateway 290 Business Park (DEF1)

Applicant: Gruller Surveying



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Gateway 290 Business Park (DEF1)

Applicant: Gruller Surveying



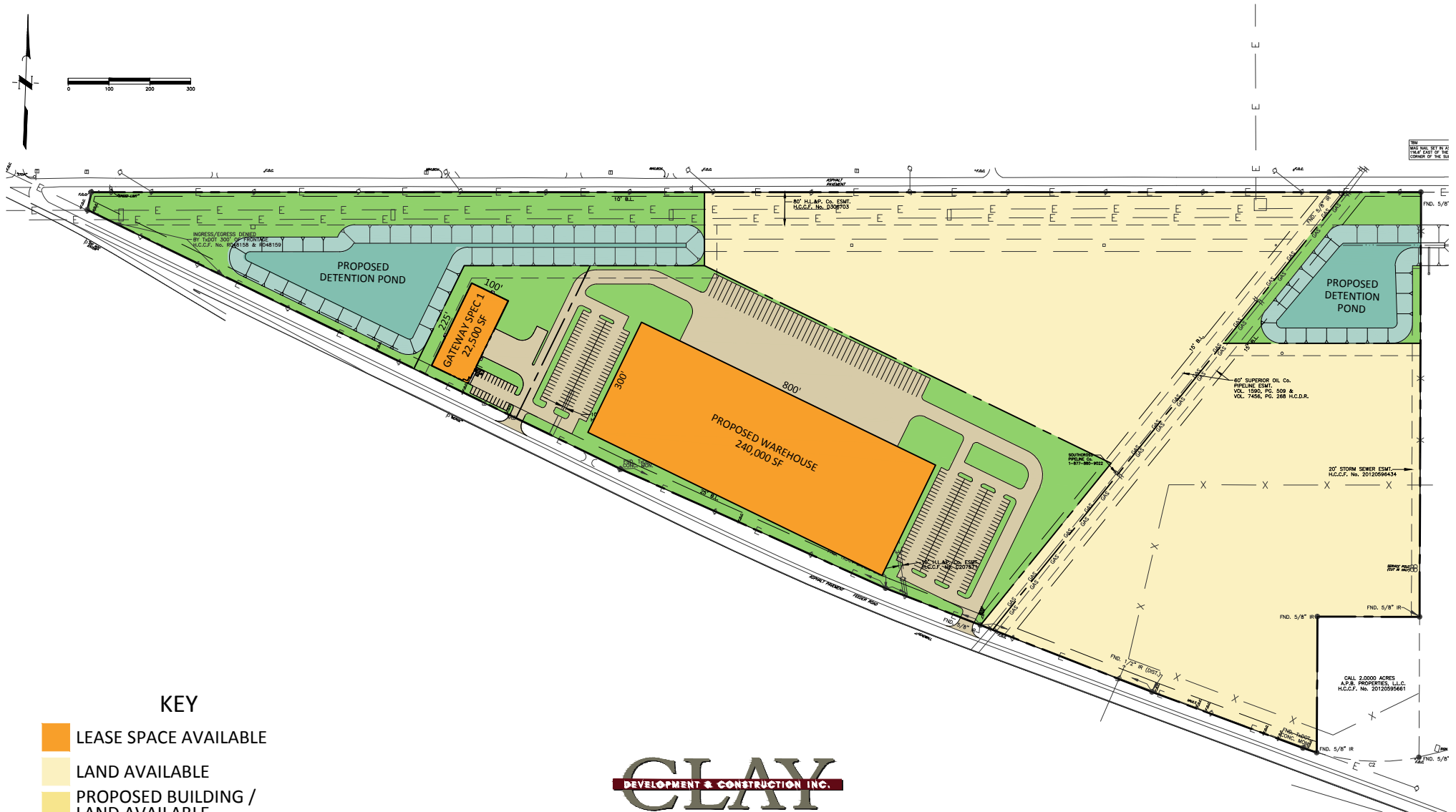
F – Reconsideration of Requirements

Aerial

GATEWAY 290 BUSINESS PARK

HARRIS COUNTY, TEXAS

±57.5 ACRES



KEY

- LEASE SPACE AVAILABLE
- LAND AVAILABLE
- PROPOSED BUILDING / LAND AVAILABLE
- LEASED/SOLD BUILDING

NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

5599 SAN FELIPE, SUITE 1440

HOUSTON, TX 77056

PHONE (713)789-2529

FAX (713)782-3755



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT
Request Information Form**

Application No: 2014-3171
Plat Name: Gateway 290 Business Park
Applicant: Gruller Surveying
Date Submitted: 12/22/2014

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

Specific requirement or condition being sought:

To not dedicate north/south R.O.W. due to block length.

Chapter 42 Section: 127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

To not dedicate north/south R.O.W. due to block length.



Application Number: 2014-3171

Plat Name: Gateway 290 Business Park

Applicant: Gruller Surveying

Date Submitted: 12/22/2014

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

Specific Variance is being sought and extent of variance:

Variance is to not dedicate a north/south street due to block length.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

Strict application of this chapter would leave this tract too narrow to develop; leaving the land useless, dedication of a R.O.W. North/South would create a hardship on development, given the dimensions of the property. Highway 290 is a controlled access highway; TxDOT would have to approve a dedicated R.O.W. entering the feeder.

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

No hardship will be created; all tracts of land have access to and from Zube Road therefore would not require additional access. Not granting the variance will leave the site very hard to develop for commercial development. It is too narrow to dedicate R.O.W. and still develop. There will also be dedicated access easements throughout the business park providing access.

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/South it ultimately would have to have approval from TxDOT, and being between two dedicated streets at the current time would hinder the approval. The proposed R.O.W. would eliminate any plans of commercial development.

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

This block has had the same R.O.W.'s for 70+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns.

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

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

Houston Planning Commission

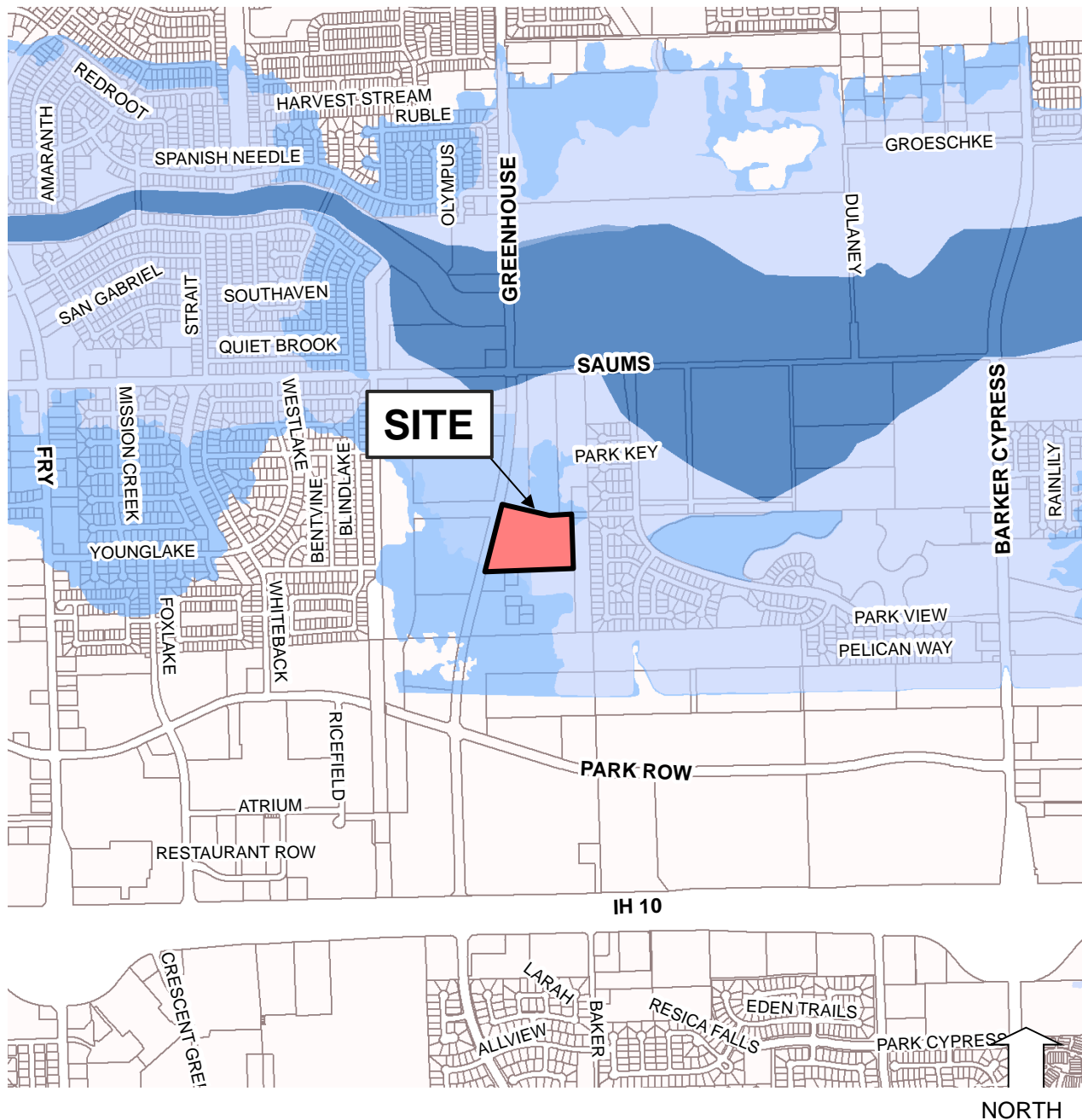
ITEM : 126

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Greenhouse Road Apartments (DEF2)

Applicant: R.G Miller Engineers



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

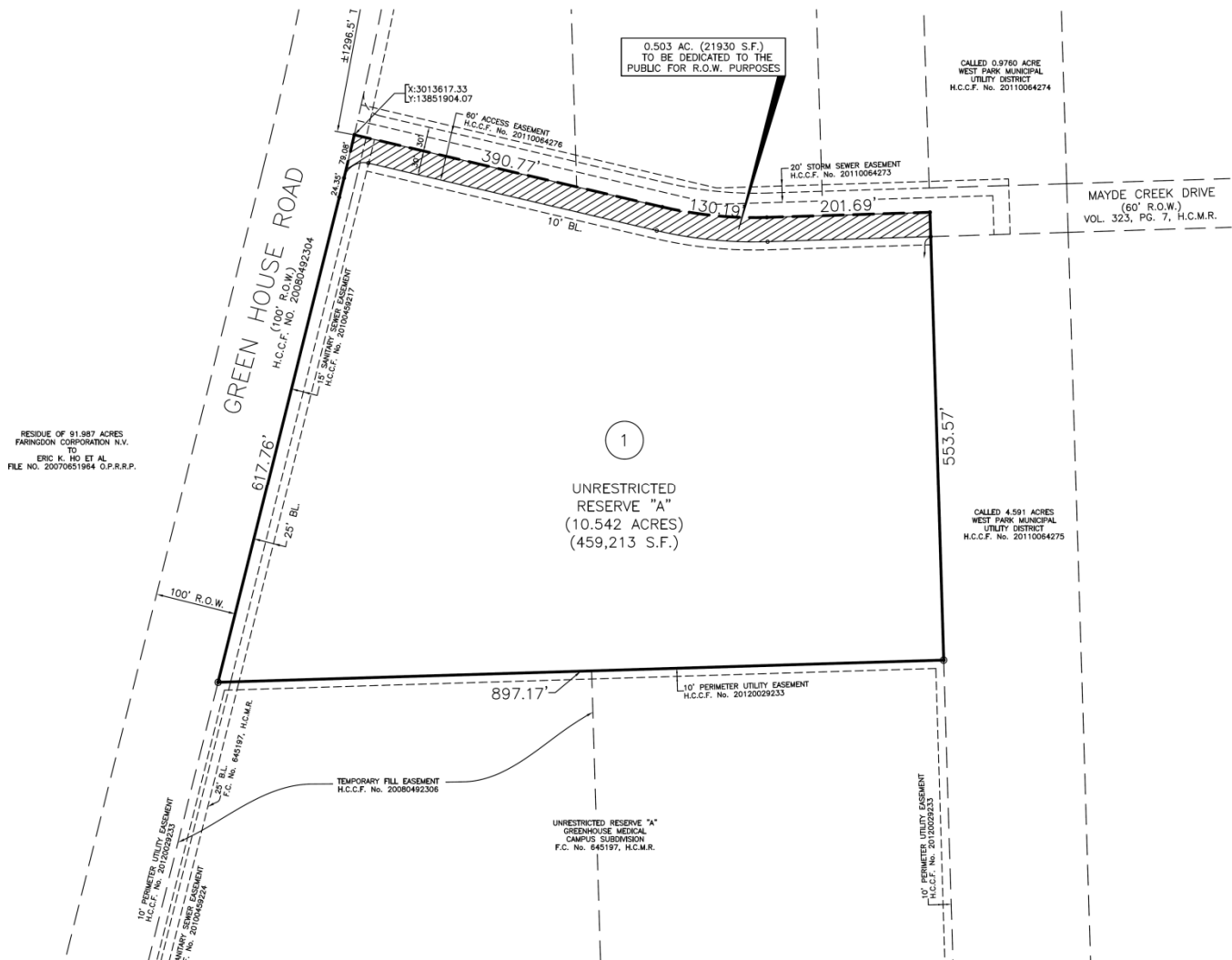
ITEM : 126

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Greenhouse Road Apartments (DEF2)

Applicant: R.G Miller Engineers



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

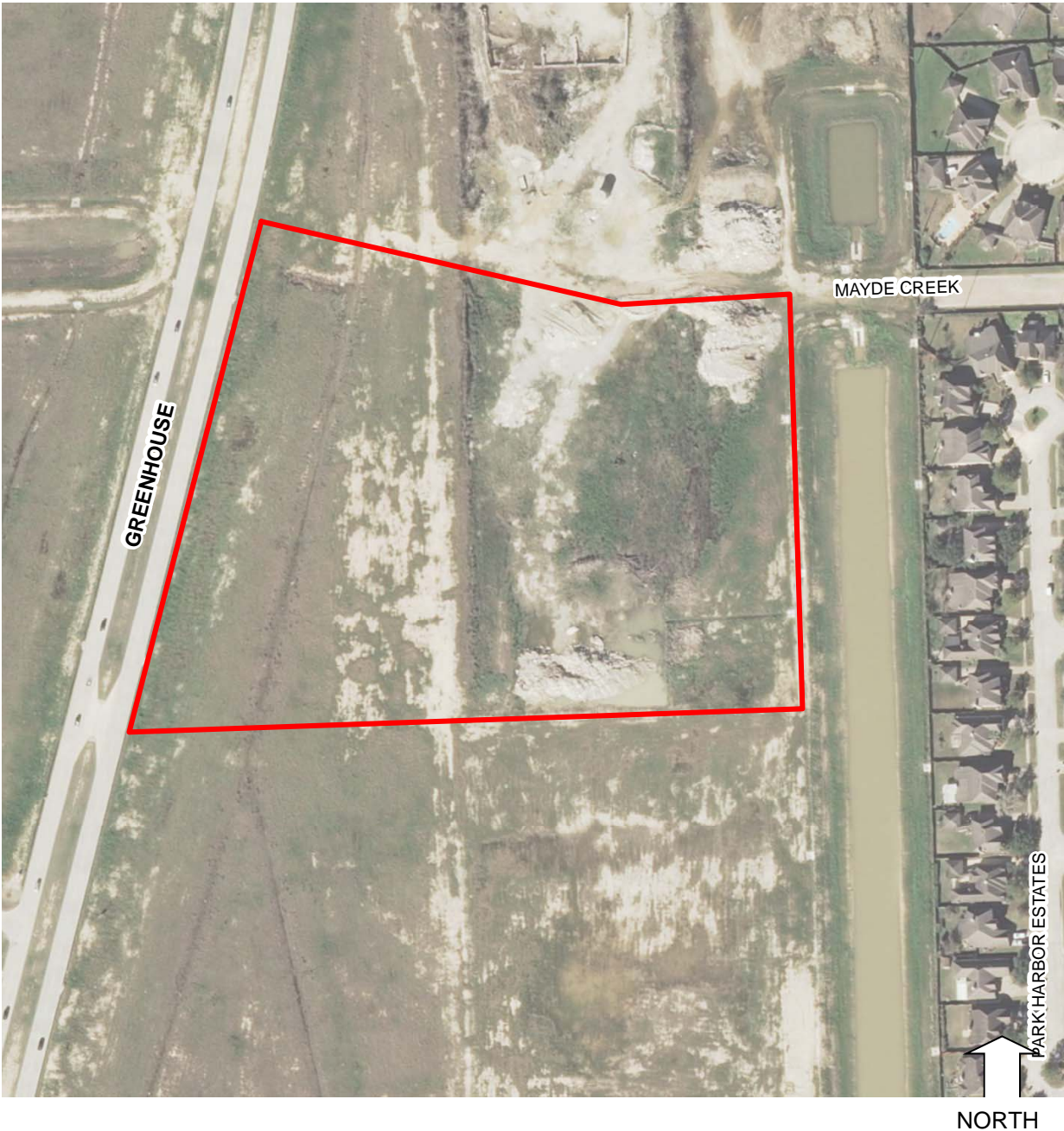
ITEM : 126

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Greenhouse Road Apartments (DEF2)

Applicant: R.G Miller Engineers



F – Reconsideration of Requirements

Aerial





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2014-3076
Plat Name: Greenhouse Road Apartments
Applicant: R.G. Miller Engineers
Date Submitted: 12/08/2014

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

Specific requirement or condition being sought:

to not extend Mayde Creek Farms Lane to the west for connection to Greenhouse Road.

Chapter 42 Section: 135

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The 60' access easement is in the place for West Park MUD to maintain the existing Detention Facilities adjacent to Mayde Creek Farms Lane. Mayde Creek Farms Lane can not be extended using the existing 60' access easement due to the fact Harris Counties approval of median modification along Greenhouse Road. the subject property does not adjoin the adjacent property with stub street. The extension of Mayde Creek Farms Lane to Greenhouse Road will require a major realignment to Mayde Creek Farms Lane to connect to an existing median in Greenhouse Road. This alignment to Mayde Creek Farms Lane would require the subject property to be divided into separate tract divided by a public R-O-W.



Application Number: 2014-3076

Plat Name: Greenhouse Road Apartments

Applicant: R.G. Miller Engineers

Date Submitted: 12/08/2014

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

Specific Variance is being sought and extent of variance:

Not to extend and have Mayde Creek Drive terminate as it is shown today.

Chapter 42 Section: 135

Chapter 42 Reference:

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

Statement of Facts

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

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

The physical characteristics of the existing 60' access easement as it relates to the connection at Greenhouse Road would place a proposed median to close to the existing median cut that serves the existing multi-family development to the west of Greenhouse Road. Extending Mayde Creek Drive to Greenhouse Road would create a right-in right-out intersection which is being reviewed by Harris County.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; the existing 60' access easement and median openings were in place when the property owner purchased the subject property. The granting of the existing medians along Greenhouse Road by Harris County has created a hardship for applicant. Harris County is requesting realignment to line up with median opening to south or a new median to north, which would cause applicant to have undevelopable land to the south and involve adjacent property owners to be impose on the platting of their property.

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

The intent and general purposes of this chapter will be preserved and maintained; the property owner is willing to dedicate their half of the existing 60' access easement to the public for R-O-W purposes and for West Park MUD access to their facilities. If Mayde Creek Drive is extended the east and west flow circulation will not change.

(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; Mayde Creek Drive does not extend east past West Park View Drive and will not extend past Greenhouse Road to the west. The extension of Mayde Creek Drive would be 920' to the west and the amount of traffic flow does not warrant extension. The east/west flow circulation will be very minimal as it relates to the physical conditions of developments in the area and as it exist today.

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

Economic hardship is not the sole justification of the variance as the property owner is willing to dedicated there half of the existing 60' access easement to the public for R.O.W. purposes. The intent from the beginning was to dedicate 30' of the existing access easement for R-O-W. Realigning the R.O.W. of Mayde Creek Drive south to lineup with an existing median opening in Greenhouse Road would subdivide the proposed site and make it undevelopable.

Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodridge Baptist Church GP

Applicant: tejas surveying, inc



F- Reconsideration of Requirements

Site Location

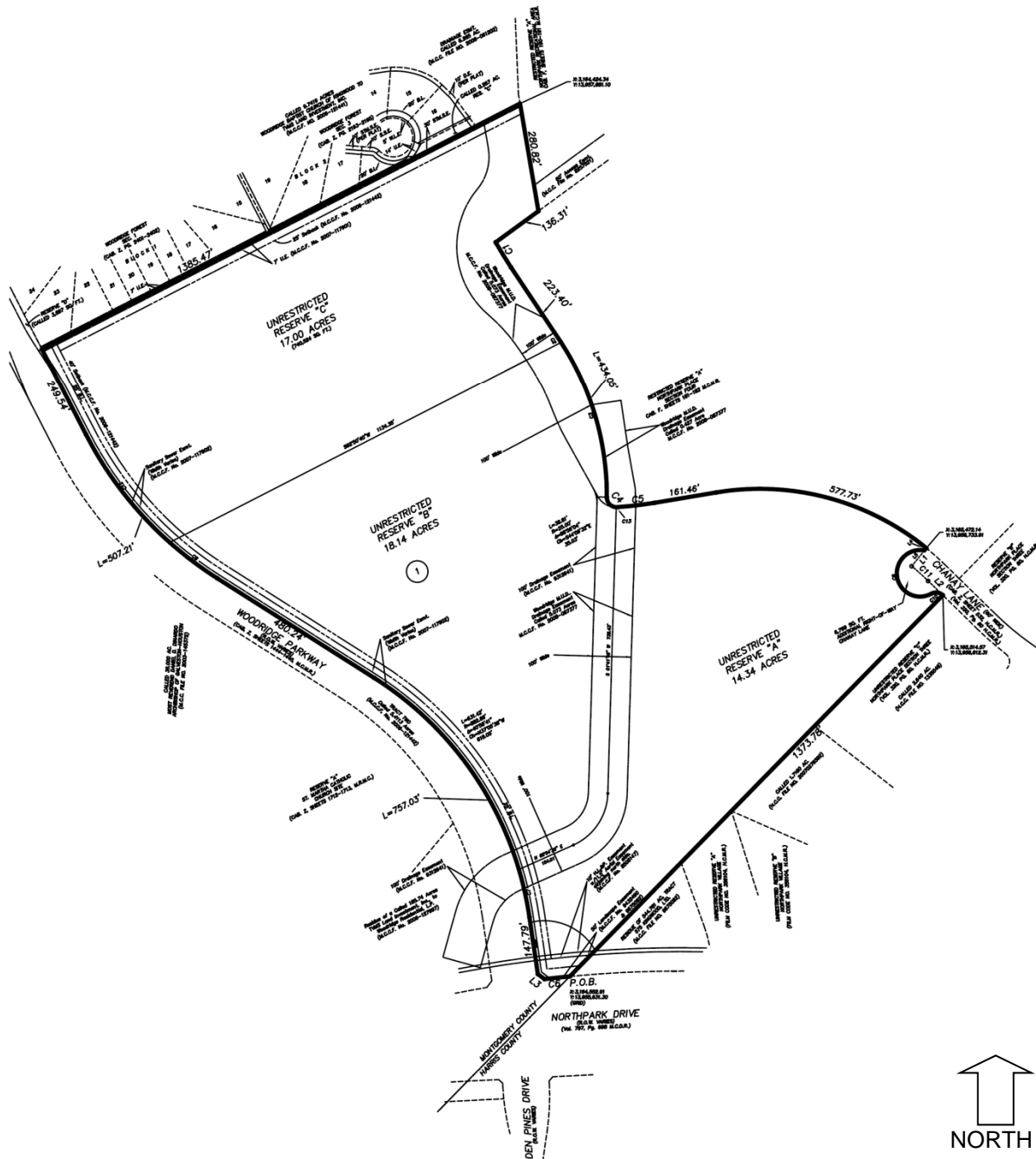
Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodridge Baptist Church GP

Applicant: tejas surveying, inc



F – Reconsideration of Requirements

Subdivision

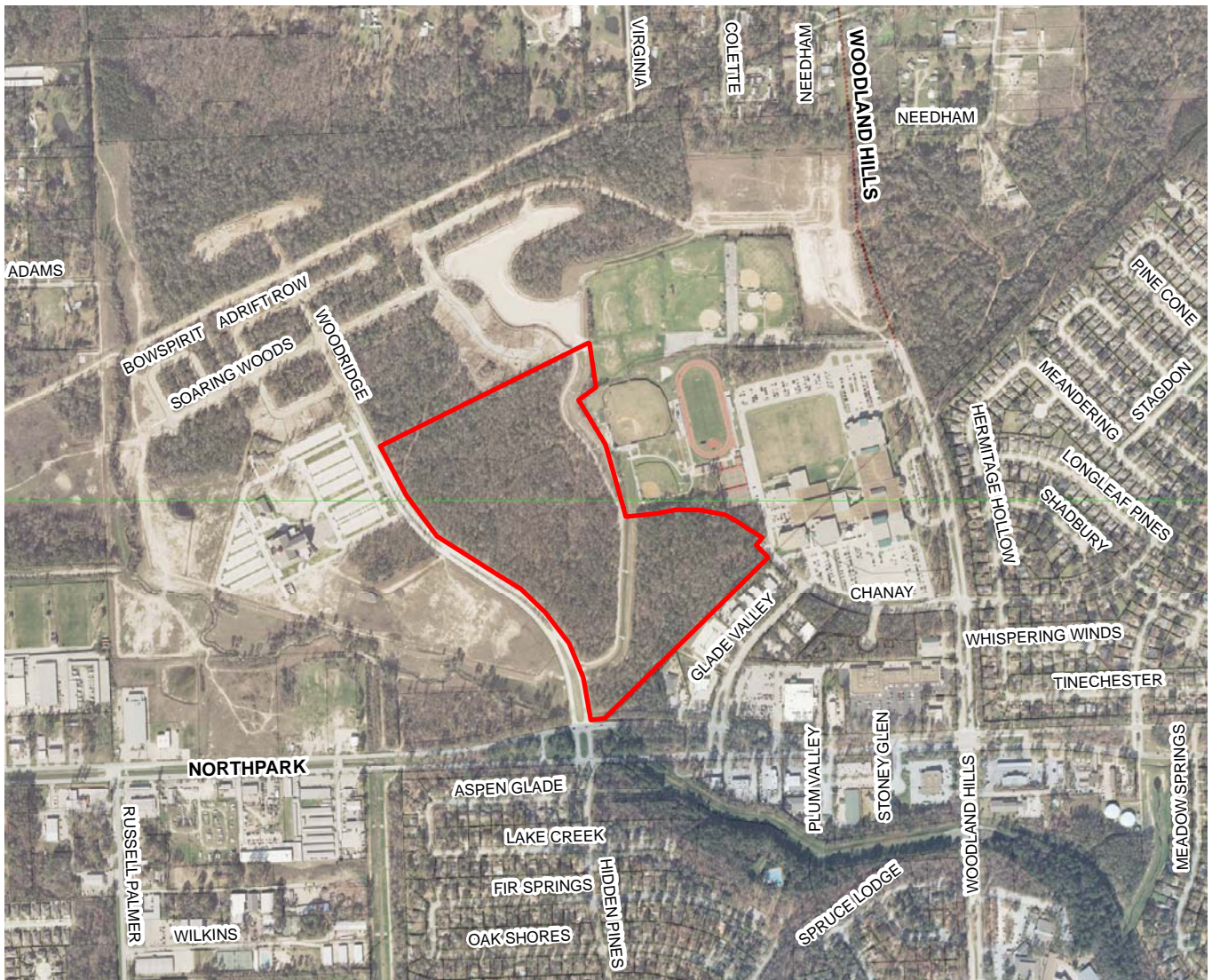
Houston Planning Commission ITEM: 127

Planning and Development Department

Meeting Date: 02/05/2015

Subdivision Name: Woodridge Baptist Church GP

Applicant: tejas surveying, inc



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: **2015-0114**
Plat Name: **Woodridge Baptist Church GP**
Applicant: **tejas surveying, inc**
Date Submitted: **01/23/2015**

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

Specific requirement or condition being sought:

Applicant is seeking reconsideration of the request to address street extension per Sec 42-135 (Chanay Lane) as reviewed with the Woodridge Baptist Church General Plan first submitted 1-12-2015.

Chapter 42 Section: 125

Chapter 42 Reference:

(a) a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) the stub street is local (it is), (2) the existing stub street is not shown as a through street on a current general plan (it isn't), (3) the existing stub street is only one lot depth (there are no lots, only reserves), (4) the proposed subdivision will not extend residential development (it will not), and (5) the extension of the street is not required to meet the intersection spacing requirements of this chapter (it is not).

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 refer to the request for a variance which is necessary because the Chanay Lane stub street is not only one lot depth. All other exception requirements are automatically met, but there are no platted lots. There are only reserves, and when it was initially platted, it was only one reserve deep, but was subsequently extended a short distance by Humble Independent School District to provide limited and secure access to Kingwood High School.



Application Number: 2015-0114

Plat Name: Woodridge Baptist Church GP

Applicant: tejas surveying, inc

Date Submitted: 01/23/2015

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

Specific Variance is being sought and extent of variance:

A variance to the requirement for the extension of Chanay Lane into the adjacent property. Applicant is willing to extend Chanay Lane and provide a cul-de-sac turn around, but not extend it to the adjacent property.

Chapter 42 Section: 135

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted. exceptions include: (1) when the stub street is local, as in our case, (2) when the stub street is not on a current general plan, as in our case, (3) when the stub street is only one lot deep, (4) when the proposed subdivision will not extend residential development, as in our case, and (5) the extension is not required to meet intersection spacing requirements, as in our case.

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

There is an existing 100 foot wide Woodridge Municipal Utility District drainage easement across the tract, and it would be a hardship to extend Chanay Lane across the drainage easement. Additionally, the adjoining lands are all platted, and with the exception of Woodridge Parkway, which is located on the other side of the 100 foot wide Woodridge Municipal Utility District drainage easement, there are no stub street connections to tie into. Because there is no other adjacent property that could benefit from the extension, it would be an undue hardship to have a public road through this development.

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

Chanay Lane presently serves to provide restricted access to Humble Independent School District's Kingwood High School, which is an existing public high school operating on Restricted Reserve "A", Northpark, Section Four, the adjacent platted property to the east. The applicant can best be served by Chanay Lane from a cul-de-sac, and the applicant is in discussion with North Christian Academy, a private school, about the use of the reserve that would abut the proposed cul-de-sac right-of-way. All three of these entities highly value the security of limited access for public safety, and a through street would create an impractical development for school and church uses, contrary to the sound public policy of increased security at school sites.

(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 pre-existing. The drainage easement was constructed around 2007 and the high school has been located there even longer than that.

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

The intent and general purpose of this chapter is to ensure adequate traffic circulation within the general area, and in this general area, where there are only three proposed users (an existing

public high school, a proposed private school, and a church), the access from Woodridge Parkway and Chanay is adequate, as proposed on our general plan, for all of the users, the number of which is unusually small.

(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. In fact, it will greatly enhance the public health, safety and welfare of the Kingwood High School students, the North Christian Academy students, and the congregation of Woodridge Baptist Church (the applicant).

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

While the existing location of the drainage channel is a site specific geography related circumstance, and justification by itself in granting a variance, economic hardship is not even a consideration. The applicant however perceives the public safety and the welfare of the students and congregation as the primary justification for the variance.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/05/15

ITEM: 133

Applicant: ABELINO JAVIEL

Contact Person: ABELINO JAVIEL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: LOOP 494 NORTH OF: MILLS BRANCH DRIVE	15-1043	77365	5771	296-L	ETJ

ADDRESS: 24756 Robert Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 15, TIMBER LANE ACRES, SECTION 6, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 471, OF THE MAP OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To obtain public utilities.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/05/15

ITEM: 134

Applicant: PETER SUCIU

Contact Person: PETER SUCIU

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: VALLEY RANCH PKWY NORTH OF: FM 1314	15-1044	77365	5673	256-N	ETJ

ADDRESS: 22011 White Oak Drive

ACREAGE: 2.3655

LEGAL DESCRIPTION:

THE NORTH ONE-HALF OF LOT 93 OF FREEWAY OAKS SECTION TWO, AN UNRECORDED SUBDIVISION LOCATED IN THE W.C.R.R. SURVEY No. 11, ABSTRACT No. 646, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/05/15

ITEM: 135

Applicant: KINGWOOD RV PARK LLC, TEXAS STORAGE 2

Contact Person: ERIK JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	15-1045	77365	5671	296-P	ETJ
EAST OF: LOOP 494 NORTH OF: NORTH PARK DR					

ADDRESS: 25203 Kelly Road

ACREAGE:

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 8.0402 ACRES LOCATED IN THE MARY OWENS SURVEY, ABSTRACT 405, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Miller Dahlstrand DeJean,	Alan Bunker	713-520-7180	ab@mddarchitects.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3842 Piping Rock Lane	14130380	77027	5256A	492S	G

HCAD ACCOUNT NUMBER(S): 0731330020037
PROPERTY LEGAL DESCRIPTION: Track 37, Block 2, Royden Oaks Sec1
PROPERTY OWNER OF RECORD: John Epley
ACREAGE (SQUARE FEET): .1702 ac (7,417 S.F.)
WIDTH OF RIGHTS-OF-WAY: Willowick Rd: 80' ROW; Piping Rock Lane: 60' ROW
EXISTING PAVING SECTION(S): 30'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: 2 trees
LANDSCAPING PROVIDED: 7 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: N/A

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family, Wood-frame with Brick veneer. 5,580 AC S.F.

PURPOSE OF VARIANCE REQUEST: Allow 10' building setback in lieu of 25' building setback. To allow a lot less than an acre to have direct vehicular access to a major thoroughfare

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

42-188: A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless (2) the lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

APPLICANT'S STATEMENT OF FACTS

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

We are requesting a 10' building setback along Willowick Road as established in the 1946 plat in lieu of the 25' building setback as required by Chapter 42-150 for Major Thoroughfares. The imposition of the 25' building setback unreasonably restricts the development of the property. Every house, old AND new, that borders Willowick between San Felipe and Westheimer are built to the platted 10' building setback.

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

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

The ordinance removes 20% of buildable area on a property that was already limited to 60% of buildable area. It would render an unjustifiably small building footprint and be incompatible with neighborhood standards, expectations, and market values. The restricted footprint would also yield a more vertical, 'townhouse' solution that would be incompatible with the neighborhood.

- (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 original intent has always been to set the house away from Willowick both for privacy and aesthetic purposes that support the neighborhood character. The entire structure is set back a minimum of 10' and the majority of the two-story structure is setback approximately 25'. Almost every house that borders Willowick has been granted the 10' building line, most recently 3838 Wickersham, which our footprint models. 3838 Wickersham was granted unanimous approval for variance by the Planning Commission in June 2012.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Our structure honors the prevailing setback conditions along Willowick. Our proposed structure is set back a minimum of 10' and the majority of the two-story structure is setback 25' from Willowick in order to provide a modulated elevation that doesn't create a 'corridor' effect along Willowick. We have also chosen to maintain the existing driveway curb cut on Willowick in order to preserve a mature oak tree on the corner of Piping Rock and Willowick.

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

The structure location itself poses no jeopardy to public safety and our minimum 10' setback and predominate 25' setback on second floor provides a greater distance from existing power lines along Willowick. The decision to maintain existing driveway curb cut and to save a tree has forced us to set back the face of the garage door to 20' from property line and provide a 'T' turnaround on property for vehicular safety.

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

Certainly the imposition of 25' building imposes unreasonable restrictions to buildable area and thus market expectations, however, the homeowner will exceed market values with this project nevertheless. Our plea is simply to conform to the prevailing building setback and to be granted the same consideration for variance that other homeowners have been provided along Willowick. Our goal is always to be mindful of ordinances, codes, and restrictions both practically and aesthetically.

DEVELOPMENT PLAT VARIANCE



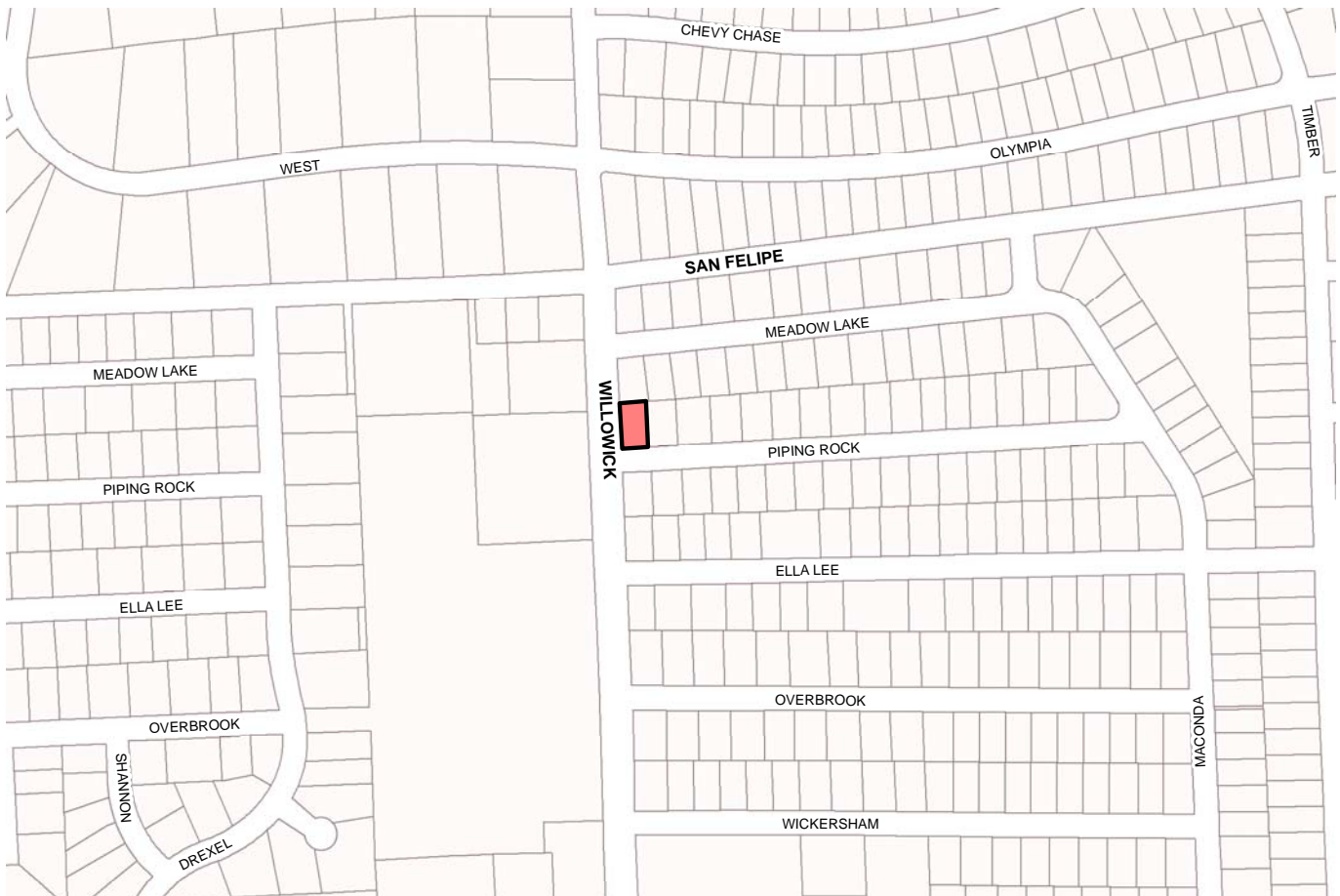
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 02.05.15

Houston Planning Commission

SITE LOCATION



DEVELOPMENT PLAT VARIANCE



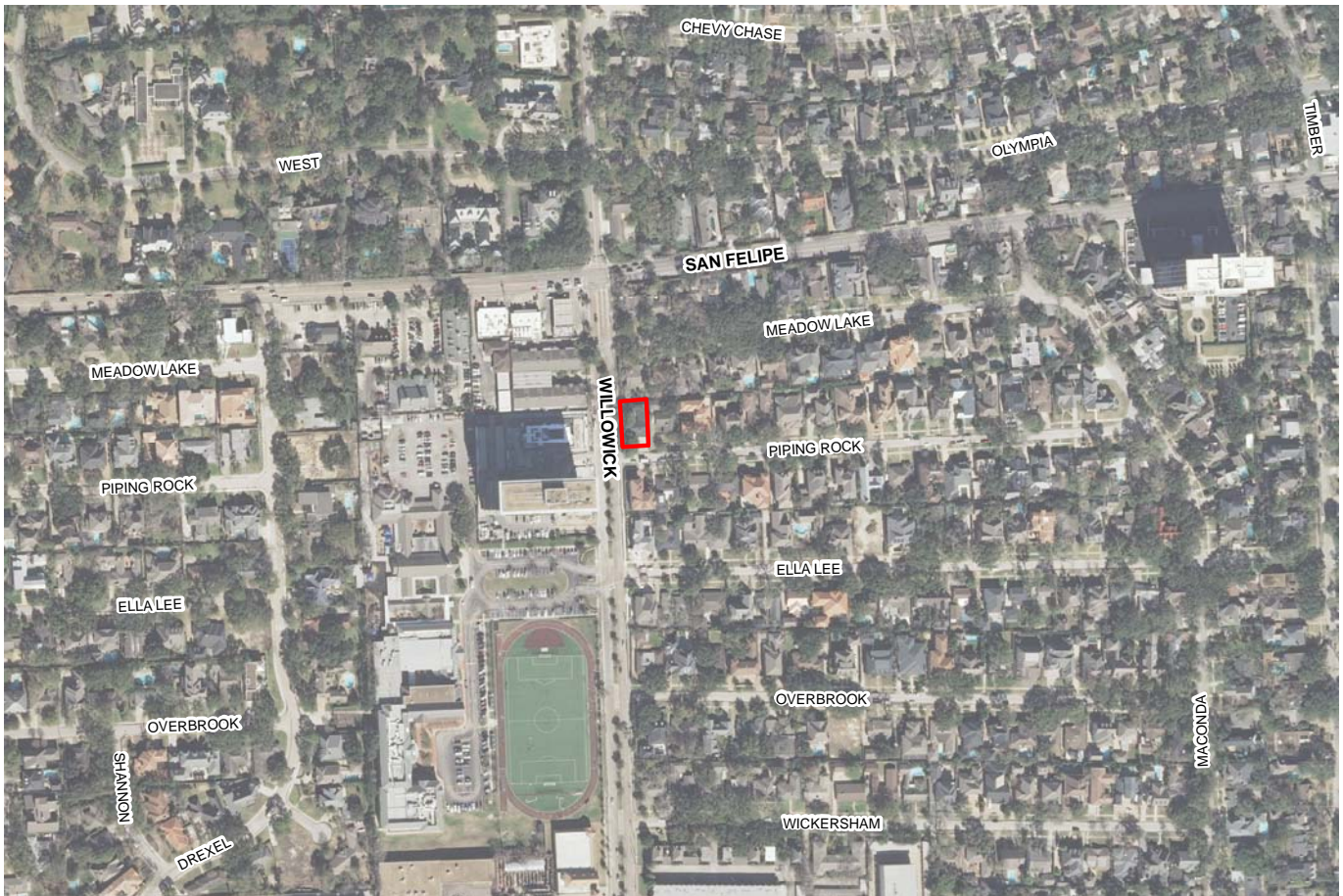
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 02.05.15

Houston Planning Commission

AERIAL MAP

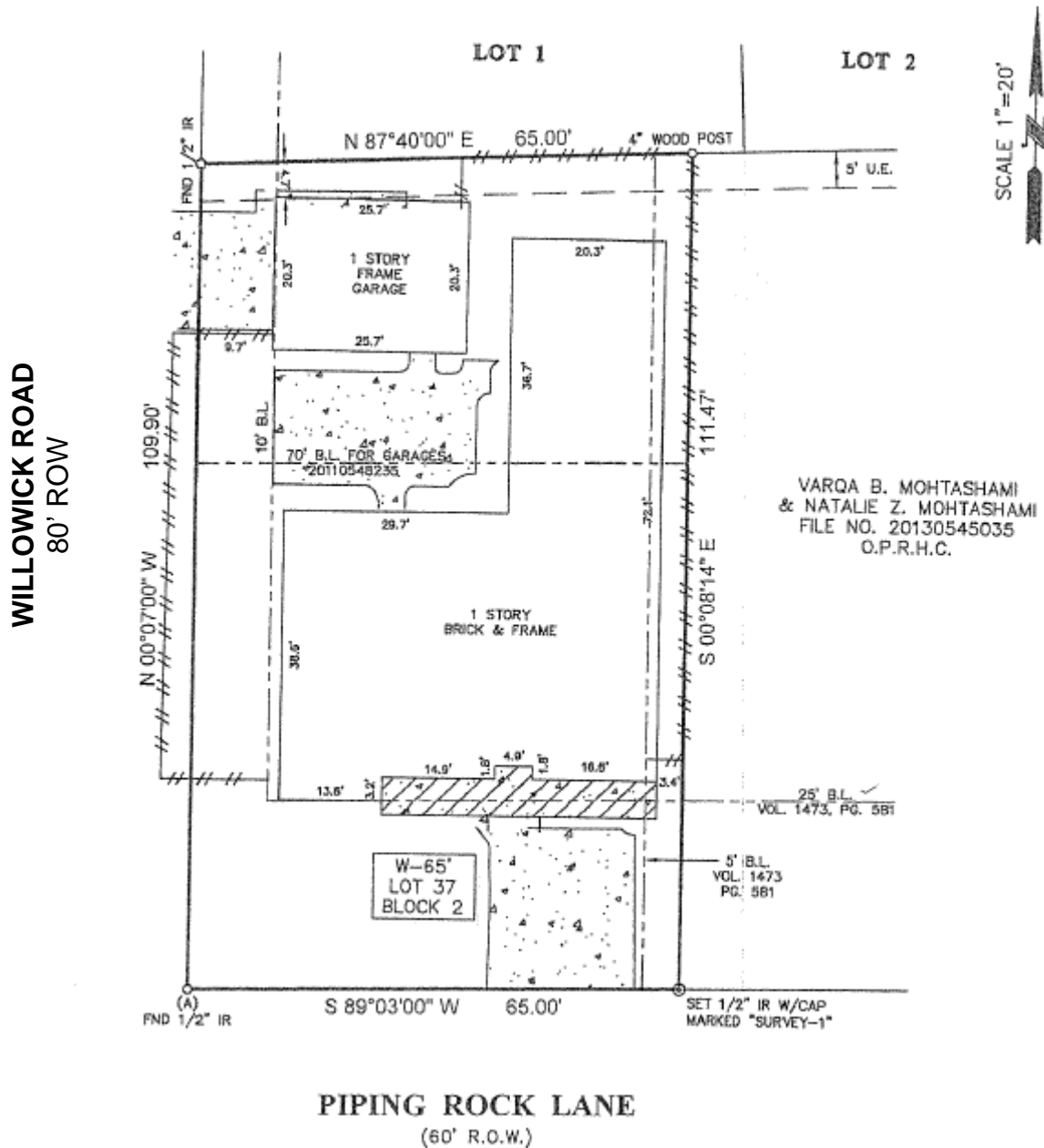


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SURVEY



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 02.05.15

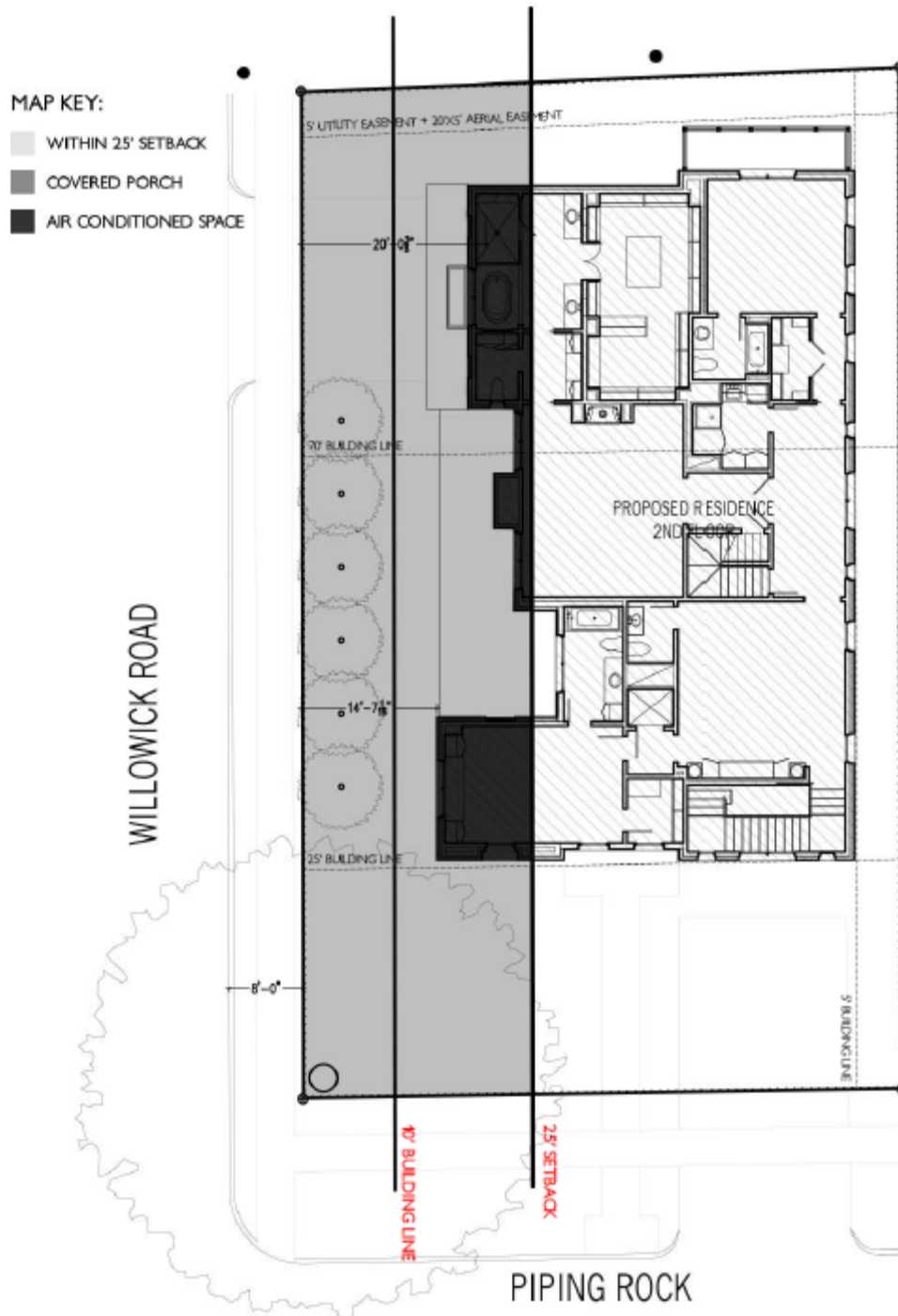
Houston Planning Commission

FLOOR PLAN-SECOND FLOOR

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 02.05.15

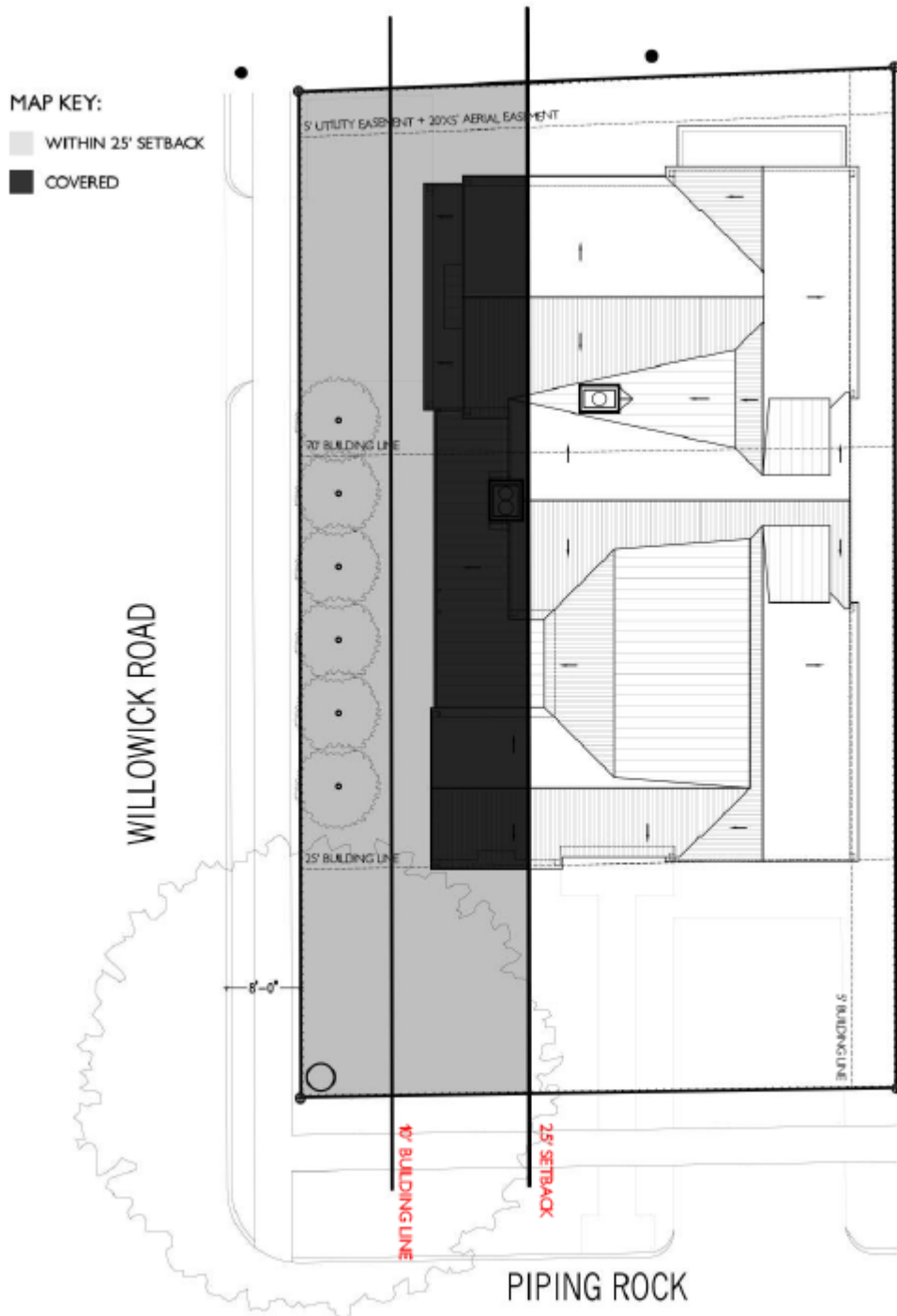
Houston Planning Commission

ROOF

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



PLAN

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 02.05.15

Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kinetic Design Lab	Devin Robinson	(713) 898-2042	kineticdev@msn.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2901 Rusk Street	14117737	77003	5457	494N	I

HCAD ACCOUNT NUMBER(S):	0022330000001
PROPERTY LEGAL DESCRIPTION:	Lot 1 BLK 513A SSBB
PROPERTY OWNER OF RECORD:	Green Bone, LLC
ACREAGE (SQUARE FEET):	4,160 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Paige Street (80'), Rusk Street (80')
EXISTING PAVING SECTION(S):	Paige Street (80'), Rusk Street (80')
OFF-STREET PARKING REQUIREMENT:	Refer to Previous 'Off-Street' Parking Variance Approval
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	None: Existing Development
LANDSCAPING PROVIDED:	None

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,600

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,600

PURPOSE OF VARIANCE REQUEST:

The purpose of this variance request is to apply the standards of the City of Houston Municipal Codes and Ordinances Chapter 42. By submitting this variance request, it is the intention of the applicant to request the Planning Commission grant the Owner an exemption from the following referenced Chapter 42 Sections.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 137

Meeting Date: 02/05/2015

CHAPTER 42 REFERENCE(s): *Sec. 42-155 and Sec. 42-161*

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Per **Sec. 42-155 and 42-161** of the *City of Houston* Municipal Codes and Ordinances and proposed amendments to this section of the Municipal Code; this variance seeks the following: (1) to allow the existing building have a 0' building line along Paige and Rusk Streets. (2) Allow a reduced building line of 5' for a new roof and clerestory addition along Paige Street, and (3) to not provide for a visibility triangle at the intersection of Paige and Rusk Streets.

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

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

The original building located at 2901 Rusk Street in Houston, Texas; was constructed prior to the adoption and approval of the *City of Houston* Municipal Code, Chapter 42 development ordinance. The strict application of the *City of Houston* Development Guidelines would significantly impact the current Owner and his/her plans for the Site.

The existing building sits lot line to lot line and takes up 3,600 sq. ft. of the total 4,160 sq. ft. lot. Plans for the building are to redesign the existing façade of the building, and to add windows and doors on the existing Northwest (*Paige Street*) and Southwest (*Rusk Street*) sides of the building. Additionally, a 50'x30'x3'6" tall clerestory and new roof, centered on the existing building will be added. Clerestory walls and roof will be 5' from the Northwest and Southeast sides, and 24' from the Northeast (*Adjacent Building*) and Southwest (*Rusk Street*) sides of the building.

(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 strict application of the requirements of this chapter would make the project infeasible due to the fact that the building would lose quite a significant amount of existing square footage. Furthermore, it would be required to have significant structural reconfiguration to make the application of **Sec. 42-155 and Sec. 42-161** of the Municipal Code work.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The circumstances supporting the granting of the Variance are not the result of a hardship created or imposed by the Owner, rather the circumstances are part of the existing given conditions of the site.

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

By granting the variance, the general purpose of **Sec. 42-155 and Sec. 42-161** is being observed and maintained, as the existing building setback lines established for the building supersede the adoption of the City of Houston Municipal Code.

(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 health, safety, or welfare of the public.

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

Economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 137

Meeting Date: 02/05/2015

Area Map

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 02/05/2015

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 02/05/2015

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 137

Meeting Date: 02/05/2015

Survey

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 137

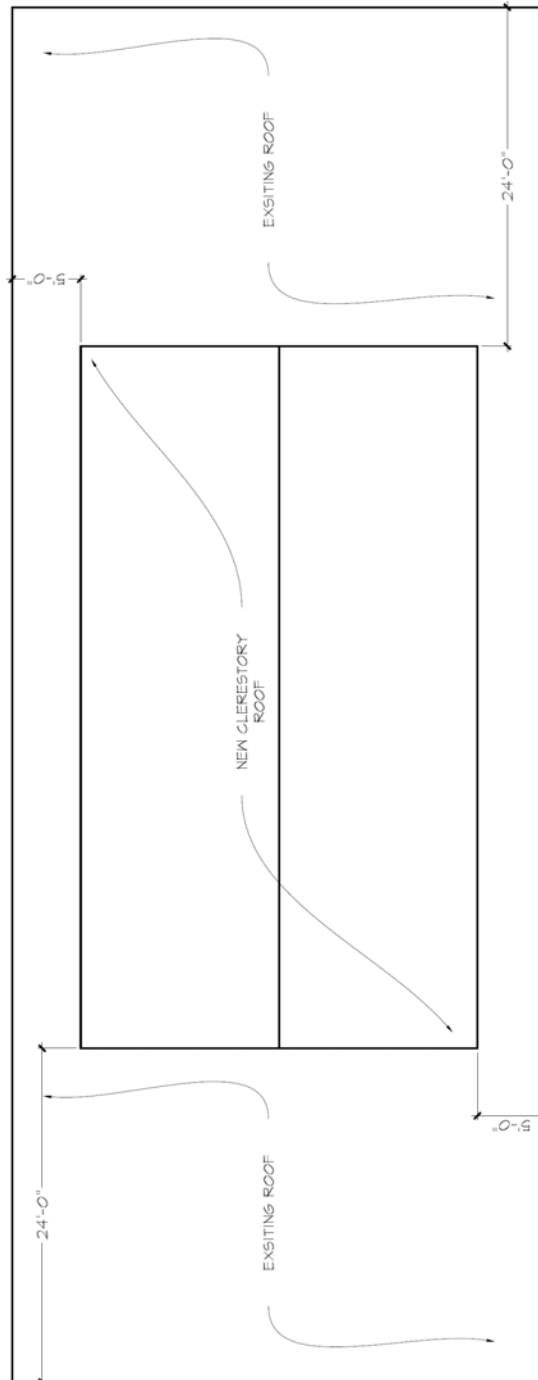
Meeting Date: 02/05/2015

Site Plan

DEVELOPMENT PLAT VARIANCE



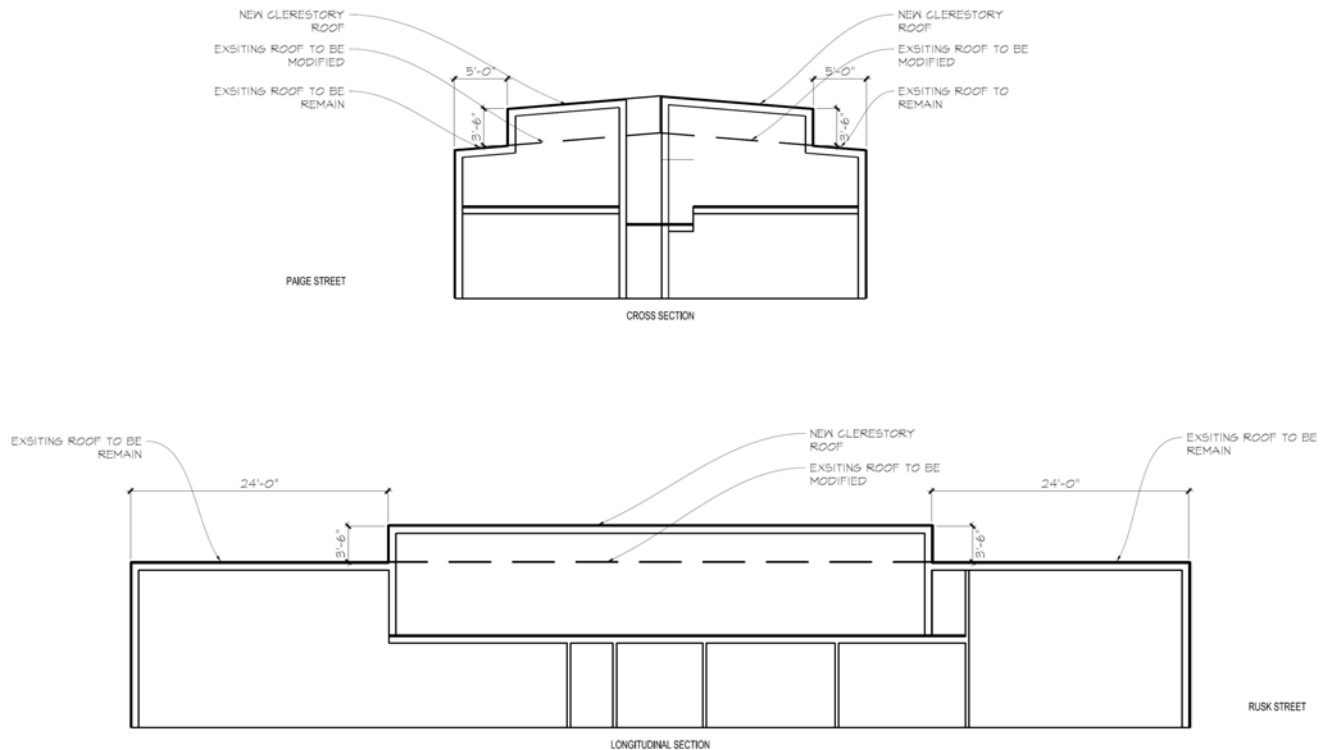
Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



DEVELOPMENT PLAT VARIANCE

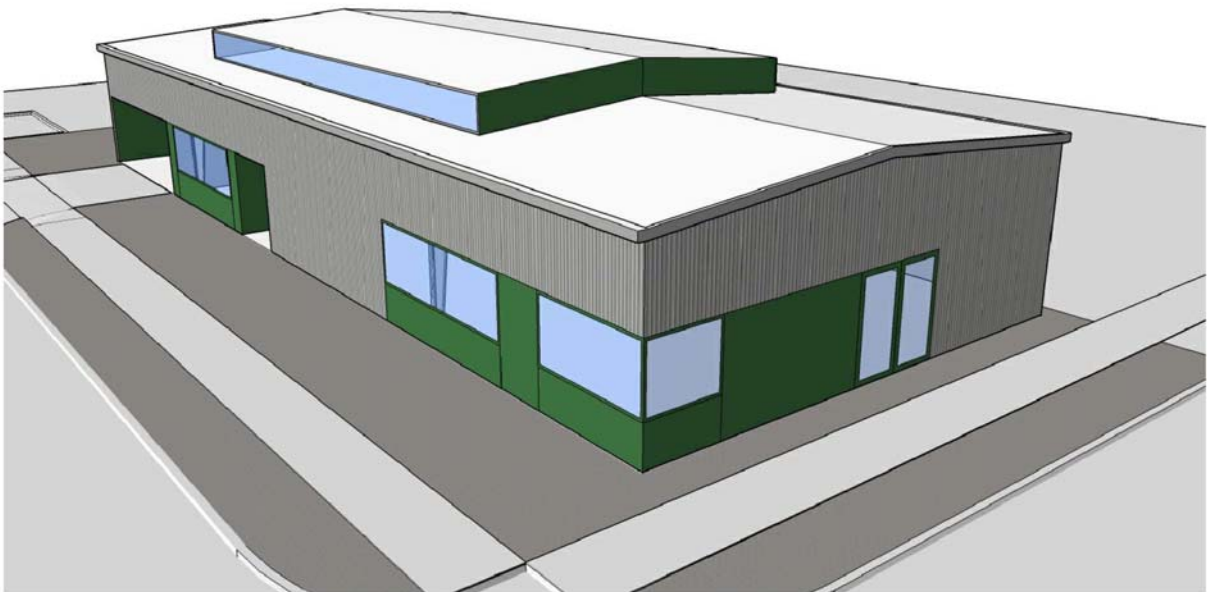


PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 02/05/2015

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
James a. mcbride II ARCHITECT	JAMES MCBRIDE	713-306-6497	jmcbride7@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2100 Woodhead	14076323	77019		492 R Montrose/Museum	

HCAD ACCOUNT NUMBER(S):

PROPERTY LEGAL DESCRIPTION: lot 8 block 16 hyde park main vol. 474 page 145

PROPERTY OWNER OF RECORD: 2100 WOODHEAD L.L.C.

ACREAGE (SQUARE FEET): 5000 S.F.

WIDTH OF RIGHTS-OF-WAY: WOODHEAD ST. 70 FT. R.O.W. INDIANA ST. 60 FT. R.O.W.

EXISTING PAVING SECTION(S):

OFF-STREET PARKING REQUIREMENT:

OFF-STREET PARKING PROVIDED:

LANDSCAPING REQUIREMENTS: N/A

LANDSCAPING PROVIDED: N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 9,282 S.F.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 9,282 S.F.

PURPOSE OF VARIANCE REQUEST: ADJUST EXISTING THIRD FLOOR BALCONY AREA TO BECOME LIVING AREA TO EXISTING ADJOINING APARTMENT

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

APPLICANT'S STATEMENT OF FACTS

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

2100 WOODHEAD HOUSTON, TEXAS 77019

VARIANCE REQUEST 1/12/2015

FOURTEEN UNIT APARTMENT BUILDING LINE ORDINANCE VARIANCE

The existing building was constructed in 1964. Currently the building is planned to be remodeled without changing or increasing the existing building square footage. In 1999, chapter 42 was created to establish a 10 ft. building line parallel to Indiana street and Woodhead street.

The variance request is to allow the existing building to have 0 ft. Building Line Setback adjustment from the existing Property Line set in 1999 from chapter 24 to the 1964 building line of the existing building.

The construction of apartments on the third floor originally has 6 enclosed balconies with windows. The existing enclosed balcony design has now been revised to become additional living area to each existing apartment unit. This will not increase the existing building area of 9,282 s.f. or affect the existing exterior appearance of existing building at third floor. First and Second floor apartment unit living area square footage remains the same square footage.

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

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

The revision of the balcony area of each apartment unit on the third floor to living area does not increase the existing area of 9,282 s.f.

- (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;

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The revision of the balcony area to living area will not impact the existing building area except by installing new windows which will not impact the visual exterior elevation of the existing building.

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

The applicant is reversing the existing balcony area to interior living area which has no affect to the square Footage of the existing building area. Square footage or major difference in the exterior building elevations.

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

Yes it does not impose additional building square footage to the existing building square footage.

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

The granting of the variance does not affect the public health and safety or public health and safety or welfare. There has been no evidence of property or public health and safety issues from 1964 to present date.

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

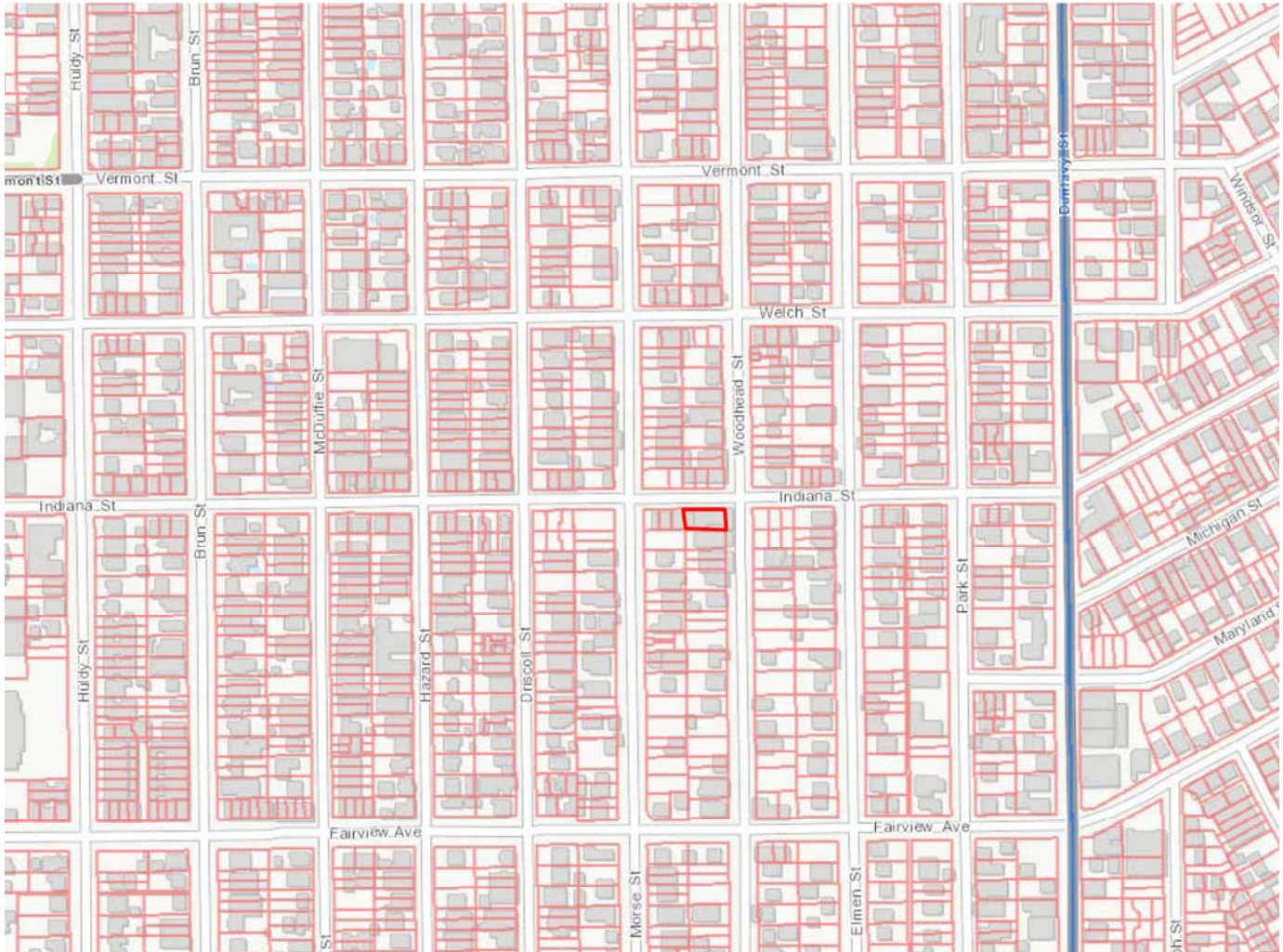
The granting of the variance provides increase living area space to the existing 6 units of the third floor apartments accupants.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Area Map



DEVELOPMENT PLAT VARIANCE



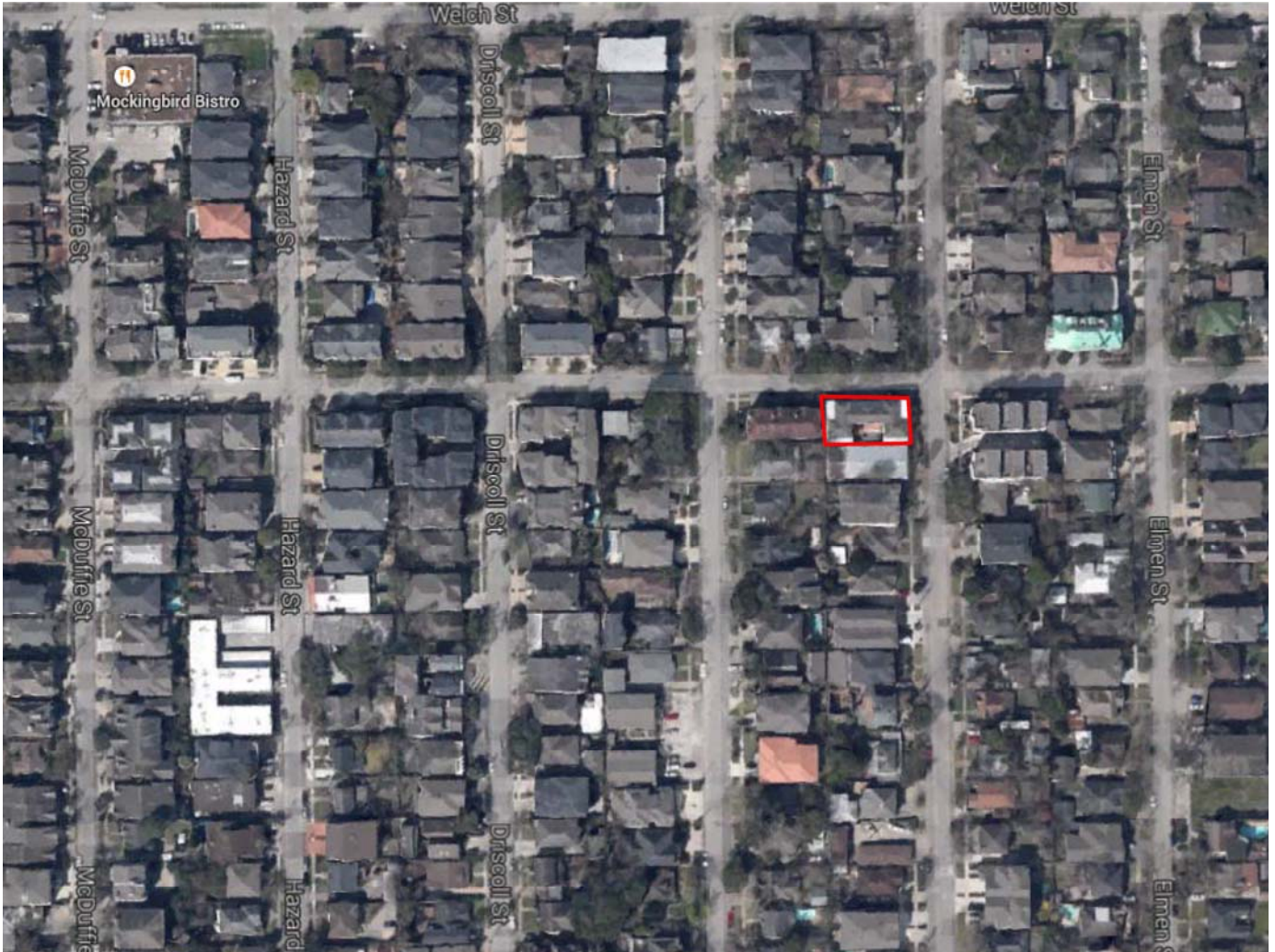
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 02/05/2015

Houston Planning Commission

Aerial Map

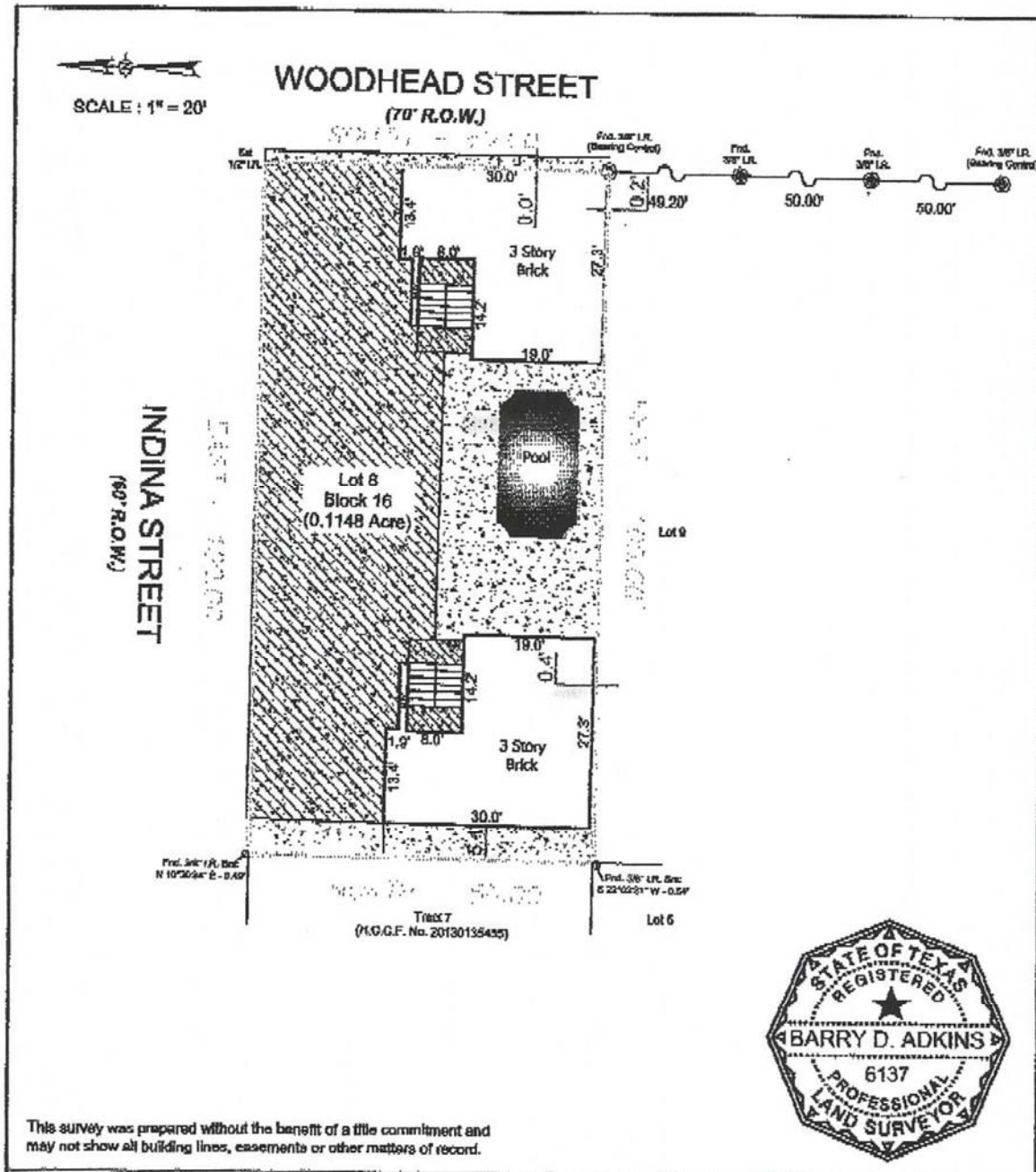


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

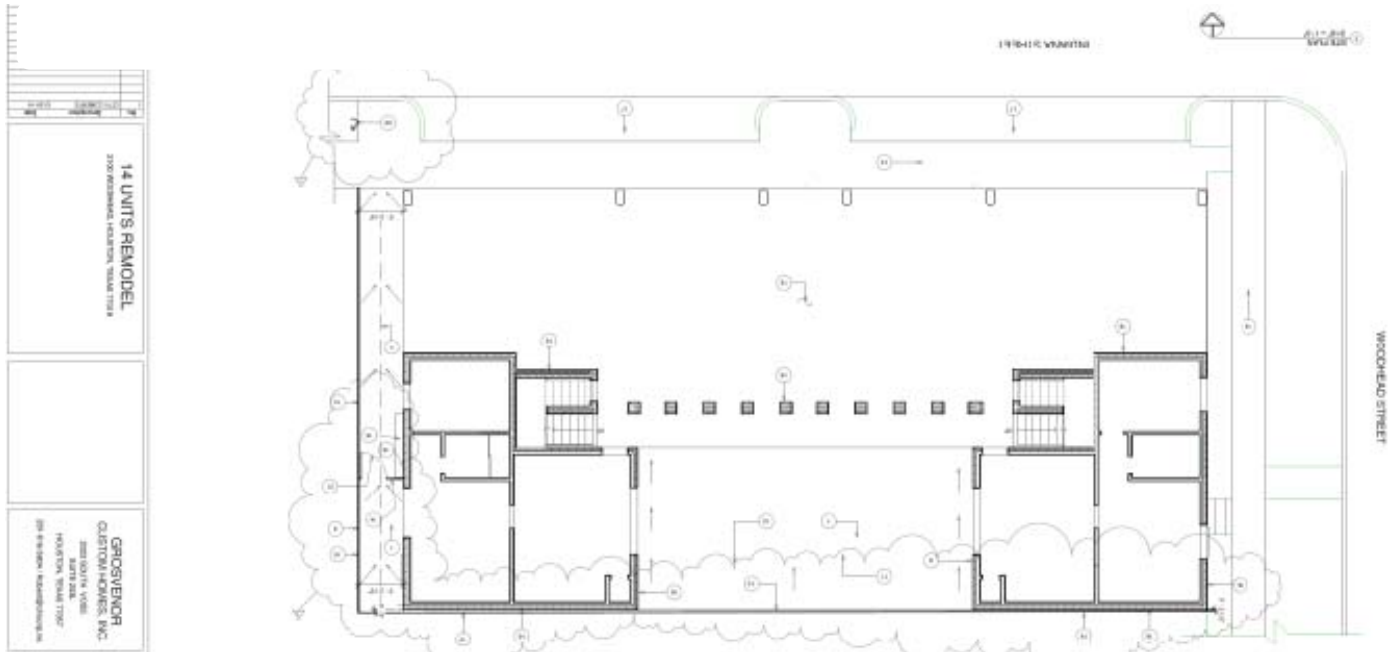


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



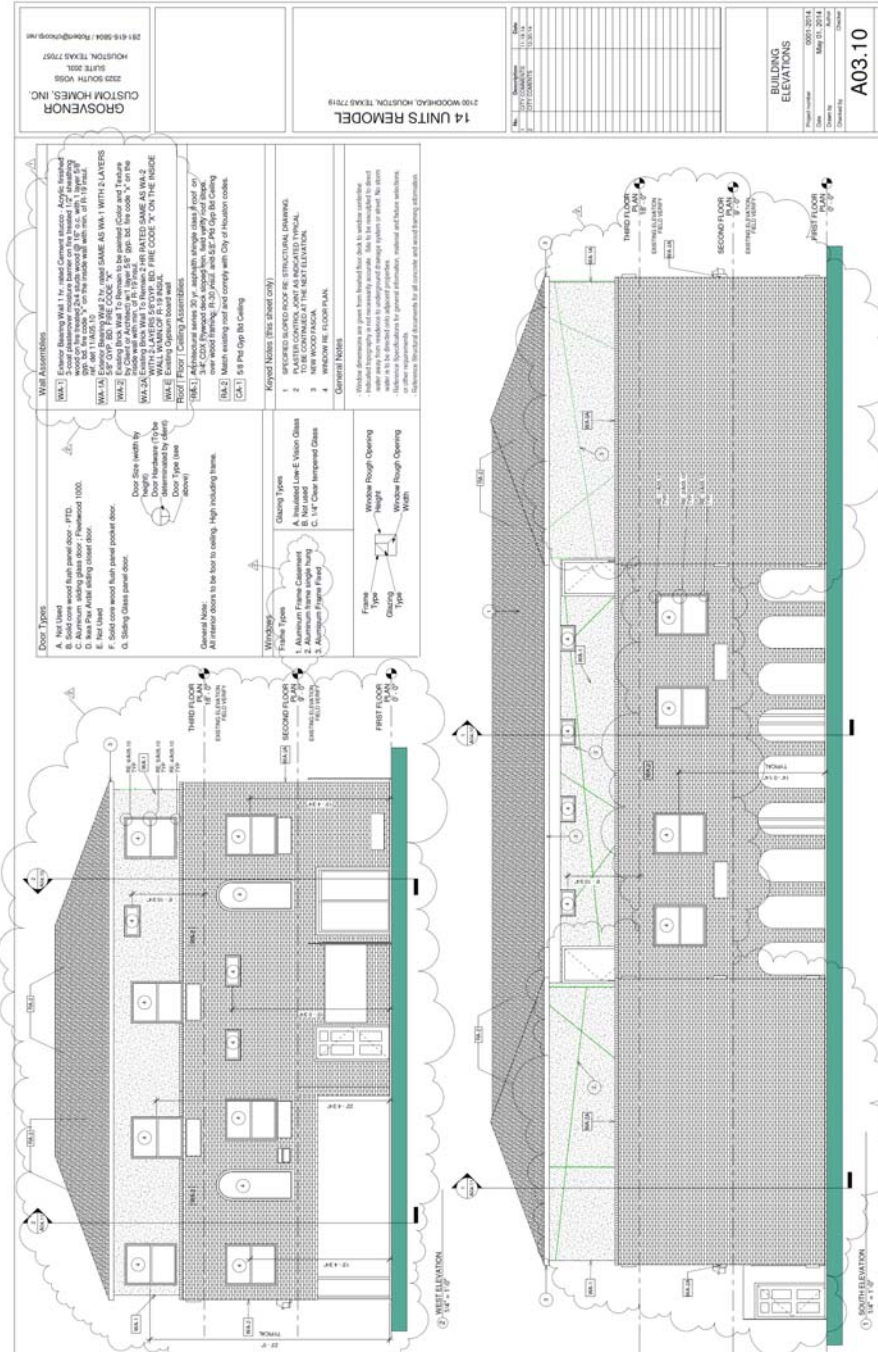
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 138

Meeting Date: 02/05/2015



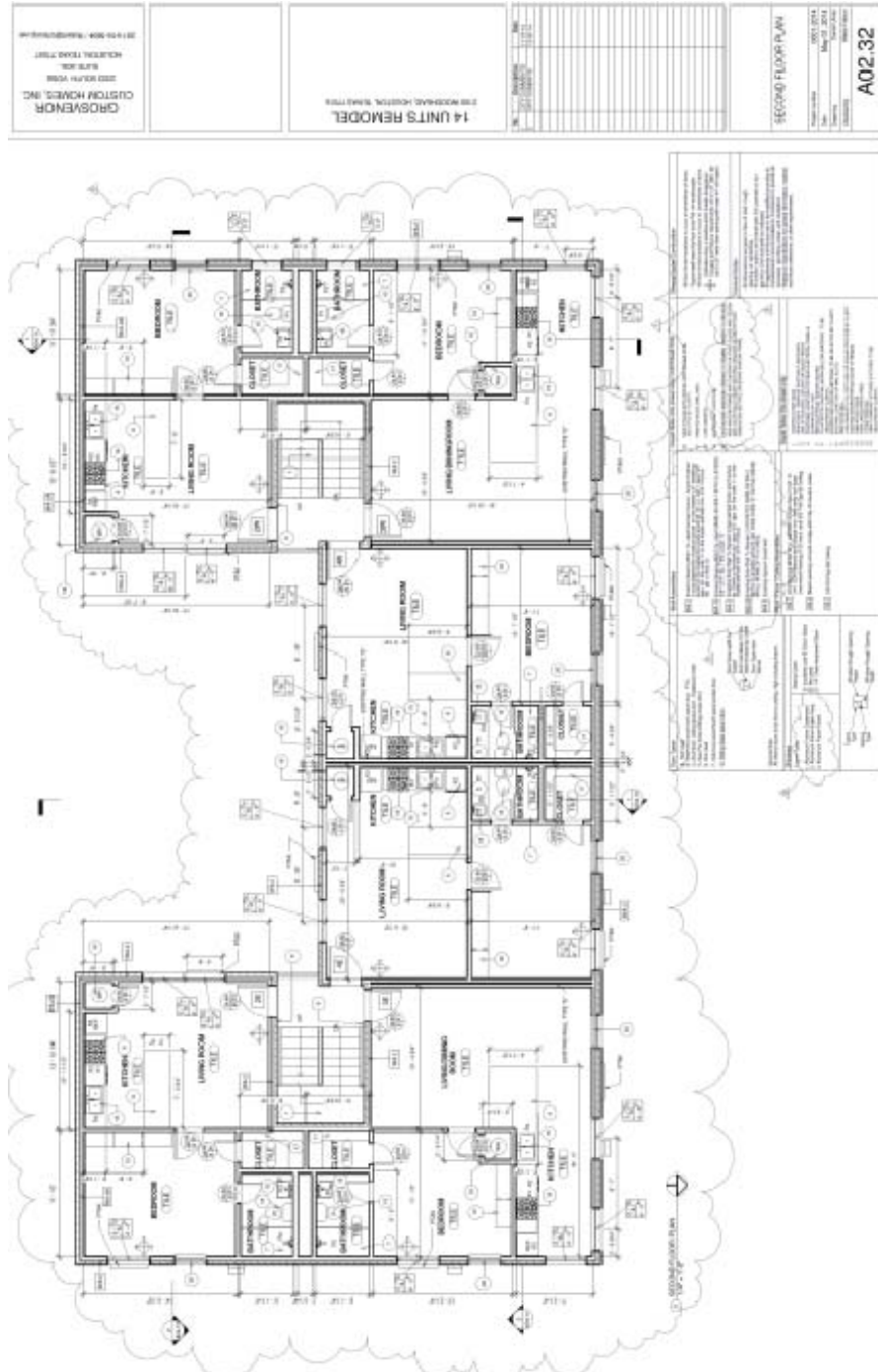


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 02/05/2015



DEVELOPMENT PLAT VARIANCE

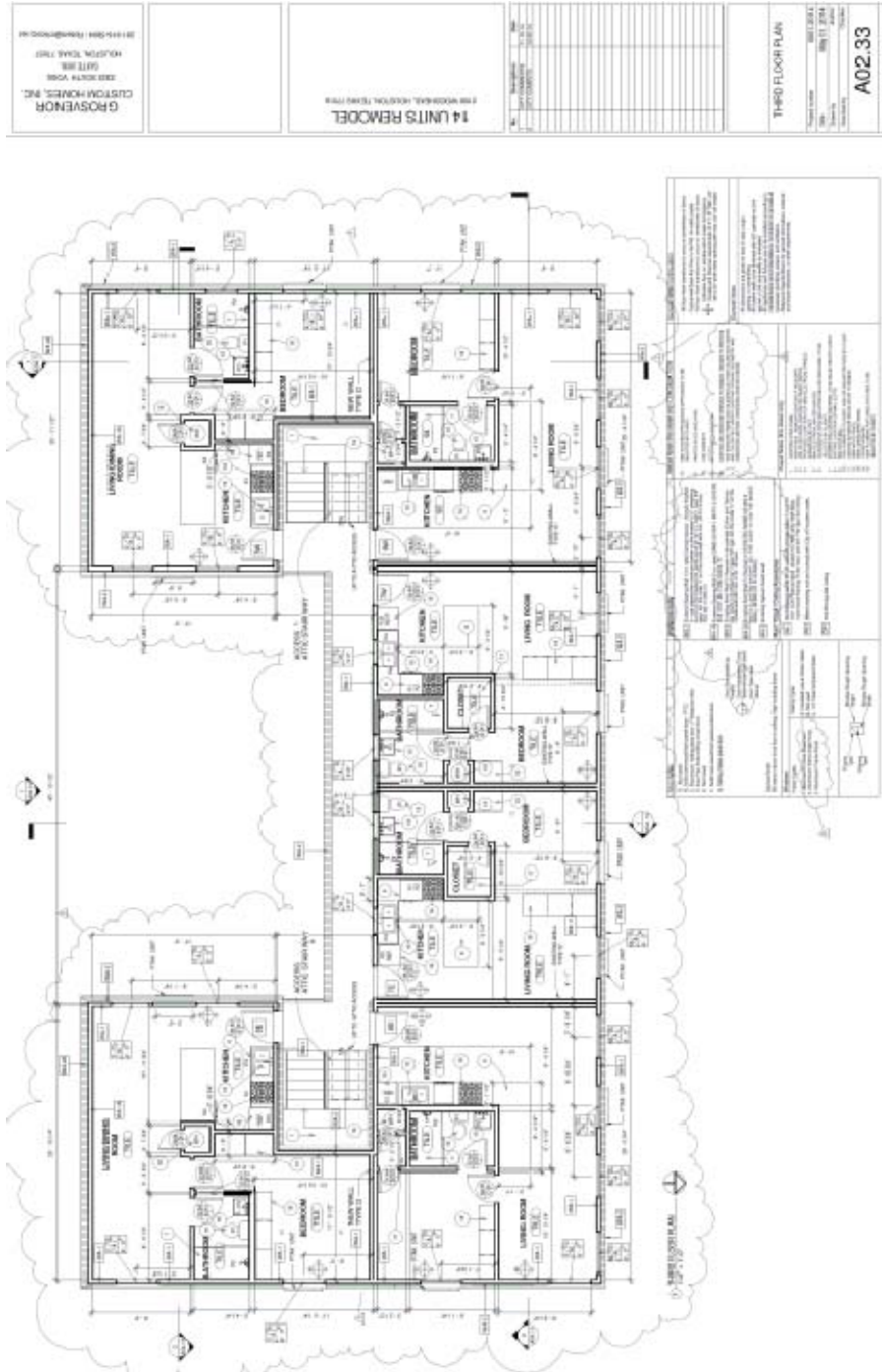


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 02/05/2015



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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
James H Morris Architects	Jim Morris	713 464-8977	jim@morrisarchitecture.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4311 Bettis Drive Houston, TX 77027	13122592	77079	5256	492V	G

HCAD ACCOUNT NUMBER(S): 1330990010001

PROPERTY LEGAL DESCRIPTION: Unrestricted reserve "A", Block 1 of Chabad of Uptown Subdivision, and addition in Harris County, Texas, according to the map or plat thereof as recorded under Film Code No. 642282 of the Map of Records of Harris Count, Texas

PROPERTY OWNER OF RECORD: Chabad of Uptown, a Texas Non-Profit Corporation
Chaim T. Lazaroff, President

ACREAGE (SQUARE FEET): 10,400 sq. ft.

WIDTH OF RIGHTS-OF-WAY: 60' R.O.W.

EXISTING PAVING SECTION(S):

OFF-STREET PARKING REQUIREMENT: 35 parking spaces

OFF-STREET PARKING PROVIDED: 40 parking spaces

LANDSCAPING REQUIREMENTS: NA

EXISTING STRUCTURE(S) [SQ. FT.]: 6,203 sq. ft.

PROPOSED STRUCTURE(S) [SQ. FT.]: 566 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow proposed off- street parking for the proposed site to be approximately 532' to the north of the site instead of less than 250 feet from the tract per Section 26-499 of the Code

OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(s): Sec. 26-499. Off-site parking. (a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

- (1) The off-site parking facilities are located less than 250 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection;
- (2) Up to 25 percent of the required number of parking spaces may be provided on off-site parking facilities located:
 - a. Less than 800 feet from a tract where the use classification is located if the building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; or
 - b. Less than 1000 feet from a tract where the use classification is located if:
 - [1] The building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; and
 - [2] The director determines in his or her sole professional judgment that sufficient pedestrian amenities mitigate the impact of the extended distance of the off-site parking facilities.

APPLICANT STATEMENT OF FACTS

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

Chabad of Uptown is a religious organization serving the surrounding Uptown neighborhood. They provide classes, services and counseling to small groups throughout the week, but predominantly on Saturdays. There are occasional lifecycle events that draw larger groups. Recently, there has been the desire and the need to upgrade the facility and bring the existing structure into compliance with current City of Houston codes. The existing building is comprised of 4 units, the Rabbi and his family occupying 2 units and the remaining portion used for religious services, classes and counseling. In analyzing cost alternatives to remodel and upgrade the facility, it was determined that the best approach would be to tear down the existing East portion of the building (approximately 1288 s.f.), and add a 569 s.f. classroom to the south end. The existing number of occupants would not be increased, but by code, the 569 s.f. additional classroom would require 10 additional parking spaces. The Chabad currently has 4 onsite parking spaces, with a Parking License Agreement for up to 40 additional spaces with Prosperity Bank located at 4295 San Felipe, for a total of 44 parking spaces (a copy being attached). With the addition of the 569 s.f. classroom, the total number of required parking places would be 35. The Chabad's current total of 44 parking spaces would be 9 more spaces than required by code. The parking garage is located along a pedestrian friendly walk approximately 532' to the north.

Herein lies the problem. By electing to tear down a portion of the existing structure rather than remodel within the existing walls, Planning & Development will not allow the existing Parking License Agreement to be grandfathered. This means that per Sec. 26-499 of the City Ordinance, the parking Garage exceeds the 250' maximum distance required.

We are requesting that the Planning Commission would consider granting a variance to the 250' maximum off-site parking distance requirement of the Ordinance to allow the Chabad to operate under its current parking Agreement as they have done for the past 5+ years.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

The Chabad serves a tightknit community that has effectively communicated the location of the offsite parking and the need to use that parking since its inception. Additionally the members are accustomed to walking to the facilities due to religious customs. The route to the offsite parking is accessed by a low trafficked and side walked route. This makes us confident that the current parking agreement will continue to be effective.

APPLICANT'S STATEMENT OF FACTS:

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

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

The Chabad lot is only accessible on one side (North) and the onsite parking lot shares a boundary with the adjoining building's parking lot. The imposition of the 250' maximum distance requirement would make it impossible to provide parking onsite, and thus deprive the applicant of the reasonable use of their building, which they have been occupying in this fashion for the last 5+ years.

- (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 desire to update and bring the existing building into compliance would not be a condition that would be considered a hardship imposed by the applicant. The general intent of the article is being observed and maintained, as it has been these last 5 years.

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

The general intent of the article is preserved, as it has been these last 5 years.

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

The Chabad's current total of 44 parking spaces would be 9 more spaces than required by code. The parking garage is located along a pedestrian friendly walk approximately 532' to the north.

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

The Chabad has managed this arrangement for 5 years without inconvenience to their neighbors

- (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.**

(Not Applicable)

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 MAP



OFF-STREET PARKING VARIANCE



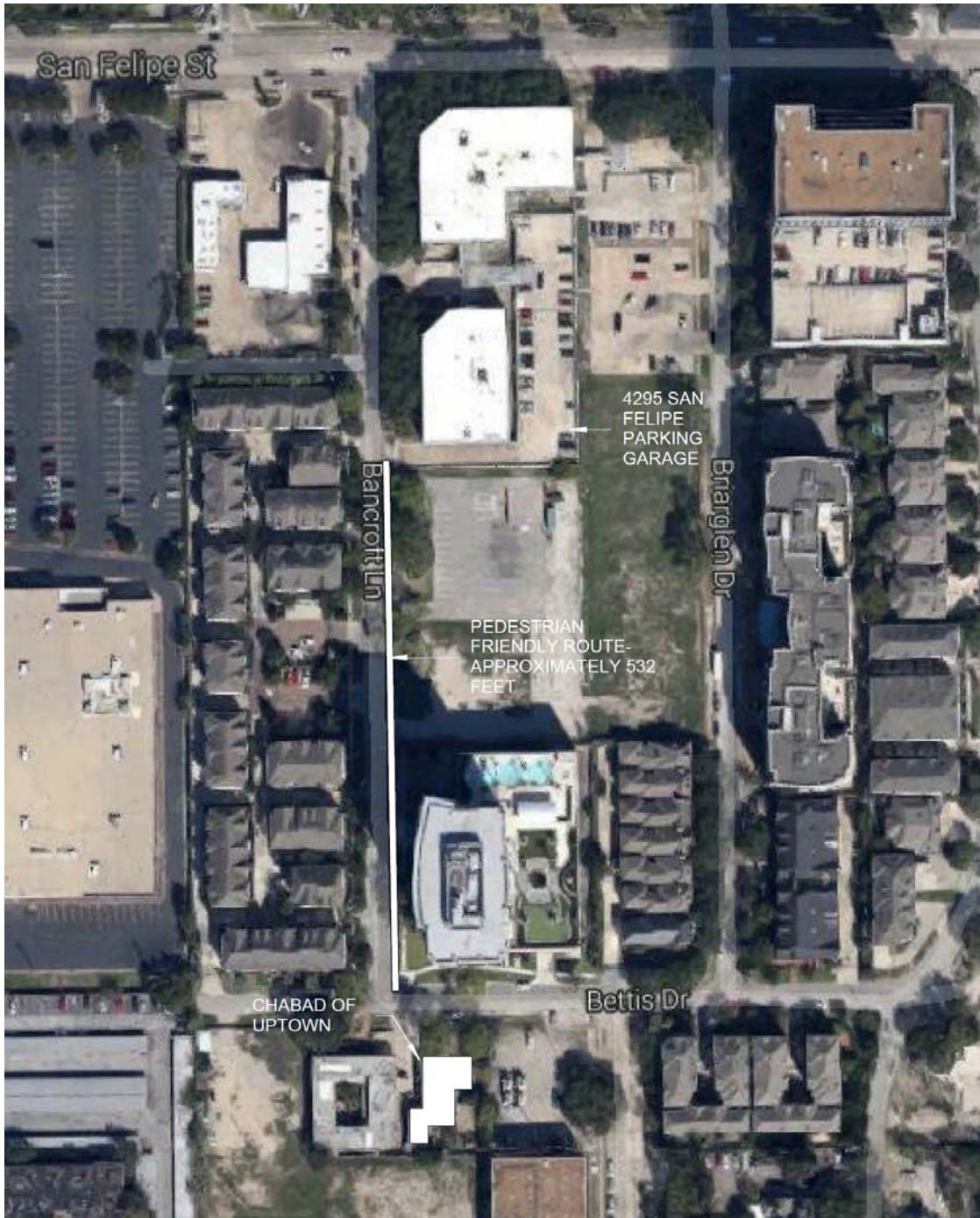
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 02/05/15

Houston Planning Commission

AERIAL MAP - PEDESTRIAN PATH PLAN

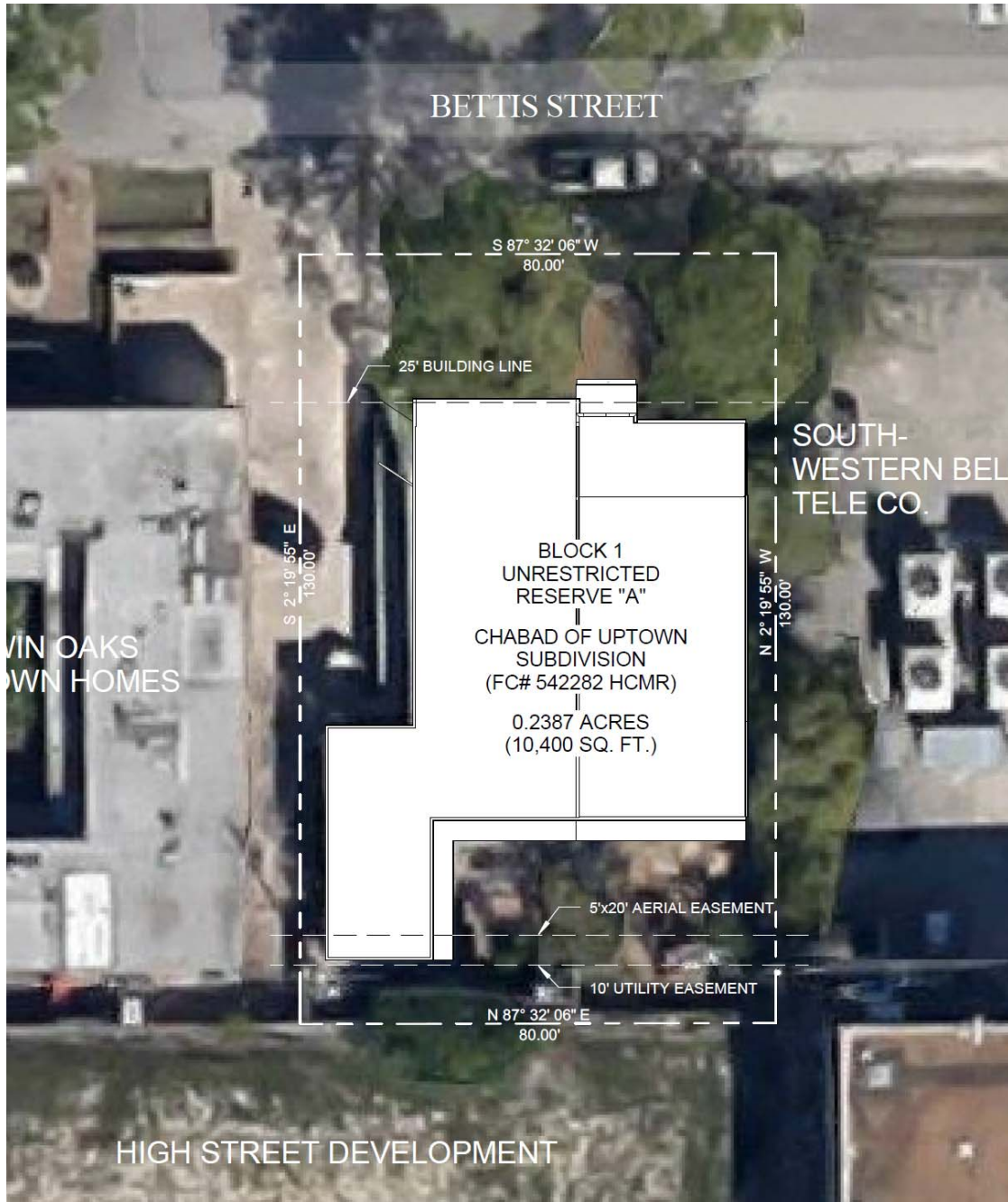


OFF-STREET PARKING VARIANCE



Houston Planning Commission

ENLARGED AERIAL MAP

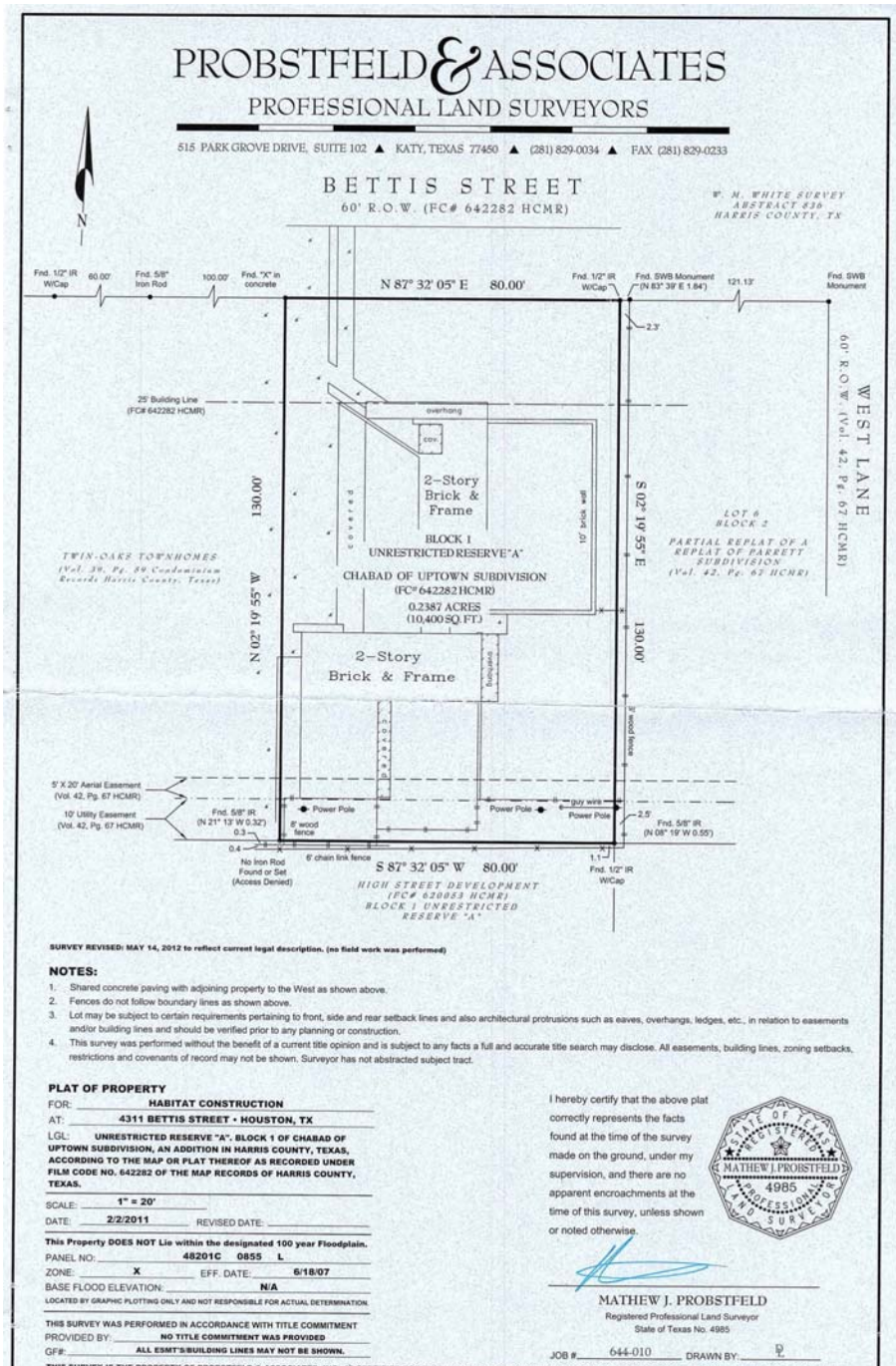


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE SURVEY

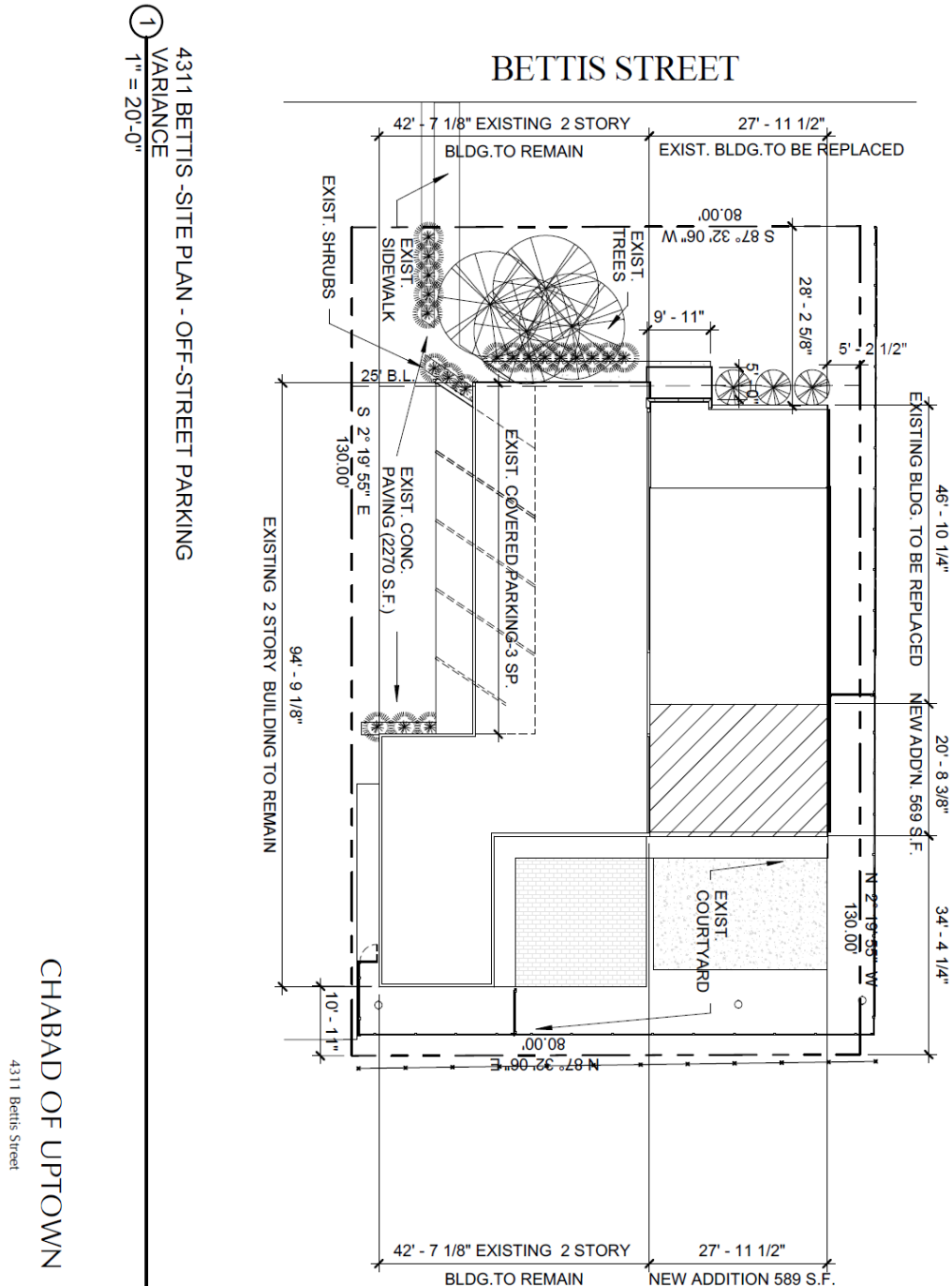


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN

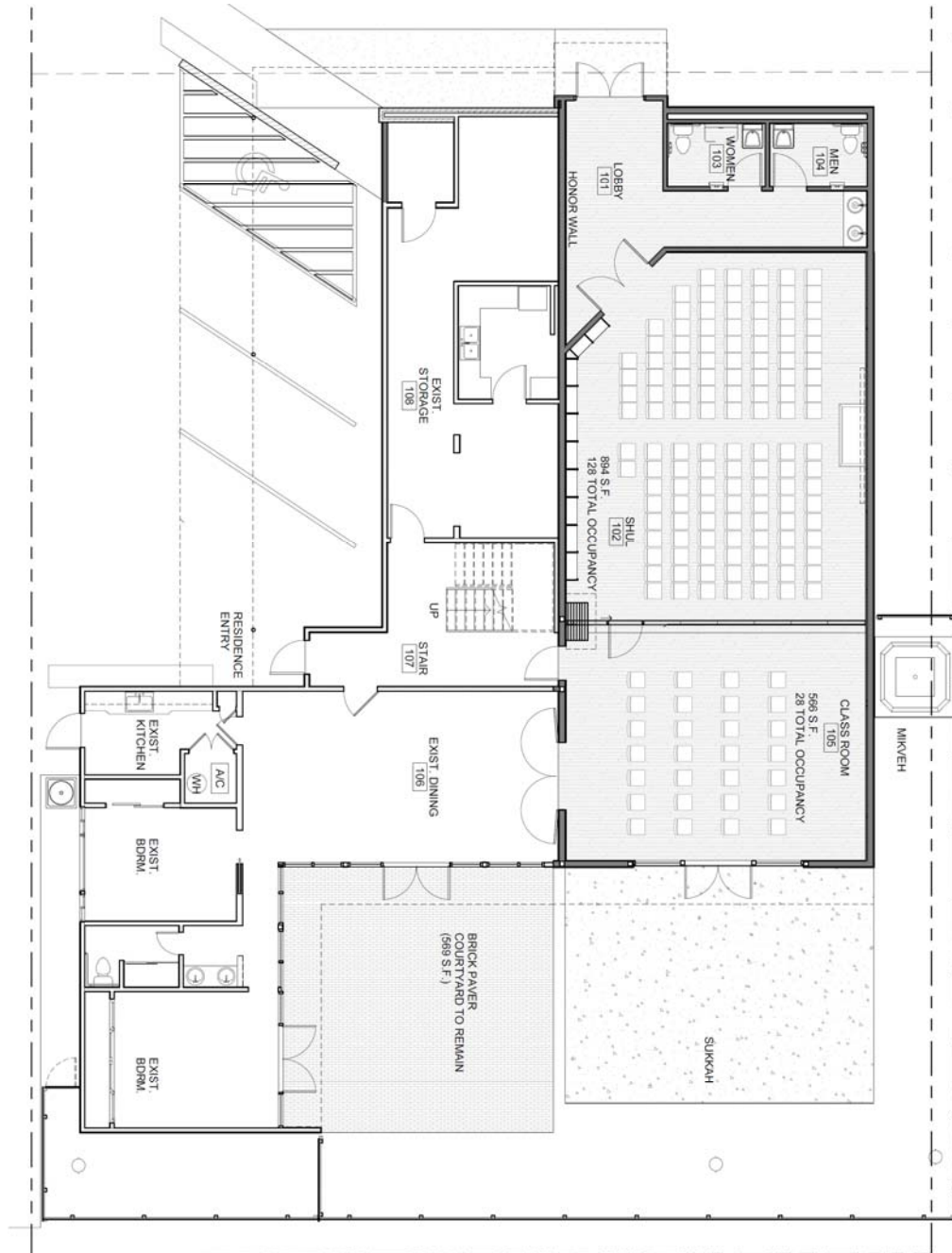


OFF-STREET PARKING VARIANCE



Houston Planning Commission

FIRST FLOOR PLAN

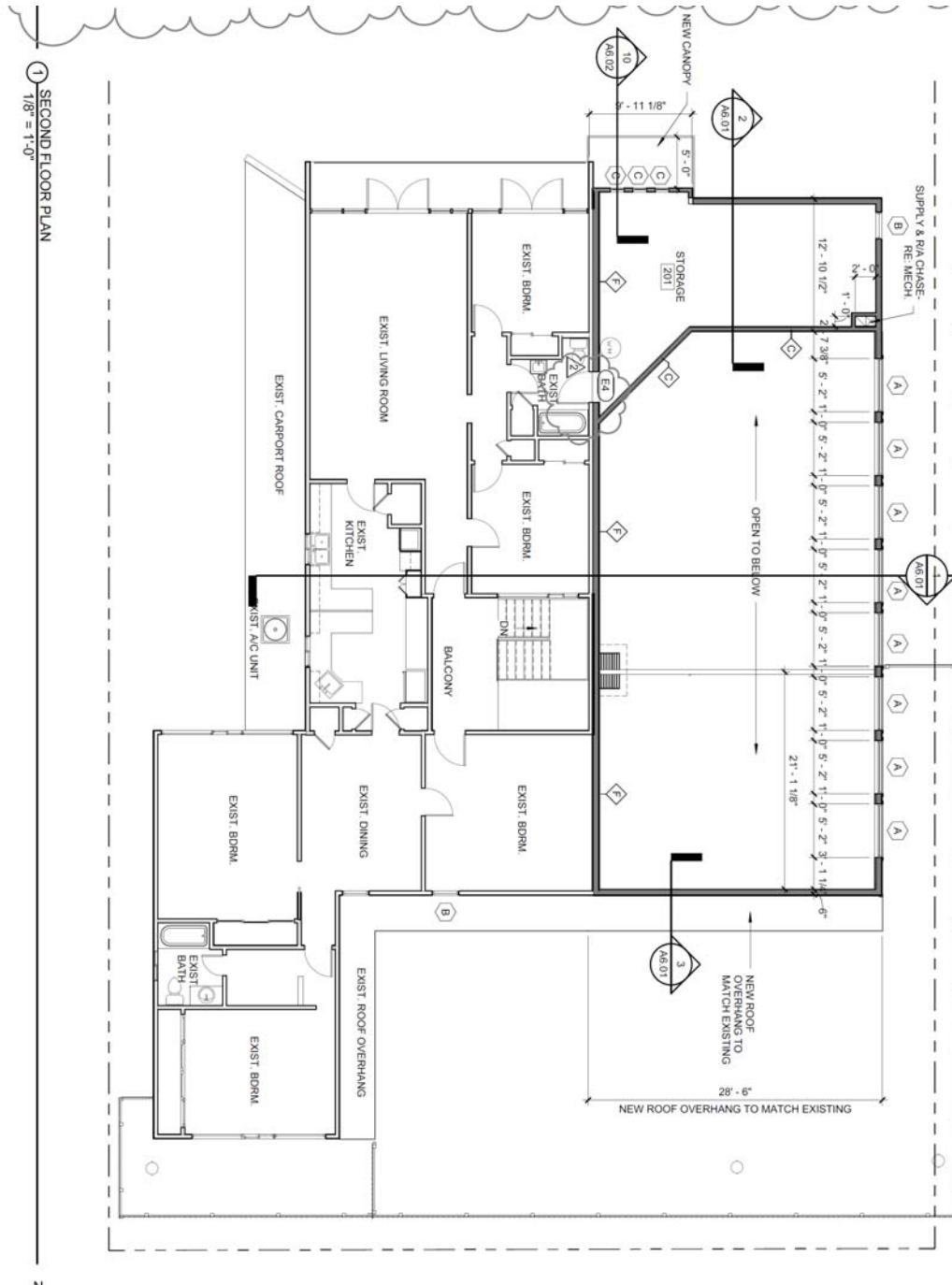


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SECOND FLOOR PLAN

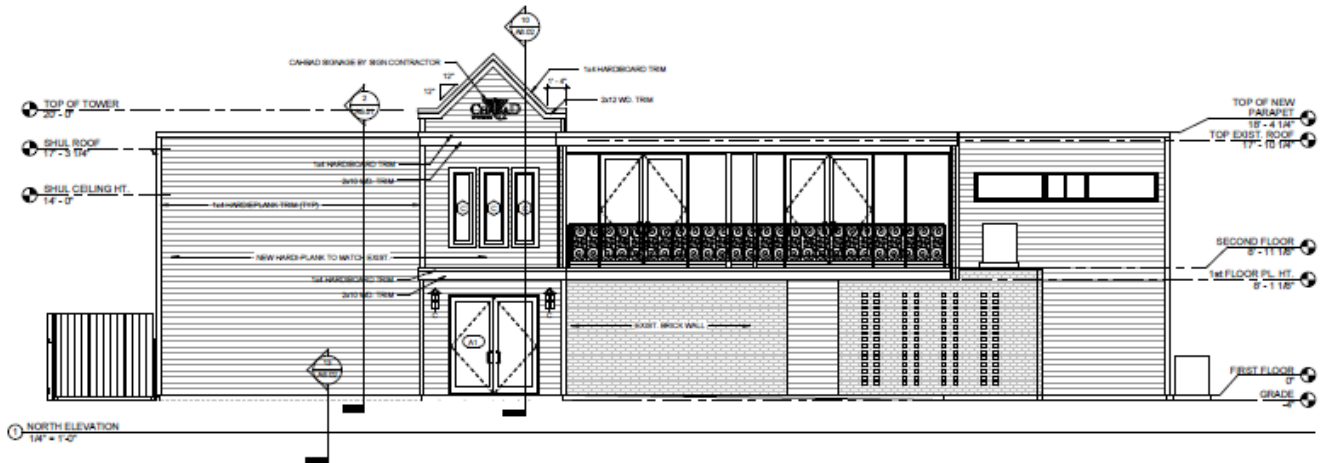


OFF-STREET PARKING VARIANCE



Houston Planning Commission

EXTERIOR ELEVATIONS



OFF-STREET PARKING VARIANCE



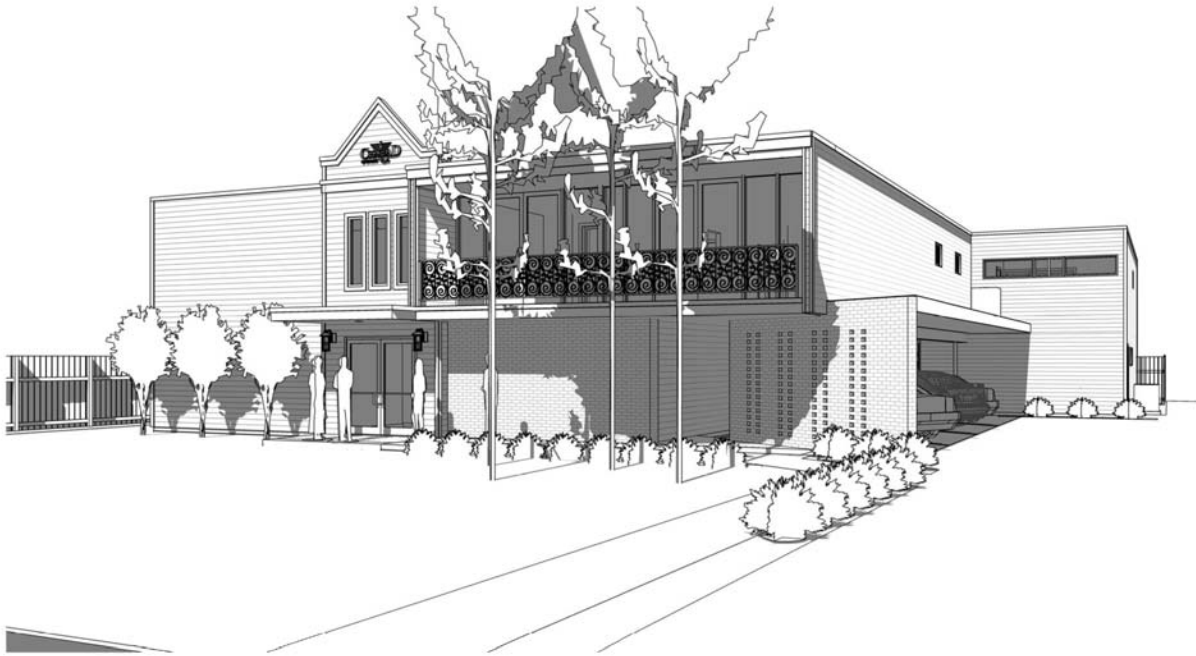
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

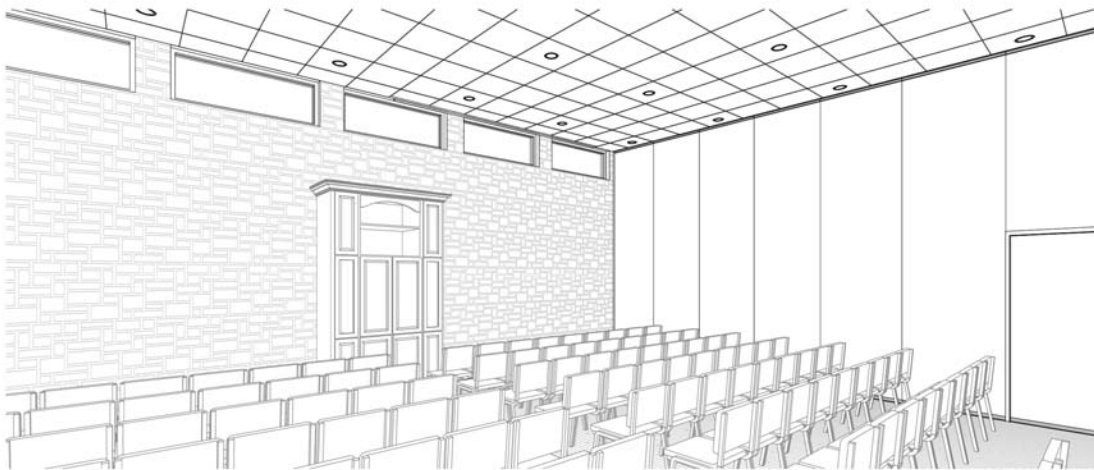
Meeting Date: 02/05/15

Houston Planning Commission

PERSPECTIVE



6 NORTHWEST PERSPECTIVE



5 SHUL PERSPECTIVE

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

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
Furr High School 520 Mercury Drive	14114072	77013	5658	495H	I

HCAD ACCOUNT NUMBER(S):	0432110000019
PROPERTY LEGAL DESCRIPTION:	TRS 1D & 58 ABST 545 C Martinez
PROPERTY OWNER OF RECORD:	Houston Independent School District
ACREAGE (SQUARE FEET):	896,900 SF
WIDTH OF RIGHTS-OF-WAY:	Oates – 60' R.O.W.; Mercury – 100' R.O.W.
EXISTING PAVING SECTION(S):	Oates - Asphalt, open ditch; Mercury - Concrete curb and gutter
OFF-STREET PARKING REQUIREMENT:	398 spaces (176 bicycle spaces)
OFF-STREET PARKING PROVIDED:	295 spaces provided
LANDSCAPING REQUIREMENTS:	Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	175,749 S.F.
PROPOSED STRUCTURE(S) [SQ. FT.]:	184,006 S.F.

PURPOSE OF VARIANCE REQUEST: To request a reduction in the required number of off-street parking spaces provided on site from 398 parking spaces to 295.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

We are requesting a reduction in the required number of parking spaces based on an analysis of current site conditions.

- The required number of onsite parking spaces per Section 26-492 for permitting would be 398 parking spaces.
- The existing school facility has 282 on-site parking spaces. On a daily basis many of the parking spaces are not used.
- The demographics in the Furr HS area show a small number of student drivers, similar to other HISD high schools. Reference campus comparison table below.
- Proposed onsite parking for the new school is 295 parking spaces.

A reduction in the number of onsite parking spaces would allow HISD to:

- Increase the amount of green space on the campus.
- Reduce the amount of storm water detention required onsite.
- Allow flexibility in usage of site.

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.

(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;

If Houston ISD is required to provide the required number of spaces per the parking ordinance:

- This would increase the amount of impervious cover requiring storm water detention ponds to be very deep.
- The ability of the site to absorb and filter runoff on the site will be reduced potentially impacting the LEED certification.

HISD is committed to achieving LEED Certification on each of our new schools and a key component of the site is minimizing paved areas to exactly what is needed.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

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

We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school as well as the environmental and existing site conditions. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, as well as our Design Consultants, we can project the future parking needs and address and protect the environmental well-being of the Furr High School Community.

Existing Campus Transportation Comparison													
School Name	Magnet/Charter Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Sharpstown	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	205	351
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Furr HS	STEM Magnet	1021	260	361	66	33%	57	4%	797	62%	80	137	205

*This data was collected from the business managers and principals at each campus, the District's General Manager of Transportation and independent Traffic Impact Analysis.

Ebbert L. Furr High School currently has an enrollment of 1,021 students. The existing Ebbert L. Furr High School houses the Reach Charter School which has enrollment of 260 charter students. Of the 1,021 regular zoned students attending Ebbert L. Furr High School, 361 of the regular zoned students ride the HISD Bus to school. Of the 260 magnet students, 66 ride the HISD bus to school. The remainder of the students either walk to school or are dropped off.

The Reach Charter School will move to a different site once the new Furr High School is completed further reducing the need for parking spaces.

Ebbert L. Furr High School is served by two Metro stops located at corner of Mercury Drive and the IH 10 Service Road. Per the principal, teachers as well as students use Metro to travel to school. (*Reference Transit Location Stop Map*)

Please see the table below for the basis of the request to provide 295 parking spaces in lieu of the ordinance required amount. The new Furr High School will be designed to accommodate an overall enrollment of 1,200 regular zoned and magnet students. A 20% increase in the enrollment of magnet students, HISD Bus Riders (Zoned Riders and Magnet Transfers), Student Drivers, and teacher and staff augmentation is projected. This projected 20% growth of student, teacher, and staff drivers as well as visitors will require about 165 parking spaces. We have included 80 event parking spaces in the projection to accommodate after school events and programs bringing the total parking spaces required to 245 spaces. The proposed onsite parking is 295 parking spaces which is 50 more parking spaces than our projection.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Projected Transportation Requirements for new campus:			HISD Bus			Drive		Other (Walk or Dropped Off)		Teacher, Visitor/Staff Parking			
School Name:	Max Enrollment	Max Magnet Enrollment	# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity	Parking Spaces required	Event parking *	Total Spaces Reqd.
Furr HS	1200	312	396	79	31%	69	10%	735	49%	96	165	80	245

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

As you can see from the table above, the calculation shows that a total of 245 spaces should adequately serve the school and community. We are proposing to provide 295 spaces. In the event additional parking is required in the future, the areas where the paved parking is proposed to be eliminated could be paved and used as parking space.

(3) The intent of this article is preserved;

Adequate and accessible parking will be provided for the students, staff and visitors of Furr High School. The reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding community.

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

As detailed in the above table, Adequate and accessible parking will be provided for the students, staff and visitors of the new Furr High School. Daily student, staff and visitor needs along with special event parking needs have been addressed. Sixteen (16) Handicap parking spaces as well as parking spaces for bicycles will be provided.

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

The new Furr High School will have adequate off-street parking spaces for students, faculty, staff and visitors. The parking will be conveniently and strategically located to prevent parking on the surrounding streets. Providing convenient off-street parking will keep the campus parking and traffic onsite and away from the surrounding community.

(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.

Not applicable.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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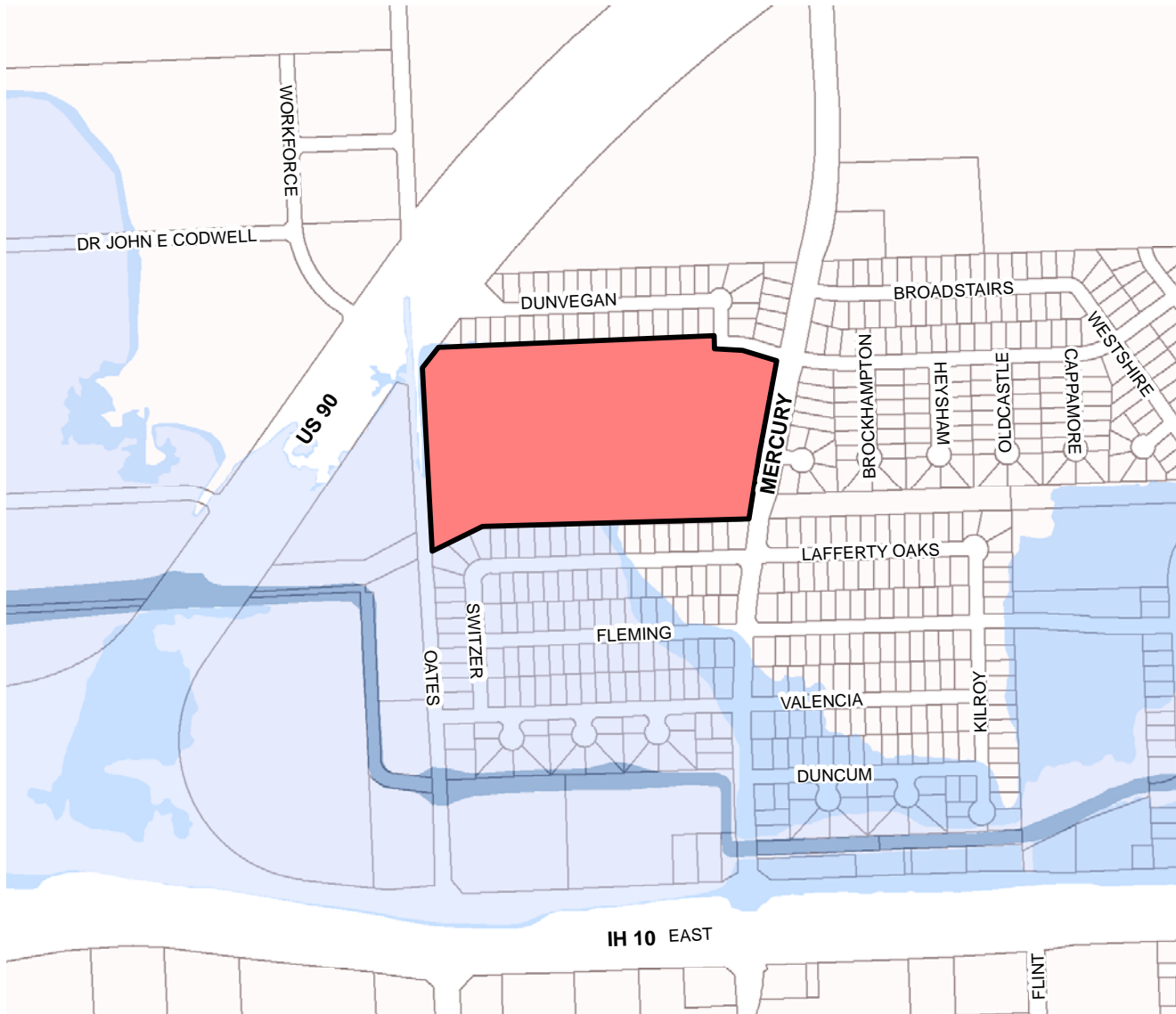
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 02/05/15

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

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

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

General Information			
1. School Name: Ebbert L. Furr High School		5. Date: December 18, 2014	
School District: Houston Independent School District			
2. Project Address 520 Mercury Drive, Houston, TX 77013		6. Project Number: 1411407	
Mailing Address: 3200 Center Street, Houston, TX 77007			
3. Contact Name: Roderick Sias		7. Phone: 281-841-1507	
Email: Rod.Sias@Vanir.com		Fax: 281-370-6504	
4. District Representative: Kedrick Wright		8. Phone: 751-556-9329	
Email: kwright7@houstonisd.org		Fax: 281-370-6504	

Occupant Load Calculation.			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	1,200
10. Number of Classrooms:	50	13. Assigned School Staff per building:	+ 125
11. Design Occupant Load:	Simultaneous - 2,783 Non-Simultaneous - 2,478 Combined - 5,261	14. Additional Occupant Load: **Optional**	+
DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED** <i>Note: Applications without the signature will not be processed.</i> 		15. Actual Occupant Load:	= 1,325

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

PART II. DEFINITIONS AND INSTRUCTIONS

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

TEA - The Texas Education Agency.

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

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

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I. Application.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Enter the name of the school and district for which the request is being made. 2. Enter the project address as it appears on the building permit application. Enter mailing address. 3. Enter the name and email of the person requesting the occupant load reduction. 4. Enter the name and email of the district representative. 5. Enter today's date. 6. Enter the project number. 7. Enter the phone number and fax number of the person requesting the occupant load reduction. 8. Enter the phone number and fax number of the district representative. | <ol style="list-style-type: none"> 9. Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings. 10. Enter the number of classrooms. 11. Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code. 12. Enter the value assigned by TEA. 13. Enter the number of staff assigned to this school by the district. 14. This is an <u>optional</u> additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box. 15. Enter the sum of boxes 10, 11, and 12 (if used). |
|--|--|

PART III. FEES

STANDARD REQUEST \$67.09 (\$41.29 + \$25.80 Administrative Fee)

FOR OFFICE USE ONLY			
Approving Initials: _____	Building Official: _____	Date: _____	Receipt # _____



Furr High School

Technology and Arts Magnet

Campus Population

Membership: Snapshot 2013

Living in Zone	701	76%
Transfers In	220	24%
Membership	921	100%

Race/Ethnicity

American Indian	0	0%
Asian/Pac. Islander	3	0%
African-American	162	18%
Hispanic	736	80%
Multi-Racial	2	0%
White	18	2%
Total	921	100%

Economically Disadvantaged

Students	873	95%
----------	-----	-----

Zone Population of Grades 9-12

Campus of Enrollment

HISD Students	1,078	66%
Galena Park HS	23	1%
NorthShore HS	20	1%
Yes Prep East End	16	1%
Deer Park HS	9	1%
Houston Can	9	1%
Sanchez HS	4	0%
Houston Can Hobby	3	0%
Yes Prep Southeast	3	0%
TX Virtual Academy	3	0%
KIPP Generations	3	0%
Other Public Entity	14	1%
Not in Public School	458	28%
Census Estimate	1,643	100%

Change in Enrolled Students by Race/Ethnicity

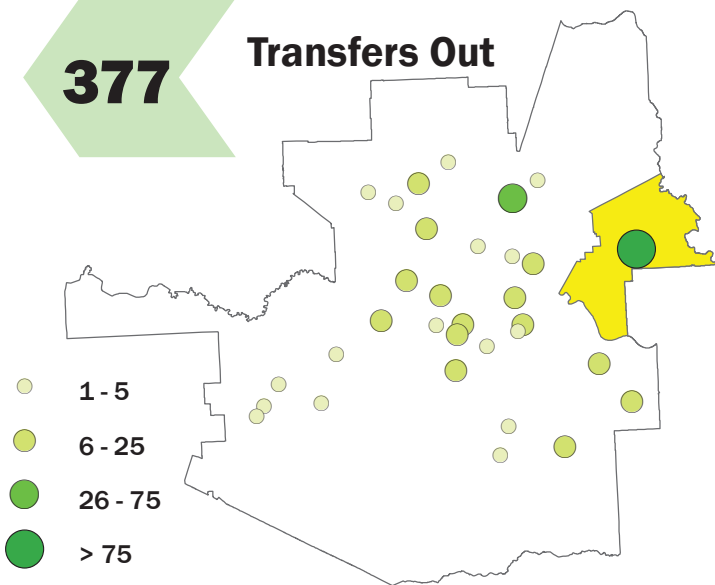
Grouping	2006	2011	2013	2-yr	7-yr
	Total	Total	Total %		
American Indian	1	2	0	0%	-100%
Asian/Pac. Islander	7	10	9	1%	29%
African-American	339	284	251	-12%	-26%
Hispanic	711	786	796	74%	12%
Multi-Racial	0	1	2	0%	-
White	41	22	20	-9%	-51%
Total	1,099	1,105	1,078	100%	-2%

Economically Disadvantaged Students	Year	Students	% of All
	2006	840	76%
	2011	928	84%
	2013	950	88%

Transfers within Houston ISD Campuses

377

Transfers Out



Receiving Campus

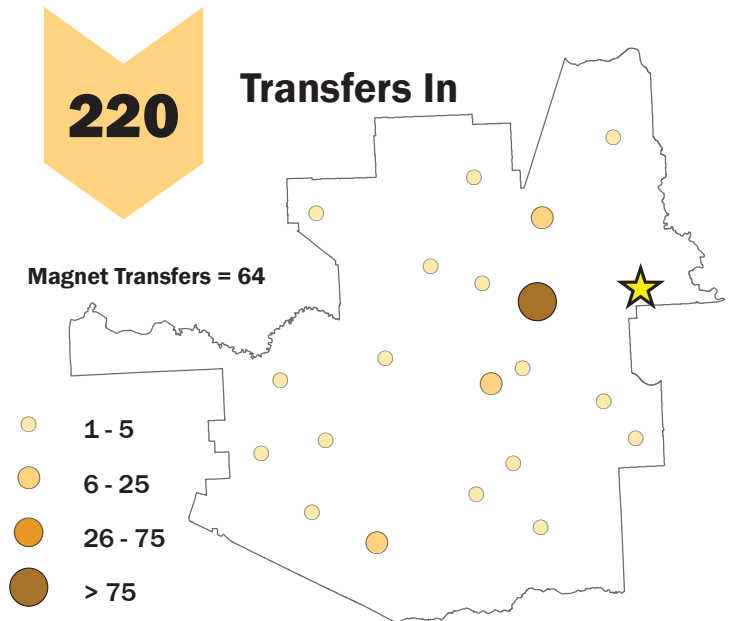
Reach	115
Jordan	47
Lamar	21
Reagan	21
Milby	20
Int. Studies	16
Wheatley	15
Chavez	12
LECJHS	12
Mount Carmel	11
Other	87
Total	377

Ethnicity of Transfers Out

American Indian	0%
Asian/Pac. Isld.	2%
African-American	31%
Hispanic	66%
Multi-Racial	0%
White	2%

220

Transfers In



Magnet Transfers = 64

Home Campus

Wheatley	154
Kashmere	17
Madison	7
Yates	6
Sterling	4
Out of District	4
Jones	3
Austin	3
Worthing	3
North Forest	3
Other	16
Total	220

Ethnicity of Transfers In

American Indian	0%
Asian/Pac. Isld.	0%
African-American	13%
Hispanic	85%
Multi-Racial	0%
White	2%

Council District Profile



Total Population
Persons per Square Mile

Council District	2000	2010
Total Population	190,713	180,912
Persons per Square Mile	3,739	3,547

Race/Ethnicity

Non Hispanic White
Non Hispanic Black
Hispanic
Non Hispanic Asian
Other

Non Hispanic White	11%	8%
Non Hispanic Black	14%	12%
Hispanic	71%	77%
Non Hispanic Asian	3%	2%
Other	1%	1%

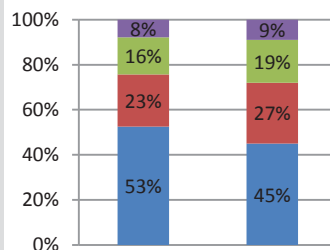
Age

Under 5 Years
5 to 17 Years
18 to 64 Years
Over 65 Years

Under 5 Years	10%	9%
5 to 17 Years	22%	20%
18 to 64 Years	61%	63%
Over 65 Years	7%	7%

Educational Status

- Bachelor's or Higher
- Some College
- High School Diploma
- No High School Diploma



Language Spoken at Home

English Only
Language other than English
Spanish
Other Languages

English Only	32%	29%
Language other than English	68%	71%
Spanish	65%	68%
Other Languages	3%	3%

Housing Units

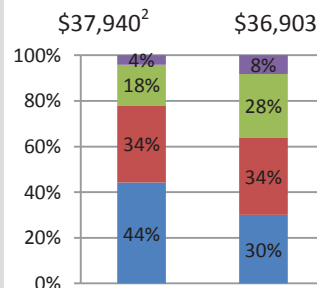
Total Housing Units
Occupied
Owner Occupied
Renter Occupied
Vacant

Total Housing Units	60,663	56,387
Occupied	92%	86%
Owner Occupied	45%	44%
Renter Occupied	55%	56%
Vacant	8%	14%

Household Income

Median Household Income

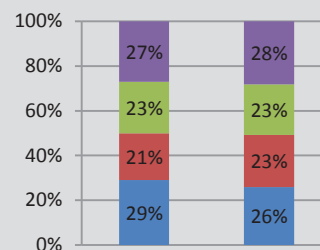
- Over \$100,001
- \$50,001 to \$100,000
- \$25,001 to \$50,000
- Under \$25,000



City of Houston	2000	2010
Total Population	1,953,631	2,100,263 ¹
Persons per Square Mile	2,946	3,167

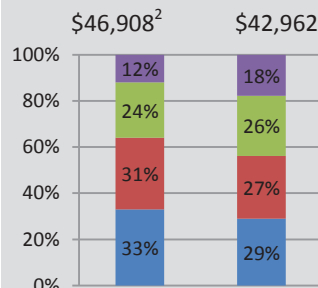
Non Hispanic White	31%	26%
Non Hispanic Black	25%	23%
Hispanic	37%	44%
Non Hispanic Asian	5%	6%
Other	2%	1%

Under 5 Years	8%	8%
5 to 17 Years	19%	18%
18 to 64 Years	64%	65%
Over 65 Years	9%	9%



English Only	59%	55%
Language other than English	41%	45%
Spanish	33%	37%
Other Languages	8%	8%

Total Housing Units	782,009	893,169 ¹
Occupied	92%	88%
Owner Occupied	46%	45%
Renter Occupied	54%	55%
Vacant	8%	12%



Council Office:

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

District Landmarks:

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

Special Districts:

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

Super Neighborhoods:

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

June 2014

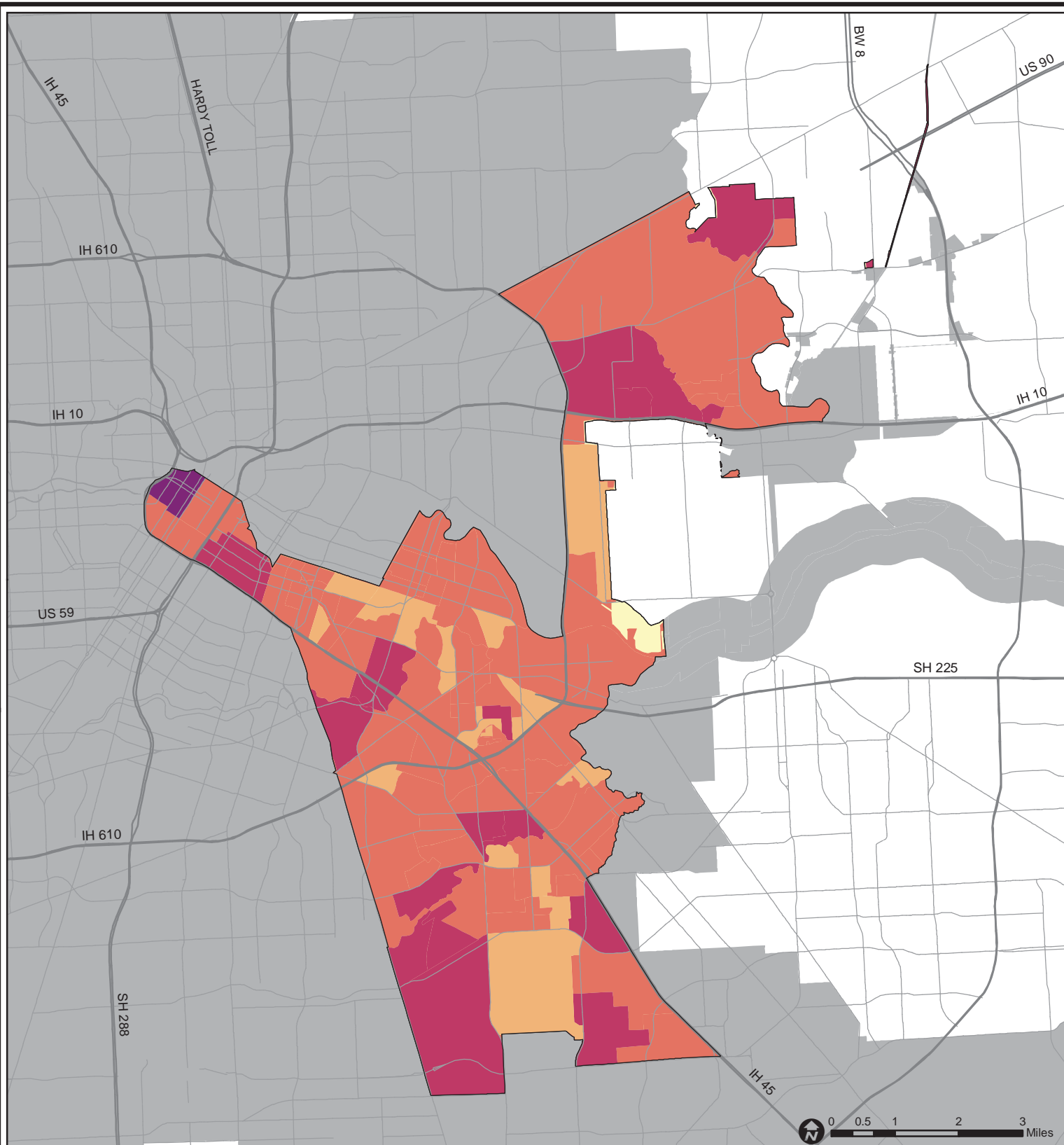


PLANNING &
DEVELOPMENT
DEPARTMENT

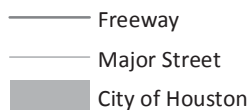
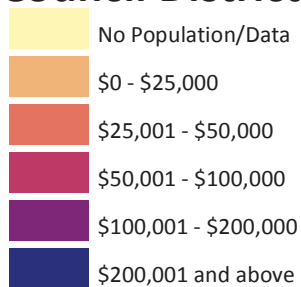
¹ Revised by US Census Bureau

² Adjusted for Inflation

Source: US Census Bureau



Council District I: Median Household Income



City of Houston
Median Household
Income = \$42,962

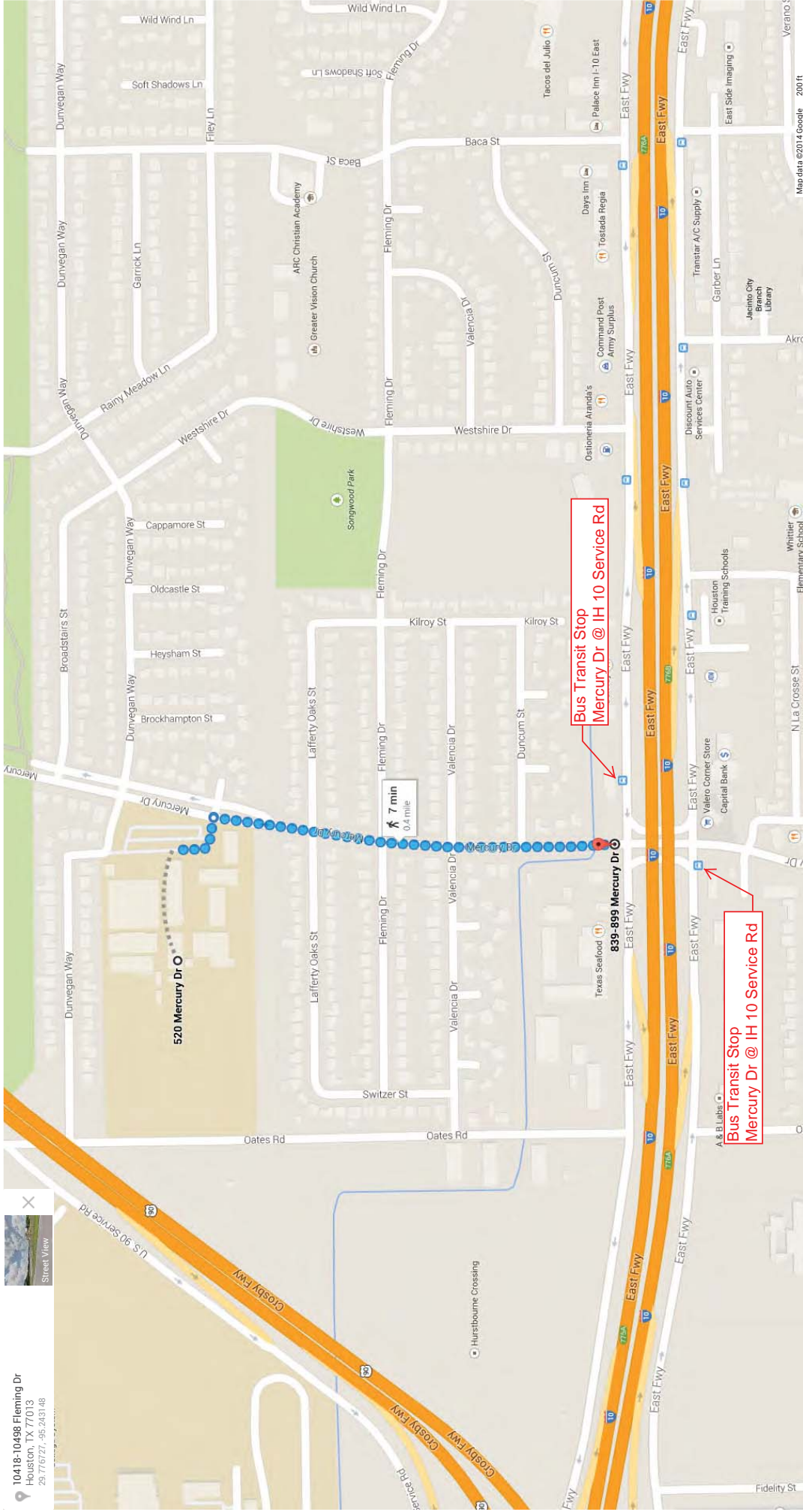
Source: City of Houston GIS Database, ACS 2010

Date: September 2012

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

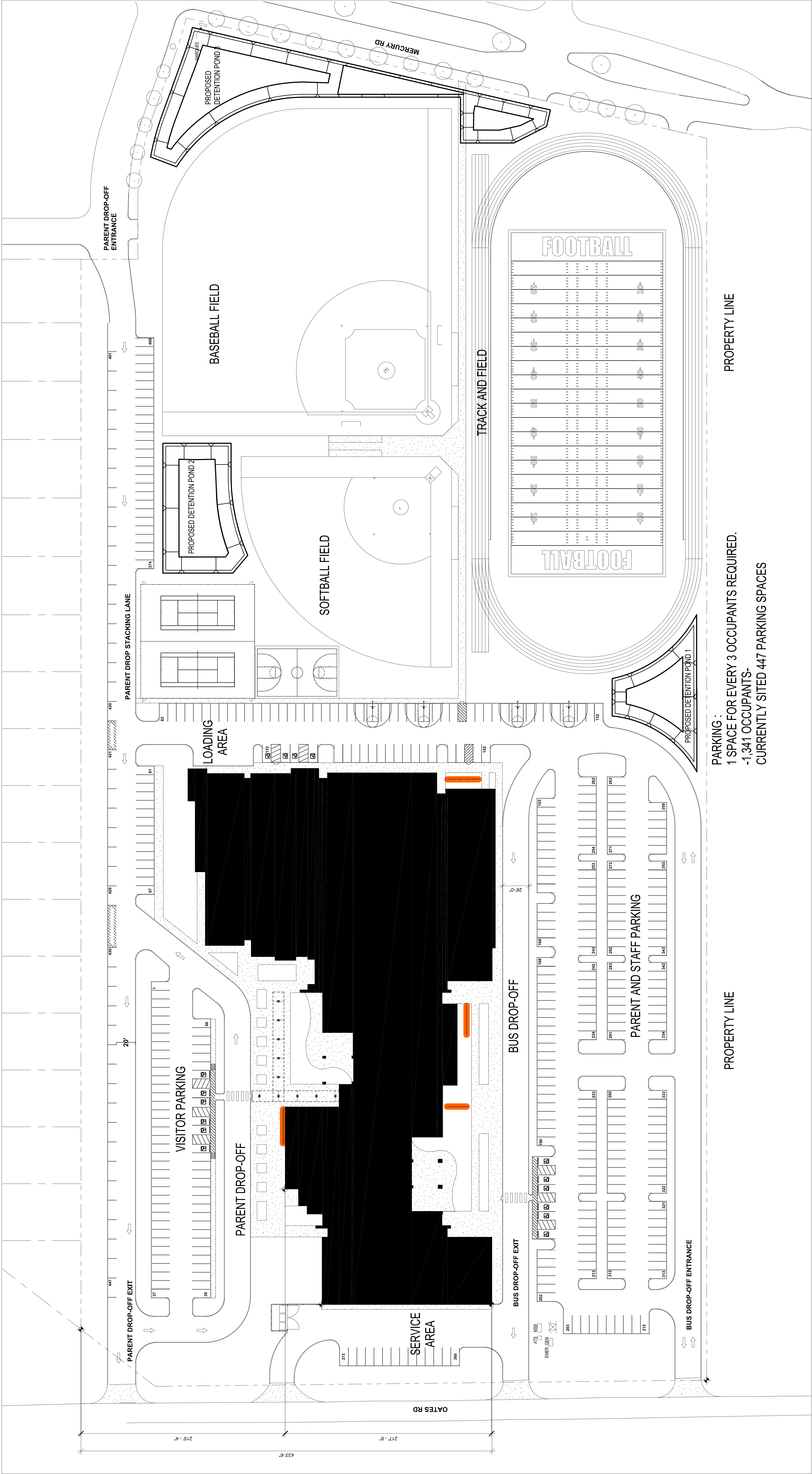


**PLANNING &
DEVELOPMENT
DEPARTMENT**

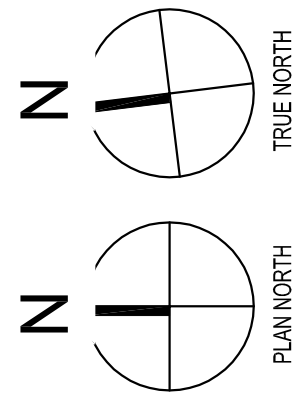


Ebbert L. Furr High School
659 Mercury Drive, Houston, TX 77013
Transit Location Stops

HOUSTON INDEPENDENT SCHOOL DISTRICT

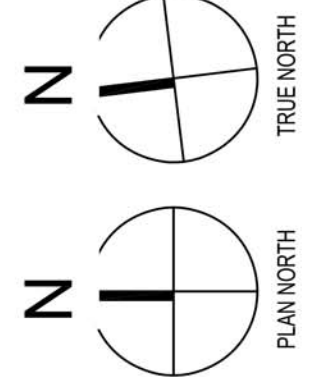
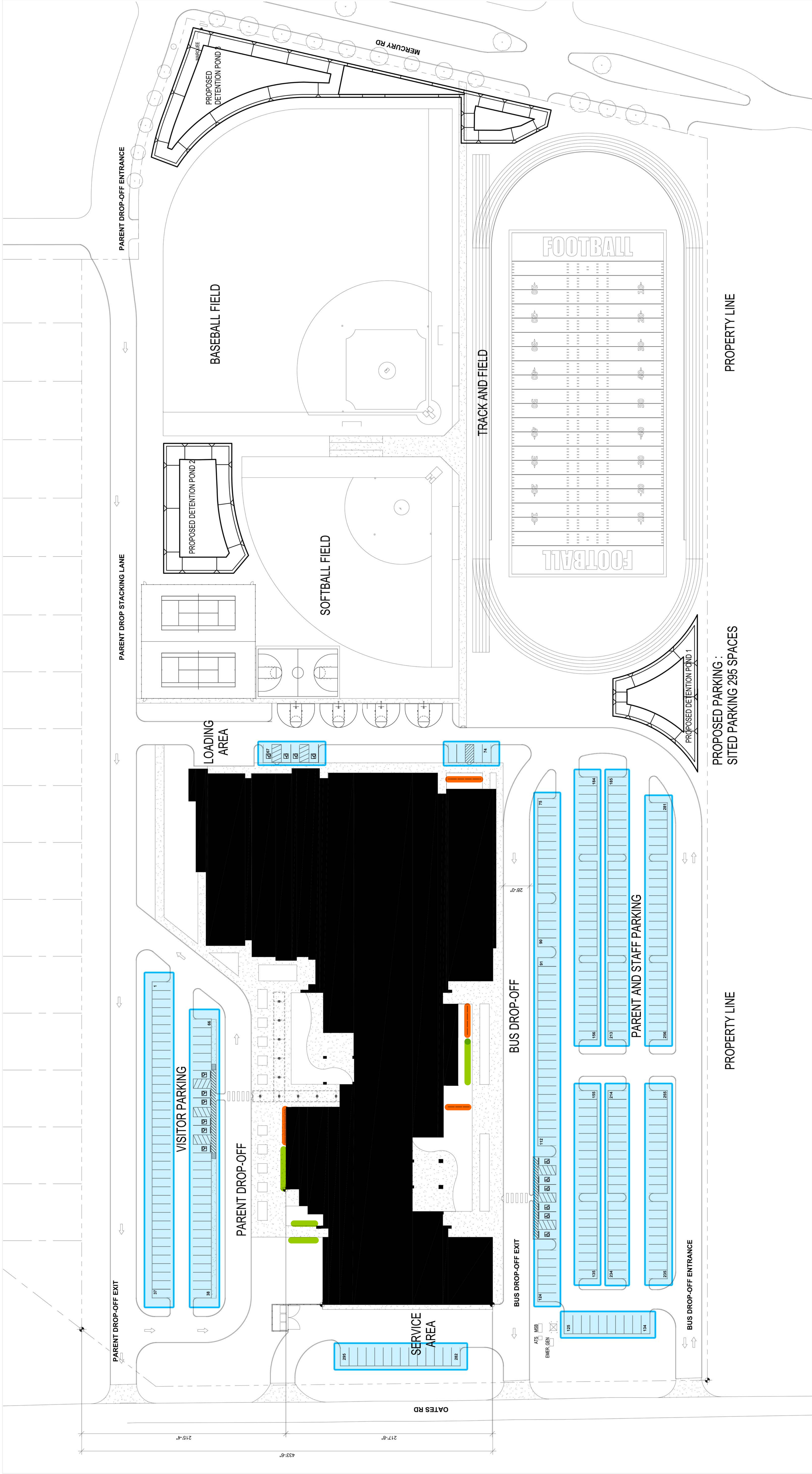


PARKING :
1 SPACE FOR EVERY 3 OCCUPANTS REQUIRED.
-1,341 OCCUPANTS-
CURRENTLY SITED 447 PARKING SPACES



SITE PLAN WITH CITY OF HOUSTON REQUIRED NUMBER OF PARKING SPACES

A1
T = 40'-0"



A1 SITE PLAN WITH REDUCED NUMBER OF PARKING SPACES

1" = 40'-0"



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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G. Henry & Assoc.	Mary Lou Henry, FAICP	713.627.8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
642 & 714 Yale Street 645 & 709 Heights Blvd	15009818	77007	5358A	492D	C

HCAD ACCOUNT NUMBER(S) #0202570000010; #0202570000011; #0202570000013; # 0202570000016;
#0202570000017; #021008000001; #0210080000022

PROPERTY LEGAL DESCRIPTION: Lots 10, 11, north 7' of Lot 12 and 13, 14, 15, 16, 17, 18, & 19 Block 261 and Lots 1, the west 112' of Lots 23 & 24 and the adjoining north 16' of the west 112' of Lot 22, Block 276, Houston Heights, Vol. 1A Pg. 114

PROPERTY OWNER OF RECORD: Final Orb Heights I LP

ACREAGE (SQUARE FEET): 1.7692 Acres (7,066 Sq. Ft.)

WIDTH OF RIGHTS-OF-WAY: Heights Blvd. – 150'; Yale – 70'; 7th – 70' (Note: HCAD shows the area of former rail line and now bike trail area as being part of 7th but the survey shows that it is still platted as lots)

EXISTING PAVING SECTION(S): Heights Blvd. – dual 30's w/ 60' esplanade; Yale - 40'; 7th – 20' (travel lanes only)

Off-Street Parking Required: 145 spaces

OFF-STREET PARKING PROVIDED: 58 spaces on site; 97 spaces in 7th (long existing)*; 155 spaces Total*

(See attached table) *The shopping center developers would like to convert the head-in parking spaces on the south side of 7th adjacent to Building 2 to parallel spaces in order to create room for a sidewalk.

LANDSCAPING REQUIREMENTS: Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]: Building #1 Existing (to remain): 8,155 sq. ft.; Building #2 Existing: 6,890 sq. ft. (6,270 sq. ft. to remain); Building #3 Existing (to remain): 1,250 sq. ft. (1,450 sq. ft. to be added); Building #4 To be demolished: 29,509 sq. ft.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED STRUCTURE(S) [SQ. FT.]: **Building #1** Existing 8,155 Sq. Ft.; **Building #2** Existing 6,270 Sq. Ft.;
Building #3 Existing 2,700 Sq. Ft.; **Building #4** New 18,500 Sq.Ft.;
Total Shopping Center: 35,625 Sq. Ft.

PURPOSE OF VARIANCE REQUEST:

To be allowed to use long-existing head-in parking spaces in the 7th Street right-of-way for parking for the proposed shopping center being created by re-purposing 3 old buildings and replacing 1 existing building; to be allowed to reconfigure 10 head-in spaces on 7th Street into 4 parallel spaces in order to create room for a sidewalk. The reconfiguration would result in 10 excess spaces than required.

CHAPTER 26 REFERENCE(S): 26-492 Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 8. Retail Services: f. Shopping center (strip) (up to 25,000 square feet of GFA) - 4.0 parking spaces for every 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by 26-495(a)

APPLICANT'S STATEMENT OF FACTS

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

Most of this property was used for many years as the headquarters of a local restaurant group. They used the head-in spaces for their parking for decades, likely at least as far back as 1970. Building 4 is replacing an old warehouse used by them. It is unattractive and in poor condition. The warehouse is to be replaced by a new building as a part of developing the entire ownership into a multi-building shopping center. Tenants being considered are all locally-owned, high-quality businesses appropriate in scale and taste to the unique qualities of the Heights. The location is expected to be popular with cyclists as well as other Heights area residents. Immediately adjacent to the north side of 7th is the MKT hike and bike trail, which is heavily used. It was created on the route of the old MKT rail line and connects to the White Oak Bayou Trail, which will run for many miles. The property is also adjacent to Heights Blvd., which has a designated bike trail. There are very few single-family homes in the immediate vicinity, so spill-over traffic in front of single-family homes is not likely. The buildings along Heights in this vicinity have mostly been converted to businesses. Their occupants and visitors customarily park along Heights Blvd., as do visitors to the park on the east side of Heights Blvd. Properties along Yale are primarily used for business purposes; a new apartment project is under construction on the west side of Yale south of 7th. On the east side of Yale adjacent to this property on the south is a Center Point sub-station.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

The developer understands that the City's parking requirements are for on-site parking and do not customarily count on-street parking. However, this is another case where it would not be feasible to preserve old buildings if they are not allowed to continue to use spaces that have been used for parking for these same buildings for many years. Construction of the one new building will include a large parking lot. A new parking lot will also be created on a vacant lot adjacent to Building 3, which is a designated historic house in a Historic District and which is to be converted into a restaurant.

APPLICANT'S STATEMENT OF FACTS:

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

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

If the long-existing parking spaces on 7th are not considered as parking available for this propose shopping center, it will not be feasible to preserve two of these old buildings or to create this area into a small scale shopping center. If the spaces in front of Building 2 are not reconfigured, there will be insufficient room for a sidewalk along the north side of this building. This building currently encroaches into the right-of-way on 7th and the shopping center developers intend to cut off the portion that encroaches.
- (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;**

Parking for the existing buildings was allowed in the 7th Street right-of-way for decades, both before and after adoption of the off-street parking requirements. Continuing their use makes it possible to preserve and repurpose the buildings. Reconfiguring them to allow room for a sidewalk will enhance the development, making it more pedestrian friendly
- (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 is favorable for both walking and cycling, the intent will be preserved.
- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The parking being provided will satisfy the needs of the tenants and customers of this proposed center.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The public interest is protected by preserving these old buildings and allowing the adaptively reuse. This neighborhood needs additional non-residential space to satisfy its changing demographics. Repurposing old buildings conserves natural resources and promotes sustainable development. The proposed bike racks will also encourage cyclists on the two trails to stop here to rest, eat and shop, diminishing automobile use. The development will promote a more active lifestyle that will create a healthier environment for the area. The neighborhood has opposed large-scale commercial development nearby but welcomes this type of development as appropriate to 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.**

N/A

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



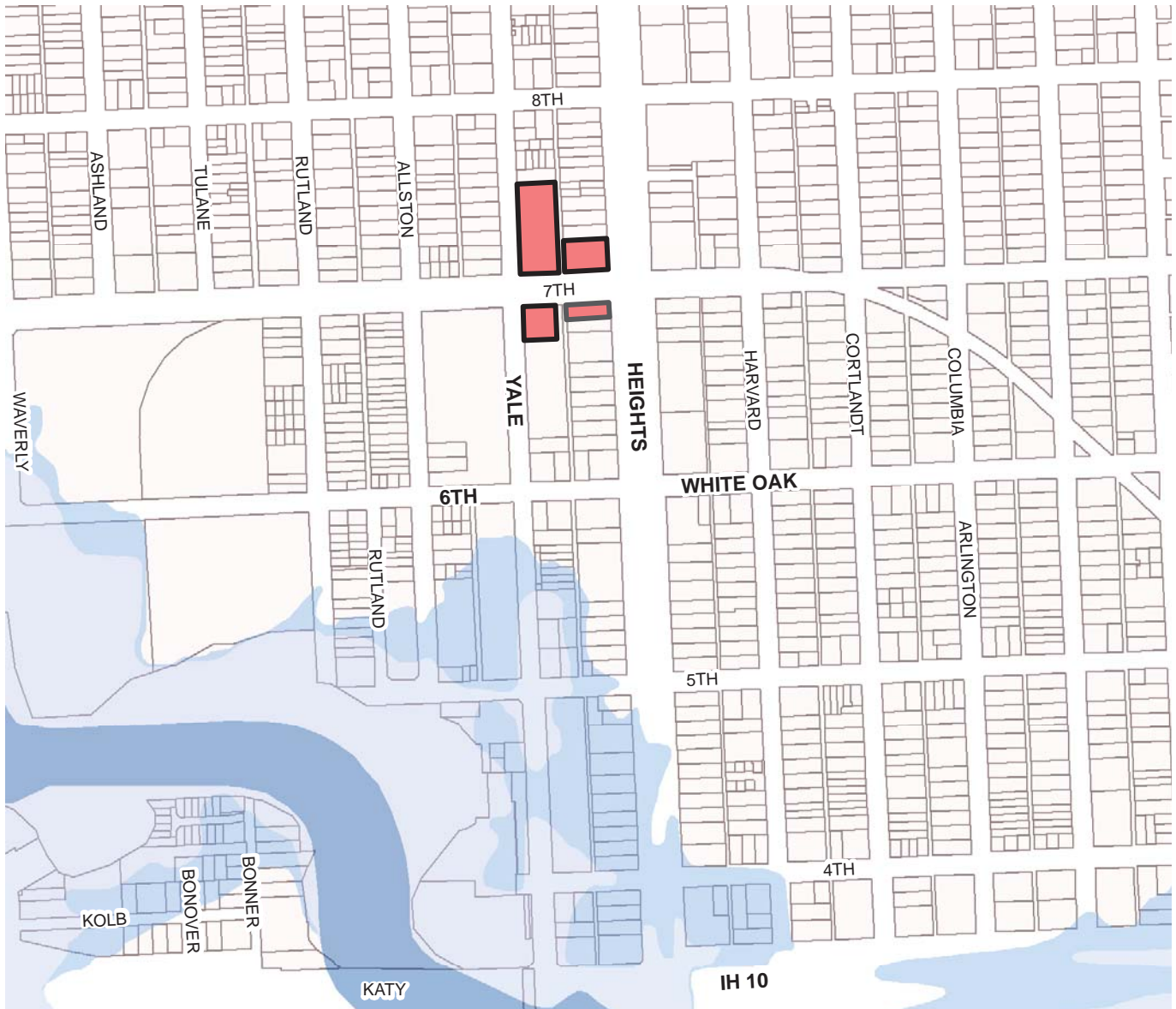
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 02/05/15

Houston Planning Commission

SITE MAP



OFF-STREET PARKING VARIANCE



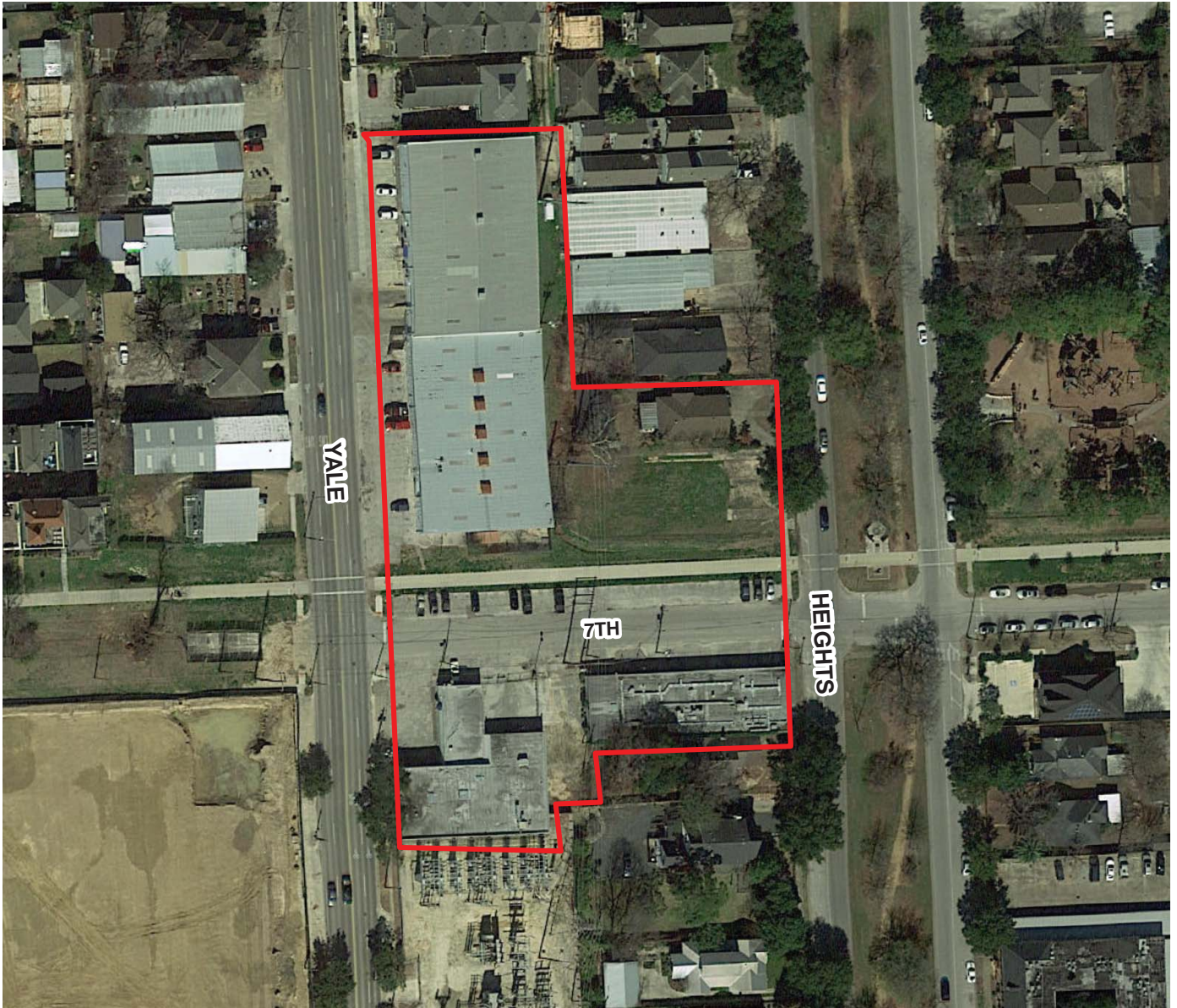
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 02/05/15

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V
Meeting Date: 02/05/15

Houston Planning Commission

PROPOSED SITE PLAN



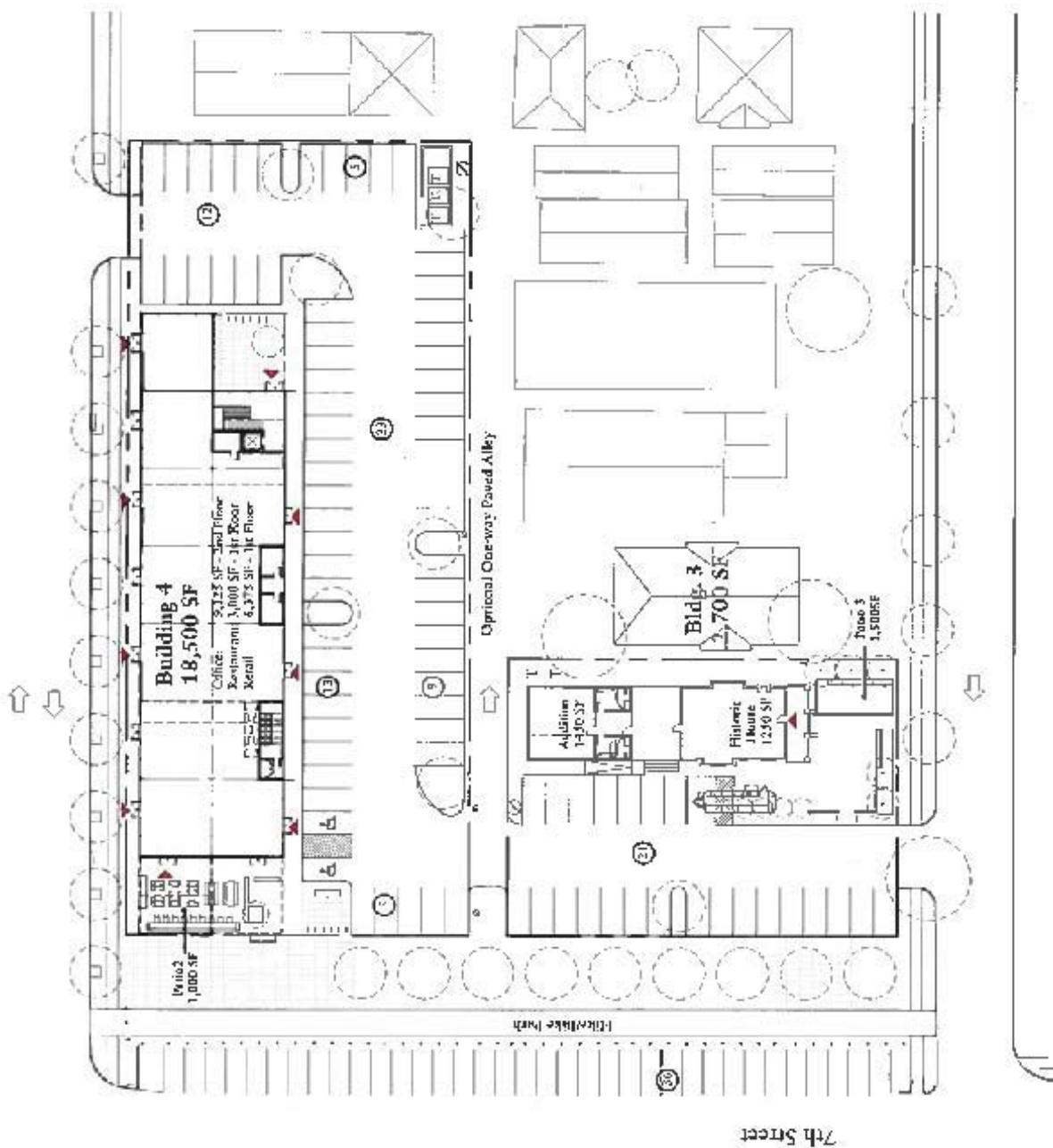
Michael Hsu
Office Of Architecture

OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN – ENLARGED NORTH OF 7TH STREET

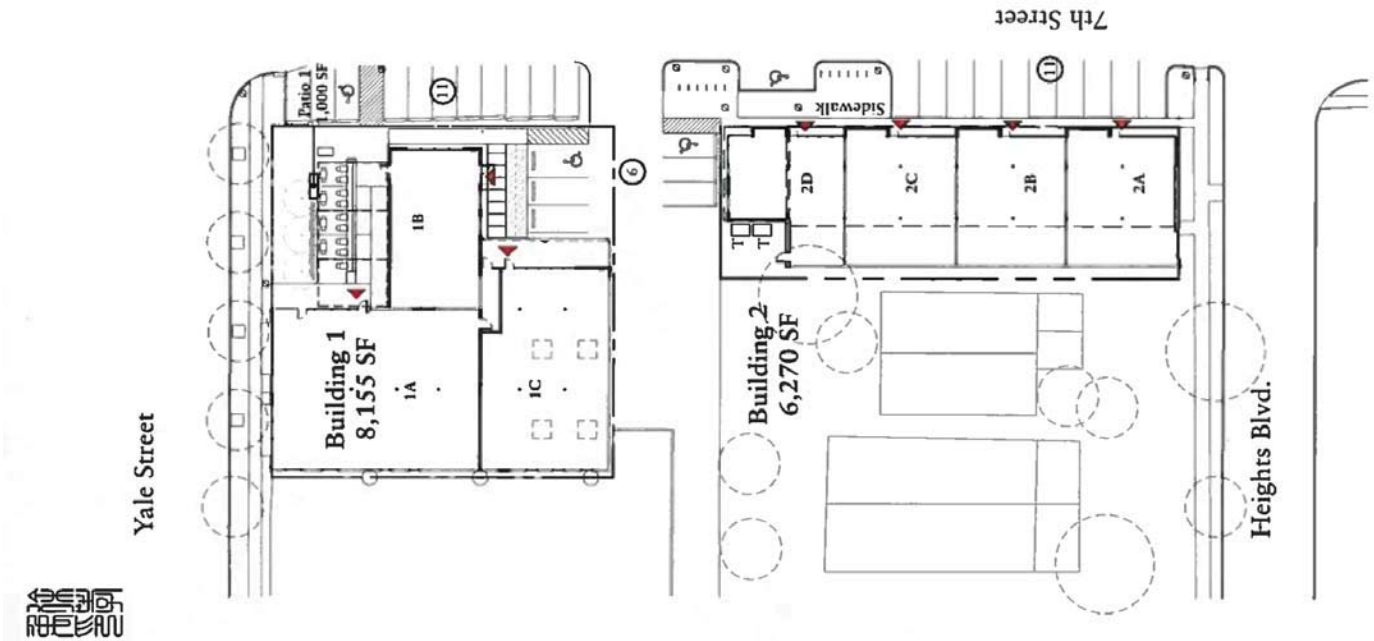


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN – ENLARGED SOUTH OF 7TH STREET



OFF-STREET PARKING VARIANCE

Heights Mercantile Parking Calculation

(Shopping Center)

Parking Calculation

Building 1

Restaurant-	$(3,600/1000) \times 4 = 14.4$
Patio Space Over 15%-	$(460/1000) \times 5 = 2.3$
Retail-	$(4,555/1000) \times 4 = 18.22$

Total Spaces Required for Building	34.92 Spaces
---	---------------------

Building 2

Retail-	$(6,270/1000) \times 4 = 25.08$
---------	---------------------------------

Total Spaces Required for Building	25.08 Spaces
---	---------------------

Building 3

Restaurant-	$(2,700/1000) \times 4 = 10.8$
Patio Space Over 15%-	$(1095/1000) \times 4 = 4.38$

Total Spaces Required for Building	15.18 Spaces
---	---------------------

Building 4

Restaurant-	$(3,000/1000) \times 4 = 12$
Patio Space Over 15%-	$(550/1000) \times 4 = 2.2$
Office and Retail-	$(15,500/1000) \times 4 = 62$

Total Spaces Required for Building	76.2 Spaces
---	--------------------

Area of Class 7 Uses over 20%

Restaurant-	$(2,051/1000) \times 5 = 10.255$
-------------	----------------------------------

Total Spaces Required for area over 20%	10.255 Spaces
--	----------------------

Total Spaces Required **161.635**

10% Bike Reduction **(-16.1635)**

Total Spaces Required for Development	145 Parking Spaces
--	---------------------------

On-Site Parking Provided- *97 Spaces*

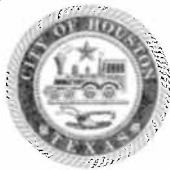
On-Street Parking Provided- *58 Spaces*

Parking Provided **155 Parking Spaces***

Parking on South Side of 7th Adjacent to Building 2

Head-in- 10 Spaces

Parallel- 4 Spaces (10 spaces in excess of requirement)



City of Houston
Public Works and Engineering
Building Code Enforcement Branch
1002 Washington Ave. 1st Fl. Houston, TX 77002
Phone: 832.394.8899 / Email: rmcad@houston.tx.gov

OFFICE USE ONLY	
PROJECT NO.	14127006
Address Verified	
Flood Review	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permit Fee	\$

BUILDING PERMIT APPLICATION

I. Applicant Information ☐ Residential ☐ Commercial

Date	Applicant Name	Email
11-26-14	LAMPROS VRINIS	GREEK@HEIGHTSVILLAGE.com
Relationship to Project		Contact Phone No.
<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other:		(713) 862-4343

II. Property Information

Owner, Tenant or Business Name	Project Address	Bldg. No.	Unit/Ste. No.
BOB SCOTT	12550 KUYKENDAH RD		
City	Zip Code	County	Key Map #
HOUSTON	77014	HARRIS	
No. of Stories			
2			
Subdivision (Only for New Construction)	Block/Lot (Only for New Construction)	Tract (Only for New Construction)	

III. Responsible Parties (as applicable)

Project Manager	Address	City	Zip Code
MITAL PATEL	3350 DIXIE DR	HOUSTON	77621
	Email	Phone Number	
	MITAL22@GMAIL.COM	(832) 628-5409	
General Contractor	Address	City	Zip Code
MITAL PATEL			
	Email	Phone Number	
		()	

IV. Type of Structure

Residential	Commercial
<input type="checkbox"/> Single Residence <input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Retail <input type="checkbox"/> Parking Garage <input type="checkbox"/> Apartments
<input type="checkbox"/> Duplex <input type="checkbox"/> Fence	<input type="checkbox"/> Office <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Apt. Units in the bldg.
<input type="checkbox"/> Carport <input type="checkbox"/> Storage Shed	<input type="checkbox"/> Warehouse <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other: HOTEL
<input type="checkbox"/> Garage <input type="checkbox"/> Other: _____	<input type="checkbox"/> School <input type="checkbox"/> 51 ROOMS

V. Project Information

Scope of Project		Total Cost of Improvements	Square Footage (added)
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Conversion		\$ 3.5 MM	
<input type="checkbox"/> Addition <input type="checkbox"/> Foundation		Present Occupancy	Proposed Occupancy (if different)
<input type="checkbox"/> Remodel <input type="checkbox"/> Demolition			
<input type="checkbox"/> Repair <input type="checkbox"/> Other: _____		- Commercial Projects Only -	
MDI Project <input type="checkbox"/> Yes MDI Reg # _____		Sprinklers <input type="checkbox"/> Yes <input type="checkbox"/> No Percentage _____ Type _____	
Green Building Type (if applicable)		TDLR <input type="checkbox"/> TDLR Project No. _____ <input type="checkbox"/> EXEMPT	
<input type="checkbox"/> LEED <input type="checkbox"/> GBI <input type="checkbox"/> GHBA			

Other Remarks:

Warning: The applicable deed restriction affidavit must accompany this application when required. Any false statement thereon may result in criminal prosecution. The City will rely upon the representations in the affidavit in issuing the permit. The issuance of a permit does not authorize construction on, or use of, any property in violation of deed restrictions. Any misrepresentations on this application or the affidavit will render the permit void.

Signature of Applicant *Lampros Vrinis* Date 11-26-14

Deed restriction affidavits are located online at <http://www.houstonpermittingcenter.org/code-enforcement.html>

Form No: CE-1263 05/21/2013

CITY OF HOUSTON
DEPARTMENT OF PLANNING AND DEVELOPMENT

HOTEL/MOTEL VARIANCE FORM

Building Permit Number : 1 4 1 2 7 0 0 6

Applicant : Mital Patel Balajibhavan Enterprises, Inc

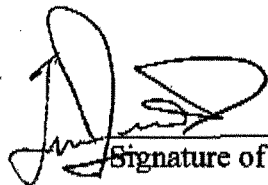
Phone : 832-628-5409

Address : 3350 Dixie Dr Houston, Texas Zip Code : 77021

Site Address : 12550 Kuykendahl Rd Houston, Texas 77014 Date Disapproved: _____

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

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



January 27, 2015

Signature of Applicant

Date

FOR DEPARTMENT USE O

One copy of Hotel Motel Variance Form

Non-refundable fee of \$247.70 Check # 1077

January 27, 2015

Date

Signature of Planning Department Represen

The pertinent ordinance section is: Chapter 28 - 202 (5)

More Basic Information: Days Inn Corp has approved this site

.....

The Variance Requests:

- 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*

Strict application of this ordinance would be unreasonable since the entire area is commercially developed. And there is no evidence indicating any future residential developments in the area. All of the other properties currently listed for sale on Kuykendahl Rd are being marketed solely for commercial use.

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

There are no single family residences fronting on Kuykendahl Rd. The only residential property located near the site is a long established, multi-family development which I did not develop. This is not a self-imposed hardship.

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

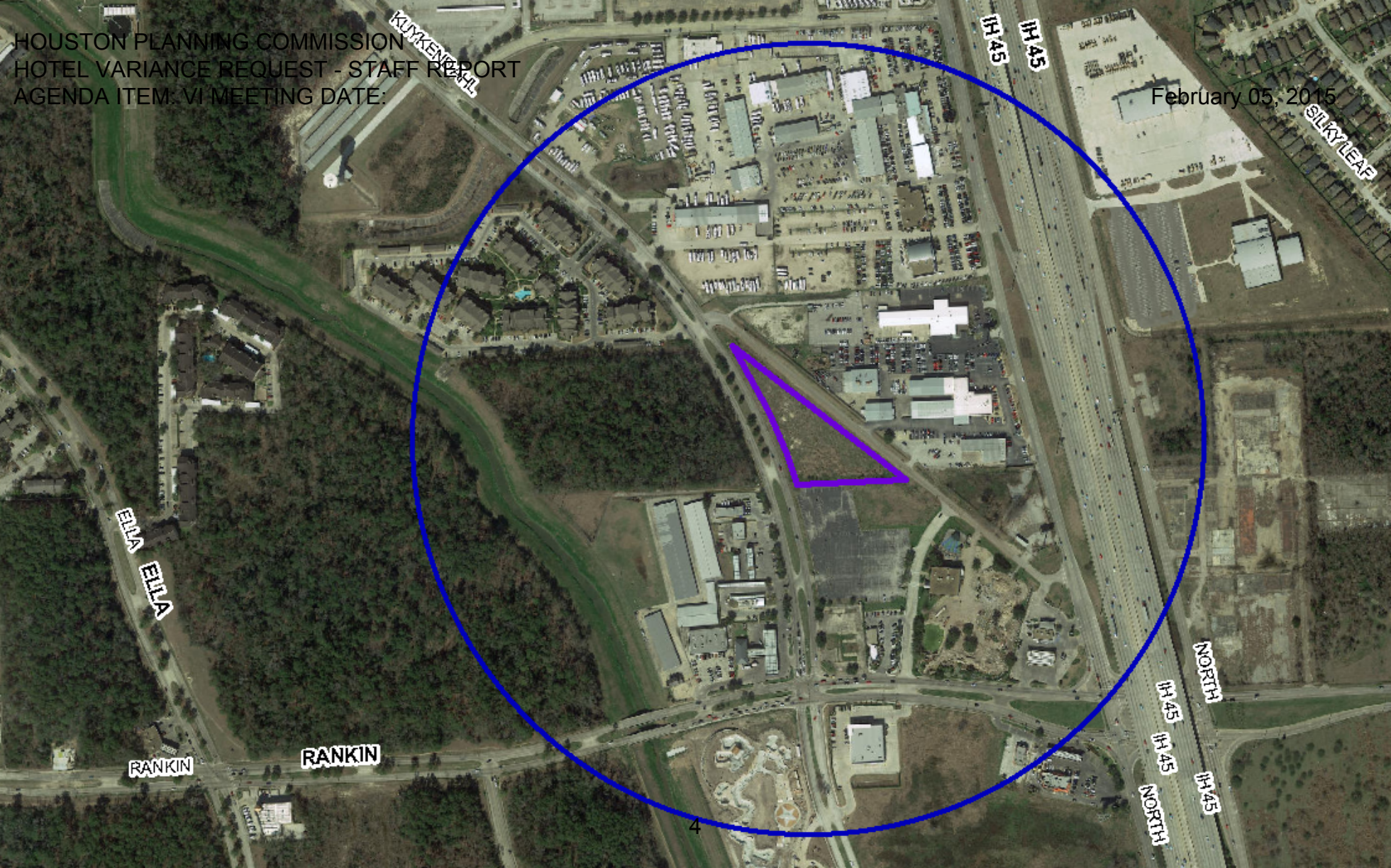
The property fronts Kuykendahl Rd, a four lane commercial thoroughfare with an esplanade, on the west, and fronts Mercedes Dr, a 60' asphalt right-of-way on the east. The ratio to residential properties in the immediate area is only 52.8%, which is slightly above the threshold of 50%. Therefore the general intention of the ordinance is preserved and maintained.

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

The granting of this variance will not pose any threat to any persons and will not be injurious to public health, safety or welfare.

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT
AGENDA ITEM: VI MEETING DATE:

February 05, 2015



AGENDA: VII

SMLSA Application No. 427: Lindale Park Subdivision Sections 5, 6 and 7

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Lindale Park Subdivision Sections 5, 6 and 7. Analysis shows that a minimum lot size of 5,300 square feet exists for the area. A petition was signed by the owners of 25% 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 288 properties in Lindale Park Subdivision Sections 5, 6 and 7

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 14 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 257 single-family residential properties representing 89% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*

The applicant obtained 63% support from property owners in the proposed SMLSA

- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*

A minimum lot size of 5,300 square feet exists on 271 of 288 lots in the area.

- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*

The subdivisions were platted in 1939, 1945 and 1946 respectively, and most houses were constructed in the middle to late 1940s and 1950s. The establishment of a 5,300 square feet minimum lot size will preserve the lot size character of the area.

- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*

271 out of 288 lots representing 96% of the application area is at least 5,300 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
5902 FULTON ST		23,092	1.22%	1.22%			COM
5802 FULTON ST		12,859	0.68%	1.89%			COM
206 WOODARD ST		11,766	0.62%	2.51%			SFR
408 MILWAUKEE ST		10,600	0.56%	3.07%	Y	Y	SFR
406 ELEANOR ST		10,600	0.56%	3.63%			SFR
225 AVENUE OF OAKS ST		10,600	0.56%	4.18%	Y	Y	SFR
301 AVENUE OF OAKS ST		10,600	0.56%	4.74%		Y	SFR
103 AVENUE OF OAKS ST		10,100	0.53%	5.27%			SFR
311 FAIRBANKS ST		9,540	0.50%	5.78%	Y	Y	SFR
0 FULTON		9,393	0.49%	6.27%			VAC
406 GRACELAND ST		9,349	0.49%	6.76%			SFR
0 FULTON		9,278	0.49%	7.25%			COM
206 ELEANOR ST		9,116	0.48%	7.73%			SFR
105 ELEANOR ST		9,116	0.48%	8.21%		Y	SFR
204 KELLEY ST		9,116	0.48%	8.69%		Y	SFR
302 MILWAUKEE ST		9,010	0.47%	9.16%		Y	SFR
405 FAIRBANKS ST		9,010	0.47%	9.64%	Y	Y	SFR
408 KELLEY ST		9,010	0.47%	10.11%			SFR
202 AVENUE OF OAKS ST	25 & (TR 24A)	8,831	0.46%	10.58%			COM
107 KELLEY ST		8,600	0.45%	11.03%			SFR
5316 FULTON ST		8,448	0.44%	11.47%		Y	COM
205 MILWAUKEE ST		8,250	0.43%	11.91%	Y	Y	SFR
0 FULTON		8,000	0.42%	12.33%		N	VAC
415 KELLEY ST		8,000	0.42%	12.75%			SFR
317 AVENUE OF OAKS ST		7,950	0.42%	13.17%		Y	SFR
405 AVENUE OF OAKS ST		7,950	0.42%	13.59%		Y	SFR
407 AVENUE OF OAKS ST		7,950	0.42%	14.00%		Y	SFR
416 GRACELAND ST		7,950	0.42%	14.42%		Y	SFR
412 GRACELAND ST		7,950	0.42%	14.84%			SFR
404 GRACELAND ST		7,950	0.42%	15.26%		Y	SFR
314 GRACELAND ST		7,950	0.42%	15.68%			SFR
206 GRACELAND ST		7,950	0.42%	16.10%			SFR
204 GRACELAND ST		7,950	0.42%	16.51%		Y	SFR
205 GRACELAND ST		7,950	0.42%	16.93%			SFR
207 GRACELAND ST		7,950	0.42%	17.35%			SFR
411 GRACELAND ST		7,950	0.42%	17.77%			SFR
415 GRACELAND ST		7,950	0.42%	18.19%			SFR
416 MILWAUKEE ST	3 & (TR4A)	7,950	0.42%	18.61%	Y		SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
404 MILWAUKEE ST		7,950	0.42%	19.02%		Y	SFR
404 MILWAUKEE ST		7,950	0.42%	19.44%	Y	Y	SFR
314 MILWAUKEE ST		7,950	0.42%	19.86%		Y	SFR
222 MILWAUKEE ST		7,950	0.42%	20.28%		Y	SFR
218 MILWAUKEE ST		7,950	0.42%	20.70%	Y	Y	SFR
408 FAIRBANKS ST		7,950	0.42%	21.12%		Y	SFR
406 FAIRBANKS ST	7 & (TR 6)	7,950	0.42%	21.53%	Y	Y	SFR
308 FAIRBANKS ST		7,950	0.42%	21.95%	Y	Y	SFR
304 FAIRBANKS ST	15	7,950	0.42%	22.37%		Y	SFR
211 MILWAUKEE ST		7,950	0.42%	22.79%		Y	SFR
213 MILWAUKEE ST		7,950	0.42%	23.21%	Y	Y	SFR
301 MILWAUKEE ST		7,950	0.42%	23.63%		Y	SFR
305 MILWAUKEE ST		7,950	0.42%	24.04%	Y	Y	SFR
407 MILWAUKEE ST		7,950	0.42%	24.46%		Y	SFR
409 MILWAUKEE ST		7,950	0.42%	24.88%			SFR
412 WOODARD ST		7,950	0.42%	25.30%		Y	SFR
408 WOODARD ST		7,950	0.42%	25.72%		Y	SFR
304 WOODARD ST		7,950	0.42%	26.14%		Y	SFR
302 WOODARD ST		7,950	0.42%	26.55%			SFR
300 WOODARD ST		7,950	0.42%	26.97%		Y	SFR
216 WOODARD ST		7,950	0.42%	27.39%			SFR
210 WOODARD ST		7,950	0.42%	27.81%		Y	SFR
207 FAIRBANKS ST		7,950	0.42%	28.23%	Y	Y	SFR
211 FAIRBANKS ST		7,950	0.42%	28.65%	Y	Y	SFR
301 FAIRBANKS ST		7,950	0.42%	29.06%		Y	SFR
303 FAIRBANKS ST		7,950	0.42%	29.48%	Y	Y	SFR
305 FAIRBANKS ST		7,950	0.42%	29.90%	Y	Y	SFR
309 FAIRBANKS ST		7,950	0.42%	30.32%		Y	SFR
407 FAIRBANKS ST		7,950	0.42%	30.74%		Y	SFR
409 FAIRBANKS ST		7,950	0.42%	31.16%			SFR
411 FAIRBANKS ST		7,950	0.42%	31.57%		N	SFR
416 AVENUE OF OAKS ST		7,950	0.42%	31.99%			SFR
410 AVENUE OF OAKS ST		7,950	0.42%	32.41%			SFR
408 AVENUE OF OAKS ST		7,950	0.42%	32.83%		Y	SFR
406 AVENUE OF OAKS ST		7,950	0.42%	33.25%	Y	Y	SFR
306 AVENUE OF OAKS ST		7,950	0.42%	33.67%		Y	SFR
304 AVENUE OF OAKS ST		7,950	0.42%	34.08%		Y	SFR
301 WOODARD ST		7,950	0.42%	34.50%		Y	SFR
303 WOODARD ST		7,950	0.42%	34.92%			SFR

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
307 WOODARD ST		7,950	0.42%	35.34%	Y	Y	SFR
309 WOODARD ST		7,950	0.42%	35.76%	Y	Y	SFR
414 ELEANOR ST		7,950	0.42%	36.18%	Y	Y	SFR
314 ELEANOR ST		7,950	0.42%	36.59%			SFR
312 ELEANOR ST		7,950	0.42%	37.01%	Y	Y	SFR
309 AVENUE OF OAKS ST		7,950	0.42%	37.43%			SFR
313 AVENUE OF OAKS ST		7,950	0.42%	37.85%			SFR
415 AVENUE OF OAKS ST		7,950	0.42%	38.27%		Y	SFR
417 AVENUE OF OAKS ST		7,950	0.42%	38.69%	Y	Y	SFR
223 AVENUE OF OAKS ST		7,950	0.42%	39.10%	Y	Y	SFR
209 ELEANOR ST		7,950	0.42%	39.52%			SFR
211 ELEANOR ST		7,950	0.42%	39.94%	Y	Y	SFR
301 ELEANOR ST		7,950	0.42%	40.36%		Y	SFR
407 ELEANOR ST	43 & (TR 42)	7,950	0.42%	40.78%		Y	SFR
409 ELEANOR ST		7,950	0.42%	41.20%		Y	SFR
411 ELEANOR ST		7,950	0.42%	41.61%	Y	Y	SFR
415 ELEANOR ST		7,950	0.42%	42.03%		Y	SFR
417 ELEANOR ST		7,950	0.42%	42.45%			SFR
416 KELLEY ST		7,950	0.42%	42.87%		Y	SFR
412 KELLEY ST		7,950	0.42%	43.29%		Y	SFR
406 KELLEY ST		7,950	0.42%	43.71%		Y	SFR
320 KELLEY ST		7,950	0.42%	44.12%		Y	SFR
316 KELLEY ST		7,950	0.42%	44.54%			SFR
310 KELLEY ST		7,950	0.42%	44.96%			SFR
308 KELLEY ST		7,950	0.42%	45.38%	Y	Y	SFR
306 KELLEY ST		7,950	0.42%	45.80%			SFR
214 KELLEY ST		7,950	0.42%	46.22%			SFR
212 KELLEY ST		7,950	0.42%	46.63%		Y	SFR
208 KELLEY ST		7,950	0.42%	47.05%			SFR
315 GRACELAND ST		7,500	0.39%	47.45%		Y	SFR
303 KELLEY ST		7,500	0.39%	47.84%		Y	SFR
305 KELLEY ST		7,500	0.39%	48.24%			SFR
311 KELLEY ST		7,500	0.39%	48.63%			SFR
315 KELLEY ST		7,500	0.39%	49.03%		Y	SFR
407 KELLEY ST		7,500	0.39%	49.42%			SFR
411 KELLEY ST		7,500	0.39%	49.81%		Y	SFR
208 AVENUE OF OAKS ST		7,356	0.39%	50.20%			SFR
5402 FULTON ST		7,229	0.38%	50.58%		N	COM
206 AVENUE OF OAKS ST		7,208	0.38%	50.96%		Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
201 WOODARD ST	27 & (TR 29A)	7,119	0.37%	51.34%			IND
312 MILWAUKEE ST	12 & (TR13)	6,890	0.36%	51.70%	Y		SFR
410 KELLEY ST		6,890	0.36%	52.06%		Y	SFR
304 KELLEY ST		6,890	0.36%	52.42%		Y	SFR
0 KELLEY	49 & (TR 48)	6,700	0.35%	52.78%		Y	VAC
408 GRACELAND ST		6,699	0.35%	53.13%		Y	SFR
403 WOODARD ST		6,699	0.35%	53.48%			SFR
405 WOODARD ST		6,699	0.35%	53.83%	Y		SFR
407 WOODARD ST		6,699	0.35%	54.19%		Y	SFR
411 WOODARD ST		6,699	0.35%	54.54%			SFR
309 ELEANOR ST		6,699	0.35%	54.89%			SFR
204 MILWAUKEE ST	23	6,678	0.35%	55.24%	Y	Y	SFR
215 ELEANOR ST		6,678	0.35%	55.59%		Y	SFR
5510 FULTON ST		6,616	0.35%	55.94%			VAC
403 GRACELAND ST		6,572	0.35%	56.29%			SFR
405 GRACELAND ST		6,572	0.35%	56.63%		Y	SFR
213 ELEANOR ST		6,572	0.35%	56.98%		Y	SFR
310 ELEANOR ST		6,545	0.34%	57.32%			SFR
308 ELEANOR ST		6,545	0.34%	57.67%		Y	SFR
306 ELEANOR ST		6,545	0.34%	58.01%	Y	Y	SFR
304 ELEANOR ST		6,545	0.34%	58.36%	Y	Y	SFR
302 ELEANOR ST		6,545	0.34%	58.70%		Y	SFR
216 ELEANOR ST		6,545	0.34%	59.05%		Y	SFR
311 ELEANOR ST		6,545	0.34%	59.39%		Y	SFR
300 KELLEY ST		6,360	0.33%	59.72%		Y	SFR
5602 FULTON ST	27	5,830	0.31%	60.03%			COM
5602 FULTON ST	28	5,830	0.31%	60.34%			COM
5616 FULTON ST	25	5,671	0.30%	60.64%			IND
5616 FULTON ST	26	5,671	0.30%	60.94%			IND
201 WOODARD ST	28	5,635	0.30%	61.23%			IND
312 GRACELAND ST		5,300	0.28%	61.51%		Y	SFR
310 GRACELAND ST		5,300	0.28%	61.79%		Y	SFR
308 GRACELAND ST		5,300	0.28%	62.07%		Y	SFR
306 GRACELAND ST		5,300	0.28%	62.35%	Y	Y	SFR
304 GRACELAND ST		5,300	0.28%	62.63%			SFR
302 GRACELAND ST		5,300	0.28%	62.90%	Y	Y	SFR
214 GRACELAND ST		5,300	0.28%	63.18%		Y	SFR
212 GRACELAND ST		5,300	0.28%	63.46%	Y	Y	SFR
210 GRACELAND ST		5,300	0.28%	63.74%		N	SFR

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
208 GRACELAND ST		5,300	0.28%	64.02%			SFR
318 GRACELAND ST		5,300	0.28%	64.30%		Y	SFR
211 GRACELAND ST	31	5,300	0.28%	64.58%	Y	Y	SFR
211 GRACELAND ST	32	5,300	0.28%	64.86%	Y	Y	SFR
215 GRACELAND ST	33	5,300	0.28%	65.14%	Y	Y	SFR
215 GRACELAND ST	34	5,300	0.28%	65.41%	Y	Y	SFR
303 GRACELAND ST	35	5,300	0.28%	65.69%	Y	Y	SFR
303 GRACELAND ST	36	5,300	0.28%	65.97%	Y	Y	SFR
305 GRACELAND ST		5,300	0.28%	66.25%	Y	Y	SFR
307 GRACELAND ST		5,300	0.28%	66.53%	Y	Y	SFR
309 GRACELAND ST		5,300	0.28%	66.81%		Y	SFR
313 GRACELAND ST		5,300	0.28%	67.09%			SFR
407 GRACELAND ST	46	5,300	0.28%	67.37%	Y	Y	VAC
407 GRACELAND ST	47	5,300	0.28%	67.65%	Y	Y	VAC
416 MILWAUKEE ST	1	5,300	0.28%	67.92%			SFR
416 MILWAUKEE ST	2	5,300	0.28%	68.20%			SFR
312 MILWAUKEE ST	11	5,300	0.28%	68.48%	Y		SFR
216 MILWAUKEE ST		5,300	0.28%	68.76%			SFR
212 MILWAUKEE ST		5,300	0.28%	69.04%			SFR
208 MILWAUKEE ST	20	5,300	0.28%	69.32%	Y	Y	SFR
208 MILWAUKEE ST	21	5,300	0.28%	69.60%	Y	Y	SFR
204 MILWAUKEE ST	22	5,300	0.28%	69.88%	Y	Y	SFR
420 FAIRBANKS ST	1	5,300	0.28%	70.16%	Y	Y	SFR
420 FAIRBANKS ST	2	5,300	0.28%	70.43%	Y	Y	SFR
416 FAIRBANKS ST	3	5,300	0.28%	70.71%			SFR
416 FAIRBANKS ST	4	5,300	0.28%	70.99%			SFR
406 FAIRBANKS ST	8	5,300	0.28%	71.27%		Y	SFR
404 FAIRBANKS ST	9	5,300	0.28%	71.55%	Y	Y	SFR
404 FAIRBANKS ST	10	5,300	0.28%	71.83%	Y	Y	SFR
316 FAIRBANKS ST		5,300	0.28%	72.11%		Y	SFR
304 FAIRBANKS ST	16	5,300	0.28%	72.39%		Y	SFR
302 FAIRBANKS ST	17	5,300	0.28%	72.67%	Y	Y	SFR
302 FAIRBANKS ST	18	5,300	0.28%	72.94%	Y	Y	SFR
216 FAIRBANKS ST	19	5,300	0.28%	73.22%		Y	SFR
216 FAIRBANKS ST	20	5,300	0.28%	73.50%		Y	SFR
214 FAIRBANKS ST	21	5,300	0.28%	73.78%		Y	SFR
214 FAIRBANKS ST	22	5,300	0.28%	74.06%		Y	SFR
204 FAIRBANKS ST	23	5,300	0.28%	74.34%	Y	Y	SFR
204 FAIRBANKS ST	24	5,300	0.28%	74.62%	Y	Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

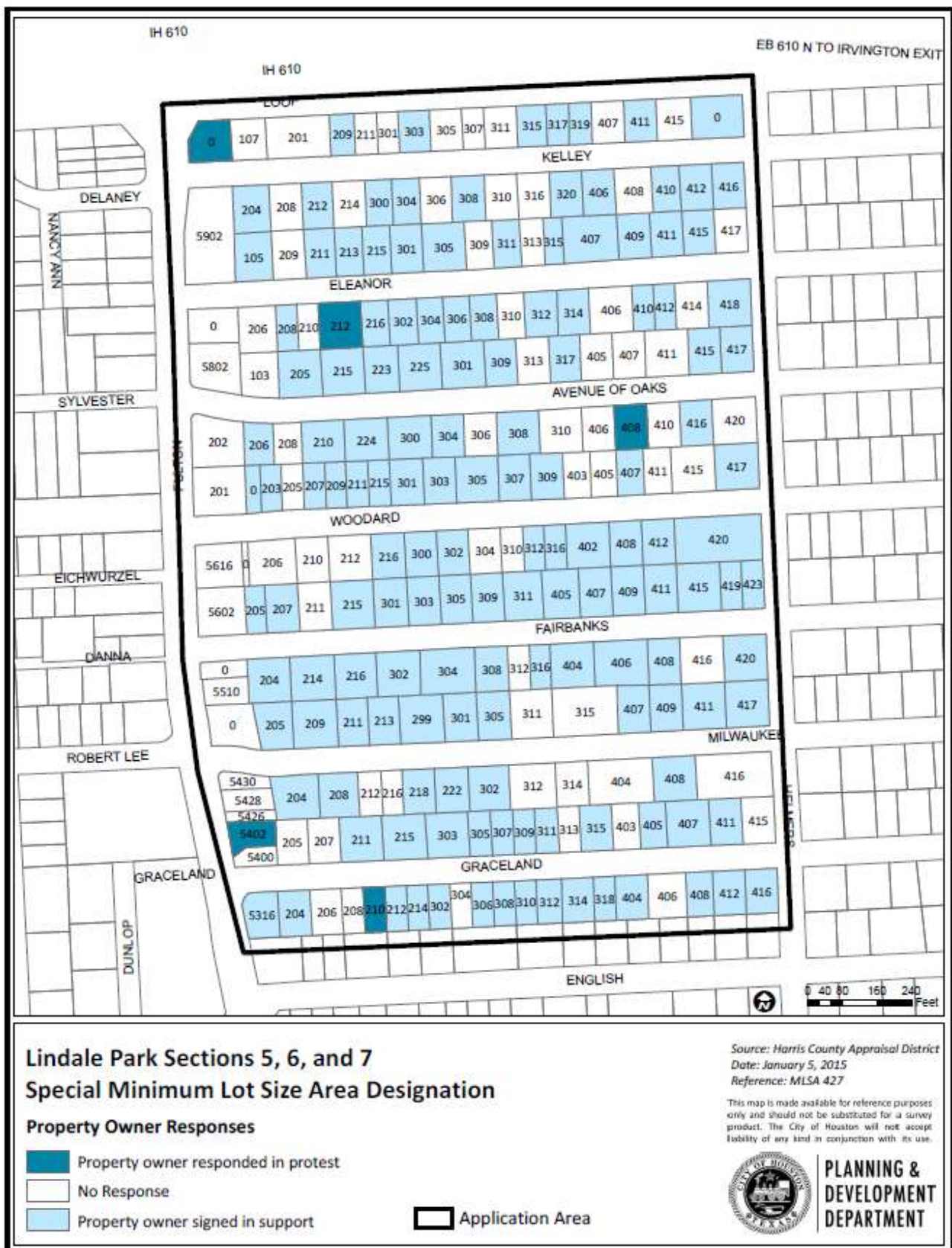
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
209 MILWAUKEE ST	29	5,300	0.28%	74.90%	Y	Y	SFR
209 MILWAUKEE ST	30	5,300	0.28%	75.18%	Y	Y	SFR
299 MILWAUKEE ST	34	5,300	0.28%	75.45%	Y	Y	SFR
299 MILWAUKEE ST	35	5,300	0.28%	75.73%	Y	Y	SFR
311 MILWAUKEE ST	39	5,300	0.28%	76.01%			SFR
311 MILWAUKEE ST	40	5,300	0.28%	76.29%			SFR
315 MILWAUKEE ST	41	5,300	0.28%	76.57%			SFR
315 MILWAUKEE ST	42	5,300	0.28%	76.85%	Y		SFR
315 MILWAUKEE ST	43	5,300	0.28%	77.13%	Y		SFR
411 MILWAUKEE ST	47	5,300	0.28%	77.41%	Y	Y	SFR
411 MILWAUKEE ST	48	5,300	0.28%	77.69%	Y	Y	SFR
417 MILWAUKEE ST	49	5,300	0.28%	77.96%	Y	Y	SFR
417 MILWAUKEE ST	50	5,300	0.28%	78.24%	Y	Y	SFR
312 FAIRBANKS ST		5,300	0.28%	78.52%			SFR
420 WOODARD ST	1	5,300	0.28%	78.80%		Y	COM
420 WOODARD ST	2	5,300	0.28%	79.08%		Y	COM
420 WOODARD ST	3	5,300	0.28%	79.36%		Y	COM
420 WOODARD ST	4	5,300	0.28%	79.64%		Y	COM
402 WOODARD ST	8	5,300	0.28%	79.92%		Y	SFR
402 WOODARD ST	9	5,300	0.28%	80.20%		Y	SFR
316 WOODARD ST		5,300	0.28%	80.47%		Y	SFR
312 WOODARD ST		5,300	0.28%	80.75%		Y	SFR
310 WOODARD ST		5,300	0.28%	81.03%			SFR
212 WOODARD ST	19	5,300	0.28%	81.31%			SFR
212 WOODARD ST	20	5,300	0.28%	81.59%			SFR
205 FAIRBANKS ST		5,300	0.28%	81.87%	Y	Y	SFR
215 FAIRBANKS ST	33	5,300	0.28%	82.15%		Y	SFR
215 FAIRBANKS ST	34	5,300	0.28%	82.43%		Y	SFR
415 FAIRBANKS ST	49	5,300	0.28%	82.71%		Y	SFR
415 FAIRBANKS ST	50	5,300	0.28%	82.98%		Y	SFR
419 FAIRBANKS ST		5,300	0.28%	83.26%	Y	Y	SFR
423 FAIRBANKS ST		5,300	0.28%	83.54%	Y	Y	SFR
420 AVENUE OF OAKS ST	1	5,300	0.28%	83.82%			SFR
420 AVENUE OF OAKS ST	2	5,300	0.28%	84.10%			SFR
310 AVENUE OF OAKS ST	9	5,300	0.28%	84.38%			SFR
310 AVENUE OF OAKS ST	10	5,300	0.28%	84.66%			SFR
308 AVENUE OF OAKS ST	11	5,300	0.28%	84.94%		Y	SFR
308 AVENUE OF OAKS ST	12	5,300	0.28%	85.22%		Y	SFR
300 AVENUE OF OAKS ST	16	5,300	0.28%	85.49%		Y	SFR

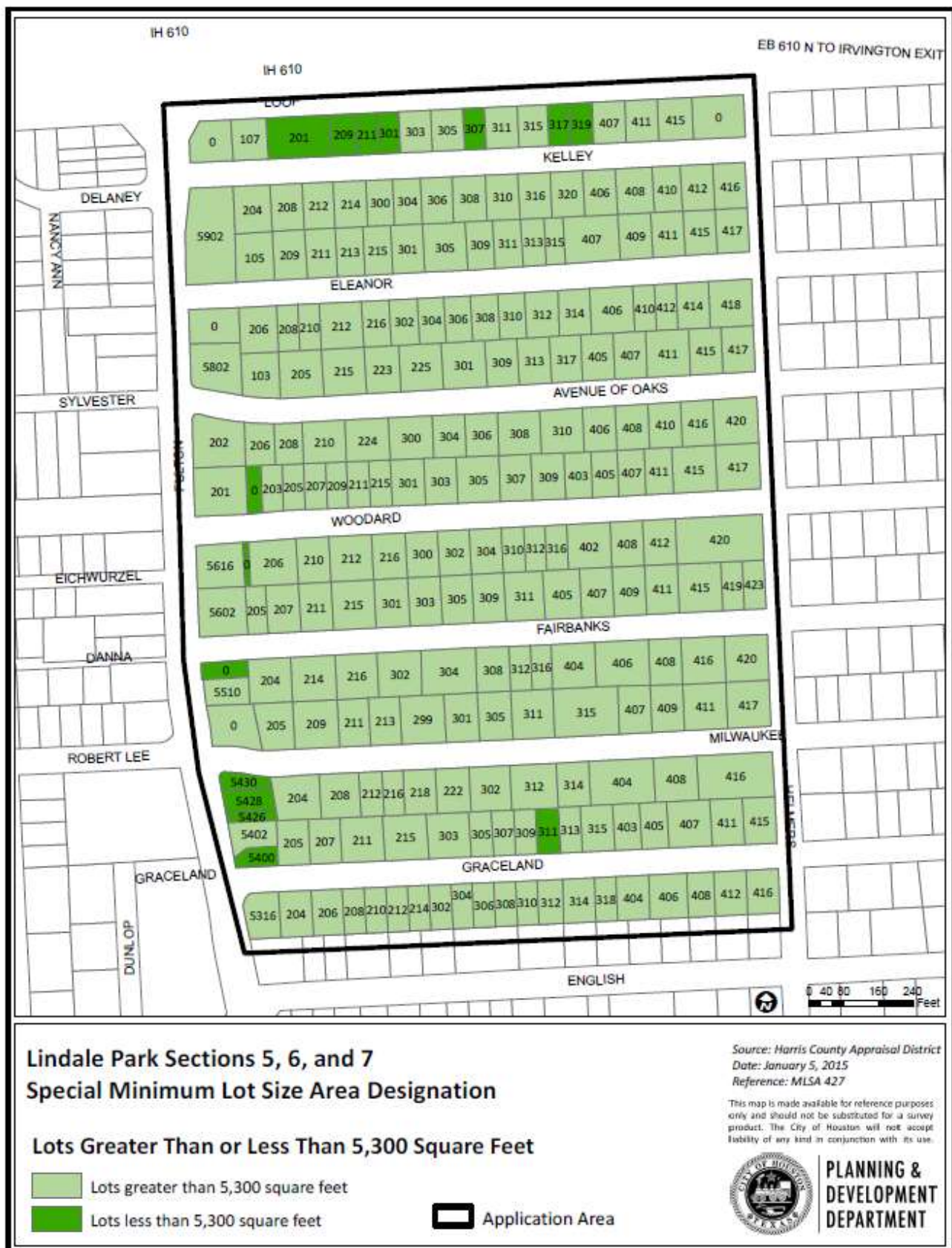
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
300 AVENUE OF OAKS ST	17	5,300	0.28%	85.77%		Y	SFR
224 AVENUE OF OAKS ST	18	5,300	0.28%	86.05%		Y	SFR
224 AVENUE OF OAKS ST	19	5,300	0.28%	86.33%		Y	SFR
210 AVENUE OF OAKS ST	20	5,300	0.28%	86.61%		Y	SFR
210 AVENUE OF OAKS ST	21	5,300	0.28%	86.89%		Y	SFR
202 AVENUE OF OAKS ST	26	5,300	0.28%	87.17%			COM
203 WOODARD ST		5,300	0.28%	87.45%		Y	SFR
205 WOODARD ST		5,300	0.28%	87.73%			SFR
207 WOODARD ST		5,300	0.28%	88.00%		Y	SFR
209 WOODARD ST		5,300	0.28%	88.28%		Y	SFR
211 WOODARD ST		5,300	0.28%	88.56%		Y	SFR
215 WOODARD ST		5,300	0.28%	88.84%		Y	SFR
305 WOODARD ST	39	5,300	0.28%	89.12%		Y	SFR
305 WOODARD ST	40	5,300	0.28%	89.40%		Y	SFR
415 WOODARD ST	49	5,300	0.28%	89.68%			SFR
415 WOODARD ST	50	5,300	0.28%	89.96%			SFR
417 WOODARD ST	51	5,300	0.28%	90.24%	Y	Y	SFR
417 WOODARD ST	52	5,300	0.28%	90.51%	Y	Y	SFR
418 ELEANOR ST	1	5,300	0.28%	90.79%		Y	SFR
418 ELEANOR ST	2	5,300	0.28%	91.07%		Y	SFR
412 ELEANOR ST		5,300	0.28%	91.35%	Y	Y	SFR
410 ELEANOR ST		5,300	0.28%	91.63%		Y	SFR
212 ELEANOR ST	19	5,300	0.28%	91.91%		N	SFR
212 ELEANOR ST	20	5,300	0.28%	92.19%		N	SFR
210 ELEANOR ST		5,300	0.28%	92.47%			SFR
208 ELEANOR ST		5,300	0.28%	92.75%		Y	SFR
205 AVENUE OF OAKS ST	28	5,300	0.28%	93.02%		Y	SFR
205 AVENUE OF OAKS ST	29	5,300	0.28%	93.30%		Y	SFR
215 AVENUE OF OAKS ST	30	5,300	0.28%	93.58%	Y	Y	SFR
215 AVENUE OF OAKS ST	31	5,300	0.28%	93.86%	Y	Y	SFR
411 AVENUE OF OAKS ST	45	5,300	0.28%	94.14%			SFR
411 AVENUE OF OAKS ST	46	5,300	0.28%	94.42%			SFR
305 ELEANOR ST	36	5,300	0.28%	94.70%		Y	SFR
305 ELEANOR ST	37	5,300	0.28%	94.98%		Y	SFR
313 ELEANOR ST		5,300	0.28%	95.26%	Y		SFR
315 ELEANOR ST		5,300	0.28%	95.53%	Y	Y	SFR
407 ELEANOR ST	44	5,300	0.28%	95.81%		Y	SFR
0 KELLEY	50	5,300	0.28%	96.09%		Y	VAC
311 GRACELAND ST		5,000	0.26%	96.36%		Y	SFR

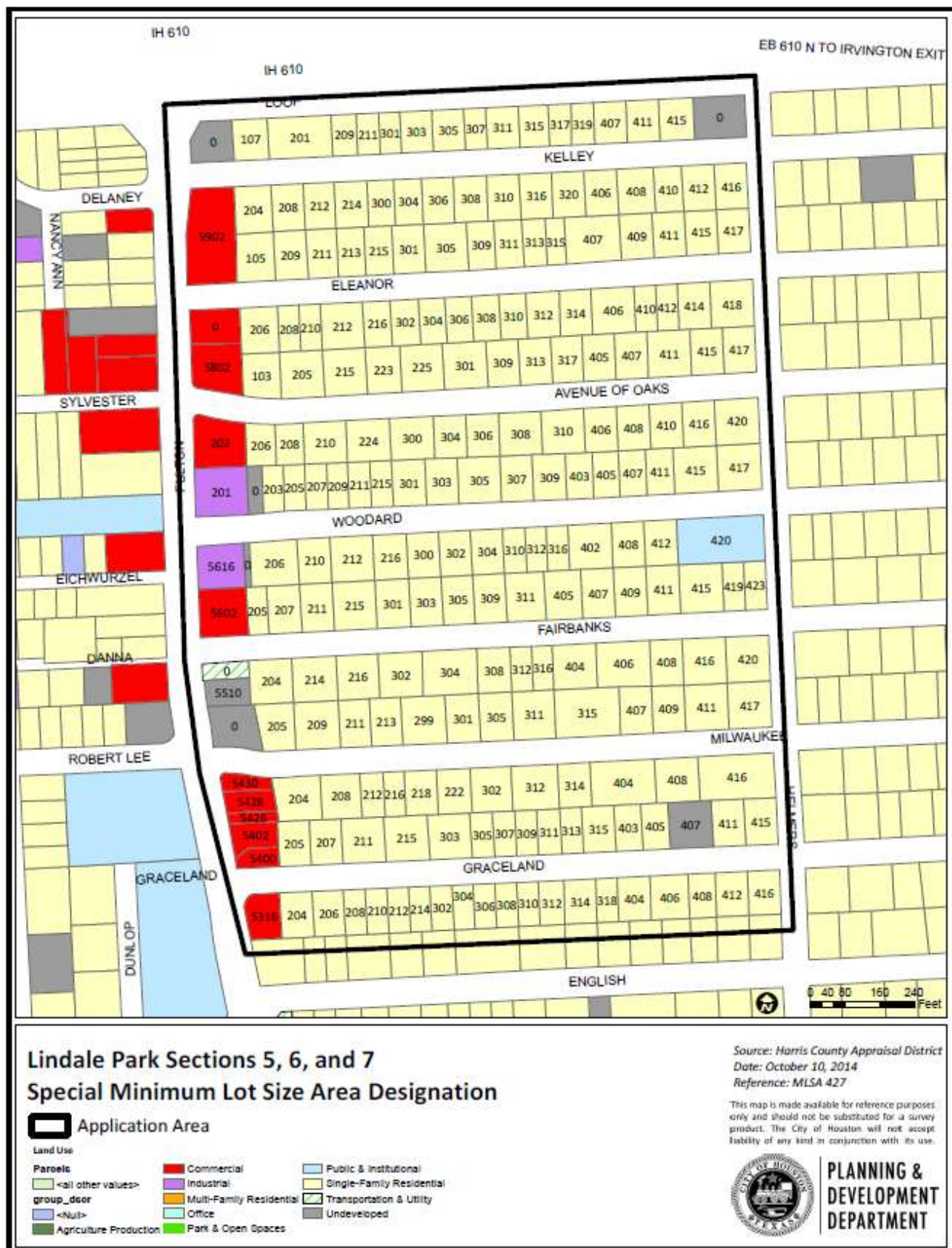
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Response Form	Petition	Land Use
201 KELLEY ST	29	5,000	0.26%	96.62%			SFR
201 KELLEY ST	30	5,000	0.26%	96.88%			SFR
201 KELLEY ST	31	5,000	0.26%	97.14%			SFR
209 KELLEY ST		5,000	0.26%	97.41%		Y	SFR
211 KELLEY ST		5,000	0.26%	97.67%			SFR
301 KELLEY ST		5,000	0.26%	97.93%			SFR
307 KELLEY ST		5,000	0.26%	98.20%			SFR
317 KELLEY ST		5,000	0.26%	98.46%		Y	SFR
319 KELLEY ST		5,000	0.26%	98.72%		Y	SFR
5428 FULTON ST		4,691	0.25%	98.97%			COM
5430 FULTON ST		4,578	0.24%	99.21%			COM
5400 FULTON ST		4,200	0.22%	99.43%			COM
0 WOODARD ST		3,922	0.21%	99.64%		Y	VAC
5426 FULTON ST		2,980	0.16%	99.80%			COM
0 FULTON ST		2,407	0.13%	99.92%			EXC
0 WOODARD		1,484	0.08%	100.00%			VAC

Evidence of Support (must be 10% or more)								
Of	1,900,422	Square Feet in the Proposed Application Area	486,807	Square Feet are Owned by Property Owners Signing in Support of the Petition =	25.62%			
Single Family Calculation:								
Percentage of area developed or restricted to no more than two SFR units per lot (must be at least 80%):								
	257	# developed or restricted to no more than two SFR Units	Of	1,900,422	Square Feet in the Proposed Application Area	1,697,558	Square Feet are developed or restricted to no more than two SFR Units =	89%
	0	# of Multifamily lots			Square Feet excluded			
	22	# of Commercial lots						
	9	# of Vacant Lots						
	288	Total						

Response Form received with support	183
Response Form received with opposed	6
Percentage of boundary area in favor of the MLSA (must be at least 55%)	63.54%
Signed Petition in Support	76
Property Owners Signing in Support of the Petition (must be at least 10%)	26.38%
# developed or restricted to no more than two SFR Units	257
# of Multifamily lots	0
# of Commercial lots	21
# of Vacant Lots	9
# of Excluded Lots	1
TOTAL LOTS IN AREA	288
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	89%









Lindale Park Sections 5, 6, and 7 Special Minimum Lot Size Area Designation

 Area of Consideration

Source: Harris County Appraisal District
Date: January 5, 2015
Reference: MLSA 427

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**

AREA 2A

Special Minimum Lot Size Area Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

Portions of Sections 5, 6 + 7 in
Lindale Park (see attached map)

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant	Gwyn Gudy	Phone #	713.851.2702
Address	407 Fairbanks St	E-mail	
City	Houston	State TX	Zip 77009
Alternate Applicant	Virginia Duke	Phone #	713.724.0681
Address	211 Eleanor	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)	<input type="checkbox"/>
Signed petition signed by the applicant (page 5)	<input type="checkbox"/>
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)	<input type="checkbox"/>
Signed deed restriction statement (page 6)	<input type="checkbox"/>
Three (3) recommended locations for a community meeting (page 7)	<input type="checkbox"/>
Sample of Notification Sign (page 10)	<input type="checkbox"/>
Copy of deed restrictions, if applicable	<input type="checkbox"/>
Map or sketch showing the address, land use and the size of all lots within boundary area	<input type="checkbox"/>

