

# **HOUSTON PLANNING COMMISSION**

## **AGENDA**

**FEBRUARY 19, 2015**



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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Patrick Walsh, P.E.



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

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

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

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

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

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

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

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

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## **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 19, 2015**

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

### **Call to Order**

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

- **Approval of the February 5, 2015 Planning Commission Meeting Minutes**

#### **I. Presentation of the Major Thoroughfare and Freeway Plan Policy proposed revisions (Amar Mohite)**

#### **II. 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)

#### **III. Establish a public hearing date of March 19, 2015**

- Briardale partial replat no 2
- Colina Homes on Bingham Street
- Hollywood Gardens partial replat no 2 replat no 1
- Kings Village North partial replat no 1
- Kings Village North partial replat no 2
- Kings Village North partial replat no 3
- Kings Village North partial replat no 4
- Lecaroz Bakery
- Manors at Woodland Heights partial replat no 1
- Riverside Terrace Sec 1 partial replat no 2
- Southgate Addition Sec no 3 replat no 1 partial replat no 3
- Westlawn Terrace partial replat no 1

#### **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 Landscape Variance for property located at the Intersection of Hansen Road/Panair Street . (Kimberly Bowie)**

#### **VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 & 5A (Misty Staunton)**

#### **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)

February 5, 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

Absent

Fernando Brave

Kenneth Bohan

Arrived at 2:41 p.m. during item I

Antoine Bryant

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Left at 4:49 p.m. during item 121

Linda Porras-Pirtle

Algenita Davis

Left at 5:22 p.m. during item 138

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 22, 2015 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the January 22, 2015 Planning Commission meeting minutes.

Motion: **Subinsky**      Second: **Clark**      Vote: **Carries**      Abstaining: **Porras-Pirtle**

### **I. PLANNING TODAY**

Presentation was given by Patrick Walsh, Director, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent items A and B, 1-99)**

Item **45** was taken separately to allow time for speakers. Items removed for separate consideration: **36, 37, 59, 62, 64, 65, 66, and 67.**

Staff recommendation: Approve staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **36, 37, 59, 62, 64, 65, 66, and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **36, 37, 59, 62, 64, 65, 66, and 67** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark, and Edminster returned.**

**Item 45 was taken at this time.**

#### **45 Padfield Estates C3F Approve**

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

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

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

Speakers for item 45: Chris Weekly, applicant – supportive; Nan Tatum, Jenn Allen, Judy Allen, Gail Saywer, Carolyn Wessels, Richard Rexroad, Lilo Kubena, Mary Carr, Janice Hall, Miles Mohnkern, Mike Mattalino, and Al Allen - opposed

## **C PUBLIC HEARINGS**

#### **100 Braeburn Gardens partial replat no 1 C3N Approve**

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

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

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

**101 Colina Homes on West 24<sup>th</sup> Street replat no 1 C3N Defer**

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

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

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

**102 Harvard Center 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**103 Hidden Oaks replat no 2 partial replat no 5 C3N Defer**

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

Commission action: Deferred the plat for two weeks to allow time to hear additional information from residents.

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

Speakers for item 103: Michael Villemarette and Lan Meggs- no position stated

**104 Honeycomb Ridge replat no 1 C3N Defer**

Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.

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

**105 Rayford Ridge Sec 1 partial replat no 1 C3N Withdrawn**

**106 Shops at Cinco Spring Green C3N Approve**

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

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

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

Speaker for item 106: Viet Nguyen – no position stated

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

**107 Towne Lake Sec 32 partial replat no 1 C3N Approve**

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

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

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

**Commissioner Edminster returned.**

**108 Treviso replat no 1 C3N Defer**

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

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

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

Speakers for item 108: LaDonna Mueller – undecided; Virginia Evans

**109 Wheeler Avenue Baptist Church Central 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

**110 Wheeler Avenue Baptist Church South 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**111 Woodland Heights partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**112 Bow Zone LLC C2 Approve**  
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Tree Bright Lane 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, Tree Bright Lane and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**113 City Centre at Midtown 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**114 Dowling Green C2R Approve**  
Staff recommendation: Grant the requested 15' building line variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested 15' building line variance along Dowling Street and approved the plat subject to the CPC 101 form conditions.  
Motion: **Subinsky** Second: **Jard** Vote: **Carries** Abstaining: **None**  
Opposed: **Davis**

**115 Fore Washington Apartments C2R Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions  
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions  
Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 115: Patrick Byrne and Johnathan Cornelius – supportive; Tom Dornbusch and Jane West – opposed; Meg Poissant – no position stated

**116 George R. Brown Convention Center C2 Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

- 117 Houston Heights Partial replat no 13 C3P Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions  
 Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 118 Houston Views C2 Defer**  
 Staff recommendation: Defer the plat for two weeks per the applicant's request.  
 Commission action: Deferred the plat for two weeks per the applicant's request.  
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 119 Murphy USA Store No 297 C2R Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information.  
 Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 120 Oakcrest North at Wildwood GP GP Defer**  
 Staff recommendation: Grant the requested variance and approve the general plan subject to the entire collector street system having a 60' ROW and for lots not to take direct access from any portion of this proposed collector street.  
 Commission action: Granted the requested variance and approved the general plan subject to providing 60' ROW for the collector street and having a 25' BL for lots fronting on the collector street.  
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 120: John Hammond – supportive
- 121 Park West Green GP GP Defer**  
**122 Park West Green Sec 1 C3P Defer**  
 Staff recommendation: Defer the plats for two weeks per the applicant's request.  
 Commission action: Deferred the plats for two weeks per the applicant's request.  
 Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 123 Sunrise Pines Sec 4 C3P Approve**  
 Staff recommendation: Grant the requested block length variance; deny the requested variance regarding COS and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested block length variance; denied the requested variance regarding COS and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 124 Villas at River Oaks C2R Approve**  
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.  
 Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.  
 Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**



**E SPECIAL EXCEPTIONS NONE**  
**None**

**F RECONSIDERATION OF REQUIREMENTS**

**125 Gateway 290 Business Park 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**126 Greenhouse Road Apartments C3F Approve**  
Staff recommendation: Approve the plat subject to the conditions listed.  
Commission action: Approved the plat subject to the conditions listed.  
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**127 Woodbridge Baptist Church GP Approve**  
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions  
Motion: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>128 Academy Warehouse and Distribution Center</b>	<b>EOA</b>	<b>Approve</b>
<b>129 Bridgeland Hidden Creek Sec 24</b>	<b>EOA</b>	<b>Approve</b>
<b>130 Fort Bend Market Petco</b>	<b>EOA</b>	<b>Approve</b>
<b>131 Sawdust Retail</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>132 Northgrove Sec 4</b>	<b>NC</b>	<b>Approve</b>
<b>(prev. Woodbridge at Spring Creek Sec 4)</b>		

**I CERTIFICATES OF COMPLIANCE**

<b>133 24756 Robert Drive</b>	<b>COC</b>	<b>Approve</b>
<b>134 22011 White Oak Drive</b>	<b>COC</b>	<b>Approve</b>
<b>135 25203 Kelly Road</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items **128-135**.  
Commission action: Approved staff's recommendation for items **128-135**.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE**  
**NONE**

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

### **136 3842 Piping Rock Lane**

**DPV**

**Defer**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Bohan**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

### **137 2901 Rusk Street**

**DPV**

**Defer**

Staff recommendation: Defer the application to allow time for applicant to provide revised information.

Commission action: Deferred the application to allow time for applicant to provide revised information.

Motion: **Bryant**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 115: Will Lincoln, applicant

### **138 2100 Woodhead Street**

**DPV**

**Defer**

Staff recommendation: Grant the requested variance.

Commission action: Deferred the application to allow time for further study and review.

Motion: **Brave**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 138: James A. McBride, applicant – supportive, Helen Menn and Sam Schon – opposed

## **III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 5, 2015 for:**

**a. Cinco Ranch Southwest Sec 32 partial replat no 2**

**b. Colquitt Court Sec 2 partial replat no 2**

**c. Lakewood Pines Sec 1 partial replat no 1**

**d. Lamar Terrace partial replat no 7**

**e. Morgan Addition partial replat no 5**

**f. Newport Sec 8 partial replat no 1**

**g. Parkway Lakes Sec 1 partial replat no 3**

**h. Spring Branch Valley partial replat no 5**

**i. Tall Timbers Section of River Oaks partial replat no 5**

**j. Threlkeld Point partial replat no 1**

**k. Valley Ranch Sec 4 partial replat no 1**

Staff recommendation: Establish a public hearing date of March 5, 2015 for items **III a-k**.

Commission action: Established a public hearing date of March 5, 2015 for items **III a-k**.

Motion: **Bohan**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

## **IV. Consideration of an Off-Street Parking Variance for a property located at 4311 Bettis Drive (Chabad of Uptown)**

Staff recommendation: Grant the requested variance and approve the site plan subject to the lease agreement being recorded prior to site plan approval.

Commission action: Granted the requested variance and approved the site plan subject to the lease agreement being recorded prior to site plan approval

Motion: **Stein**

Second: **Sikes**

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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**VI. Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 45 & 709 Heights Blvd**

Staff recommendation: Defer the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.

Commission action: Deferred the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.

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

Speaker for item VI: Emery Richards - opposed

**VII. Consideration of a Hotel Motel Variance for a Days Inn located at 12550 Kuykendahl Road**

Staff recommendation: Approve the hotel variance.

Commission action: Approved the hotel variance.

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

**VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7**

Staff recommendation: Consider the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forward to City Council.

Commission action: Considered the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forwarded to City Council.

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

Speaker for item VIII: Mark LeJeune, Mollie Hunt, and Gwyn Guidry – supportive

**IX. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 5:45 p.m.

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

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**Mark Kilkenny, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Arbor Trails Sec 2	C3F	
2	Ashford Grove East Sec 1	C3F	
3	Barkers Trail Sec 3	C3P	
4	Bavaria Sec 6	C3F	
5	Berry Road Reserve	C2	DEF1
6	Breckenridge Forest Sec 11	C3P	DEF1
7	Bridgeland Hidden Creek Sec 18	C3P	
8	Brocker Reserve on Sorters McClellan Road	C2	DEF1
9	Cambridge Falls Sec 6	C3F	
10	Carbo	C3F	
11	Choctaw Lane and Cherokee Road Street Dedication	C3P	
12	Cottage Grove Green Sec 1	C3F	
13	Creeside Ranch Sec 1	C3F	
14	Creeside Ranch Sec 2	C3F	
15	Crosby Gardens	C2	
16	Cypress Creek Crossing Detention Reserve	C2	
17	Cypress Creek Lakes Sec 22	C3F	
18	Cypress Creek Lakes Sec 23	C3F	
19	Cypress Creek Lakes Sec 24	C3F	
20	DAD Entrepreneurs on Jensen	C2	
21	DAD Entrepreneurs on Old Spanish Trail	C2	
22	Echelon on West Lake Houston	C3P	DEF1
23	Forestwood Sec 8	C3P	DEF2
24	Fulshear Retail	C2	
25	Galveston 84 Lumber	C3P	
26	Grand Vista Lakes Drive Street Dedication Sec 1	C3P	
27	Grand Vista Sec 13	C3P	
28	Grand Vista Sec 14	C3P	
29	Grand Vista Sec 15	C3P	
30	Green Street Terrace	C2	
31	Hamill Ranch Sec 1 partial replat no 1	C3F	
32	Hampton Creek Sec 8	C3P	
33	Hayden Lakes Sec 7	C3P	
34	Katy Creek Self Storage	C2	
35	Kings Mill Sec 11	C3F	DEF1
36	Kuykendahl Tract GP	GP	
37	Lakes of Bella Terra Sec 33	C3F	
38	Laurel Park Sec 3	C3F	
39	McCrary Meadows Sec 1	C3F	
40	Merrylands GP	GP	
41	Mimosa Commons GP	GP	
42	North Ventana Parkway Street Dedication Sec 1	SP	

**Platting Summary****Houston Planning Commission****PC Date: February 19, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Northwood Estates	C3F	
44	Oakcrest North at Wildwood Sec 1	C2	
45	Oakcrest North Sec 13	C2	
46	Parc Cunningham	C3F	
47	Park Spring Sec 7	C3F	
48	Pine Terrace Sec 2 partial replat no 1	C3F	
49	Pinnacle at Parkway Lakes	C2	
50	Plainview partial replat no 1	C3F	
51	Preserve at Kluge	C3F	DEF1
52	Press Street Landing	C2	
53	Providence Townhomes	C2	DEF1
54	Raintree Village Sec 13	C3F	
55	Ray Reserve on Telge	C2	
56	Redstone View Drive and Reserve	C3P	
57	Rocking Ranch replat no 1	C3F	
58	Rozyland	C2	DEF1
59	Saint Charles Crossing	C2	
60	Saint Dominic Roman Catholic Church	C3F	
61	Sanctuary at Valley Oaks	C3F	
62	Saturnalia Peristyle	C3F	
63	Shepherd Oaks	C3F	DEF1
64	Stone Creek Ranch Sec 10	C3F	
65	Studemont Junction GP	GP	
66	Sunrise Pines Sec 4	C3F	
67	Sunrise Pines Sec 5	C3P	
68	Towne Lake Parkway Street Dedication Sec 2	SP	
69	Vali Business Center	C2	DEF2
70	Vazquez Hacienda	C2	
71	Ventana Lakes Sec 11	C3P	
72	Vinh An Estate	C2	
73	Windsor Estates Commercial Reserve	C2	
74	Winfield Lakes North Sec 2	C3P	DEF1
75	Winlow Place partial replat no 3	C3F	
76	Woodland Heights Partial Replat No 3	C3F	
77	Woodland Lakes GP	GP	
78	Woodland Lakes Sec 1	C3P	
79	Woodlands Creekside Park West Sec 38	C3P	

**B-Replats**

80	Addicks Dam partial replat no 1	C2R	DEF1
81	Aldine Dollar General	C2R	DEF2
82	Bastrop McIlhenny Villas	C2R	
83	Berry View Grove	C2R	
84	Bingham Townhomes	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Birdsall Grove	C2R	
86	Buck Street Place	C2R	
87	Burlington East Freeway	C2R	
88	City View Lofts of Columbia	C2R	
89	City View Lofts on 29th	C2R	
90	DAD Entrepreneurs on Mills	C2R	
91	Elysian Villas	C2R	
92	Fairfield Holiday Inn Express	C2R	
93	Fuel Depot Plus	C2R	
94	Gates at Wilson	C2R	DEF1
95	Gosling Pines Retail Center	C2R	
96	Heights Nirvana at Sunset Heights	C2R	
97	Heights Vincent Place	C2R	
98	HISD Codwell Elementary School	C2R	
99	Hosseini Estates	C2R	DEF1
100	Houston Cao Dai Temple	C2R	
101	King Crossing Sec 6	C3R	
102	Manors on Baer Street	C2R	DEF1
103	McDonalds 1914 Aldine Bender	C2R	
104	Medical Resort at Willowbrook	C2R	
105	Mimosa Commons Sec 1	C2R	
106	Oats Street Terrace	C2R	
107	Pad Homes of Seventeenth Street	C2R	
108	Replat of Kingwood Place Sec 14 partial replat no 1	C2R	
109	Reserves on West Bellfort	C2R	
110	Ruthven at the Park	C2R	
111	Shepard Place	C2R	
112	Spring Branch Villa partial replat no 3	C2R	
113	Studemont Junction Sec 1	C2R	
114	Tanglewood Hollow	C2R	
115	Tranquil Estates	C2R	DEF2
116	Upland Estates	C3R	

**C-Public Hearings Requiring Notification**

117	Aldine ISD Greenspoint Complex	C3N	
118	Allendale Townsite Sec A partial replat no 1	C3N	
119	Colina Homes on West 24th Street replat no 1	C3N	DEF1
120	Glendower Court partial replat no 2	C3N	
121	Hidden Oaks replat no 2 partial replat no 5	C3N	DEF2
122	Honeycomb Ridge replat no 1	C3N	DEF1
123	North Main Parking Reserve	C3N	
124	Oakcrest North Sec 5 partial replat no 3 and extension	C3N	
125	Remington Ranch Sec 27	C3N	
126	Summit Place Addition partial replat no 1	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Treviso replat no 1	C3N	DEF1
128	Willowcreek Ranch Sec 1 partial replat no 1	C3N	

### D-Variances

129	Center Square Lofts	C2	
130	City Centre at Midtown	C2R	DEF2
131	Cullen at 45 Reserves	C2R	
132	Grand Vista GP	GP	
133	Houston Views	C2	DEF2
134	Laurel Park Sec 2	C3P	
135	Louetta Mini Storage	C2	
136	Park West Green GP	GP	DEF1
137	Park West Green Sec 1	C3P	DEF1
138	Skyline Villas	C2R	
139	Valley Ranch Sec 7	C3P	
140	Walmart Store No 297	C2R	DEF1
141	Waverly Place on 13th Street	C2R	
142	Woodlands Gate	C3P	

### E-Special Exceptions

None

### F-Reconsideration of Requirements

143	Kings Mill Sec 12	C3P	
144	Ventana Lakes Sec 10	C3P	

### G-Extensions of Approval

145	Above and Beyond Fellowship	EOA	
146	Crossfield Plaza	EOA	
147	Ella Boulevard Street Dedication Sec 2	EOA	
148	Foxwood Preserve Drive Street Dedication Sec 1	EOA	
149	Investex Credit Union North	EOA	
150	Northeast Coating Reserve	EOA	
151	Villages at Tour 18 Sec 2	EOA	
152	Villas of Cottage Grove	EOA	
153	Watermark at Spring Cypress	EOA	
154	Woodlands Carlton Woods Creekside Sec 15 in the Village of Creekside Park	EOA	
155	World Star Enterprises	EOA	

### H-Name Changes

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**I-Certification of Compliance**

156	25120 Needham Road	COC	
157	0 Live Oak N	COC	

**K-Development Plats with Variance Requests**

158	907,909,911 East 25th St	DPV	
159	5500 Huisache St	DPV	
160	3842 Piping Rock Lane	DPV	
161	2901 Rusk Street	DPV	
162	1043 West 7th 1/2 St	DPV	
163	2100 Woodhead Street	DPV	



**Platting Summary****Houston Planning Commission****PC Date: February 19, 2015**

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**A-Consent**

1	Arbor Trails Sec 2	2015-0200	C3F	Harris	ETJ	333G	6.56	0.00	37	L & E Boettcher Family Partnership	Van De Wiele & Vogler, Inc.
2	Ashford Grove East Sec 1	2015-0196	C3F	Harris	ETJ	329B	13.85	4.17	56	Woodmere Development Co.	IDS Engineering Group
3	Barkers Trail Sec 3	2015-0255	C3P	Harris	ETJ	447N	8.75	0.10	54	Woodmere Development Co., Ltd	Robert Doley, Planner
4	Bavaria Sec 6	2015-0101	C3F	Harris	ETJ	416Y	20.59	6.49	131	Bavaria CMI, Limited	Van De Wiele & Vogler, Inc.
5	Berry Road Reserve (DEF1)	2015-0113	C2	Harris	City	453F	3.07	3.07	0	The Gonzalez Acquisition Group, LLC	Windrose Land Services, Inc.
6	Breckenridge Forest Sec 11 (DEF1)	2014-3113	C3P	Harris	ETJ	293Y	18.93	0.84	83	CET limited	Van De Wiele & Vogler, Inc.
7	Bridgeland Hidden Creek Sec 18	2015-0296	C3P	Harris	ETJ	366N	15.27	1.31	53	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
8	Brocker Reserve on Sorters McClellan Road (DEF1)	2014-3128	C2	Montgomery	City	335H	2.80	2.80	0	Corbert Broker	Replat Specialists
9	Cambridge Falls Sec 6	2015-0186	C3F	Fort Bend	ETJ	611S	15.77	0.27	70	Compass Land Development	LJA Engineering, Inc.- (West Houston Office)
10	Carbo	2015-0168	C3F	Harris	City	493T	0.55	0.55	0	Gloria's Restaurant	PF Services
11	Choctaw Lane and Cherokee Road Street Dedication	2015-0214	C3P	Waller	ETJ	443Z	3.29	0.85	0	Parkside-Stratford/I10, LTD.	Jones & Carter, Inc.
12	Cottage Grove Green Sec 1	2015-0303	C3F	Harris	City	492B	15.29	2.68	225	InTownHomes, Ltd.	Windrose Land Services, Inc.
13	Creekside Ranch Sec 1	2015-0270	C3F	Fort Bend	ETJ	524S	13.51	10.83	0	Ashton Houston Residential	Jones & Carter, Inc.
14	Creekside Ranch Sec 2	2015-0274	C3F	Fort Bend	ETJ	524S	23.15	1.30	94	Ashton Houston Residential	Jones & Carter, Inc.
15	Crosby Gardens	2015-0023	C2	Harris	ETJ	419H	6.46	6.46	0	DaRam Engineers	Daram Engineers, Inc.
16	Cypress Creek Crossing Detention Reserve	2015-0197	C2	Harris	ETJ	331W	4.04	4.04	0	KB Home Lone Star, Inc.	Jones & Carter, Inc.
17	Cypress Creek Lakes Sec 22	2015-0205	C3F	Harris	ETJ	366U	18.36	8.70	24	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
18	Cypress Creek Lakes Sec 23	2015-0206	C3F	Harris	ETJ	366U	35.41	2.65	112	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
19	Cypress Creek Lakes Sec 24	2015-0207	C3F	Harris	ETJ	366U	23.69	0.60	103	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
20	DAD Entrepreneurs on Jensen	2015-0239	C2	Harris	City	454N	1.30	1.30	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
21	DAD Entrepreneurs on Old Spanish Trail	2015-0236	C2	Harris	City	533M	2.79	2.79	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
22	Echelon on West Lake Houston (DEF1)	2015-0183	C3P	Harris	City	377L	17.74	17.74	0	Rampart Properties	Windrose Land Services, Inc.
23	Forestwood Sec 8 (DEF2)	2014-2993	C3P	Harris	ETJ	411D	12.06	0.00	68	Westchase Madison Inc.	F & R Engineering Group, Inc.

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24	Fulshear Retail	2015-0201	C2	Fort Bend	ETJ	524Q	11.43	11.31	0	First Hartford Realty Corporation	Windrose Land Services, Inc.
25	Galveston 84 Lumber	2015-0045	C3P				33.78	33.78	0	84SLB1, LLC	Paksima Group, Inc.
26	Grand Vista Lakes Drive Street Dedication Sec 1	2015-0286	C3P	Fort Bend	ETJ	526R	2.70	0.00	0	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
27	Grand Vista Sec 13	2015-0287	C3P	Fort Bend	ETJ	526Q	13.30	1.14	68	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
28	Grand Vista Sec 14	2015-0288	C3P	Fort Bend	ETJ	526Q	13.00	0.32	62	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
29	Grand Vista Sec 15	2015-0290	C3P	Fort Bend	ETJ	526R	19.20	2.27	69	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
30	Green Street Terrace	2015-0277	C2	Harris	City	494F	0.70	0.00	13	Lovett Homes	Total Surveyors, Inc.
31	Hamill Ranch Sec 1 partial replat no 1	2015-0223	C3F	Harris	ETJ	371J	0.45	0.00	2	Habitat for Humanity-Northwest Harris County, Inc.	Van De Wiele & Vogler, Inc.
32	Hampton Creek Sec 8	2015-0259	C3P	Harris	ETJ	290D	56.40	37.62	90	DR Horton	BGE Kerry R. Gilbert Associates
33	Hayden Lakes Sec 7	2015-0261	C3P	Harris	ETJ	328A	17.10	0.04	72	Beazer Homes	BGE Kerry R. Gilbert Associates
34	Katy Creek Self Storage	2015-0230	C2	Fort Bend	ETJ	484R	2.88	2.88	0	Lacco, Ltd	Texas Engineering And Mapping Company
35	Kings Mill Sec 11 (DEF1)	2015-0167	C3F	Montgomery	ETJ	296W	13.57	0.98	64	K Mill at Russell Palmer , LTD A Texas Limited Partnership	EHRA
36	Kuykendahl Tract GP	2015-0278	GP	Harris	ETJ	250S	128.10	0.00	0	Harmony Communities	BGE Kerry R. Gilbert Associates
37	Lakes of Bella Terra Sec 33	2015-0305	C3F	Fort Bend	ETJ	525J	13.47	0.27	61	LOB Limited Partnership	Benchmark Engineering Corp.
38	Laurel Park Sec 3	2015-0217	C3F	Harris	ETJ	290W	26.68	10.05	54	RH of Texas Limited Partnership	LJA Engineering, Inc.- (West Houston Office)
39	McCrory Meadows Sec 1	2015-0147	C3F	Fort Bend	ETJ	565G	43.47	2.43	170	Ventana Development	LJA Engineering, Inc.- (West Houston Office)
40	Merrylands GP	2015-0228	GP	Harris	ETJ	377G	84.43	0.00	0	academy development	Van De Wiele & Vogler, Inc.
41	Mimosa Commons GP	2015-0234	GP	Harris	City	492Q	1.05	0.00	18	Mimosa Commons, LLC	Karen Rose Engineering and Surveying
42	North Ventana Parkway Street Dedication Sec 1	2015-0157	SP	Harris	ETJ	445B	5.25	0.00	0	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
43	Northwood Estates	2015-0208	C3F	Harris	City	453T	0.56	0.01	9	AZH Investments, LLC	The Interfield Group
44	Oakcrest North at Wildwood Sec 1	2015-0222	C2	Harris	ETJ	327H	16.82	16.82	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
45	Oakcrest North Sec 13	2015-0221	C2	Harris	ETJ	327H	2.28	0.16	14	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
46	Parc Cunningham	2015-0242	C3F	Harris	City	451W	1.10	0.00	15	Cunningham Development	Knudson, LP

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47	Park Spring Sec 7	2015-0216	C3F	Harris	ETJ	293W	27.71	10.16	96	D.R. Horton - Texas, LTD.	Van De Wiele & Vogler, Inc.
48	Pine Terrace Sec 2 partial replat no 1	2015-0194	C3F	Harris	City	451U	0.46	0.00	2	Alexander Leon	Karen Rose Engineering and Surveying
49	Pinnacle at Parkway Lakes	2015-0293	C2	Fort Bend	ETJ	525M	13.19	13.19	0	WWE Ventures, LLC	Windrose Land Services, Inc.
50	Plainview partial replat no 1	2015-0226	C3F	Harris	City	492V	0.11	0.00	2	Joseph J. Wert and David Barron	RVi Planning + Landscape Architecture
51	Preserve at Kluge (DEF1)	2015-0189	C3F	Harris	ETJ	328Y	8.16	1.57	23	Pulte Homes of Texas, L.P.	GBI Partners, LP
52	Press Street Landing	2015-0265	C2	Harris	City	494K	2.09	0.04	47	Urban Living, LP	Total Surveyors, Inc.
53	Providence Townhomes (DEF1)	2015-0039	C2	Harris	City	494F	0.44	0.01	7	CAS SURVEY	CAS SURVEY
54	Raintree Village Sec 13	2015-0309	C3F	Harris	ETJ	446K	17.19	4.01	71	North Raintree Partners LTD	M2L Associates, Inc.
55	Ray Reserve on Telge	2015-0133	C2	Harris	ETJ	327H	1.44	1.44	0	William Todd Ray	Replat Specialists
56	Redstone View Drive and Reserve	2015-0212	C3P	Harris	ETJ	376W	0.55	0.12	0	Escalante Redstone Golf Club, LLC	Brown & Gay Engineers, Inc.
57	Rocking Ranch replat no 1	2015-0233	C3F	Harris	ETJ	379N	1.74	0.00	1	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
58	Rozyland (DEF1)	2015-0130	C2	Harris	ETJ	292T	0.62	0.62	0	Badal Investments Inc	ICMC GROUP INC
59	Saint Charles Crossing	2015-0257	C2	Harris	City	493V	0.29	0.00	7	Chippendale Ventures LLC	PLS
60	Saint Dominic Roman Catholic Church	2015-0199	C3F	Harris	ETJ	457G	9.00	8.66	0	CSF Consulting LP	CSF Consulting LP
61	Sanctuary at Valley Oaks	2015-0271	C3F	Harris	City	450V	3.19	0.06	33	CND-Bingle, LLC	Ridge Planning & Engineering
62	Saturnalia Peristyle	2015-0195	C3F	Harris	City	452U	0.76	0.01	17	JHF Holdings, LLC	Karen Rose Engineering and Surveying
63	Shepherd Oaks (DEF1)	2015-0159	C3F	Harris	City	452Q	5.90	0.74	63	RH of Texas Limited Partnership	Jones & Carter, Inc.
64	Stone Creek Ranch Sec 10	2015-0204	C3F	Harris	ETJ	325T	34.18	0.00	121	Becker Road, LP	Brown & Gay Engineers, Inc.
65	Studemont Junction GP	2015-0263	GP	Harris	City	493E	15.60	0.00	0	Studemont Venture LP	Terra Surveying Company, Inc.
66	Sunrise Pines Sec 4	2015-0301	C3F	Harris	ETJ	417W	9.07	0.60	54	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
67	Sunrise Pines Sec 5	2015-0219	C3P	Harris	ETJ	417S	8.52	0.66	56	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
68	Towne Lake Parkway Street Dedication Sec 2	2015-0184	SP	Harris	ETJ	367S	3.72	0.00	0	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
69	Vali Business Center (DEF2)	2014-3106	C2	Harris	City	530P	1.00	1.00	0	Vali LLC.	F & R Engineering Group, Inc.
70	Vazquez Hacienda	2015-0225	C2	Harris	ETJ	329A	3.00	0.00	1	N/A	E.I.C. Surveying Company
71	Ventana Lakes Sec 11	2015-0262	C3P	Harris	ETJ	445F	25.42	14.85	38	D. R. Horton - Texas, Ltd.	EHRA

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72	Vinh An Estate	2015-0118	C2	Harris	ETJ	326M	5.00	1.50	1	N/A	E.I.C. Surveying Company
73	Windsor Estates Commercial Reserve	2015-0251	C2	Fort Bend	ETJ	567N	2.03	2.03	0	LRI Investment Group, Ltd	Hovis Surveying Company Inc.
74	Winfield Lakes North Sec 2 (DEF1)	2015-0138	C3P	Fort Bend	ETJ	611N	12.97	0.00	71	Woodmere Development Co., Ltd	Robert Doley, Planner
75	Winlow Place partial replat no 3	2015-0294	C3F	Harris	City	492V	0.22	0.00	1	Leflar Home	Tetra Surveys
76	Woodland Heights Partial Replat No 3	2015-0215	C3F	Harris	City	493B	0.29	0.00	1	Owner	The Interfield Group
77	Woodland Lakes GP	2015-0253	GP				450.34	0.00	0	WL Woodland Lakes, LLC	TBG Partners
78	Woodland Lakes Sec 1	2015-0272	C3P	Harris	City	338M	15.61	3.07	45	WL Woodland Lakes, LLC	TBG Partners
79	Woodlands Creekside Park West Sec 38	2015-0306	C3P	Harris	ETJ	249Q	22.16	5.90	48	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc - (Woodlands Office)

**B-Replats**

80	Addicks Dam partial replat no 1 (DEF1)	2015-0103	C2R	Harris	City	488C	4.15	4.15	0	5 Star Hospitality, LLC	Century Engineering, Inc
81	Aldine Dollar General (DEF2)	2014-3127	C2R	Harris	ETJ	373R	1.24	1.20	0	Capital Growth Buchalter, Inc.	Linfield, Hunter & Junius, Inc.
82	Bastrop McIlhenny Villas	2015-0203	C2R	Harris	City	493U	0.21	0.00	5	AL @ T Development LLC.	MOMENTUM ENGINEERING
83	Berry View Grove	2015-0244	C2R	Harris	City	493Y	0.14	0.00	2	Thom Properties LLC	Jalayer And Associates, Inc.
84	Bingham Townhomes (DEF1)	2015-0132	C2R	Harris	City	493G	0.69	0.01	18	Equity Build, Inc.	HRS and Associates, LLC
85	Birdsall Grove	2015-0245	C2R	Harris	City	492G	0.14	0.00	2	IntownHomes, Ltd.	TKE Development Services, Ltd.
86	Buck Street Place	2015-0283	C2R	Harris	City	494F	0.46	0.00	7	UVALDE CENTER I, LTD	TKE Development Services, Ltd.
87	Burlington East Freeway	2015-0243	C2R	Harris	City	496F	9.23	9.23	0	Canyon Carbon Acquisitions, Inc	Hovis Surveying Company Inc.
88	City View Lofts of Columbia	2015-0177	C2R	Harris	City	453N	0.27	0.01	7	Mary Matha Development Company LLC	Overland (Surveyors) Consortium, Inc
89	City View Lofts on 29th	2015-0176	C2R	Harris	City	453N	0.28	0.01	7	Mary Matha Development Company LLC	Overland (Surveyors) Consortium, Inc
90	DAD Entrepreneurs on Mills	2015-0238	C2R	Harris	City	370J	0.95	0.95	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
91	Elysian Villas	2015-0304	C2R	Harris	City	453V	0.17	0.00	3	BBB Investments, LLC	The Interfield Group
92	Fairfield Holiday Inn Express	2015-0312	C2R	Harris	ETJ	325V	1.93	1.93	0	Clay & Company	Gruller Surveying
93	Fuel Depot Plus	2015-0264	C2R	Harris	City	533R	0.61	0.61	0	FORTEGE ENTERPRISE, INC	Advance Surveying, Inc.
94	Gates at Wilson (DEF1)	2015-0089	C2R	Harris	City	493Y	0.11	0.00	3	MAHALO HOLDINGS	holloway designs
95	Gosling Pines Retail Center	2015-0268	C2R	Harris	ETJ	291N	10.23	10.23	0	HEB Grocery Company LP	LJA Engineering, Inc.- (West Houston Office)
96	Heights Nirvana at Sunset Heights	2015-0202	C2R	Harris	City	453T	0.11	0.00	3	Heights Nirvana Developers	MOMENTUM ENGINEERING

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97	Heights Vincent Place	2015-0280	C2R	Harris	City	453Y	0.11	0.00	3	Cove & Cobble, LLC	The Interfield Group
98	HISD Codwell Elementary School	2015-0209	C2R	Harris	City	574J	5.91	5.91	0	Houston Independent School District	C.L. Davis & Company
99	Hosseini Estates (DEF1)	2015-0019	C2R	Harris	City	410W	0.68	0.68	0	MacLand Construction	REAL Designs
100	Houston Cao Dai Temple	2015-0250	C2R	Harris	ETJ	371P	1.03	1.03	0	Houston Cao Dai Temple	Jalayer And Associates, Inc.
101	King Crossing Sec 6	2015-0218	C3R	Harris	ETJ	404Z	25.02	10.72	87	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
102	Manors on Baer Street (DEF1)	2015-0032	C2R	Harris	City	494J	0.11	0.00	3	MEXIF FUND 1 LLC	ICMC GROUP INC
103	McDonalds 1914 Aldine Bender	2015-0298	C2R	Harris	ETJ	373Z	1.01	1.01	0	McDonalds	Pape-Dawson Engineers
104	Medical Resort at Willowbrook	2015-0267	C2R	Harris	City	370E	9.25	9.25	0	Metro National Corporation	Costello, Inc.
105	Mimosa Commons Sec 1	2015-0235	C2R	Harris	City	492Q	0.35	0.00	6	Mimosa Commons, LLC	Karen Rose Engineering and Surveying
106	Oats Street Terrace	2015-0269	C2R	Harris	City	494F	0.25	0.00	3	Lovett Homes	Total Surveyors, Inc.
107	Pad Homes of Seventeenth Street	2015-0276	C2R	Harris	City	452Y	0.25	0.00	6	Pad Homes Investments	Texas Engineering And Mapping Company
108	Replat of Kingwood Place Sec 14 partial replat no 1	2015-0241	C2R	Montgomery	City	295Z	2.00	2.00	0	STA Developments Two, LLC	Hovis Surveying Company Inc.
109	Reserves on West Bellfort	2015-0256	C2R	Harris	City	569D	1.99	1.99	0	hnh properties limited	Melissa's platting service
110	Ruthven at the Park	2015-0273	C2R	Harris	City	493P	0.10	0.00	2	Home Art Construction	Gruller Surveying
111	Shepard Place	2015-0247	C2R	Harris	City	452Y	0.25	0.00	6	ARCHTERRA HOMES	ICMC GROUP INC
112	Spring Branch Villa partial replat no 3	2015-0275	C2R	Harris	City	450E	0.21	0.01	2	roberto rincon	Replat Specialists
113	Studemont Junction Sec 1	2015-0266	C2R	Harris	City	493E	14.90	13.60	0	Studemont Venture LP	Terra Surveying Company, Inc.
114	Tanglewood Hollow	2015-0151	C2R	Harris	City	490R	1.90	0.02	39	5177 Builders, Ltd.	TKE Development Services, Ltd.
115	Tranquil Estates (DEF2)	2014-3149	C2R	Harris	City	452V	0.29	0.03	7	CENTRAL HEIGHTS LLC	REKHA ENGINEERING, INC.
116	Upland Estates	2015-0041	C3R	Harris	City	449X	1.25	0.06	19	DKS Partners	Paksima Group, Inc.

**C-Public Hearings Requiring Notification**

117	Aldine ISD Greenspoint Complex	2015-0082	C3N	Harris	ETJ	373J	26.10	26.10	0	Aldine ISD	Jones & Carter, Inc.
118	Allendale Townsite Sec A partial replat no 1	2014-2845	C3N	Harris	City	536J	0.64	0.64	0	Van Street Realty, LLC	Boundary One, LLC
119	Colina Homes on West 24th Street replat no 1 (DEF1)	2014-2715	C3N	Harris	City	452U	0.25	0.00	5	COLINA HOMES	ICMC GROUP INC
120	Glendower Court partial replat no 2	2014-3105	C3N	Harris	City	492U	0.35	0.00	3	Dean McNeely	Vernon G. Henry & Associates, Inc.
121	Hidden Oaks replat no 2 partial replat no 5 (DEF2)	2014-2976	C3N	Harris	City	491L	0.90	0.90	0	Momentum Engineering	MOMENTUM ENGINEERING

**Platting Summary****Houston Planning Commission****PC Date: February 19, 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
122	Honeycomb Ridge replat no 1 (DEF1)	2014-3147	C3N	Montgomery	ETJ	251R	5.77	0.23	19	Tecno Properties	RP & Associates
123	North Main Parking Reserve	2014-2963	C3N	Harris	City	493C	1.18	1.15	0	WOIH Partners, LLC	Civil-Surv Land Surveying, L.C.
124	Oakcrest North Sec 5 partial replat no 3 and extension	2015-0026	C3N	Harris	ETJ	327H	22.09	9.31	59	Lennar Homes of Texas and Construction, LTD.	Jones & Carter, Inc. - The Woodlands
125	Remington Ranch Sec 27	2014-3056	C3N	Harris	ETJ	372H	10.67	4.32	95	KB Homes Lonestar, Inc., A Texas Limited Corporation	EHRA
126	Summit Place Addition partial replat no 1	2015-0081	C3N	Harris	City	492R	0.12	0.00	2	Blackstone Homes	Total Surveyors, Inc.
127	Treviso replat no 1 (DEF1)	2014-3183	C3N	Harris	City	450Q	3.67	0.31	18	Devlan Group, Inc.	LJA Engineering, Inc. - (West Houston Office)
128	Willowcreek Ranch Sec 1 partial replat no 1	2014-3060	C3N	Harris	ETJ	287Z	20.41	0.00	4	CC Telge Road, L.P. - A Texas Limited Partnership	EHRA

**D-Variances**

129	Center Square Lofts	2015-0124	C2	Harris	City	492G	0.46	0.05	11	Design3	Field Data Srvce, Inc
130	City Centre at Midtown (DEF2)	2015-0059	C2R	Harris	City	492V	2.27	2.27	0	DLC Residential	Jones & Carter, Inc.
131	Cullen at 45 Reserves	2015-0053	C2R	Harris	City	494W	21.94	21.67	0	Cullen Gulf Freeway, LLC	Windrose Land Services, Inc.
132	Grand Vista GP	2015-0284	GP	Fort Bend	ETJ	526R	620.30	0.00	0	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
133	Houston Views (DEF2)	2015-0086	C2	Harris	City	493G	1.12	0.02	26	InTownHomes, Ltd.	Windrose Land Services, Inc.
134	Laurel Park Sec 2	2015-0040	C3P	Harris	ETJ	290T	33.85	2.63	98	RH of Texas Limited Partnership	LJA Engineering, Inc. - (West Houston Office)
135	Louetta Mini Storage	2015-0232	C2	Harris	ETJ	329V	5.01	5.01	0	Robert Walters Architecture	Texas Engineering And Mapping Company
136	Park West Green GP (DEF1)	2015-0191	GP	Harris	ETJ	445W	131.70	0.00	0	Katy Promise Joint Venture	EHRA
137	Park West Green Sec 1 (DEF1)	2015-0192	C3P	Harris	ETJ	445W	99.60	92.80	0	Katy Promise Joint Venture	EHRA
138	Skyline Villas	2015-0190	C2R	Harris	City	493U	0.26	0.06	6	SHANE COOK DESIGNS	REKHA ENGINEERING, INC.
139	Valley Ranch Sec 7	2015-0169	C3P	Montgomery	ETJ	256X	30.72	0.25	135	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
140	Walmart Store No 297 (DEF1)	2015-0051	C2R	Montgomery	ETJ	296F	0.77	0.77	0	Windrose Land Services	Owens Management Systems, LLC
141	Waverly Place on 13th Street	2015-0260	C2R	Harris	City	452Z	0.20	0.12	1	WWMCMH, LLC	Richard Grothues Designs
142	Woodlands Gate	2015-0227	C3P	Montgomery	ETJ	252T	3.81	3.81	0	Best Properties, LLC	CobbFendley

**E-Special Exceptions**

None



**Platting Summary****Houston Planning Commission****PC Date: February 19, 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

**F-Reconsideration of Requirements**

143	Kings Mill Sec 12	2015-0307	C3P	Montgomery	ETJ	296S	16.53	0.95	72	K-Mills at Russell Palmer, LTD.	EHRA
144	Ventana Lakes Sec 10	2015-0279	C3P	Harris	ETJ	445F	30.53	1.72	98	D. R. Horton - Texas, Ltd.	EHRA

**G-Extensions of Approval**

145	Above and Beyond Fellowship	2014-0259	EOA	Harris	ETJ	291S	13.57	13.57	0	Above & Beyond Fellowship	Hovis Surveying Company Inc.
146	Crossfield Plaza	2014-0557	EOA	Harris	ETJ	407B	0.77	0.77	0	Corey Manahan	Hovis Surveying Company Inc.
147	Ella Boulevard Street Dedication Sec 2	2014-0142	EOA	Harris	ETJ	372X	13.19	0.00	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.
148	Foxwood Preserve Drive Street Dedication Sec 1	2014-0388	EOA	Harris	ETJ	334L	1.05	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
149	Investex Credit Union North	2014-0258	EOA	Harris	ETJ	335S	3.00	3.00	0	Investex Credit Union	Windrose Land Services, Inc.
150	Northeast Coating Reserve	2014-0338	EOA	Harris	ETJ	416R	2.00	2.00	0	DEQ Coatings, Inc	Surv-Tex surveying Inc.
151	Villages at Tour 18 Sec 2	2014-0221	EOA	Harris	ETJ	376C	20.94	1.89	71	ATA Development, L.P.	EHRA
152	Villas of Cottage Grove	2014-0421	EOA	Harris	City	492C	0.37	0.00	9	Gabay Custom Homes	Windrose Land Services, Inc.
153	Watermark at Spring Cypress	2014-0455	EOA	Harris	ETJ	329J	23.60	23.60	0	Watermark at Spring Cypress, LLC	Windrose Land Services, Inc.
154	Woodlands Carlton Woods Creekside Sec 15 in the Village of Creekside Park	2014-0435	EOA	Harris	ETJ	250E	7.34	4.47	5	The Woodlands Land Development Company, L.P.	IDS Engineering Group
155	World Star Enterprises	2014-0260	EOA	Harris	ETJ	370U	4.53	4.53	0	World Star Enterprises, LLC & AACY, LLC	HRS and Associates, LLC

**H-Name Changes**

None

**I-Certification of Compliance**

156	25120 Needham Road	15-1046	COC	Mont.	ETJ	296R				Franklin and Dana Burnett	Franklin and Dana Burnett
157	0 Live Oak N	15-1047	COC	Mont.	ETJ	257M				Fidel Oviedo	Carlos Parra

**J-Administrative**

None

**Platting Summary****Houston Planning Commission****PC Date: February 19, 2015**

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

**K-Development Plats with Variance Requests**

158	907,909,911 East 25th St	14112659, 14112661, 14112664	DPV	Harris	CITY	453S				Novid Rezai	Carugati Construction
159	5500 Huisache St	15008543	DPV	Harris	CITY	531K				Jacob Buckwalter	Blum Custom Builders
160	3842 Piping Rock Lane	14130380	DPV	Harris	CITY	492S				Alan Bunker	Miller Dahlstrand DeJean Architects
161	2901 Rusk Street	14117737	DPV	Harris	CITY	494N				Devin Robinson	Kinetic Design Lab
162	1043 West 7th 1/2 St	14055439	DPV	Harris	CITY	492D				Marlena Jones	HighHeels to HardHats
163	2100 Woodhead Street	14076323	DPV	Harris	CITY	492R				James McBride	James McBride II Architects



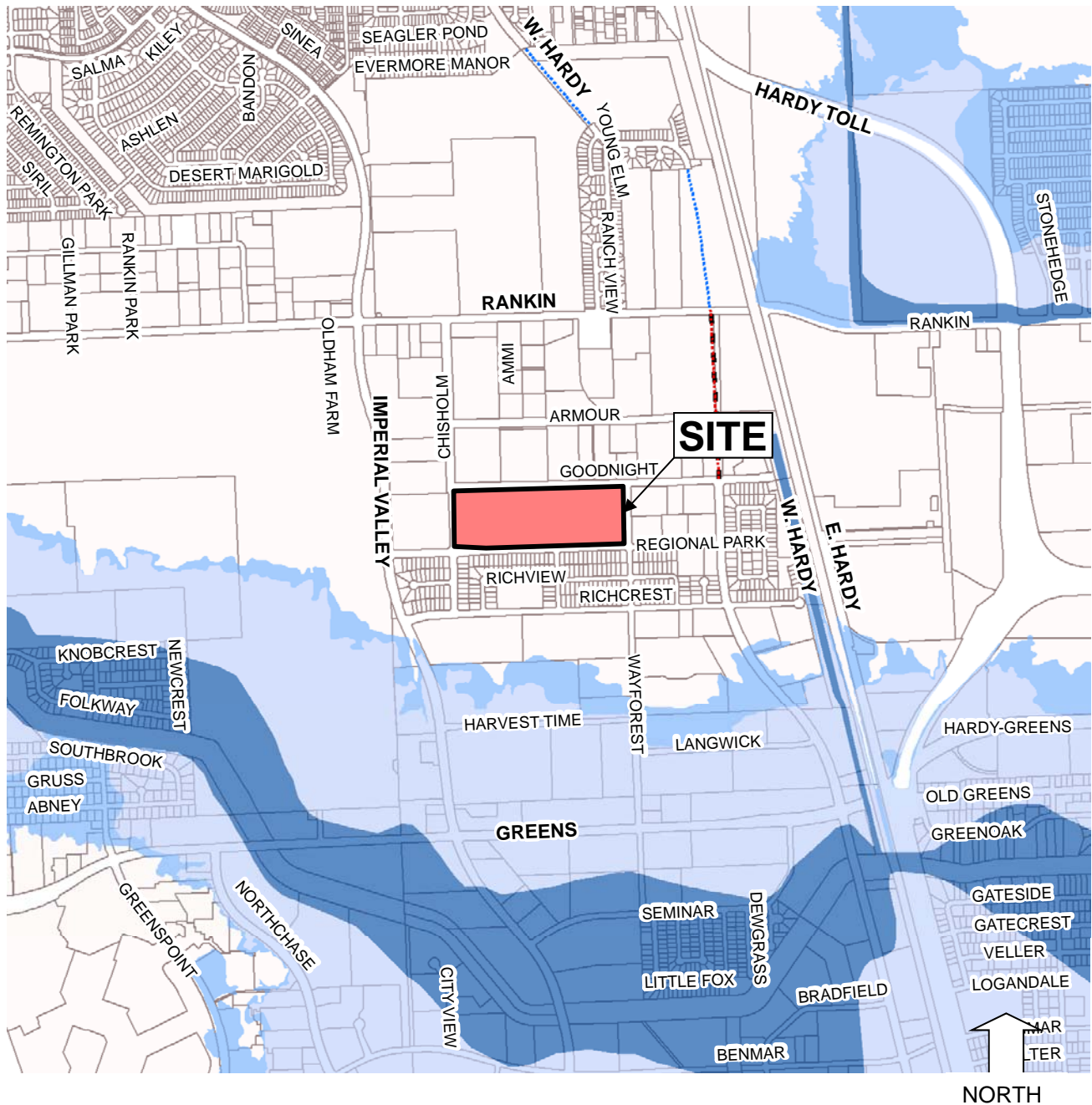
# Houston Planning Commission ITEM : 117

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Aldine ISD Greenspoint Complex**

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



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

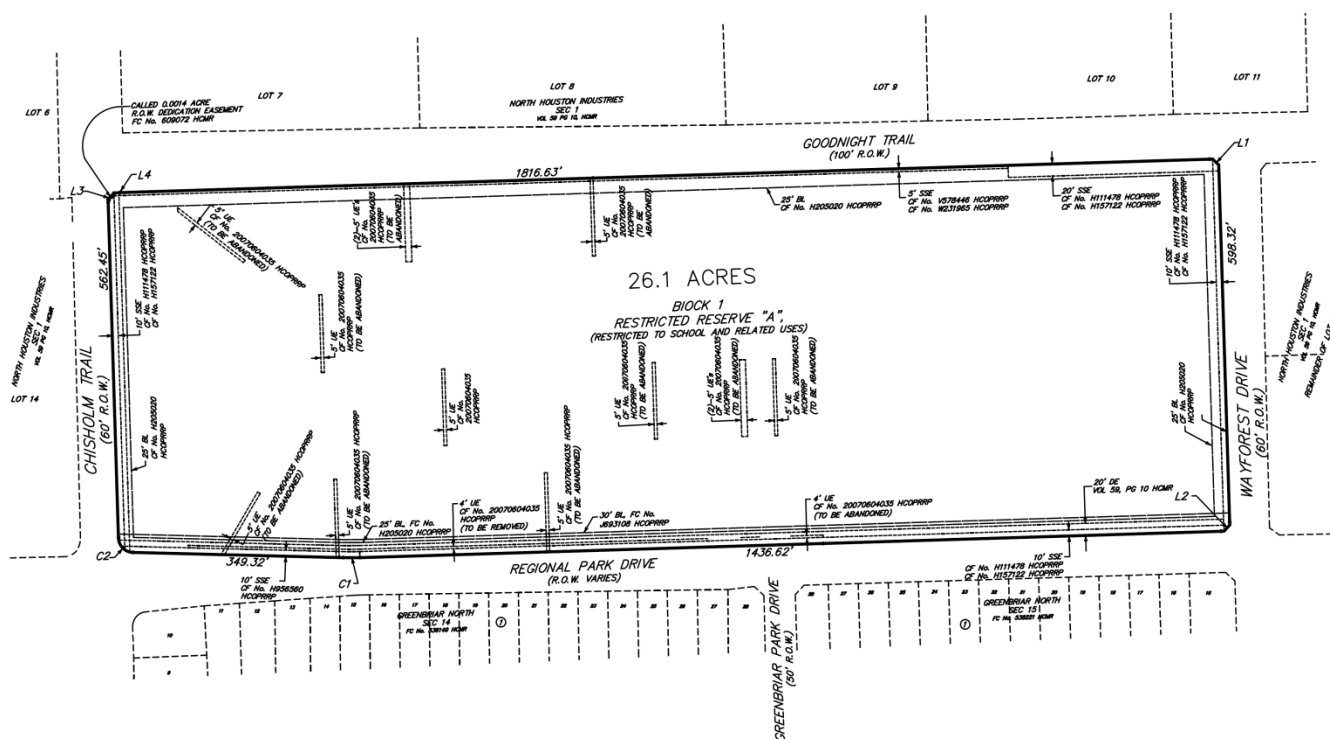
# Houston Planning Commission ITEM : 117

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Aldine ISD Greenspoint Complex

Applicant : Jones & Carter, Inc.



C – Public Hearings with a Variance Site Location

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# Houston Planning Commission      ITEM : 117

Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Aldine ISD Greenspoint Complex

Applicant : Jones & Carter, Inc.



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**C – Public Hearings with a Variance**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-0082

**Plat Name:** Aldine ISD Greenspoint Complex

**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:**

The applicant is requesting a variance from the requirement that a local street shall intersect with a street that meets the requirements of Sec 42-128 subsection (b) at least every 1400 feet. Strict adherence to Chapter 42 will require the owner to dedicate a local street that begins at the south right of way of Goodnight Trail and terminates at the north right of way of Regional Park Drive.

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

**Chapter 42 Reference:**

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

**Statement of Facts**

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

Intentionally left blank.

**(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 create an impractical development and one that is contrary to sound public policy because Aldine will have to dedicate a local street that will separate the proposed elementary and intermediate schools. This street will create a safety hazard for the students as they walk from their respective school to utilize the ball field(s) and recess facilities that will be located between the two schools. In addition, this street will create additional points of access to the two campuses which could be utilized by unauthorized persons, potentially those that mean to do children harm such as sexual predators. Also, it is not likely that a continuation of this street will be dedicated north of the subject tract as all the tracts of land north of the subject tract are developed and located within platted land. The likelihood of right of way dedication for a continuation street via replat is minimal, which will require condemnation by Harris County in the unlikely event an additional street is needed in the future.

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

Dedicating the local street is a requirement of Chapter 42 of the City of Houston Code of Ordinances. The owner would like to replat the subject tract to remove the interior lot lines and easements, create one reserve restricted to school and related uses, and develop two schools and sports fields on the tract of land.

**(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 the proposed development will not substantially add to the traffic load of the surrounding local streets. Teachers, office staff, and school buses will utilize adjoining roads during the morning and afternoon only for approximately nine months of the year. Motorists and emergency responders can access the adjoining tracts via the multiple points of access afforded by the existing street patterns.

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

The granting of the variance will not be injurious to the public health, safety or welfare because emergency personnel will continue to have access to the subject tract and the surrounding tracts. Granting this variance will not decrease the general public's access to the existing public streets located in the general proximity of the subject tract. The dedication of a local street is a safety concern as it will force students to cross a public street to access their recess facilities and ball field(s). This street will also introduce additional points of access to these campuses which could be utilized by unauthorized persons.

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

The proposed schools and related facilities will not substantially add to the traffic load of the area. Also, it is not likely that right of way will be dedicated for the continuation of this street north of the subject tract because the tracts of land north of the subject tract are already platted and developed. Strict adherence to this chapter will likely result in a local street that creates a safety hazard for school children, and the benefit to the public will not outweigh Harris County's cost to maintain and police the new road.

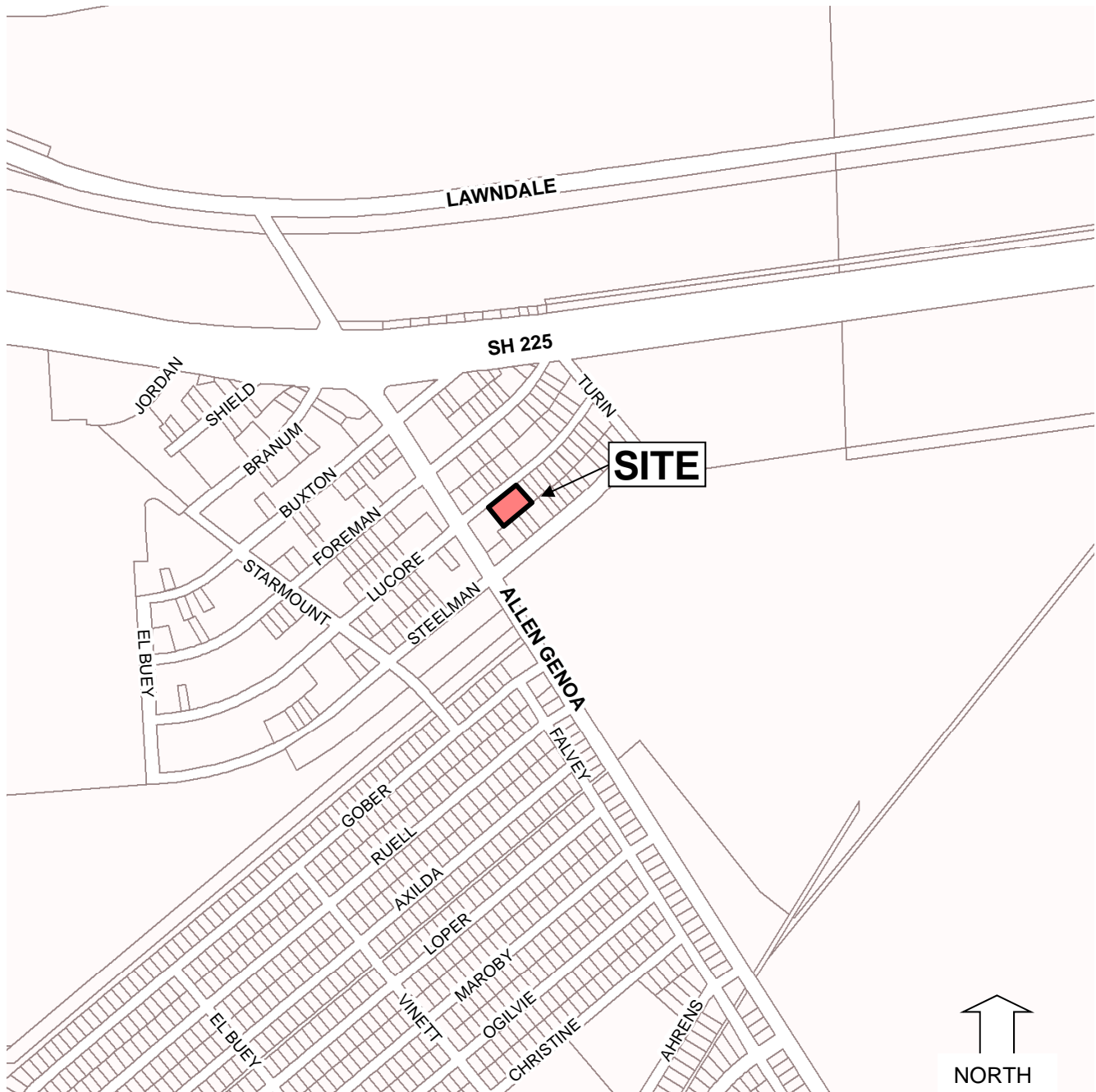
# Houston Planning Commission    ITEM : 118

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Allendale Townsite Sec A partial replat no 1**

**Applicant : Boundary One, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission ITEM : 118

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Allendale Townsite Sec A partial replat no 1

Applicant: Boundary One, LLC



C – Public Hearings

Site Location

# Houston Planning Commission    ITEM : 118

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Allendale Townsite Sec A partial replat no 1

Applicant: Boundary One, LLC



**C – Public Hearings**

**Aerial**



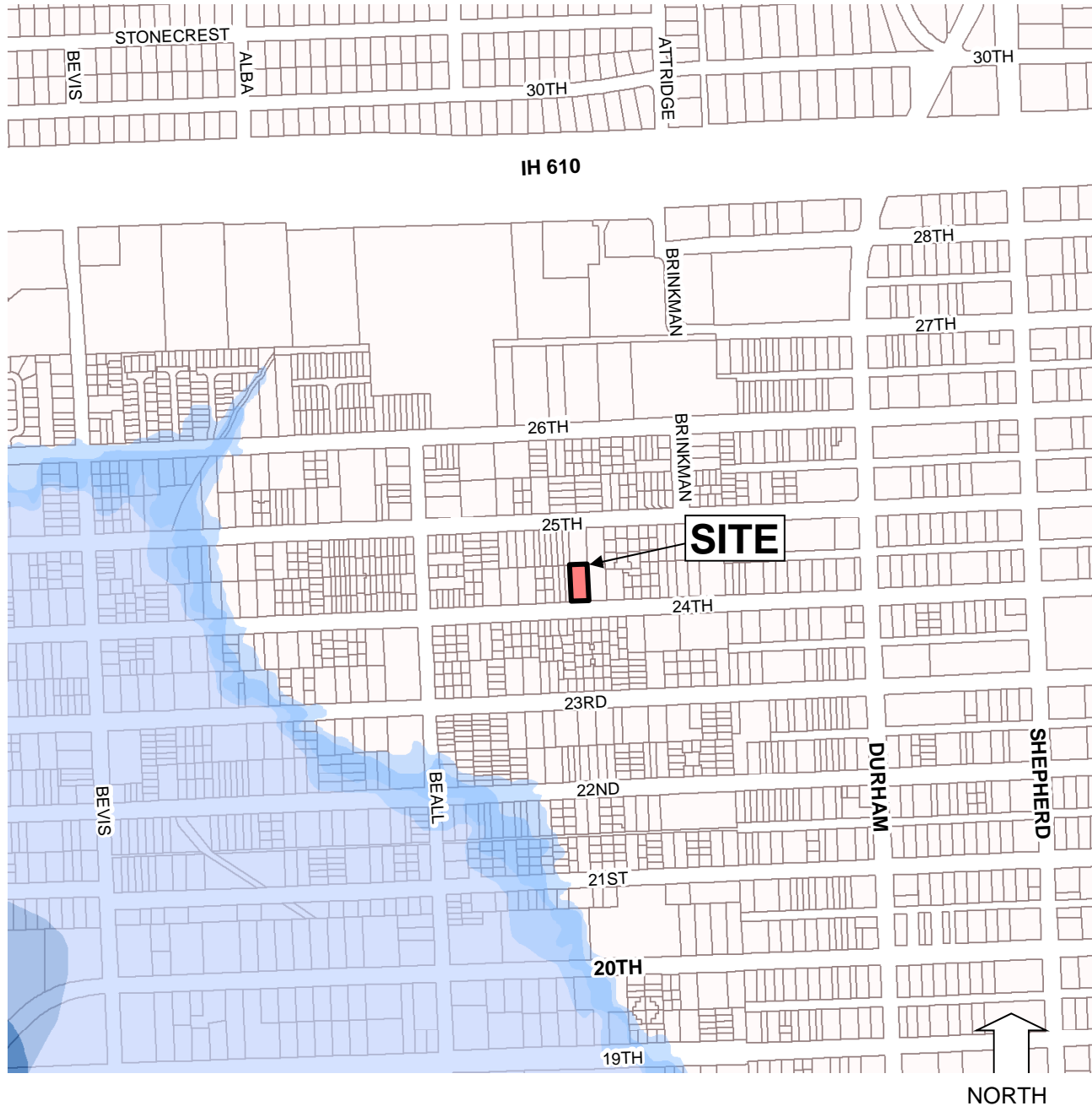
# Houston Planning Commission    ITEM : 119

Planning and Development Department

Meeting Date: 2/19/2015

**Subdivision Name: Colina Homes on West 24th Street replat no 1 (DEF 1)**

**Applicant: ICMC Group Inc**



**C – Public Hearings**

**Site Location**

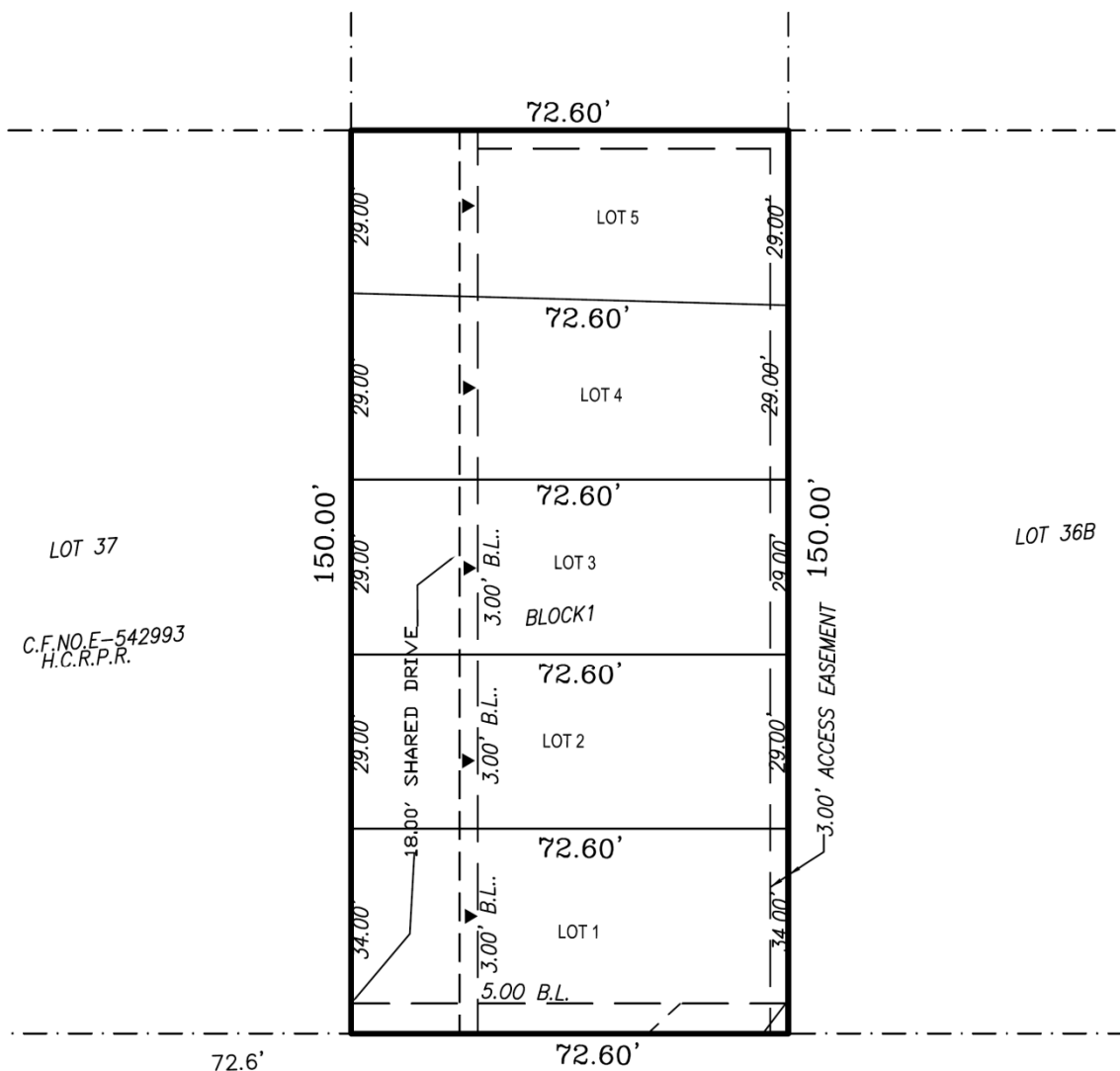
# Houston Planning Commission ITEM : 119

Planning and Development Department

Meeting Date: 2/19/2015

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

Applicant: ICMC Group Inc



24TH. STREET  
(R.O.W. 70.00')

RECORDED IN VOL 6 PAGE 53 H.C.M.R.



C – Public Hearings

Site Location

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# Houston Planning Commission    ITEM : 119

Planning and Development Department

Meeting Date: 2/19/2015

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

Applicant: ICMC Group Inc



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission      ITEM : 120

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Glendower Court partial replat no 2**

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



**C – Public Hearings**

**Site Location**

**Meeting Date: 02/19/2015**

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



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# Houston Planning Commission    ITEM : 120

Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name:** Glendower Court partial replat no 2

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



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 121**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Hidden Oaks replat no 2 partial replat no 5 (DEF2)**

**Applicant: Momentum Engineering**



**C – Public Hearings**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 121

Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name:** Hidden Oaks replat no 2 partial replat no 5 (DEF2)

**Applicant:** Momentum Engineering



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

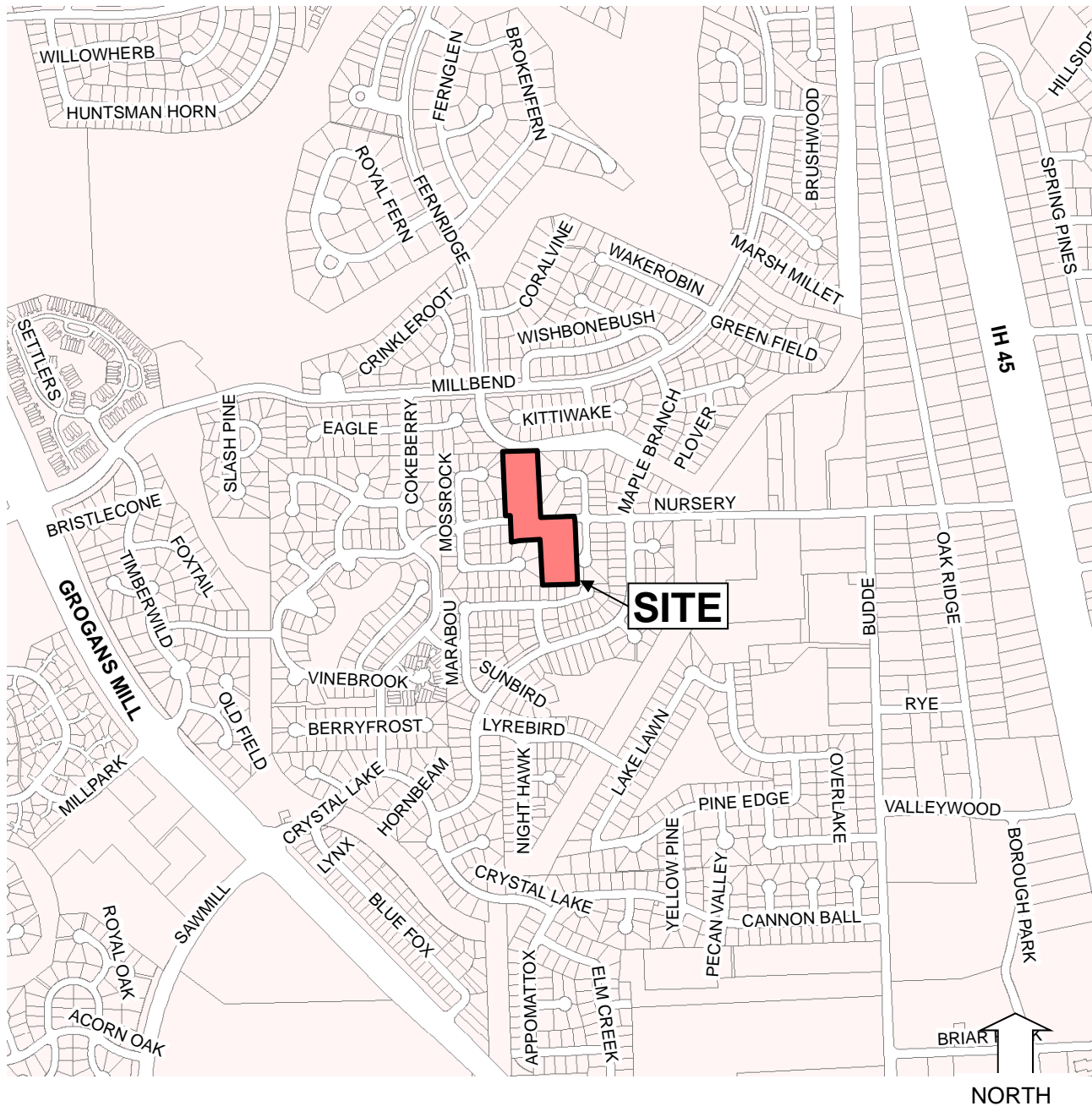
**ITEM: 122**

Planning and Development Department

Meeting Date: 2/19/2015

**Subdivision Name: Honeycomb Ridge replat no 1 (DEF1)**

**Applicant : RP & Associates**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

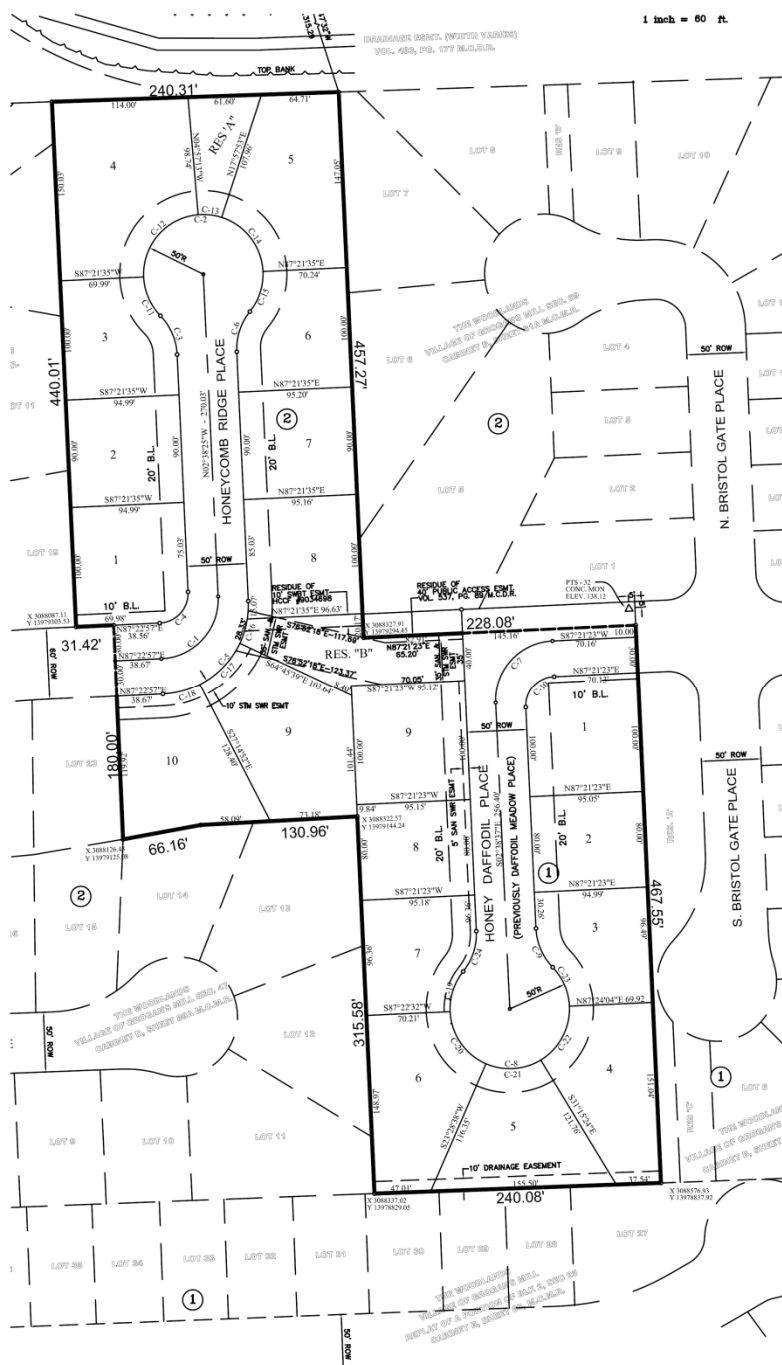
## ITEM: 122

Planning and Development Department

Meeting Date: 2/19/2015

Subdivision Name: Honeycomb Ridge replat no 1 (DEF1)

Applicant: RP & Associates



C – Public Hearings

Site Location



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# Houston Planning Commission

## ITEM: 122

Planning and Development Department

Meeting Date: 2/19/2015

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Subdivision Name: Honeycomb Ridge replat no 1 (DEF1)

Applicant: RP & Associates



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C – Public Hearings

Aerial

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# Houston Planning Commission

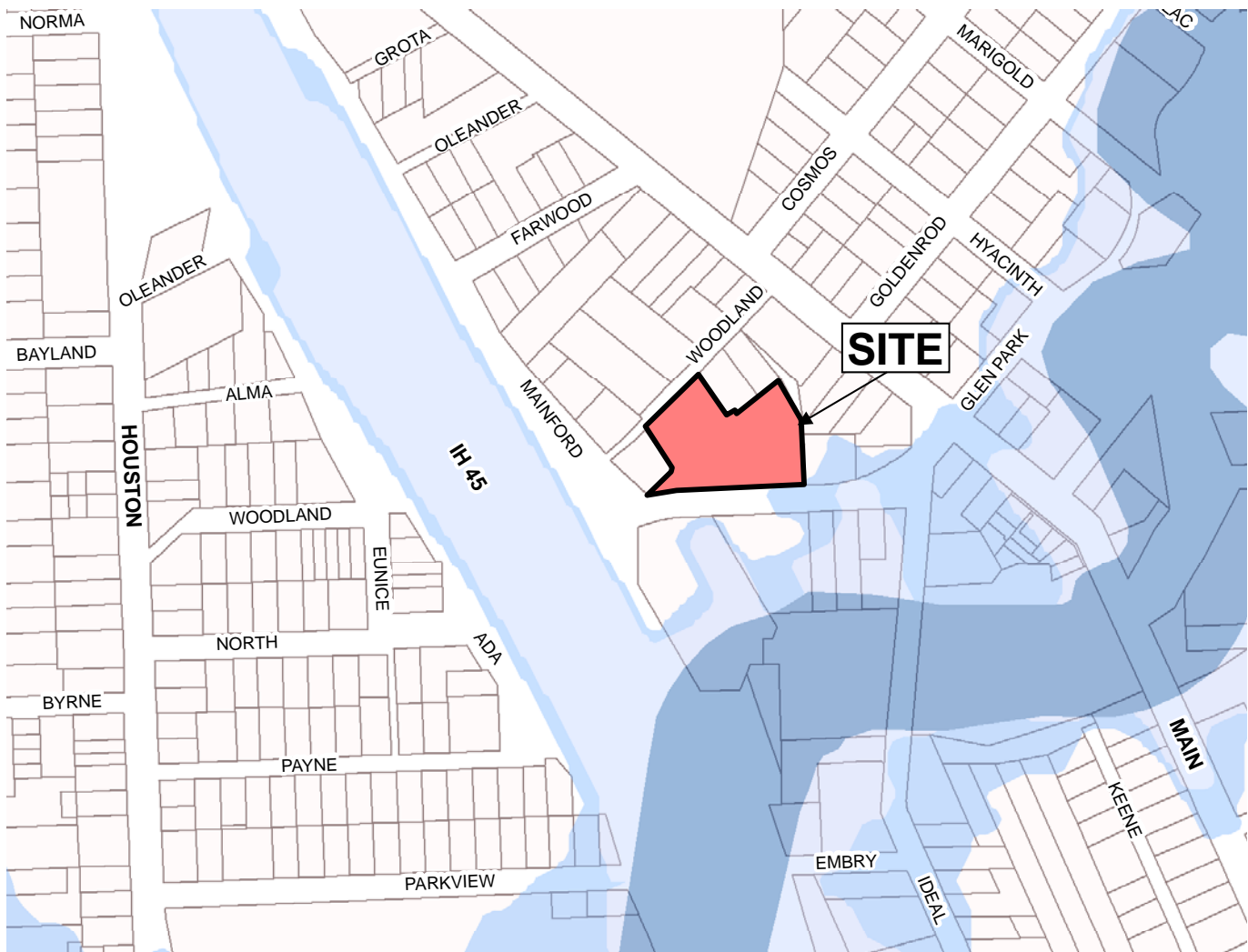
**ITEM: 123**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: North Main Parking Reserve**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

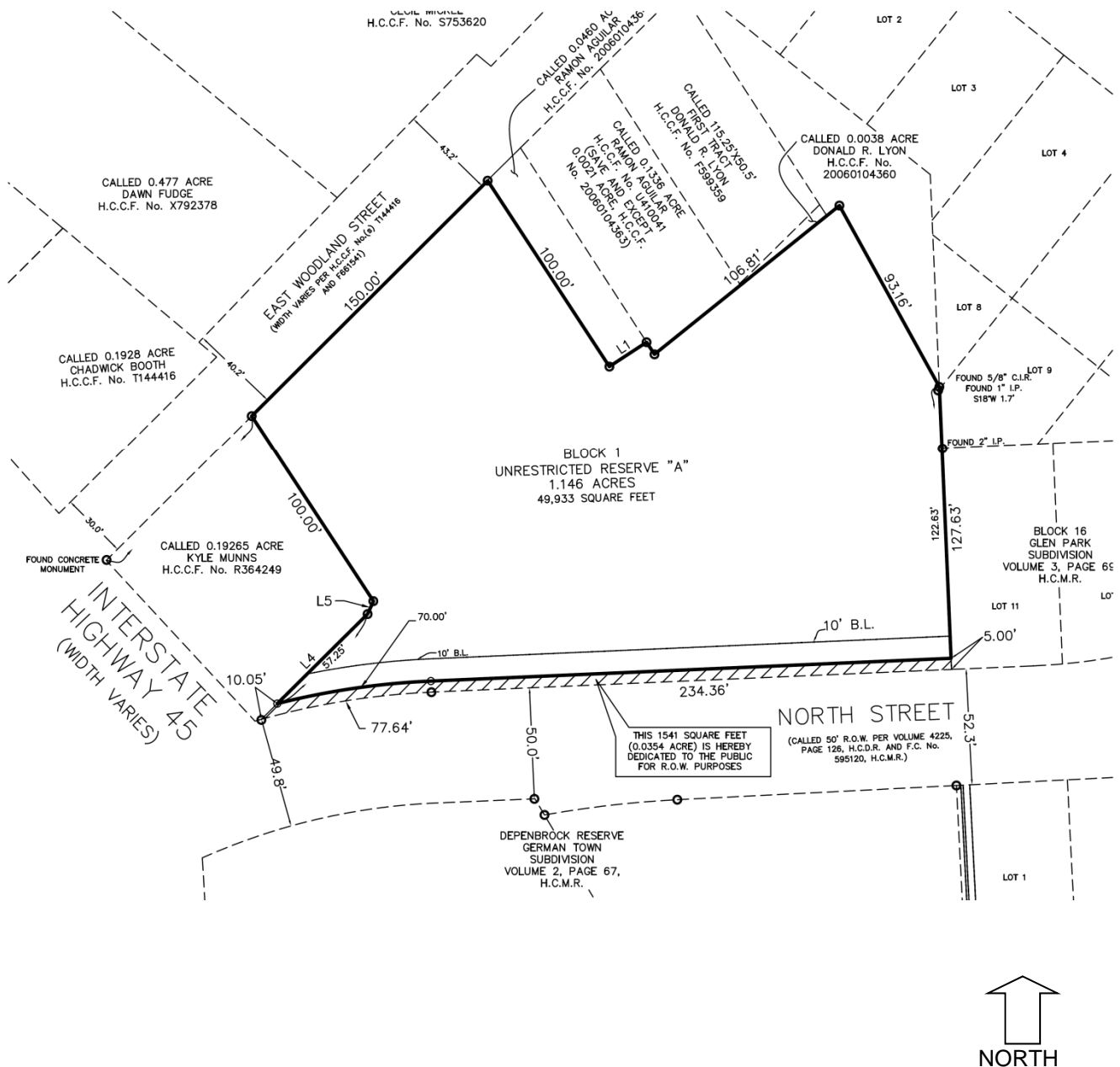
## ITEM: 123

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: North Main Parking Reserve

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



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 123**

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: North Main Parking Reserve

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



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

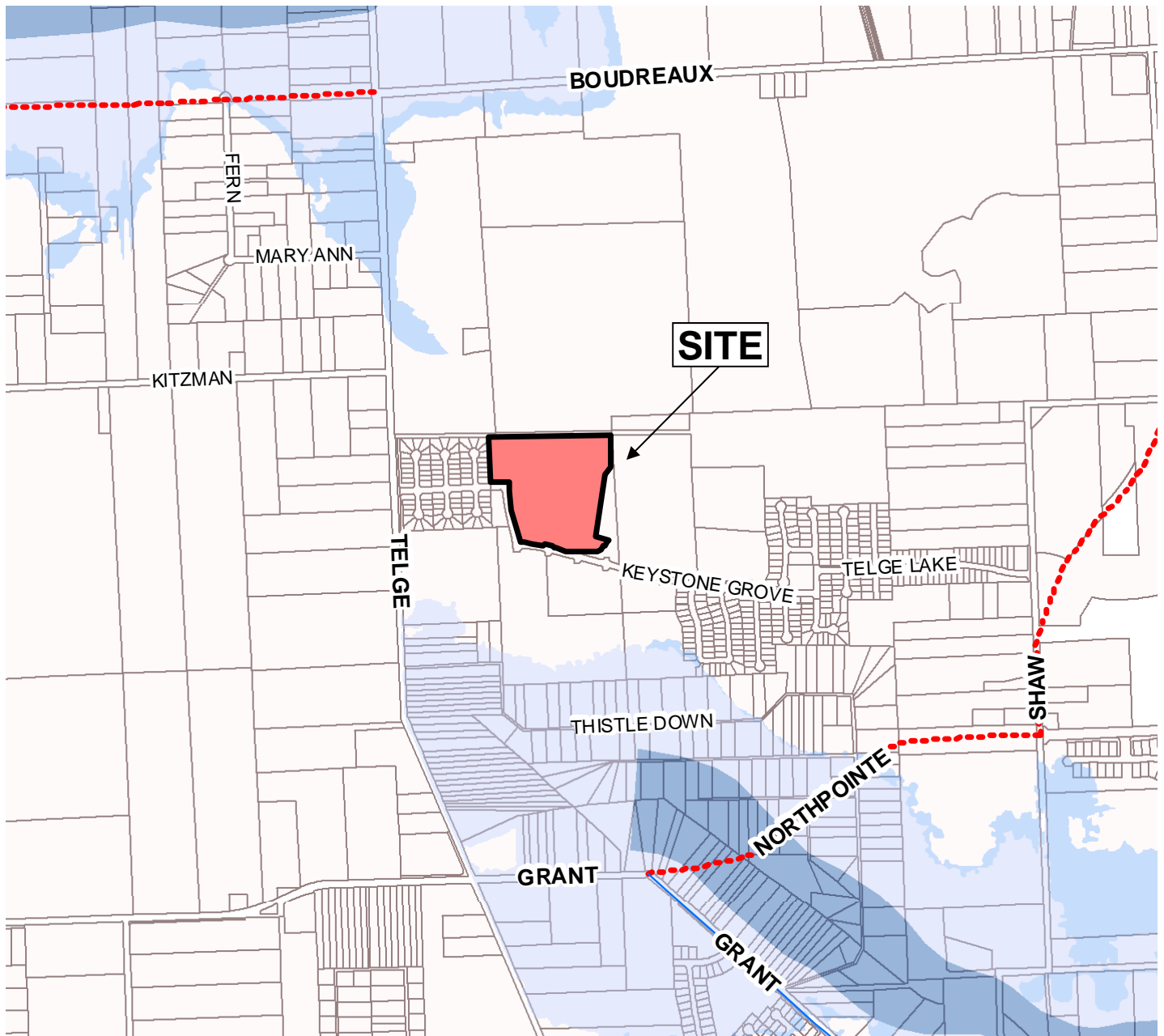
**ITEM: 124**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Oakcrest North Sec 5 partial replat no 3 and extension**

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



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

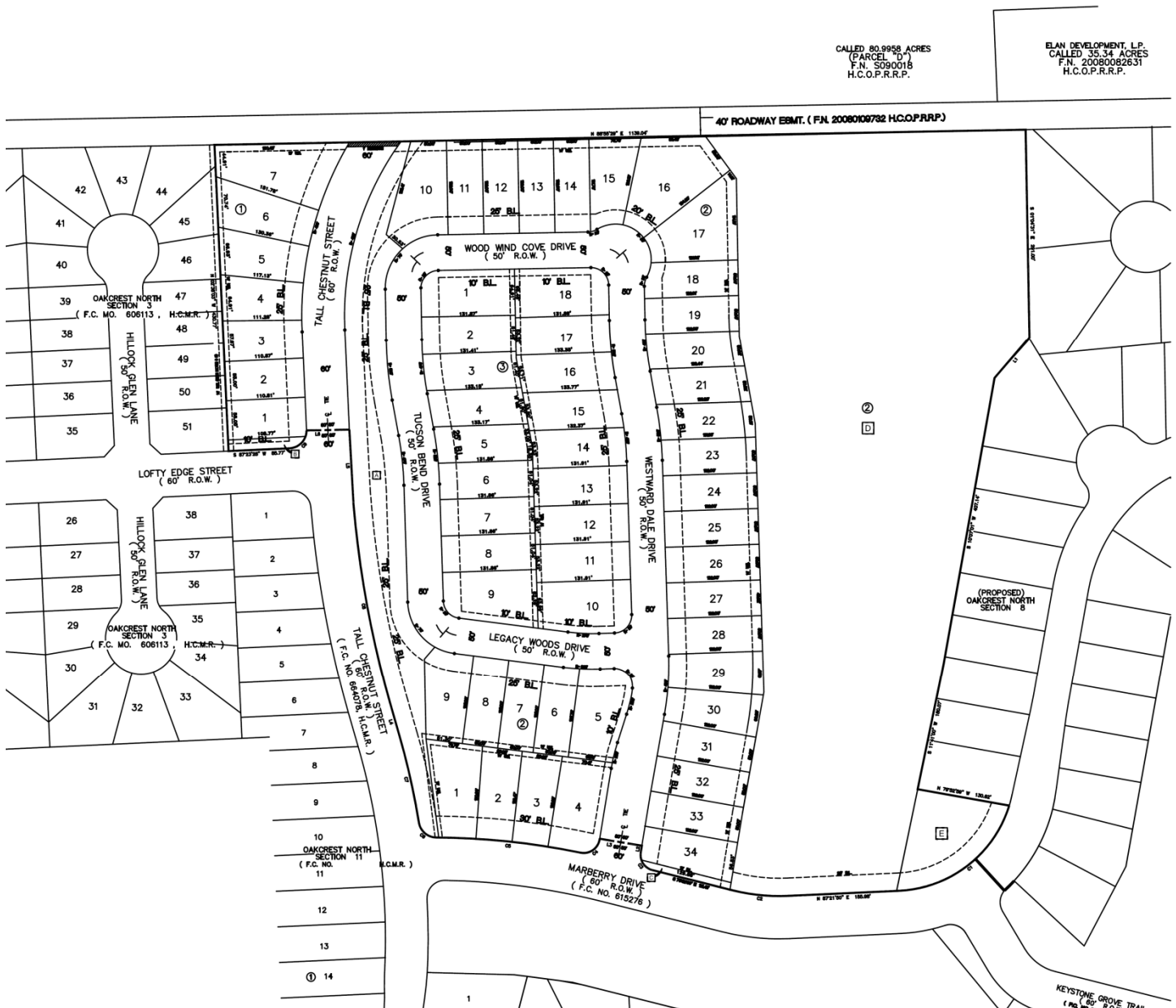
## ITEM: 124

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Oakcrest North Sec 5 partial replat no 3 and extension

Applicant: Jones & Carter, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 124

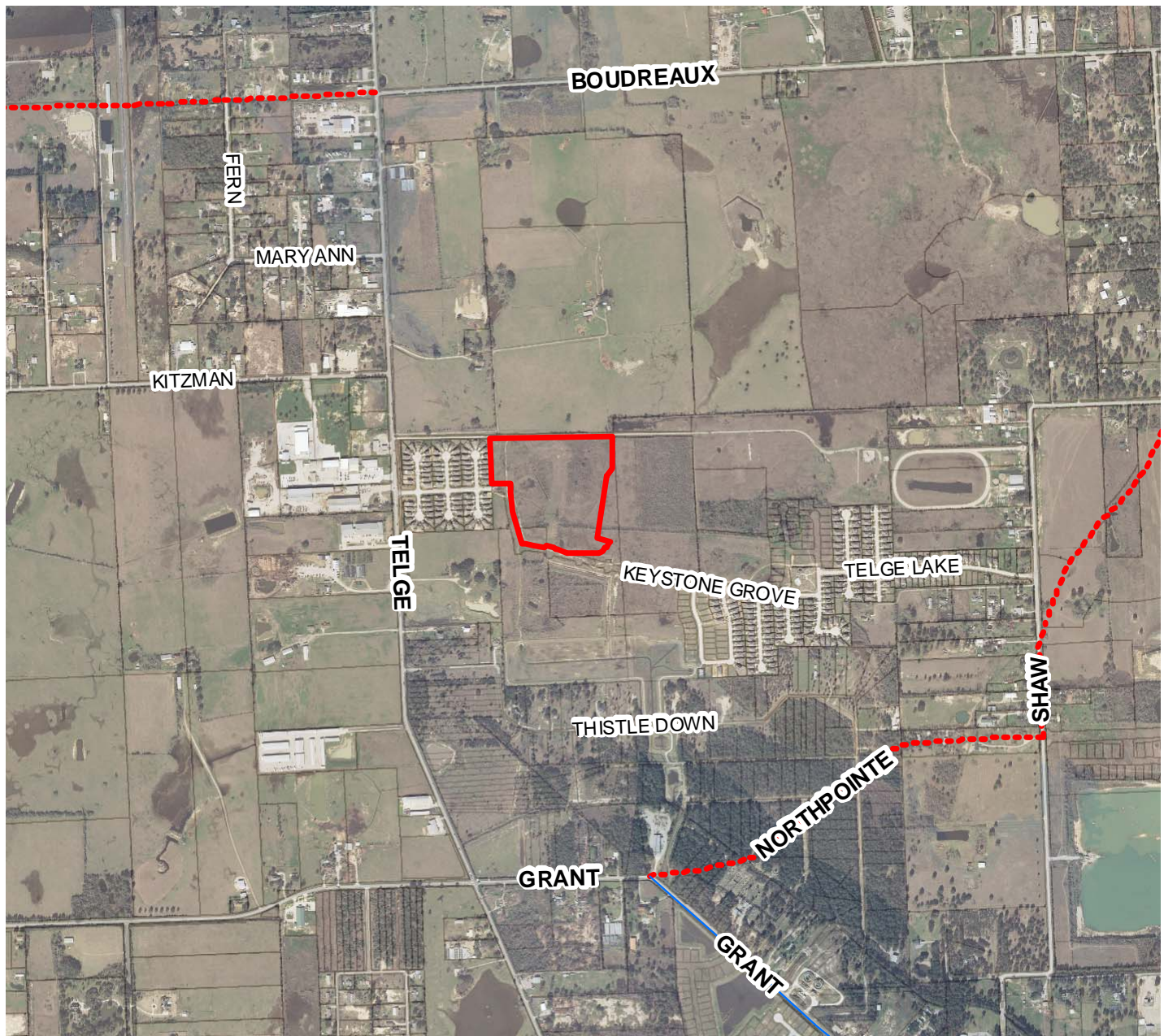
Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Oakcrest North Sec 5 partial replat no 3 and extension

Applicant: Jones & Carter, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission

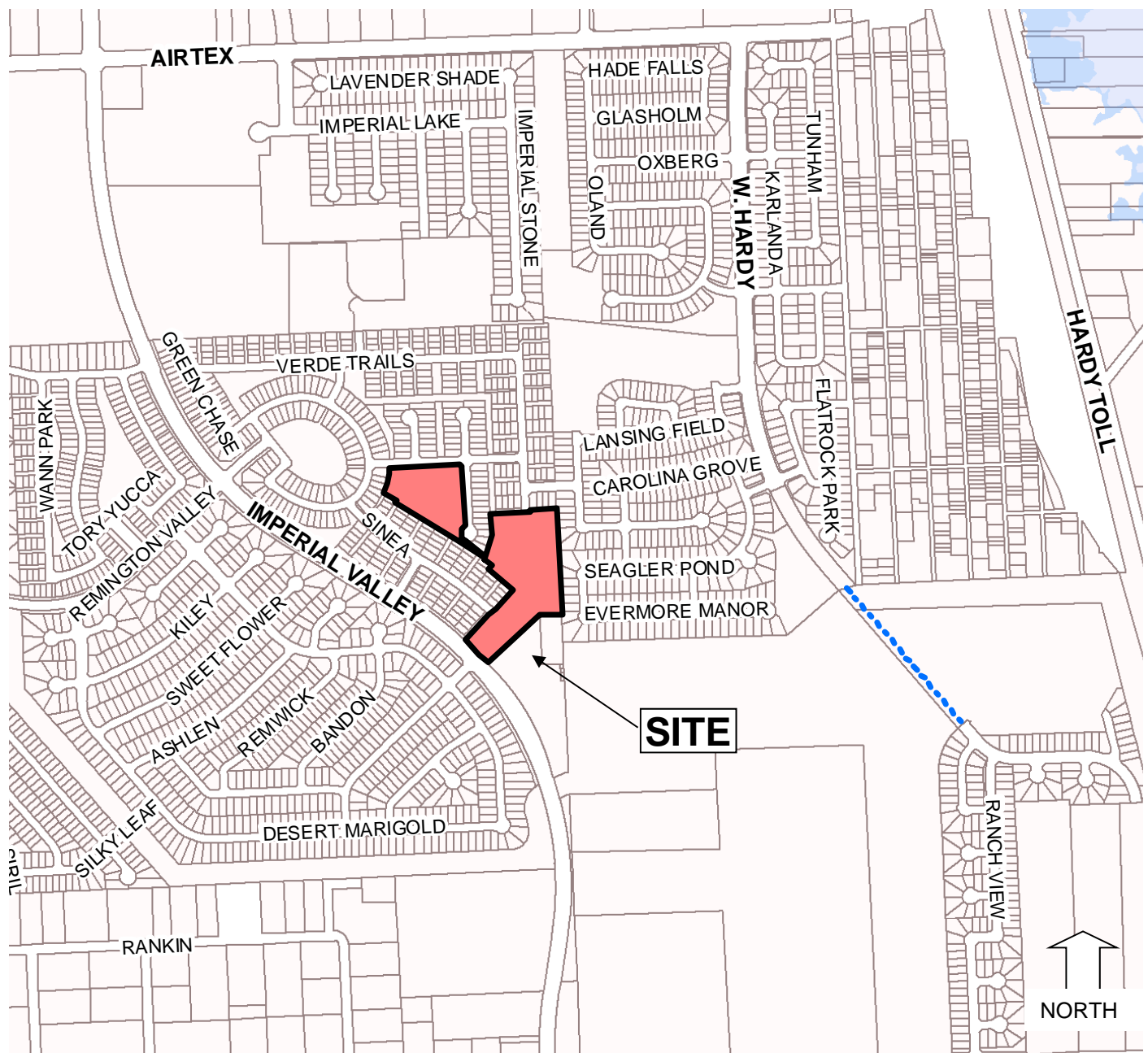
ITEM: 125

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Remington Ranch Sec 27

Applicant:



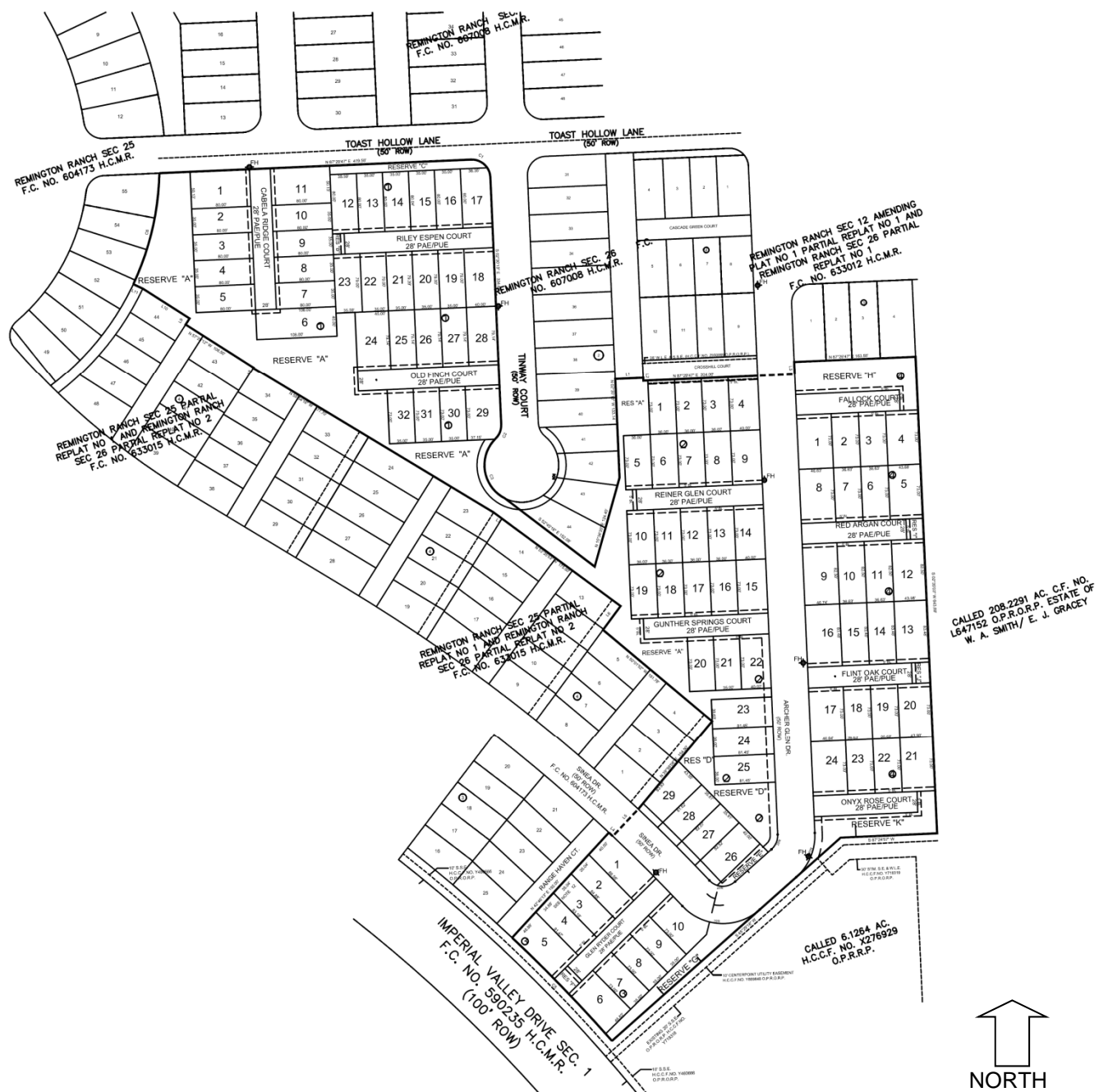
**C – Public Hearings with a Variance Site Location**



**ITEM: 125**

**Meeting Date: 02/19/2015**

**Applicant: EHRA**



## C – Public Hearings with a Variance Subdivision

# Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Remington Ranch Sec 27

Applicant: EHRA



C – Public Hearings with a Variance

Aerial





**Application Number:** 2014-3056

**Plat Name:** Remington Ranch Sec 27

**Applicant:** EHRA

**Date Submitted:** 12/08/2014

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

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

Variance to allow a partial replat to use a unique subdivision name.

**Chapter 42 Section:** 42-41(1) b.

**Chapter 42 Reference:**

The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

**Statement of Facts**

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

This proposed section is a replat of Remington Ranch Sec 25 Partial Replat No 1 and Remington Ranch Sec 26 Partial Replat No 2. Chapter 42-41(1) b. specifically states that replats be named using the same name as the original subdivision plat followed by the words "partial replat no. X" and numbered sequentially. However, this portion of the ordinance does not specifically provide for the ability to name a subdivision replat when the replat encompasses two previously platted sections. The problem lies with the inability to name this replat using the subdivision name "Remington Ranch Sec 25 Partial Replat No 2 and Remington Ranch Sec 26 Partial Replat No 1" which is a correct description, but the word "and" is not specifically referenced in Chapter 42-41 and thus such a naming convention is not allowed.

**(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;**

This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differed from the original subdivision name. It was thought that using a name other than the original subdivision name would be confusing to land owners being notified of replats. This is the last section of Remington Ranch with platted alleys and courtyards as originally designed. Two adjacent replats which also spanned two previously platted sections occurred in 2009, before the Chapter 42 amendment in 2013, and used the naming convention as allowed at that time. Since using the name "Remington Ranch Sec 25 Partial Replat No 2 and Remington Ranch Sec 26 Partial Replat No 1" is no longer allowed, we are requesting to name this replat "Remington Ranch Sec 27".

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

Naming this replat "Remington Ranch Sec 27" retains the original subdivision name and uses the next sequential section number. Property owners who will be notified of the replat will not be confused since the original subdivision name is still being used. The full legal description of the property being replatted is on the face of the plat to further alleviate confusion.

**(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 the variance request has to do with a plat naming requirement within Chapter 42.

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

The hardship for this application is that the boundaries of the replat span two previously platted sections. Naming the replat with an appropriate description referencing both plats is not allowed as an unintended result of the 2013 rewrite of Chapter 42-41.



Application Number: 2014-3056

Plat Name: Remington Ranch Sec 27

Applicant: EHRA

Date Submitted: 12/08/2014

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

Specific Variance is being sought and extent of variance:

Variance to allow intersection spacing of PAE's along a public street to be less than 75'.

Chapter 42 Section: 42-129(c)

Chapter 42 Reference:

Intersections along local streets shall be spaced a minimum of 75 feet apart.

**Statement of Facts**

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

This section of Remington Ranch was originally recorded by a different developer with 20' alleys providing vehicular access to dwelling units while pedestrian front door access was located on the opposite side of the lots via C.O.S. landscape reserves. This replat seeks to create 28' PAE's in place of the 20' alleys. Chapter 42 does not require alleys to adhere to intersection spacing requirements. Thus, the conversion of the previously recorded alleys into PAE's results in an intersection spacing issue. Many of the replatted PAE's meet the intersection requirements, however the resulting spacing between Crosshill Court and Fallcock Court is 27.6 feet, between Reiner Glen Court and Red Argan Court is also 27.6 feet and the spacing between Gunther Springs Court and Flint Oak Court is 47.3 feet.

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

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

The applicant is not the original developer and is seeking to replat the section into a PAE configuration in order to match other previously replatted sections within Remington Ranch. The PAE streets with larger lots are more consistent with current lot development trends while still providing for ample neighborhood open space. The inability to align the PAE's across from each other or provide 75' intersection spacing is a result of the reconfiguration of the previously platted alleys.

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

Since each of the PAE's have only 8-10 lots, the number of vehicle trips at each intersection is minimal when compared to the allowable maximum number of lots on a cul de sac. Sight distances will adhere to county standards as well, thus the intent of neighborhood street design will be maintained.

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

Even though the intersection spacing is reduced, the wider PAE's at 28' in width versus the previously platted 20' alleys will result in better visibility and turning movements for the lots located on these streets. Public health, safety and welfare should not be negatively impacted by this change from alleys to PAE's.

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

Justification for the variance is based on the creation larger lots using a wider street configuration than the previous recorded plat, which will result in a more attractive and accessible community.



Application Number: 2014-3056

Plat Name: Remington Ranch Sec 27

Applicant: EHRA

Date Submitted: 12/08/2014

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

Specific Variance is being sought and extent of variance:

Variance to allow portions of a COS reserve to be replatted into single family residential lots.

Chapter 42 Section: 42-193(c)

Chapter 42 Reference:

Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below.

#### 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 ability to replat land uses is described in Section 42-193(c) but it does not state the ability to replat Compensating Open Space (COS) into any other use. Since COS replatting is not provided within this part of the ordinance, it is inferred that such action is not allowed within Chapter 42. In general, the loss of public open space does need to be disallowed. This replat seeks to use only small portions of a previously platted reserve which was restricted to COS but also to restore that lost square footage and provide additional COS by enlarging the reserve. In this way, no net loss of COS has occurred. To aid in understanding how the COS reserves were affected, we overlayed our previous plats on top of this replat. By comparing all areas which were previously platted as COS within original Sections 25 and 26, and which are now to be replatted into either single family lots or PAE's, we determined that 19,108 square feet of area which was previously platted as COS has now been converted to other uses. However, this replat restores that lost COS and provides additional COS and open space which totals 19,833 square feet. Thus, there is a net gain of 725 square feet which demonstrates that there has been no loss of overall COS by this replat. In essence, only the shape of the COS reserve has changed to accommodate the different lot layouts due to redesigning the plat from alley access to PAE's.

**(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 developer of Remington Ranch platted several sections with a concept of alleys and courtyards providing vehicular and pedestrian access. In practice, this design proved difficult to market to homebuyers. Thus, several sections have already been replatted into more typical single family residential patterns by removing the courtyards and establishing 28' PAE's for access. This final section of Remington Ranch which was platted as alleys is now being developed by KB Homes. By this replat, it is the desire of the new owner to complete the replatting of the remaining alleys in Remington Ranch into PAE's.

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

By replacing the COS reserve square footage that has now been replatted into residential lots, and by providing additional COS within this replat, the requirement for public open space and COS based on lot sizes within the development has been preserved and maintained.

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

Public health, safety and welfare are not negatively impacted by granting this variance since open space and COS square footage are being enhanced within this replat.

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

Justification for the variance is that no loss of COS has occurred by granting the ability to replat COS into single family lots. A more desirable PAE concept required redesign of the COS reserves but we have demonstrated that a net gain of 725 square feet of COS is provided.





**Application Number:** 2014-3056

**Plat Name:** Remington Ranch Sec 27

**Applicant:** EHRA

**Date Submitted:** 12/08/2014

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

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

Variance to allow compensating open space to be shared with an adjacent subdivision plat.

**Chapter 42 Section:** 42-182

**Chapter 42 Reference:**

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**

The original Sec. 25 plat partially used Compensating Open Space (COS) within large reserves in adjacent platted sections in conjunction with COS landscape reserves within the plat boundaries to fulfill COS requirements. Some reserves within Sec. 25 are being removed and the lot sizes increased, however neighborhood open space and the ability to utilize COS in adjacent sections needs to be maintained.

**(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;**

This section of Remington Ranch was originally recorded by a different developer with 20' alleys providing vehicular access to dwelling units while pedestrian front door access was located on the opposite side of the lots via COS landscape reserves. This replat seeks to create 28' PAE's in place of the 20' alleys while transferring some of the landscape reserve acreages into the lotted rear yards. Reserve 'A' within this replat is designated as compensating open space and is being reshaped to allow for the new larger lot configuration. Thus, less COS is required within this replat, however the adjacent sections' COS requirements still must be served.

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

The 95 lots within this replat require 38,000 square feet of COS. Even after reshaping Reserve 'A', 183,811 square feet are still available for use as COS. Thus, the previously replatted sections 25 and 26 retain all of their required COS and the resulting/remaining COS in Reserve 'A' is 145,811 square feet. Reserve 'A' is easily accessed from three public streets and four private streets within this replat thus providing excellent neighborhood connectivity to open space.

**(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 the resulting compensating open space provided is over 145,000 square feet more than is required for the new lot sizes in this community.

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

Justification for the variance is that compensating open space for this section and the adjacent sections far exceeds the requirements even after considering the replatted lots in this section.

# Houston Planning Commission

## ITEM: 126

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name:** Summit Place Addition partial replat no 1

**Applicant:** Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 126

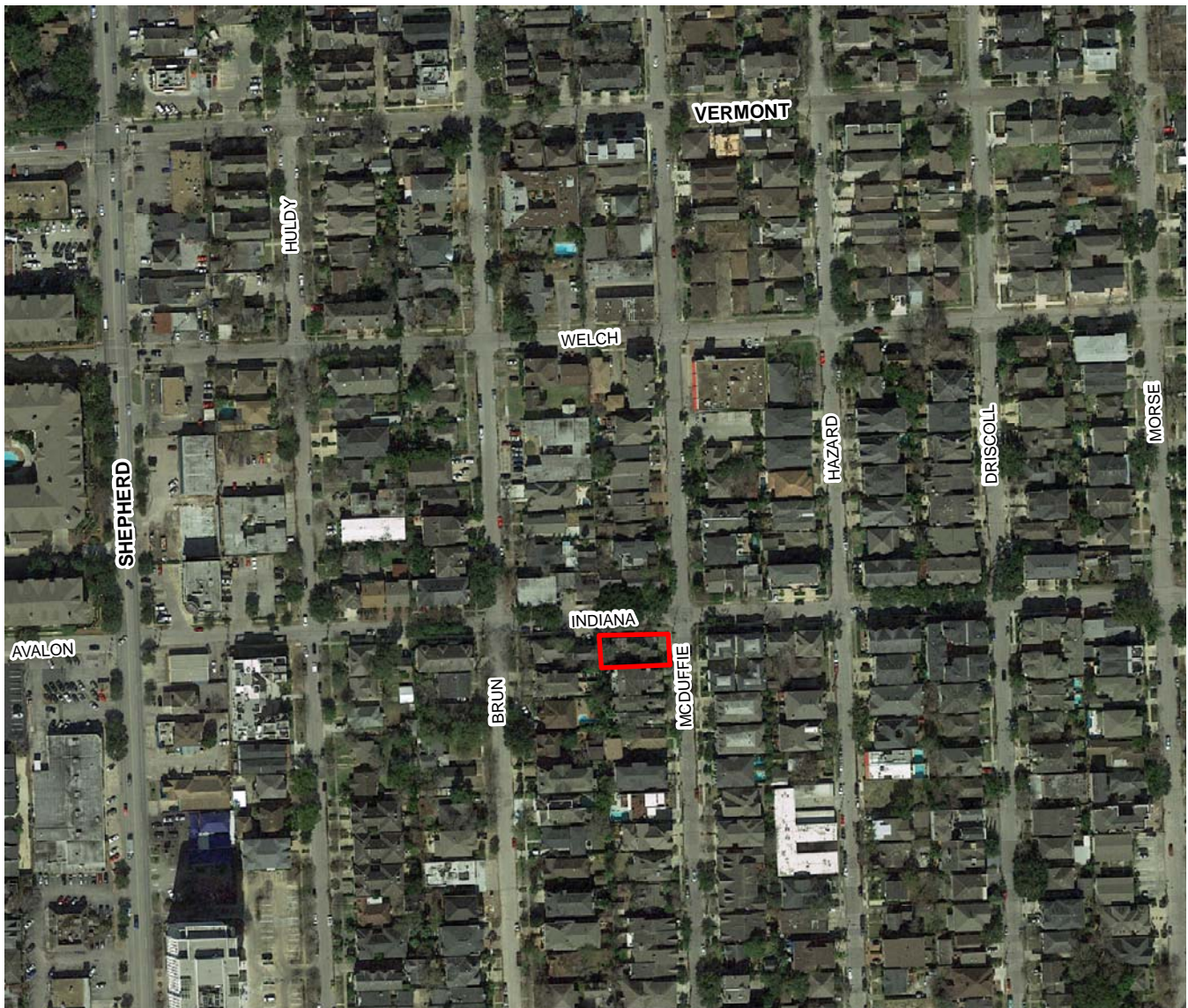
Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Summit Place Addition partial replat no 1

Applicant: Total Surveyors, Inc.



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### C – Public Hearings

### Aerial

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# Houston Planning Commission    ITEM : 127

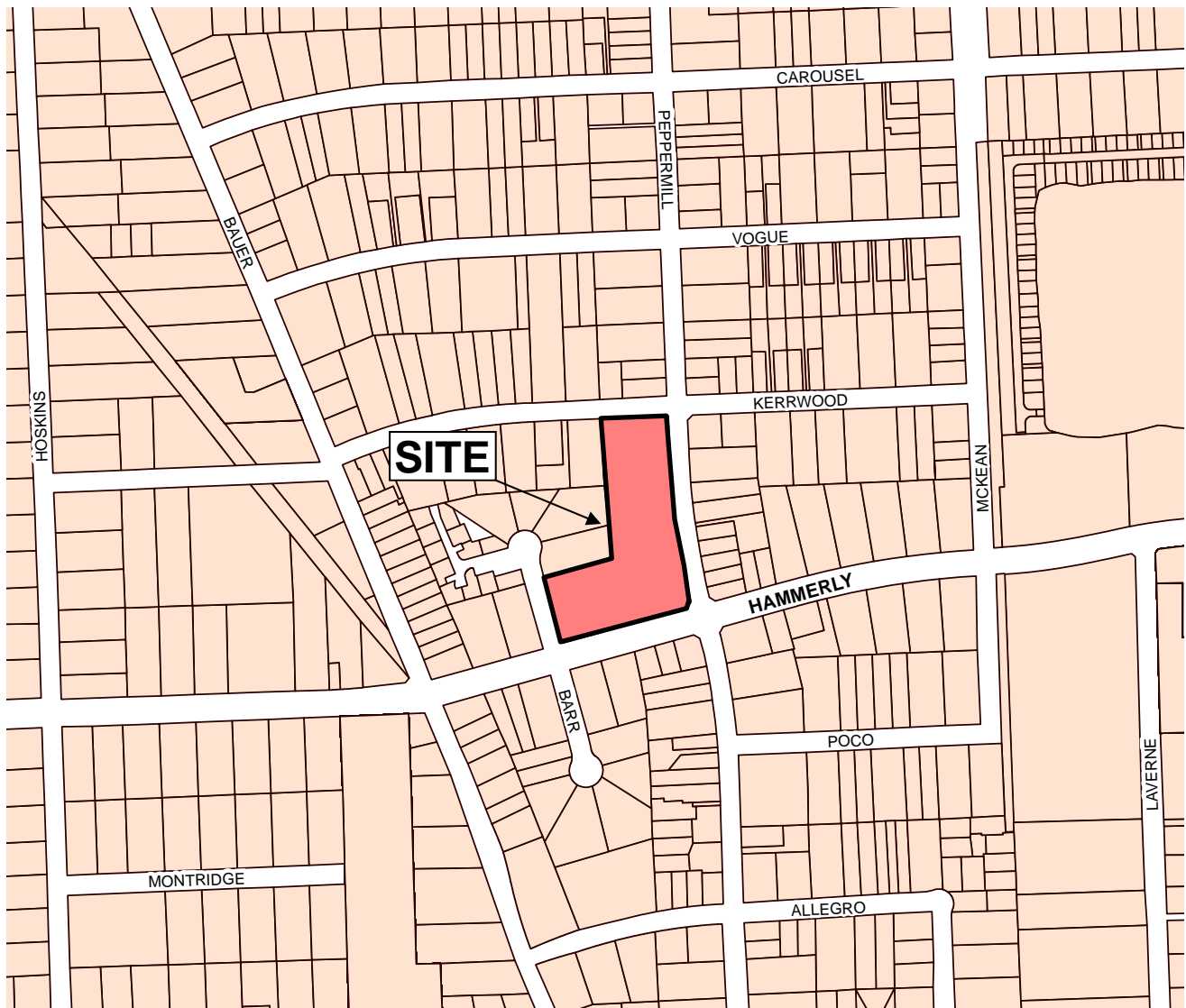
Planning and Development Department

Meeting Date: 2/19/2015

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Subdivision Name: Treviso replat no 1 (DEF 1)

Applicant : LJA Engineering, Inc



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

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**Meeting Date: 2/19/2015**

**Applicant : LJA Engineering, Inc**

**KERR WOOD LANE**  
(60' R.O.W.)  
VOL. 29, PG. 52, H.C.M.R.

**HAMMERLY BOULEVARD**  
(60' R.O.W.)  
VOL. 29, PG. 52, H.C.M.R.

**PEPPERMILL ROAD**  
(60' R.O.W.)  
VOL. 29, PG. 52, H.C.M.R.

**DIMES STREET**  
(60' R.O.W.)  
VOL. 29, PG. 52, H.C.M.R.

**SPRING BRANCH ESTATES SECTION 2**  
VOL. 29, PG. 52, H.C.M.R.

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.070	3,065	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.083	3,634	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.106	4,624	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.026	1,132	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.009	406	RESTRICTED TO PARKING
F	0.015	636	RESTRICTED TO PARKING
TOTAL	0.310	13,496	

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# Houston Planning Commission    ITEM : 127

Planning and Development Department

Meeting Date: 2/19/2015

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Subdivision Name: Treviso replat no 1 (DEF 1)

Applicant : LJA Engineering, Inc



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**C – Public Hearings with Variance**

**Aerial**

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**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.

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# Houston Planning Commission **ITEM: 128**

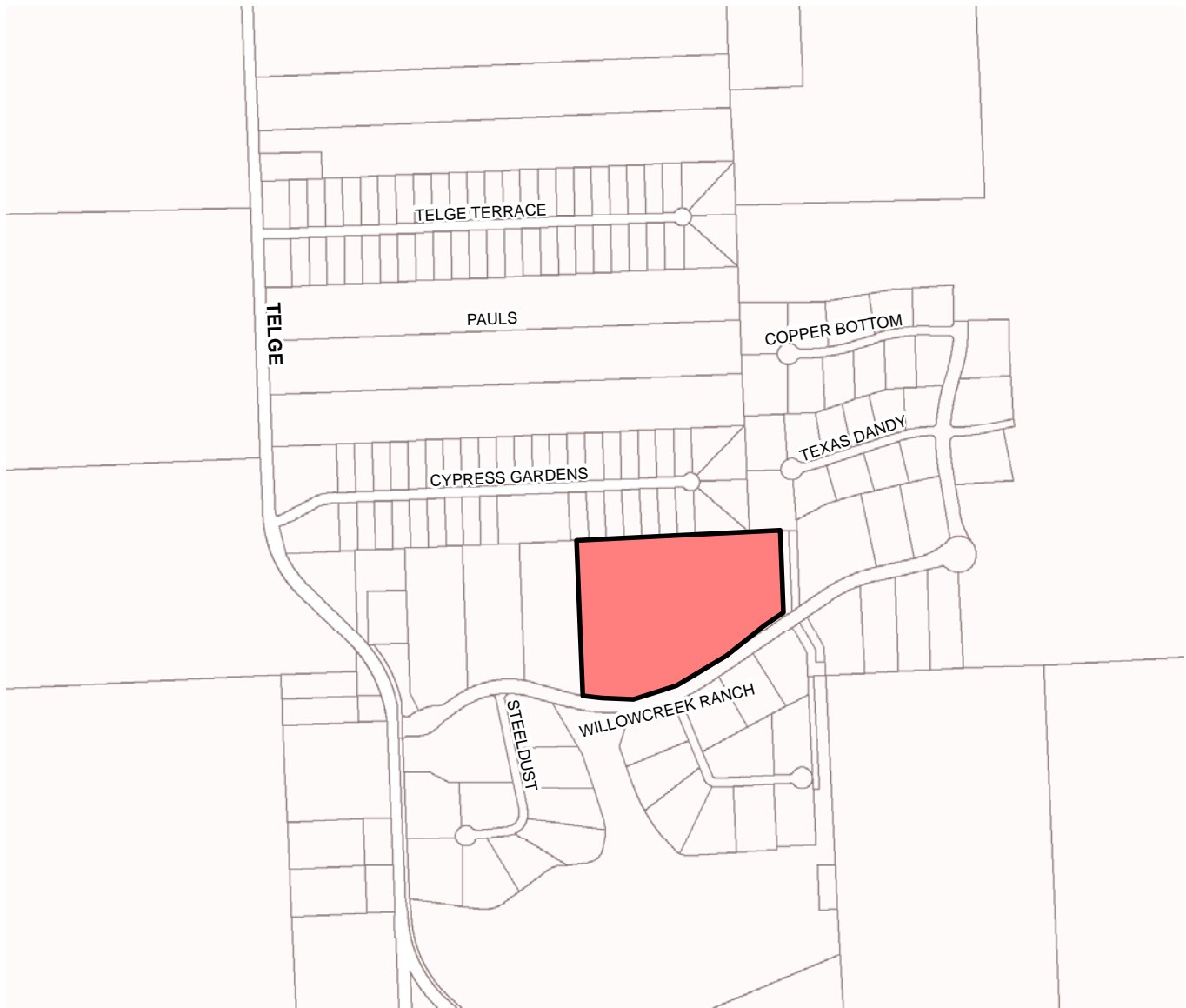
Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 1**

**Applicant: EHRA**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

## ITEM: 128

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 1

Applicant: EHRA



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 128

Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 1

Applicant: EHRA



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission      ITEM: 129

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Center Square Lofts

Applicant: Field Data Service, Inc.



**D – Variances**

**Site Location**

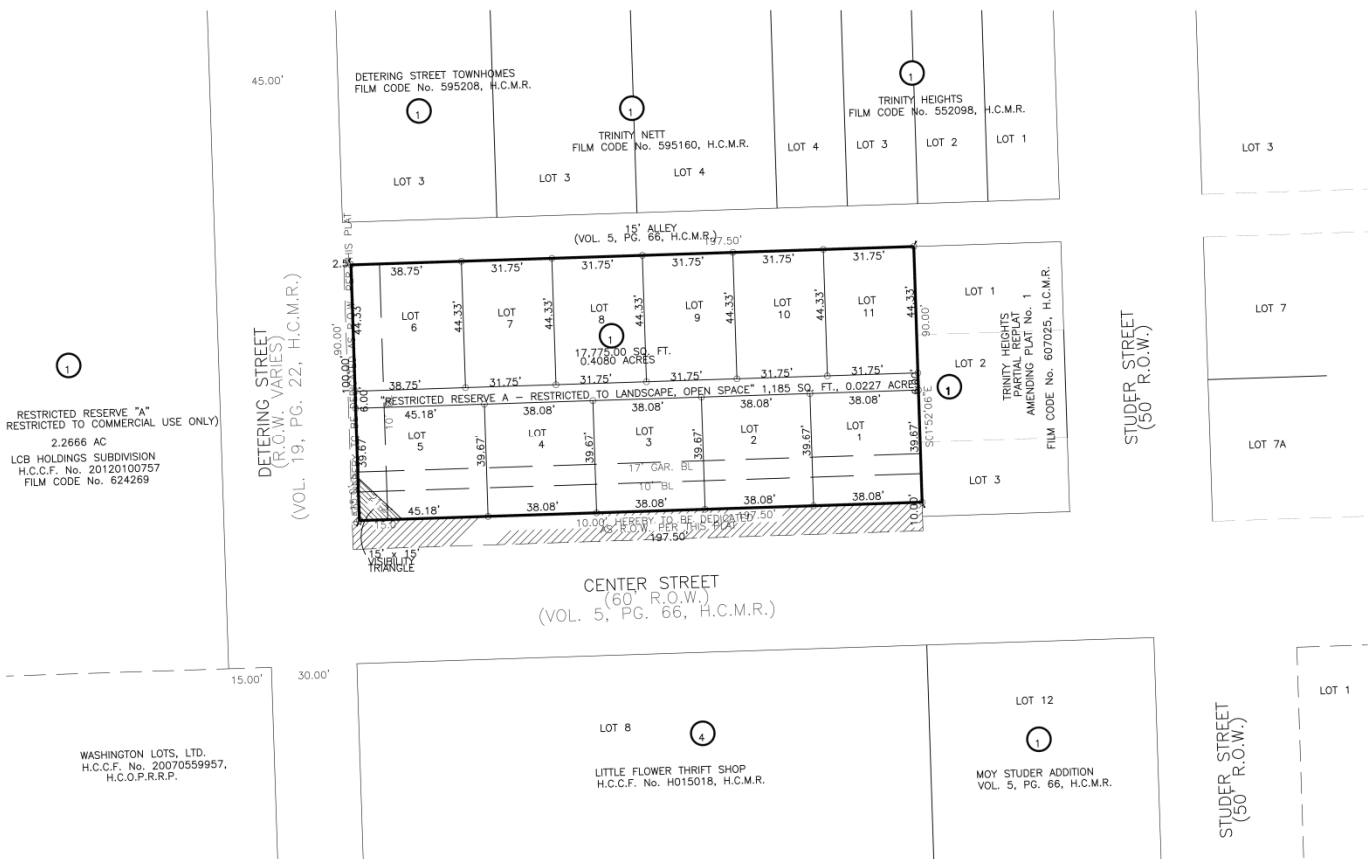
# Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Center Square Lofts

Applicant: Field Data Service, Inc.



D – Variances

Subdivision



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# Houston Planning Commission    ITEM: 129

Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Center Square Lofts

Applicant: Field Data Service, Inc.



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D – Variances

Aerial

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ALLEY

38'-9"

31'-9"

31'-9"

31'-9"

31'-9"

31'-9"

TOWN  
HOME

TOWN  
HOME

TOWN  
HOME

TOWN  
HOME

TOWN  
HOME

TOWN  
HOME

SINGLE  
HOME

SINGLE  
HOME

SINGLE  
HOME

SINGLE  
HOME

SINGLE  
HOME

46'-0"

90'-0"

44'-0"

45'-2"

38'-1"

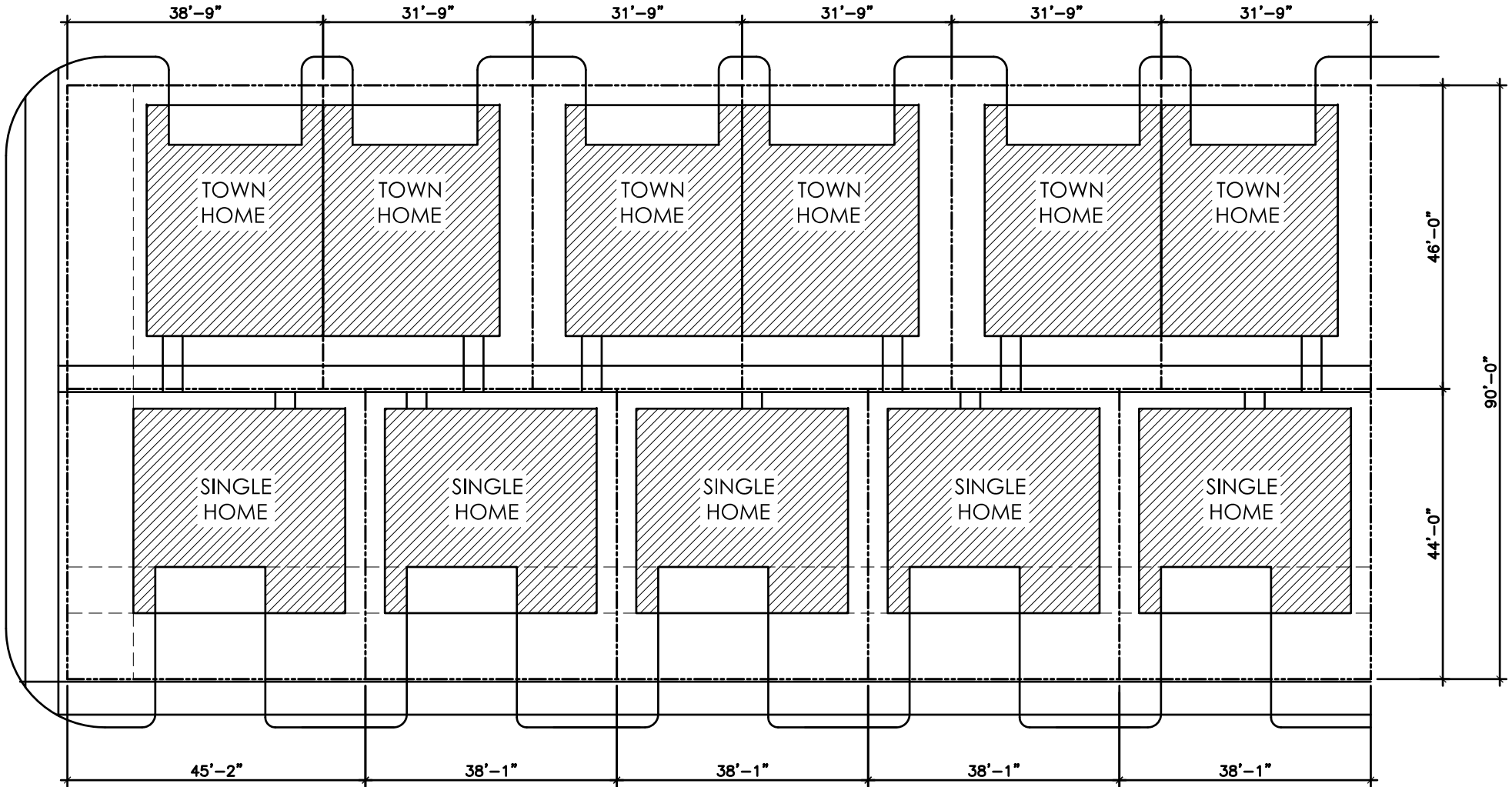
38'-1"

38'-1"

38'-1"

CENTER STREET

DETERING STREET





**Application Number:** 2015-0124

**Plat Name:** Center Square Lofts

**Applicant:** Field Data Service, Inc

**Date Submitted:** 01/25/2015

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

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

WE WOULD LIKE TO GAIN ACCESS FROM THE ALLEY FOR THE GARAGES OF THE PROPOSED LOTS THAT WOULD BE FACING THE ALLEY. THE ALLEY IS ALREADY IMPROVED AND BEING USED AS ACCESS FROM THE NEIGHBORING PROPERTIES. WE WOULD LIKE TO BE ABLE TO DO THE SAME WITH OUR PROPOSED PLAT. WE WILL NOT BE ALTERING ANYTHING

**Chapter 42 Section: 188a**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

THIS REQUEST FOR VARIANCE WILL BE CREATING A LANDSCAPE RESERVE VS CREATING A SHARED DRIVEWAY SINCE THE PROPOSED UNITS HAVE VEHICULAR ACCESS FROM BOTH CENTER STREET AND THE IMPROVED AND FUNCTIONING 15' ALLEY THAT IS ACTING AS A PUBLIC RIGHT OF WAY ACCESS. BY GRANTING THIS WE WILL BE CREATING LANDSCAPE RESERVE FOR FUTURE LOTS AND RESIDENTS. WE ARE REQUESTING ACCESS FROM THE ALLEY SOLELY FOR THE PURPOSES OF GARAGE USE FOR THE LOTS BACKING TO THE ALLEY. WE ARE ALSO DEDICATING BY THIS PLAT, FRONTAGE TO CENTER STREET AND ALSO DETERING STREET. THE ALLEY IS CURRENTLY FUNCTIONING AS A RIGHT OF WAY PARCEL AND BEING USED AS ACCESS BY NEIGHBORING PROPERTIES FOR THE SAME PURPOSE.

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

HARDSHIP IS NOT IMPOSED BY THE APPLICANT, BASED ON THE FACT THAT THEY ARE NOT ALTERING ANY MAJOR THOROUGHFARES. THERE IS ADEQUATE THOROUGHFARES SURROUNDING THE SUBJECT PROPERTY VIA DETERING STREET, CENTER STREET AND STUDER STREET.

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

TRAFFIC CIRCULATION FOR THE SURROUNDING PROPERTIES WILL NOT BE AFFECTED AS THERE WILL NOT BE ANY DISTURBANCE IN TRAFFIC IN THE AREA.

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

THE GRANTING OF THIS VARIANCE DOES NOT ALTER THE EXISTING CONDITIONS OF THE SURROUNDING AREAS, NOR IS IT INJURIOUS TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. IT WOULD BE BENEFICIAL TO THE PUBLIC BY GRANTING THIS VARIANCE BECAUSE IF WE WERE TO PUT A SHARED DRIVEWAY FROM DETERING STREET DOWN THE CENTER OF THE PROPERTY, IT WOULD CREATE MORE TRAFFIC AND IT WOULD BE VERY INJURIOUS BY ENTERING AND EXITING A MAJOR THOROUGHFARE AND/OR INTERSECTION. BY ALLOWING ACCESS FROM THE 15' ALLEY, WE WOULD BE CUTTING THE TRAFFIC IN HALF. THERE WILL BE SUFFICIENT ACCESS TO SERVE THE PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT IS CREATING 11 LOTS, 1 RESTRICTED RESERVE FOR LANDSCAPE AND 1 BLOCK.

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

WE'RE HEREBY REQUESTING THAT THE VARIANCE BE GRANTED DUE TO THE EXISTING PHYSICAL CONDITION (LOCATION) OF THE PROPERTY AND ALLOW THE OWNER REASONABLE USE OF HIS LAND. ALLOWING THE ACCESS FROM THE ALLEY WOULD PROVIDE GREATER SAFETY TO THE PUBLIC RATHER THAN CREATING A SHARED DRIVEWAY DOWN THE CENTER OF PRPROPERTY. CREATING A SHARED DRIVEWAY WOULD CREATE MORE TRAFFIC (INJURIOUS TO THE PUBLIC) BY ENTERING AND EXITING ALONG A MAJOR THOROUGHFARE AND INTERSECTION.

# Houston Planning Commission

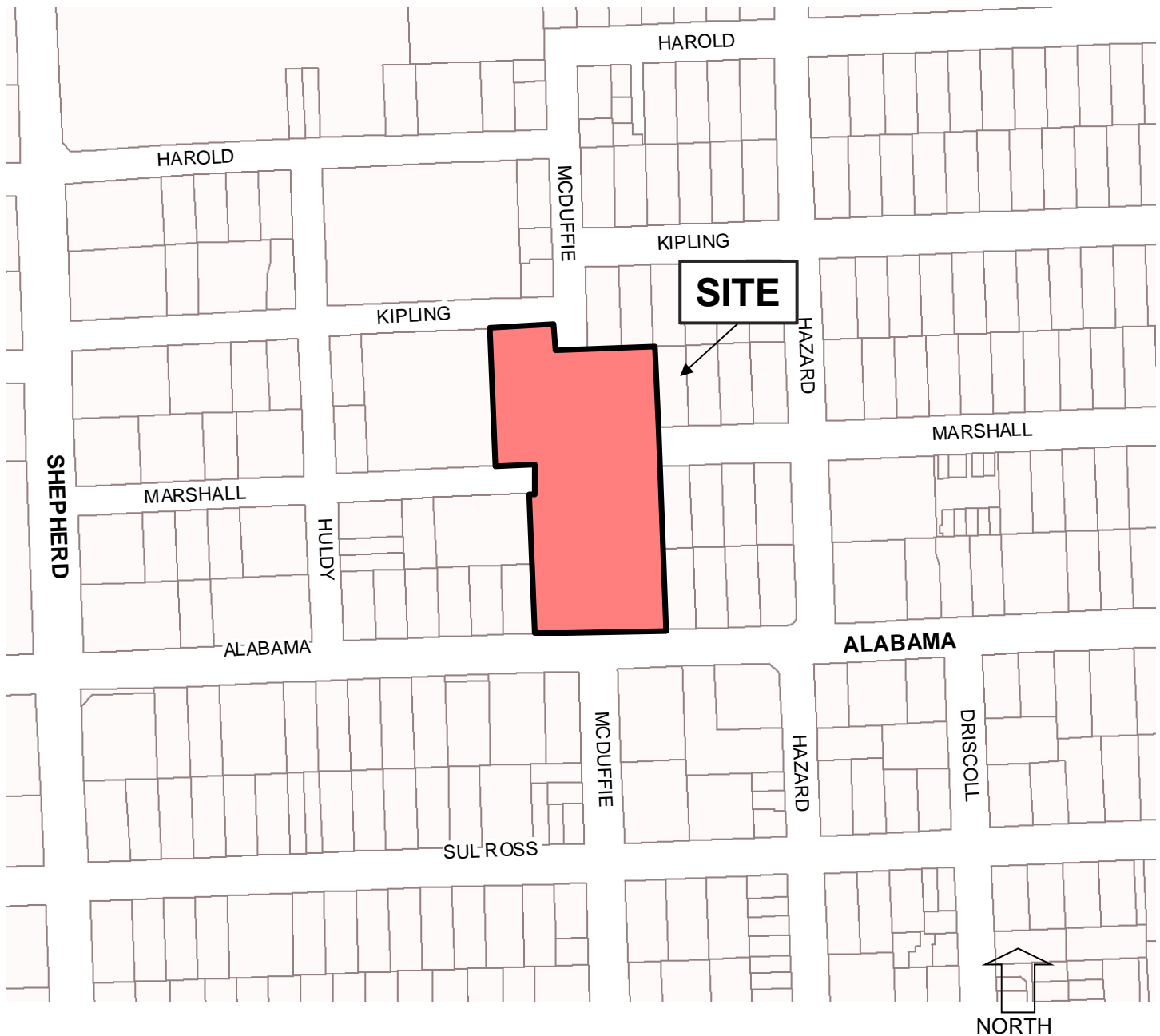
**ITEM: 130**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: City Centre at Midtown (DEF2)**

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



**D – Variances**

**Site Location**

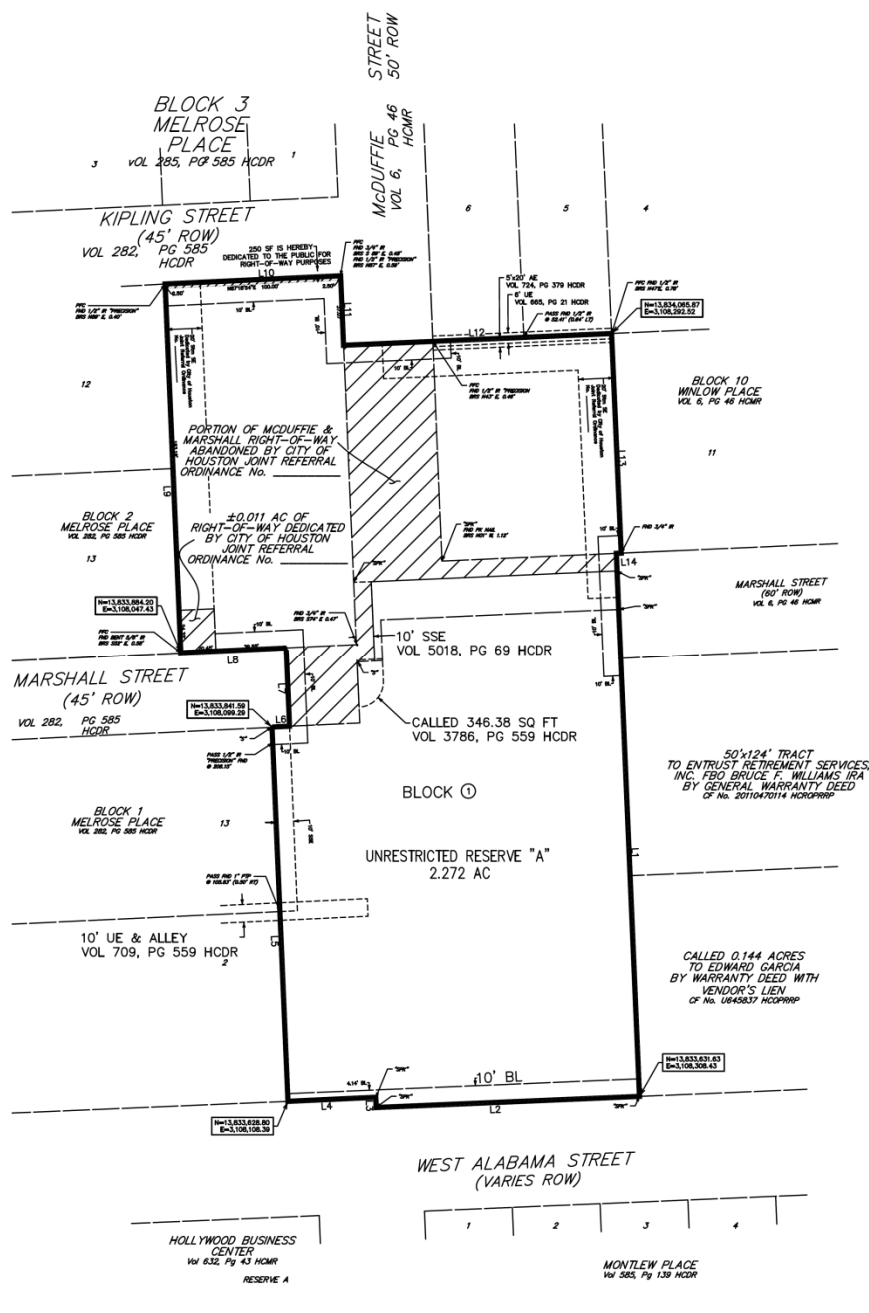
# Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: City Centre at Midtown (DEF2)

Applicant: Jones & Carter, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 130

Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: City Centre at Midtown (DEF2)

Applicant: Jones & Carter, Inc.

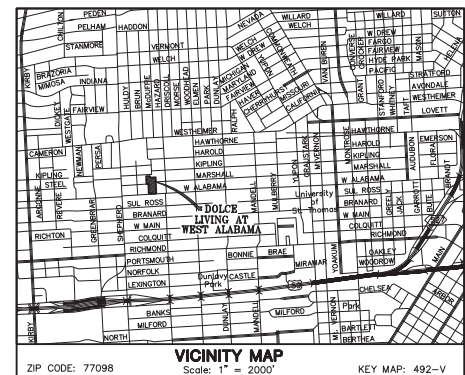
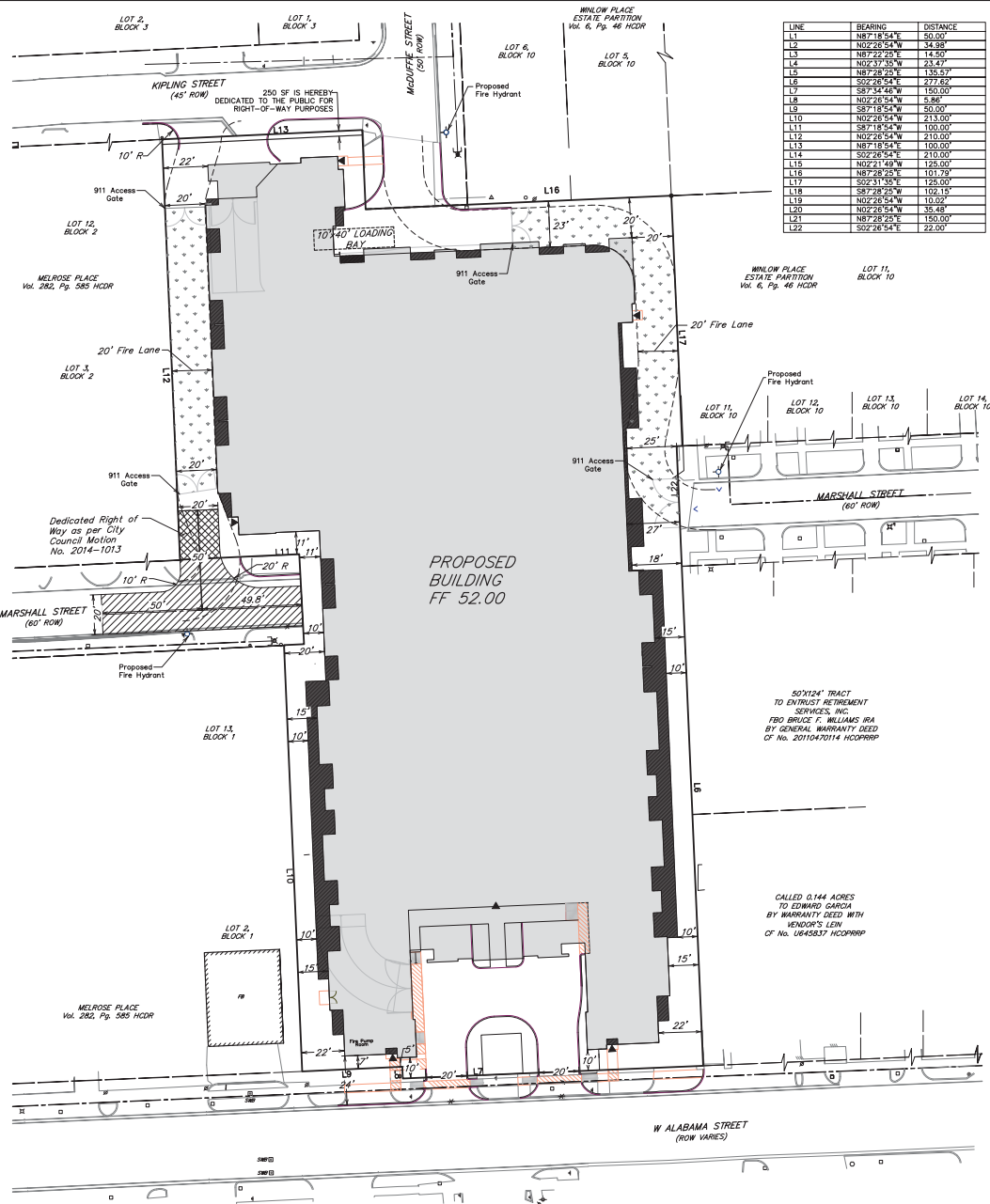


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**D – Variances**

**Aerial**

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#### LEGEND

- Access Point
- Proposed Fire Lane
- Proposed T-Turnaround
- Dedicated R.O.W. as per City Council Motion No. 2014-1013

DEVELOPER/OWNER:  
DOLCE LIVING INVESTMENTS, LLC  
1920 E. HALLANDALE BEACH BLVD  
SUITE 505  
HALLANDALE BEACH, FL 33009  
PHONE:

ARCHITECT:  
MUCASEY & ASSOCIATES  
4808 GIBSON, SUITE 200  
HOUSTON, TEXAS 77007  
PHONE: (713) 521-1233

ENGINEER:  
JONES & CARTER, INC.  
6335 GULFON, STE 100  
HOUSTON, TEXAS 77081  
PHONE: (713) 777-5337

NO.	DATE	REVISIONS	APP.

DOLCE LIVING INVESTMENTS, LLC  
HARRIS COUNTY, TEXAS

DOLCE LIVING AT WEST  
ALABAMA APARTMENTS  
SITE PLAN EXHIBIT

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

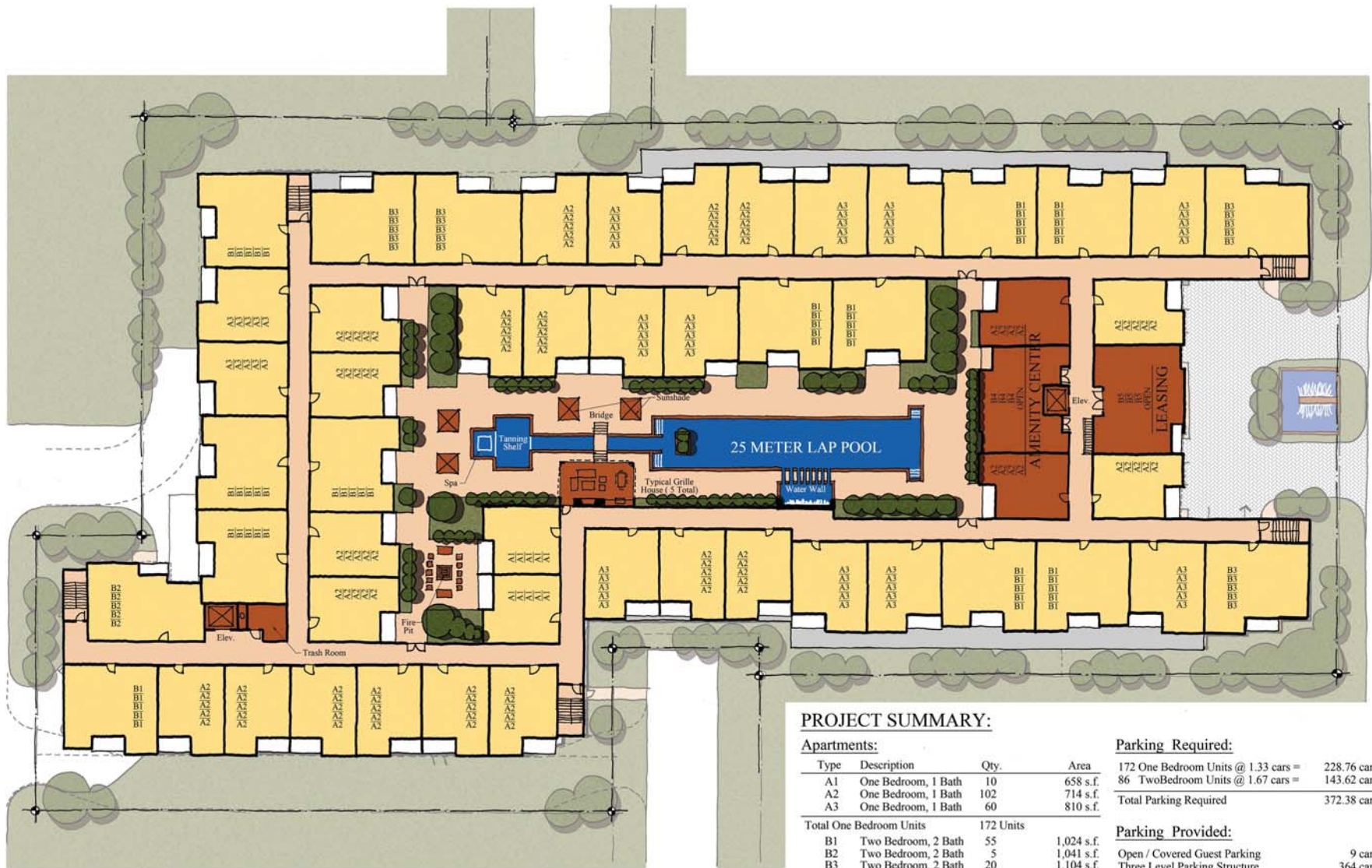
Texas Board of Professional Engineers Registration No. 1-429  
6335 Gulfon Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

SCALE: 1"=30' DGN. BY: MJR  
DATE: FEBRUARY 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: FEBRUARY 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



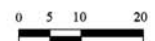
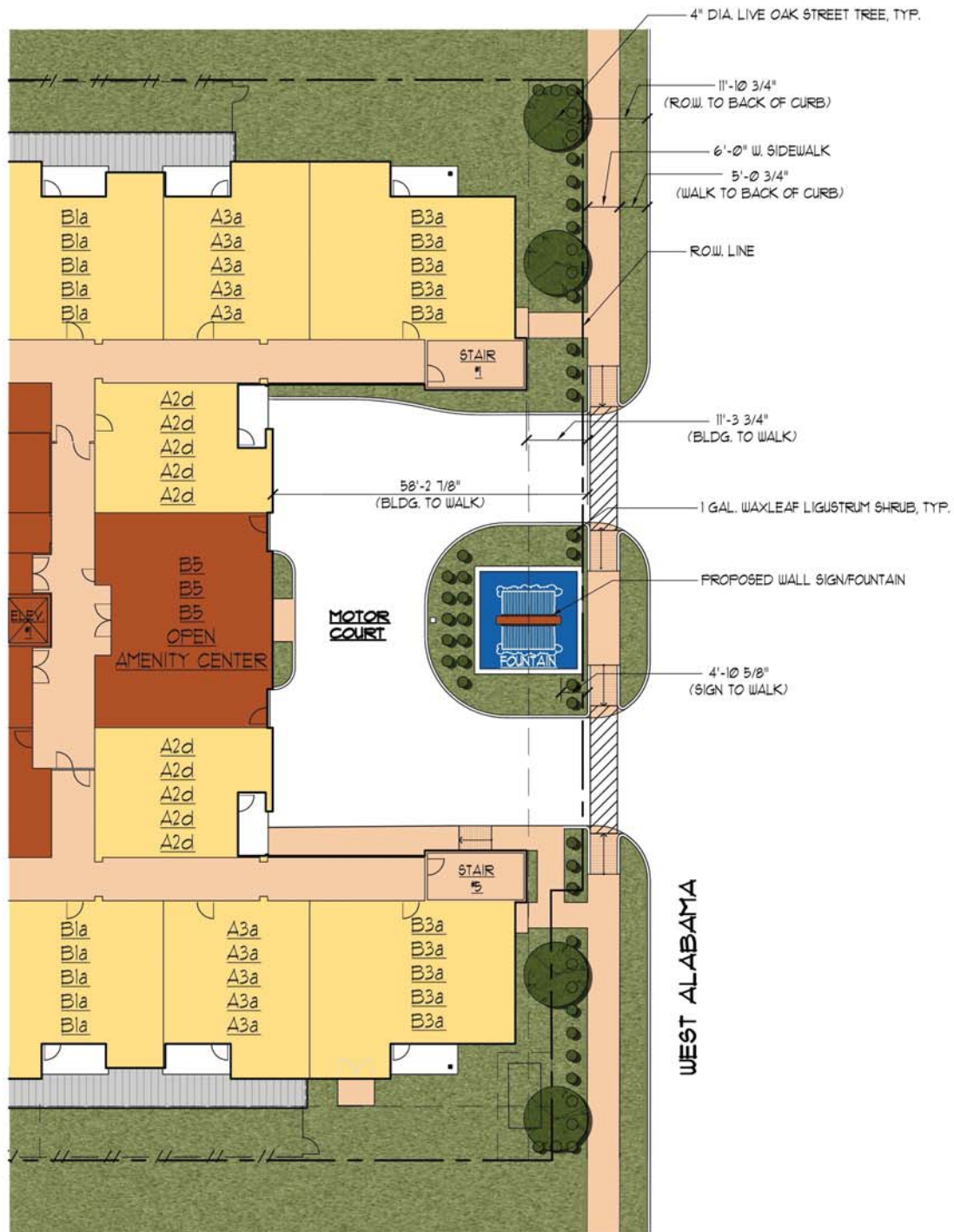
# **DOLCE LIVING WEST ALABAMA**


*Lower Level Floor Plan*

Mucasey & Associates, Architects

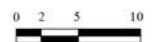
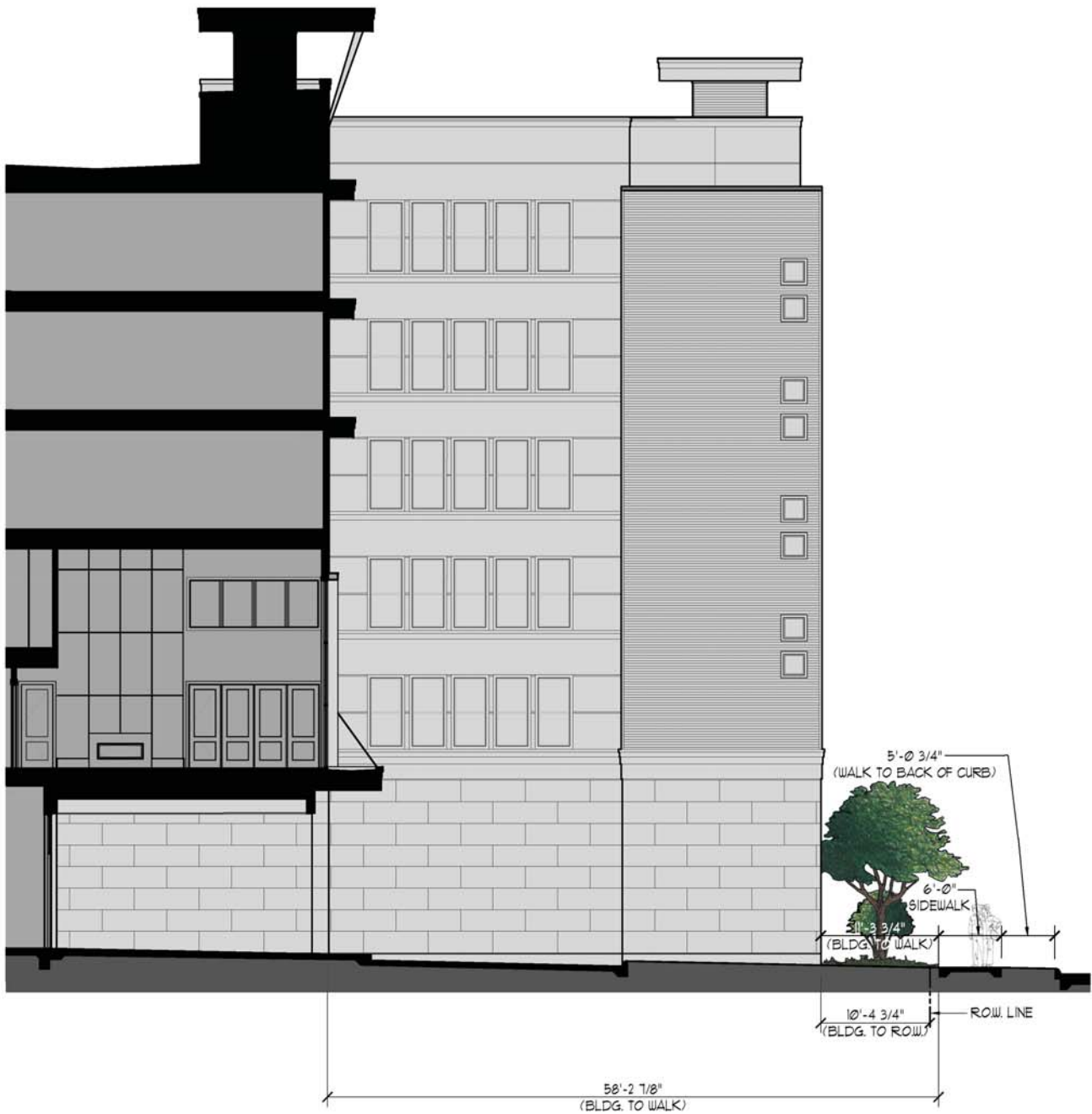
December 26, 2013





 <p><b>Mucasey &amp; Associates, Architects</b>          4808 Gibson, Suite 200, Houston, Texas 77007          Tel. (713) 521-1233 Fax. (713) 520-1904          e-mail: office@mucaseyarchitects.com</p>	<p><b>Dolce Living - West Alabama</b>          Job no. 1251</p> <p>PUBLIC WALK PLAN</p> <p>Date: 01-23-15</p>	
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**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

# LEGEND:

"S" SET 5/8" (INCH IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")  
 "SPK" SET PK NAIL (WITH SHINER STAMPED "COTTON SURVEYING")  
 BLDG BUILDING  
 BRS BEARS  
 CF CLERK'S FILE NUMBER  
 CONC CONCRETE  
 FND FOUND  
 HCDR HARRIS COUNTY DEED RECORDS  
 HCOPRRP HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

IP IRON PIPE  
 IR IRON ROD  
 PFC POINT FOR CORNER  
 PG PAGE  
 PFC POINT FOR CORNER  
 "PRECISION" WITH CAP STAMPED "PRECISION"  
 ROW RIGHT-OF-WAY  
 VOL VOLUME

**MARSHALL AVENUE**  
 (45' R.O.W.)  
 VOL 282, PG 585 HCDR

CALL 346.38 SQ FT  
 VOL 3786, PG 559 HCDR

**MARSHALL AVENUE**  
 (60' ROW)  
 VOL 6, PG 46 HCMR

NORTH  
 SCALE: 1" = 50'

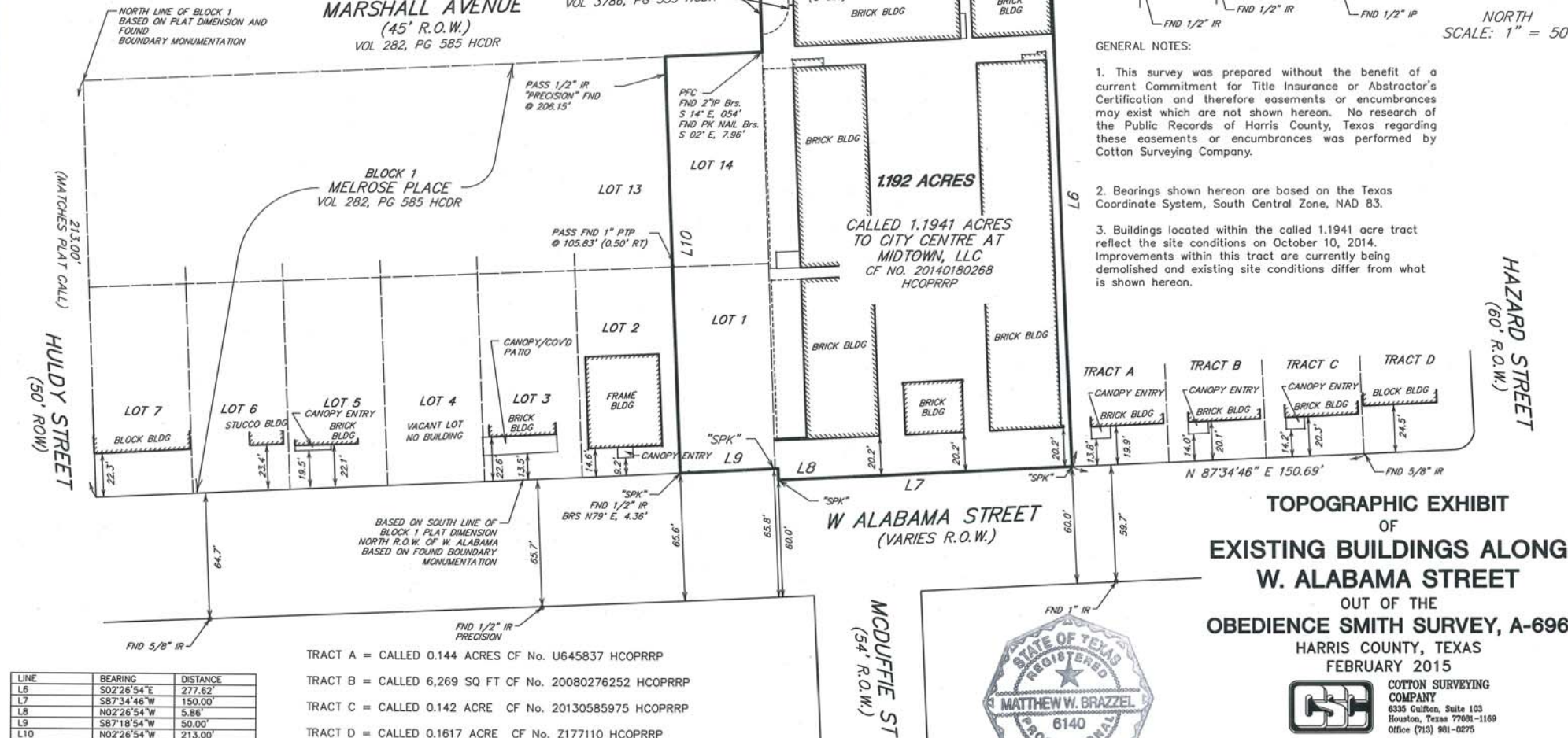
## GENERAL NOTES:

1. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Harris County, Texas regarding these easements or encumbrances was performed by Cotton Surveying Company.

2. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.

3. Buildings located within the called 1.1941 acre tract reflect the site conditions on October 10, 2014. Improvements within this tract are currently being demolished and existing site conditions differ from what is shown hereon.

**HAZARD STREET**  
 (60' R.O.W.)



TRACT A = CALLED 0.144 ACRES CF No. U645837 HCOPRRP  
 TRACT B = CALLED 6,269 SQ FT CF No. 20080276252 HCOPRRP  
 TRACT C = CALLED 0.142 ACRE CF No. 20130585975 HCOPRRP  
 TRACT D = CALLED 0.1617 ACRE CF No. Z177110 HCOPRRP

**TOPOGRAPHIC EXHIBIT**  
 OF  
**EXISTING BUILDINGS ALONG**  
**W. ALABAMA STREET**  
 OUT OF THE  
**OBEDIENCE SMITH SURVEY, A-696**  
 HARRIS COUNTY, TEXAS  
 FEBRUARY 2015



**COTTON SURVEYING COMPANY**  
 6335 Gullfong, Suite 103  
 Houston, Texas 77061-1169  
 Office (713) 981-0275

**a Jones & Carter Company**  
 Austin • Brenham • Bryan • Dallas • Houston  
 Rosenberg • San Antonio • The Woodlands

Texas Board of Professional Land Surveying  
 Registration No. 100461-00



Matthew W. Brazzel 2-2-2015



**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 : 131

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Cullen at 45 Reserves

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

# Houston Planning Commission      ITEM : 131

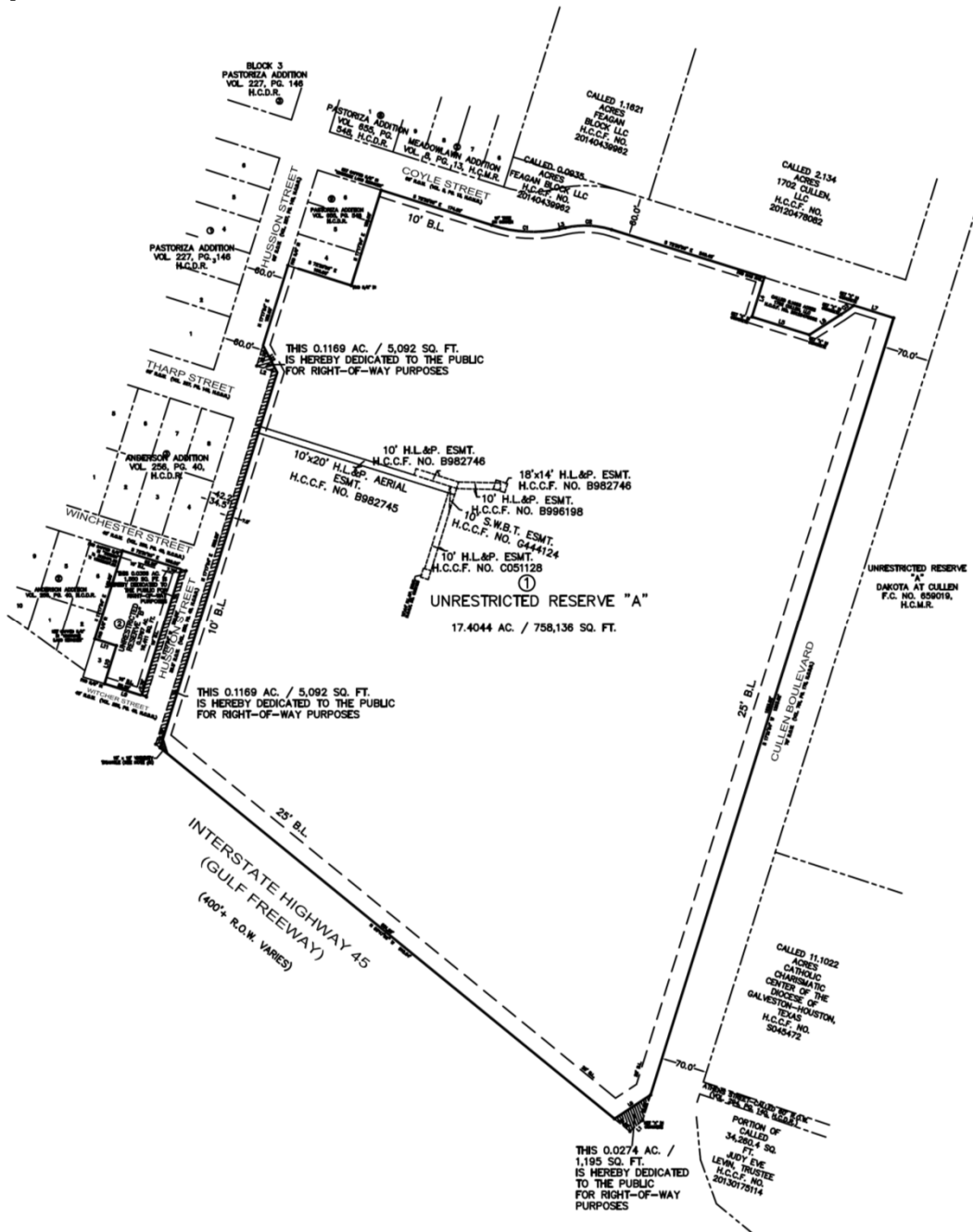
**ITEM : 131**

## Planning and Development Department

**Meeting Date: 02/19/2015**

**Subdivision Name: Cullen at 45 Reserves**

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



NORTH

## D – Variances

## Subdivision

# Houston Planning Commission

ITEM : 131

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Cullen at 45 Reserves

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial





**Application Number:** 2015-0053

**Plat Name:** Cullen at 45 Reserves

**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:**

To widen Hussion Street to 50' instead of the required 60'.

**Chapter 42 Section:** 42-121b

**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.

**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 21.9372 acres bordered by Interstate 45 on the south, Cullen Boulevard on the east, Hussion Street on the west, and Coyle Street on the north. The applicant is proposing to redevelop the existing, dated and rundown commercial/industrial facilities in to a viable mixed use center containing office, retail and residential uses. The applicant owns two tracts at the northwest and northeast intersection of Interstate 45 and Hussion Street that will be part of the redeveloped complex. The applicant is requesting a variance to widen Hussion from a 39.5-foot right-of-way to a 50-foot right-of-way. The required right-of-way width is 60-feet; however, the unusual physical characteristics of the site cannot support the dedication. Due to the existing development on the west side of Hussion and the severe jog that the roadway takes at Tharp Street, the ability to acquire 60-feet of right-of-way is no longer an option without placing an undue burden on the east side ownership (the applicant for the variance). The applicant will dedicate enough right-of-way to reach the 50 feet necessary to facilitate safe traffic movement in the area, but they should not be forced to accept full liability for widening the roadway at the expense of their planned development.

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

The development along Hussion has existed in this configuration for many years and is beyond the applicant's control. The existing development creates a unique environment that prevents the equitable widening of Hussion from Interstate 45 to Coyle Street. If the City requires the applicant to widen to a full 60 feet then it would represent an unnecessary and unfair burden to the applicant.

**(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 50-foot Hussion right-of-way would be sufficient to facilitate traffic movement as there is an extensive roadway network in the vicinity of Interstate and Cullen to support current and proposed uses.

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

The requirement to dedicate an unequal portion of right-of-way on the subject property is impractical and contrary to the public interest. The existing street provides sufficient movement for industrial/commercial properties along Hussion and the proposed widening, even if it is not to 60-feet, will be a significant improvement.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land. The existing development on the west side of Hussion and the unusual curvature of the roadway itself create the justification for the variance.

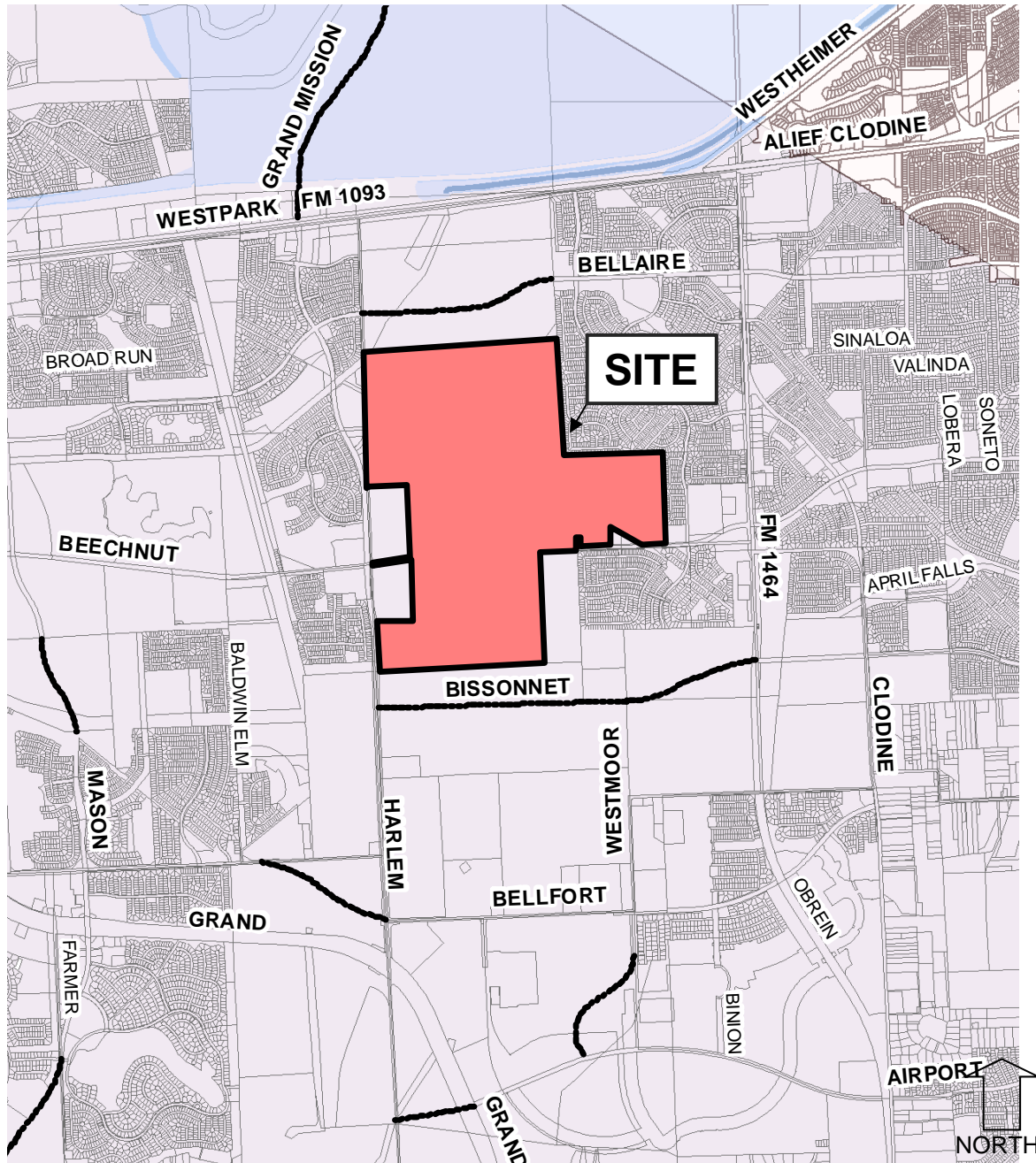
# Houston Planning Commission      ITEM : 132

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Grand Vista GP

Applicant: BGE|Kerry R. Gilbert Associates

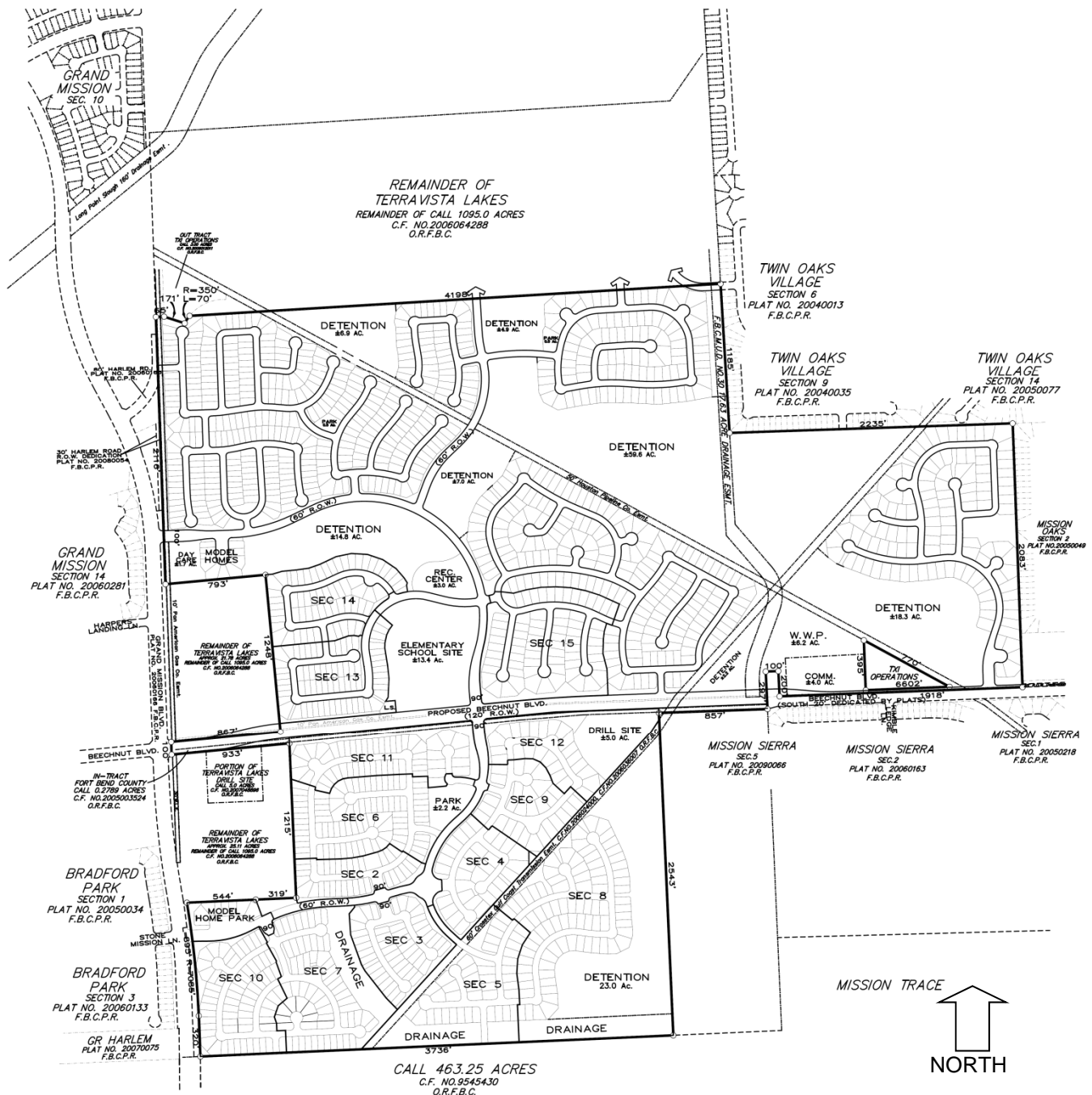


D – Variances

Site Location

**Meeting Date: 02/19/2015**

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



## Subdivision



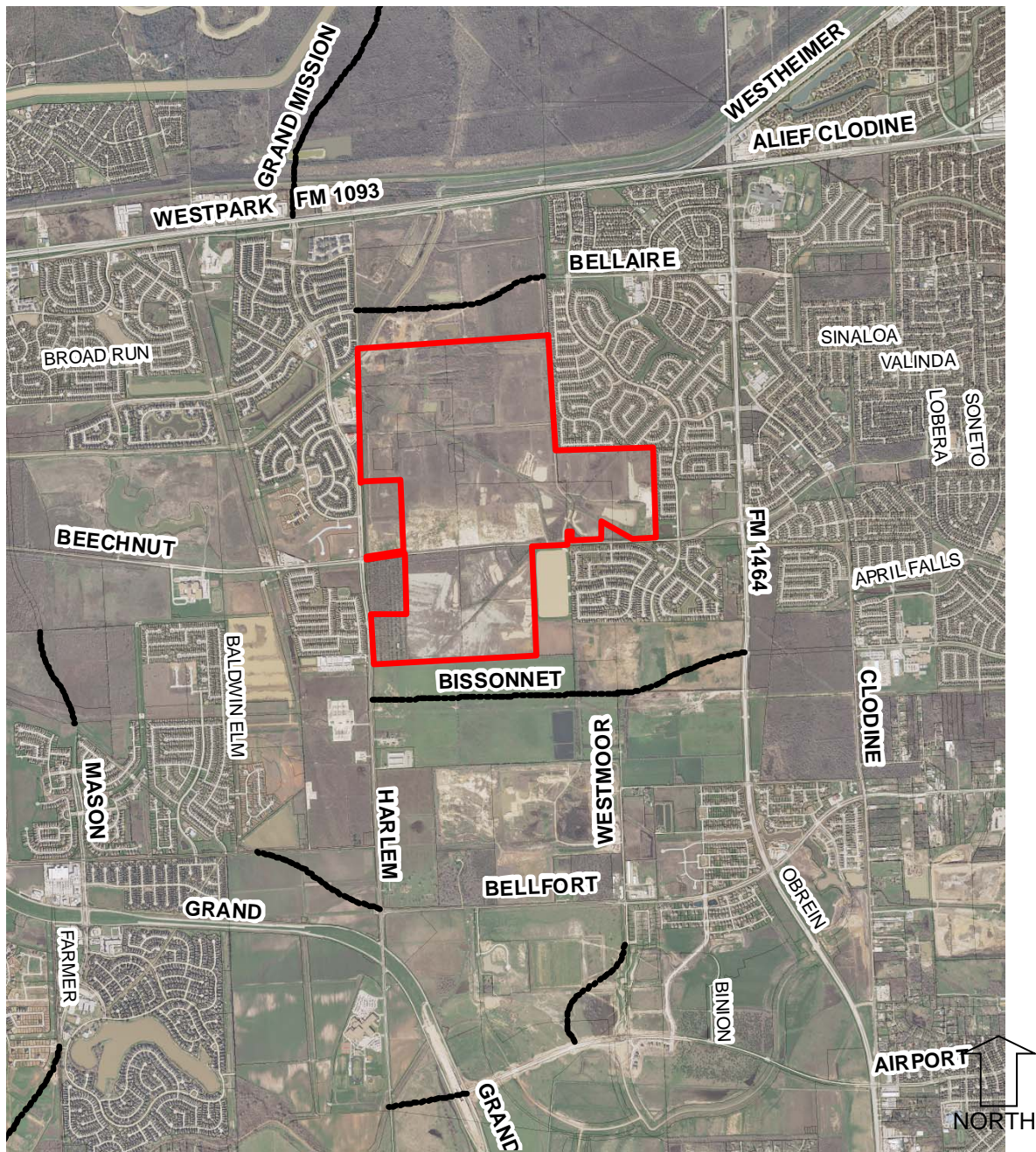
# Houston Planning Commission      ITEM : 132

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Grand Vista GP

Applicant: BGE|Kerry R. Gilbert Associates.



D – Variances

Aerial



a variance exhibit for  
**GRAND VISTA**  
 PHASE II  
 prepared for  
**TAYLOR MORRISON**



— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494

7000 North Mopac, Suite 330 2595 Dallas Parkway, Suite 204  
 Austin, TX 78731 Frisco, TX 75034

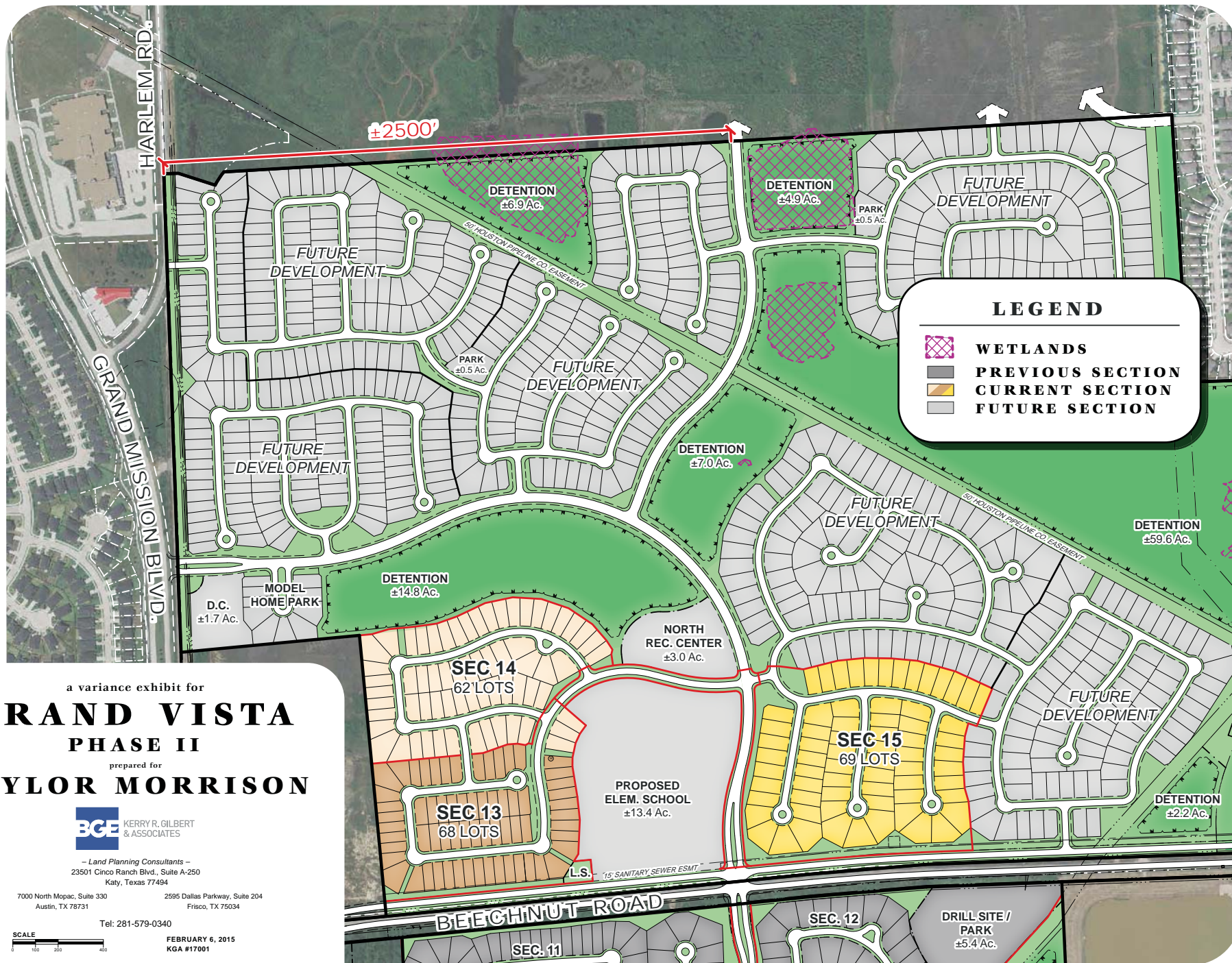
Tel: 281-579-0340

SCALE  
 0 100 200 400

FEBRUARY 6, 2015  
 KGA #17001

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**Application Number:** 2015-0284

**Plat Name:** Grand Vista GP

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

**Date Submitted:** 02/09/2015

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

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

To exceed the maximum block length along the northern project boundary between Harlem Road and the proposed collector street, for a distance of approximately  $\pm 2500'$ .

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

Grand Vista is a  $\pm 620$ -acre master planned community located south of Westpark Tollway and west of Highway 6, along the east side of major thoroughfare Grand Mission Boulevard and both north and south of major thoroughfare Beechnut Street. The community is east of the Grand Mission development and west of the Mission Sierra development. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, large wetlands areas, and considerable drainage and detention requirements that impact the regional drainage system. Existing circumstances along the northern project boundary of Grand Vista create the need for an excessive block length of approximately  $\pm 2500'$  between Harlem Road at the western boundary and the proposed location of the internal collector street which stubs into the adjacent tract to the north. This distance is traversed at an angle by a 50' Houston Pipeline Co. Esmt, which creates two narrow triangular parcels: one parcel outside the project boundary which faces Harlem Road, and one inside the project boundary. The triangular parcel inside the subject site is also encumbered by a significant  $\pm 5.2$ -acre wetlands area which cannot be developed. The only remaining locations viable for a stub street would be within a few hundred feet of either Harlem Road or the proposed location of the internal collector street, both of which would provide minimal benefit to vehicle circulation. The variance request is therefore to not provide a stub street along the northern boundary between Harlem Road and the collector street, which is currently proposed to be about  $\pm 2500'$  away.

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

The pipeline easement and wetlands are existing conditions, and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the existing thoroughfares and Harlem Road in conjunction with the proposed internal collector street, which extends to the adjacent tract to the north approximately half a mile from the major thoroughfare Grand Mission Boulevard, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will allow for the preservation of the wetlands and a minimal number of crossings of the pipeline, while still providing for overall circulation, and is therefore not injurious to the public health, safety, or welfare.

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

The existing property configuration, wetlands, and pipeline easement are the supporting circumstances for this request.



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2015-0284

**Plat Name:** Grand Vista GP

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

**Date Submitted:** 02/09/2015

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

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

To temporarily allow 199 lots (in Sections 13, 14, and 15) to have only one point of access, that point being the first phase of a collector street from the major thoroughfare Beechnut Street, until a second point of access is established to either Beechnut St or the major thoroughfare Grand Mission Boulevard.

**Chapter 42 Section: 189**

**Chapter 42 Reference:**

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

### Statement of Facts

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

Grand Vista is a ±620-acre master planned community located south of Westpark Tollway and west of Highway 6, along the east side of major thoroughfare Grand Mission Boulevard and both north and south of major thoroughfare Beechnut Street. The community is east of the Grand Mission development and west of the Mission Sierra development. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, large wetlands areas, and considerable drainage and detention requirements that impact the regional drainage system. All single-family sections south of Beechnut St are already in progress, and the next phase of development is proposed directly north of Beechnut St. This phase includes the first part of the collector street that ultimately connects from Beechnut St to Grand Mission Blvd, and three single family residential sections which take access from either side of the collector street. These first three sections propose a total of 199 lots, which exceeds the maximum of 150 lots off one point of access. However, this condition is temporary. The collector street will ultimately extend to Grand Mission Blvd as a part of the overall development, and future sections to the east will create a second point of access to Beechnut St for the benefit of these sections. The ultimate condition will therefore include adequate points of access for the first three sections as required by Chapter 42.

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

The special exception will allow for a temporary condition within the allowable 33% deviation, and will also allow for the efficient phasing of development, which includes future connections that will uphold the full requirements of this chapter.

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

The modification is a 32% deviation from the standard and is furthermore a temporary condition, which will be alleviated by future development, and is therefore not disproportionate to the requirements of this chapter.

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

The proposed configuration of the sections which take access from the collector street, and the temporary nature of the condition, together preserve and maintain the intent and general purposes of this chapter.

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

The granting of the special exception will allow for a temporary condition with three sections taking access from a collector street which in turn has a single connection to a major thoroughfare, in a configuration that provides adequate access for the three sections and which will be extended in the future to provide additional access points, and is therefore not injurious to the public health, safety, or welfare.

# Houston Planning Commission

**ITEM: 133**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Houston Views (DEF2)**

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



**D – Variances**

**Site Location**





# Houston Planning Commission

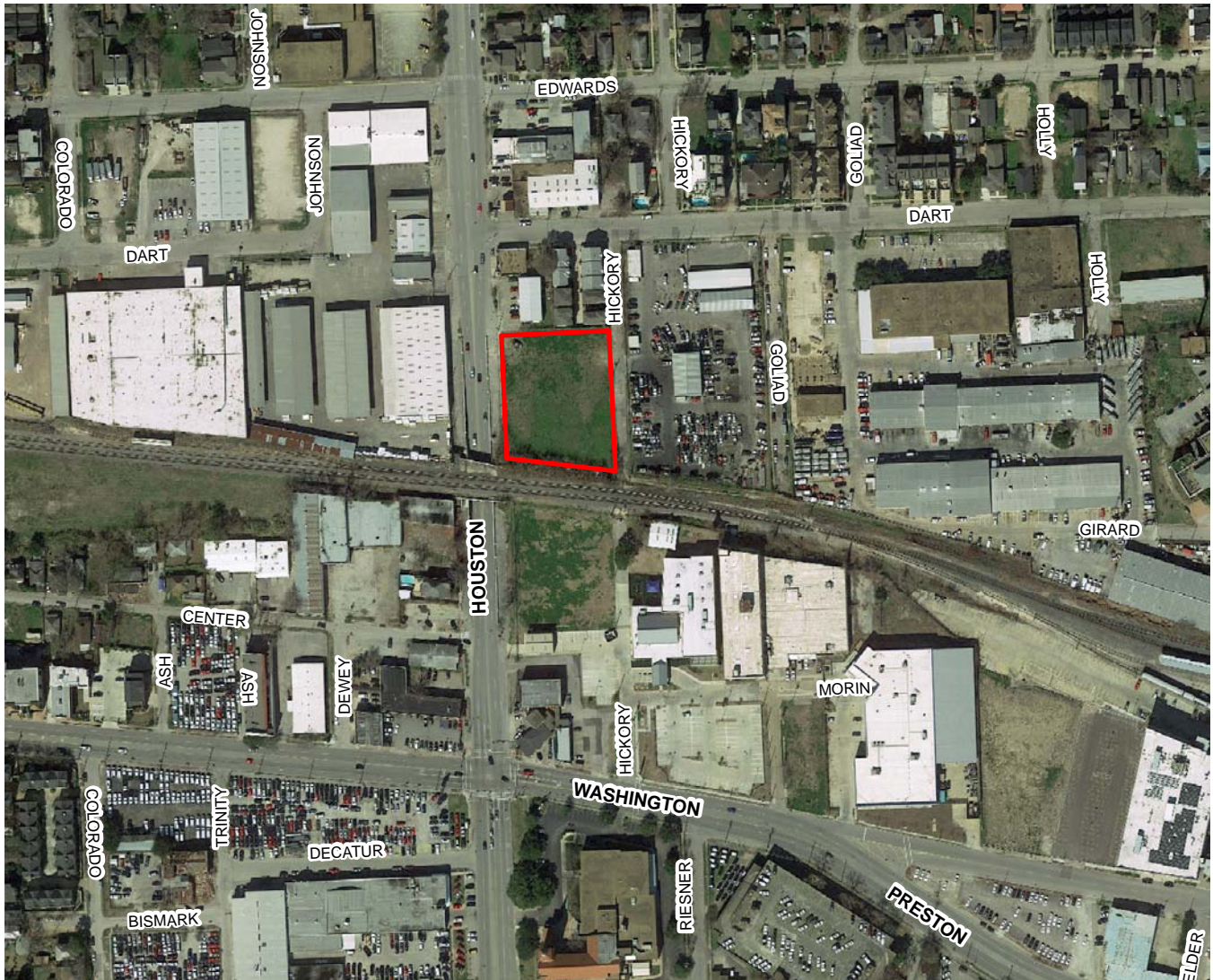
ITEM: 133

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Houston Views (DEF2)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



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**Application Number:** 2015-0086

**Plat Name:** Houston Views

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

**Date Submitted:** 01/12/2015

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**(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.





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**Application Number:** 2015-0086

**Plat Name:** Houston Views

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

**Date Submitted:** 01/12/2015

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**(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: 134**

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Laurel Park Sec 2

Applicant: LJA Engineering, Inc.



**D – Variances**

**Site Location**

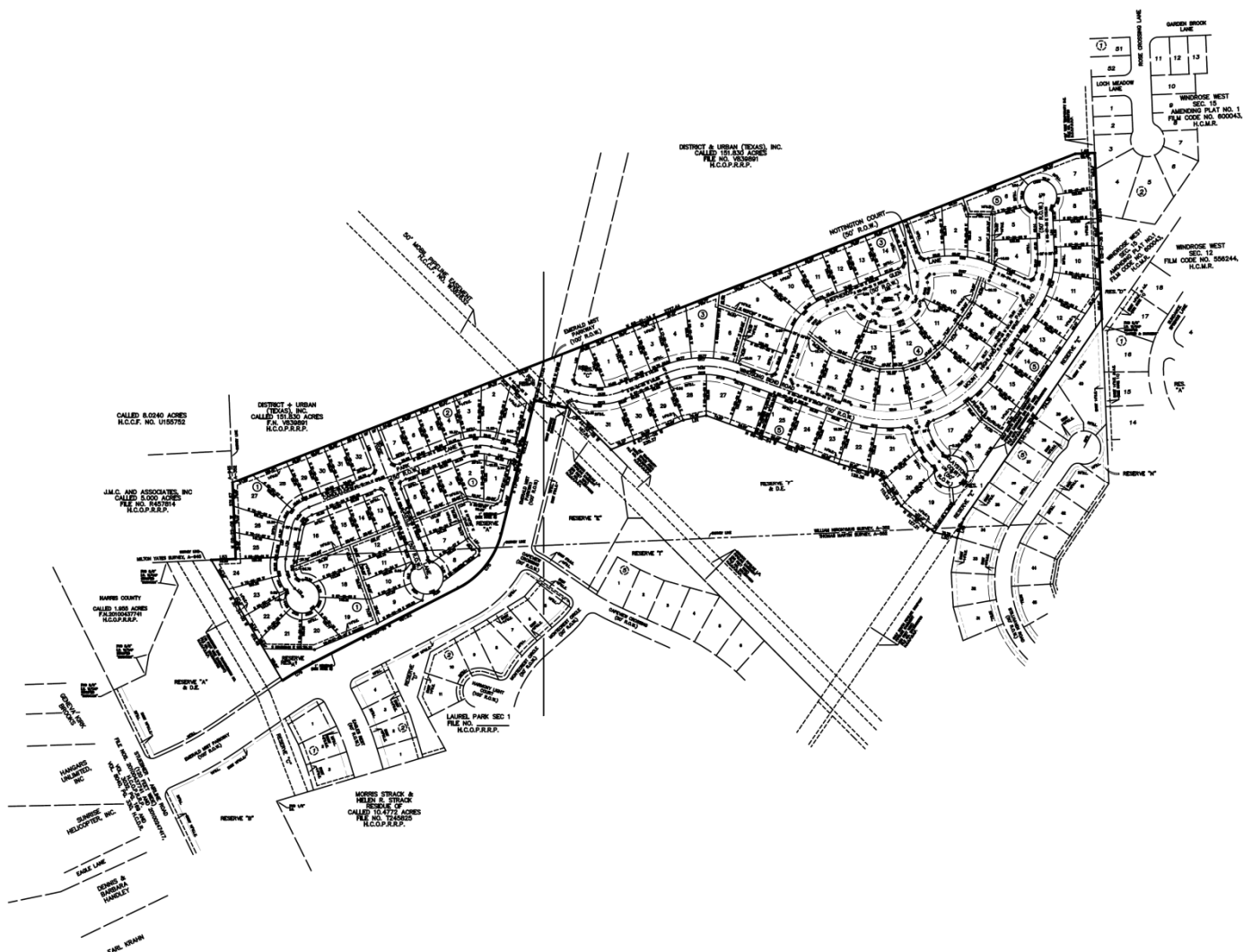
# Houston Planning Commission ITEM: 134

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Laurel Park Sec 2

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

# Houston Planning Commission **ITEM: 134**

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Laurel Park Sec 2

Applicant: LJA Engineering, Inc.



**D – Variances**

**Aerial**





**Application Number:** 2015-0040

**Plat Name:** Laurel Park Sec 2

**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:**

Not require an extension between Laurel Park Sec 1 and Sec 2 as need for intersection spacing

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

Laurel Park General plan is a development that consists of three plats in Northwest Harris County. This general plan is about 155 acres and has two major connections: one off of Stuebner-Airline Road to the west and Summer Plain Lane in Windrose West Section 14 which is on the east boundary. The first general plan approved on 8-26-2013 did not have an east/west connection marked up on the plat or CPC 101. The second general plan approved on 5/18/2014 did have a requirement for an east/west connection. This connection is between Laurel Park Sec 1 and Laurel Park Sec 2; the connection would include crossing a pipeline. The second GP was approved after the final plat of Laurel Park Section 1 was approved and therefore the connection was not platted or recorded on Laurel Park Section 1. Without this stub-out in section 1 a connection would not be possible.

**(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 the result of a hardship created by the applicant but is more of a situation that was caused because of the existing conditions. The first general plan did not require a connection and the pipeline makes it difficult to have a connection at that point. There is a pipeline crossing in Laurel Park Section 1 where Capeview Crossing connects the two parts of Laurel Park section 1 together. Because Laurel Park Section 1 is recorded without a stub out a connection is not possible. The only thing that not granting the variance would do would be to have a street stubbing into Lot 35 Block 5 of Laurel Park Section 1.

**(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 because there is adequate vehicle circulation within the general plan. The two access points outside of the general plan give the residents options when leaving the subdivision. Stuebner-Airline is direct route to FM 1960 to the north. The granting of the variance would allow for good circulation and would avoid having a street stub in to a platted lot.

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

The granting of the variance would avoid have a street stubbing into a lot which should protect the public health and safety of the area. There is one pipeline crossing already planned in Laurel Park Section 1 which gives the area good access.

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

Economic hardship is not the justification for this variance. The general plan provides adequate circulation and the granting of the variance furthers this. Laurel Park provides for large lots, green spaces, lake and detention, and other amenities that make this neighborhood desirable.

# Houston Planning Commission

ITEM : 135

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Louetta Mini Storage**

**Applicant: Texas Engineering and Mapping Company**



**D – Variances**

**Site Location**

# Houston Planning Commission

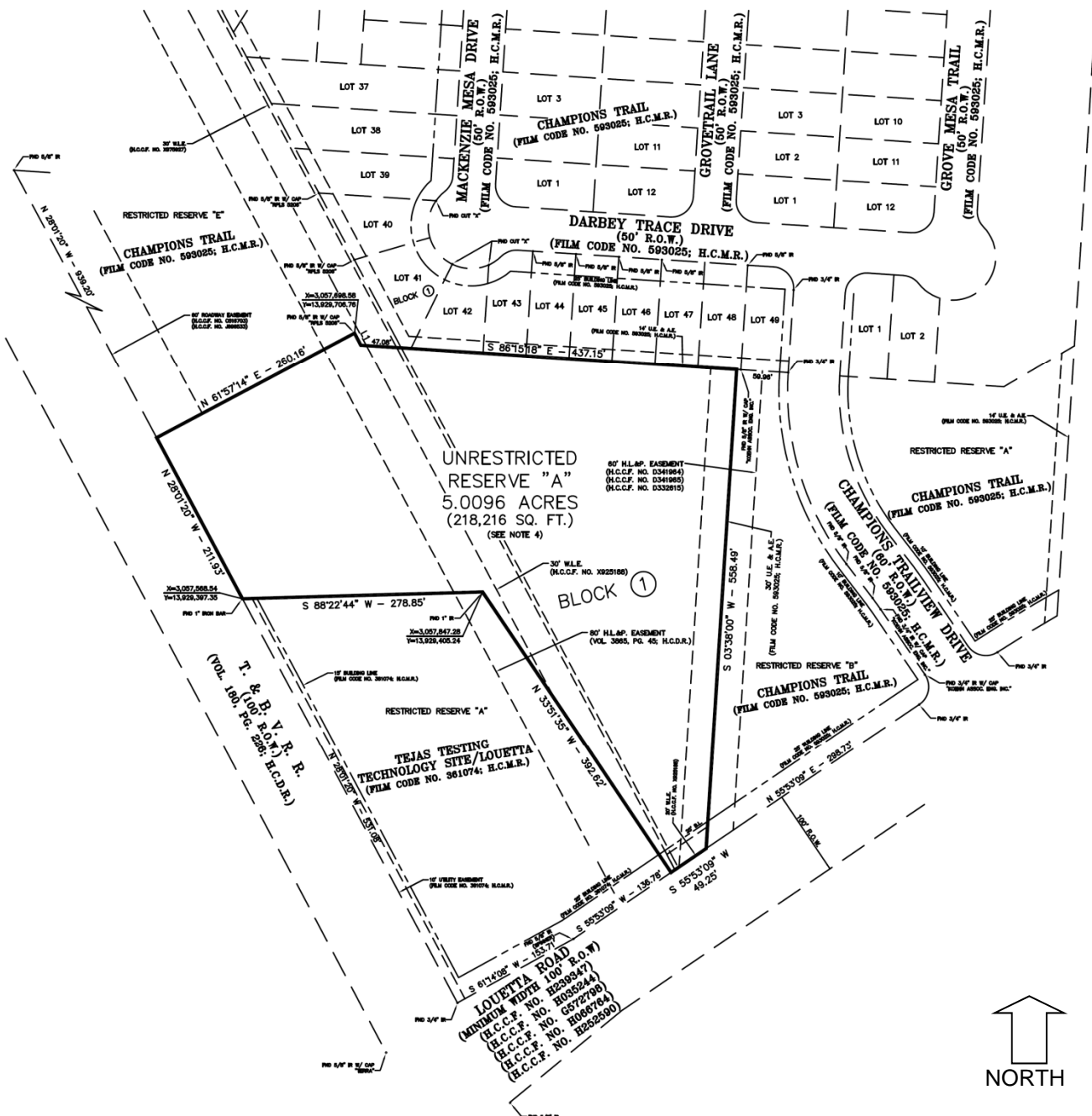
# ITEM : 135

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Louetta Mini Storage

Applicant: Texas Engineering and Mapping Company



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM : 135

Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name: Louetta Mini Storage**

**Applicant: Texas Engineering and Mapping Company**



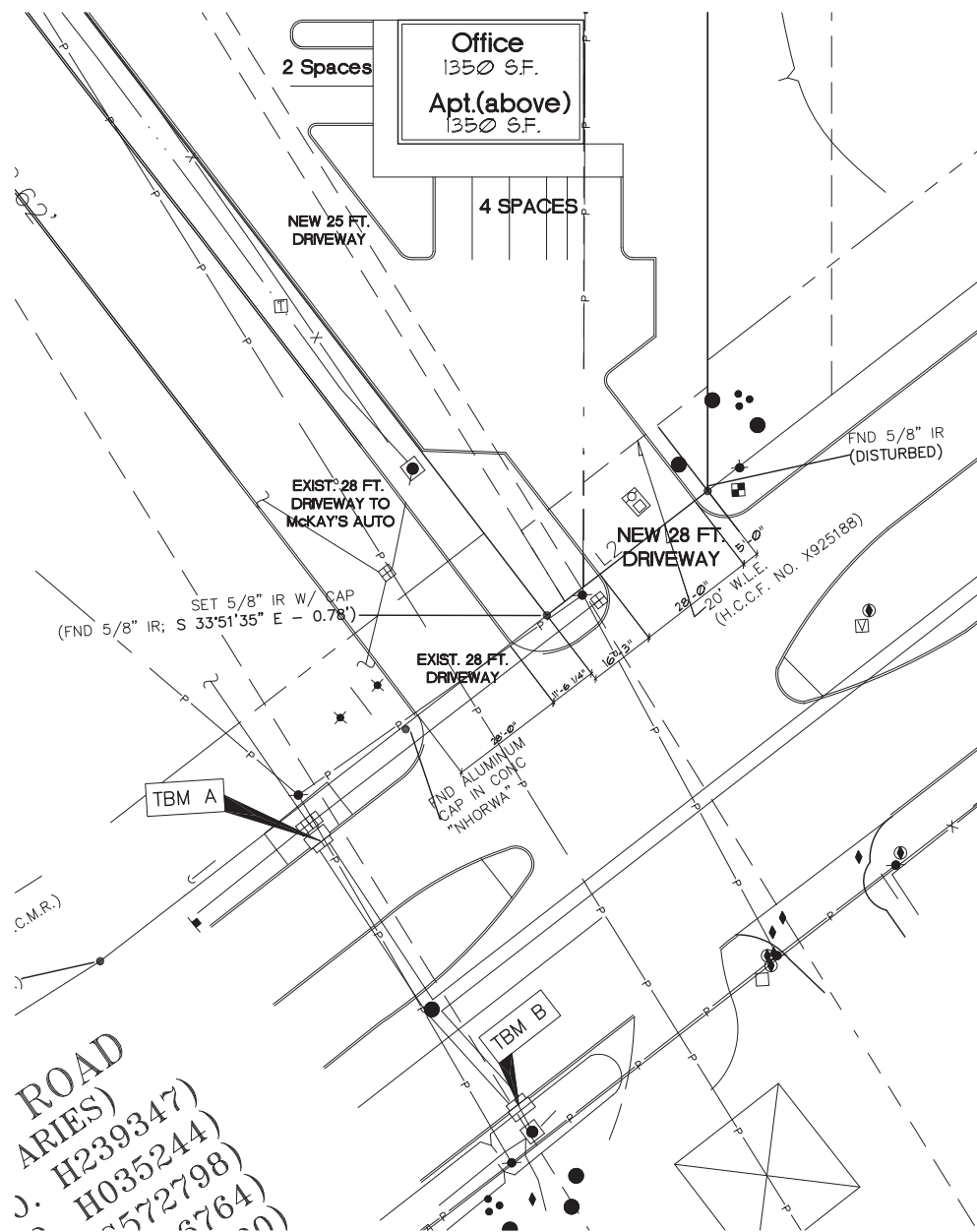
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**D – Variances**

**Aerial**

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# DRIVEWAY PLAN SITE PLAN-1A

Not to Scale

The Storage Place - Louetta Rd.

1-13-15

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



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**Application Number:** 2015-0232

**Plat Name:** Louetta Mini Storage

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 02/06/2015

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

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

To allow a reserve to have 49.25 feet of frontage on a public street rather than the 60 feet required.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

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**

The current configuration of the subject property is a direct result of a partition of the parent tract into “shares” by deed recorded in Volume 6800, Page 267, of the Harris County Deed Records on June 6, 1967. The current owner came to own Shares ‘7’ and ‘8’, and also Share ‘D’. These ‘shares’ were planned to have access from easements created in the partition deed. However, through a combination of “share” acquisition of the surrounding property to the north and east of the subject property and the building of Louetta Road at the south tip of Share ‘D’, access was cut off in all directions except to Louetta Road. Furthermore, the surrounding properties were platted on all sides of this property space(except the westerly line that is bordered by a 100-foot wide railroad right-of-way) without any access points other than Louetta Road. Therefore, the only access this property has is to Louetta Road with frontage of 49.25 feet. This property only has 42.25 feet of frontage on Louetta Road. The minimum frontage width for a reserve was established both to ensure sufficient width for use to allow enough width for the dedication of a public street, should one be needed in the future. This area already has a well established public street system; there is no need to provide space for this area to be converted into a public street. A mini storage facility is being planned for this site which has been determined to be its highest and best use. A frontage of 49.25 feet is adequate for this use. If this variance is not granted this property will be land-locked for anything other than residential use. (See Item 4 below)

**(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;**

Earlier urban development occurred on either side of this property. In recent years, plats have been approved on either side of this property leaving only its 49.25 feet of frontage. This frontage is sufficient for ingress/egress to the proposed mini storage facility being planned.

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

There is sufficient width and area for ingress/egress for this projected use and additional street frontage would serve no purpose, thus the general intent and purposes of the chapter will be maintained. This variance will also allow this otherwise land-locked property to be developed.

**(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 by allowing this property to be productively used rather than left as a poorly maintained and unsupervised tract of land that would provide access to the rear property lines of adjacent uses. Without this variance approved, this property is virtually land-locked from any use except possibly a large residential lot. However, with the surrounding uses, power lines, railroad, major thoroughfare frontage, etc., a residence would not be a very desirable use.

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

This variance request is not about economic hardship. This property just cannot physically provide the recommended 60 feet of street frontage because historic events have conspired to provide only 49.25 feet of frontage on Louetta Rd. for this property.

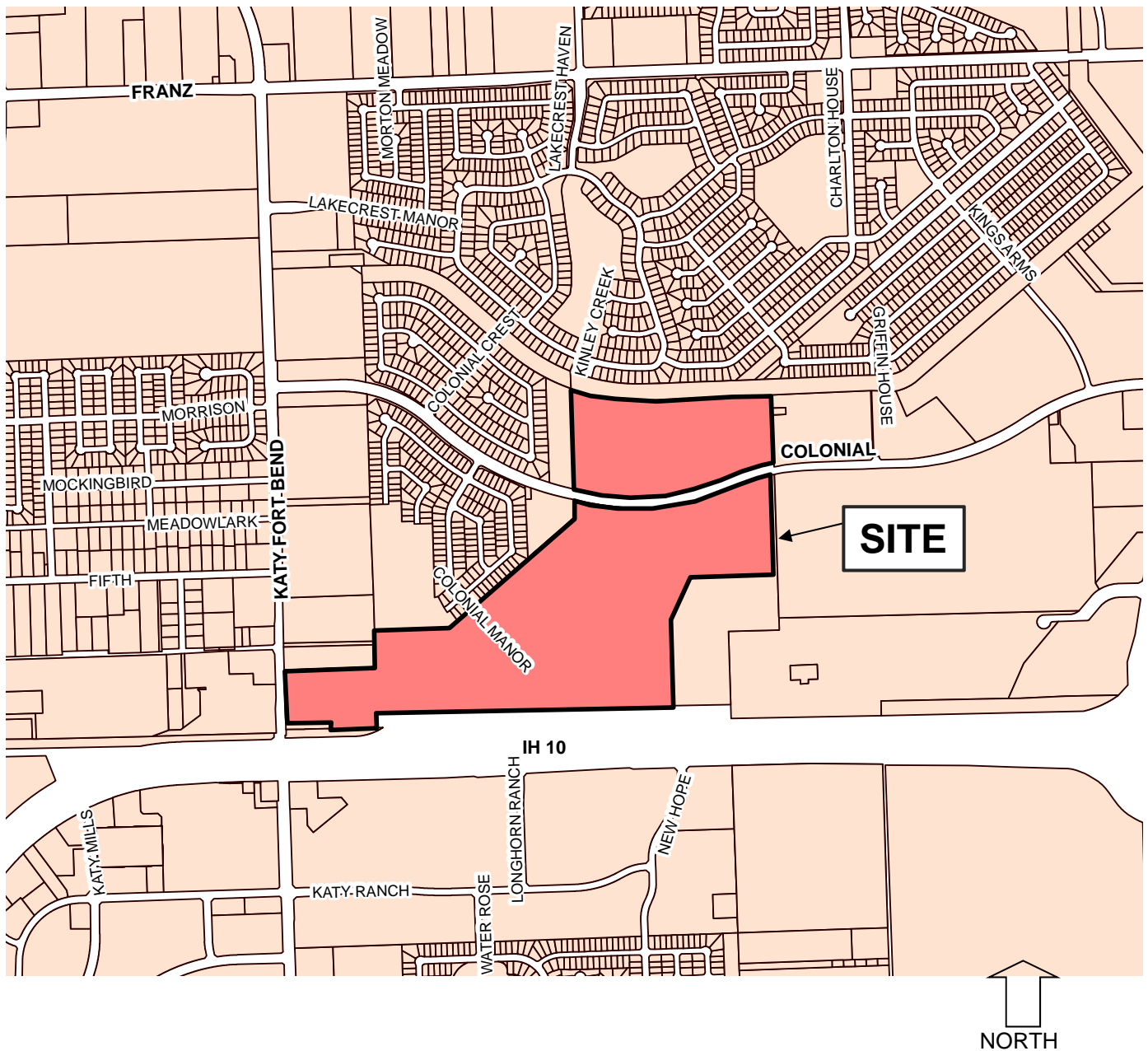
# Houston Planning Commission    ITEM: 136

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Park West Green GP (DEF1)

Applicant: EHRA



**D – Variances**

**Site Location**



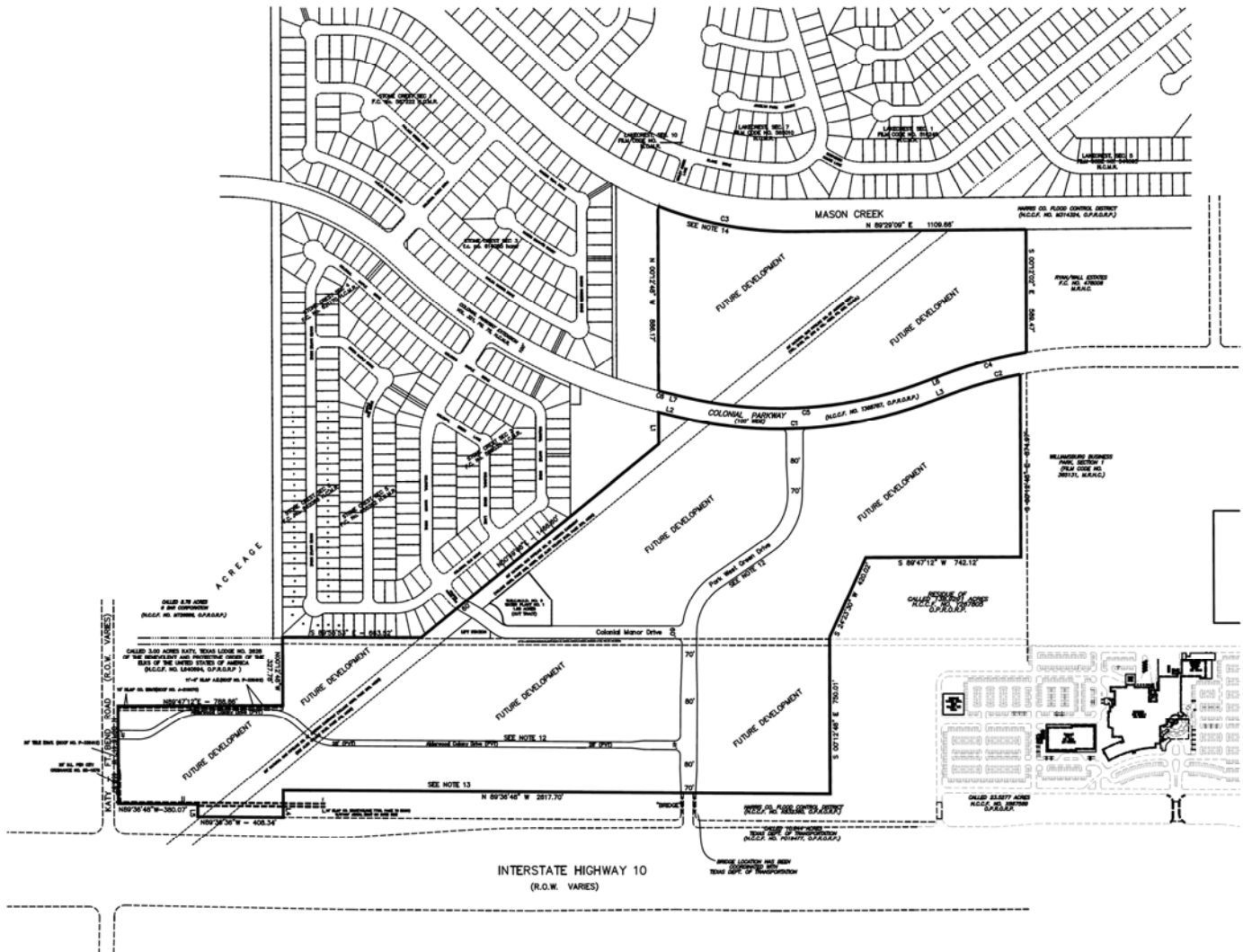
# Houston Planning Commission ITEM: 136

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Park West Green GP (DEF1)

Applicant: EHRA



D – Variances

Subdivision

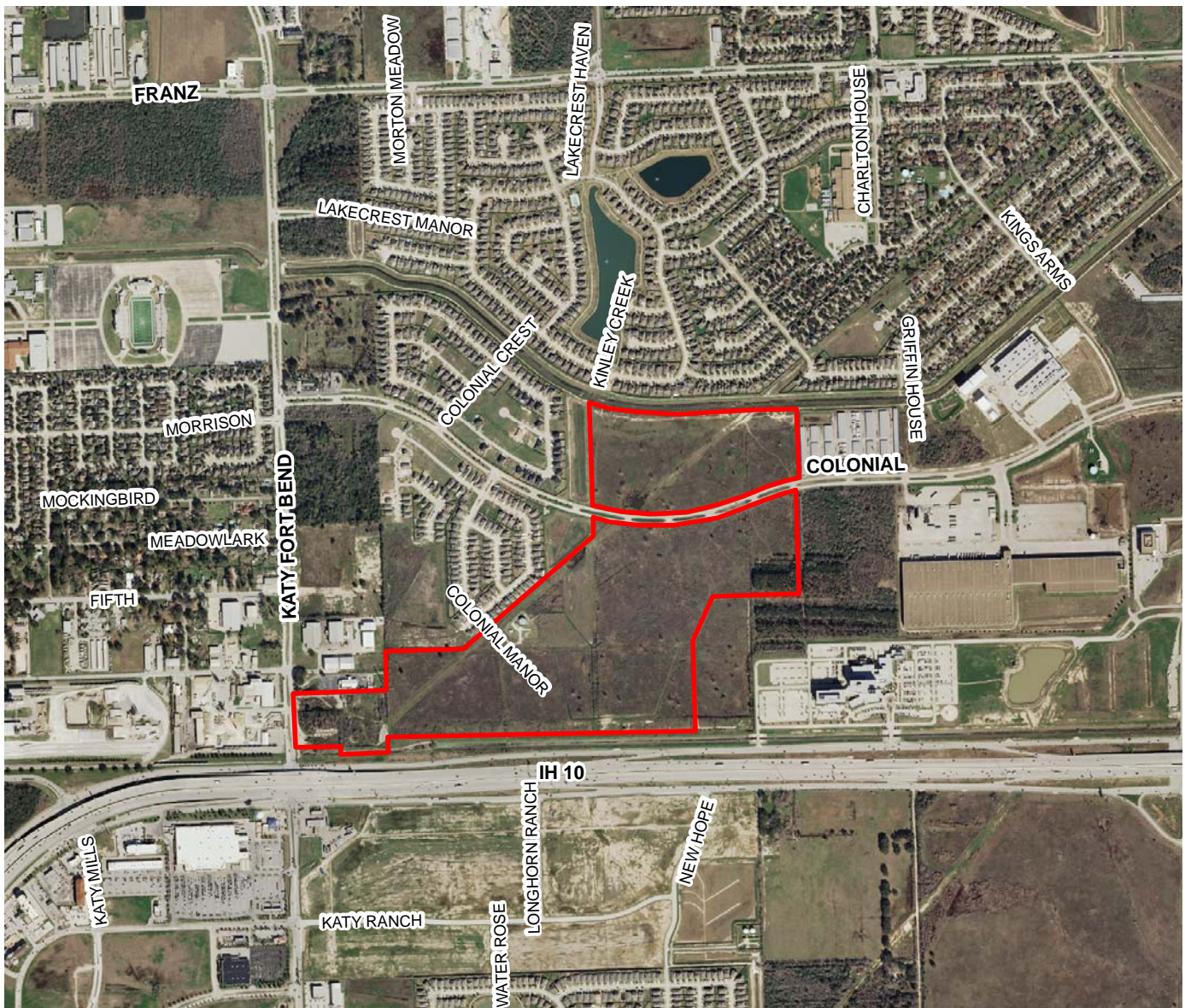
# Houston Planning Commission ITEM: 136

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Park West Green GP (DEF1)

Applicant: EHRA



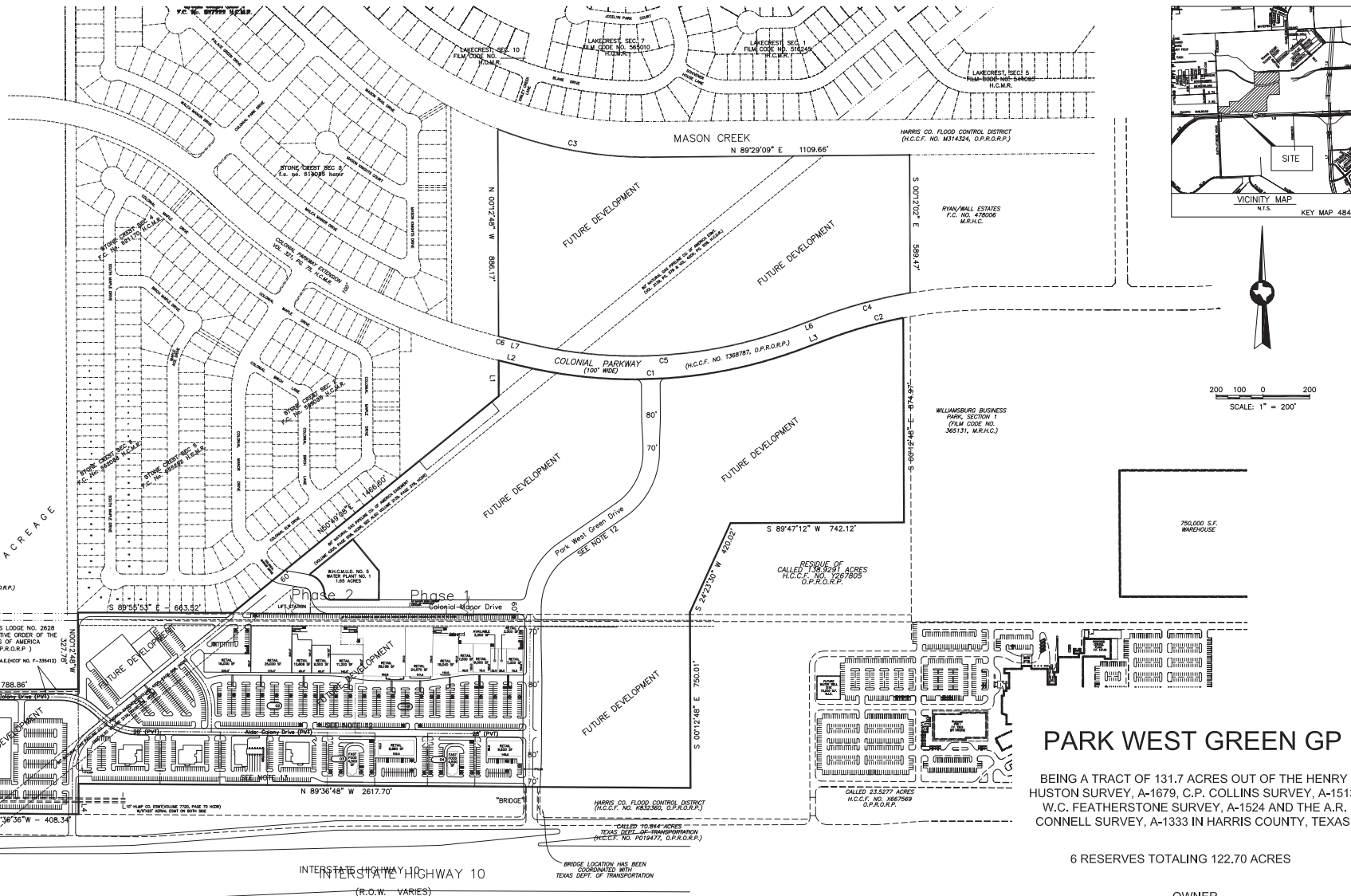
D – Variances

Aerial



# GENERAL NOTES

- (1) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedicator, his heirs, assigns, or successors.
- (2) B.L. indicates Building Line.  
U.E. indicates Utility Easement.  
W.L. indicates Water Line Easement.  
S.S.E. indicates Sanitary Sewer Easement.  
S.M. S.E. indicates Storm Sewer Easement.  
H.C.C.F. indicates Harris County Clerk's File.  
H.C.M.R. indicates Harris County Map Records.  
H.C.D.R. indicates Harris County Deed Records.  
F.C. indicates Film Code.  
O.P.R.D.P. indicates Official Public Records Of Real Property.  
R.O.M. indicates Right-Of-Way.  
A.C. indicates Acreage.  
S.F. indicates Square Feet.  
H.L.P. indicates Houston Lighting & Power.
- (3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (4) All easements extend equidistant from either side of the property lines unless otherwise noted.
- (5) The coordinates shown hereon are Texas South Central Zone, NAD83 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.9999913791.
- (6) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (7) Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- (8) (1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.  
(2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- (9) This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County for the Approval and Acceptance of Infrastructure."
- (10) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the survey monumentation.
- (11) Reserve "T" is restricted to Driv. Site uses only.
- (12) A Variance is requested from 42-128(A)(1).
- (13) A variance was previously granted on application 2012-1054 for truck length along Interstate 10.



## 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



LINE TABLE		
LINE	LENGTH	BEARING
L1	152.28'	N0017.48°W
L2	100.0'	S78.20.30°E
L3	100.19'	N69.07.40°E
L4	130.0'	S0017.48°E
L5	60.0'	N001.01°W
L6	100.19'	S69.07.40°W
L7	100.0'	N78.20.30°W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING
C1	134.65.31"	2050.0'	493.1'	247.7'	S83.18.28°E
C2	102.02.22"	1950.0'	241.1'	171.0'	S74.196.21°W
C3	21.43.20"	1750.0'	666.9'	331.9'	S73.54.20°E
C4	112.25.37"	2050.0'	497.8'	204.6'	S74.49.36°W
C5	14.27.28"	1950.0'	1172.0'	424.7'	N66.21.19°E
C6	0.37.34"	2595.0'	24.6'	12.3'	S78.08.45°E

DISCLAIMER: (07/23/12) THIS PLAN HAS NOT YET BEEN GRANTED FINAL APPROVAL FROM THE CITY OF HOUSTON PLANNING COMMISSION, AND MAY BE SUBJECT TO CHANGE.

JOB NO. 001-008-03



**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 not extend Kinley Creek Lane across Mason Creek to allow a block length greater than 1,400'.

**Chapter 42 Section:** 42-128, 130

**Chapter 42 Reference:**

42-130(a)(5) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet. And, 42-128(a)(1) 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 includes a 31.7 acre parcel located north of Colonial Parkway and south of Mason Creek, which is a 145' wide Harris County Flood District channel. North of Mason Creek, the Lakecrest Subdivision is a single family residential community which spans west to east generally from Katy Fort Bend Road to the Grand Parkway. The Mason Creek drainage channel runs this entire length which measures approximately 8,000 feet. While the Lakecrest Subdivision is entirely single family residential lots, south of Mason Creek there are many existing warehouse and distribution facilities taking access from Colonial Parkway. Lakecrest section 10, which is located north of Mason Creek, includes a stub street named Kinley Creek Lane. The 31.7 acres within the Park West Green GP, when platted in the future, will include detention reserves and unrestricted reserves. Since single family residential is not the future land use of this parcel, connecting Park West Green to Lakecrest does not result in a compatible land use scenario. Connectivity for Lakecrest is provided via Franz Road which is a major thoroughfare with signalized intersections at Katy Fort Bend Road and the Grand Parkway. While connecting Kinley Creek Lane across Mason Creek through Park West Green would provide access to Colonial Parkway, the connectivity to Katy Fort Bend Road and the Grand Parkway would not be significantly enhanced. Additionally, the bridge connection over Mason Creek would need to be completed by Harris County since the County owns of the land between Lakecrest and Park West Green. Such a street connection seems unlikely since there is little benefit to the public. Therefore, a variance to not extend Kinley Creek Lane across Mason Creek through Park West Green GP is hereby requested.

**(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 existence of the Mason Creek flood control channel predates the acquisition of Park West Green by the current developer. Stub streets by other developers were in response to Chapter 42 requirements and the premise that the highest and best use for the area was more single family residential development. As evidenced by existing surrounding land uses between Mason Creek and Interstate 10, the predominant land use has transitioned to warehouse/distribution, light industrial and hospital uses.

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

The crossing of flood control channels by local streets per Chapter 42-130(a)(5) allows for a single crossing every 2,000 feet. Within a single family subdivision, such an interval provides good neighborhood connectivity. In this situation, since surrounding land uses have changed from single family residential to warehouse/distribution, light industrial and hospital uses, connectivity between such disparate uses is undesirable. Local circulation is adequately managed by existing major thoroughfares and freeways.

**(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 warehouse, distribution and light industrial uses.



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

The hardship for this street extension variance request is the fact that existing land uses to the north are incompatible with future land use within the Park West Green GP and the fact that the developer does not control the ability to construct a bridge over Mason Creek.



**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 not extend Kinley Creek Lane across Mason Creek to allow a block length greater than 1,400'.

**Chapter 42 Section:** 42-128, 130

**Chapter 42 Reference:**

42-130(a)(5) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet. And, 42-128(a)(1) 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 includes a 31.7 acre parcel located north of Colonial Parkway and south of Mason Creek, which is a 145' wide Harris County Flood District channel. North of Mason Creek, the Lakecrest Subdivision is a single family residential community which spans west to east generally from Katy Fort Bend Road to the Grand Parkway. The Mason Creek drainage channel runs this entire length which measures approximately 8,000 feet. While the Lakecrest Subdivision is entirely single family residential lots, south of Mason Creek there are many existing warehouse and distribution facilities taking access from Colonial Parkway. Lakecrest section 10, which is located north of Mason Creek, includes a stub street named Kinley Creek Lane. The 31.7 acres within the Park West Green GP, when platted in the future, will include detention reserves and unrestricted reserves. Since single family residential is not the future land use of this parcel, connecting Park West Green to Lakecrest does not result in a compatible land use scenario. Connectivity for Lakecrest is provided via Franz Road which is a major thoroughfare with signalized intersections at Katy Fort Bend Road and the Grand Parkway. While connecting Kinley Creek Lane across Mason Creek through Park West Green would provide access to Colonial Parkway, the connectivity to Katy Fort Bend Road and the Grand Parkway would not be significantly enhanced. Additionally, the bridge connection over Mason Creek would need to be completed by Harris County since the County owns of the land between Lakecrest and Park West Green. Such a street connection seems unlikely since there is little benefit to the public. Therefore, a variance to not extend Kinley Creek Lane across Mason Creek through Park West Green GP is hereby requested.

**(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 existence of the Mason Creek flood control channel predates the acquisition of Park West Green by the current developer. Stub streets by other developers were in response to Chapter 42 requirements and the premise that the highest and best use for the area was more single family residential development. As evidenced by existing surrounding land uses between Mason Creek and Interstate 10, the predominant land use has transitioned to warehouse/distribution, light industrial and hospital uses.

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

The crossing of flood control channels by local streets per Chapter 42-130(a)(5) allows for a single crossing every 2,000 feet. Within a single family subdivision, such an interval provides good neighborhood connectivity. In this situation, since surrounding land uses have changed from single family residential to warehouse/distribution, light industrial and hospital uses, connectivity between such disparate uses is undesirable. Local circulation is adequately managed by existing major thoroughfares and freeways.

**(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 warehouse, distribution and light industrial uses.

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

The hardship for this street extension variance request is the fact that existing land uses to the north are incompatible with future land use within the Park West Green GP and the fact that the developer does not control the ability to construct a bridge over Mason Creek.

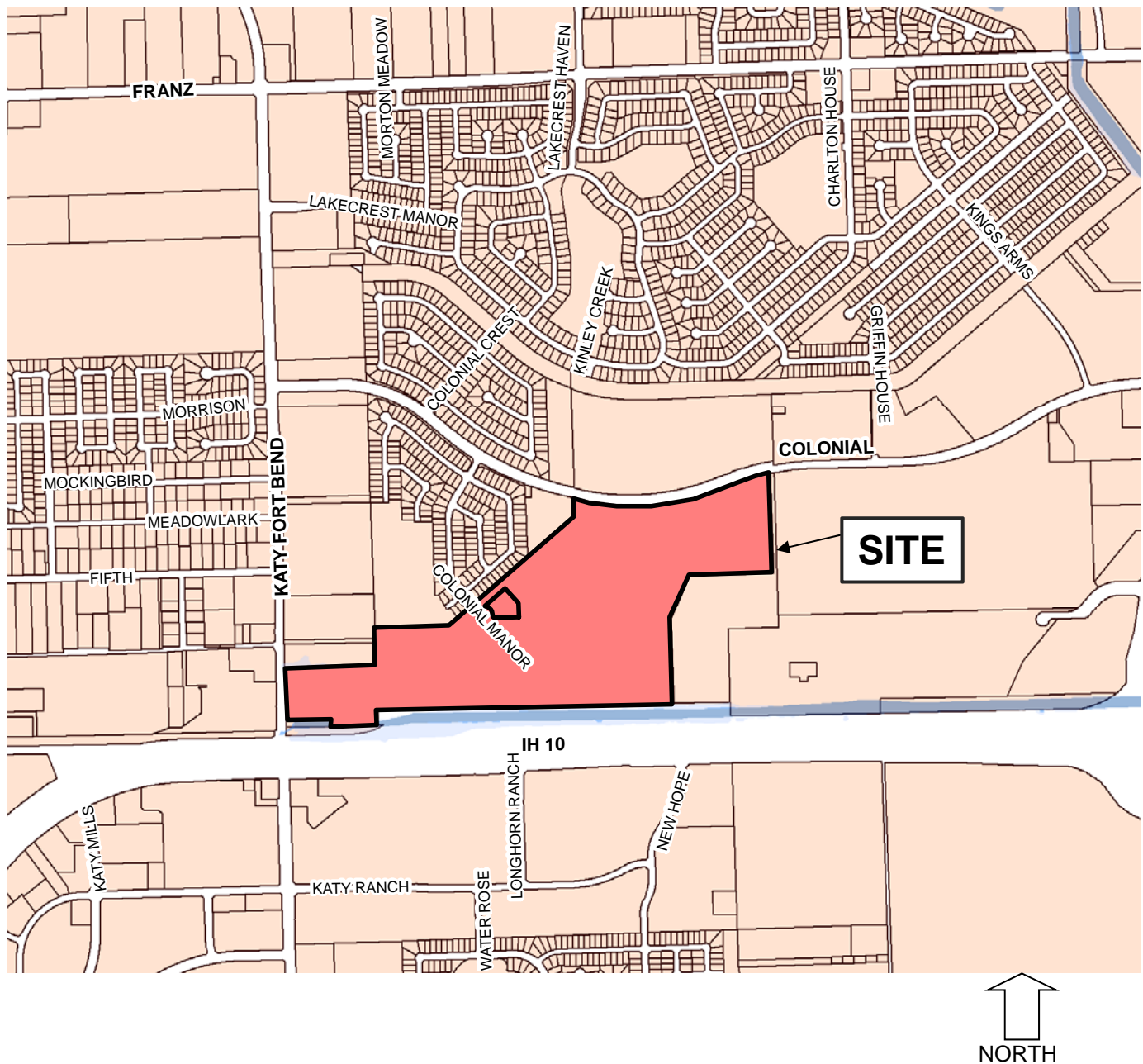
# Houston Planning Commission ITEM: 137

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Park West Green Sec 1 (DEF1)

Applicant: EHRA



D – Variances

Site Location

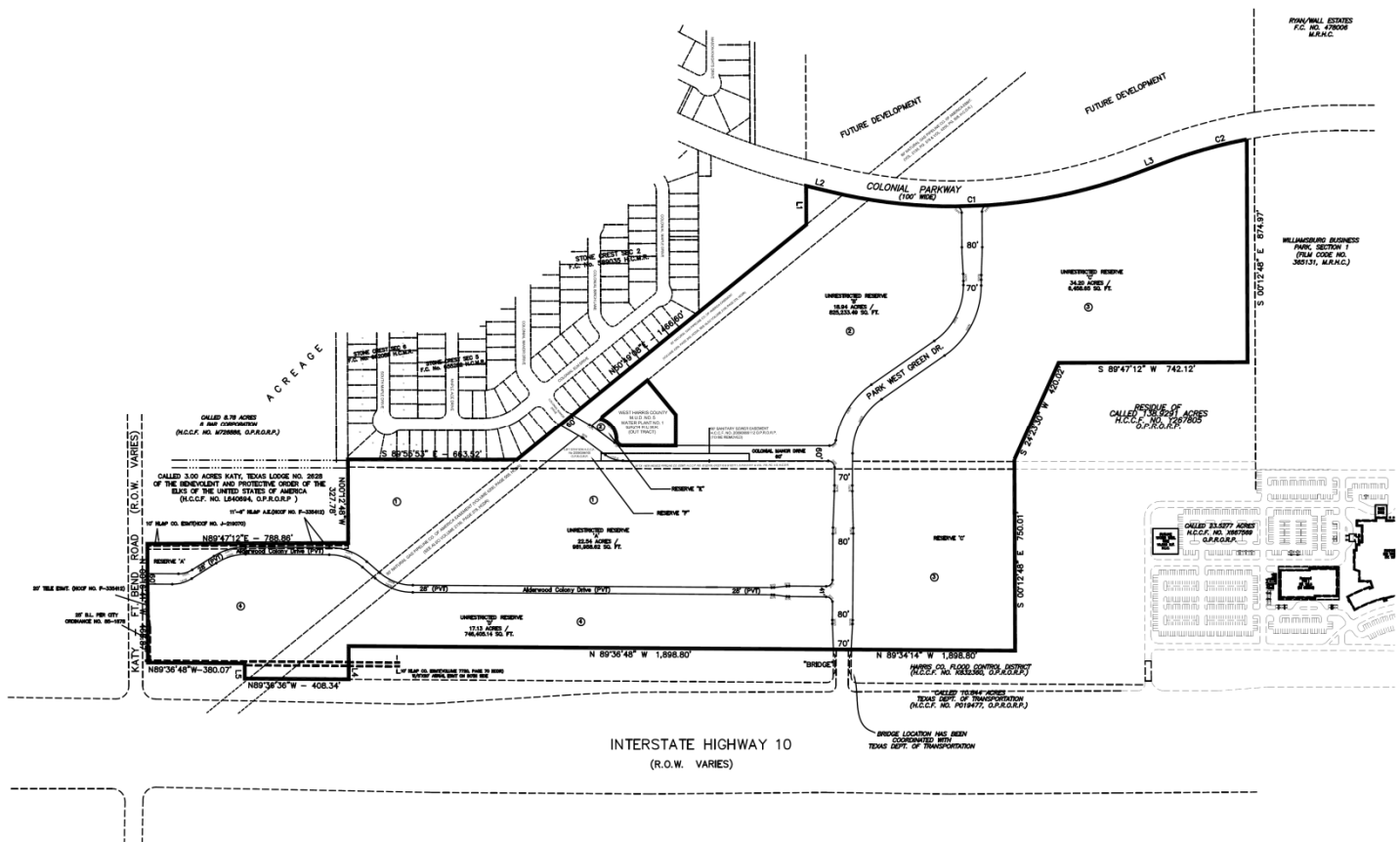


# Houston Planning Commission ITEM: 137

Planning and Development Department Meeting Date: 02/19/2015

Subdivision Name: Park West Green Sec 1 (DEF1)

Applicant: EHRA



D – Variances

Subdivision

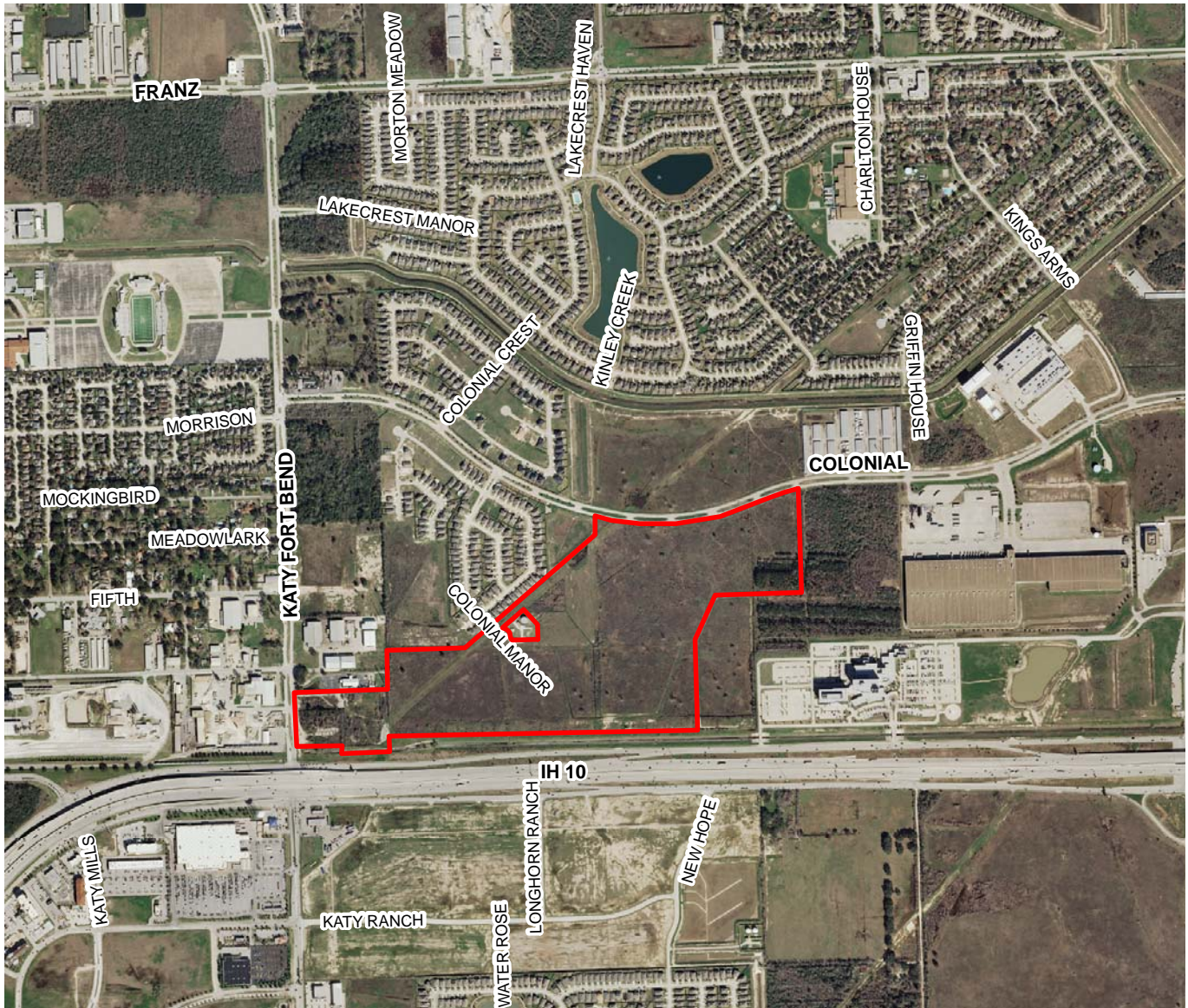
# Houston Planning Commission ITEM: 137

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Park West Green Sec 1 (DEF1)

Applicant: EHRA



D – Variances

Aerial

# Houston Planning Commission    ITEM : 138

Planning and Development Department

Meeting Date: 2/19/2015

**Subdivision Name: Skyline Villas**

**Applicant: REKHA ENGINEERING, INC**



**D – Variances**

**Site Location**



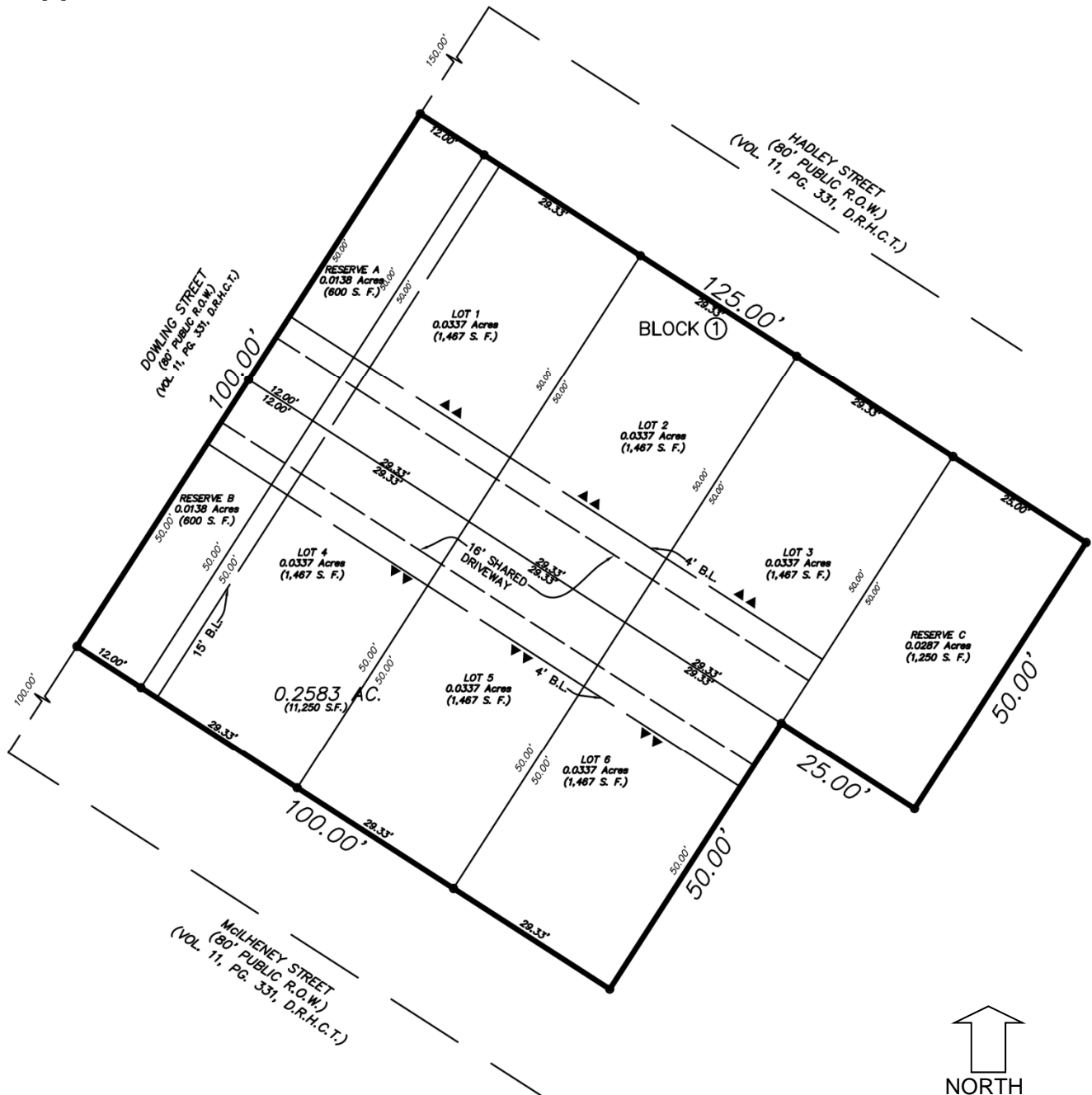
# Houston Planning Commission ITEM : 138

Planning and Development Department

Meeting Date: 2/19/2015

Subdivision Name: Skyline Villas

Applicant: REKHA ENGINEERING, INC



D – Variances

Subdivision



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# Houston Planning Commission    ITEM : 138

Planning and Development Department

Meeting Date: 2/19/2015

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Subdivision Name: Skyline Villas

Applicant: REKHA ENGINEERING, INC



NORTH

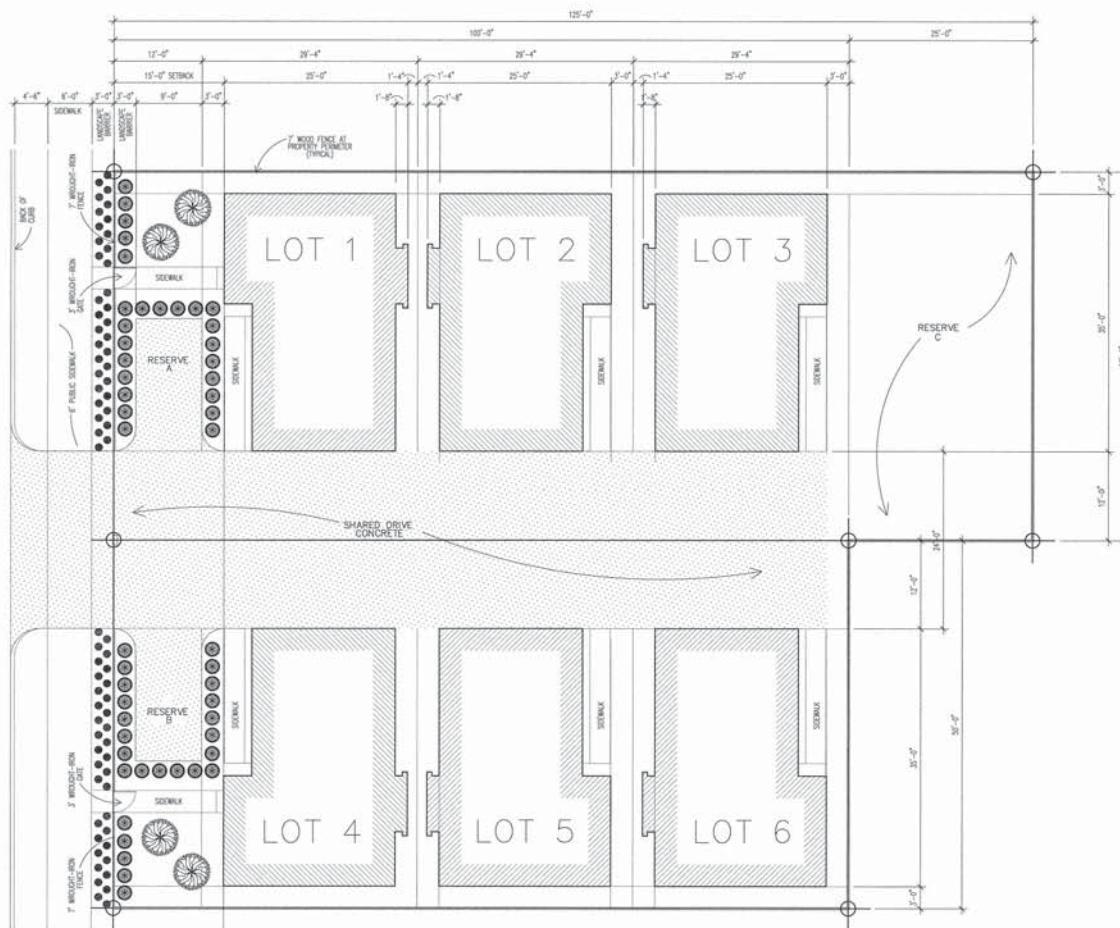
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**D – Variances**

**Aerial**

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# Dowling Street (80' R.O.W.)



1/8"=1'-0" 01

ISSUE		DESCRIPTION
NO.	DATE	
1	17 SEPT '14	PROGRESS REVIEW

**SHANE COOK  
DESIGNS**

P.O. BOX 70247  
HOUSTON, TEXAS 77270  
TEL: 832.483.8085  
FAX: 713.861.8085  
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VARIANCE REQUEST FOR:

SKYLINE VILLAS  
2307 DOWLING ST. &  
2309 DOWLING ST.  
HOUSTON, TX 77004

sheet title:  
SITE PLAN

sheet no.:

A-1

100

SHANE COOK  
DESIGNS

P.O. BOX 70247  
HOUSTON, TEXAS 77270  
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FAX: 713.861.8085  
[www.shonecookdesigns.com](http://www.shonecookdesigns.com)

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VARIANCE REQUEST FOR:  
SKYLINE VILLAS  
2307 DOWLING ST. &  
2309 DOWLING ST.  
HOUSTON, TX 77004

sheet title:  
STREETFRONT  
DEVELOPMENT  
SECTION

sheet no.:

L-1



**Application Number:** 2015-0190

**Plat Name:** Skyline Villas

**Applicant:** REKHA ENGINEERING, 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 15' BL on Dowling Street.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The proposed plat is located in the 2300 block of Dowling, between McIlhenny and Hadley streets. The intention of the plat is to provide for the construction of new townhomes to accommodate the growth of new owners seeking to live close to the downtown area. A 15' building line would allow for the construction of homes equivalent to those owner's expectations while also maintaining a pedestrian and passer-by friendly transition from the street curb to the building line. A 15' building line will also help to transition this development into a neighborhood with setbacks that seem to vary from 0' to 25'. But, most notably, will allow the development to integrate with other recently constructed similar developments of townhomes in the area.

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

No hardship created or imposed is used as a basis to support the request for variance by this applicant. This setback line variance request is based on factors external to the proposed plat, such as the integration with other similar developments.

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

Given the generous distance of about 13'-6" from the street curb to the property line, this transition would include a 6' wide sidewalk and 3'-0" of low shrubbery landscaping elements between the street and the proposed wrought-iron fence at the front of the development. There will be an additional landscape barrier and trees within a dedicated off-site parking area between the fence and the fronting townhomes. Sidewalks at gates in the wrought-iron fence will allow for easier neighborhood walkability for the fronting townhomes. So, a visible separation and transition from the street curb to the building line is still preserved and maintained. (See provided Site Plan and Street-front Development Section drawings.)

**(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. It will instead make for an improved neighborhood appearance, without compromising the public health, safety or welfare in any way.

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

Economic hardship is not the sole justification for the requested variance. The variance requested is based on both existing conditions of similar developments and a genuine desire to better integrate this development into this expanding neighborhood.



# Houston Planning Commission

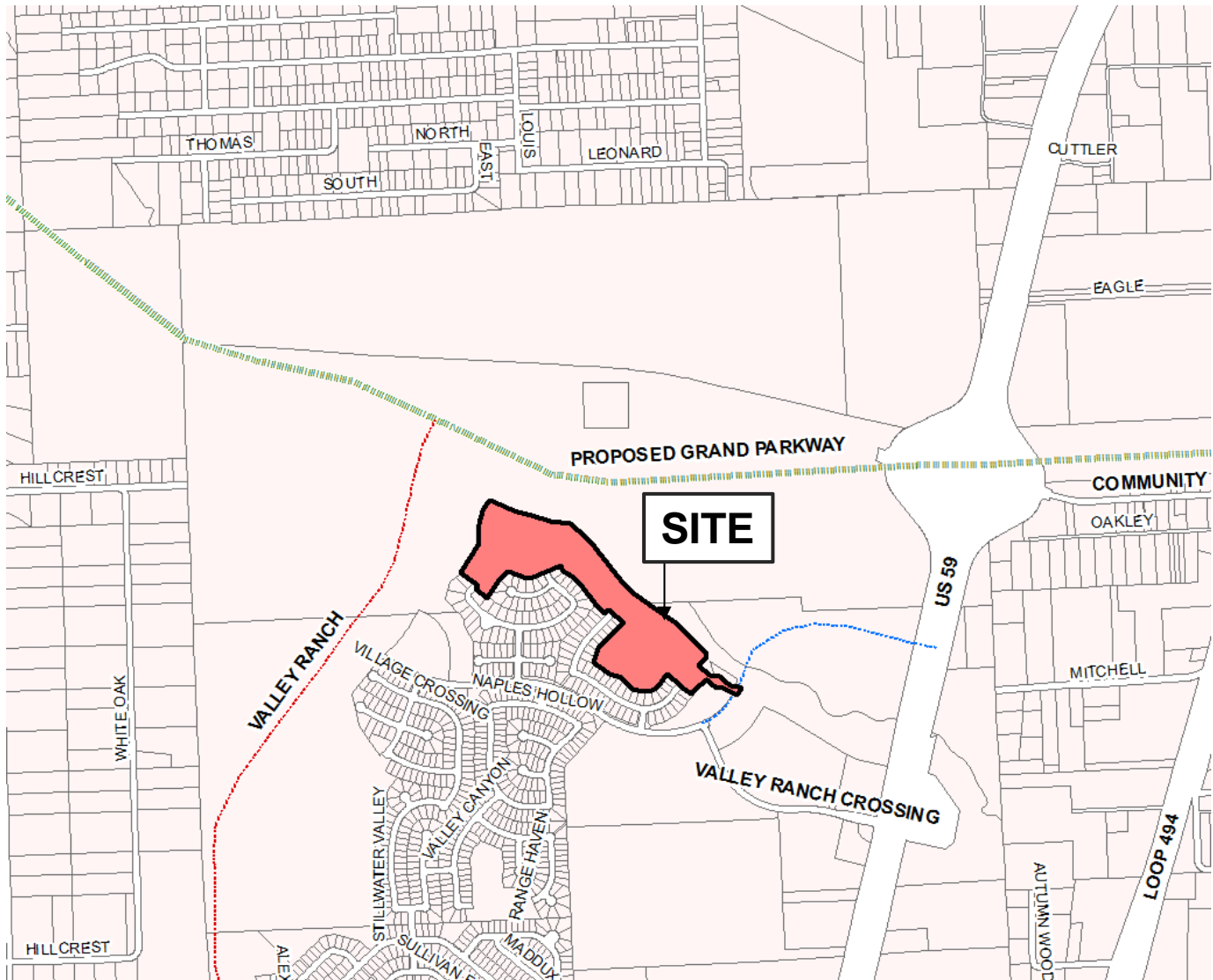
ITEM: 139

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Valley Ranch Sec 7

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

## Subdivision

# Houston Planning Commission

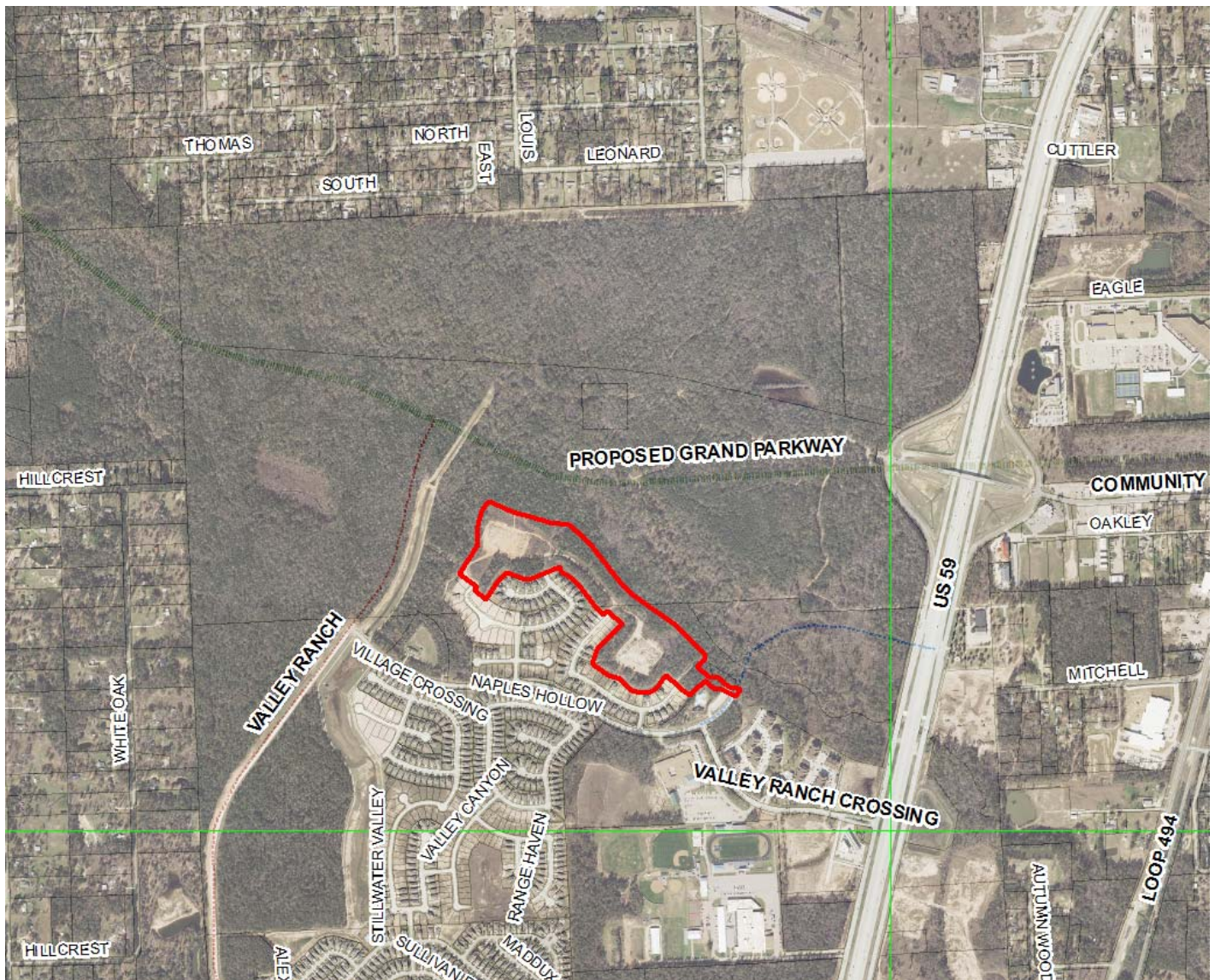
ITEM: 139

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Valley Ranch Sec 7

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial





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**Application Number:** 2015-0169  
**Plat Name:** Valley Ranch Sec 7  
**Applicant:** Hovis Surveying Company Inc.  
**Date Submitted:** 01/26/2015

---

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

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

To allow for an excessive block length along the north and south property line and to allow more than 35 lots on a cul-de-sac street

**Chapter 42 Section: 128 & 131**

**Chapter 42 Reference:**

Intersections of local streets (a) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet 42-131 (a) A cul-de-sac shall not serve a single family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

**Statement of Facts**

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

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

This 30.719 acre development is located in the William Massey Survey, Abstract Number 387, Montgomery County, Texas. This development is proposed to be a private gated section of Valley Ranch. It is bounded on the South by existing Valley Ranch Sec 4, Valley Ranch Sec 1 and Valley Ranch Sec 8. It is bounded on the north by White Oak Creek. This is an environmentally sensitive area with wetlands adjacent to this development. The developer is currently working with the CORPS of Engineers to establish a conservation easement over this area. Based on the location of the wetland areas there is no place for a street to extend north along the north boundary line of this development. Valley Ranch Bend Drive (60' R.O.W.) and Ranch Valley Parkway (Old Sorter's Road) (120' R.O.W.) will eventually extend north to the Grand Parkway which is proposed to be north of the conservation easement to provide north south circulation in this area. Since this development is proposing a private street system the existing public streets that terminate along the South boundary line of this development will have to be terminated with a cul-de-sac. This will create an overlong block length along the South line of this development. The existing public streets currently just terminate and with this development we will create a turn around. This should not hinder existing circulation because at this time the streets do not extend north. Also, based on the existing physical conditions to the north there will be no where for the streets to extend further north. This proposed development will contain 135 lots of which 120 lots will take access off of Elk Haven Lane, a Private 60 foot permanent access easement and public utility easement with three cul-de-sac streets extending off of it. The street within this development will be private Type 1 Permanent Access Easements. All of the utilities within the gated portion will be looped. There are four stub streets that extend into this development and in order to provide for private streets within this development they will be terminated with a cul-de-sac.

**(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 because the existing wetland area prohibits the extension of a street along the north property line of this development. The two streets that will extend are shown on the existing general plan for this development. Also, based on the shape and size of the development



and the fact that there is no point of access to the north the number of lots on the cul-de-sac street exceeds the 35 lot requirement. Since the adjacent subdivisions are not gated private streets these existing streets must be terminated with a cul-de-sac in order to obtain a private gated community with this section. The existing conditions to the north of this development lend to a private gated community since there will not be any development immediately adjacent to this development. The terminating of the existing stub streets allows for the residences to the south of this development to have an area to turn around and circulate through the existing street pattern.

**(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 there will be access provided to the North by Valley Ranch Bend Drive and Valley Ranch Parkway. In addition, to the wetland area, the Grand Parkway is proposed to be north of this development and it is a controlled access highway which also hinders north south circulation. The existing stub streets would only extend a short distance and then loop into Elk Haven Lane since there is no place for extension further to the north. The physical features surrounding this development hinder north south circulation but create a nice environment for a private gated community. Based on the fact that a private street cannot take direct access from a public street the only way to create this private gated community is to terminate the existing public streets. The lots taking access from the private cul-de-sac street will have a looped utility system to help with pressure and utility concerns. The paving width of the private streets within this development will be 28 feet.

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

The granting of the variance will not be injurious to the public health, safety or welfare because there will be adequate circulation in this area and to create a stub street that cannot extend further north based on the existing conditions in the area does not improve or help circulation. I have attached a copy of the preliminary report Berg Oliver and the Corps of Engineers regarding the conservation easement area. There is an aerial of the property adjacent to this development attached to the application for a visual of the property to the north of this development. Also, in order to create a private gated community within the existing Valley Ranch development the creation of a overlong cul-de-sac street is the only option since there are no private points of access to the north or south. The private street pattern will provide for circulation within this development and the number of lots does not create the need for more than one point of access.

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

Economic hardship is not the sole justification of the variance because the existing conditions of the surrounding area limit the points of access for streets to extend to the north. Also, since this development is surrounded by existing platted sections the creation of a private community within the development limits the points of access to the south as well. The unusual physical characteristics of the adjacent land hinder the creation of north south circulation in this development.

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# Houston Planning Commission      ITEM: 140

Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name: Walmart Store No 297 (DEF1)**

**Applicant: Owens Management Systems, LLC**



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**D – Variances**

**Site Location**

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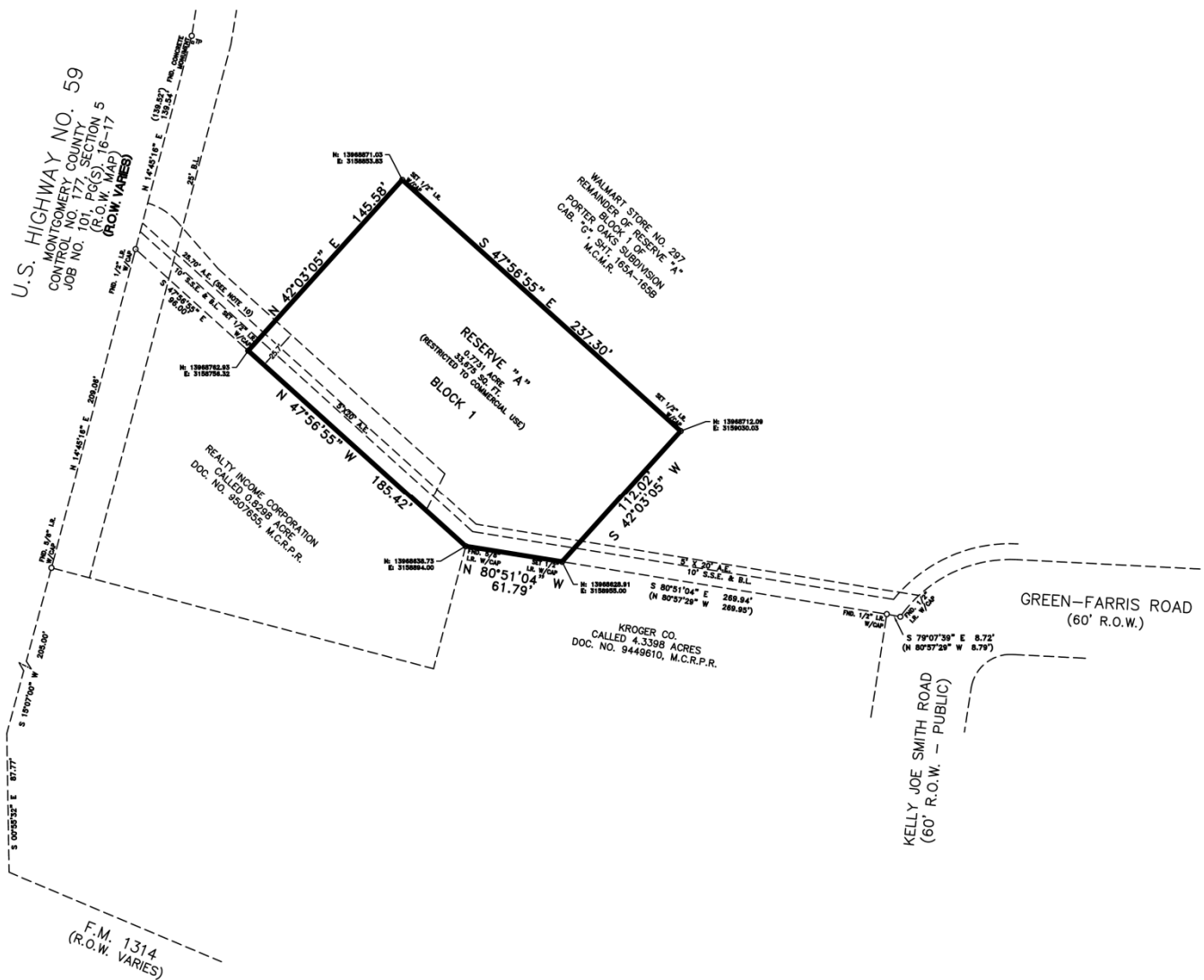
# Houston Planning Commission ITEM: 140

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Walmart Store No 297 (DEF1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission **ITEM: 140**

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Walmart Store No 297 (DEF1)

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.

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# Houston Planning Commission

## ITEM: 141

Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name: Waverly Place on 13th Street**

**Applicant: Richard Grothues Designs**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

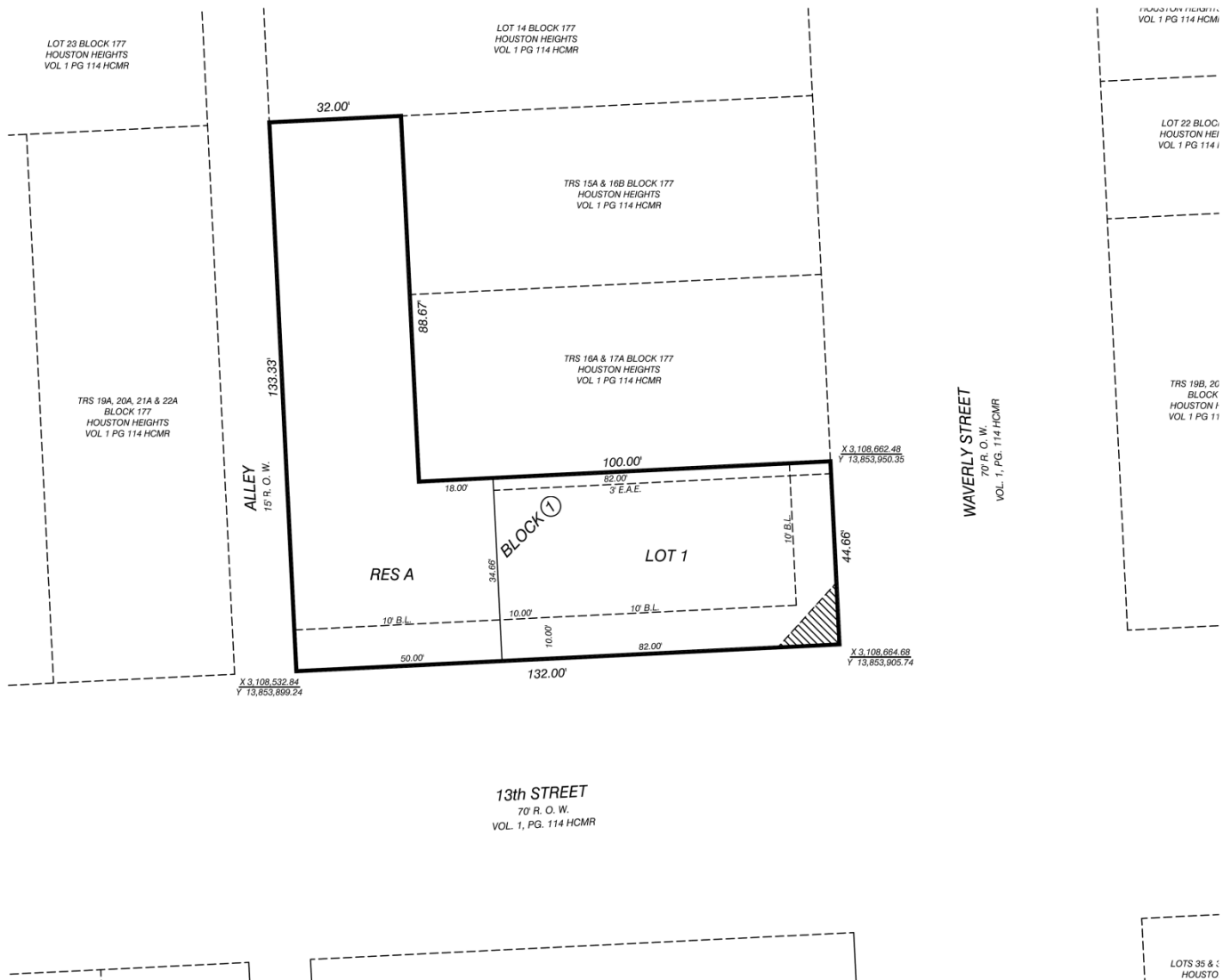
## ITEM: 141

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Waverly Place on 13th Street

Applicant: Richard Grothues Designs



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 141

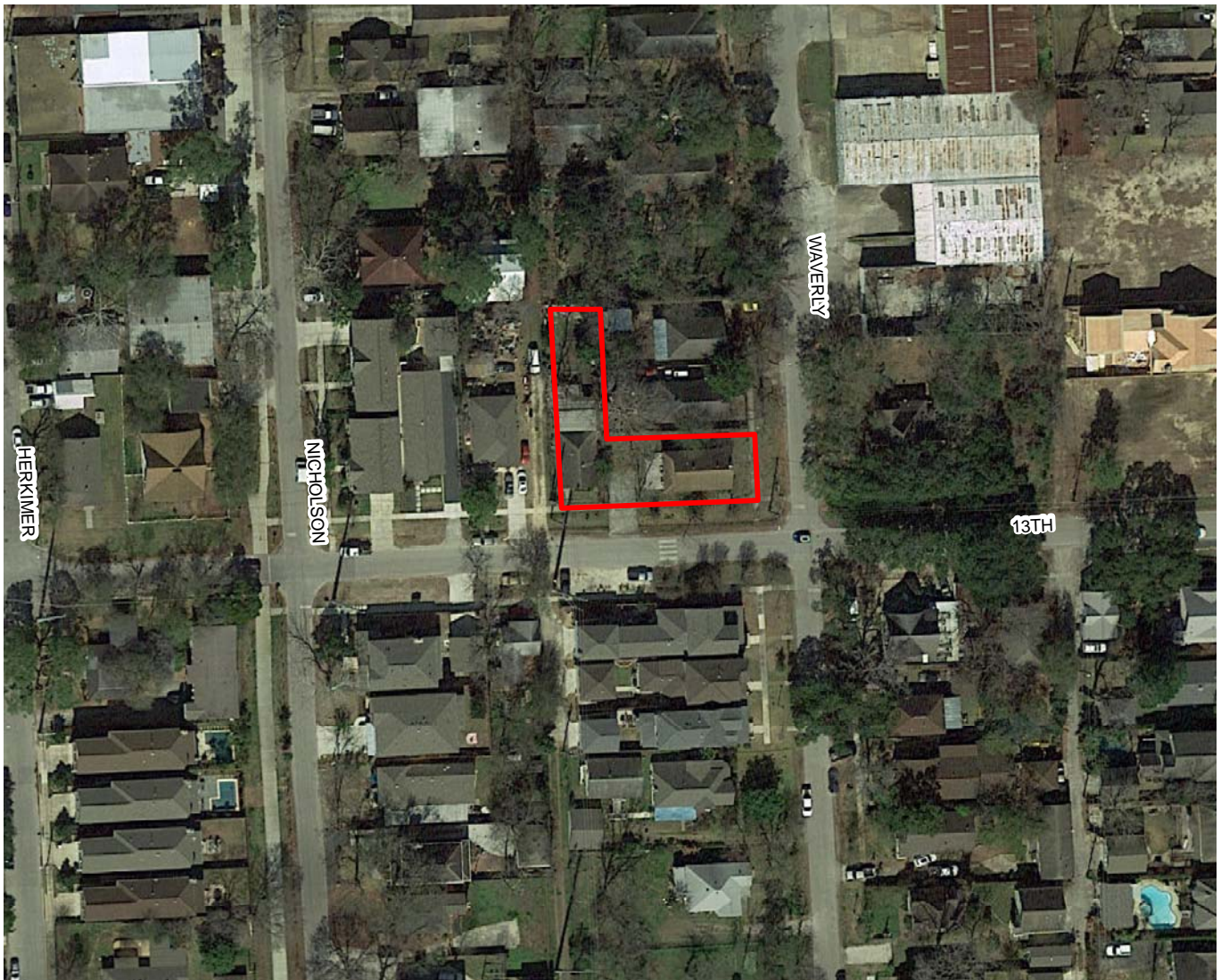
Planning and Development Department

Meeting Date: 02/19/2015

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**Subdivision Name: Waverly Place on 13th Street**

**Applicant: Richard Grothues Designs**



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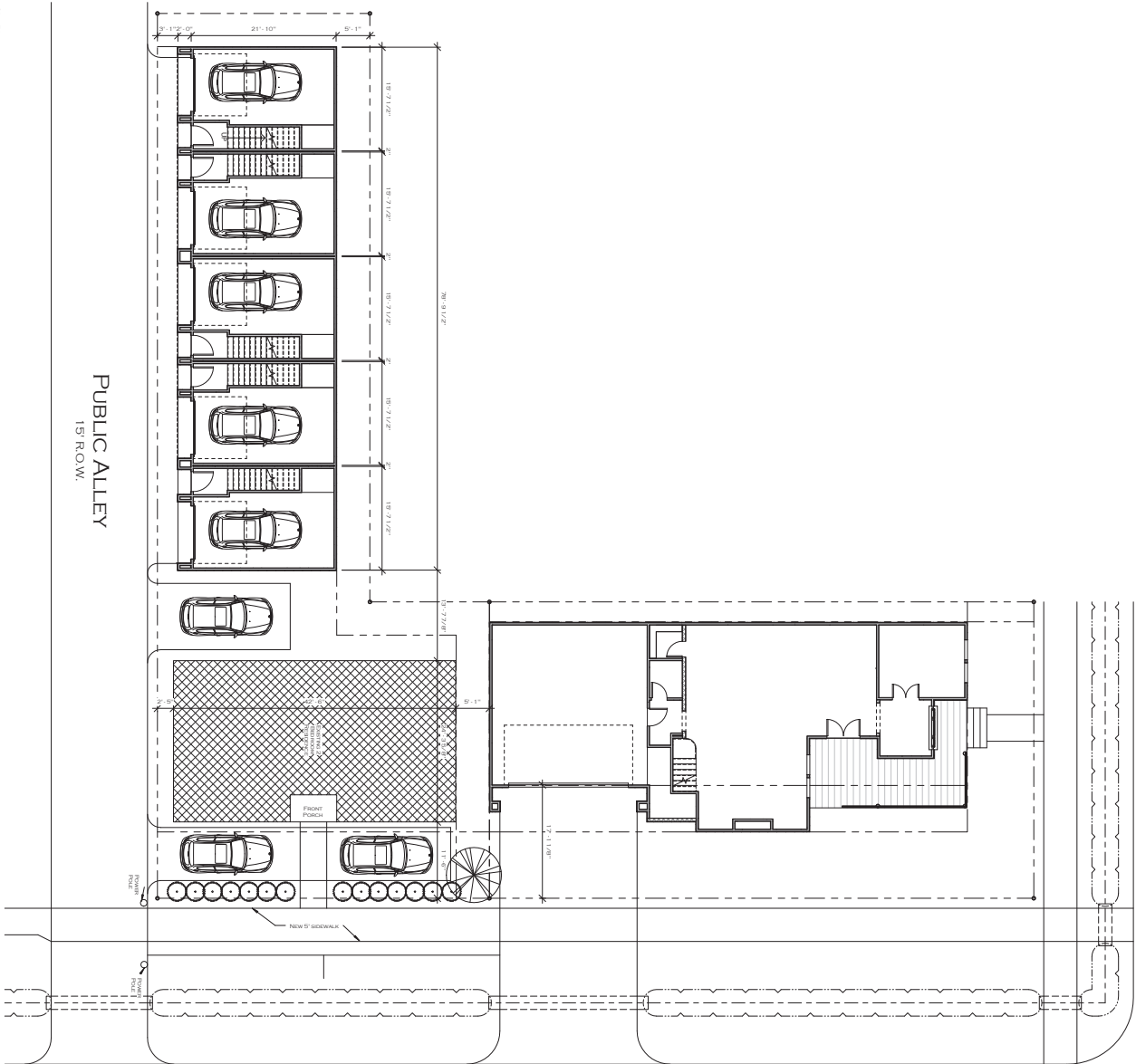
**D – Variances**

**Aerial**

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WAVERLY STREET  
50' R.O.W.



WEST 13TH STREET  
50' R.O.W.

Site Plan  
1/8" = 1'-0"

WWMCMH, LLC

WAVERLY PLACE ON 13TH STREET

13TH STREET & WAVERLY STREET, HOUSTON, TX 77008

Richard Grothues Designs Inc.

Residential • Commercial • Land Planning



8754 Pasadena Lane  
Houston, TX 77065  
Phone: 713.442.1000 Fax: 713.891.6001  
info@rgrdesigns.com



A0.1

2020.07.15 3:45:30 PM  
Waverly Place  
Site Plan  
A0.1



② 3D View 2



① 3D View 1

W 13th Street

www.mcmh, llc

WWW.MCMH, LLC  
WAVERLY PLACE ON 13TH STREET  
13TH STREET & WAVERLY STREET, HOUSTON, TX 77008

Last Modified:  
2/12/2015 11:56:09 PM

Last Plot:  
C:\ProgramData\Autodesk\LT2014\Profiles\1\PlotArea1.ctb  
by gregory

Job Number:  
2014.0047

Sheet Name:  
3D Drawings

A0.2



**Application Number:** 2015-0260

**Plat Name:** Waverly Place on 13th Street

**Applicant:** Richard Grothues Designs

**Date Submitted:** 02/09/2015

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

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

To allow a 50' street frontage for a restricted reserve.

**Chapter 42 Section:** 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-FRONTAGE Restricted reserve--All other 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 - 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;**

Waverly Place on 13th Street is located on the northwest corner of Waverly Street and West 13th Street. Developer acquired 1 lot and 4 tracts out of the original Houston Heights, with the intention of creating 1 lot and 1 restricted reserve in a manner consistent with recent developments in this area. Houston Heights is known for its unique pockets of development. The Heights has and is still going through a revival period. During the lean years, numerous boutique apartments were developed throughout the Heights. These examples can be found along the major arteries of Heights Boulevard and Yale as well as the side streets. Throughout this redevelopment period, the Heights has become distinguished by the fact you can find a new custom home abutting a hundred year old period Craftsman that still has yet to be brought back to life. Many fine homes original to the Heights have been restored as well as torn down. We are proposing to keep an original home; restore it and give it new life. We are also proposing the construction of a new home in the Craftsman style and a multiple unit building behind the original home to also fall within the Craftsman style. The unique shape of the lot has predicated how best to use the land. We are proposing to move the existing Craftsman bungalow westward. On the corner will be the new construction of a Craftsman style home with the raised floors, siding and trim with details and porches to enhance the corner as you stop at the intersection of Waverly and West 13th. Behind the moved original home will be the multi-unit building with access to the alley. Each of these units will be built with an enclosed garage for each unit. There will be ample off-street parking so as to keep 13th Street and the alley free for traffic. The tracts which about the alley were remnants from existing lots facing Waverly that were broken off at some point probably around the 1970's. This tract was only 32' wide and has created a fairly unique situation on which to develop. The total frontage along West 13th Street is 132'. Should the Ordinance be enforced and the 60' of frontage remain in effect, the remaining 72' x 44.66' (3,215 sf) would not be sufficient to create a Craftsman style single family home on the corner. We feel that the corner should be prominent and reflect the original feel of the Heights which the extra 10' x 44.66' (446.6 sf) would allow. We also felt that by moving the original home to face West 13th Street we could maintain the integrity of the Heights

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on the fact of the size and shape of the lot and tracts as purchased.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development contains 133' of alley way front as well as the proposed 50' of West 13th Street frontage; 2. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face; and 3. The look and feel of the development will blend in with that of the neighborhood.

**(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. All pedestrian traffic will have free and clear use of a newly expanded sidewalk. All vehicular traffic will come from a single driveway or the public alley.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beatification of the block face.



# Houston Planning Commission

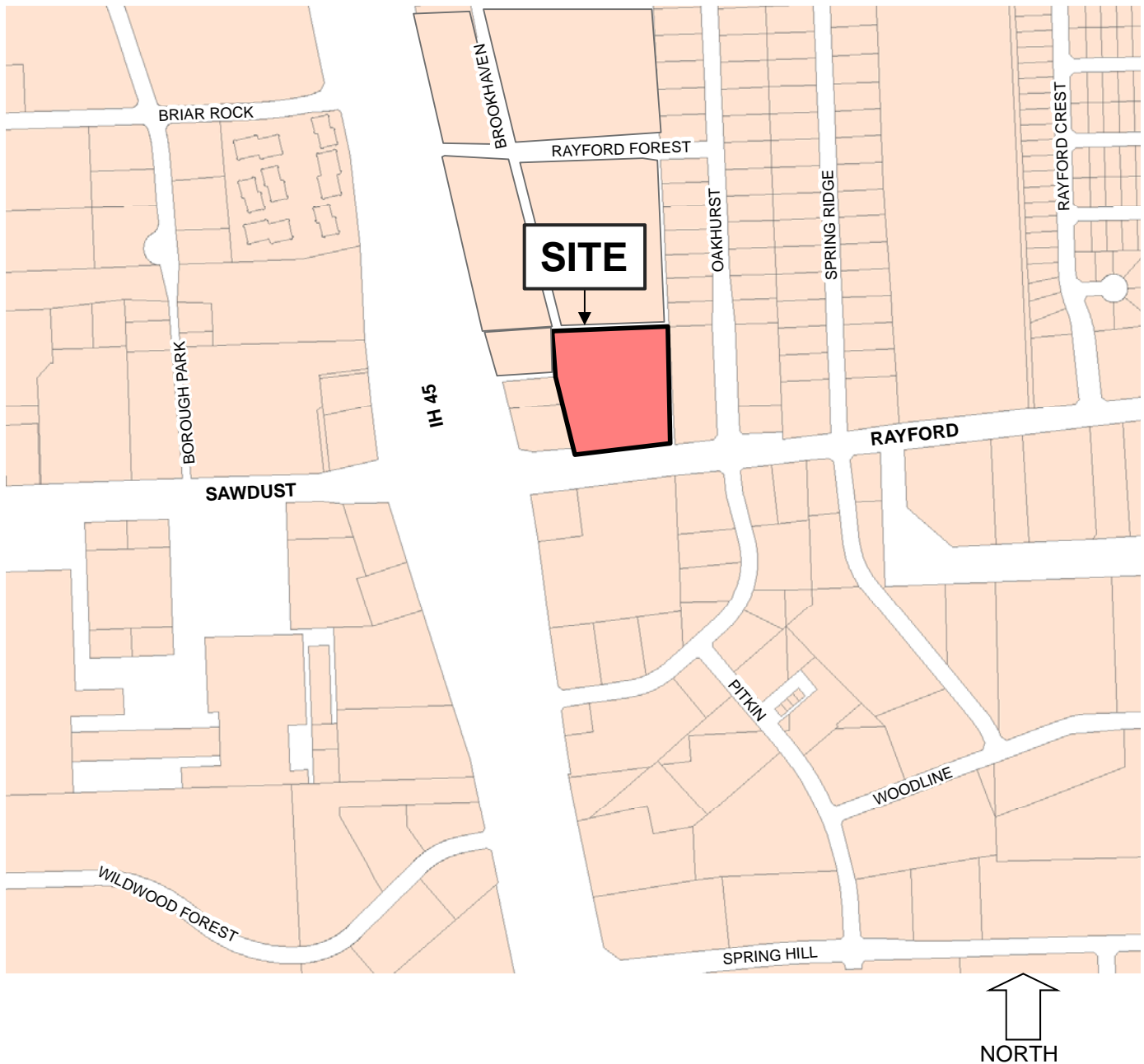
**ITEM: 142**

Planning and Development Department

Meeting Date: 02/19/2015

**Subdivision Name: Woodlands Gate**

**Applicant: CobbFendley**



**D – Variances**

**Site Location**

# Houston Planning Commission

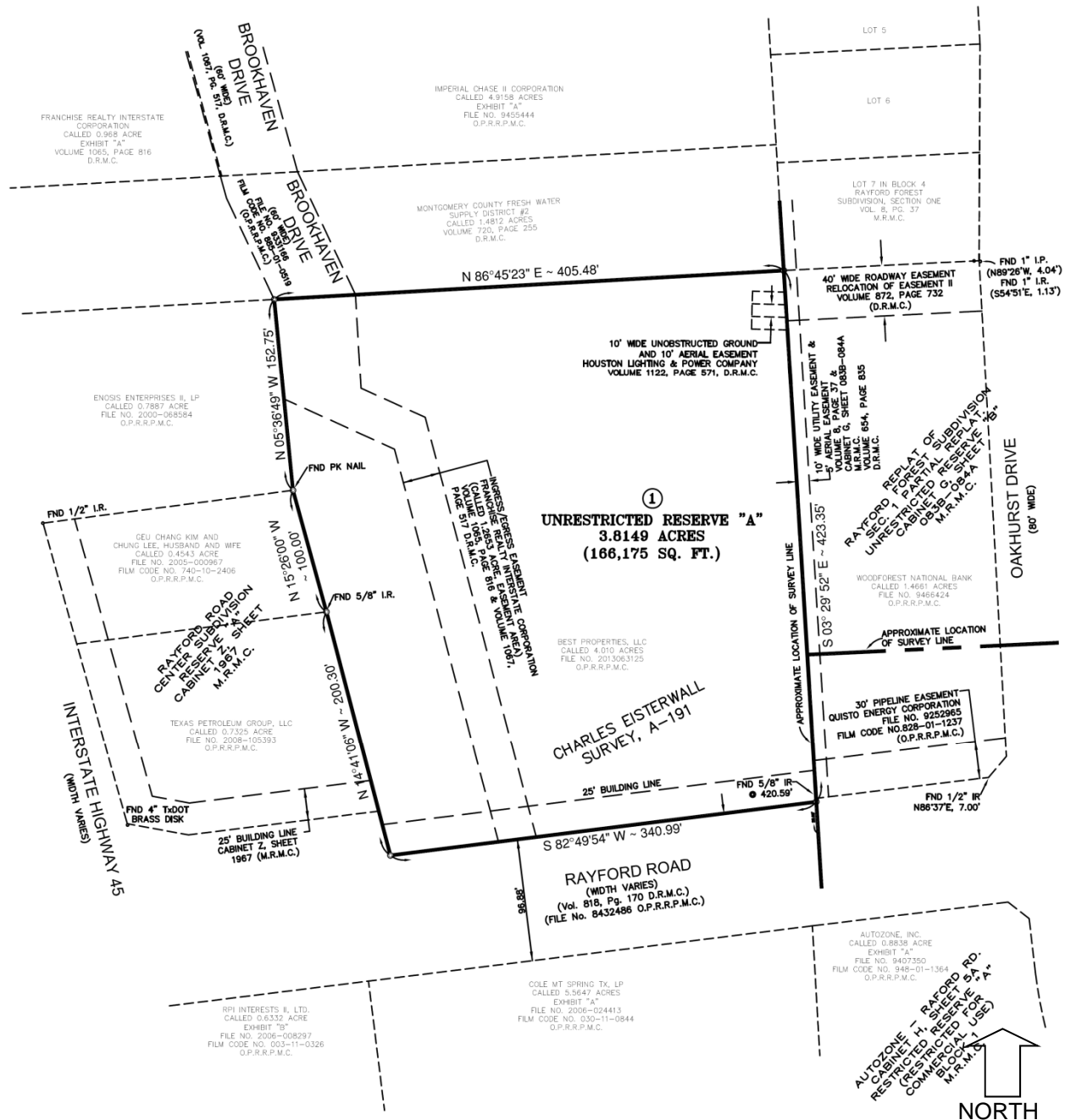
# ITEM: 142

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Woodlands Gate

Applicant: CobbFendley



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 142

Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Woodlands Gate

Applicant: CobbFendley



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**D – Variances**

**Aerial**

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**Application Number:** 2015-0227

**Plat Name:** Woodlands Gate

**Applicant:** CobbFendley

**Date Submitted:** 02/06/2015

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

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

To waive the requirement for dedication of a public cul-de-sac for terminus of Brookhaven Drive.

**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

**Statement of Facts**

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

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

• "The Property" signifies the 3.8149-acre tract being platted as WOODLANDS GATE and is located near the northeast corner of Interstate 45 and Rayford Road in southern Montgomery County, Texas. • The Property has an area of 3.8149 acres and has an approximate configuration of a rectangle with an average north-south dimension of 423 feet and an average east-west dimension of 375 feet. A public cul-de-sac and 10-foot building line (which would be required by the City of Houston if the variance is not granted) would extend southward into the Property by approximately 146 feet and eastward into the Property by approximately 130 feet. The total area of the right of way would be approximately 12,822 square feet (0.2944 acre) and the total area of the right of way with 10-foot building line would be 16,029 square feet (0.3680 acre). • Two existing coincident access easements extend from the south right of way line of Rayford Forest Drive southward to the north right of way line of Rayford Road. These easements were dedicated in 1978 under Volume 1065, Page 816 and under Volume 1067, Page 517 of the Deed Records of Montgomery County. • These two existing coincident access easements traverse the Property, extending north-south from the north property line near the northwest corner of the Property to the south property line of the Property at the right of way of Rayford Road • These access easements predated and were in existence before any public right of way was dedicated. The public right of way within the tract to the north of the Property (owned by the Southern Montgomery County Municipal Utility District) was dedicated in June 1993 in Film No. 9331166 and Film Code 885-01-0519 of the Official Public Records of Real Property of Montgomery County. The dedication of the public right of way stopped at the north property line of the Property. The public right of way does not encroach into any part of the Property. • Via these existing access easements, vehicular traffic presently can drive southward to Rayford Road through the Property or can drive westward through the adjacent property to the west in order to access the northbound feeder road of Interstate 45. This presently available through access will continue with the proposed development of the Property without the dedication of the public cul-de-sac. The granting of the variance will not alter or obstruct the traffic patterns that have existed for decades. • The current development on the

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

• The applicant has not undertaken any action that has created or imposed the hardship that this variance is seeking to alleviate.

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

• The Property and the majority of the adjacent properties in the area are currently unplatted. The Property is being platted in accordance with the regulations of Chapter 42.

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

• Public access will not be detrimentally affected by not dedicating and constructing a public cul-de-sac as a terminus to Brookhaven Drive. Public access will continue to be provided just like in past decades by the existing access easements. • Granting the variance for not dedicating and constructing the public cul-de-sac will not be injurious to the public health,



safety or welfare. Fire truck access to and through the site presently exists and will continue to exist without the public cul-de-sac.

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

- The economic costs of the loss of land to right of way and the costs of the construction of the cul-de-sac do not present an economic hardship and are not the justification for the variance.

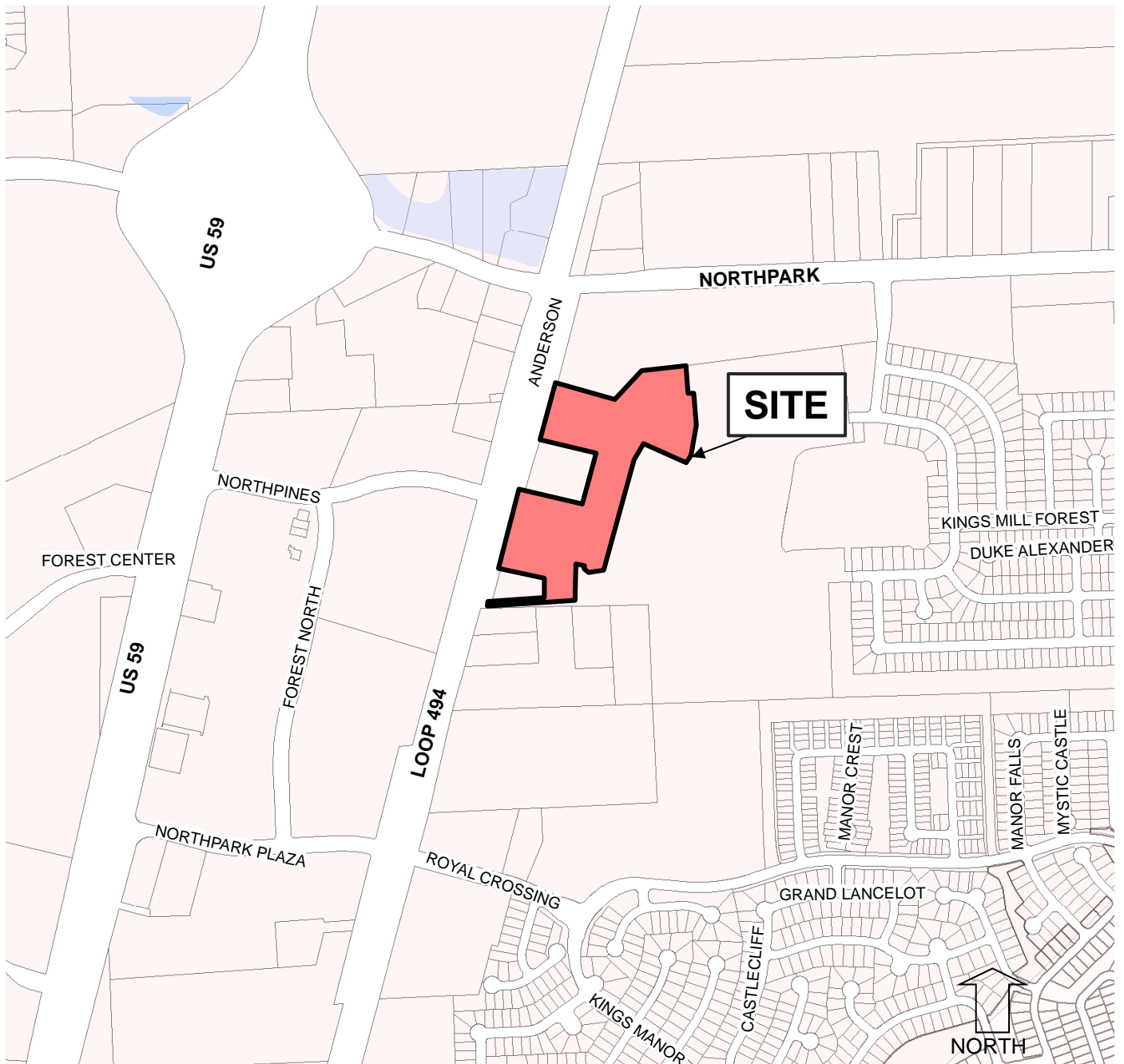
# Houston Planning Commission    ITEM: 143

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Kings Mill Sec 12

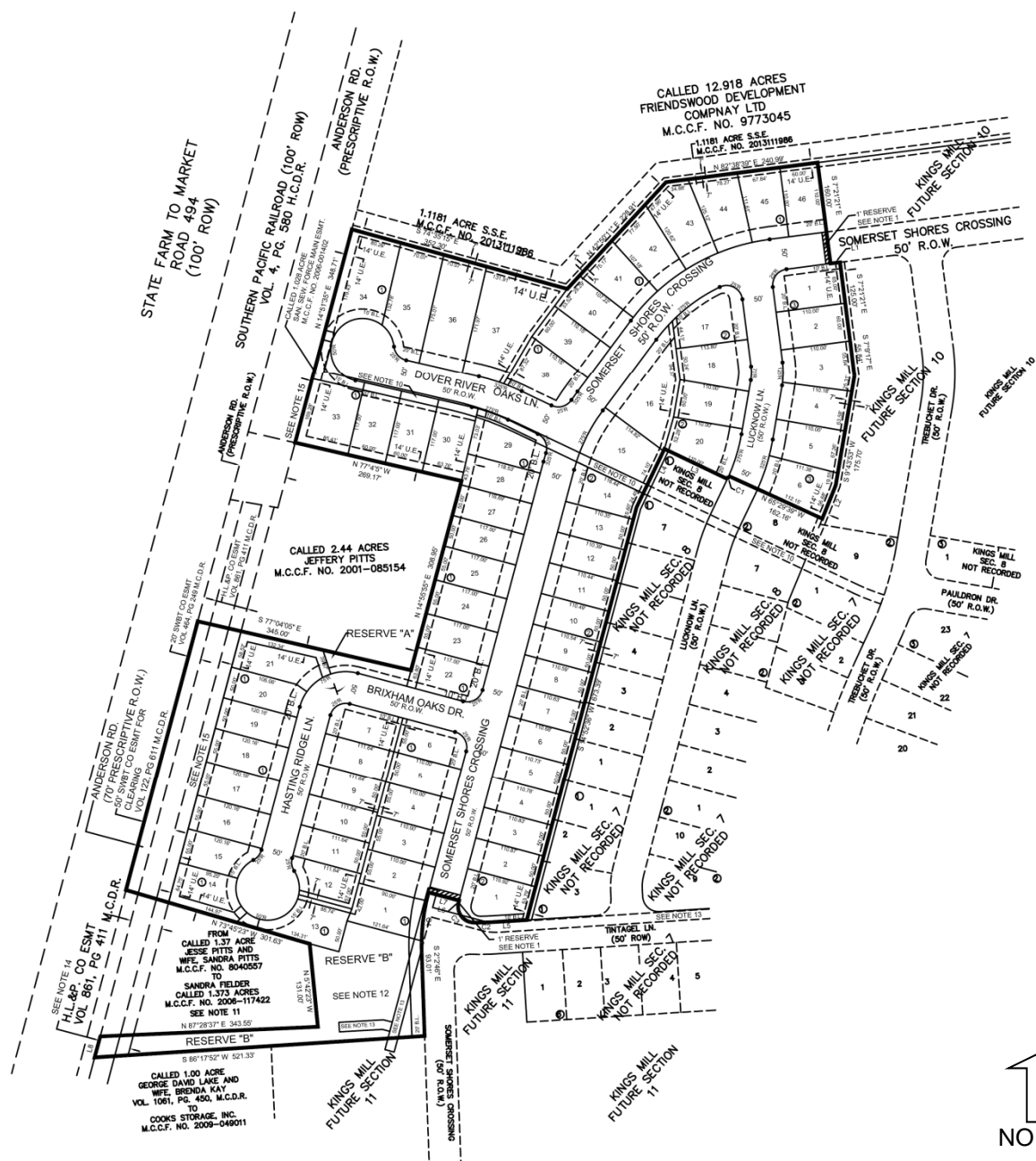
Applicant: EHRA



**F – Reconsideration of Requirements    Site Location**

**Meeting Date: 02/19/2015**

**Applicant: EHRA**



## Subdivision

# Houston Planning Commission      ITEM: 143

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Kings Mill Sec 12

Applicant: EHRA



F – Reconsideration of Requirements

Aerial





## **RECONSIDERATION OF REQUIREMENT Request Information Form**

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**Application No:** 2015-0307  
**Plat Name:** Kings Mill Sec 12  
**Applicant:** EHRA  
**Date Submitted:** 02/09/2015

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

**Specific requirement or condition being sought:**

Request to not extend Dover River Oaks Lane to Anderson Road.

**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.

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:**

A Variance is requested to not extend Dover River Oaks Lane to Anderson Road. Please refer to the submitted Variance Request Form.



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**Application Number:** 2015-0307

**Plat Name:** Kings Mill Sec 12

**Applicant:** EHRA

**Date Submitted:** 02/09/2015

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

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

Variance to allow Dover River Oaks Lane to terminate with a cul-de-sac and not extend to Anderson Road.

**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;**

Anderson Road is an unplatted prescriptive Montgomery County right-of-way (ROW) adjacent to Kings Mill Sec 12. It is an 18' wide a partial asphalt and gravel road which provides access to two (2) large acreage single family residences and the Kings Mill Storage business. Anderson Road is a dead end road into the Kings Mill Storage facility approximately 1,930 feet south of Northpark Drive. Dover River Oaks Lane is a cul-de-sac within Kings Mill Section 12 serving entirely single family residential lots. Kings Mill Storage and Kings Mill Subdivision are not associated in any way by ownership. Requiring Dover River Oaks Lane to connect to Anderson Road, per the CPC 101 markup on the preliminary plat, would not be conducive to sound public policy since Anderson Road is a substandard road surface and substandard width, and the quality of the road is completely out of character with the Kings Mill Subdivision. Further, due to an existing median and left-turn lane on Northpark Drive, vehicular traffic travelling northbound on Anderson Road must make a right hand turn on Northpark Drive. This provides no improvement of access from the Kings Mill Subdivision which already includes the required number of access points per Chapter 42.

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

Anderson Road predates the development of the Kings Mill Subdivision and has remained a prescriptive Montgomery County ROW for decades. There are no plans to improve the road surface or to provide ROW by plat, other than ROW already dedicated by the Kings Mill section 12 plat south of Dover River Oaks Lane.

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

The block length requirement in Chapter 42 is meant to provide good neighborhood circulation patterns and alleviate circuitous travel movements. Connecting Dover River Oaks Lane to Anderson Road would result in single family residential traffic using a substandard road to turn right onto Northpark Drive and would also allow a u-turn movement to occur immediately in front of a left-turn lane on Northpark Drive heading west. Such a movement is potentially unsafe in this location. Right turns onto Northpark Drive from Kings Mill Park Drive, which is one of two main neighborhood entries, are already allowed. Therefore, allowing Dover River Oaks to terminate as a cul-de-sac preserves the existing safe traffic pattern and maintains the intent of the Chapter.

**(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 because vehicular traffic movements from Kings Mill Subdivision to Northpark Drive will maintain their current, Montgomery County approved condition and access from the subdivision via Northpark Drive and Russell Palmer Road meet Chapter 42 criteria.

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

Justification for the variance request is the fact that Anderson Road is not a residential quality street and provides no additional beneficial access for residents of Kings Mill to Northpark Drive, making the connection of Dover River Oaks Lane to Anderson Road an irrelevant and undesirable street connection.

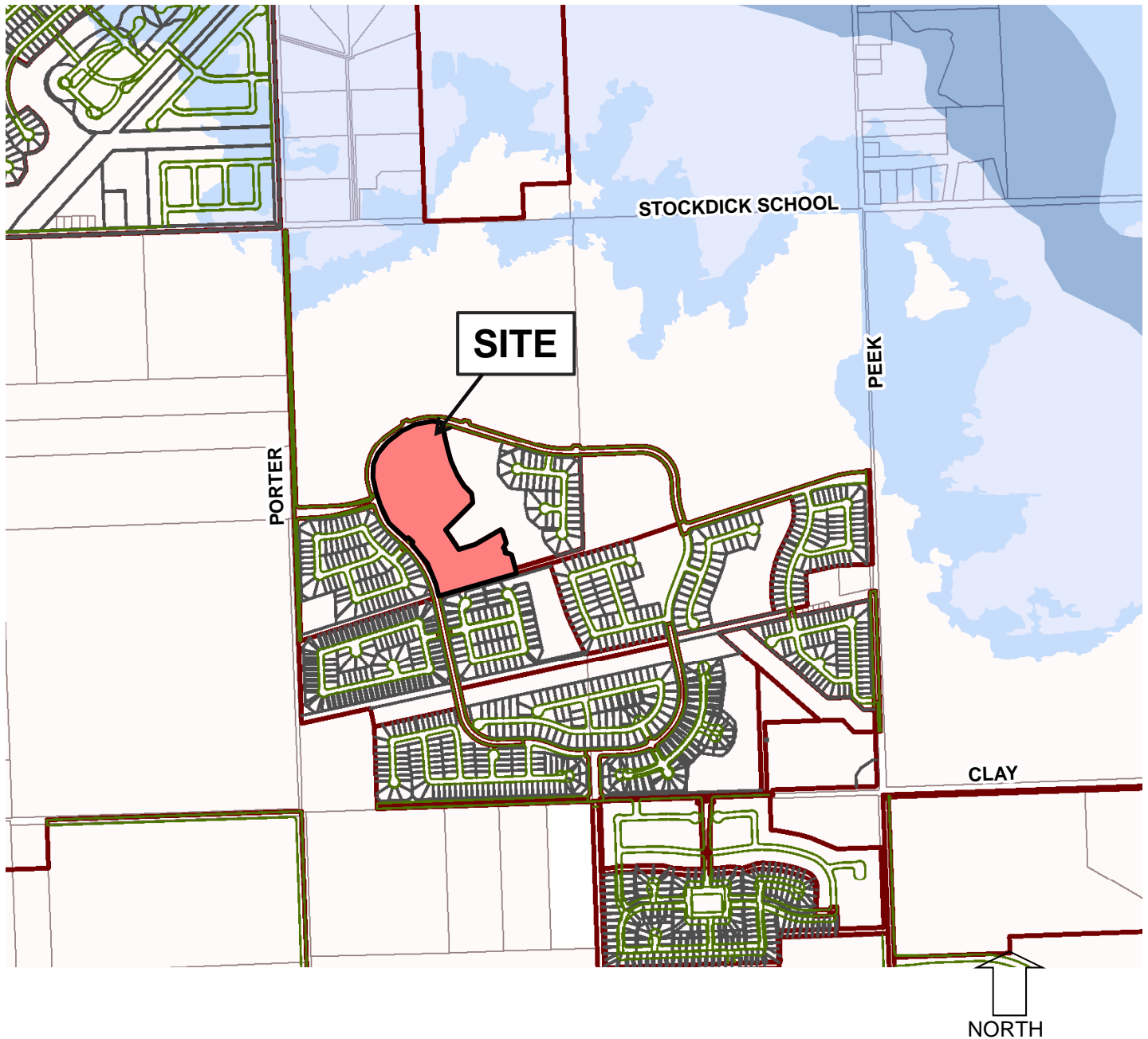
# Houston Planning Commission    ITEM : 144

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Ventana Lakes Sec 10

Applicant: EHRA



F- Reconsideration of Requirements

Site Location



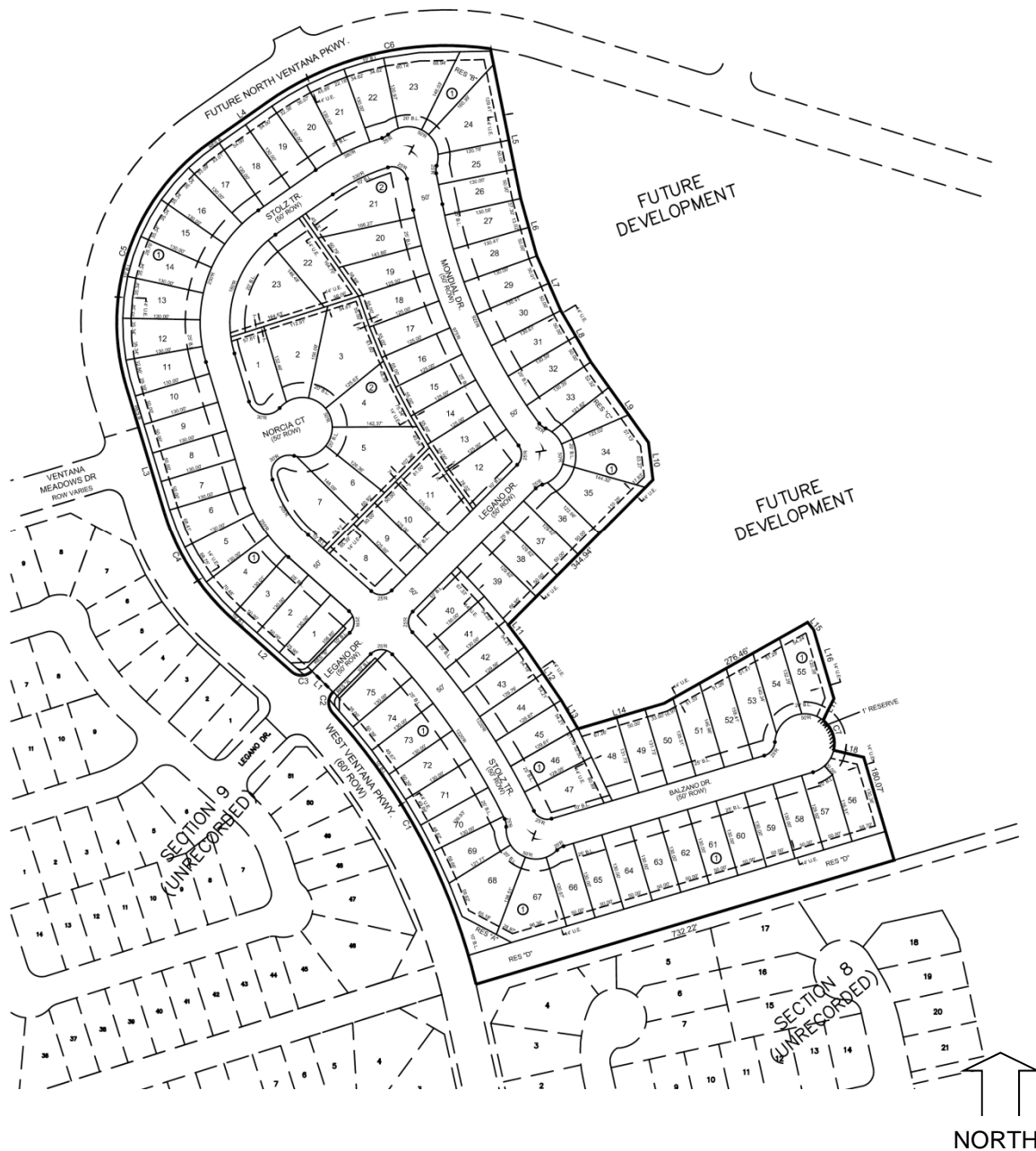
# Houston Planning Commission    ITEM : 144

Planning and Development Department

Meeting Date: 02/19/2015

Subdivision Name: Ventana Lakes Sec 10

Applicant: EHRA



F – Reconsideration of Requirements

Subdivision

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# Houston Planning Commission    ITEM : 144

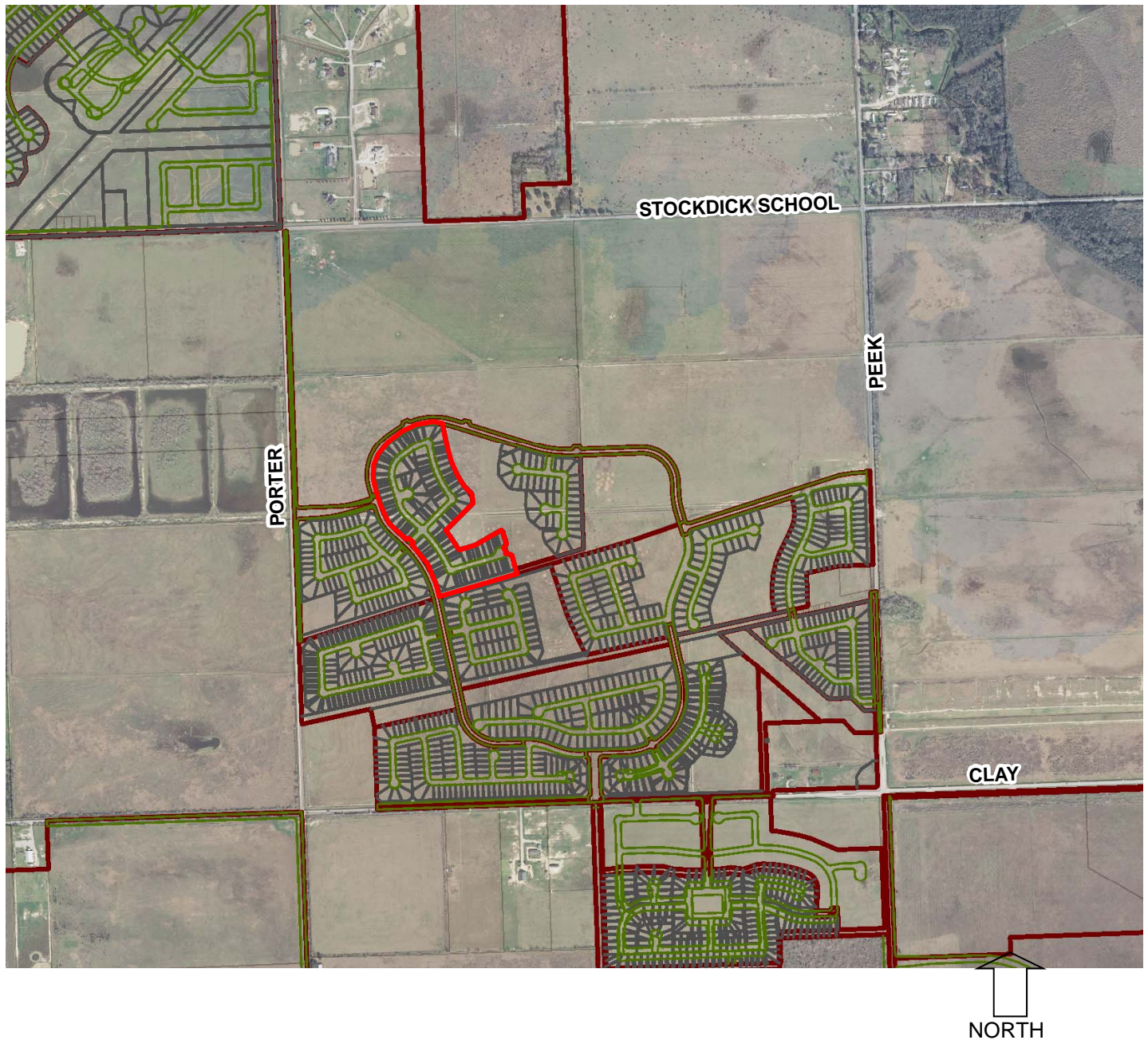
Planning and Development Department

Meeting Date: 02/19/2015

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Subdivision Name: Ventana Lakes Sec 10

Applicant: EHRA



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**F- Reconsideration of Requirements**

**Aerial**

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## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-0279  
Plat Name: Ventana Lakes Sec 10  
Applicant: EHRA  
Date Submitted: 02/09/2015

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

**Specific requirement or condition being sought:**

A Reconsideration of Requirement in order to allow a Special Exception for 36 lots (360 vehicle trips per day) on a cul-de-sac.

**Chapter 42 Section: 42-131(a)**

**Chapter 42 Reference:**

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

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:**

A Special Exception is being sought to allow 36 lots (360 vehicle trips per day) on a cul-de-sac. This is a 3% variance from the standard requirement of 350 vehicle trips per day (equal to 35 lots at 10 vehicle trips per day).



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2015-0279

**Plat Name:** Ventana Lakes Sec 10

**Applicant:** EHRA

**Date Submitted:** 02/09/2015

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

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

A Special Exception to allow for 36 lots (360 vehicle trips per day) on a cul-de-sac.

**Chapter 42 Section:** 42-131(a)

**Chapter 42 Reference:**

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

**Statement of Facts**

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

At the intersection of Legano Drive and Stolz Trail, lots 40 and 41 (block 1) front Stolz Trail, which is the cul-de-sac in question. This layout was chosen to minimize the driveways on Legano Drive which is also the entry road (through street) into the section. Turning the two lots 90 degrees and having them face Legano Drive would have resulted in a cul-de-sac with only 34 lots, however two additional driveways would be added to the main entry street into the section. This design was deemed undesirable so lots 40 and 41 were placed with driveway access to Stolz Trail. This resulted in the number of lots on this cul-de-sac to be one (1) lot over the Chapter 42 requirement.

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

One (1) additional lot on Stolz Trail, for a total of 36 lots, retains the intent of Chapter 42-131, which is to limit the vehicle trips at the intersection of a cul-de-sac and a through street.

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

Allowing 36 lots (360 vehicle trips per day) on a cul-de-sac is a 3% variance from the standard requirement of 350 vehicle trips per day (equal to 35 lots at 10 vehicle trips per day).

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

The maximum 35 lots on a cul-de-sac rule within Chapter 42 is meant to minimize the daily traffic volume at the intersection of the cul-de-sac and the adjacent through street. Adding only one (1) lot to the cul-de-sac and thus only 10 vehicle trips maintains the intent of limiting vehicular traffic at the intersection of the cul-de-sac.

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

Public health, safety and welfare are not negatively impacted by granting this variance because the additional 10 vehicle trips per day is not an undue burden on the residential street pattern of this section.



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/19/15

**ITEM: 156**

**Applicant:** FRANKLIN AND DANA BURNETT

**Contact Person:** DANA BURNETT

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	15-1046	77365	5771	296-R	ETJ
<b>EAST OF:</b> WOODLAND HILLS DR <b>NORTH OF:</b> NORTH PARK DR					

**ADDRESS:** 25120 Needham Road

**ACREAGE:** 2.007

**LEGAL DESCRIPTION:**

BEING A 2.007 ACRES OF LAND SITUATED IN THE A.J. MCSHAN SURVEY, A-698 AND THE N.S. SCHMITZ SURVEY, A-699, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 02/19/15

**ITEM: 157**

**Applicant:** FIDEL OVIEDO

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	15-1047	77357	5874	257-M	ETJ

**WEST OF:** DEER RUN LN **NORTH OF:** FM 1485

**ADDRESS:** 19689 Live Oak North

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT TWO HUNDRED SIXTY ONE (261), SECTION TWO (2) OF PEACH CREEK FOREST, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile home

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Carugati Construction	Novid Rezai	832-533-0115	Novid300@Yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
907 E 25 <sup>TH</sup> ST.	14112659	77009	5358 & 5359	453S	H
909 E 25 <sup>TH</sup> ST	14112661	77009	5358 & 5359	453S	H
911 E 25 <sup>TH</sup> ST	14112664	77009	5358 & 5359	453S	H

**HCAD ACCOUNT NUMBER(S):** 0350930460048  
**PROPERTY LEGAL DESCRIPTION:** LTS 48, 49, & 50; BLK 46 SUNSET HEIGHTS  
**PROPERTY OWNER OF RECORD:** CARUGATI CONSTRUCTION LLC  
**ACREAGE (SQUARE FEET):** 0.206661157024793  
**WIDTH OF RIGHTS-OF-WAY:** E.25<sup>TH</sup> STREET - 50' R.O.W.  
**EXISTING PAVING SECTION(S):** E.25<sup>TH</sup> STREET - 17' FROM EDGE TO EDGE  
**OFF-STREET PARKING REQUIREMENT:** PROJECT COMPLIES  
**OFF-STREET PARKING PROVIDED:** PROJECT COMPLIES  
**LANDSCAPING REQUIREMENTS:** PROJECT COMPLIES  
**LANDSCAPING PROVIDED:** PROJECT COMPLIES

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** VACANT  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 1799 SQFT HOUSE

**PURPOSE OF VARIANCE REQUEST:** To allow a 10' building line in lieu of the 22' minimum building line

**CHAPTER 42 REFERENCE(S):** 42-179 Rules governing subdivision plats, development plats, and building permits. (b) A subdivision plat, development plat, or building permit that is filed with the department shall not be approved if it provides for a building line that is less than the special minimum building line requirement established by the director pursuant to [section 42-173](#) of this Code.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The owner of Carugati Construction has lived and built homes in East Sunset Heights since 2001. The land purchased on E 25<sup>th</sup> St. in June of 2014 was ideal for the purpose of building 3 new single family homes because it consisted of 3 plats of 3000 sq. ft. lots which conformed to the minimum lot size restrictions. Although there is no obvious setback line of all existing houses on the block and the neighborhood, Carugati Construction sought to design homes that aesthetically matched and conformed to other homes on the block.

The new homes were designed with architectural features, environmentally friendly devices, preserving existing trees, a 10' set back with a 6' open front porch and balcony to conform with other homes on the block, and having the garage open to the back alley promoting safer walking of pedestrians along 25<sup>th</sup> Street.

Research from Title Company and diligent research by REZCOM Inc., the architect, did not find any discrepancy that conflicted with a minimum setback of 10'. Demolition of two garage buildings, clearing of the land, trimming of the trees, and removal of the existing structure were then completed. After the designs were completed, Carugati Construction held an open house on location on November 9, 2014, invited the neighbors, and presented the plans for their scrutiny and approval before the plans were presented to the City of Houston ("COH").

After being submitted, COH City Planning approved the plans on 12/23/2014 and the building permit was granted. The concrete forms were built, plumbing and drainage were put in place, a survey was taken, and after further inspection, COH approved the survey forms on 01/22/2015. On 01/26/2015, the concrete foundation was poured.

Two days later, after the COH approved the plans, issued building permits, inspected the forms and plumbing, approved the site survey and gave the go ahead to pour the foundation, the building inspector red tagged the project on a violation of a 2009 COH ordinance that requires each new structure built on the 900 block of 25<sup>th</sup> St. to conform to a 22' setback line. All construction came to an immediate halt.

(For more details, see the project timeline attached as "Exhibit A.")

Until then, the title company, the architect, the previous owner, the neighbors that live on the 900 block of 25<sup>th</sup> St., Carugati Construction, and the COH Planning were unaware of the existence of the 2009 COH Ordinance affecting the project.

Most of the houses on the 900 block of E. 25<sup>th</sup> St. were built in the early 1900's. Some have been removed and newer structures have taken their place with the newest one being built as recently as 2009 but prior to the enactment of the ordinance. Most of the houses do not conform to the ordinance and some have as little as a 10' setback. The block does not present relevant structures or conformity to any type of setback line that could be considered as necessary to protect. The only purpose of the ordinance seems to be the expectation of all the houses on the block to one day be demolished and prohibiting future construction from being built any closer than 22' from the property line. But even that purpose would be violated by the recent construction.

(For a listing of the houses with their respective setback lines, see "Exhibit B.")

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

*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@houston.tx.gov](mailto:planning.variances@houston.tx.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.**

The COH approved the drawings and granted a construction permit on 12/23/2014. As required, the forms were built, the ground plumbing and drain system inspected and approved, and the survey form was approved and recorded by the city. All approvals and permits were issued to begin pouring the foundation. Carugati Construction had justifiably relied on the COH when it poured the concrete for the foundations. Now that the concrete is poured, if a variance is not granted, the only way to conform to the ordinance would be to partially demolish part of the foundation, redesign the floorplans, and resubmit the drawings for their approval. Already, Carugati Construction is forced to pay interest for the three weeks loss of time to investors who are funding the project. The loss in the time attempting a redesign coupled with the loss of square footage would render the project economically not feasible and without hope of recovery of Carugati Construction's capital investment. This would be a terrible precedent to start with contractors who are relying on the COH especially when the violation of the ordinance was due to no fault by Carugati Construction.

**(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 owners of Carugati Construction have lived in and built homes in Sunset Heights since 2001. Despite being a part of the neighborhood, they were unaware of any 22' setback lines in the 900 block of E. 25<sup>th</sup> St. When the land was purchased for the project known as "Eirene E 25<sup>th</sup>", the original owner was unaware of a 22' setback. When purchased, the Title Commitment did not find any unusual setback in the 900 block of E. 25<sup>th</sup> St. The designer, REZCOM, Inc., did a due diligence search which did not find any unusual restriction on the setback limitation. (See letter from REZCOM, Inc. attached as "Exhibit C.") The East Sunset Heights Association did not publish or make mention the unusual 22' setback line that only affected the 900 block of E. 25<sup>th</sup> St. At an open house where the neighbors were able to review the plans, no objections were made or any mention of a 22' setback line. Even when the plans were submitted to the COH for their approval, no mention was made of a 22' setback line. There was no public knowledge that any ordinance existed that would only pertain only to the 900 block of E. 25<sup>th</sup> St. that would have alerted Carugati Construction about the 22' setback line.

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

The 900 block on 25<sup>th</sup> street East is included on the North by an alley shared with Aurora Street and on South by an alley shared with East 24<sup>th</sup> street; on the East side is enclosed by Princeton Street and the west side is defined by Baylor Street. On Aurora, Baylor, and Princeton there are several newly constructed residences and at least 4 different construction jobsites in progress. The 800 block of East 25<sup>th</sup> Street is widely rebuilt and presents new and modern construction, generally consisting of 2 story houses with a 2 car garage opening to the alley with an average sales price of \$600,000.00.

The EIRENE project developed by Carugati Construction utilizes all details in current trend of New Orleans style single family houses based on a two story dwelling and 2 car garage in the back with access from the alley. EIRENE home construction features modularity to allow for foreseeable upgrading especially in the HVAC field. The energy conservation has a significant role in the design and construction of the houses. All products are made in US or coming from NAFTA area. Trusses, which strengthen the general solidity of the framing, also contribute to reduction of lumber used for the project's construction. All

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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houses are wired with high speed data cable to enhance the use of today's and possible future applications for home security and home management systems.

Aesthetically the EIRENE houses present a classic New Orleans style, with 8' entrance door, its 10' setback line include a 6' open porch to conform to the other residences on the block, and high and narrow windows with custom made wrought iron design handrails for both the porch and balcony. The design of the house, even though sacrificing square footage, is designed to allow the survival and development of already established trees, that, even if not listed as protected by local agency, represent a great deal of green volume contributing to preservation of the general character of the whole block.

The whole purpose of the project design was to conform to homes in the neighborhood while at the same time maintaining a style that is appealing to prospective homeowners moving into the area.

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

Considering the 22' setback line is present ONLY and EXCLUSIVELY on 900 east 25<sup>th</sup> street block, Carugati Construction finds it very difficult to explain or justify how a variance of only 6' (+ open 6' porch) would be injurious to the public health, safety, or welfare. Most of the present residences do not conform to any setback line and are erratic with some being as little as 10'. No protected or historical building line would be preserved by enforcing the ordinance. In fact, EIRENE houses are designed to have an effective living area posted at 10', with a 6' open porch and a balcony open on three sides which more closely conforms to existing homes on the block.

The garage, located on the rear of the homes, has access from the alley which will greatly reduce the traffic and need for front parking, leaving the 25<sup>th</sup> Street safer and more feasible for pedestrian traffic. EIRENE porches are designed to give residents, as well as neighbors, an unobstructed view of the street and Princeton crossroad. Each house was designed on a pier and beam foundation designed to minimize the static weight of the structure on the present soil, contributing to reduce the "sponge effect" present on many houses when a full concrete slab is used. The "sponge effect" comes into effect when the amount of water that will be not properly be absorbed under the weight of the slab is forced to overload the sides contributing to the abnormal water absorption on the sides, in other houses, and other yards. Thus the EIRENE foundations are designed to minimizing the effect of rain on ground water runoff and on flooding in the area and minimize the weight of the house by distributing it on a foundation perimeter and central slab base, allowing a greater amount of soil to set free and "breath" normally during the wet seasons.

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

Although the economic hardship is the primary reason for seeking this variance, it is not the sole justification. A more important reason is that Builders have to be able to believe in the process as being fair. If this were a case where a builder violated commonly known city ordinances or was familiar with one that was uncommon and chose to ignore it, then he shouldn't expect the city to grant him an exception, unless his request was made for a special exception to the ordinances, he had a compelling reason for needing that exception, and the request was made in advance. Only then might he be allowed such relief.

This is not the case for Carugati Construction. Carugati followed all the rules, didn't try to hide anything, and went through the COH to get the permits required; essentially, they did everything right. They designed their homes to reflect and conform to the neighborhood, minimize the environmental impact on the community, and sought the input of the neighbors before submitting their plans to the COH for approval. Their violation was of an ordinance that nobody had the awareness about and only pertained to a single city block in the neighborhood of Sunset Heights. There was no adherence to any designated setback line nor was there any historical reason to preserve a setback line that unique. If a person were to look down the street on the 900 block of E. 25<sup>TH</sup> Street, he would see no indication that would alert him to the unique setback restriction on that block.

When a Builder goes through the permitting process of the COH and clears every hurdle, when granted a building permit from COH, he should have the right to justifiably rely on those permits being valid. If later something is discovered that was overlooked, absent a compelling reason for enforcing the ordinance, he should believe that the system will be fair to him when a mistake was made without his awareness and through no fault of his own.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### EXHIBIT A - TIMELINE PROJECT EIRENE 3 E25

Date	Event
06/05/2014	<ul style="list-style-type: none"><li>Land acquisition of 911 east 25<sup>th</sup> street from Manuel Deleon to Carugati Construction</li></ul>
06/12/2014	<ul style="list-style-type: none"><li>Start demolition process with the sale of the main house to Sipe Boys House Mover</li></ul>
07/01/2014	<ul style="list-style-type: none"><li>Main house completely removed and relocated by Sipe Boys.</li><li>Start general clean up and bush removal from yard.</li></ul>
10/15/2014	<ul style="list-style-type: none"><li>Material and garbage completely removed from the land,</li><li>Start demolition of the small house and two garages in the back of the property</li><li>Demolition project #14102581</li></ul>
11/05/2014	<ul style="list-style-type: none"><li>Completed trimming and land clean up from remaining bushes and small trees.</li><li>Trimming of the pecan trees located on the land.</li></ul>
11/09/2014	<ul style="list-style-type: none"><li>Open House organized inviting neighbors to check proposed plan for 3 houses PROJECT EIRENE 3 E25TH</li></ul>
11/19/2014	<ul style="list-style-type: none"><li>EIRENE E 25<sup>TH</sup> Construction plan, proposed by REZCOM Inc., submitted to Planning department COH</li></ul>
12/23/2014	<ul style="list-style-type: none"><li>EIRENE 3 E25TH project construction plan approved by city planning COH</li></ul>
01/19/2015	<ul style="list-style-type: none"><li>Electric temporary Tpole connection contract executed with Reliant service acc.#71473825-9</li><li>Temporary Pole requested and approved permit</li></ul>
01/21/2015	<ul style="list-style-type: none"><li>Start leveling and foundation</li><li>Approved 284 ground plumbing drain system from COH inspector on 907/909/911 east 25<sup>th</sup> jobsites</li></ul>
01/22/2015	<ul style="list-style-type: none"><li>Survey form approved and recorded by city inspector</li></ul>
01/24/2015	<ul style="list-style-type: none"><li>Start and completed concrete pouring operation for all 3 forming sites</li></ul>
01/26/2015	<ul style="list-style-type: none"><li>Posting and columns completed with metal band anchoring</li><li>T pole connected by Reliant service</li></ul>
01/28/2015	<ul style="list-style-type: none"><li>Delivery of first lot of framing and decking lumber at job site to start sub decking and platform construction.</li><li><b>Hr.0945am: delivered Notice of shut down work in progress issued by COH.</b></li></ul>

## DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## EXHIBIT B – BUILDING LINE SET BACKS

EAST 25TH STREET SET BACK AND TAX COMPARISON LIST												PAGE 1/2					
		Home owner address			legal description						property address						
Owner First Name	Owner Last Name	House #	Street Name	suffix	owner city	owner State	owner Zip Code	Lot #	Block #	Subdivision	House #	Street Name	year built	year remodel	tax amount	build sqr	setback from sidewalk
James	Duke	1201	e25th	St	Houston	TX	77009	LTS 35 36 &37	BLK 45	Sunset Heights	1201	e25th					
John	Bolling	3727	Flint Rock	Ln	Sugarland	TX	77479	LTS 27 & 28	BLK46	Sunset Heights	1021	e25th	1940	NA	\$5,237.00	1622	19
John	Bolling	3727	Flint Rock	Ln	Sugarland	TX	77479	LTS 29 & 30	BLK 46	Sunset Heights	1019	e25th	1930	2013	\$5,758.00	1164	21
Lenora	Wood	1015	e25th	St	Houston	TX	77009	LTS 31 & 32	BLK46	Sunset Heights	1015	e25th	1920	2000	\$5,995.00	1160	19
Ella	Januhowski	1011	e25th	St	Houston	TX	77009	LTS 33 & 34	BLK46	Sunset Heights	1011	e25th	1930	NA	\$5,391.00	1258	21
Nancy	Macias	1007	e25th	St	Houston	TX	77009	LTS 35 & 36	BLK46	Sunset Heights	1007	e25th	1930	2005	\$5,478.00	932	22
Patricia	Spates	2403	Bron Holy	Dr	Houston	TX	77018	LTS 37 38 &39	BLK47	Sunset Heights	1001	e25th	1920	NA	\$6,340.00	976	19
Kelly	Simmons	923	e25th	St	Houston	TX	77009	LTS 40 41 &2 &43	BLK46	Sunset Heights	923	e25th	1950	2008	\$18,218.00	4269	15
Abel	Izaguirre	915	e25th	St	Houston	TX	77009	LTS 44 & 45	BLK46	Sunset Heights	915	e25th	1950	NA	\$5,709.00	1584	22
Edgar	Roca	1047	Gardinia	dr	Houston	TX	77018	LTS 46&47	BLK46	Sunset Heights	913	e25th	1920	2000	\$6,014.00	960	22
Carugati Construction	LLC	1005	Kern	St	Houston	TX	77009	LTS 48,49 & 50	BLK47	Sunset Heights	911	e25th	OLD BUILDING DEMOLISHED				(*)14
ALIMC	LLC	924	e25th	St	Houston	TX	77009	TRS 51 & 52	BLK46	Sunset Heights	901	e25th	NA	NA	\$4,209.00	NA	NA
ALIMC	LLC	924	e25th	St	Houston	TX	77009	TRS 51A &52A	BLK46	Sunset Heights	903	e25th	NA	NA	NA	NA	NA
Hubert	Withers	842	e25th	St	Houston	TX	77009	LT21	BLK60	Sunset Heights Add	842	e25th					
Scott	Houston	1302	WAUGH	DR	Houston	TX	77019	LTS 1 & 2	BLK 61	Sunset Heights	902	e25th	1920	2004	\$5,502.00	927	22
Daniel	Dovalina	906	e25th	St	Houston	TX	77009	LTS 3&4 &TR 5A	BLK 61	Sunset Heights	906	e25th	1940	2011	\$8,533.00	1446	24

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Thomas Nickolls	916	e25th	St	Houston	TX	77009	LTS 8 & 9 & TR 7	BLK61	Sunset Heights	916	e25th	1940	2004	\$6,795.00	1231	24
Stephen Warner	920	e25th	St	Houston	TX	77009	LTS 10 & 11	BLK61	Sunset Heights	920	e25th	1930	NA	\$5,341.00	984	24
Mcwright	924	e25th	St	Houston	TX	77009	LTS 12 & 13	BLK61	Sunset Heights	924	e25th	1963	2006	\$8,120.00	1415	19
Judith Zimmerman	1002	e25th	St	Houston	TX	77009	LTS 14 & 15	BLK61	Sunset Heights	1002	e25th	1920	2002	\$5,500.00	930	20
Roumen Kaiabachev	1008	e25th	St	Houston	TX	77009	LTS 16 & 17	BLK61	Sunset Heights	1008	e25th	1946	2013	\$6,655.00	980	21
Douglas Kelt	27139	Kings March	ct	kingwood	TX	77339	LTS 18 & 19	BLK61	Sunset Heights	1010	e25th	1920	NA	\$5,115.00	952	20
Current Owner	1014	e25th	St	Houston	TX	77009	LTS 20 & 21	BLK61	Sunset Heights Add	1014	e25th	1920	2007	\$5,610.00	1001	18
Chelsea Coburn	1018	e25th	St	Houston	TX	77009	LTS 22 & 23	BLK61	Sunset Heights	1018	e25th	1920	2007	\$9,289.00	1616	20
Trin Van Nguyen	1024	e25th	St	Houston	TX	77009	LT 1	BLK 1	Sunset Heights Add	1024	e25th	1920	2010	NA	1453	18

- 14 OUT OF 23 UNITS ARE OWNER'S OCCUPIED: 9 ARE RENTALS,
- 903 AND 901 ARE VACANT LOTS
- 4 UNITS OUT OF 23 HAVE 22' SETBACKS
- 13 OUT OF 23 HAVE LESS THEN 22' SETBACKS ( 923 HAS ONLY A 15 SETBACK WITH ENCLOSED WALL)
- 3 OUT OF 23 HAVE MORE THEN 22' SETBACK

### EXHIBIT C – LETTER FROM REZCOM, INC.

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



2500 E. TC Jester Blvd. Suite 180  
Houston, Texas 77008  
[rezcominc@yahoo.com](mailto:rezcominc@yahoo.com)  
713.384.2993

February 9, 2015

Carugati Construction  
1005 Kern St.  
Houston, Texas 77009

To Whom It May Concern:

I Orlando Suarez, owner of Rezcom Inc. am writing this letter to notify Carugati Construction that Rezcom Inc. researched the property located at 911 East 25<sup>th</sup> St. prior to signing a contract to provide construction drawings for three single family homes. We reviewed the subdivision plat for recorded building lines and the boundary survey that was provided to us. We agreed to begin the project when we found that no building lines would affect the proposed design. Rezcom Inc. also used a third party to research any restrictions that might be attached to the property. The third party group that assisted us did not find anything that would not allow us to design the homes on the 10' Building Line.

If you have any questions concerning this matter please feel free to call me at 713-384-2993.

Rezcom Inc.  
Orlando Suarez

# DEVELOPMENT PLAT VARIANCE



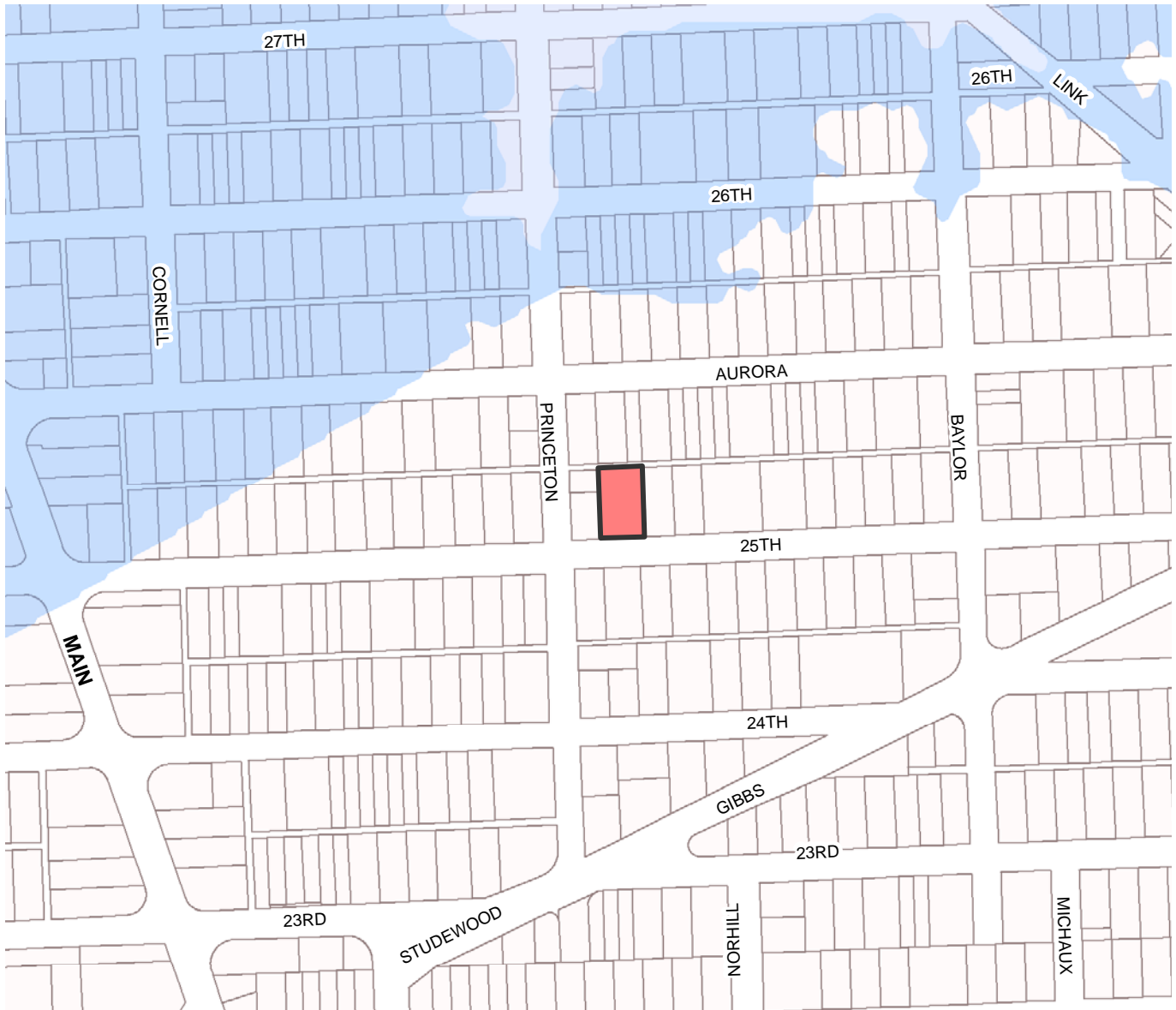
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 158**

Meeting Date: 02.19.2015

## Houston Planning Commission

### SITE MAP



## DEVELOPMENT PLAT VARIANCE





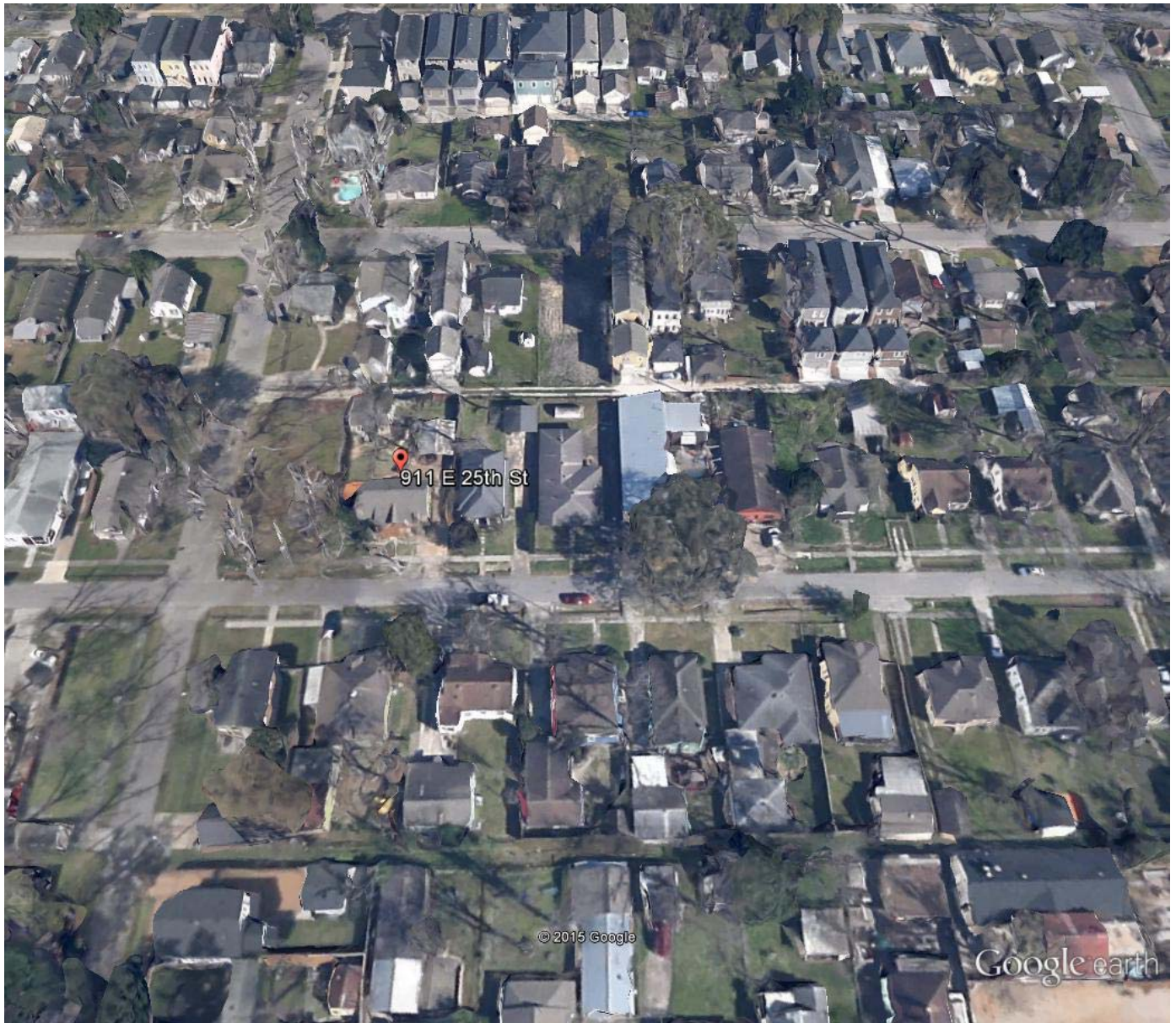
PLANNING &  
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**ITEM: 158**

Meeting Date: 02.19.2015

## Houston Planning Commission

### AERIAL MAP



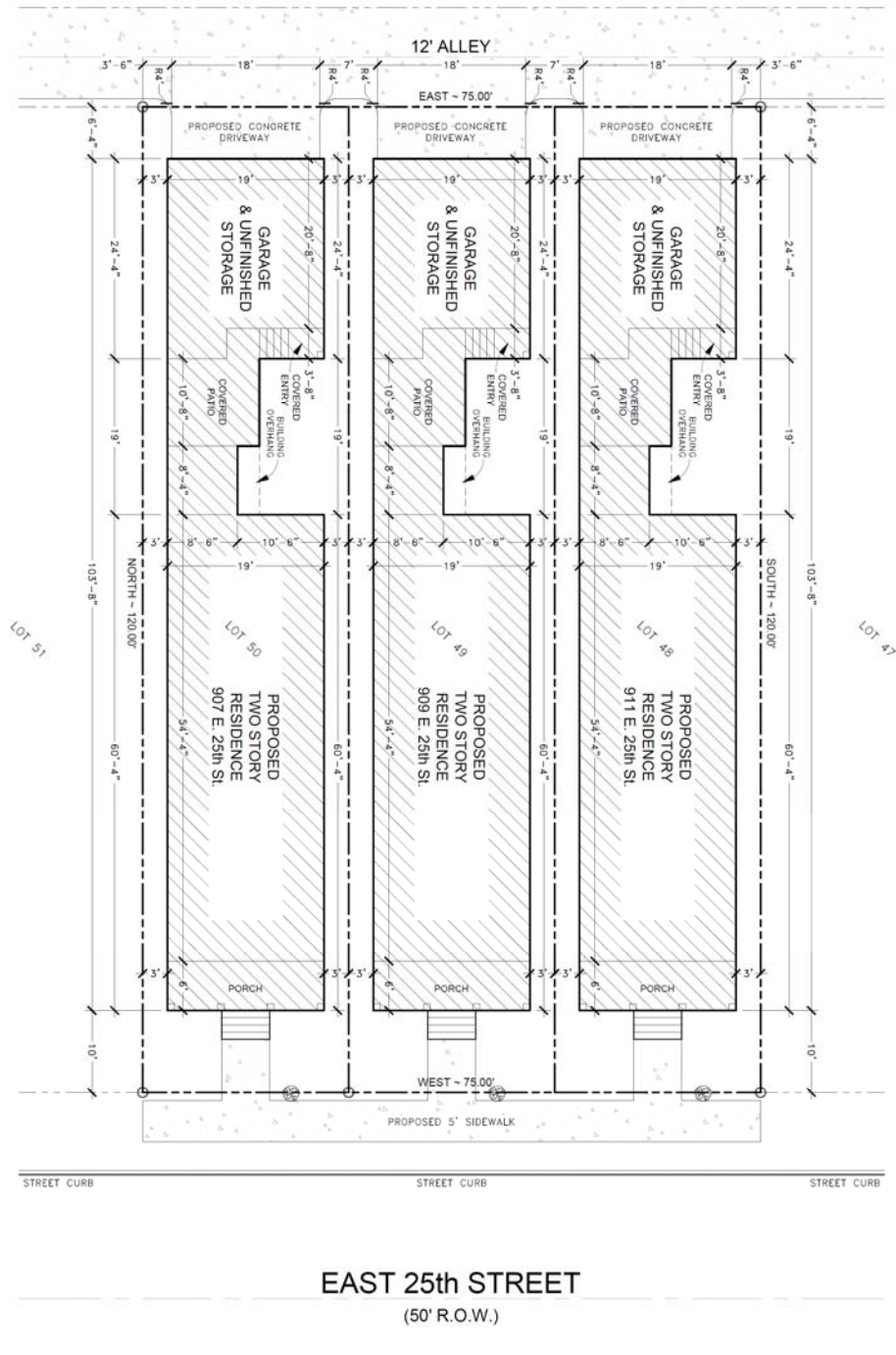
### SITE PLAN

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

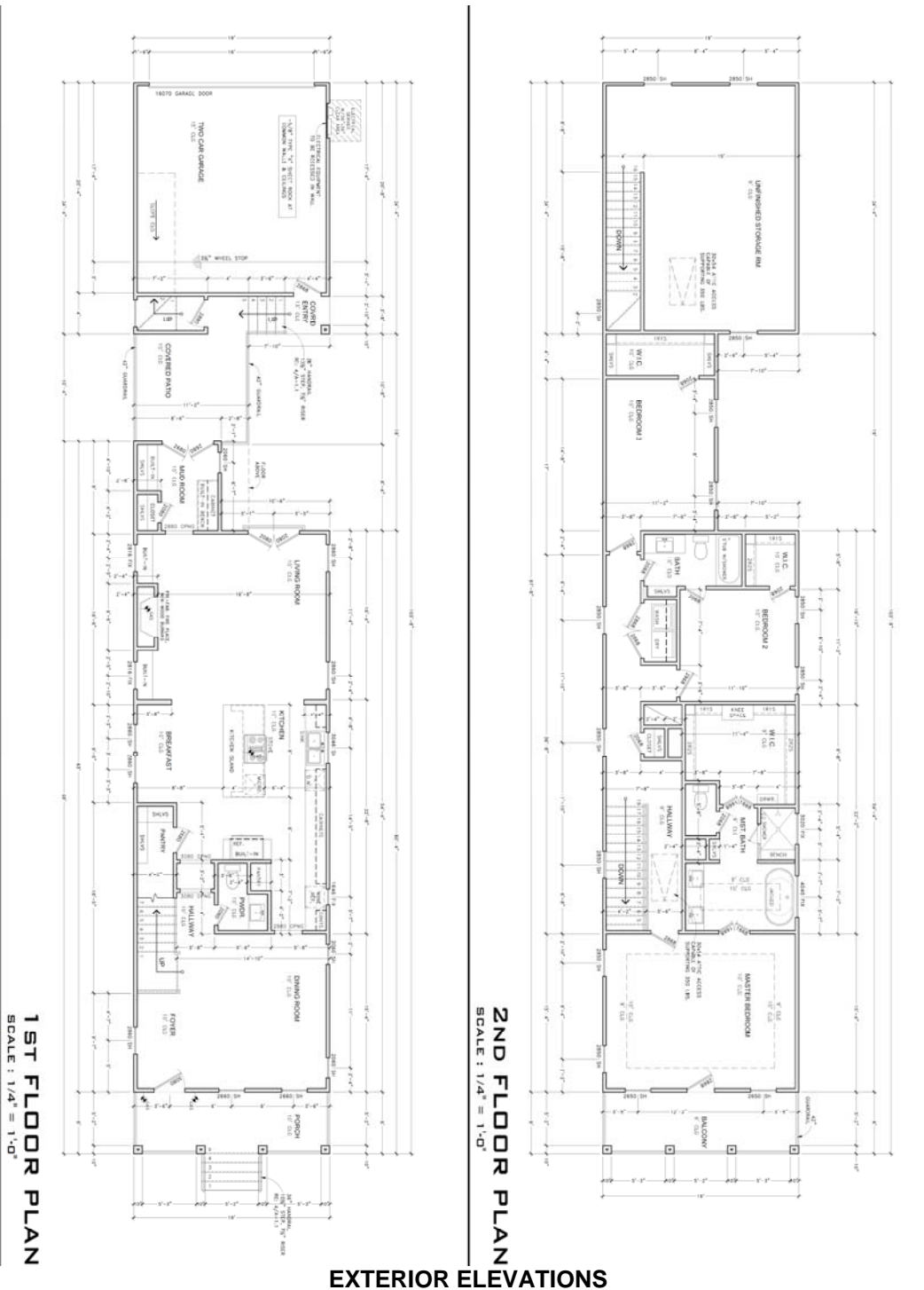


FLOOR PLANS

# DEVELOPMENT PLAT VARIANCE



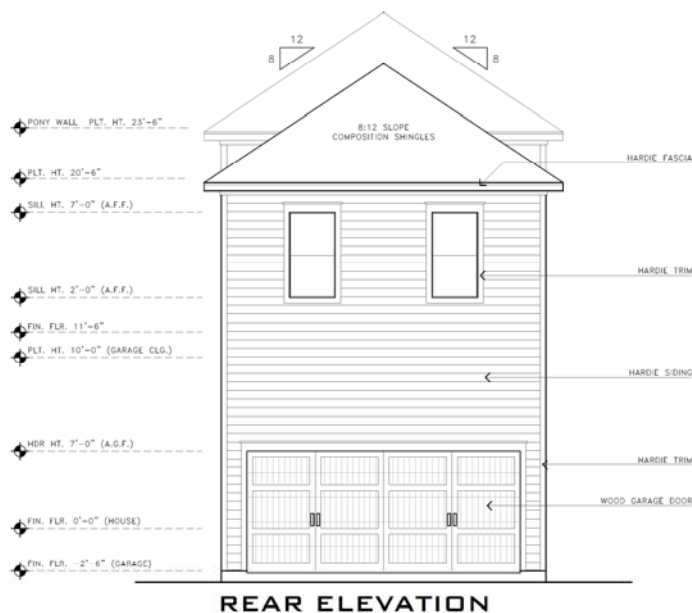
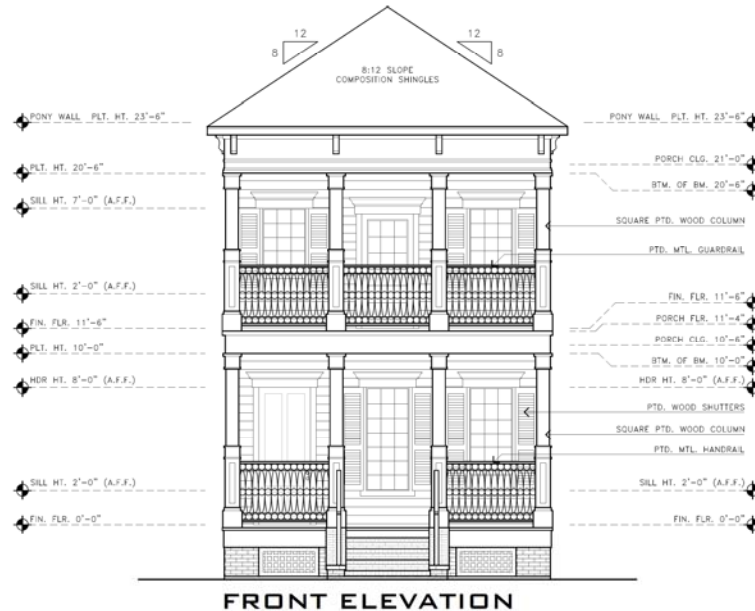
## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### EXTERIOR 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@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Blum Custom Builders	Jacob Buckwalter	832-272-8423	Jacobbhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5500 Huisache St	15008543	77081	5154	531k	J

**HCAD ACCOUNT NUMBER(S):** 0761330070025  
**PROPERTY LEGAL DESCRIPTION:** Lot 25 Block 7 Richmond Plaza  
**PROPERTY OWNER OF RECORD:** Alex & Monica Torres  
**ACREAGE (SQUARE FEET):** 8,515  
**WIDTH OF RIGHTS-OF-WAY:** Huisache 60'; Chimney Rock 90'  
**EXISTING PAVING SECTION(S):** Huisache 25'; Chimney Rock 65'  
**OFF-STREET PARKING REQUIREMENT:** 2  
**OFF-STREET PARKING PROVIDED:** 2  
**LANDSCAPING REQUIREMENTS:** 2 trees  
**LANDSCAPING PROVIDED:** 2 trees

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 3,000 Sq. Ft.  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 4,713 Sq. Ft.

**PURPOSE OF VARIANCE REQUEST:**  
To request a 15' BL off of Chimney Rock

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**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

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 25 Block 7 of Richmond Plaza is a corner lot at Huisache St. and Chimney Rock. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1949 has only a 15' build line on the Chimney Rock side.

We require a variance due to the build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1949 at 15' off Chimney Rock side. We ask for the City Ordinance build line to be reduced to 15' for the construction of a new Single Family Home.

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

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

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

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 25' build line on the major thoroughfare Chimney Rock, in conjunction to the build line on Huisache St. makes the construction infeasible. With this variance, the builder can maintain the aesthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's building line in the area narrow the lot hindering construction and has created the need for this variance application.

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

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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Yes the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on Chimney Rock be reduced from 25' to 15' for the construction of a new Single Family Residence.

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

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

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

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

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# DEVELOPMENT PLAT VARIANCE



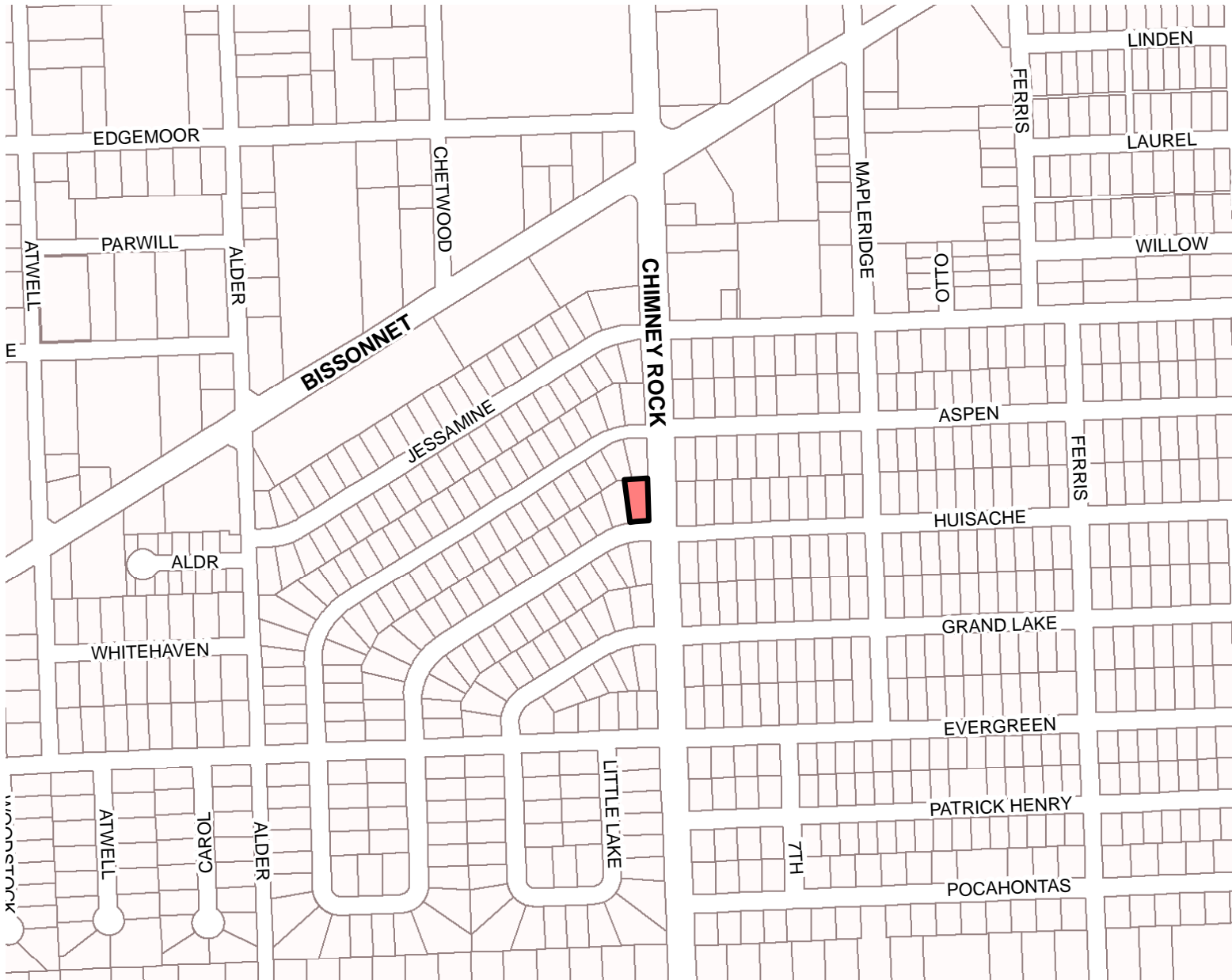
PLANNING &  
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DEPARTMENT

**ITEM: 159**

Meeting Date: 02.19.15

## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





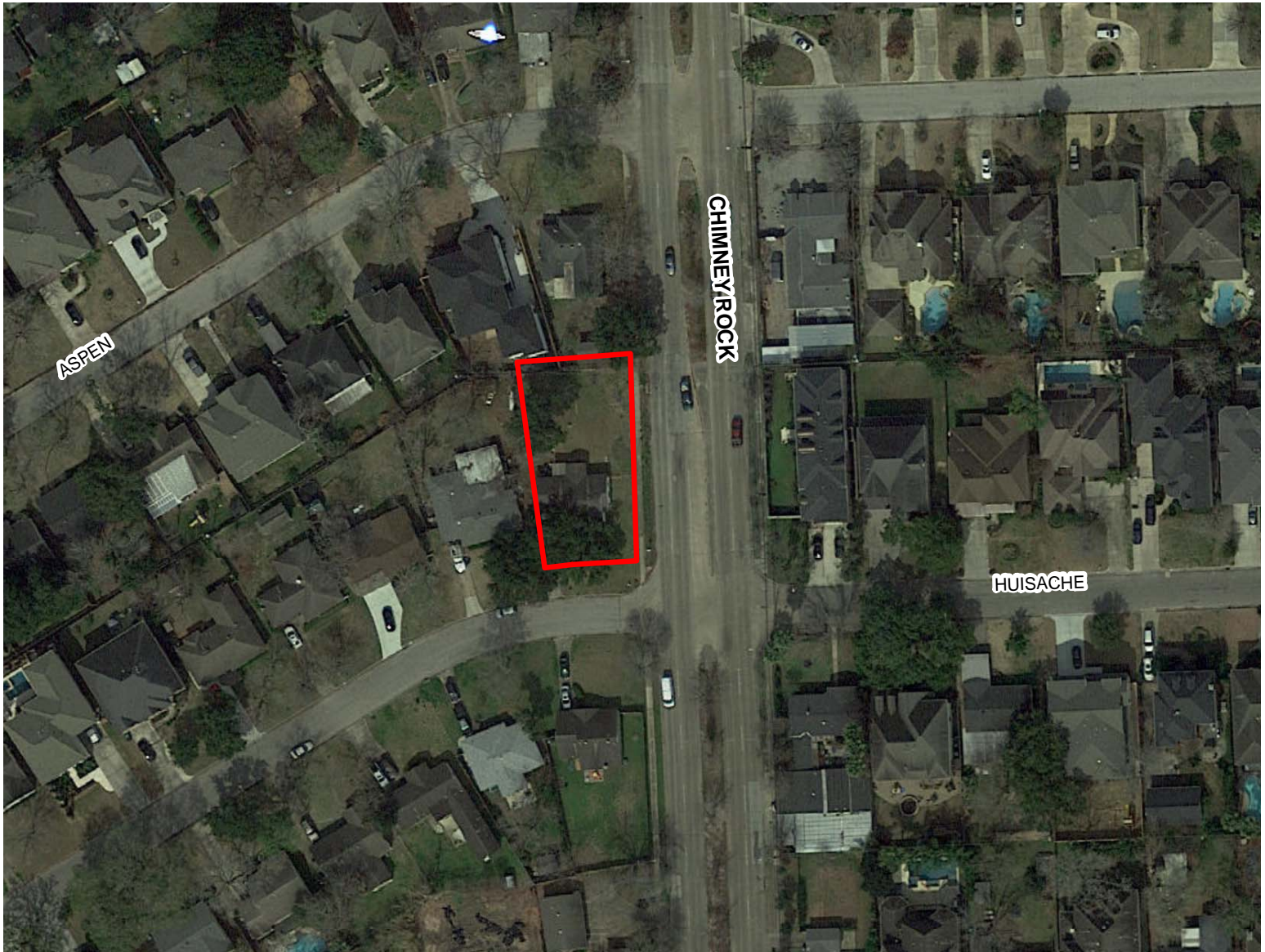
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 159**

Meeting Date: 02.19.15

## Houston Planning Commission

### Aerial Map

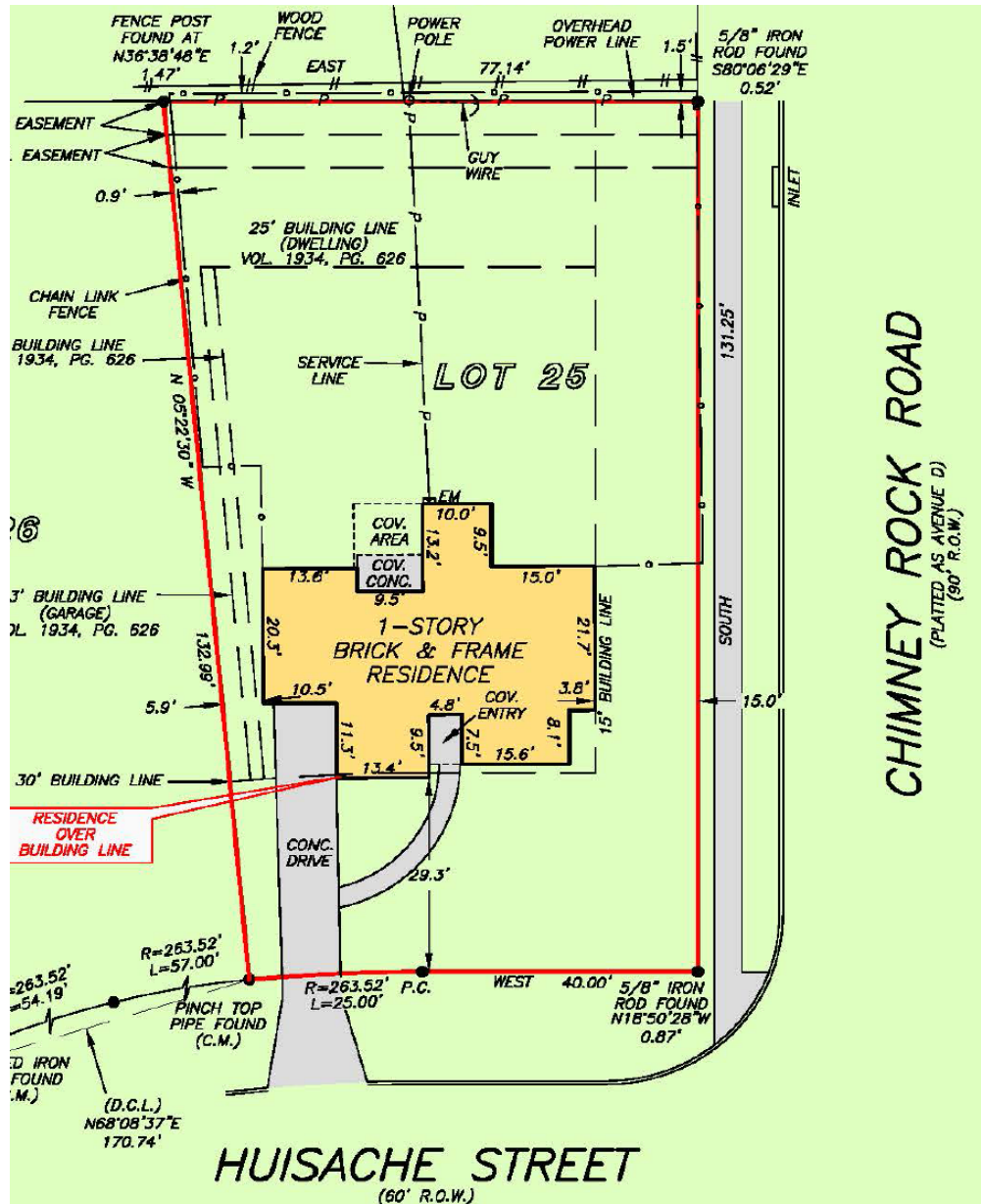


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey

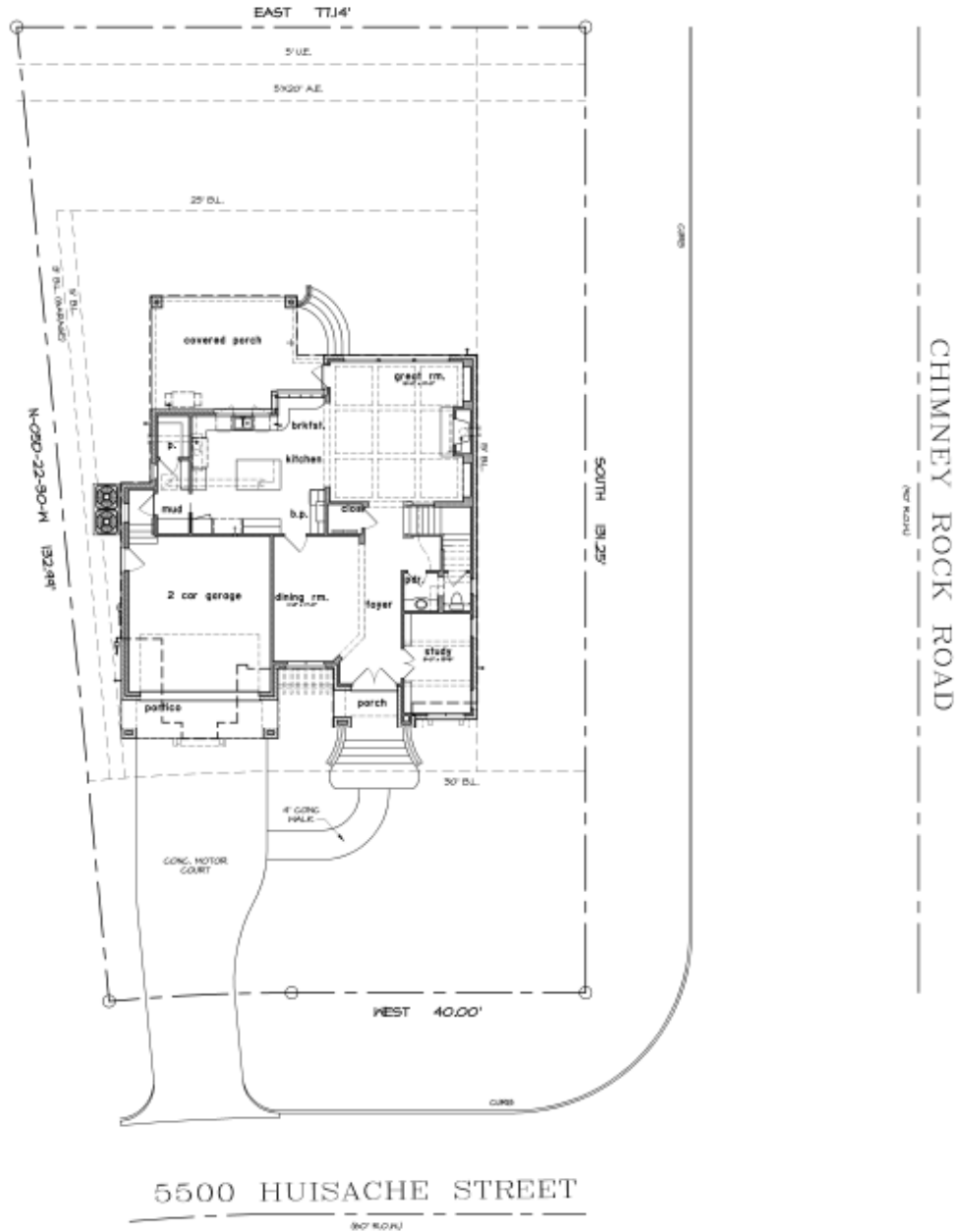


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



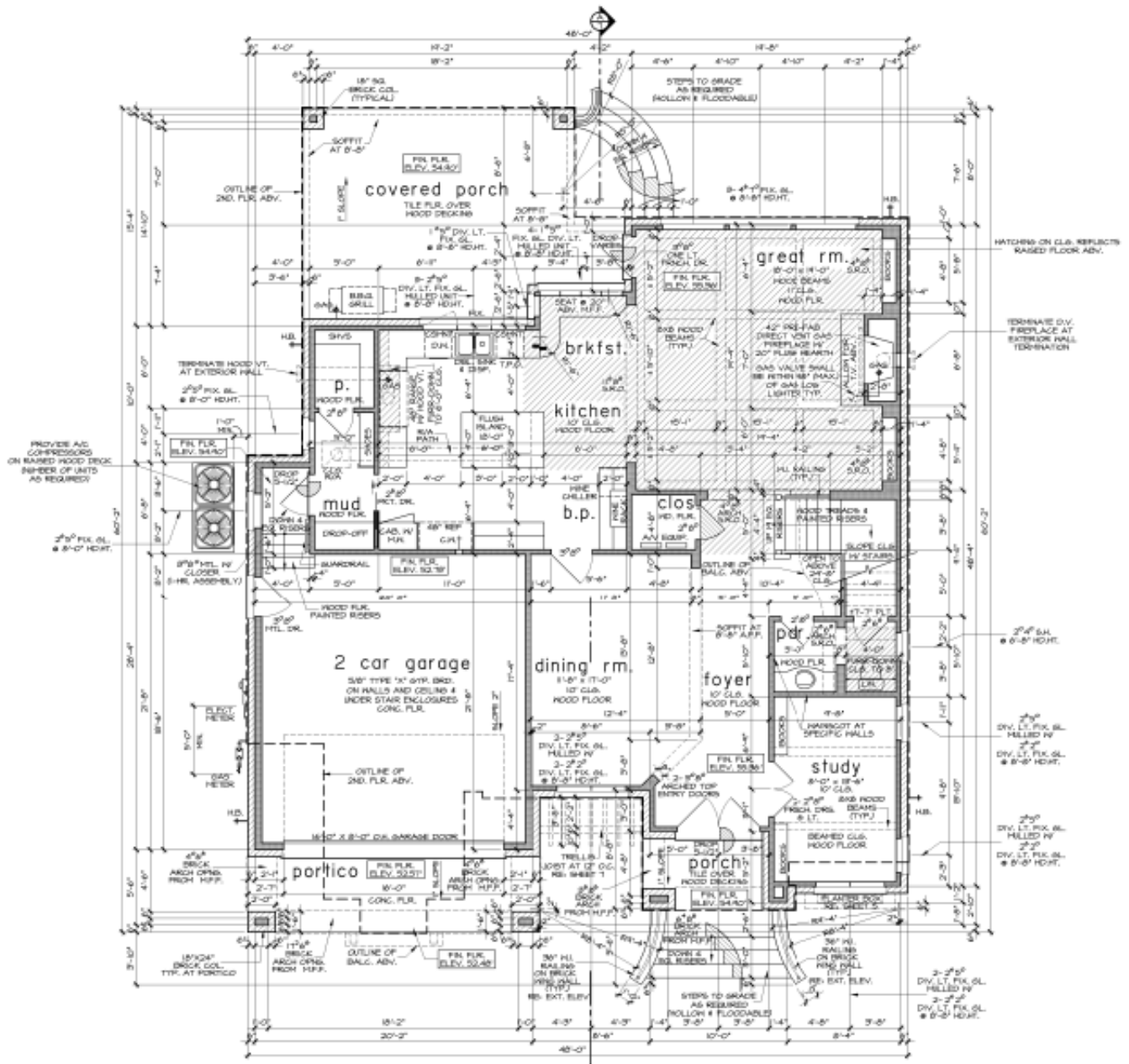
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### First Floor Plan



# DEVELOPMENT PLAT VARIANCE

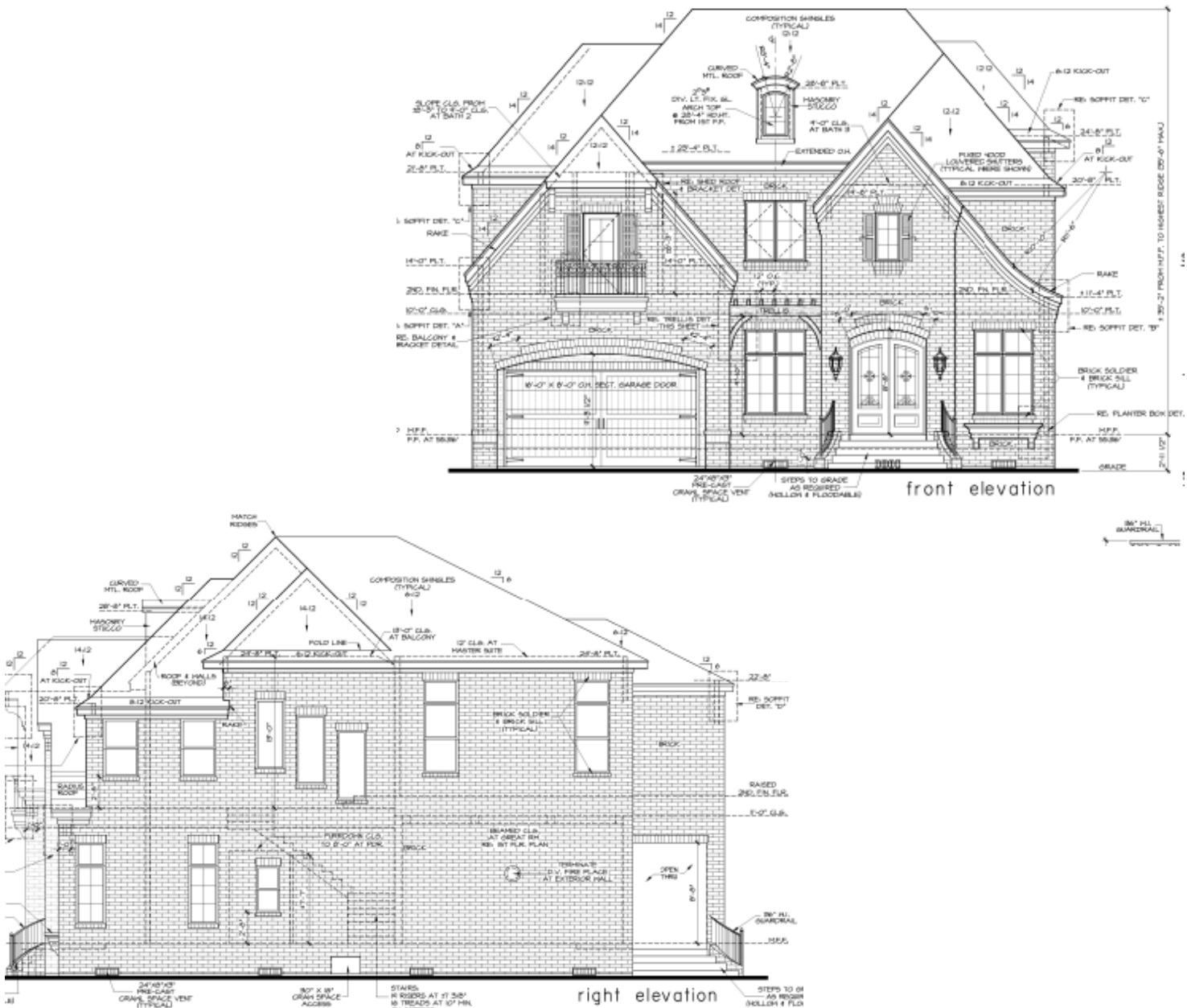






## Houston Planning Commission

### Elevations



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
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## Houston Planning Commission

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**ITEM: 159**

Meeting Date: 02.19.15

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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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):** Willowick Rd: 25' ROW; Piping Rock Lane: 25' ROW  
**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. 5,720 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. 42-150: (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 **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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

##### **42-150 Building Setback – Major Thoroughfare**

We are requesting the permission to build up to the originally platted 10' building line setback along Willowick Road (originally a 60' R.O.W.) as established in the 1946 plat (See Exhibit A) in lieu of the 25' building setback as imposed by Chapter 42-150 for Major Thoroughfares.

**1.) The imposition of the 25' building setback unreasonably restricts the development of the property.**

The 25' setback limits buildable area of property to 40%. Original plats in this subdivision were sized to provide at least 60% buildable area. (See Exhibit B) This property was not sized to accommodate future and more restrictive planning ordinances.

**2.) Every home old AND new that borders Willowick Road encroaches into 25' building setback.**

(See Exhibit C) As recently as June 2012 Variances have been granted to encroach in the 25' building setback, specifically at 3838 Wickersham, File # 12050089 (See Exhibit D)

**3.) We do NOT seek to build fully up to original 10' building line.**

The Garage and majority of house is located 25' from the property line, the closest building projection will be 14'. (See Exhibit E) A design goal has been to distance the vehicular activity and noise of Willowick Road from the house. This distance also enables the planting of screen trees along Willowick Road. (See Exhibit F)

**4.) Royden Oaks Civic Association has reviewed and approved the current design, which incorporates the variance requests.**

##### **42-188 Lot Access to Street – Major Thoroughfare**

We are requesting direct vehicular access on to a major thoroughfare referenced in Chapter 42-188. The existing house and detached garage has direct vehicular access to Willowick Road (See Exhibit G) We are requesting to keep the driveway access on Willowick Road for two reasons;

**1.) We have designed a 'T' turn-around on property and offer an alternate proposal that meets the safety objectives of Chapter 42-188 (b)(1) specifically to "prohibit vehicles from backing onto the major thoroughfare." We are maintaining the existing driveway curb cut and have not added any points of access to a major thoroughfare.**

- a. We provide two solutions to vehicular turnaround; Our preferred option is a 'T' turnaround that enables a vehicle to enter street face forward similar to the way Sec 42-146 solves the problem. (See Exhibit H1 & H2) Option 2 is a car 'turntable' that is used in exterior applications for tight turnarounds. (See Exhibit I1 & I2)
- b. We have NOT added a driveway to Willowick Road but maintained the existing curb cut. By doing so, we have not increased or disrupted existing traffic patterns.
- c. Due to esplanade on this section of Willowick Road, traffic is only northbound at driveway location thus ingress and egress is simplified and safer. (See Exhibit J)

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- 2.) Driveway access from Piping Rock forces a front loaded garage which is not in keeping with the character of the original subdivision OR a rear accessed garage that forces our structure closer to Willowick Road.

- a.) Front Loading Garage - Most houses on Piping Rock have garages at the rear. (See Exhibit K)
- b.) Rear Loading Garage – Driveway is limited to East side of property due to existing Oak tree in SW corner of front yard. As a result, our building would have to be located closer to Willowick. This is not desirable for anyone. (See Exhibit L)

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

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

(42-150) The ordinance only allows a buildable area of 40% on a property that was originally platted for at least 60%. It would impose a small building footprint that is incompatible with neighborhood standards, expectations, and market values.

(42-188) One size does not fit all. The prescribed solutions in this ordinance are but two ways to solve the objective of vehicular safety. We have improved an existing undesirable condition by providing front facing vehicular access to a major thoroughfare that any multi-family or commercial development is granted. As previously outlined in Section 2 above; Piping Rock access will require Garage in front which is incompatible with character of neighborhood OR Garage in rear that will force structure against Willowick which is not acceptable for city planning or homeowner objectives.

- (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**  
We propose a solution that attempts to balance the issues of adaptive planning, neighborhood context, and homeowner rights.

(42-150) The property was originally sized and platted in 1946 with 10' building line setback along Willowick Road. The imposition of 25' building setback is an unreasonable hardship imposed on this property by the Development Ordinance not passed until 1982.

(42-188) The prescribed solutions in this ordinance are but two ways to solve the objective of vehicular safety, we ask for open minded consideration based on our solution(s) that are a response to neighborhood context and deliberate use of site characteristics.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

(42-150) Our structure honors the prevailing setback conditions along Willowick. The Garage and majority of house is located 25' from the property line and the closest building projection will be 14' from Willowick. This will provide a modulated elevation that doesn't create a 'corridor' effect along Willowick (See Exhibit M) Maintaining the existing driveway curb cut on Willowick will preserve a mature oak tree on the SW corner of Piping Rock and Willowick.

(42-188) By providing a T-turnaround or car 'turntable,' vehicles would enter the major thoroughfare head first just as they would in a "shared driveway" application prescribed in Sec. 42-145. The forward vehicular access on our site would mimic that of any commercial site including: Looscan Library, River Oaks Baptist School & Church, Cadence Bank and Willowick Condominiums along the same road.

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

(42-150) The structure location itself poses no jeopardy to public safety and our minimum 10' setback and predominately 25' setback on second floor provides a greater distance from existing power lines along Willowick.

(42-188) The face of the garage door is set back 25' from property line, 27' to sidewalk, and 30' to curb. We have provided onsite turnaround options that allow vehicles to approach the major thoroughfare head first, meeting similar requirements of any multi-family and commercial properties.

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

While the imposition of a 25' building DOES impose unreasonable restrictions to buildable area and market expectations this house has always been planned to be built above neighborhood values and would create a home not in keeping with the planned neighborhood character.

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### SITE LOCATION



## DEVELOPMENT PLAT VARIANCE



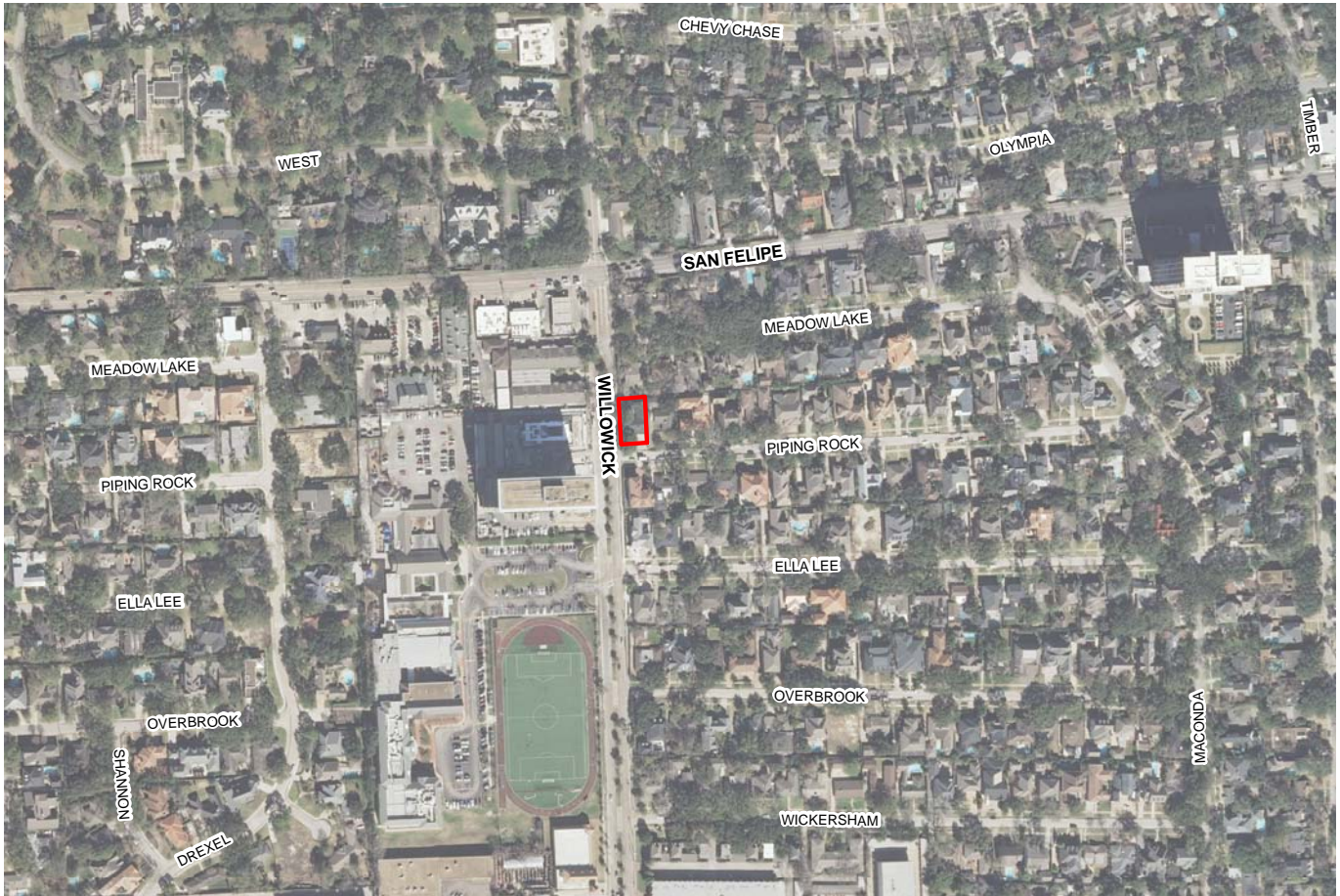
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 160**

Meeting Date: 02.19.15

## Houston Planning Commission

AERIAL MAP

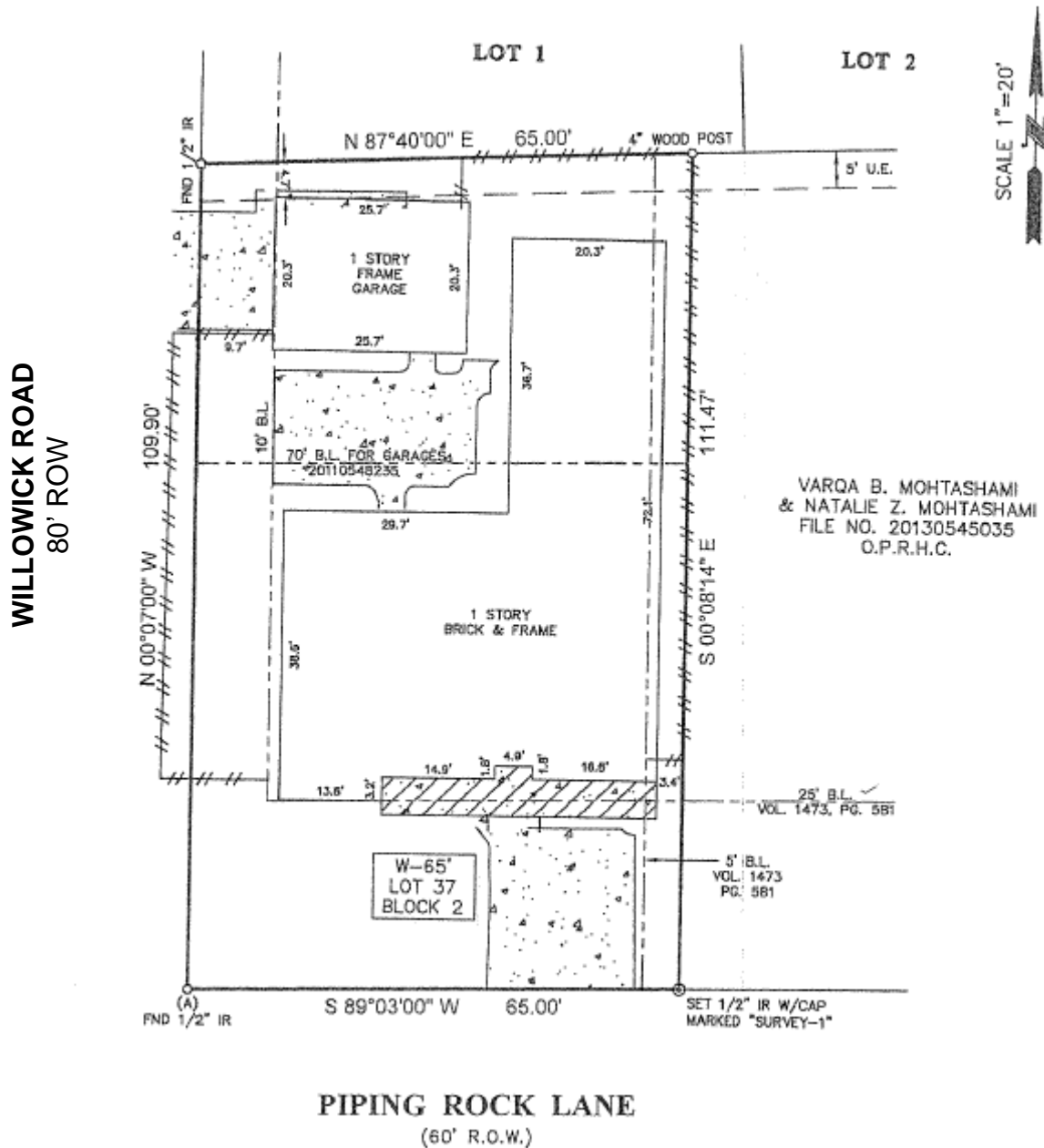


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SURVEY



## DEVELOPMENT PLAT VARIANCE



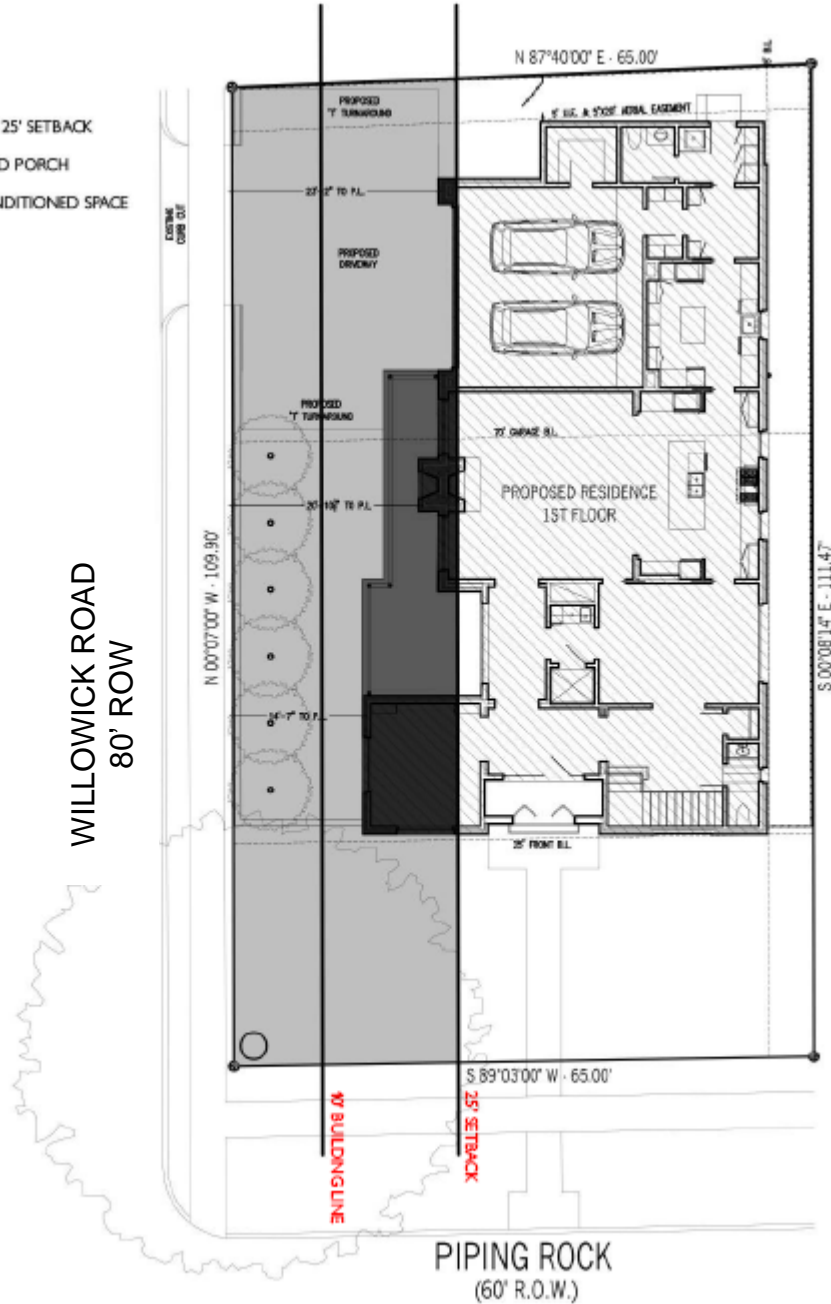


## Houston Planning Commission

FLOOR PLAN-FIRST FLOOR

MAP KEY:

- WITHIN 25' SETBACK
- COVERED PORCH
- AIR CONDITIONED SPACE



# DEVELOPMENT PLAT VARIANCE








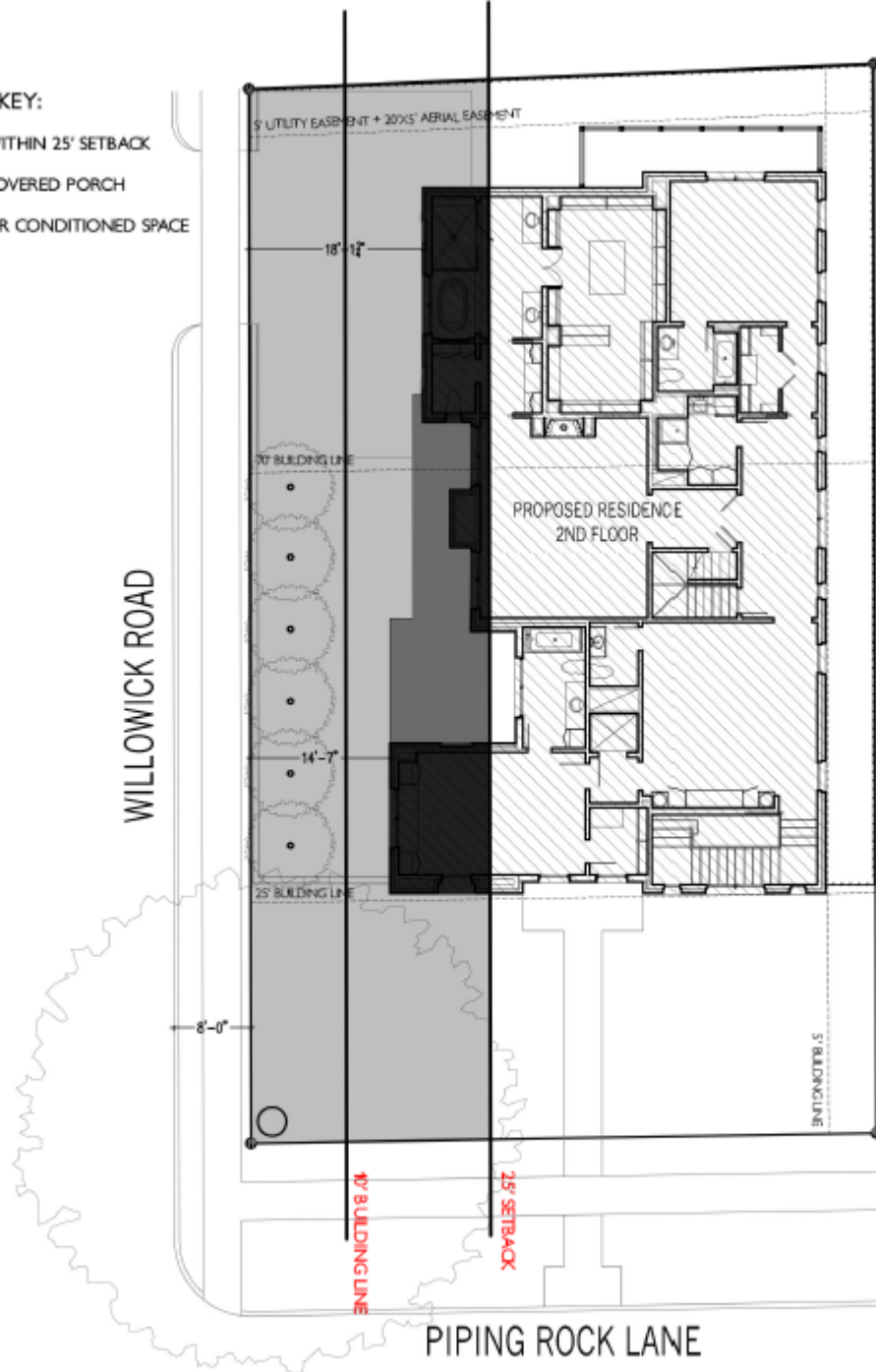


## Houston Planning Commission

FLOOR PLAN-SECOND FLOOR

MAP KEY:

-  WITHIN 25' SETBACK
-  COVERED PORCH
-  AIR CONDITIONED SPACE



# DEVELOPMENT PLAT VARIANCE



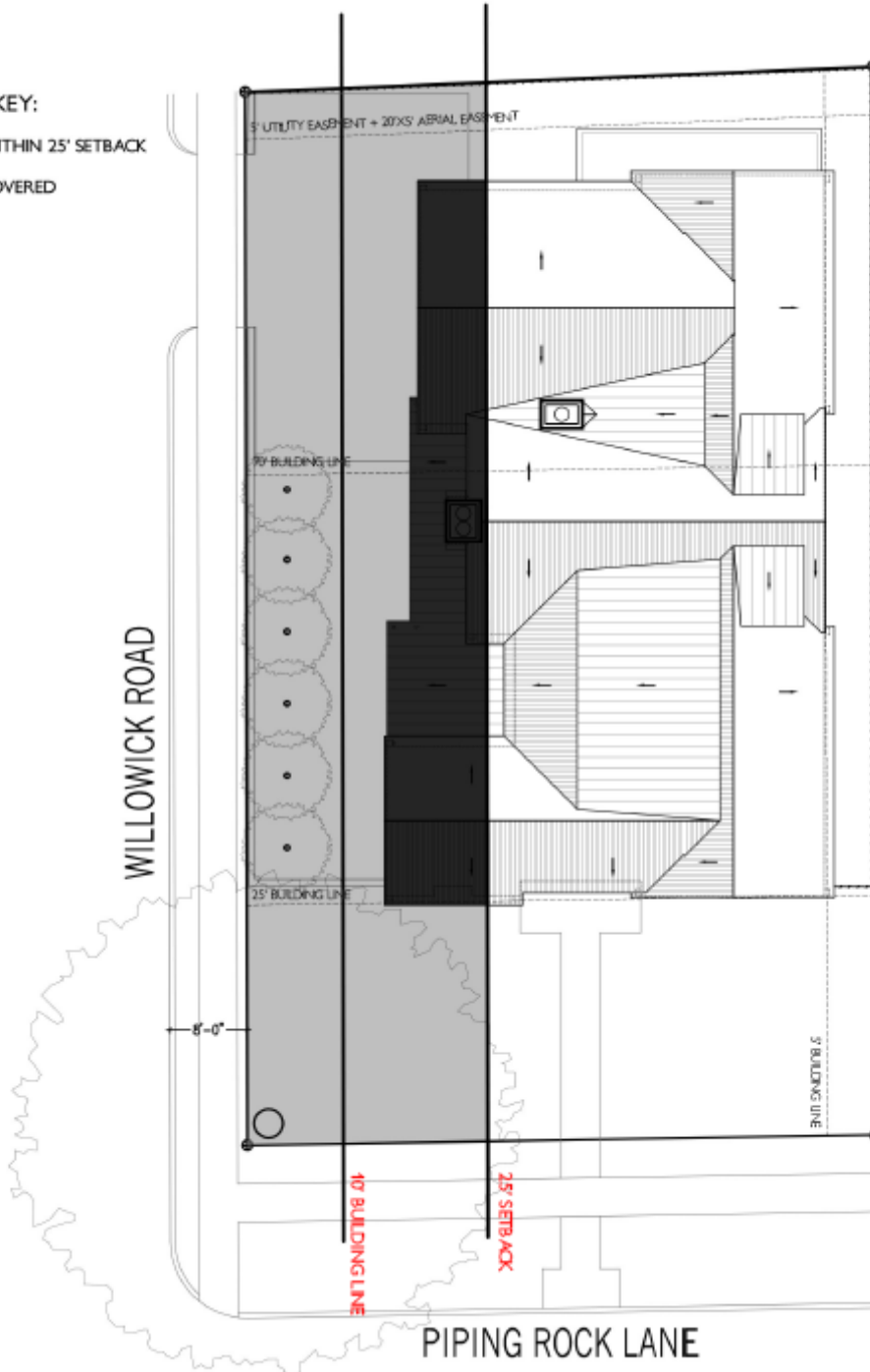
## Houston Planning Commission

ROOF PLAN

MAP KEY:

■ WITHIN 25' SETBACK

■ COVERED



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### ELEVATIONS



## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### RENDERINGS



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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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 (38'), Rusk Street (50')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
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



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

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

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

The 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

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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.

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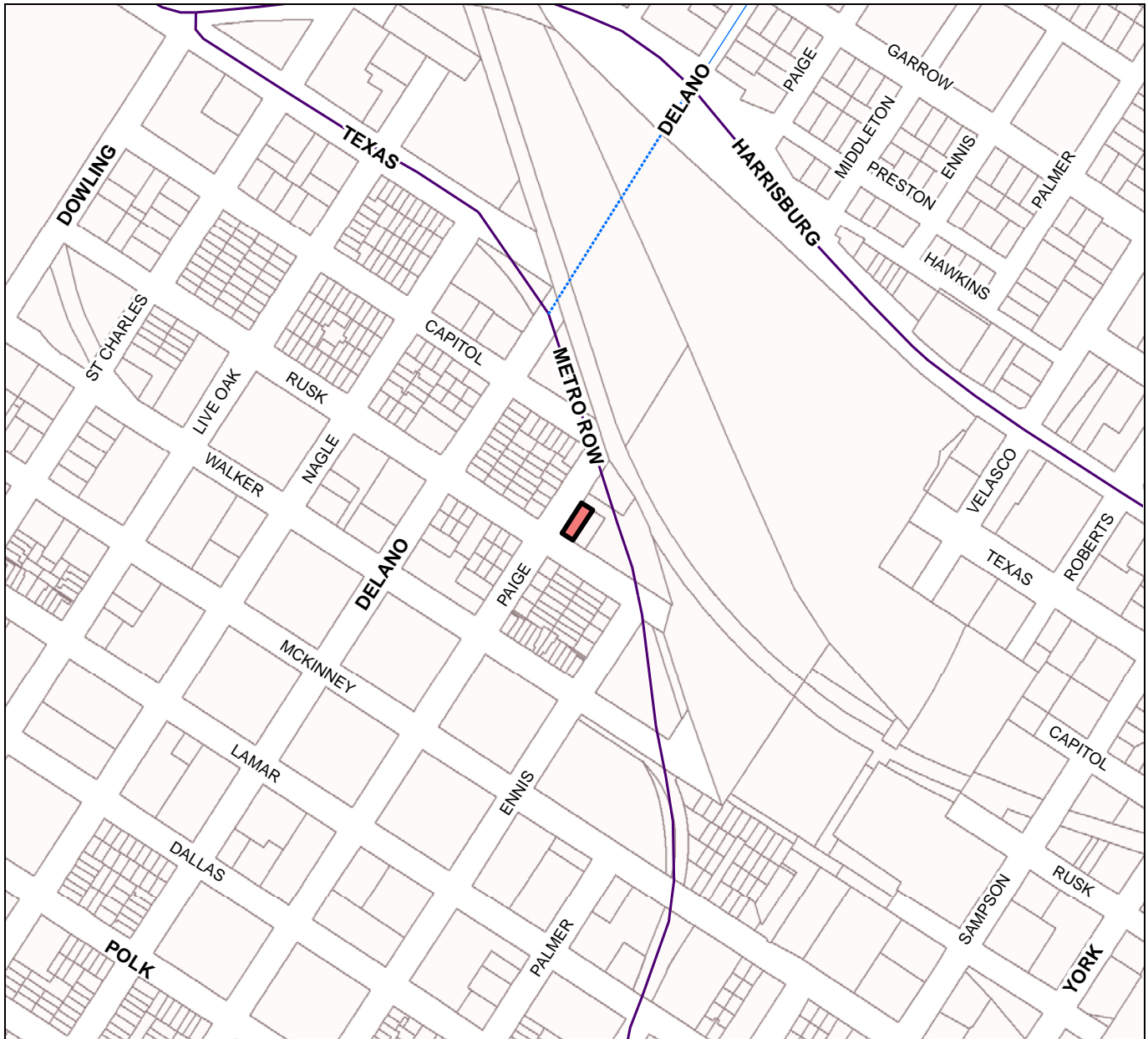
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

SITE LOCATION MAP



## DEVELOPMENT PLAT VARIANCE



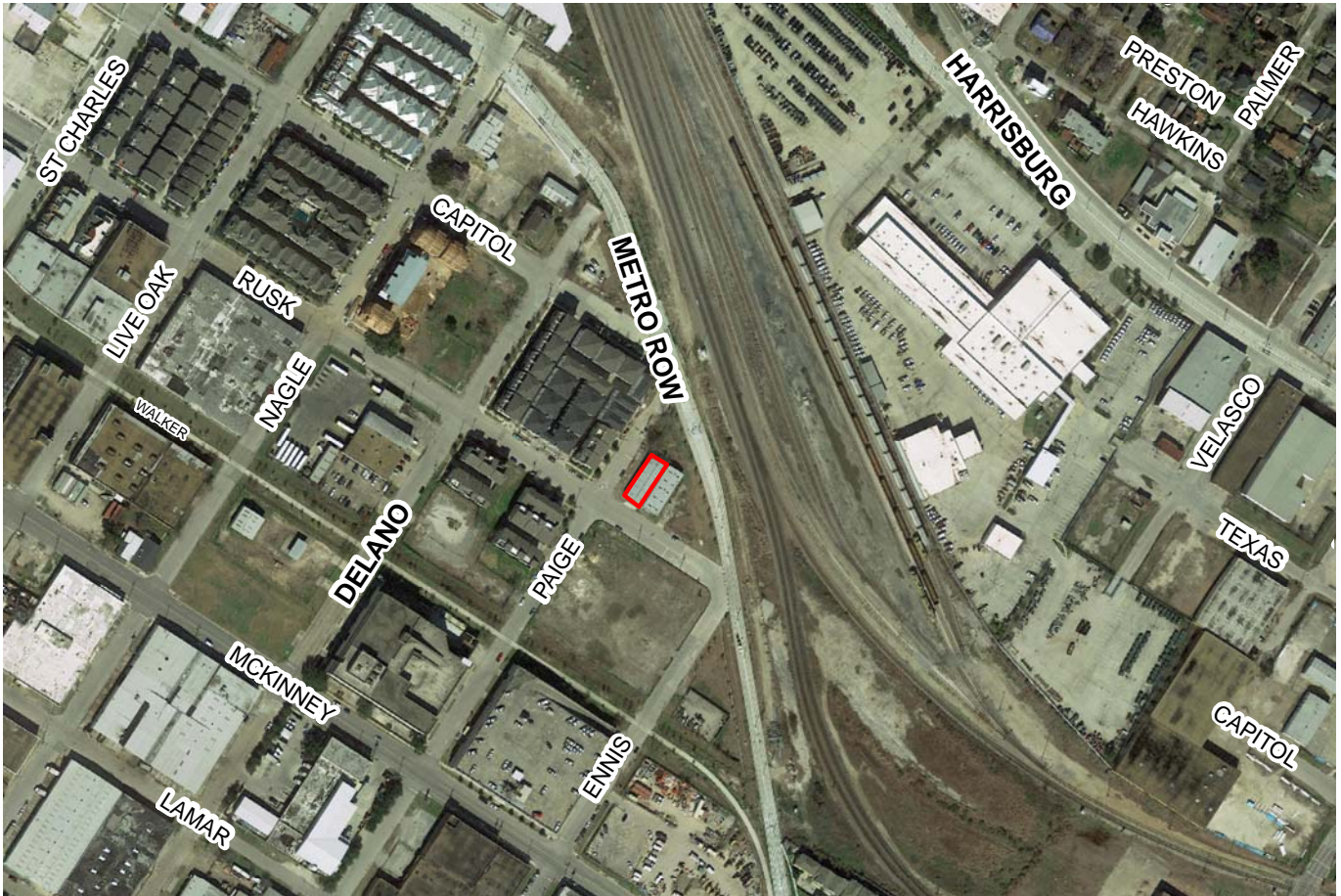
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 161**

Meeting Date: 02/19/2015

## Houston Planning Commission

AERIAL MAP



# DEVELOPMENT PLAT VARIANCE



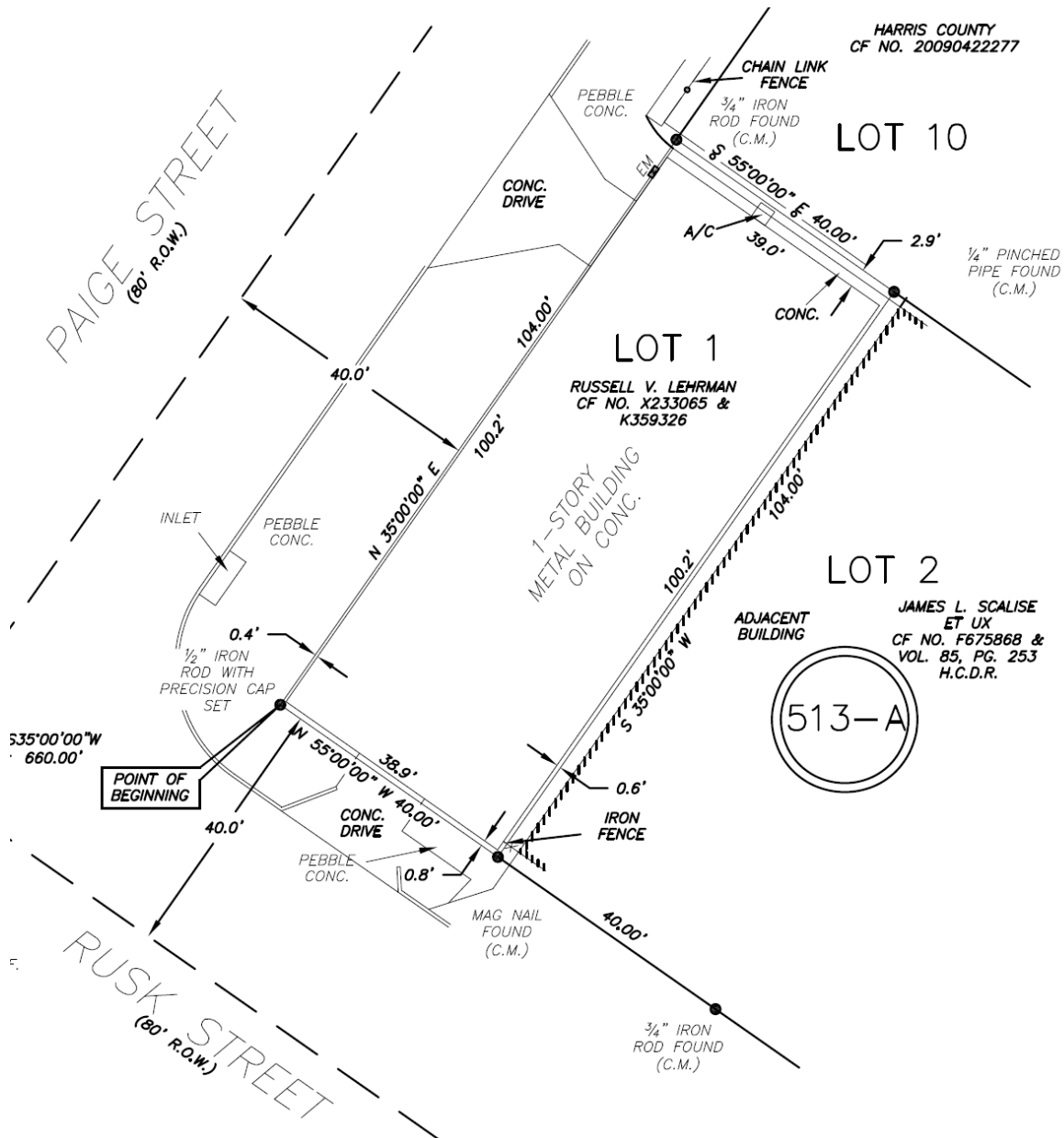


## Houston Planning Commission

**ITEM: 161**

Meeting Date: 02/19/2015

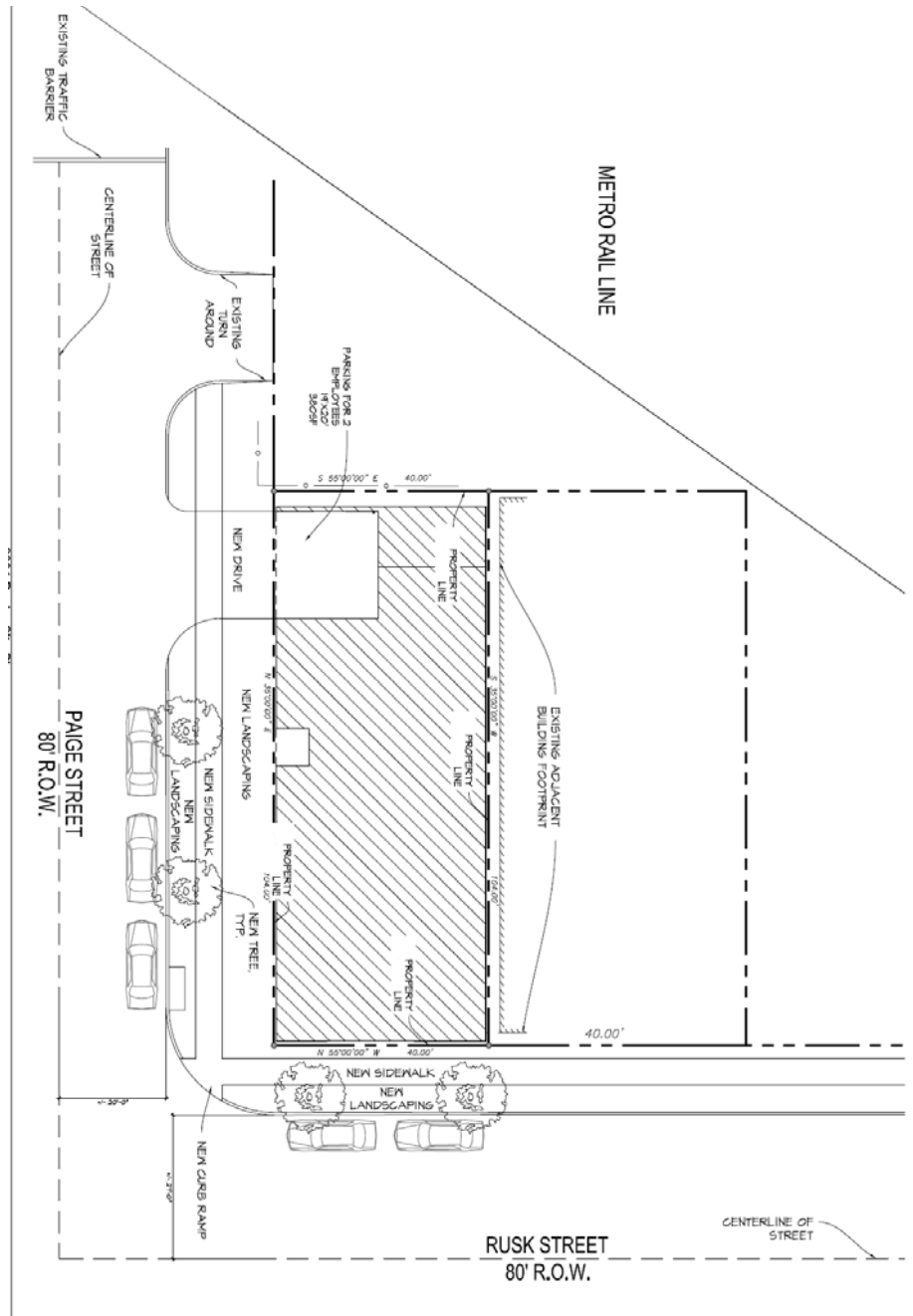
### SURVEY



## DEVELOPMENT PLAT VARIANCE



SITE PLAN



DEVELOPMENT PLAT VARIANCE

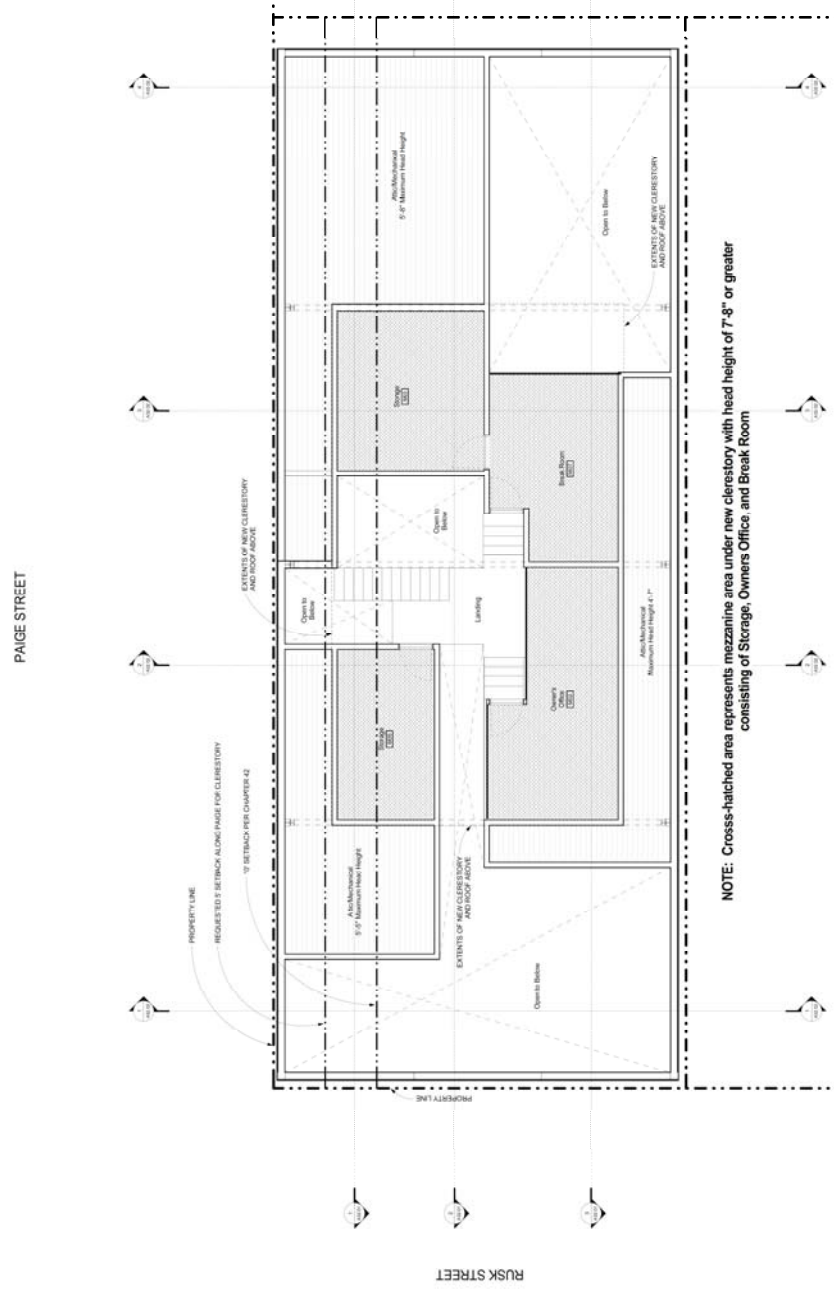






## Houston Planning Commission

MEZZANINE FLOOR PLAN



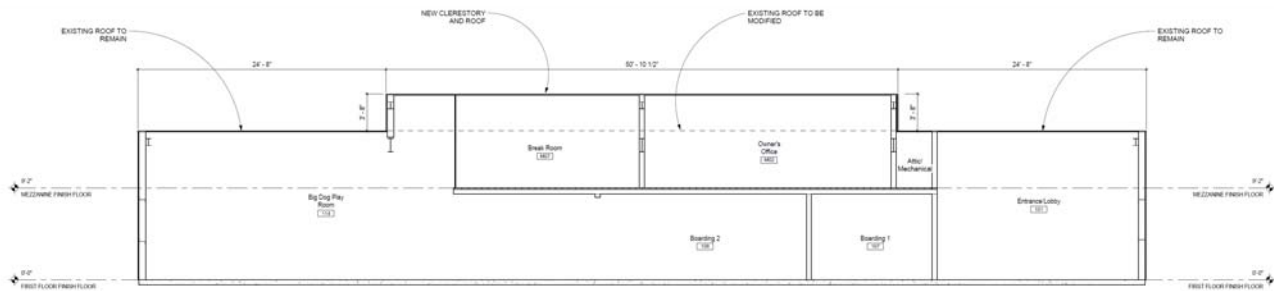
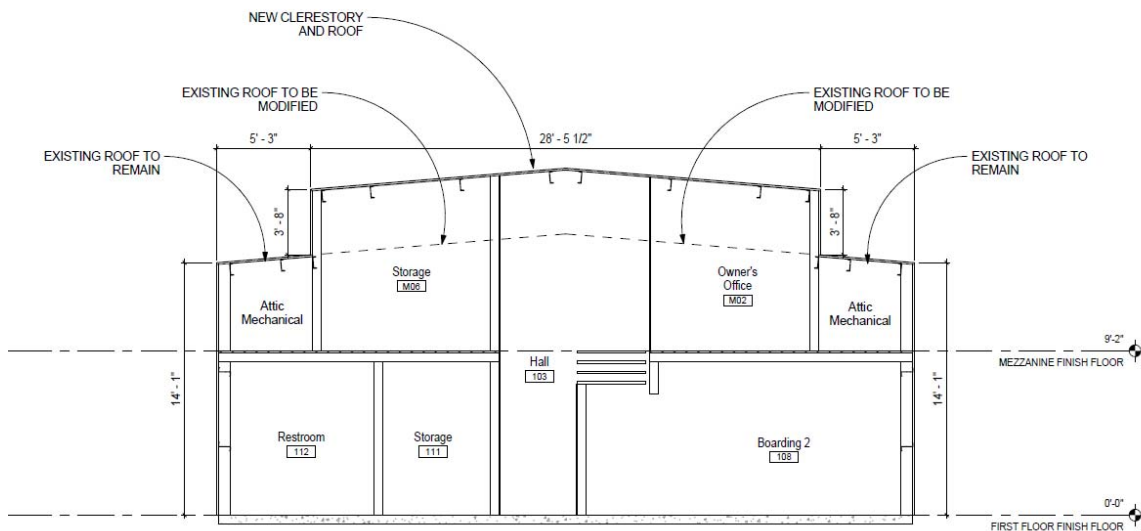
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### SECTION PLANS



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

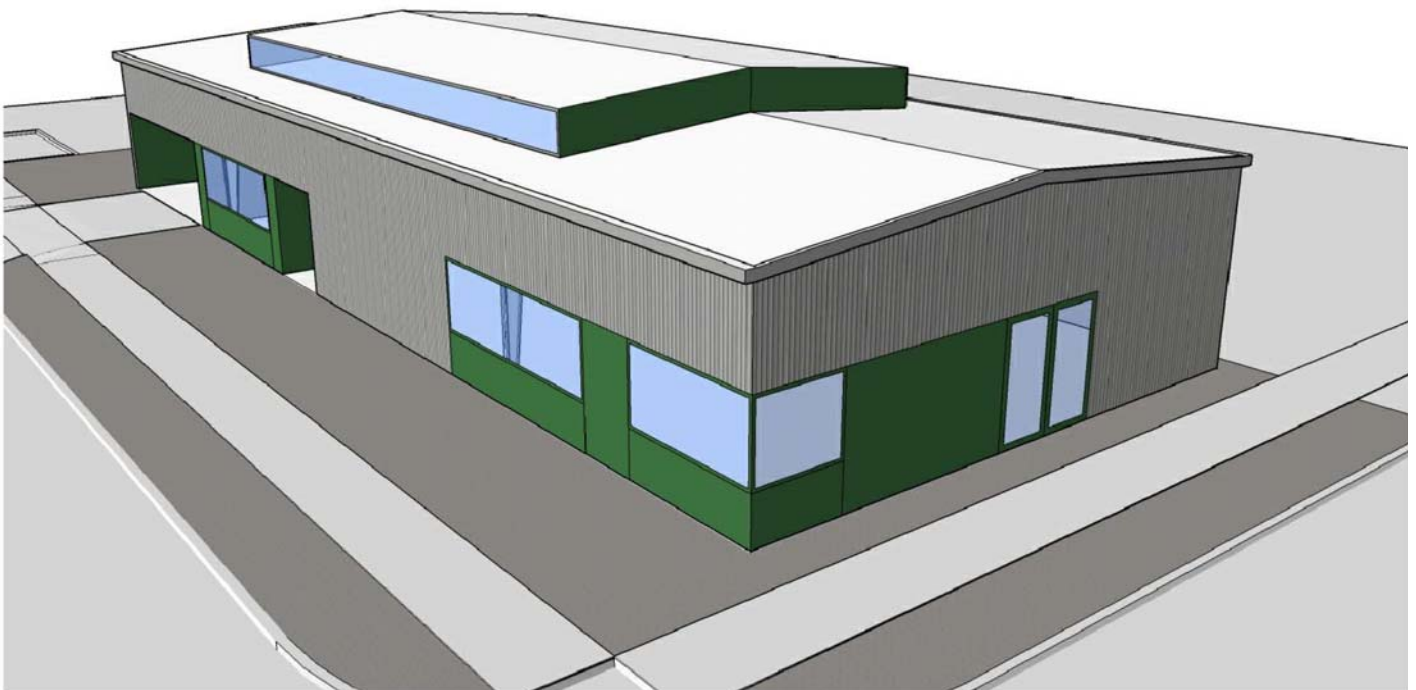
**ITEM: 161**

Meeting Date: 02/19/2015

## Houston Planning Commission

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3D VIEW



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## 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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
HighHeels to HardHats	Marlena Jones	832-233-6331	marlenacooperjones@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1043 W.7 <sup>th</sup> ½ Street	14055439	77009	5358	492D	C

**HCAD ACCOUNT NUMBER(S):** 0600950010022  
**PROPERTY LEGAL DESCRIPTION:** Lot 22 Blk 1 Kiam Place  
**PROPERTY OWNER OF RECORD:** JG Hollins Investments  
**ACREAGE (SQUARE FEET):** 4,140 SF  
**WIDTH OF RIGHTS-OF-WAY:** Dorothy Street 50', W 7<sup>th</sup> ½ Street 50'  
**EXISTING PAVING SECTION(S):** Dorothy Street ~18', W 7<sup>th</sup> ½ Street ~18'  
**OFF-STREET PARKING REQUIREMENT:** 2 Parking Spaces  
**OFF-STREET PARKING PROVIDED:** 2 Parking Spaces  
**LANDSCAPING REQUIREMENTS:** Minimum One 1.5" Approved Tree  
**LANDSCAPING PROVIDED:** One 1.5" Live Oak

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Vacant  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single Family Residential (5,164 SQ. FT.)

**PURPOSE OF VARIANCE REQUEST:** To allow a 5' building line along Dorothy Street

**CHAPTER 42 REFERENCE(S):** 42-156: Collector and local streets – Single-family residential

- b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:
- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
  - (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The purpose of this variance is to construct a single family home on the existing lot which is what was previously there. Our intent is to be able to utilize the lot in a more suitable manner. By adjusting the building line on the house and not the entire lot we are making an attempt not to overbuild but place a home on the lot comparable to that of other in the neighborhood. The design has been adjusted as to provide an additional parking spot for guest. Allowing this variance of reduced building line will allow the structure to maintain reasonably sized rooms and comparable to those surrounding it in architectural style by including permeable concrete pavers as to not increase the impervious coverage.

We are requesting this based on other properties with similar building lines. This property would not be a buildable space without this variance. We feel this is a more suitable use for the property. We are proposing to reduce the building line along the east side of the property and to relocate the stairs on the same side to provide additional parking and landscape. The remaining front and back sections of the property are to remain at the required building line.

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

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

We are requesting a special variance request to utilize the property in a more suitable manner. The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land due to the fact that the 10' set back on Dorothy Street does not allow the above mentioned proposed single family residence to utilize the corner lot in a suitable manner. The proposed development is which is located on a corner lot with a 50' R.O.W and open roadside ditches on both streets. Existing sidewalks will maintained along with the original garage set back of 17'.

**(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 goal of the developer in pursuing this variance is not to overbuild the lot and to provide additional parking for other residents of the neighborhood. The configuration of the lot does not allow for an appropriate amount of buildable space if the variance is not granted with the requested setbacks. Allowing the proposed setbacks will provide the builder an opportunity to build their standard home construction plan for the lot. This is a track house design for which the form work is complete.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The intent and purpose of Chapter 42 will be preserved and maintained because the residence will maintain its integrity of the original residences setbacks along 7 ½ th and sections of Dorothy Streets. The proposed development, while not providing a shared driveway, will remain consistent with other new developments around the neighborhood. The proposed variance will not impact traffic and will allow a minimum of two additional on street parking spots and preserve all three original trees on the property. To further beautify the property we are proposing the use of permeable pavers as to not increase impervious coverage on the property.

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

Granting this variance will not affect visibility along Dorothy Street for vehicular or pedestrian traffic. By allowing the partial setback (5') for sections of the proposed structure and the additional sections of the structure to remain at 10' will allow a minimum of 2 additional guest parking spots to accommodate the neighborhood. Many other new developments in the area are located approximately five to ten foot from the right of way, so this variance for the residence will be consistent and harmonious with neighboring properties on 7th ½ and Dorothy Streets. Its proposed proximate location to the nearby park on 7th ½ and use of green space is consistent with the City of Houston's policy of promoting walkability and pedestrian friendly environments. There is a car dealership across the street which would prevent any additional residential developments in this location. Thus approval of this Variance will be consistent with sound public policy and conducive to health, safety and public welfare.

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

The requested variance will satisfy the intent of Chapter 42, including Section 42-157 (as discussed above). Approving this variance for the residence is consistent with the City of Houston's evolving policies of promoting walkable, pedestrian friendly environments and projects with urbanistic building designs on smaller footprints, thus making this a viable buildable piece of land.

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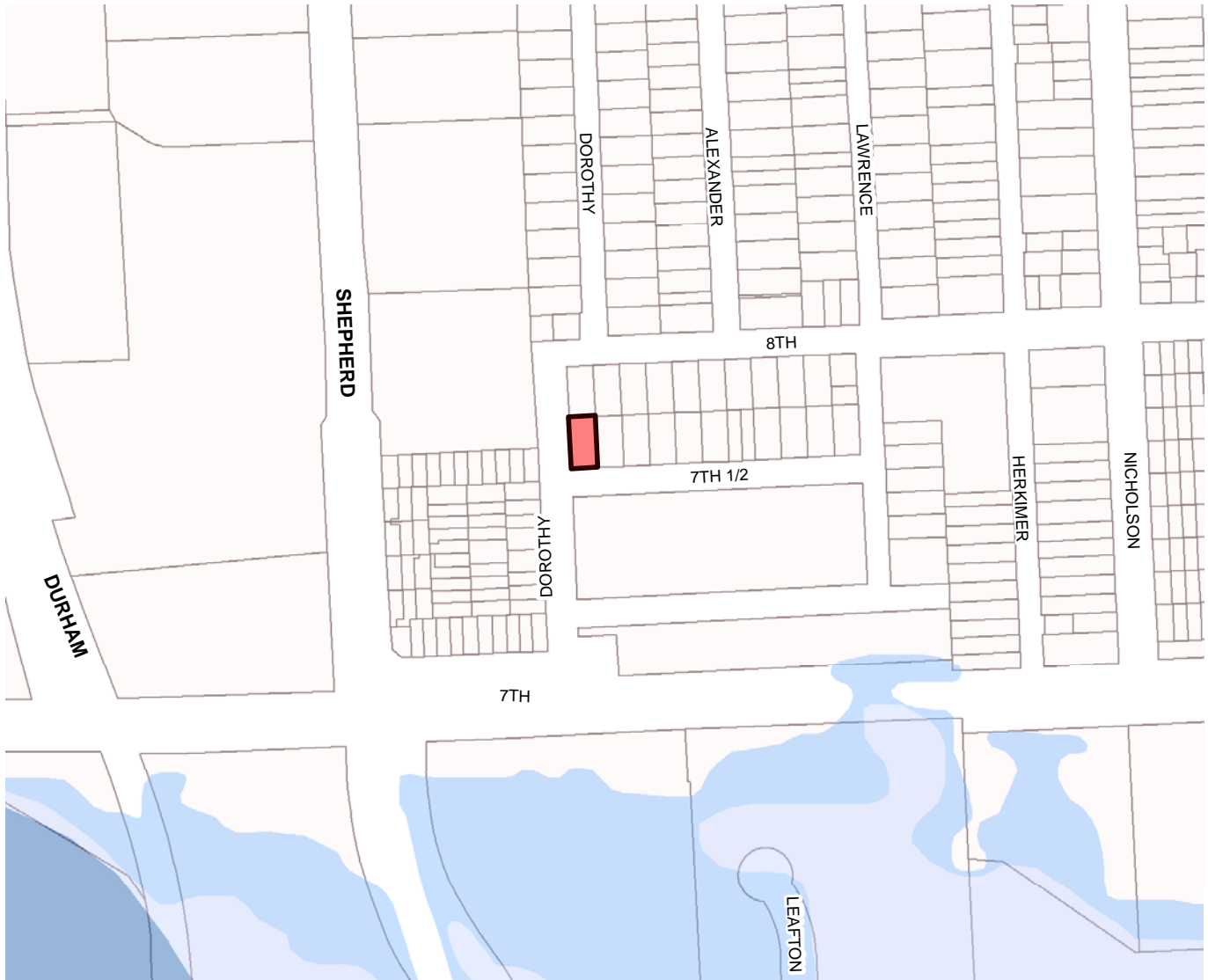
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### SITE MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM:**

**162**

Meeting Date:

02.19.2015

## Houston Planning Commission

AERIAL MAP

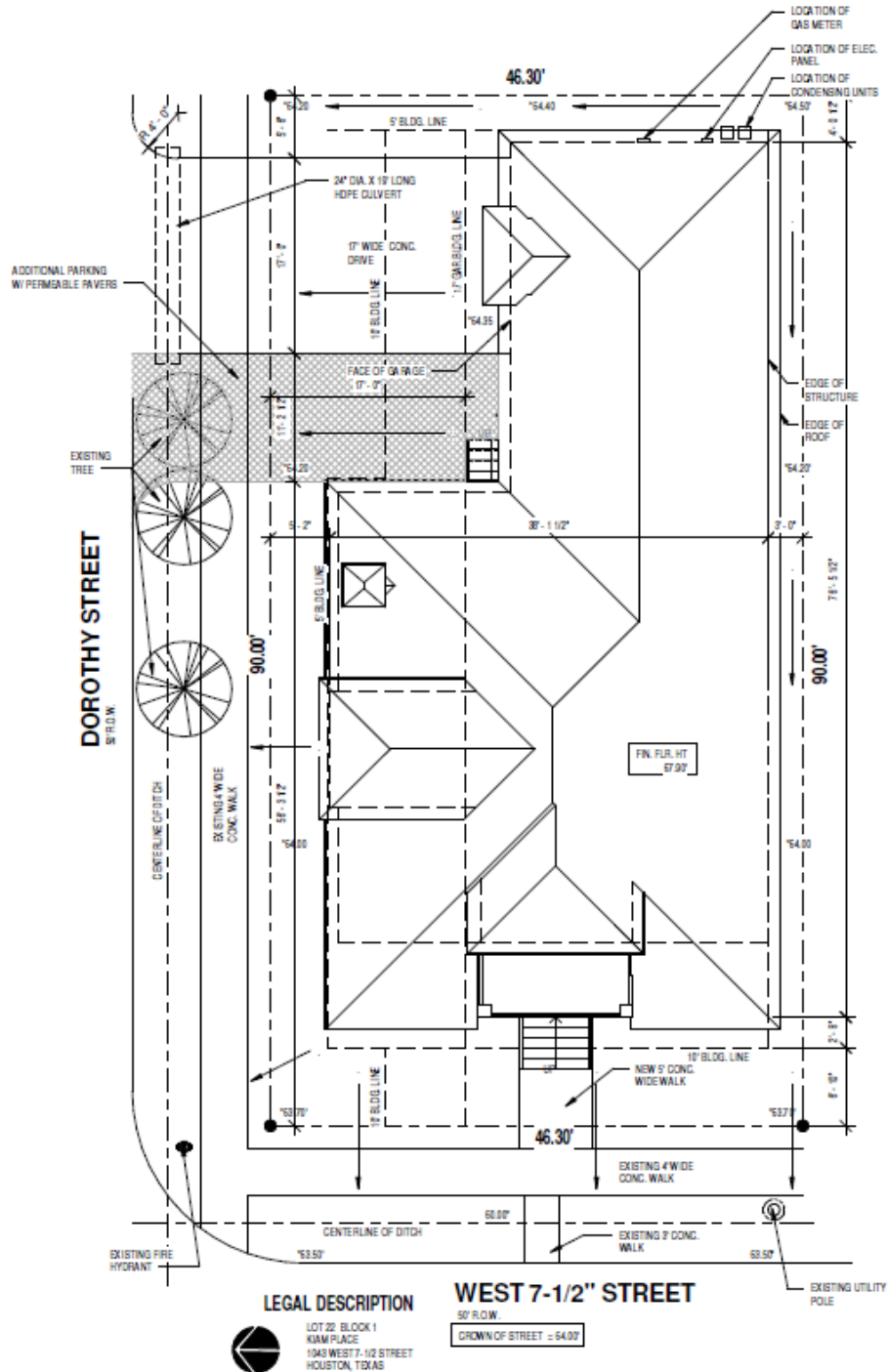


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SITE PLAN

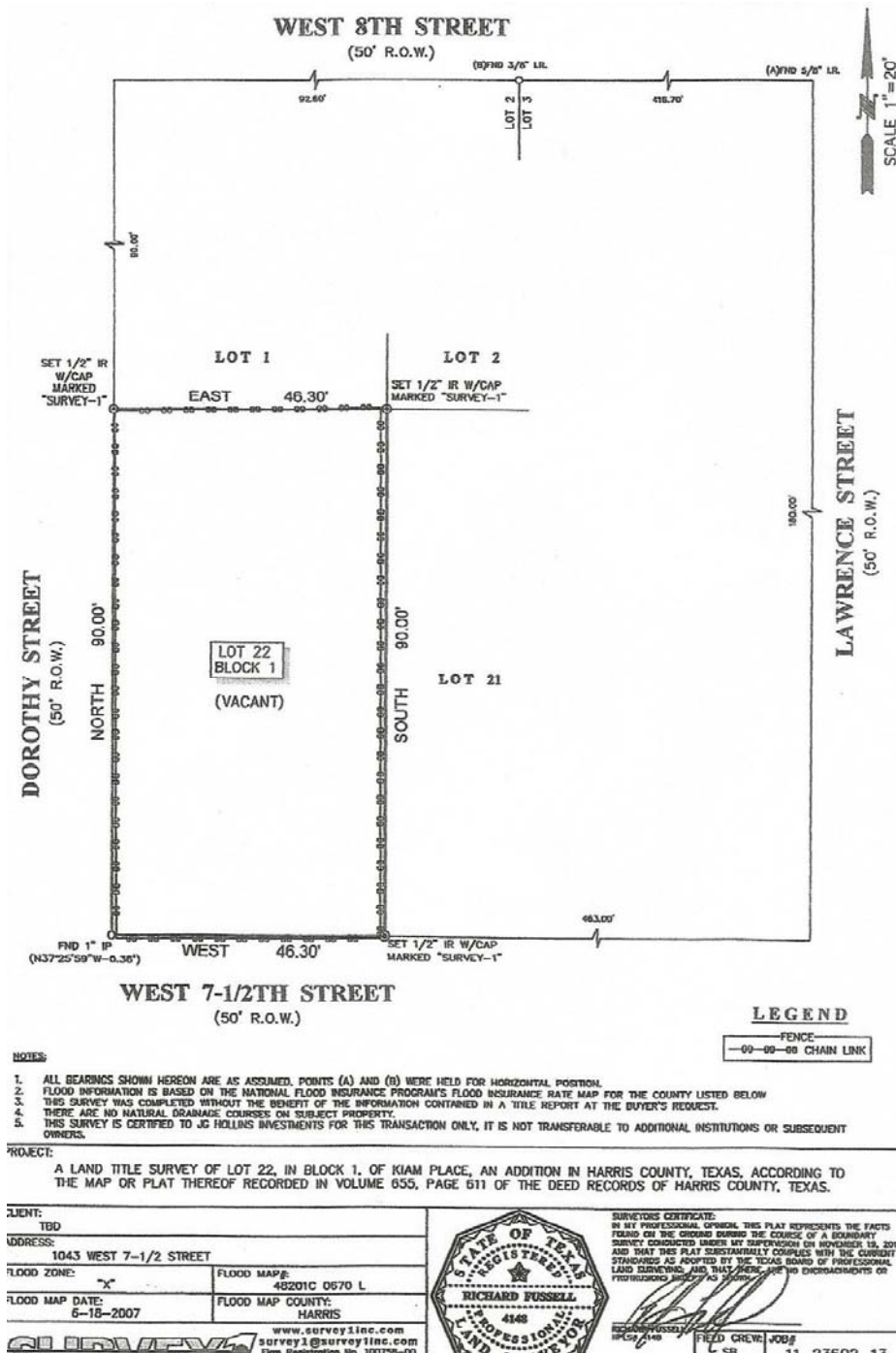


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SURVEY



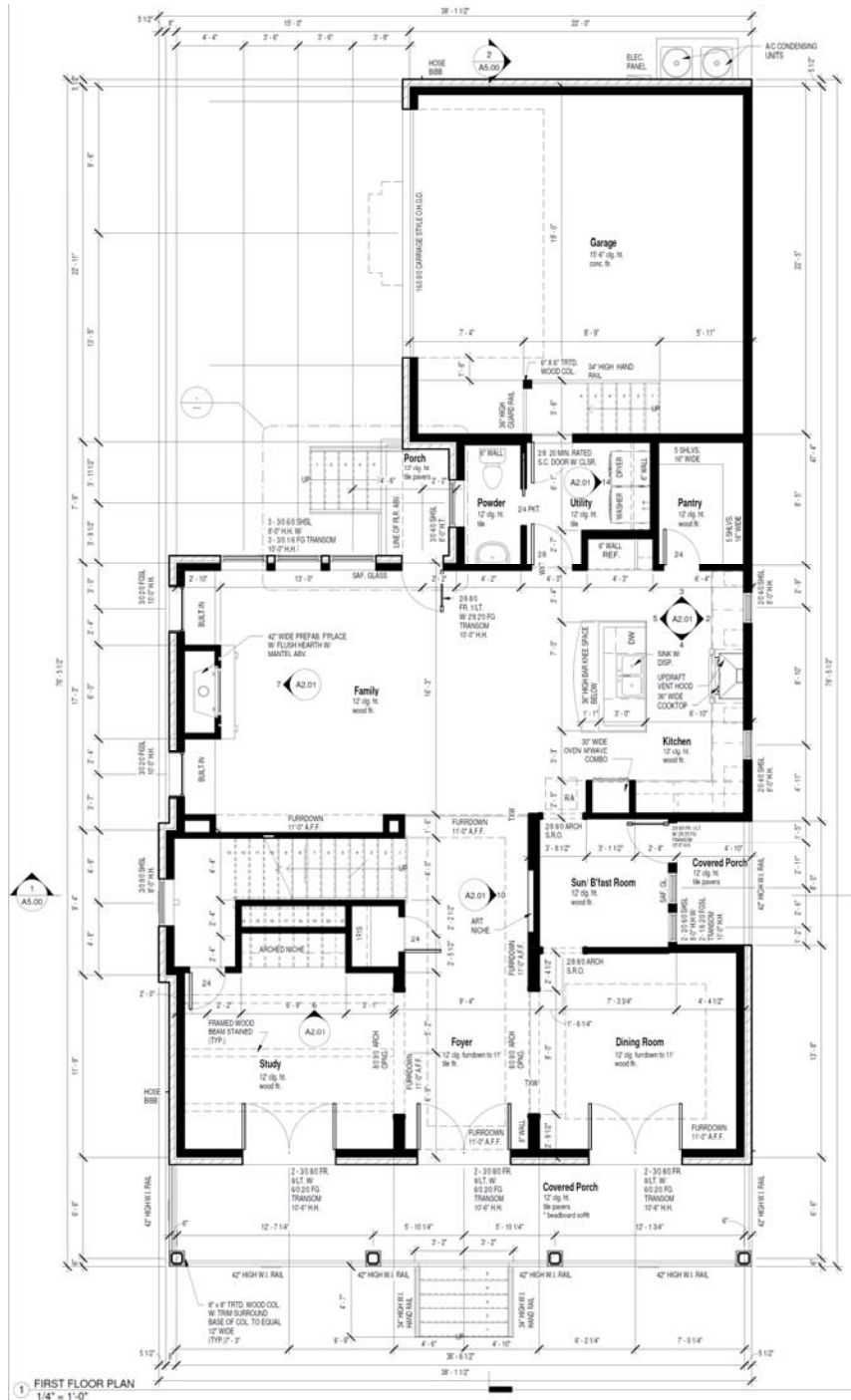
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Floor Plans – First Floor



# DEVELOPMENT PLAT VARIANCE



## 02.19.2015

**Living Room**  
17' x 24'

**Dining Room**  
12' x 14'

**Kitchen**  
10' x 12'

**Gameroom**  
17' x 24'

**Bedrooms (Bdms. 1-4)**  
10' x 12', 12' x 14', 12' x 14', 12' x 14'

**Bathrooms (Baths 1-2)**  
5' x 7', 5' x 7'

**Closets**  
Various sizes throughout the plan.

**Hall**  
Central hall connecting all rooms.

**Covered Porch**  
10' x 12'

**Dimensions**  
Overall exterior dimensions: 32'-11 1/2" (width) x 47'-11 1/2" (depth).

**Notes**  
ALL STAIR TREADS TO BE WOOD.  
1/2" HIGH CONT. HAND RAIL.  
4" MIT. SLOPE.  
1/2" HIGH W.D. COL. W/ TRIM SURROUND.  
BASE OF COL. TO EQUAL 12" WIDE TYP.

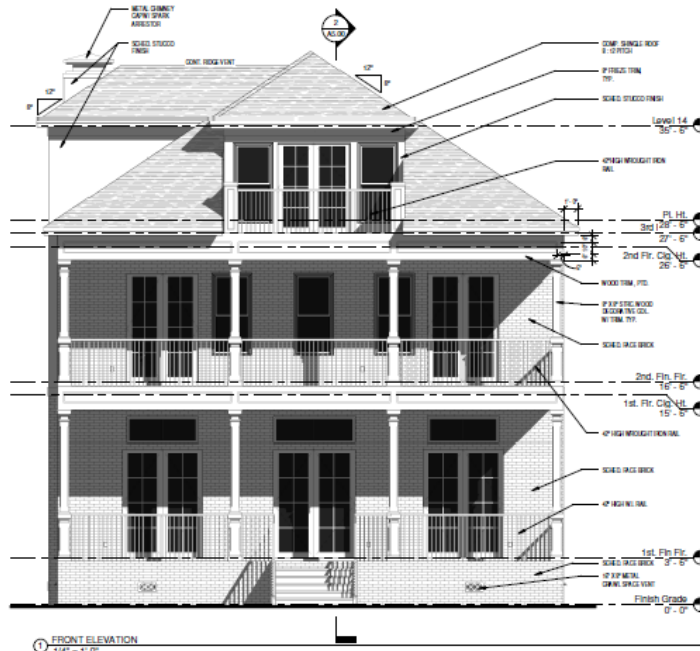
September 08, 2009



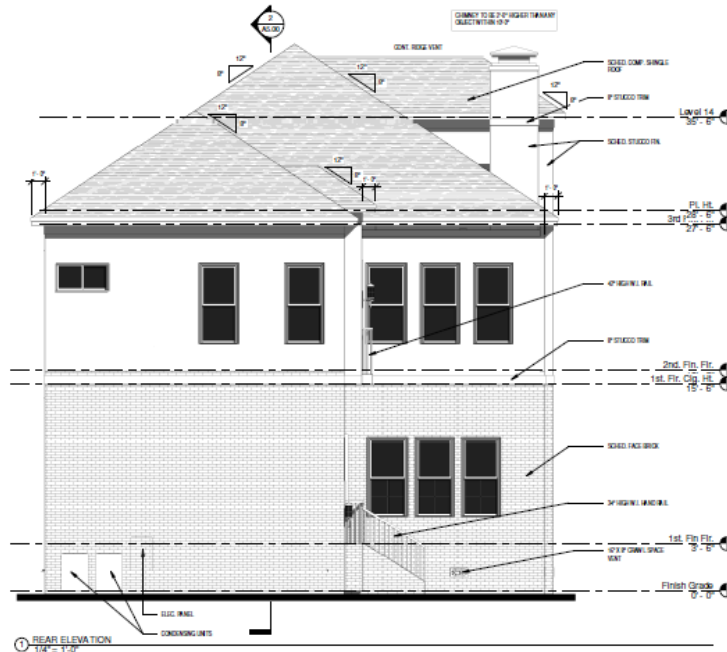


## Houston Planning Commission

Front Elevation



Rear Elevation



# DEVELOPMENT PLAT VARIANCE







## Houston Planning Commission

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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	14076232	77019		492 R Montrose/Museum	

HCAD ACCOUNT NUMBER(S):	0520490160008
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 STREET 70' ROW; INDIANA STREET 60' ROW
EXISTING PAVING SECTION(S):	WOODHEAD STREET -30' ROW; INDIANA STREET – 24' PAVING SECTION
OFF-STREET PARKING REQUIREMENT:	Existing Condition
OFF-STREET PARKING PROVIDED:	10 EXISTING PARKING SPACES
LANDSCAPING REQUIREMENTS:	Project Complies
LANDSCAPING PROVIDED:	Project Complies

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

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

**PURPOSE OF VARIANCE REQUEST:** To allow work to be performed to the exterior structure of an existing apartment complex including enclosing open patio areas on the third floor, adding windows to the façade and adjusting the roof, within the 10' ordinance building line along Indiana and Woodhead Streets.

**CHAPTER 42 REFERENCE(S):** 42-155 Building Line requirement. 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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

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 and Woodhead Streets.

The variance request is to allow the existing building to maintain its original 0 ft building line since its construction in 1964. The original construction included apartments and on the third floor there were originally 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 sq.ft. 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](mailto:planning.variances@houstontx.gov).*

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

The 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;**

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;**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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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 occupants.

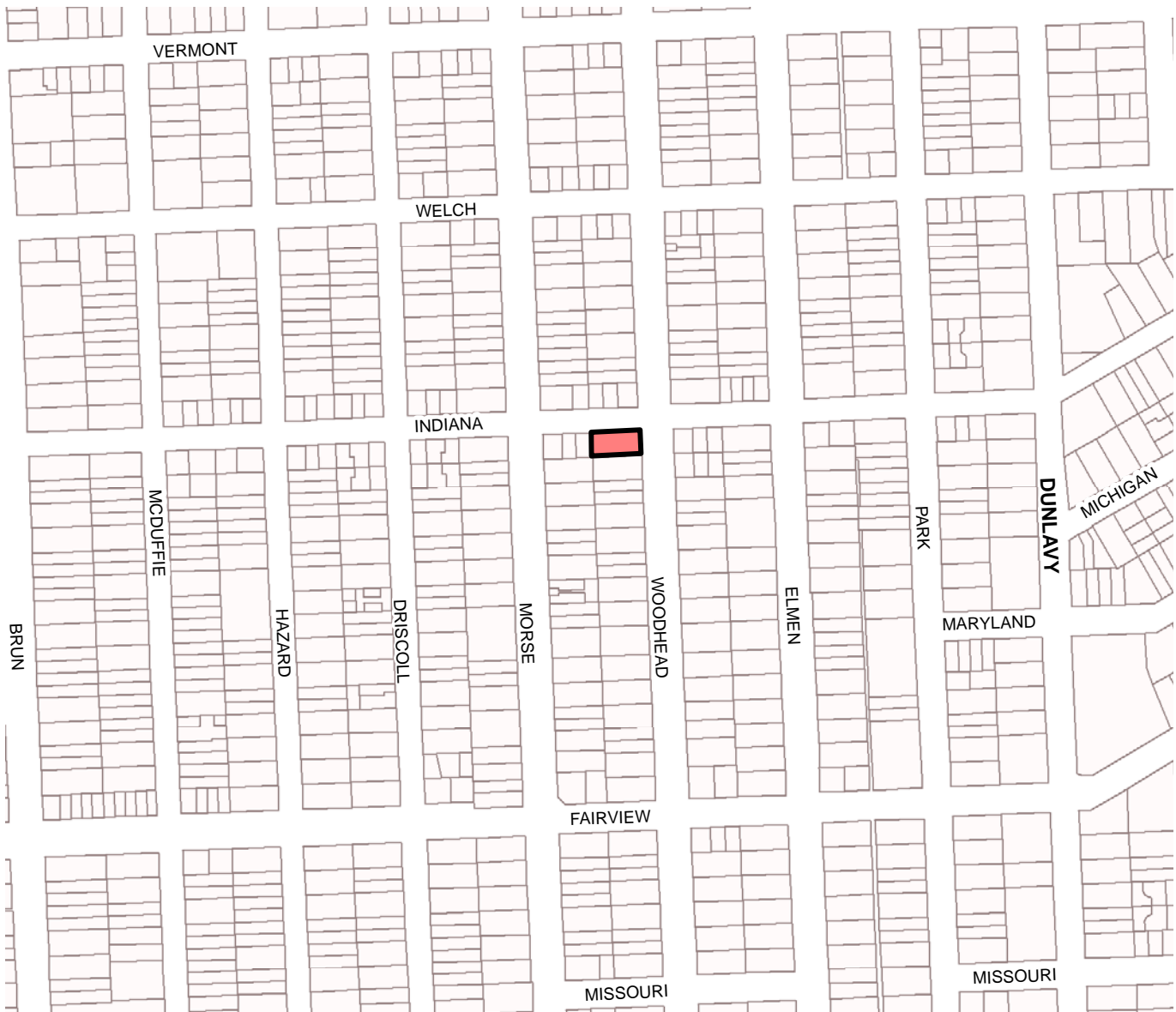
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Area Map



## DEVELOPMENT PLAT VARIANCE





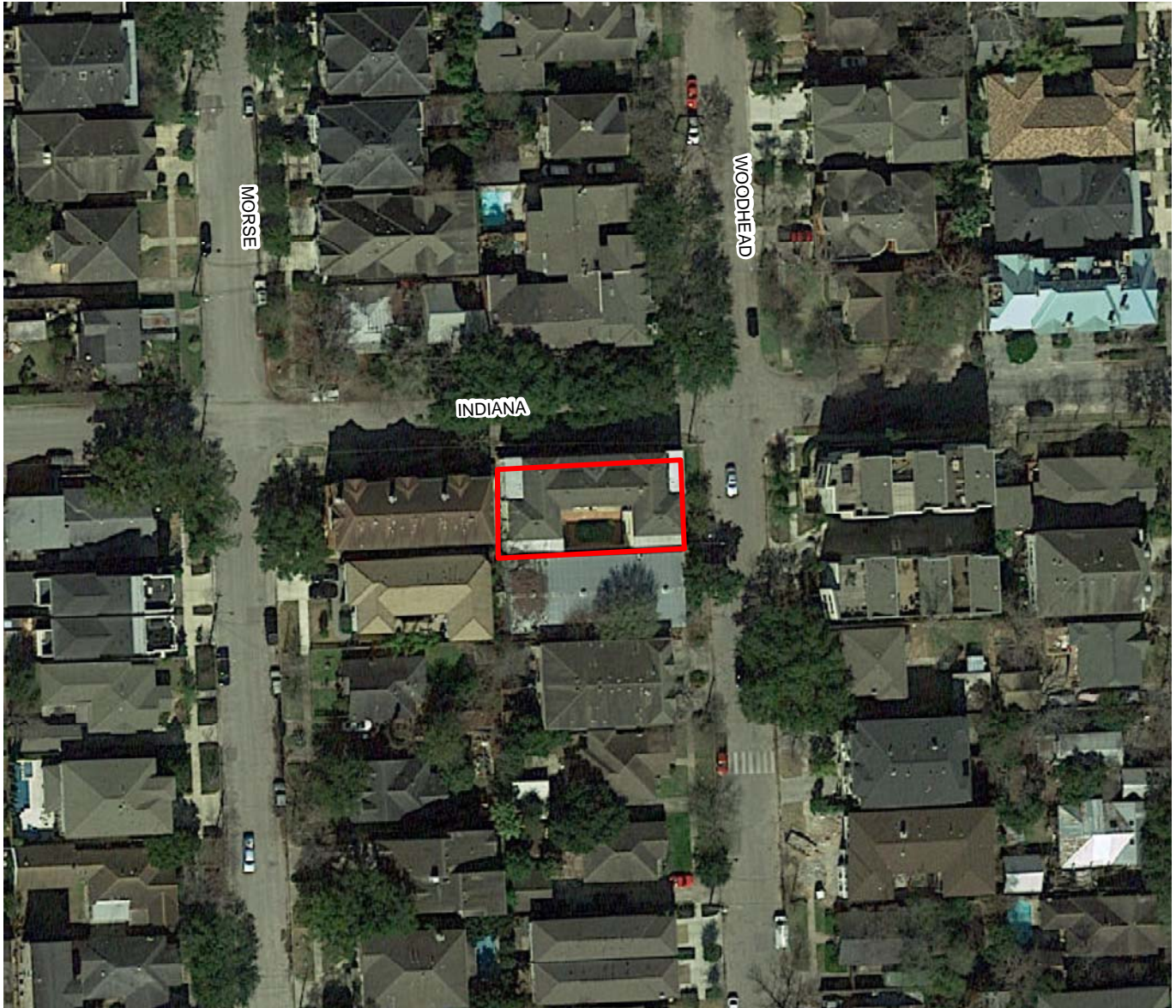
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 163**

Meeting Date: 02/05/2015

## Houston Planning Commission

Aerial Map

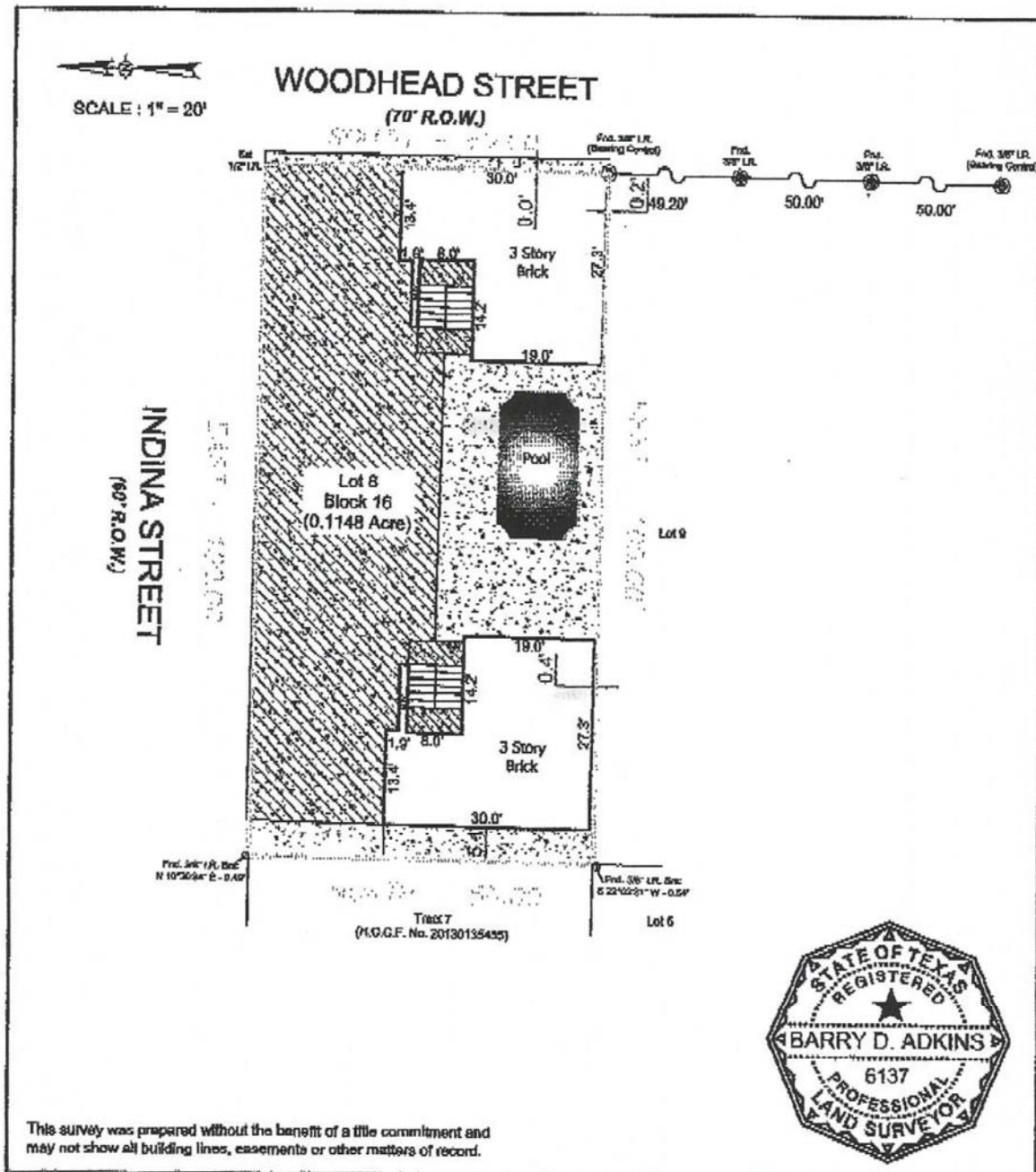


# DEVELOPMENT PLAT VARIANCE

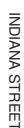


## Houston Planning Commission

### Survey



## DEVELOPMENT PLAT VARIANCE

A01.10









Office of James A. McBride, II  
 Architect and Planner  
 8730 Belding, #607, Houston, TX 77054  
 Phone: (713) 396-6497 Fax: (832) 967-8314  
 Email: jmcbride2@aol.com

Notes	Notes	Notes	Notes
<p>1. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>2. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>3. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>4. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>5. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p>	<p>6. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>7. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>8. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>9. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>10. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p>	<p>11. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>12. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>13. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>14. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>15. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p>	<p>16. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>17. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>18. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>19. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p> <p>20. All work shall be in accordance with the City of Houston Code of Ordinances, Chapter 23A, Subchapter A, and the Texas Building Code, Chapter 23A, Subchapter A.</p>

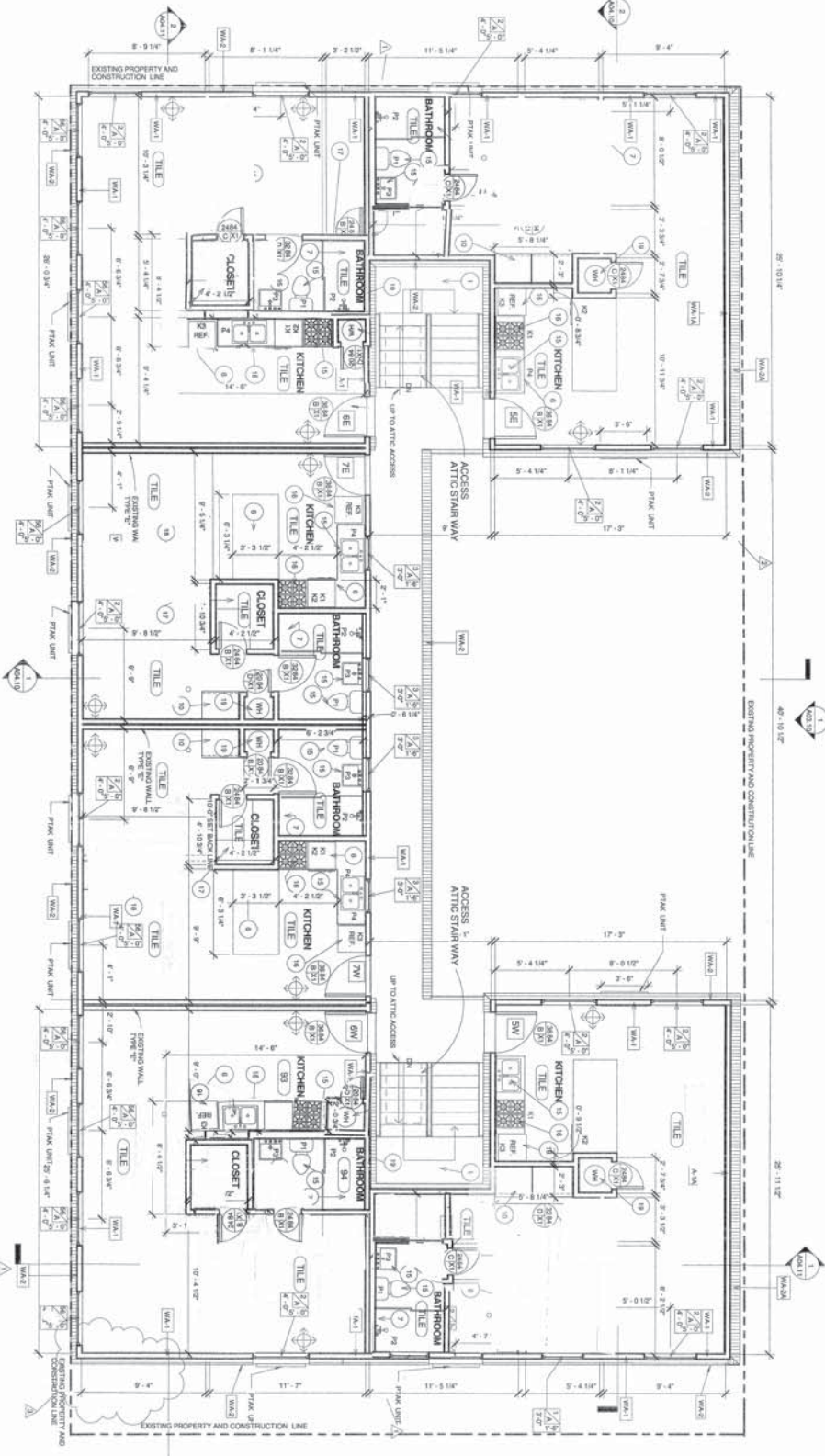
No.	Description	Date
1	14 UNITS REMODEL	11/15/14
2	2100 WOODHEAD, HOUSTON, TEXAS 77019	12/30/14
3	REVISED	01/15/15

Project Number	0001-2014
Date	May 01, 2014
Drawn by	Cheney
Checked by	

**A02.33**



14 UNITS REMODEL  
 2100 WOODHEAD, HOUSTON, TEXAS 77019



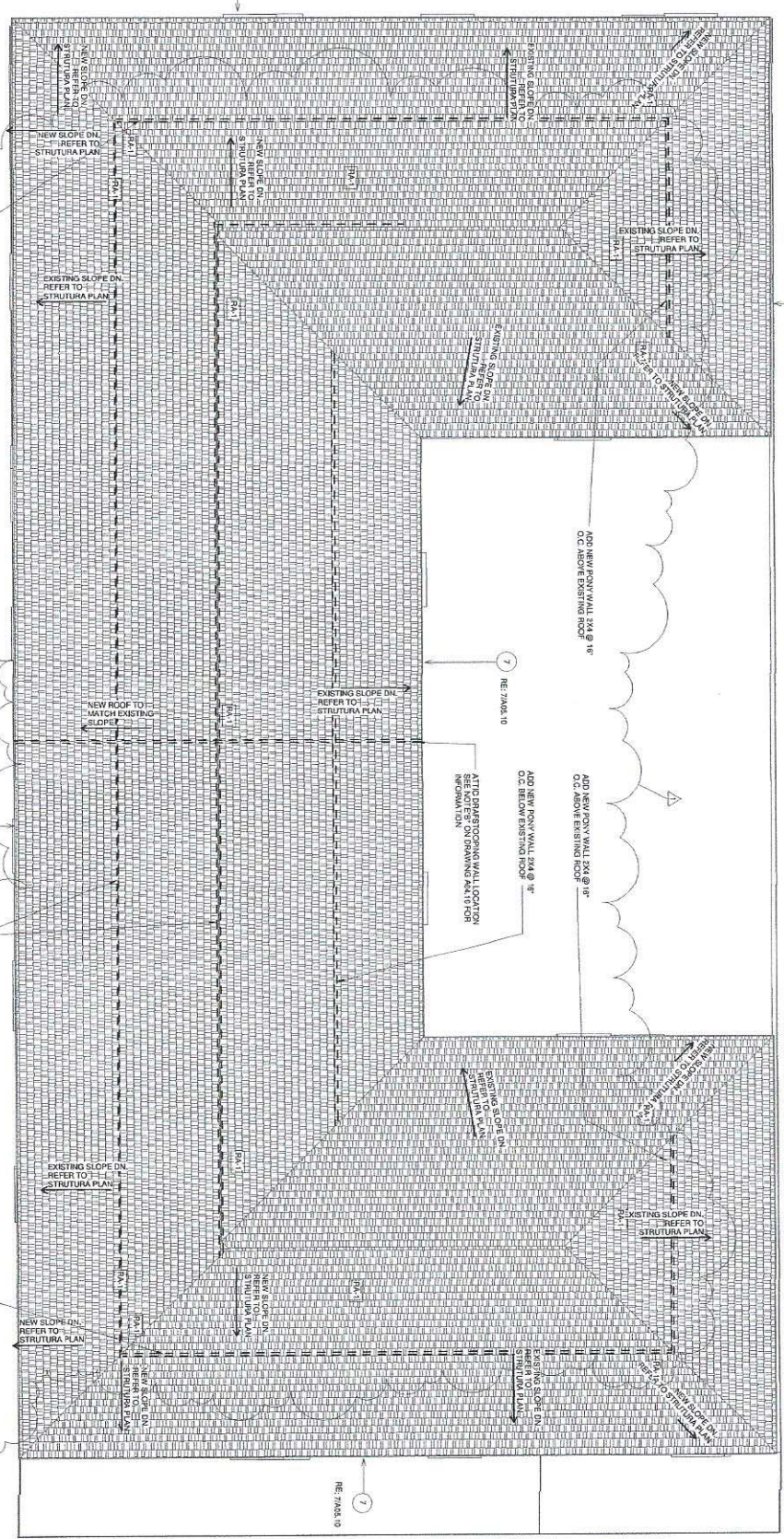
**1 ROOF PLAN LAYOUT**  
1/4" = 1'-0"

ADD NEW POV WALL 2X4 @ 1" O.C. ABOVE EXISTING ROOF

ADD NEW POV WALL 2X4 @ 1" O.C. ABOVE EXISTING ROOF

ADD NEW POV WALL 2X4 @ 1" O.C. ABOVE EXISTING ROOF

ADD NEW POV WALL 2X4 @ 1" O.C. ABOVE EXISTING ROOF



**Keyed Notes This Sheet Only**

- All dimensions are given to face of stud, rough
- All roof systems and indicated slopes to be reviewed and verified by roofing contractor to meet or exceed manufacturers recommendations to provide suitable weather protection.
- All roof penetrations shall be confirmed as indicated for flashing, edge trim, coping, through penetrations, and scupper details to be submitted to Architect for review prior to installation.
- All roof penetrations shall be confirmed as indicated for flashing, edge trim, coping, through penetrations, and scupper details to be submitted to Architect for review prior to installation.
- All low sloped roofs to have cant strip at all 90° intersections.

AO2.70



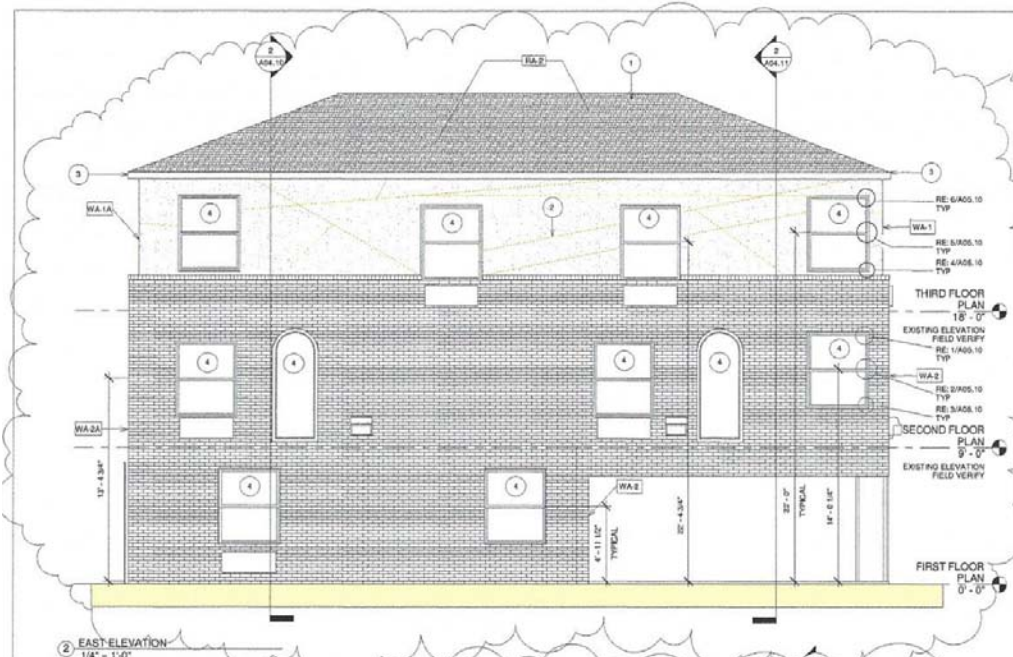


## Houston Planning Commission

### PREVIOUS ELEVATION



### PROPOSED ELEVATIONS



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 163**

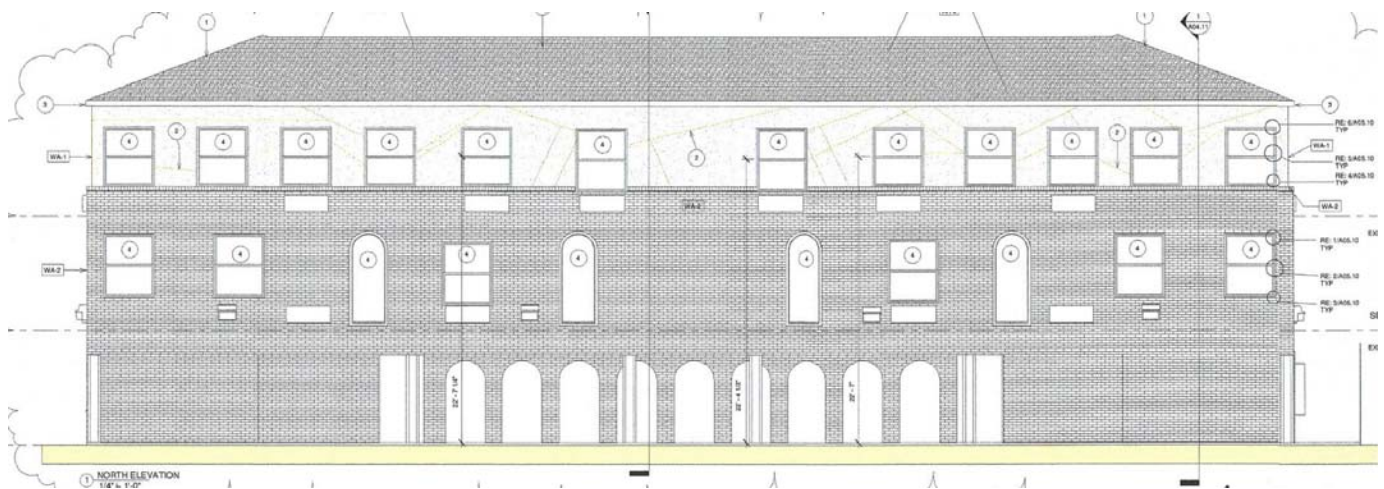
Meeting Date: 02/05/2015

## Houston Planning Commission

### PREVIOUS ELEVATION



### PROPOSED ELEVATIONS



## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
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](mailto:planning.variances@houstontx.gov).*

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

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

(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



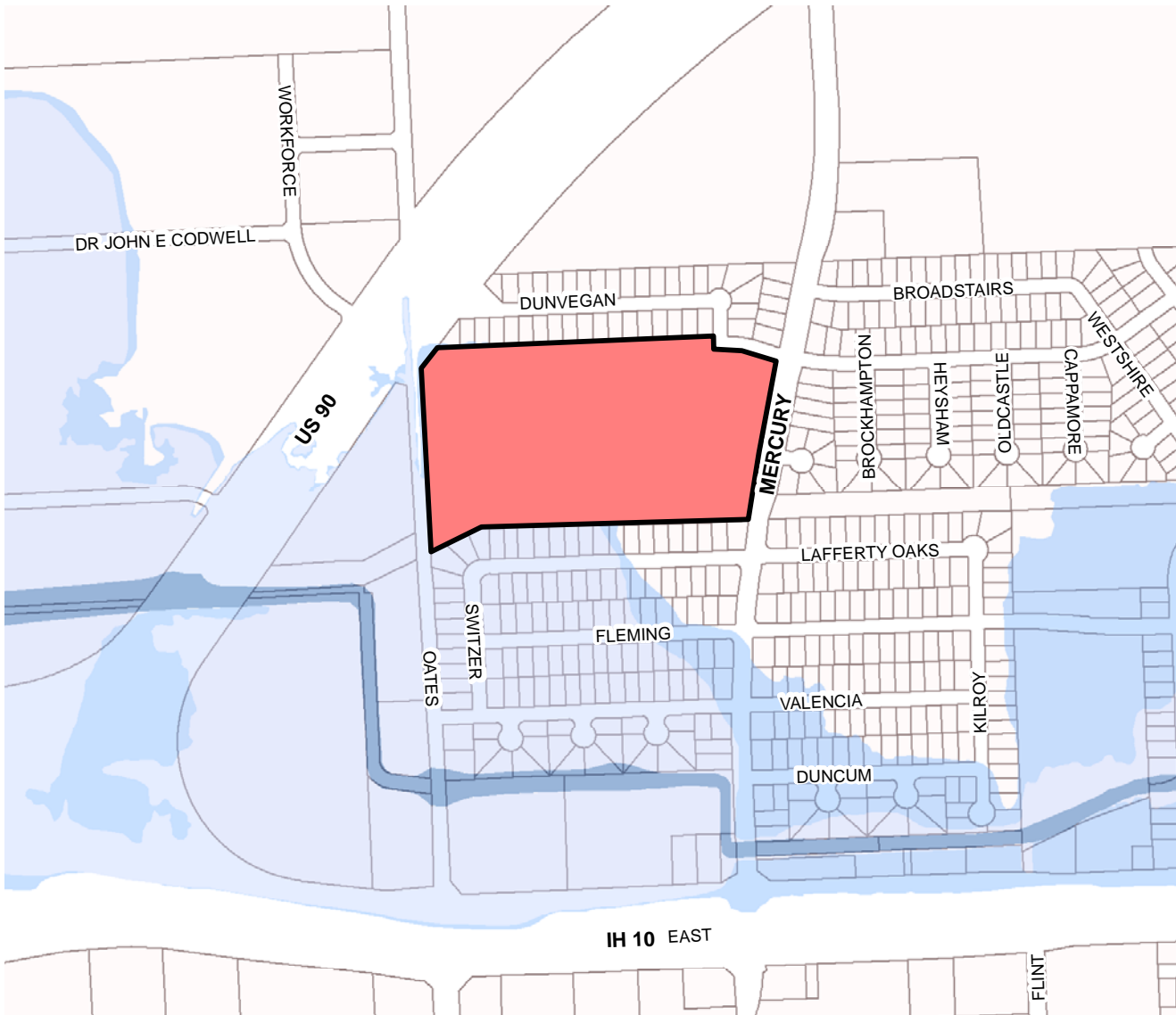
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 02/19/15

## Houston Planning Commission

SITE MAP



## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 02/19/15

## Houston Planning Commission

### AERIAL MAP



## OFF-STREET PARKING VARIANCE



# Houston Planning Commission



## Furr High School Technology and Arts Magnet

### Campus Population

<b>Membership: Snapshot 2013</b>			
Living in Zone	701	76%	
Transfers In	220	24%	
<b>Membership</b>	<b>921</b>	<b>100%</b>	
<b>Race/Ethnicity</b>			
American Indian	0	0%	
Asian/Pac. Islander	3	0%	
African-American	162	18%	
Hispanic	736	80%	
Multi-Racial	2	0%	
White	18	2%	
<b>Total</b>	<b>921</b>	<b>100%</b>	
<b>Economically Disadvantaged</b>			
Students	873	95%	

### Zone Population of Grades 9-12

<b>Campus of Enrollment</b>		
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%
<b>Census Estimate</b>	<b>1,643</b>	<b>100%</b>

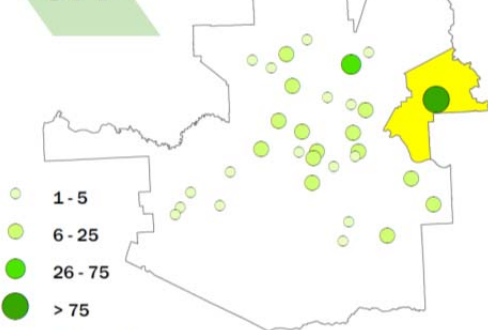
### Change in Enrolled Students by Race/Ethnicity

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	-23%	-26%
Hispanic	711	786	796	74%	12%
Multi-Racial	0	1	2	0%	-
White	41	22	20	-2%	-51%
<b>Total</b>	<b>1,099</b>	<b>1,105</b>	<b>1,078</b>	<b>100%</b>	<b>-2%</b>

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

### Transfers within Houston ISD Campuses

#### 377 Transfers Out



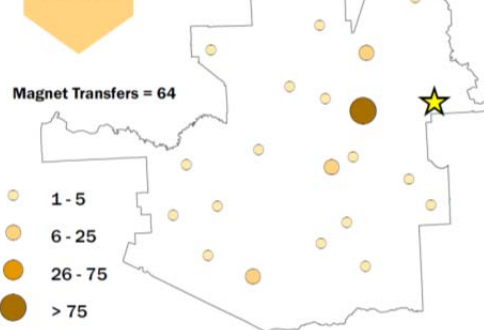
#### Receiving Campus

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

#### 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
<b>Total</b>	<b>220</b>

#### Ethnicity of Transfers In

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

Prepared by Houston ISD Demographics, November 2013

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

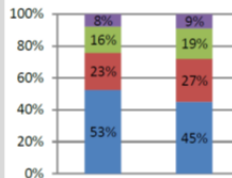
# Council District *Profile*



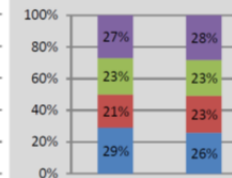
<b>Total Population</b>	190,713	180,912
<b>Persons per Square Mile</b>	3,739	3,547
<b>Race/Ethnicity</b>		
Non Hispanic White	11%	8%
Non Hispanic Black	14%	12%
Hispanic	71%	77%
Non Hispanic Asian	3%	2%
Other	1%	1%
<b>Age</b>		
Under 5 Years	10%	9%
5 to 17 Years	22%	20%
18 to 64 Years	61%	63%
Over 65 Years	7%	7%
<b>Educational Status</b>		
Bachelor's or Higher	8%	9%
Some College	16%	19%
High School Diploma	23%	27%
No High School Diploma	53%	45%
<b>Language Spoken at Home</b>		
English Only	32%	29%
Language other than English	68%	71%
Spanish	65%	68%
Other Languages	3%	3%
<b>Housing Units</b>		
Total Housing Units	60,663	56,387
Occupied	92%	86%
Owner Occupied	45%	44%
Renter Occupied	55%	56%
Vacant	8%	14%
<b>Household Income</b>		
Median Household Income	\$37,940 <sup>2</sup>	\$36,903
Over \$100,001	4%	8%
\$50,001 to \$100,000	18%	28%
\$25,001 to \$50,000	34%	34%
Under \$25,000	44%	30%

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

<b>Council District</b>	
2000	2010
190,713	180,912
3,739	3,547



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



**Council Office:**  
Robert Gallegos, Council  
Member  
Phone: 832-393-3011  
Email: districti@houston.tx.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 &  
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713-837-7701 pd.planning@HoustonTX.gov

# OFF-STREET PARKING VARIANCE



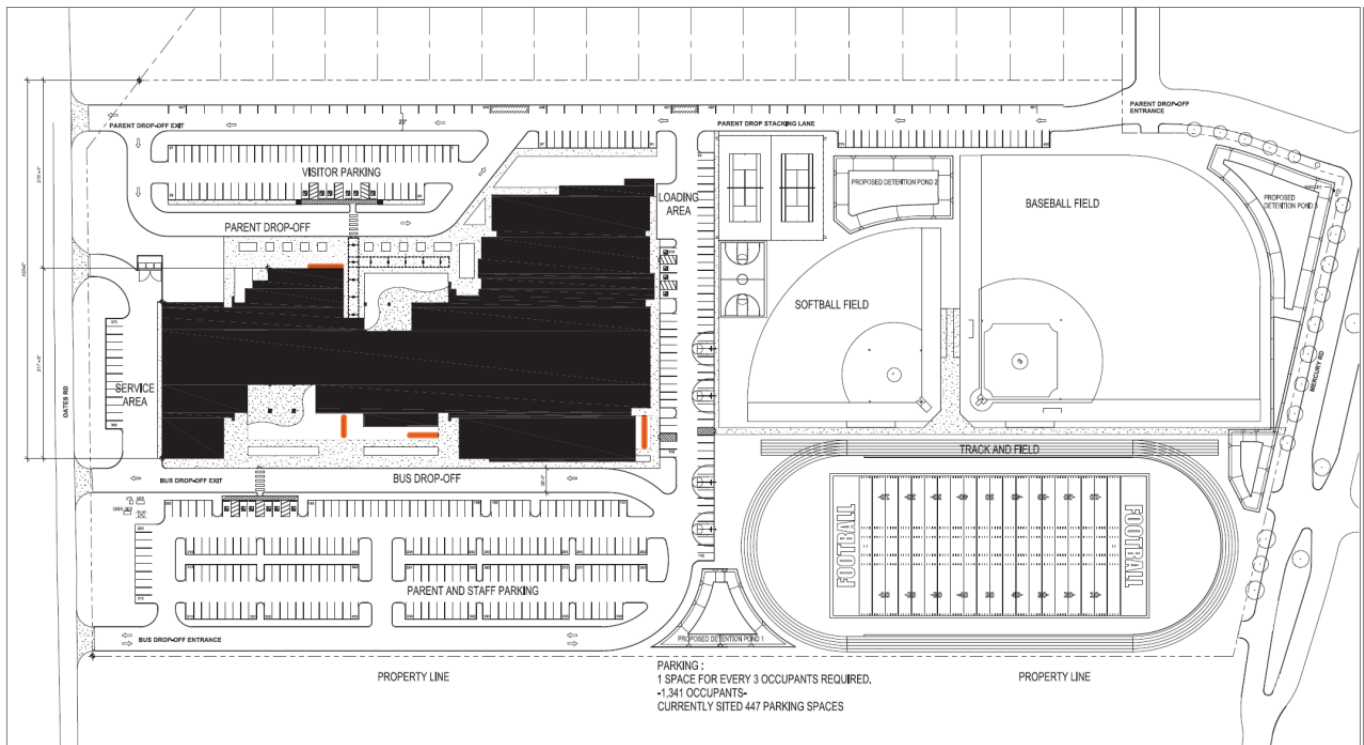
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DEPARTMENT

**ITEM: IV**

Meeting Date: 02/19/15

## Houston Planning Commission

### SITE PLAN WITH REQUIRED SPACES



## OFF-STREET PARKING VARIANCE



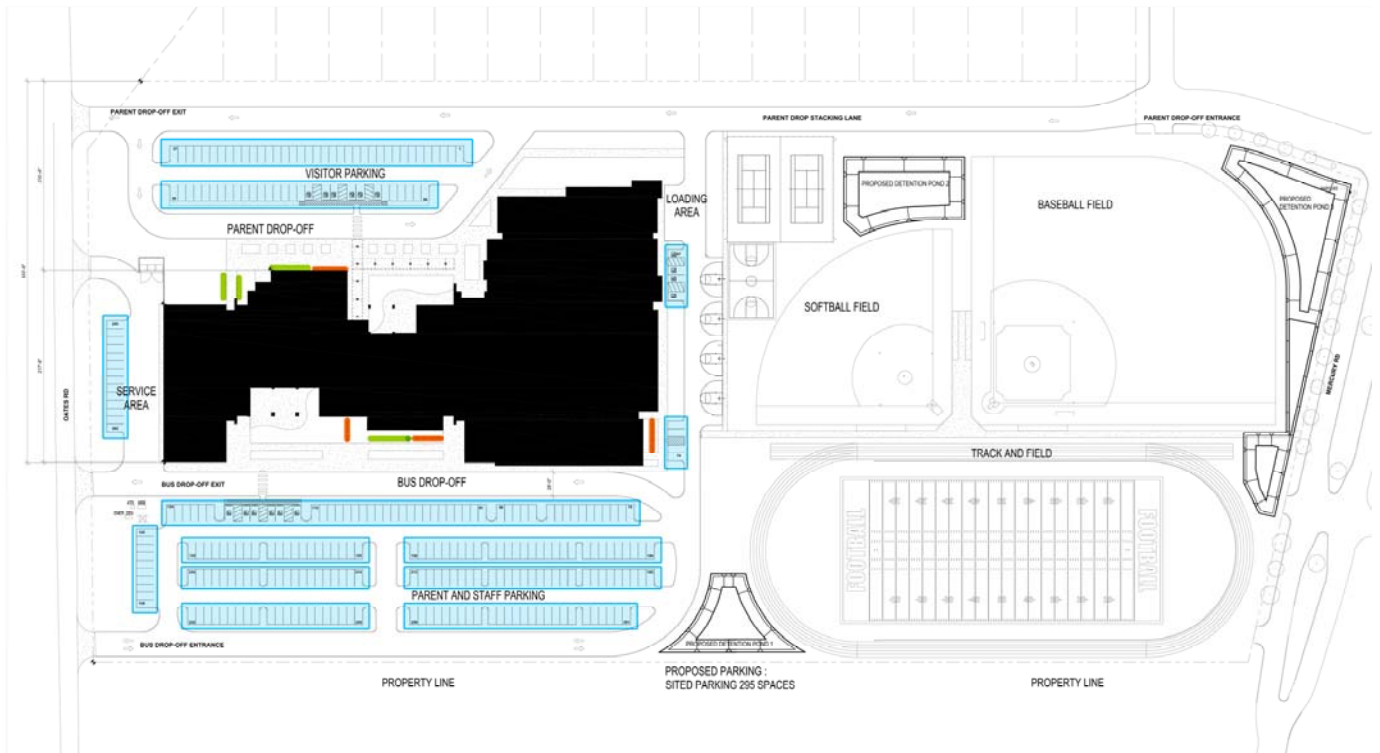
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**ITEM: IV**

Meeting Date: 02/19/15

## Houston Planning Commission

### PROPOSED SITE PLAN



## 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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>
Vernon G. Henry & Assoc.	Mary Lou Henry, FAICP	713.627.8666	<a href="mailto:marylou.henry@vhaplanning.com">marylou.henry@vhaplanning.com</a>

<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
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'; 7<sup>th</sup> – 70' (Note: HCAD shows the area of former rail line and now bike trail area as being part of 7<sup>th</sup> 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'; 7<sup>th</sup> – 20' (travel lanes only)

**Off-Street Parking Required:** 145 spaces

**OFF-STREET PARKING PROVIDED:** 97 spaces on site; 58 spaces in 7<sup>th</sup> (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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup>. 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](mailto:planning.variances@cityofhouston.net).*

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

If the long-existing parking spaces on 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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.

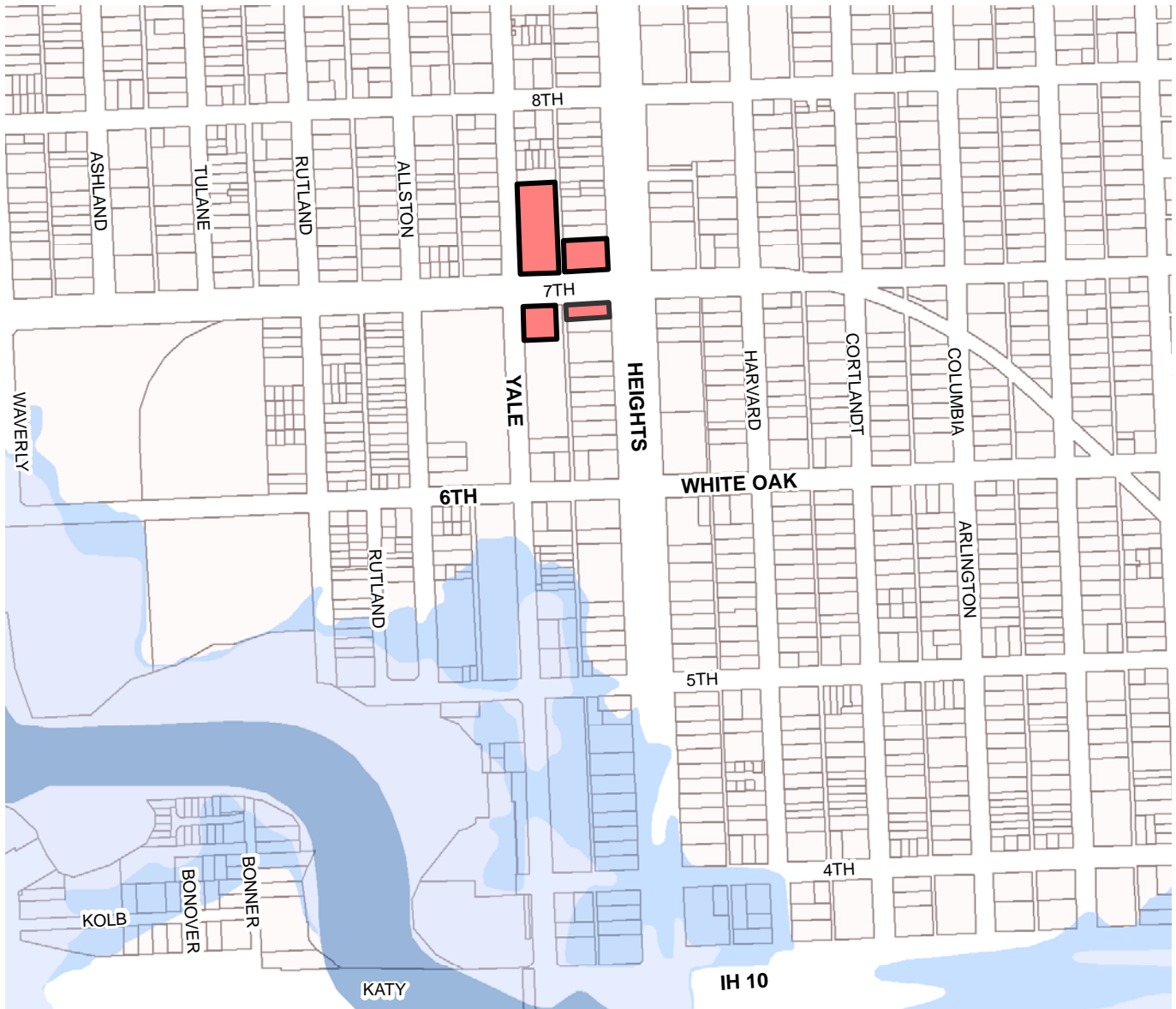
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE MAP



# OFF-STREET PARKING VARIANCE





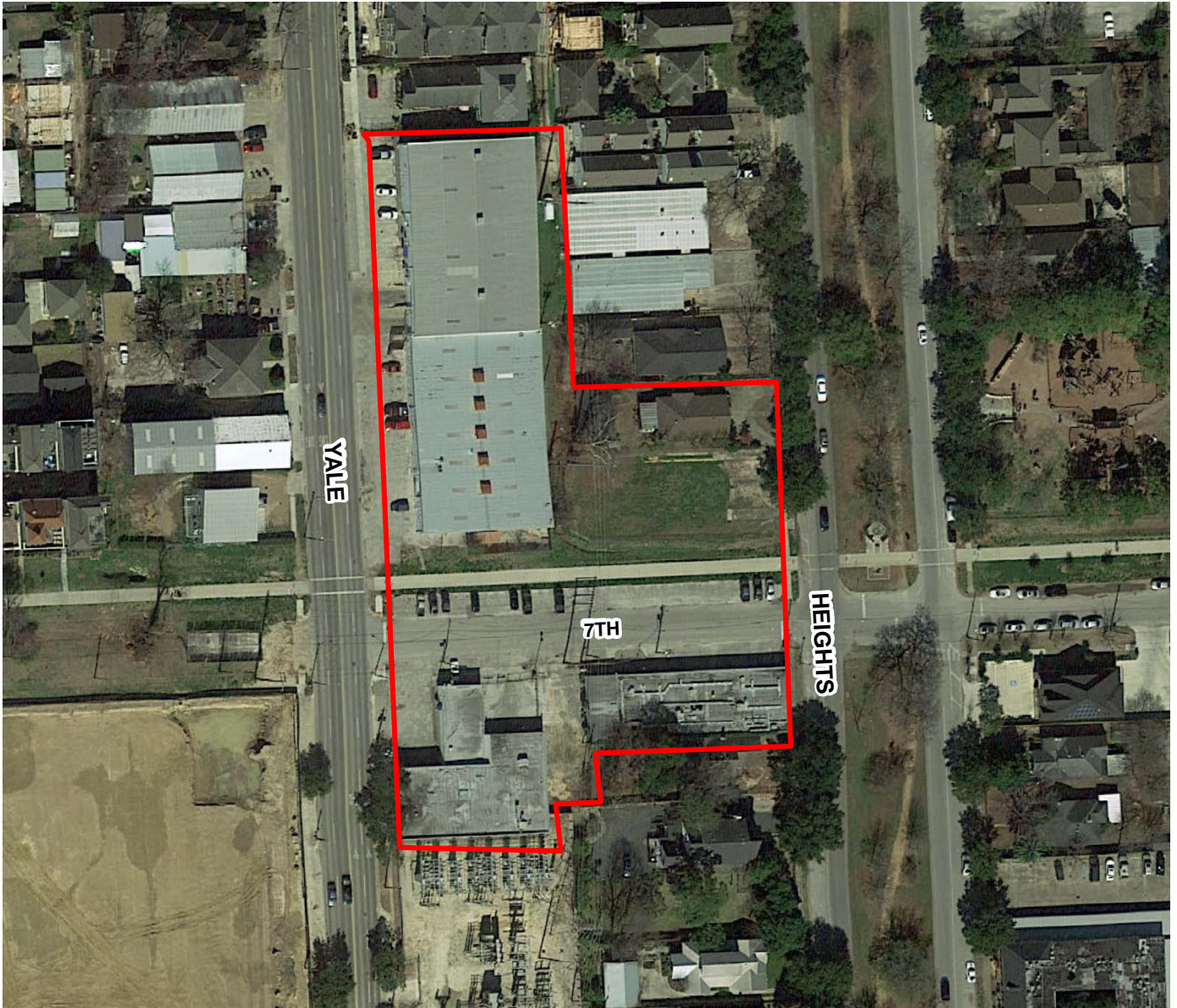
PLANNING &  
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**ITEM: V**

Meeting Date: 02/19/15

## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PROPOSED SITE PLAN



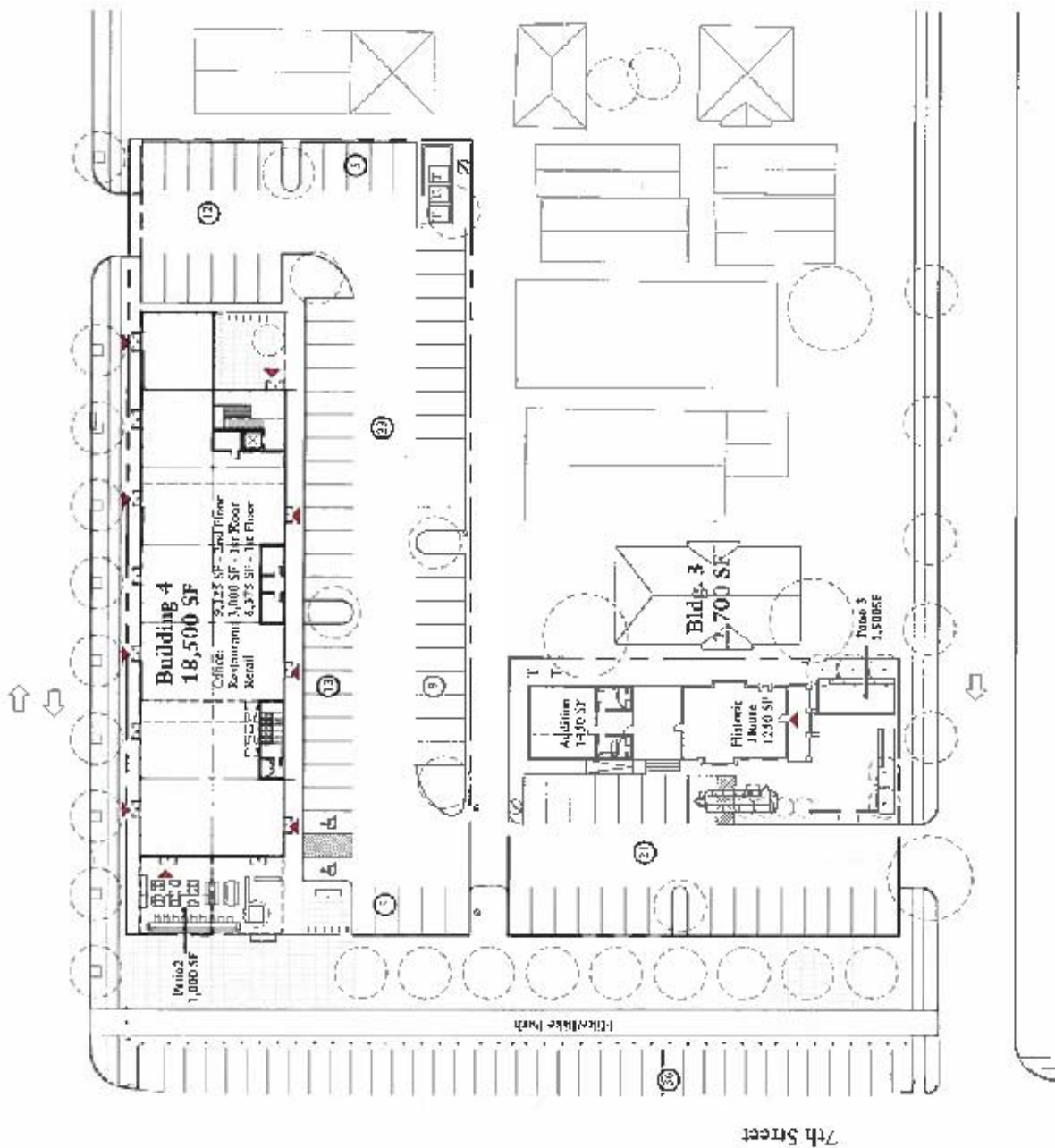
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### PROPOSED SITE PLAN – ENLARGED NORTH OF 7<sup>TH</sup> STREET

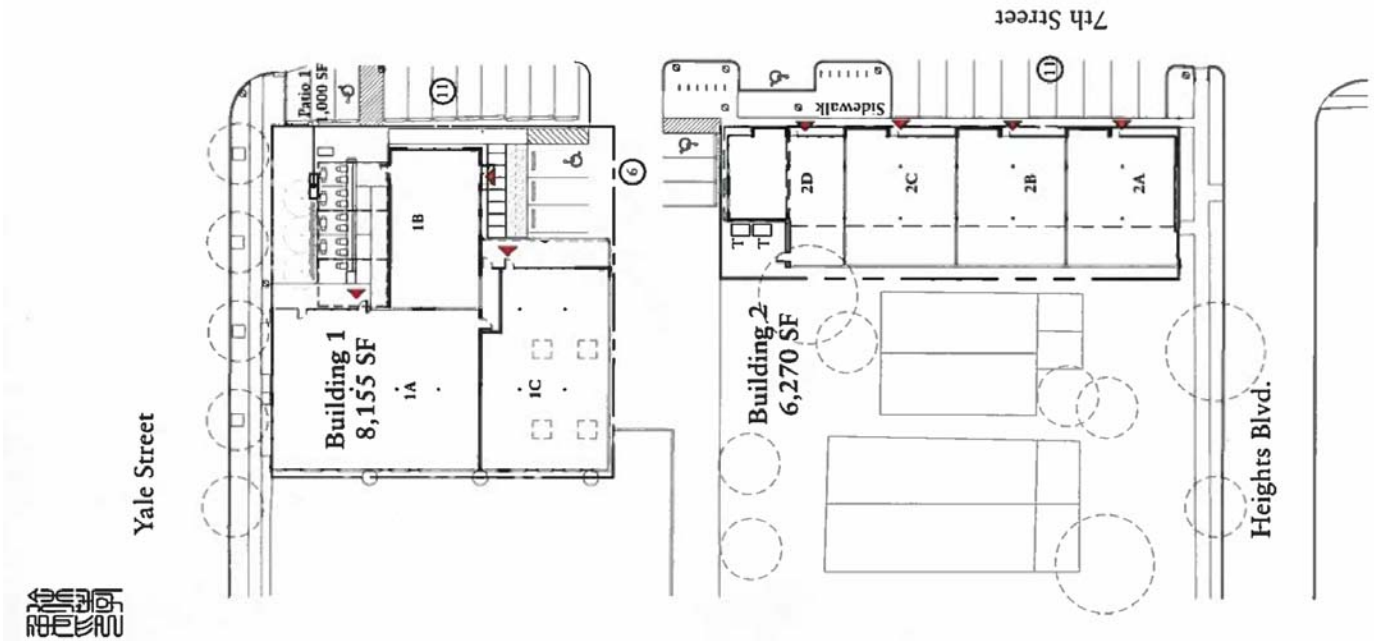


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PROPOSED SITE PLAN – ENLARGED SOUTH OF 7<sup>TH</sup> STREET



## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Kudela & Weinheimer	Casey Collins	713-869-6987	ccollins@kwtexas.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
Hansen Road/ Panair St	4139370	77061	5653	575C	Hobby

<b>PROJECT NAME:</b>	Chavez FastPark Hobby
<b>HCAD ACCOUNT NUMBER(S):</b>	0342030020082, 0342030020179, 0342030020083, 0342030010054, 0342030020097, 0342030010070
<b>PROPERTY LEGAL DESCRIPTION:</b>	TRS 1 & 3 IN LT 82 SOUTH HOUSTON GARDENS SEC 6, TR 3A SOUTH HOUSTON  GARDENS SEC 6, LT 83 SOUTH HOUSTON GARDENS SEC 6, LT 54 SOUTH HOUSTON GARDENS SEC 6, TR 84B N 1/2 OF LT 84 SOUTH HOUSTON GARDENS SEC 6, TR 55B SOUTH HOUSTON GARDENS SEC 6
<b>PROPERTY OWNER OF RECORD:</b>	BPM Partners LTD
<b>ACREAGE (SQUARE FEET):</b>	17.4428 Acres (754,808 SF)
<b>WIDTH OF RIGHTS-OF-WAY:</b>	Panair 80' ROW, Hansen 50' ROW
<b>EXISTING PAVING SECTION(S):</b>	Panair 18', Hansen 36'
<b>OFF-STREET PARKING REQUIREMENT:</b>	10 Spaces
<b>OFF-STREET PARKING PROVIDED:</b>	19 Spaces
<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>	N/A
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>	3,776 SF

**PURPOSE OF VARIANCE REQUEST:** Waive parking lot tree requirement for covered parking spaces

## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### CHAPTER 33 (REFERENCE(S): 33-127. PARKING LOT PLANTING OF TREES AND SHRUBS REQUIRED.

##### SUMMARY OF VARIANCE CONDITIONS:

*This long-term parking lot is intended to provide approximately 1,947 covered surface parking spaces to help service Hobby International Airport. All parking spaces will be covered by structured canopy for shade, and are intended to be the product/service of this development. We are proposing to provide parking lot trees and shrubs for the uncovered employee surface parking required for the proposed office building. However, we are seeking permission to waive the parking lot tree requirement for the covered parking spaces similar to a structured parking garage application.*

##### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

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

*The owner's use of the land would be impacted if the covered parking spaces were included in the parking lot tree requirement. Code would require a total of 195 parking lot trees, which is impractical in addition to the structured canopy and would reduce the efficiency of the parking lot.*

- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

*The applicant agrees to comply with the code as it relates to the uncovered employee surface parking lot required for the proposed office building. However, applying the code to the covered parking, which is considered the product/service of the development, and the sole purpose and use for developing the land is impractical.*

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

*The intent of this article is preserved by providing parking lot trees and shrubs for the uncovered employee surface parking required for the proposed office building. Additionally, shade is being provided using structured canopy in lieu of parking lot trees similar to a structured parking garage.*

## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

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

*Granting this variance would not be injurious to the public health, safety or welfare.*

- (5) 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 of chapter 33 of this Code.

### STANDARDS FOR VARIANCES

#### **Sec. 33-136. Standards for variance.**

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) 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 of chapter 33 of this Code.

#### **Sec. 33-137. Applicability of variance.**

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. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

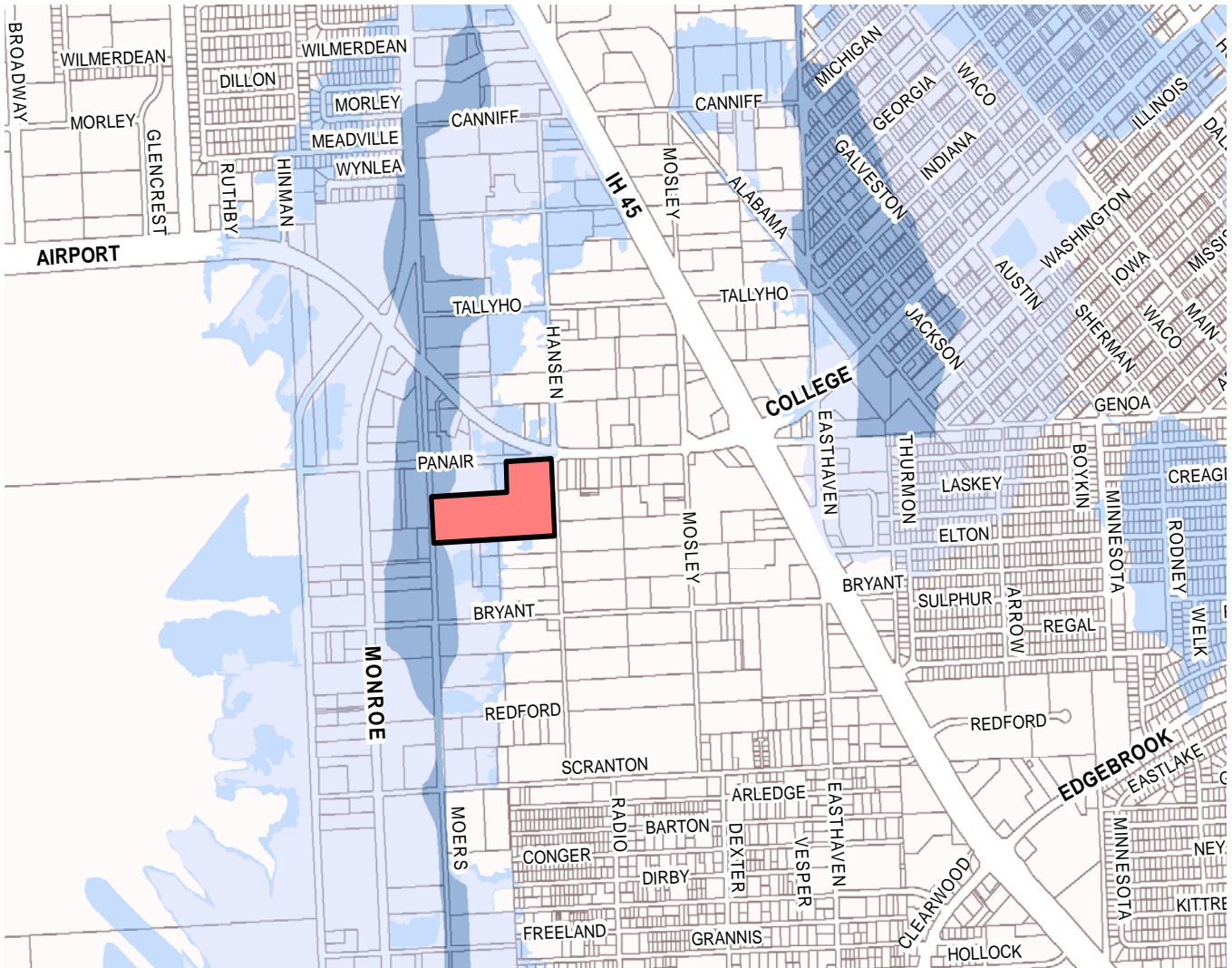
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## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

### Location Map



## LANDSCAPE PLAN VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 02/19/15

## Houston Planning Commission

Aerial Map

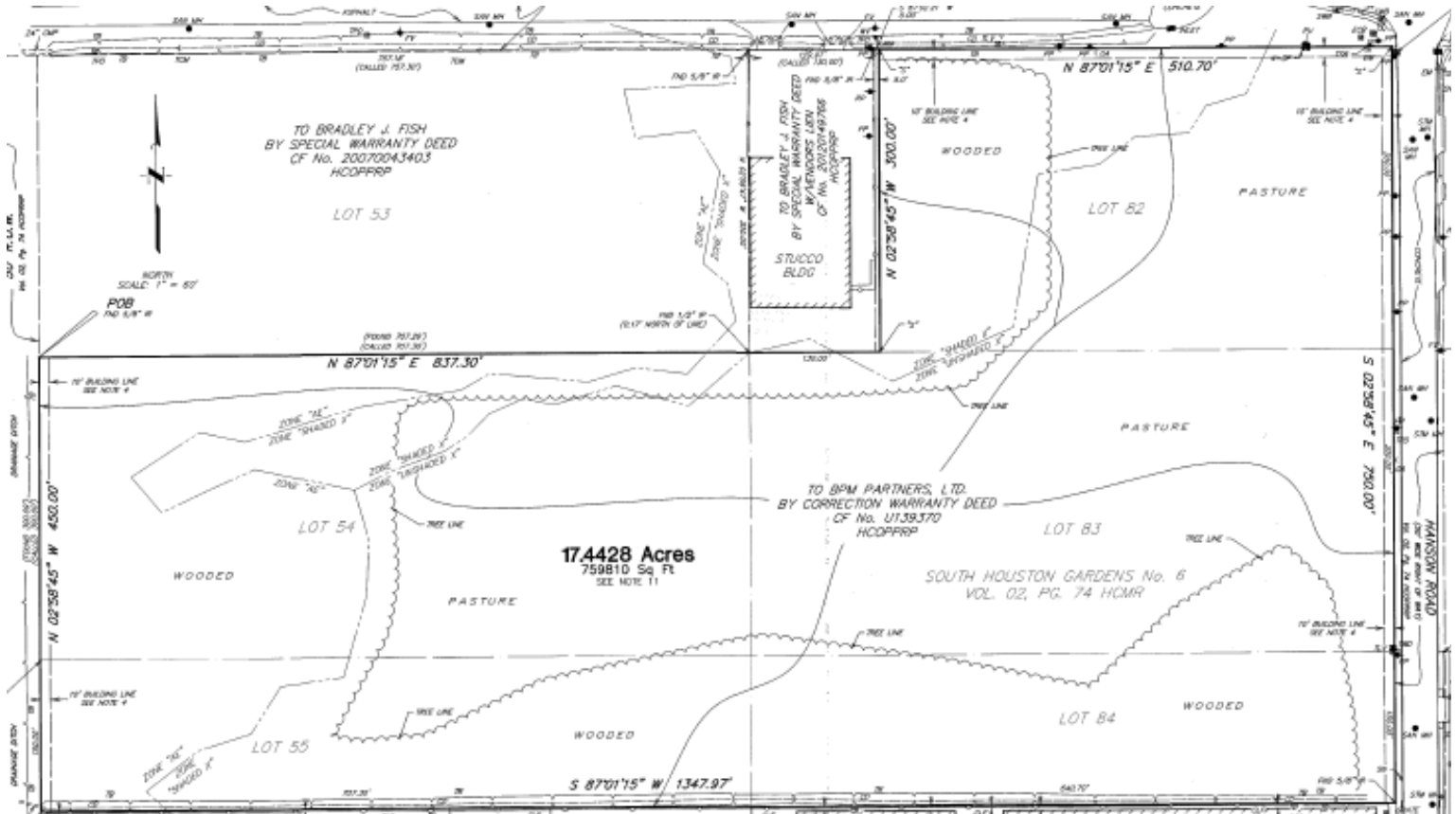


# LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

### Survey



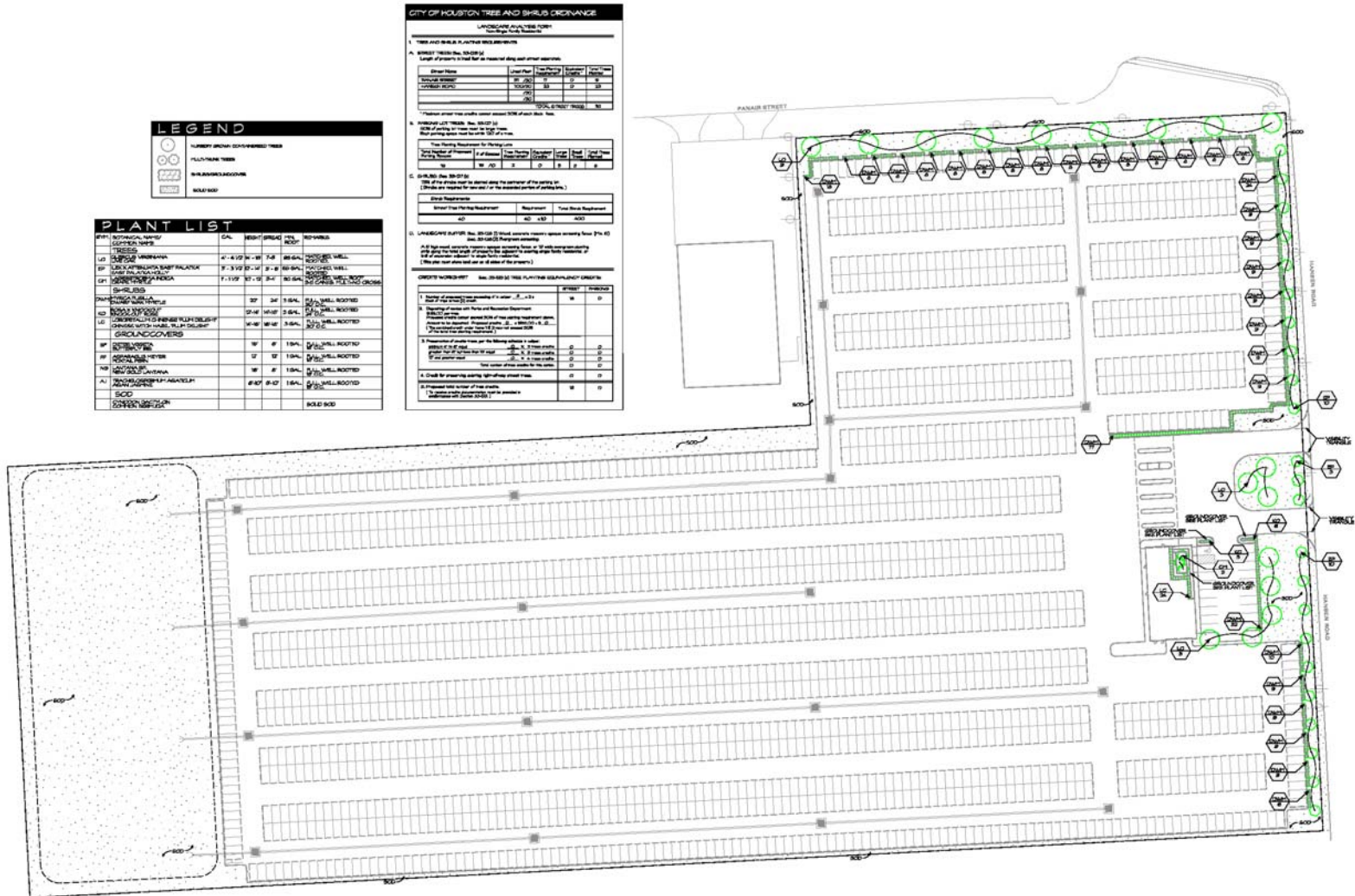
# LANDSCAPE PLAN VARIANCE





# Houston Planning Commission

## Landscape Plan



# LANDSCAPE PLAN VARIANCE

## **AGENDA: VII**

**SMLSA Application No. 369:** Crane Woods Sections 5, Block 2-6, Lots 35-120, Crane Street Woods Section 5A Block 6, Lots 158-177

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Crane Woods Subdivision Sections 5 and 5A . Analysis shows that a minimum lot size of 7,500 sq ft exists for the area. A petition was signed by the owners of 15% 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 one hundred and forty five (145) properties in Crane Woods Subdivision Sections 5 and 5A

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 nine (9) 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 one hundred and nine (109) single-family residential properties representing 75% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 15% 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 7,500 square feet exists on one hundred and twenty five (125) of one hundred and one hundred forty five (145) 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 subdivision was platted in 1945, and some of the houses were constructed in the 1940s. The establishment of a 7,500 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.*  
One hundred and twenty five (125) of one hundred and one hundred forty five (145) lots representing 86% of the application area is at least 7,500 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

### SPECIAL MINIMUM LOT SIZE AREA YOUR SUBDIVISION

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3525 LE BADIE ST	16,496	1.4%	1.4%	Y	Y	SFR
3520 LE BADIE ST	13,160	1.1%	2.5%	Y	Y	VAC
3301 VINTAGE ST	11,600	1.0%	3.5%	Y	Y	SFR
3518 HARDIE ST	11,445	1.0%	4.5%			VAC
3521 LE BADIE ST	11,215	1.0%	5.5%	Y	Y	SFR
3417 MEMEL ST	10,620	0.9%	6.4%			SFR
3301 MEMEL	10,620	0.9%	7.3%	Y		VAC
3509 GEORGE ST	10,200	0.9%	8.2%	Y		SFR
3405 VINTAGE ST	10,150	0.9%	9.1%			SFR
3526 N GEORGE ST	9,943	0.9%	9.9%			VAC
3520 LE BADIE ST	9,900	0.9%	10.8%	Y	Y	VAC
3509 LE BADIE ST	9,313	0.8%	11.6%	Y	Y	SFR
3302 LE BADIE ST	9,175	0.8%	12.4%	Y		VAC
3405 MEMEL ST	9,108	0.8%	13.2%			VAC
3402 VINTAGE ST # 78	9,108	0.8%	14.0%			MF
3402 VINTAGE ST	9,108	0.8%	14.8%			EXC
3402 VINTAGE ST	9,108	0.8%	15.5%			EXC
4640 LINN ST	9,060	0.8%	16.3%	N		SFR
3317 MEMEL ST	9,060	0.8%	17.1%			SFR
3403 MEMEL ST	9,060	0.8%	17.9%			SFR
3319 MEMEL ST	9,060	0.8%	18.7%			VAC

3417 MEMEL	9,060	0.8%	19.5%			VAC
3321 MEMEL ST	9,060	0.8%	20.2%			SFR
3306 VINTAGE ST	9,060	0.8%	21.0%			SFR
3314 VINTAGE ST	9,060	0.8%	21.8%			SFR
3410 VINTAGE ST	9,060	0.8%	22.6%	Y		SFR
3414 VINTAGE ST	9,060	0.8%	23.4%	Y	Y	SFR
3422 VINTAGE ST	9,060	0.8%	24.1%			SFR
3318 VINTAGE ST	9,060	0.8%	24.9%			SFR
3308 VINTAGE ST # 1	9,060	0.8%	25.7%			SFR
4606 LINN ST	8,999	0.8%	26.5%	Y	Y	SFR
3505 VINTAGE ST	8,777	0.8%	27.2%	Y		SFR
3310 LE BADIE ST	8,699	0.8%	28.0%	Y	Y	SFR
3414 LE BADIE ST	8,699	0.8%	28.7%			SFR
3314 LE BADIE ST	8,699	0.8%	29.5%	Y		VAC
3322 LE BADIE ST	8,699	0.8%	30.2%	Y		SFR
3406 LE BADIE ST	8,699	0.8%	31.0%	Y		SFR
3402 LE BADIE ST	8,699	0.8%	31.8%	Y		SFR
3318 LE BADIE ST	8,699	0.8%	32.5%			SFR
3410 LE BADIE ST	8,699	0.8%	33.3%			SFR
3313 VINTAGE ST	8,699	0.8%	34.0%			SFR
3317 VINTAGE ST	8,699	0.8%	34.8%			VAC
3321 VINTAGE ST	8,699	0.8%	35.5%			EXC
3305 VINTAGE ST	8,699	0.8%	36.3%	Y		SFR
3413 VINTAGE ST	8,699	0.8%	37.0%			SFR

3309 VINTAGE ST	8,699	0.8%	37.8%			SFR
3501 VINTAGE ST # 1	8,699	0.8%	38.5%			SFR
3401 VINTAGE ST	8,699	0.8%	39.3%			SFR
3417 VINTAGE ST	8,699	0.8%	40.0%	Y		SFR
3520 LE BADIE ST	8,642	0.7%	40.8%	Y	Y	VAC
4613 W HUNTING ST	8,526	0.7%	41.5%			SFR
3505 LE BADIE ST	8,265	0.7%	42.2%	Y		SFR
3520 LE BADIE ST	8,085	0.7%	42.9%	Y	Y	SFR
4611 W HUNTING ST	8,062	0.7%	43.6%			SFR
3526 GEORGE ST	8,010	0.7%	44.3%	Y		SFR
4603 W HUNTING ST	7,930	0.7%	45.0%	Y		SFR
3308 MEMEL ST	7,620	0.7%	45.6%			SFR
4607 W HUNTING ST	7,598	0.7%	46.3%			SFR
3418 MEMEL ST	7,560	0.7%	46.9%			SFR
3420 MEMEL ST	7,560	0.7%	47.6%	Y		SFR
3320 MEMEL ST	7,560	0.7%	48.3%	Y		SFR
3322 MEMEL ST	7,560	0.7%	48.9%	Y		SFR
3318 MEMEL ST	7,560	0.7%	49.6%	Y		SFR
3314 MEMEL ST	7,560	0.7%	50.2%	Y		SFR
3406 MEMEL ST	7,560	0.7%	50.9%	Y		SFR
3302 MEMEL ST	7,560	0.7%	51.5%			SFR
3414 MEMEL ST	7,560	0.7%	52.2%	Y		SFR
3310 GEORGE ST	7,500	0.6%	52.8%			VAC
3310 GEORGE ST	7,500	0.6%	53.5%			VAC



3310 GEORGE ST	7,500	0.6%	54.1%			VAC
3417 MEMEL ST	7,500	0.6%	54.8%			SFR
3301 MEMEL	7,500	0.6%	55.4%	Y		VAC
3520 LE BADIE ST	7,500	0.6%	56.1%	Y	Y	VAC
3302 LE BADIE ST	7,500	0.6%	56.7%	Y		VAC
3308 MEMEL ST	7,500	0.6%	57.3%			SFR
3301 HARDIE ST	7,500	0.6%	58.0%	N		SFR
3301 HARDIE ST	7,500	0.6%	58.6%	N		SFR
3303 LE BADIE ST	7,500	0.6%	59.3%	Y	Y	SFR
3303 LE BADIE ST	7,500	0.6%	59.9%	Y	Y	SFR
3510 GEORGE ST	7,500	0.6%	60.6%	Y		SFR
3314 GEORGE ST	7,500	0.6%	61.2%	Y		SFR
3316 GEORGE ST	7,500	0.6%	61.9%	Y		SFR
3506 GEORGE ST	7,500	0.6%	62.5%	Y		SFR
3514 GEORGE ST	7,500	0.6%	63.2%	Y		SFR
3522 GEORGE ST	7,500	0.6%	63.8%			SFR
3324 GEORGE ST	7,500	0.6%	64.5%	Y		SFR
3518 GEORGE ST	7,500	0.6%	65.1%	Y		SFR
3322 GEORGE ST	7,500	0.6%	65.8%	Y		SFR
3418 HARDIE ST	7,500	0.6%	66.4%			SFR
3501 HARDIE ST	7,500	0.6%	67.1%	Y		SFR
3406 HARDIE ST	7,500	0.6%	67.7%			SFR
3320 HARDIE ST	7,500	0.6%	68.4%		Y	SFR
3509 HARDIE ST	7,500	0.6%	69.0%			VAC

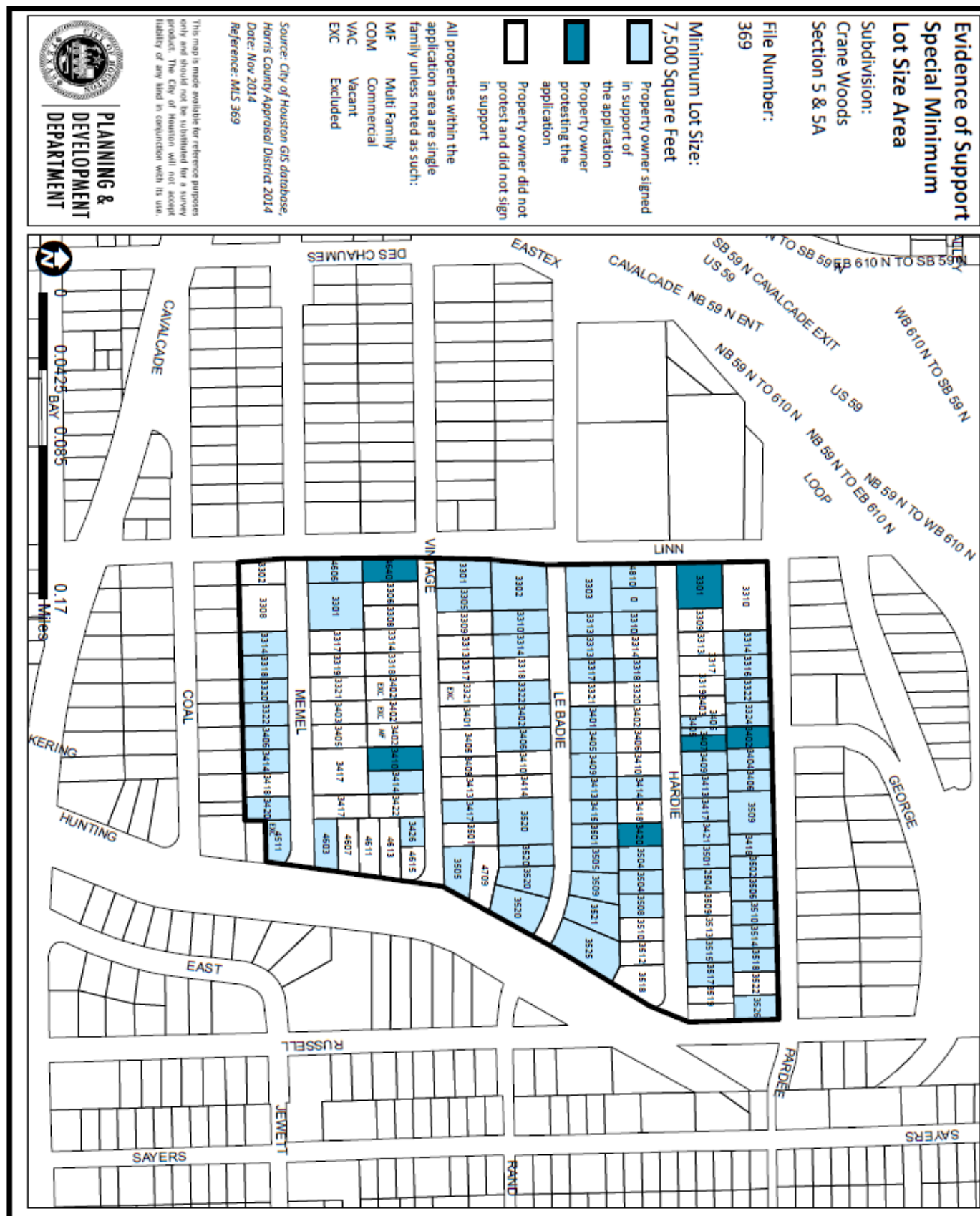
3409 HARDIE ST	7,500	0.6%	69.7%			SFR
3420 HARDIE ST	7,500	0.6%	70.3%	N		SFR
3310 HARDIE ST	7,500	0.6%	70.9%	Y		SFR
3313 HARDIE ST	7,500	0.6%	71.6%			SFR
3417 HARDIE ST	7,500	0.6%	72.2%	Y		SFR
0 HARDIE ST	7,500	0.6%	72.9%	Y		VAC
3504 HARDIE ST	7,500	0.6%	73.5%	Y		VAC
2504 HARDIE ST	7,500	0.6%	74.2%	Y		SFR
3402 HARDIE ST	7,500	0.6%	74.8%			SFR
3318 HARDIE ST	7,500	0.6%	75.5%	Y		SFR
3410 HARDIE ST	7,500	0.6%	76.1%	Y		SFR
3413 HARDIE ST	7,500	0.6%	76.8%	Y		SFR
3513 HARDIE ST	7,500	0.6%	77.4%			SFR
3314 HARDIE ST	7,500	0.6%	78.1%			SFR
3414 HARDIE ST	7,500	0.6%	78.7%	Y	Y	SFR
3421 HARDIE ST	7,500	0.6%	79.4%	Y		SFR
3515 HARDIE ST	7,500	0.6%	80.0%	Y	Y	SFR
3517 HARDIE ST	7,500	0.6%	80.7%	Y	Y	SFR
3309 HARDIE ST	7,500	0.6%	81.3%			SFR
3504 HARDIE ST	7,500	0.6%	82.0%	Y		SFR

## Special Minimum Lot Size Area

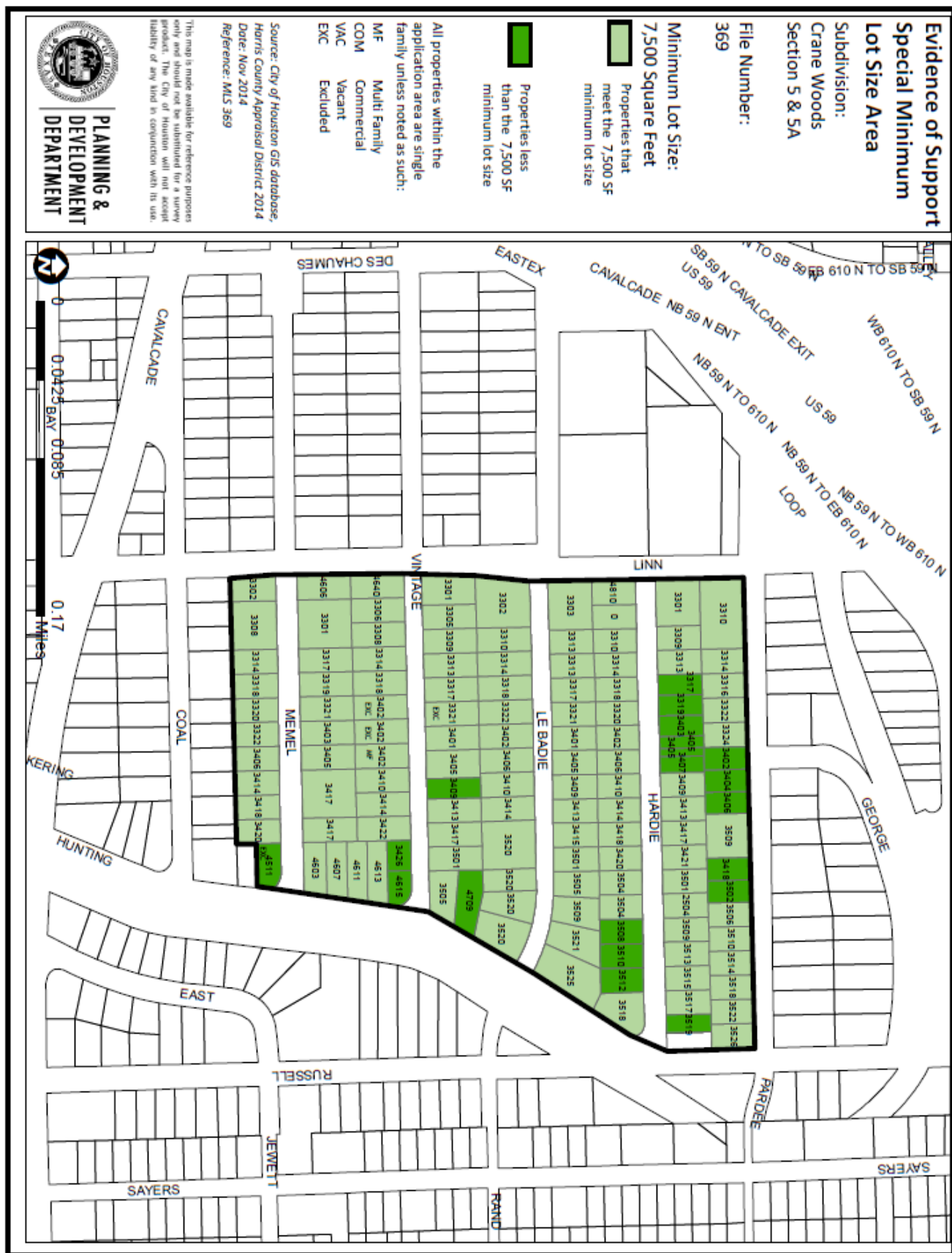
Planning and Development Department

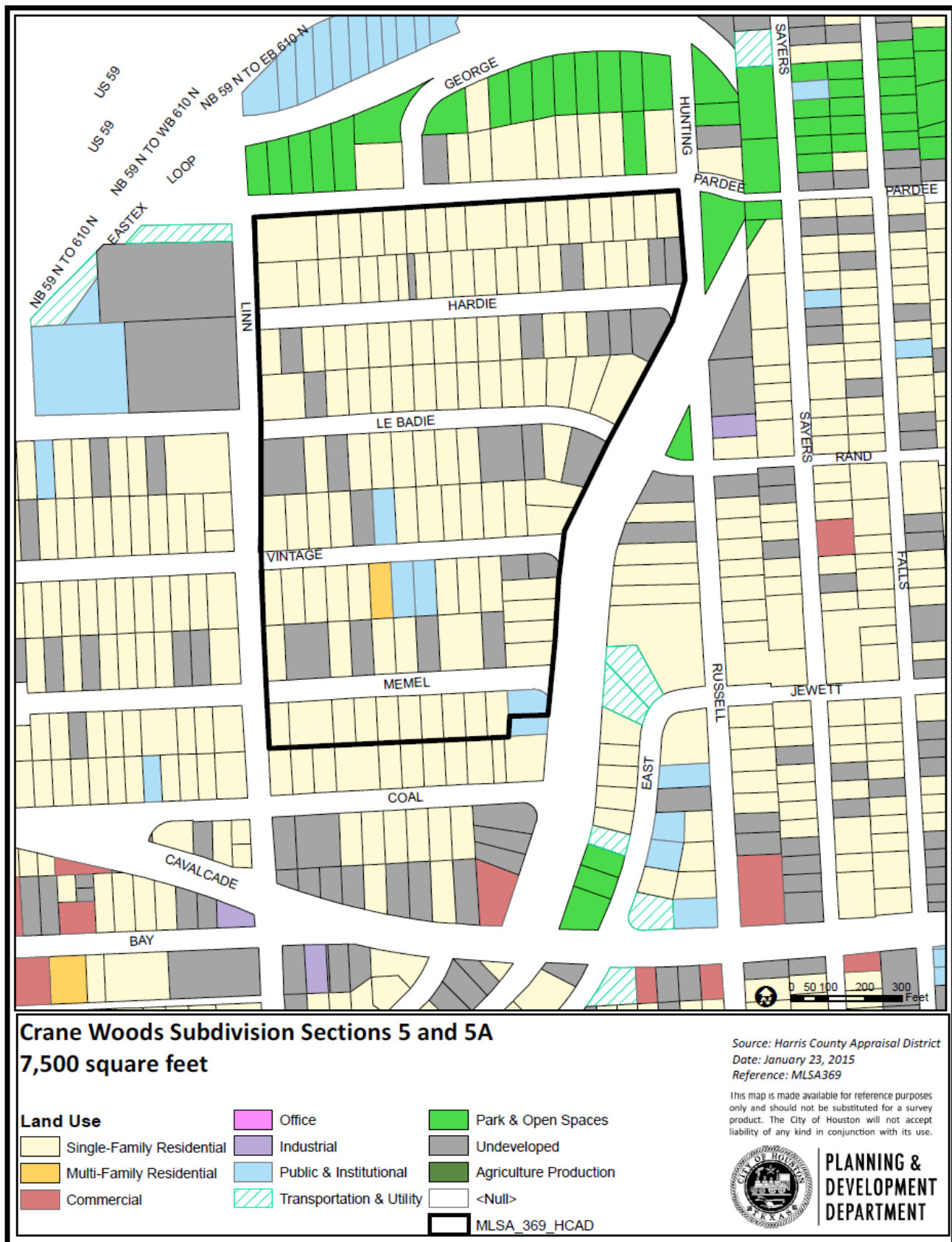
<b>This application qualifies for a Special Minimum Lot Size of:</b>	<b>7,500 sq ft</b>
<b>Response forms received in support of the SMLSA:</b>	<b>80</b>
<b>Response forms received in opposition of the SMLSA:</b>	<b>6</b>
<b>Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)</b>	<b>55%</b>
<b>Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)</b>	<b>15%</b>

<b># of developed or restricted to no more than two SFR Units</b>	<b>111</b>
<b># of Multifamily lots</b>	<b>1</b>
<b># of Commercial lots</b>	<b>0</b>
<b># of Vacant Lots</b>	<b>29</b>
<b># of Excluded Lots</b>	<b>4</b>
<b>TOTAL NUMBER OF LOTS</b>	<b>145</b>
<b>Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):</b>	<b>77%</b>











**Crane Woods Subdivision Sections 5 and 5A**  
**7,500 square foot**  
**Special Minimum Lot Size Area**

Area Under Consideration

Source: Harris County Appraisal District  
Date: February 9, 2015  
Reference: MLSA369

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**



### Special Minimum Lot Size Area Application

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

CRANE STREET WOODS SECTIONS 5-5A (Blocks 1-8)  
(Lots 1-32)

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

#### 2. Contact:

Primary Applicant	PAULINE W. JUSTICE	Phone #	(713) 876-4413
Address	3526 LG BADE ST	E-mail	
City	HOUSTON, TX	State	TX
		Zip	77028
Alternate Applicant		Phone #	
Address		E-mail	
City		State	
		Zip	

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

File #	Key Map #	TIRZ
Lambert #	Super N'hood	Census Tract
City Council District		

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)  
Signed petition signed by the applicant (page 5)  
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)  
Signed deed restriction statement (page 6)  
Three (3) recommended locations for a community meeting (page 7)  
Sample of Notification Sign (page 10)  
Copy of deed restrictions, if applicable  
Map or sketch showing the address, land use and the size of all lots within boundary area



