

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 2, 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.
Dale A. Rudick, P.E.
Dawn Ullrich
Gilbert Andrew Garcia, CFA

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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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.
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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

April 2, 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 19, 2015 Planning Commission Meeting Minutes**
- **Approval of the March 19, 2015 Planning Commission Meeting Minutes**

I. Planning Matters: Presentation on Houston Bayou Greenways Project (Roksan Okan-Vick)

II. Platting Activity (Subdivision and Development plats)

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

III. Establish a public hearing date of April 30, 2015

- a. Braes Heights Addition Sec 10 partial replat no 2
- b. Lakeview Homes Addition partial replat no 1
- c. Long Point Woods partial replat no 1
- d. Piney Point Estates partial replat no 5
- e. Plainview Second Addition partial replat no 6
- f. Shady Acres Extension no 3 partial replat no 7
- g. Spectrum Plaza
- h. Washington Terrace partial replat no 2

IV. Consideration of an Off-Street Parking Variance for a property located at 3501 Southmore Boulevard (Energy Institute High School) (Kimberly Bowie)

V. Consideration of a Landscape Variance for a property located at 9690 West Wingfoot Road (Starpak Warehouse) (Kimberly Bowie)

VI. Consideration of a Hotel Motel Variance for a Residence Inn located at 7807 Kirby Drive. (Hector Rodriguez)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum (Misty Staunton)

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

IX. Please excuse the absences of Commissioners Nelson and Porras-Pirtle.

X. Public Comment

XI. Adjournment

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana Sec 46	C3F	DEF1
2	Appelt Facility Reserve	C2	
3	Briardale partial replat no 2	C3F	
4	Bridgeland Creek Parkway Street Dedication Sec 5	SP	
5	Bridgeland Hidden Creek Sec 26	C3F	
6	Bridgeland Hidden Creek Sec 28	C3F	
7	Bridgeland Parkland Village Church	C2	
8	Bridlecreek	C3P	
9	Brittmoore Place	C3F	
10	Cinco Ranch Southwest Sec 32 partial replat no 2	C3F	DEF1
11	Colina Homes on Bingham Street	C3F	
12	Country Lake Estates Village Sec 2	C3F	
13	Cypress Land Development Reserve GP	GP	DEF1
14	Cypress Land Development Reserve Sec 1	C2	DEF1
15	Cypress Plaza Parkway Street Dedication Sec 1	SP	
16	Cypress Preserve Park GP	GP	
17	Dad Entrepreneurs on Colonial Parkway	C2	
18	East End on the Bayou Sec 2	C3F	DEF1
19	Echelon on West Lake Houston	C3F	
20	Emerald Mist Parkway Street Dedication Sec 1	C3P	
21	Enclave at Lone Oak Sec 1	C3P	
22	Evergreen Villas GP	GP	
23	Evergreen Villas Sec 1	C3P	
24	Fall Creek Sec 43	C3P	
25	Fall Creek Sec 44	C3P	
26	Grand Vista Springs Boulevard Street Dedication Sec 2	C3F	
27	Grand Vista Sec 13	C3F	
28	Grand Vista Sec 14	C3F	
29	Grand Vista Sec 15	C3F	
30	GRD Properties	C2	
31	Hannover West	C3F	
32	Harmony Creek Sec 4	C3P	
33	Hidden Oaks replat no 2 partial replat no 5	C3F	
34	Honeycomb Ridge replat no 1	C3F	
35	Houston Methodist Spring Emergency Center	C2	
36	JC Houston Storage	C2	DEF1
37	Katy Independent School District Elementary School no 39	C2	DEF1
38	Katy Independent School District High School no 8	C3P	DEF1
39	Kilpatrick Estates	C2	DEF2
40	Kings Mill Sec 10	C3P	
41	Kings Mill Sec 11	C3P	
42	Kings Mill Sec 12	C3F	

Platting Summary**Houston Planning Commission****PC Date: April 02, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Kristcar	C2	
44	Lakes at Mason Park Sec 5	C3P	
45	Lamar Terrace partial replat no 7	C3F	
46	Magnolia Gardens Park	C3F	DEF1
47	Mason Road Street Dedication Sec 1	SP	
48	Meadows Retail Plaza	C2	
49	Mirabella Sec 5	C3F	DEF1
50	Morgan Addition partial replat no 5	C3F	
51	Mountain Springs	C2	DEF1
52	North Fry Mercado	C2	
53	Oakcrest North Sec 5 partial replat no 3 and extension	C3F	
54	Oakcrest North Sec 8	C3F	
55	Old River Terrace Third Section Extension partial replat no 1	C3F	
56	Orem Health	C2	DEF1
57	Parc Cunningham	C3P	
58	Parks On Shearn	C2	
59	Parkway Lakes Sec 1 partial replat no 3	C3F	
60	Pear Tree Village	C3F	
61	Pine Trace Village 7	C3P	
62	Pine Trace Village Sec 6	C3P	
63	Remington Ranch Sec 27	C3F	
64	Residence Inn Medical Center	C2	
65	Ridgemont Sec 1 partial replat no 1	C3F	
66	SLC Realty Area Fifty One	C2	
67	Sunrise Pines Sec 5	C3F	
68	Tall Timbers Section of River Oaks Addition partial replat no 5	C3F	
69	Tavola Sec 13	C3F	DEF1
70	Texan Heights	C2	DEF1
71	Towne Lake Greene Sec 5	C3F	DEF1
72	Towne Lake Greene Sec 6	C3F	
73	Trinity Woods Church	C2	
74	Turkey Creek Crossing	C2	
75	Upland Estates	C3F	
76	Ventana Lakes Sec 13	C3P	DEF1
77	Villas at Cedar Brook	C3F	
78	Vivace at Harmony Sec 1	C3F	
79	Walmart Supercenter Store no 0351	C2	DEF1
80	West Little York Development	C2	
81	Wildwood Daycare	C2	
82	Wolf Trot Properties	C3F	DEF2
83	Woodforest Business Park	C2	

B-Replats

84	Afton Village Estates	C2R	DEF1
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Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Aldine ISD Compass	C2R	
86	Aliaana Sec 49	C3R	DEF1
87	Aliaana Sec 55	C3R	DEF1
88	Breen Road Crossing	C2R	
89	Bridgeland Hidden Creek Sec 33	C3R	
90	Cavenders	C2R	
91	Commons on West Pierce	C2R	DEF1
92	Cromeens Acres	C2R	
93	Cypresswood Memory Care replat no 1	C2R	
94	East End on the Bayou Sec 3	C2R	DEF1
95	Freedom Village	C2R	DEF1
96	Friendship Baptist Church	C2R	
97	Greenwood Addition	C2R	
98	Grove Street Patio Homes	C2R	
99	Harding Heights Addition	C2R	DEF1
100	Hugh Road Crossing	C2R	
101	Jarrah Terrace	C2R	DEF1
102	Ktr Hou North LLC	C3R	
103	Lyons Avenue Landing	C2R	
104	Main Center	C2R	
105	Marina Villas	C2R	
106	Mens Wearhouse Distribution Center	C2R	
107	Mila Castle	C2R	DEF2
108	Northpark Central partial replat no 3 replat no 1	C2R	
109	Reserves at Harris County Municipal Utility District No 167 partial replat no 1	C2R	
110	Saint Charles Mews	C2R	DEF1
111	Southwest Houston RV Resort	C2R	
112	Spencer Road Commercial replat no 1	C2R	
113	SS Plating on Dixie	C2R	DEF1
114	Taggart Street Place	C2R	
115	Tricons Driscoll Court	C2R	
116	Tyne Trails	C2R	
117	Urbanika Plaza	C2R	
118	Westgate Marketplace partial replat no 1	C2R	
119	World Paradise Properties	C2R	
120	Young Library	C2R	DEF1

C-Public Hearings Requiring Notification

121	Aldine Meadows partial replat no 2	C3N	
122	Braes Timbers partial replat no 1	C3N	
123	Kings Village North partial replat no 1	C3N	DEF1
124	Kings Village North partial replat no 2	C3N	DEF1
125	Kings Village North partial replat no 3	C3N	DEF1
126	Kings Village North partial replat no 4	C3N	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Massaad Group Addition replat no 1 partial replat no 1	C3N	
128	Scottcrest partial replat no 1	C3N	
129	Shady Acres Extension 3 partial replat no 6	C3N	
130	Shamrock Manor partial replat no 1	C3N	
131	Southgate Addition Sec no 3 replat no 1 partial replat no 3	C3N	DEF1
132	Spring Branch Valley partial replat no 5	C3N	DEF2
133	Threlkeld Point partial replat no 1	C3N	DEF2
134	Westheimer Estates partial replat no 5	C3N	
135	Westlawn Terrace partial replat no 1	C3N	DEF1
136	Woodland Acres partial replat no 1	C3N	

D-Variances

137	Annunciation Orthodox School Campus partial replat no 1	C2	DEF1
138	Bonover Prestige Homes	C3P	DEF1
139	Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site	C2	
140	Brookside GP	GP	
141	BTU Solutions	C2	
142	Crescent Island partial replat no 2	C2R	
143	Daharma	C2	
144	Foxwood Sec 14	C3P	DEF2
145	Post Oak School	C2R	
146	Rossllyn Addition partial replat no 2	C3R	DEF2
147	Search Homeless Services	C2	
148	Tin Hall GP	GP	DEF1
149	Tin Hall Sec 1	C3P	DEF1
150	West at Grand Parkway GP	GP	DEF2

E-Special Exceptions

151	Enclave at Northpointe Sec 4	C3F	DEF1
152	Enclave at Northpointe Sec 5	C3F	DEF1

F-Reconsideration of Requirements

153	Galveston 84 Lumber	C3P	
154	Ruthven Lofts	C2R	
155	Waterford Trails Sec 1	C2	

G-Extensions of Approval

156	Alexander Way at Fisher Heights	EOA	
157	Barker Cypress Addition Sec 1	EOA	
158	Bradbury Forest Drive Street Dedication Sec 1	EOA	
159	Cypress North Houston Business Park	EOA	
160	Edwards Court	EOA	

Platting Summary**Houston Planning Commission****PC Date: April 02, 2015**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
161	I Shine Express 6	EOA	
162	Patton Myhre Sourcing LP	EOA	
163	Rose Plaza	EOA	
164	Stone Creek Ranch Mound Road Street Dedication Sec 1	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

165	1919 Bittercreek Drive	DPV
166	1923 Bittercreek Drive	DPV
167	4514 Orange Street	DPV

Platting Summary**Houston Planning Commission****PC Date: April 02, 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

A-Consent

1	Aliana Sec 46 (DEF1)	2015-0464	C3F	Fort Bend	ETJ	567A	34.50	21.05	53	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
2	Appelt Facility Reserve	2015-0609	C2	Harris	ETJ	498J	9.81	9.81	0	American Plating Co of Texas, Ltd	Brown & Gay Engineers, Inc.
3	Briardale partial replat no 2	2015-0636	C3F	Harris	City	491Q	0.72	0.00	3	Ann Witt	Texas Engineering And Mapping Company
4	Bridgeland Creek Parkway Street Dedication Sec 5	2015-0579	SP	Harris	ETJ	366S	12.47	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
5	Bridgeland Hidden Creek Sec 26	2015-0570	C3F	Harris	ETJ	366N	26.05	26.05	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
6	Bridgeland Hidden Creek Sec 28	2015-0571	C3F	Harris	ETJ	366N	5.89	5.89	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
7	Bridgeland Parkland Village Church	2015-0580	C2	Harris	ETJ	365V	32.42	32.42	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
8	Bridlecreek	2015-0489	C3P	Harris	ETJ	368C	51.65	14.03	92	CC KLUGE 51.95, L.P.	INsite Architecture Inc
9	Brittmoore Place	2015-0553	C3F	Harris	City	449U	9.77	1.68	118	K. Hovnanian of Houston II, LLC	LJA Engineering, Inc.- (West Houston Office)
10	Cinco Ranch Southwest Sec 32 partial replat no 2 (DEF1)	2015-0482	C3F	Fort Bend	ETJ	524C	3.82	3.82	0	Vista Spring Green	South Texas Surveying Associates, Inc.
11	Colina Homes on Bingham Street	2015-0595	C3F	Harris	City	493F	0.11	0.00	2	COLINA HOMES	ICMC GROUP INC
12	Country Lake Estates Village Sec 2	2015-0563	C3F	Harris	ETJ	331B	23.87	1.88	78	Chesmar Homes	Jones & Carter, Inc.
13	Cypress Land Development Reserve GP (DEF1)	2015-0527	GP	Harris	ETJ	326Y	21.87	0.00	0	cypress land	Hawkland
14	Cypress Land Development Reserve Sec 1 (DEF1)	2015-0282	C2	Harris	ETJ	326Y	22.11	22.11	0	Cypress Land Development	Hawkland
15	Cypress Plaza Parkway Street Dedication Sec 1	2015-0637	SP	Harris	ETJ	366T	1.89	0.00	0	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
16	Cypress Preserve Park GP	2015-0641	GP	Harris	City/ ETJ	332G	219.58	0.00	0	Willow Creek Development/Hendricks	LJA Engineering, Inc.- (West Houston Office)
17	Dad Entrepreneurs on Colonial Parkway	2015-0532	C2	Harris	ETJ	444Z	1.24	1.24	0	34 Dhanni Investments	Advance Surveying, Inc.
18	East End on the Bayou Sec 2 (DEF1)	2015-0410	C3F	Harris	City	494J	1.40	0.11	36	Padua Realty Company	Gruller Surveying
19	Echelon on West Lake Houston	2015-0583	C3F	Harris	City	377L	17.74	17.74	0	Rampart Properties	Windrose Land Services, Inc.
20	Emerald Mist Parkway Street Dedication Sec 1	2015-0556	C3P	Harris	ETJ	290S	3.85	0.62	0	HT Spring Stuebner Land, LP	LJA Engineering, Inc.- (West Houston Office)
21	Enclave at Lone Oak Sec 1	2015-0425	C3P	Harris	ETJ	334K	20.40	4.41	104	Arete Development	PROSURV
22	Evergreen Villas GP	2015-0518	GP	Harris	ETJ	416V	66.81	0.00	0	Academy Development	Robert Doley, Planner

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
23	Evergreen Villas Sec 1	2015-0522	C3P	Harris	ETJ	416Z	23.91	5.56	126	Academy Development	Robert Doley, Planner
24	Fall Creek Sec 43	2015-0605	C3P	Harris	ETJ	376W	7.49	1.39	23	RH Of Texas Limited Partnership	Brown & Gay Engineers, Inc.
25	Fall Creek Sec 44	2015-0606	C3P	Harris	ETJ	376W	8.14	0.56	32	Westin Homes and Properties, LP	Brown & Gay Engineers, Inc.
26	Grand Vista Springs Boulevard Street Dedication Sec 2	2015-0650	C3F	Fort Bend	ETJ	526R	2.71	0.00	0	Taylor Morrison of Texas Inc.	Costello, Inc.
27	Grand Vista Sec 13	2015-0621	C3F	Fort Bend	ETJ	526Q	13.31	1.80	68	Taylor Morrison of Texas Inc.	Costello, Inc.
28	Grand Vista Sec 14	2015-0633	C3F	Fort Bend	ETJ	526Q	12.97	0.33	62	Taylor Morrison of Texas Inc.	Costello, Inc.
29	Grand Vista Sec 15	2015-0643	C3F	Fort Bend	ETJ	526R	19.24	2.28	69	Taylor Morrison of Texas Inc.	Costello, Inc.
30	GRD Properties	2015-0565	C2	Harris	ETJ	291W	5.10	5.10	0	GRD Properties, LLC	Hovis Surveying Company Inc.
31	Hannover West	2015-0632	C3F	Harris	ETJ	408F	9.29	3.05	82	K. Hovnanian Homes of Houston	IDS Engineering Group
32	Harmony Creek Sec 4	2015-0612	C3P	Montgomery	ETJ	293G	0.32	0.00	1	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
33	Hidden Oaks replat no 2 partial replat no 5	2015-0550	C3F	Harris	City	491L	0.86	0.86	0	Christopher Sims Custom Homes	MOMENTUM ENGINEERING
34	Honeycomb Ridge replat no 1	2015-0578	C3F	Montgomery	ETJ	251R	5.77	0.28	19	Tecno Industries	RP & Associates
35	Houston Methodist Spring Emergency Center	2015-0610	C2	Harris	ETJ	290R	2.06	2.06	0	The Methodist Hospital	McKim & Creed, Inc.
36	JC Houston Storage (DEF1)	2015-0289	C2	Harris	City	535G	0.40	0.00	1	Corletto Construction and Engineering	Corletto Const. & Engr
37	Katy Independent School District Elementary School no 39 (DEF1)	2015-0398	C2	Harris	ETJ	445F	14.66	14.66	0	JNS Engineers, LLC.	JNS Engineers LLC
38	Katy Independent School District High School no 8 (DEF1)	2015-0403	C3P	Harris	ETJ	445B	146.90	146.90	0	JNS Engineers LLC	JNS Engineers LLC
39	Kilpatrick Estates (DEF2)	2015-0295	C2	Harris	ETJ	333J	4.56	4.56	0	Dynamic Structures, Inc.	Humble Surveying Company
40	Kings Mill Sec 10	2015-0616	C3P	Montgomery	ETJ	296T	7.90	0.03	39	K-Mill at Russell Palmer, LTD.	EHRA
41	Kings Mill Sec 11	2015-0617	C3P	Montgomery	ETJ	296W	13.57	0.98	57	K-Mill at Russell Palmer, LTD.	EHRA
42	Kings Mill Sec 12	2015-0635	C3F	Montgomery	ETJ	296S	16.53	0.97	72	K-Mill at Russell Palmer, LTD.	EHRA
43	Kristcar	2015-0594	C2	Harris	ETJ	291K	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
44	Lakes at Mason Park Sec 5	2015-0604	C3P	Harris	ETJ	445R	9.96	0.00	60	Buffington Mason Park Management LLC	Hovis Surveying Company Inc.
45	Lamar Terrace partial replat no 7	2015-0574	C3F	Harris	City	491X	0.15	0.00	2	Carnegie Homes	ICMC GROUP INC
46	Magnolia Gardens Park (DEF1)	2015-0472	C3F	Harris	City	494Y	11.01	1.07	126	Drake Homes	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
47	Mason Road Street Dedication Sec 1	2015-0582	SP	Harris	ETJ	365V	8.77	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
48	Meadows Retail Plaza	2015-0623	C2	Harris	ETJ	411B	4.20	4.20	0	Toan Quach	EHRA
49	Mirabella Sec 5 (DEF1)	2015-0509	C3F	Harris	ETJ	406D	43.16	2.50	139	Perry Homes	Jones & Carter, Inc.
50	Morgan Addition partial replat no 5	2015-0576	C3F	Harris	City	492V	0.14	0.00	2	Carnegie Homes	ICMC GROUP INC
51	Mountain Springs (DEF1)	2015-0381	C2	Harris	ETJ	406R	1.25	0.00	11	BLUEROCK PARTNERS LLC	Broussard Land Surveying, LLC
52	North Fry Mercado	2015-0614	C2	Harris	ETJ	446L	3.10	3.10	0	North Fry Mercado, LLC	Hovis Surveying Company Inc.
53	Oakcrest North Sec 5 partial replat no 3 and extension	2015-0557	C3F	Harris	ETJ	327H	22.14	9.39	58	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
54	Oakcrest North Sec 8	2015-0558	C3F	Harris	ETJ	328E	13.77	0.05	55	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
55	Old River Terrace Third Section Extension partial replat no 1	2015-0618	C3F	Harris	ETJ	458Z	11.10	4.65	3	Manuel Martinez	Tetra Surveys
56	Orem Health (DEF1)	2015-0541	C2	Harris	City	573N	5.62	5.62	0	Orem Health Realty, LLC	Windrose Land Services, Inc.
57	Parc Cunningham	2015-0554	C3P	Harris	City	451W	1.10	0.00	14	Cunningham Development	Knudson, LP
58	Parks On Shearn	2015-0630	C2	Harris	City	493F	0.23	0.00	6	JAMESON BUILDING GROUP LLC	Field Data Svce, Inc LLC
59	Parkway Lakes Sec 1 partial replat no 3	2015-0625	C3F	Fort Bend	ETJ	525L	2.86	2.86	0	Parkway Lakes Development, Inc.	South Texas Surveying Associates, Inc.
60	Pear Tree Village	2015-0624	C3F	Harris	City	412W	1.40	0.25	4	Chris Perales	PLS
61	Pine Trace Village 7	2015-0620	C3P	Harris	ETJ	289C	19.09	5.73	66	Pine Trace Village, LLC	R.G. Miller Engineers
62	Pine Trace Village Sec 6	2015-0619	C3P	Harris	ETJ	289C	25.84	6.86	73	Pine Trace Village, LLC	R.G. Miller Engineers
63	Remington Ranch Sec 27	2015-0640	C3F	Harris	ETJ	372H	10.67	2.16	95	KB Homes Lonestar, Inc., A Texas Limited Corporation	EHRA
64	Residence Inn Medical Center	2015-0419	C2	Harris	City	532L	1.42	1.42	0	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
65	Ridgemont Sec 1 partial replat no 1	2015-0602	C3F	Fort Bend	City	571Y	0.52	0.52	0	Lecaroz Bakery	Owens Management Systems, LLC
66	SLC Realty Area Fifty One	2015-0568	C2	Harris	ETJ	333T	7.83	7.83	0	SLC REALTY & LEASING II, LLC	The Pinnell Group, LLC
67	Sunrise Pines Sec 5	2015-0448	C3F	Harris	ETJ	417S	8.52	0.66	56	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
68	Tall Timbers Section of River Oaks Addition partial replat no 5	2015-0547	C3F	Harris	City	492N	2.34	0.00	2	Bernard M. Barrett, Jr.	Karen Rose Engineering and Surveying
69	Tavola Sec 13 (DEF1)	2015-0460	C3F	Montgomery	ETJ	257F	11.44	0.07	47	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
70	Texan Heights (DEF1)	2015-0406	C2	Harris	City	493A	0.16	0.00	2	Unika Homes, LTD	PLS
71	Towne Lake Greene Sec 5 (DEF1)	2015-0499	C3F	Harris	ETJ	406D	15.12	0.72	76	Chesmar Homes, LTD., A Texas Limited Partnership	EHRA
72	Towne Lake Greene Sec 6	2015-0626	C3F	Harris	ETJ	406D	0.30	0.13	0	Chesmar Homes, LTD. a Texas Limited Partnership	EHRA
73	Trinity Woods Church	2015-0555	C2	Fort Bend	ETJ	524L	6.01	6.01	0	Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints	Baseline Corporation
74	Turkey Creek Crossing	2015-0548	C2	Harris	City	488G	0.57	0.57	0	Turkey Creek Crossing, LLC	Knudson, LP
75	Upland Estates	2015-0598	C3F	Harris	City	449X	1.25	0.06	19	DKS Partners	Paksima Group, Inc.
76	Ventana Lakes Sec 13 (DEF1)	2015-0502	C3P	Harris	ETJ	445B	22.31	1.10	86	D R Horton - Texas, LTD.	EHRA
77	Villas at Cedar Brook	2015-0627	C3F	Harris	City	450R	2.69	0.49	32	KB Home Lone Star, Inc. a Texas Corporation	Brown & Gay Engineers, Inc.
78	Vivace at Harmony Sec 1	2015-0521	C3F	Montgomery	ETJ	293L	49.51	18.91	117	Shea Homes	Jones & Carter, Inc.
79	Walmart Supercenter Store no 0351 (DEF1)	2015-0512	C2	Harris	ETJ	250S	17.13	17.13	0	Timbercrest Partners, LLC	Windrose Land Services, Inc.
80	West Little York Development	2015-0600	C2	Harris	ETJ	407V	1.01	1.01	0	HM Development Co	Doshi Engineering & Surveying Company
81	Wildwood Daycare	2015-0634	C2	Harris	ETJ	328E	5.55	5.55	0	Wildwood Daycare	MOMENTUM ENGINEERING
82	Wolf Trot Properties (DEF2)	2015-0412	C3F	Harris/Liberty	ETJ	299V	426.19	0.00	49	Wolf Trot Properties, LLC	CobbFendley
83	Woodforest Business Park	2015-0572	C2	Montgomery	ETJ	251V	15.37	15.37	0	Woodforest National Bank	LJA Engineering, Inc.- (West Houston Office)

B-Replats

84	Afton Village Estates (DEF1)	2015-0466	C2R	Harris	City	451X	0.66	0.00	6	Carte Blanche Builders	Windrose Land Services, Inc.
85	Aldine ISD Compass	2015-0657	C2R	Harris	ETJ	373Z	30.07	29.94	0	Aldine ISD	Jones & Carter, Inc.
86	Aliana Sec 49 (DEF1)	2015-0459	C3R	Fort Bend	ETJ	526Z	10.40	1.00	34	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
87	Aliana Sec 55 (DEF1)	2015-0467	C3R	Fort Bend	ETJ	526Z	12.13	1.43	46	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
88	Breen Road Crossing	2015-0585	C2R	Harris	ETJ	411E	1.99	1.99	0	The Boss Construction	PLS
89	Bridgeland Hidden Creek Sec 33	2015-0646	C3R	Harris	ETJ	366K	2.05	0.68	4	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
90	Cavenders	2015-0622	C2R	Harris	City	410Y	3.24	3.24	0	Thompson Architectural Group	South Texas Surveying Associates, Inc.
91	Commons on West Pierce (DEF1)	2015-0537	C2R	Harris	City	493N	0.11	0.00	2	Giles Design Group	PROSURV

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
92	Cromeens Acres	2015-0590	C2R	Harris	City	412Z	1.89	1.89	0	Bradford & Karalynn Cromeens	Windrose Land Services, Inc.
93	Cypresswood Memory Care replat no 1	2015-0652	C2R	Harris	ETJ	331U	7.98	7.98	0	SG Development Inc., LLC	R.G. Miller Engineers
94	East End on the Bayou Sec 3 (DEF1)	2015-0456	C2R	Harris	City	494J	1.61	0.19	40	East End on the Bayou, LP	Asakura Robinson Co.
95	Freedom Village (DEF1)	2015-0490	C2R	Harris	City	455K	0.14	0.00	3	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
96	Friendship Baptist Church	2015-0567	C2R	Harris	City	533M	0.77	0.74	0	Friendship Missionary Baptist Church	E.I.C. Surveying Company
97	Greenwood Addition	2015-0552	C2R	Harris	ETJ	458J	30.73	30.61	0	Greenwood and Malone	Baseline Corporation
98	Grove Street Patio Homes	2015-0589	C2R	Harris	City	494J	0.08	0.00	2	Buildvestors on Cline, LLC	Bowden Survey
99	Harding Heights Addition (DEF1)	2015-0440	C2R	Harris	City	492D	0.07	0.00	1	Capital Classic Homes	The Interfield Group
100	Hugh Road Crossing	2015-0586	C2R	Harris	ETJ	372J	3.82	3.82	0	Rezcom	PLS
101	Jarraah Terrace (DEF1)	2015-0480	C2R	Harris	City	492H	0.09	0.00	2	Jarraah Homes	Jalayer And Associates, Inc.
102	Ktr Hou North LLC	2015-0584	C3R	Harris	ETJ	372C	32.43	30.81	0	KTR HOU NORTH LLC	Windrose Land Services, Inc.
103	Lyons Avenue Landing	2015-0644	C2R	Harris	City	494G	0.17	0.00	2	Lovett Homes	Total Surveyors, Inc.
104	Main Center	2015-0487	C2R	Harris	City	453S	0.29	0.29	0	PALT INC.	Field Data Srvce, Inc
105	Marina Villas	2015-0551	C2R	Harris	City	492H	0.16	0.00	4	Smartspace Development Corporation	MOMENTUM ENGINEERING
106	Mens Wearhouse Distribution Center	2015-0592	C2R	Harris	City	531B	7.57	7.14	0	The Men's Wearhouse	Windrose Land Services, Inc.
107	Mila Castle (DEF2)	2015-0136	C2R	Harris	City	494A	0.62	0.62	0	alvarado group	Replat Specialists
108	Northpark Central partial replat no 3 replat no 1	2015-0562	C2R	Harris	ETJ	332Z	13.56	13.56	0	Prologis	Half Associates, Inc.
109	Reserves at Harris County Municipal Utility District No 167 partial replat no 1	2015-0651	C2R	Harris	ETJ	446D	2.68	2.68	0	HCMUD 167	AECOM
110	Saint Charles Mews (DEF1)	2015-0526	C2R	Harris	City	493U	0.11	0.00	3	Giles Design Group	PROSURV
111	Southwest Houston RV Resort	2015-0662	C2R	Harris	ETJ	528A	19.63	19.34	0	DMGR Management, Inc.	GBI Partners, LP
112	Spencer Road Commercial replat no 1	2015-0656	C2R	Harris	ETJ	408Q	0.32	0.00	0	F & A Investment, Inc. c/o Landtech Consultants	Landtech Consultants, Inc.
113	SS Plating on Dixie (DEF1)	2015-0354	C2R				1.66	1.66	0	SS Plating	PROSURV
114	Taggart Street Place	2015-0540	C2R	Harris	City	492F	0.20	0.00	4	5177 Builders, Ltd.	TKE Development Services, Ltd.
115	Tricons Driscoll Court	2015-0491	C2R	Harris	City	492R	0.12	0.00	2	Tricon Homes	Owens Management Systems, LLC
116	Tyne Trails	2015-0363	C2R	Harris	City	492G	0.11	0.00	2	DREAMLAND HOMES, INC.	Melissa's platting service

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
117	Urbanika Plaza	2015-0645	C2R	Montgomery	ETJ	252S	0.92	0.92	0	Budd South LLC c/o Landtech Consultants	Landtech Consultants, Inc.
118	Westgate Marketplace partial replat no 1	2015-0611	C2R	Harris	ETJ	446Y	3.19	3.19	0	Cornerstone RPC Storage I, LP	Town and Country Surveyors
119	World Paradise Properties	2015-0593	C2R	Harris	City	495A	0.46	0.44	0	World Paradise Properties, Inc.	Hovis Surveying Company Inc.
120	Young Library (DEF1)	2015-0503	C2R	Harris	City	534J	1.92	1.92	0	Western Group Consultants	Western Group Consultants

C-Public Hearings Requiring Notification

121	Aldine Meadows partial replat no 2	2015-0525	C3N	Harris	ETJ	373U	0.90	0.90	0	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
122	Braes Timbers partial replat no 1	2015-0358	C3N	Harris	City	530R	0.63	0.63	0	The Padilla Family LTD.	Hovis Surveying Company Inc.
123	Kings Village North partial replat no 1 (DEF1)	2015-0302	C3N	Harris	ETJ	292S	1.08	0.00	13	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
124	Kings Village North partial replat no 2 (DEF1)	2015-0285	C3N	Harris	ETJ	292S	0.14	0.00	2	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
125	Kings Village North partial replat no 3 (DEF1)	2015-0297	C3N	Harris	ETJ	292S	0.14	0.00	2	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
126	Kings Village North partial replat no 4 (DEF1)	2015-0308	C3N	Harris	ETJ	292S	1.05	0.00	14	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
127	Massaad Group Addition replat no 1 partial replat no 1	2015-0353	C3N	Harris	City	451E	0.58	0.21	6	43rd Place Developers, LLC	Karen Rose Engineering and Surveying
128	Scottcrest partial replat no 1	2015-0408	C3N	Harris	City	573G	1.40	1.40	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
129	Shady Acres Extension 3 partial replat no 6	2015-0248	C3N	Harris	City	452Y	0.21	0.00	5	COLINA HOMES	ICMC GROUP INC
130	Shamrock Manor partial replat no 1	2015-0134	C3N	Harris	City	573Q	0.30	0.00	2	W&E MITCHELL PROPERTIES INC.	holloway designs
131	Southgate Addition Sec no 3 replat no 1 partial replat no 3 (DEF1)	2015-0083	C3N	Harris	City	532H	0.25	0.00	2	hessni mallamohaed	Replat Specialists
132	Spring Branch Valley partial replat no 5 (DEF2)	2014-3164	C3N	Harris	City	449R	0.18	0.01	2	CAS SURVEY	CAS SURVEY
133	Threlkeld Point partial replat no 1 (DEF2)	2015-0185	C3N	Harris	City	493A	0.49	0.00	6	Interfield, Inc.	The Interfield Group
134	Westheimer Estates partial replat no 5	2015-0299	C3N	Harris	City	491X	0.28	0.06	4	Amora International Inc	Owens Management Systems, LLC
135	Westlawn Terrace partial replat no 1 (DEF1)	2015-0229	C3N	Harris	City	492U	0.22	0.22	0	Shepherd Alabama, LLC	Century Engineering, Inc
136	Woodland Acres partial replat no 1	2015-0318	C3N	Harris	City	496M	2.22	2.22	0	Nemzin Investments, Ltd.	Windrose Land Services, Inc.

Platting Summary**Houston Planning Commission****PC Date: April 02, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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D-Variances

137	Annunciation Orthodox School Campus partial replat no 1 (DEF1)	2015-0469	C2	Harris	City	493S	3.86	3.86	0	Annunciation Orthodox School	Windrose Land Services, Inc.
138	Bonover Prestige Homes (DEF1)	2015-0493	C3P	Harris	City	492H	0.19	0.00	5	Lasheen Investments, LLC	HRS and Associates, LLC
139	Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site	2015-0577	C2	Harris	ETJ	365V	127.80	127.80	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
140	Brookside GP	2015-0536	GP	Harris	City	574W	130.35	0.00	0	DR Horton	LJA Engineering, Inc.- (West Houston Office)
141	BTU Solutions	2015-0544	C2	Harris	City	571H	25.00	25.00	0	BTU Solutions DE, LLC	Windrose Land Services, Inc.
142	Crescent Island partial replat no 2	2015-0531	C2R	Harris	City	533F	0.16	0.00	3	GREEN EARTH HOMES, LLC	Tetra Surveys
143	Daharma	2015-0587	C2	Harris	City	494L	0.70	0.70	0	Harvey Wilson Warehouse Associates	Karen Rose Engineering and Surveying
144	Foxwood Sec 14 (DEF2)	2015-0331	C3P	Harris	ETJ	334L	54.80	46.46	50	Woodmere Development Co., Ltd	Robert Doley, Planner
145	Post Oak School	2015-0510	C2R	Harris	City	493W	1.30	1.30	0	The Post Oak School	Windrose Land Services, Inc.
146	Rosslyn Addition partial replat no 2 (DEF2)	2015-0344	C3R	Harris	City	451A	8.83	1.34	77	Contempo Builder Inc	Vernon G. Henry & Associates, Inc.
147	Search Homeless Services	2015-0538	C2	Harris	City	493R	1.19	1.19	0	SEARCH HOMELESS SERVICES	C.L. Davis & Company
148	Tin Hall GP (DEF1)	2015-0462	GP	Harris	ETJ	368A	39.20	0.00	0	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
149	Tin Hall Sec 1 (DEF1)	2015-0463	C3P	Harris	ETJ	368A	18.90	2.34	62	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
150	West at Grand Parkway GP (DEF2)	2015-0396	GP	Harris	ETJ	405C	488.10	0.00	0	Fry Road Ventures, L.P.	Brown & Gay Engineers, Inc.

E-Special Exceptions

151	Enclave at Northpointe Sec 4 (DEF1)	2015-0505	C3F	Harris	ETJ	328P	20.41	1.42	83	Northpointe Development Partners	Benchmark Engineering Corp.
152	Enclave at Northpointe Sec 5 (DEF1)	2015-0529	C3F	Harris	ETJ	328P	5.74	0.71	21	Northpointe Development Partners	Benchmark Engineering Corp.

F-Reconsideration of Requirements

153	Galveston 84 Lumber	2015-0597	C3P	Harris	City	577X	45.72	44.40	0	84SLB1, LLC	Paksima Group, Inc.
154	Ruthven Lofts	2015-0414	C2R	Harris	City	493P	0.24	0.01	6	Walker Urban Development, LP	Field Data Srvce, Inc

Platting Summary**Houston Planning Commission****PC Date: April 02, 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
155	Waterford Trails Sec 1	2015-0347	C2	Harris	ETJ	290S	18.40	18.40	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.

G-Extensions of Approval

156	Alexander Way at Fisher Heights	2014-0571	EOA	Harris	City	492D	0.18	0.00	2	Fisher Homes LLC	Owens Management Systems, LLC
157	Barker Cypress Addition Sec 1	2014-0580	EOA	Harris	ETJ	447J	6.15	6.15	0	Triangle Engineering LLC	Hovis Surveying Company Inc.
158	Bradbury Forest Drive Street Dedication Sec 1	2014-0779	EOA	Harris	ETJ	293T	1.93	0.00	0	CET limited	Van De Wiele & Vogler, Inc.
159	Cypress North Houston Business Park	2014-1138	EOA	Harris	ETJ	368N	11.16	11.16	0	BNC CONSTRUCTION	The Pinnell Group, LLC
160	Edwards Court	2014-0569	EOA	Harris	City	493G	0.17	0.00	4	cas survey	CAS SURVEY
161	I Shine Express 6	2014-0615	EOA	Harris	ETJ	330E	2.09	2.09	0	STONE DEVELOPMENT GROUP	Lentz Engineering, L.C.
162	Patton Myhre Sourcing LP	2014-1413	EOA	Harris	ETJ	328A	5.00	4.88	0	PATTON MYHRE SOURCING, LP	The Pinnell Group, LLC
163	Rose Plaza	2014-0709	EOA	Harris	ETJ	416M	2.63	2.63	0	ROSE PLAZA	MAK Design
164	Stone Creek Ranch Mound Road Street Dedication Sec 1	2014-0666	EOA	Harris	ETJ	325S	3.62	0.00	0	Becker Road, L.P.	Brown & Gay Engineers, Inc.

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

165	1919 Bittercreek Drive	14074220 DPV	Harris	CITY	489P					Jennifer Pool	JRP Company
166	1923 Bittercreek Drive	15025629 DPV	Harris	CITY	489P					Jennifer Pool	JRP Company
167	4514 Orange Street	14134790 DPV	Harris	CITY	494F					Ann Panopio	bcWORKSHOP

Houston Planning Commission

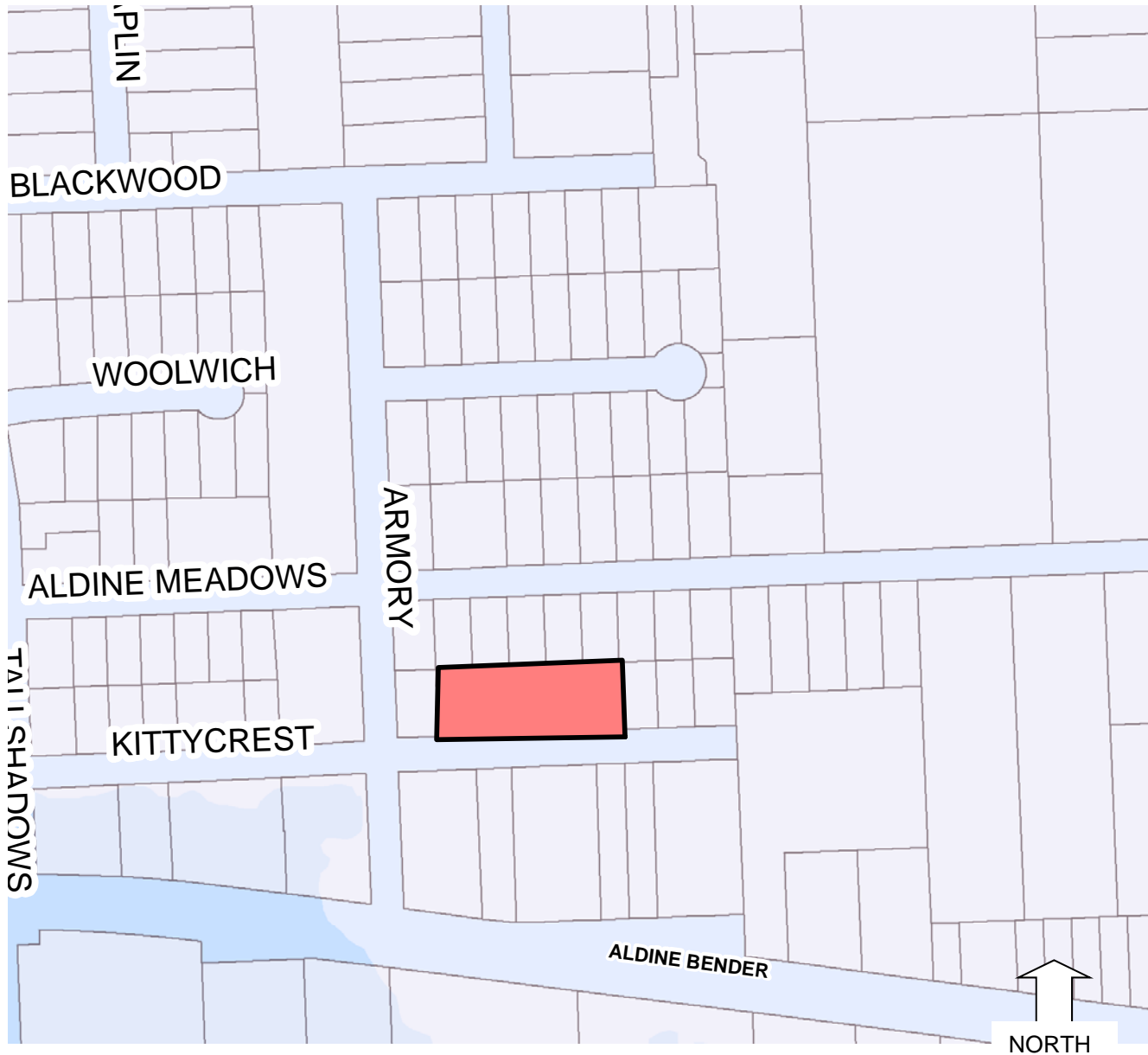
ITEM: 121

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Aldine Meadows partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing with Variance

Aerial

Houston Planning Commission

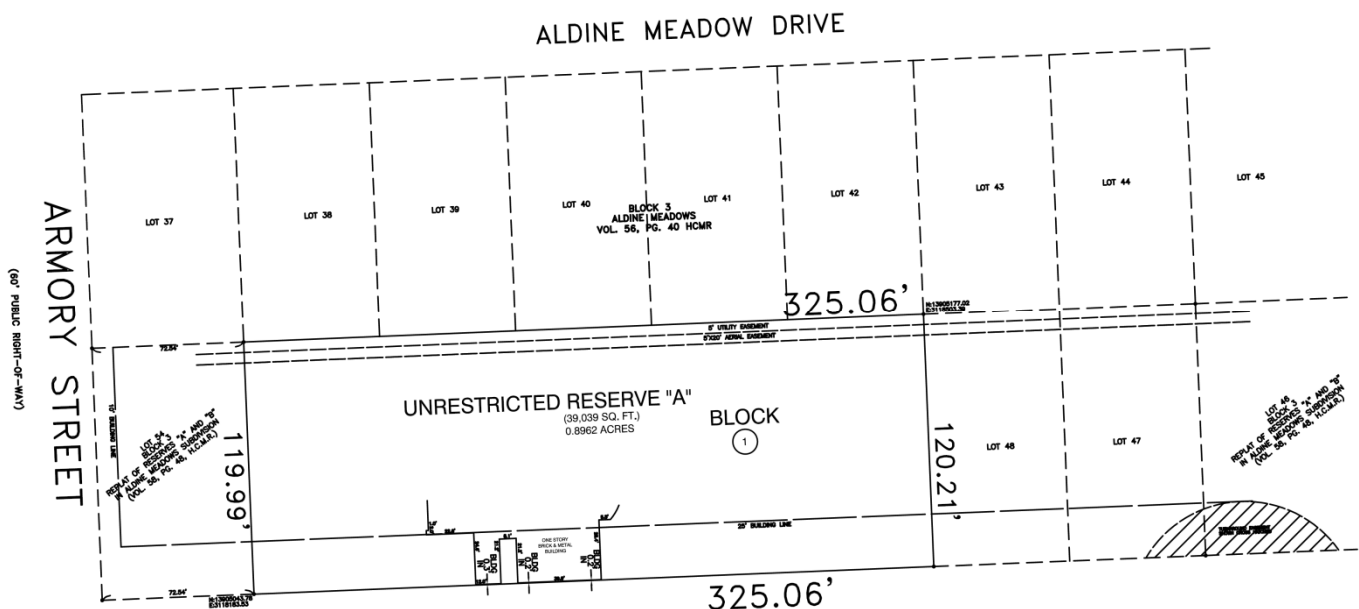
ITEM: 121

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Aldine Meadows partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing with Variance

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Aldine Meadows partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing with Variance

Site Location



Application Number: 2015-0525

Plat Name: Aldine Meadows partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

We are requesting a dual building line allow the existing structure for the life of the structure in order to prevent clouding the title and allow permitting to the portion that extends over the building line.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

This project is located East of the Hardy Toll Road and South of the Sam Houston Pkwy. The existing structures were built 1972 and 1984 according to HCAD data. At this time there are no plans to expand the existing building. However, future permitting or conveyance of the property may need to be addressed in the future and we are seeking the variance at this time to allow the existing structure to remain for the life of the building. If and when the structure is removed the building line will revert back to the 25' B.L as indicated on the previous plat.

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

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

The hardship is a result of an existing structure being located on the property line. The building were built previous to the ordinance.

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

Chapter 42's intent and general purpose to maintain a subdivision's character will be preserved and maintained by granting this variance.

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

The public will not be harmed in anyway by allowing an existing structure to remain standing and allow to remodel on the interior in the future if every needed.

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

Economic hardship does not play a factor in this request due to the structure is already standing. We simply ask for the ability to remodel the interior at some point in the future and the ability to convey the property in the future without clouding the title.



Application Number: 2015-0525

Plat Name: Aldine Meadows partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

Variance request create an Unrestricted Reserve on land that was previously platted as residential.

Chapter 42 Section: 193

Chapter 42 Reference:

42-193 Rules governing partial replats of certain property

Statement of Facts

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

Applicant is seeking a variance to request approval to plat this property as Unrestricted and continue to use the property as Commercial. The previous owner started a petition to modify the restrictions filed in HCCF 20120376079, along with the other property owners in this area filed under HCCF 20120376076, 20120376077, 20120376078, 20120376080 and 20120376081 and followed up with a certificate of compliance recorded under 20120425512. Continuing to enforce the previous plat restriction at this time would be unreasonable based on the evidence stated showing the majority of the land owners in this subdivision are in support of this change.

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

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

The applicant has not created or imposed the hardship this situation and has in fact tried to follow process and procedure to circumvent this variance request at all.

(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. This project is currently doing business on this property and is requesting to continue in the same manor. Chapter 42 is intended to maintain and preserve the integrity of a community. Granting this variance would maintain the intent and general purpose at this time.

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

Allowing the applicant to continue to do business and plat the property as "Unrestricted" will not be injurious to the public health, safety or welfare.

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

The hardship incurred on this project is not an economic hardship. The land owners in this area have demonstrated their desire to change the restrictions, however Chapter 42 requirements need to be examined and an exception if needed should be granted. Thank you for your consideration.

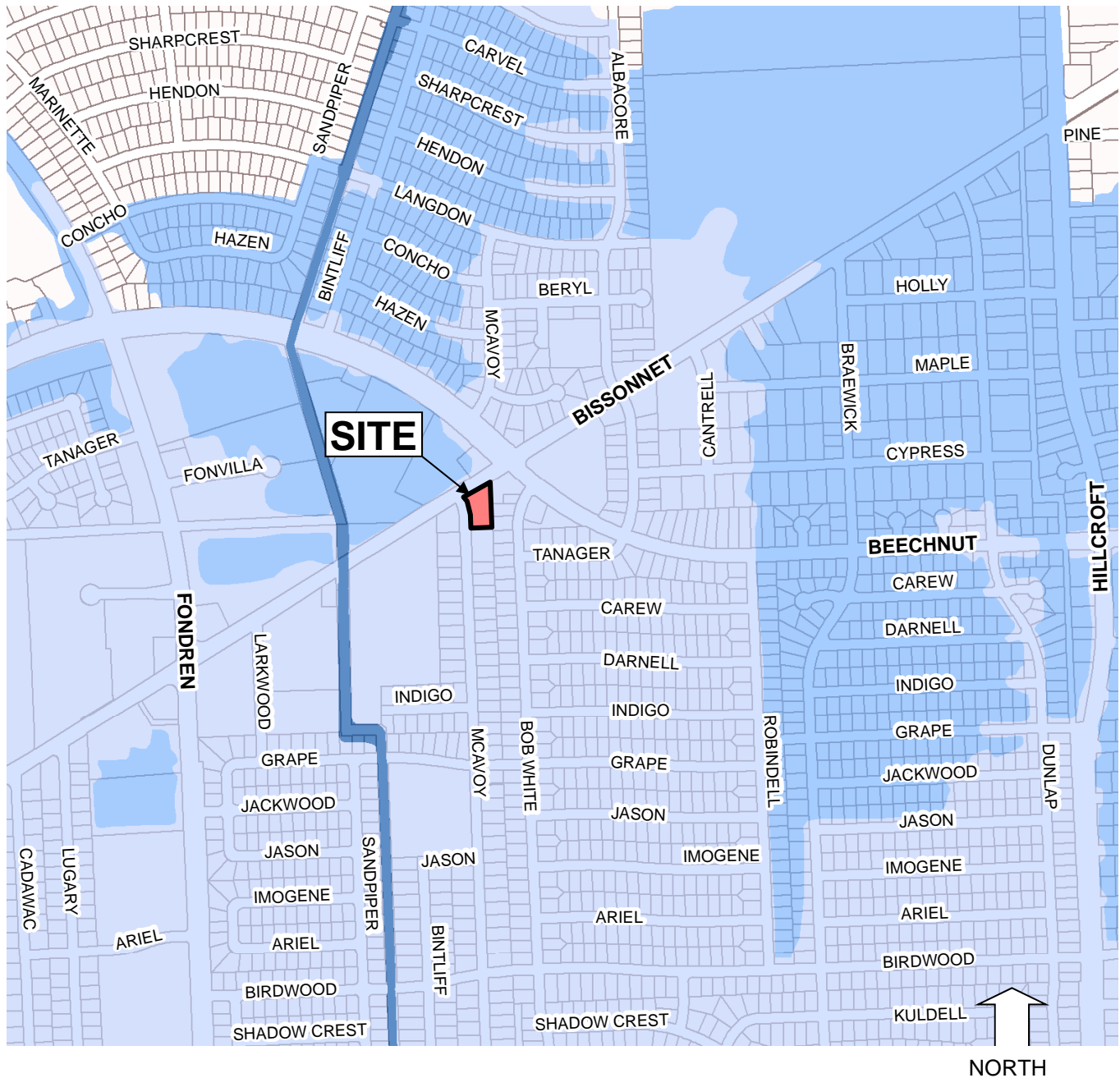
Houston Planning Commission ITEM: 122

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Braes Timbers partial replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

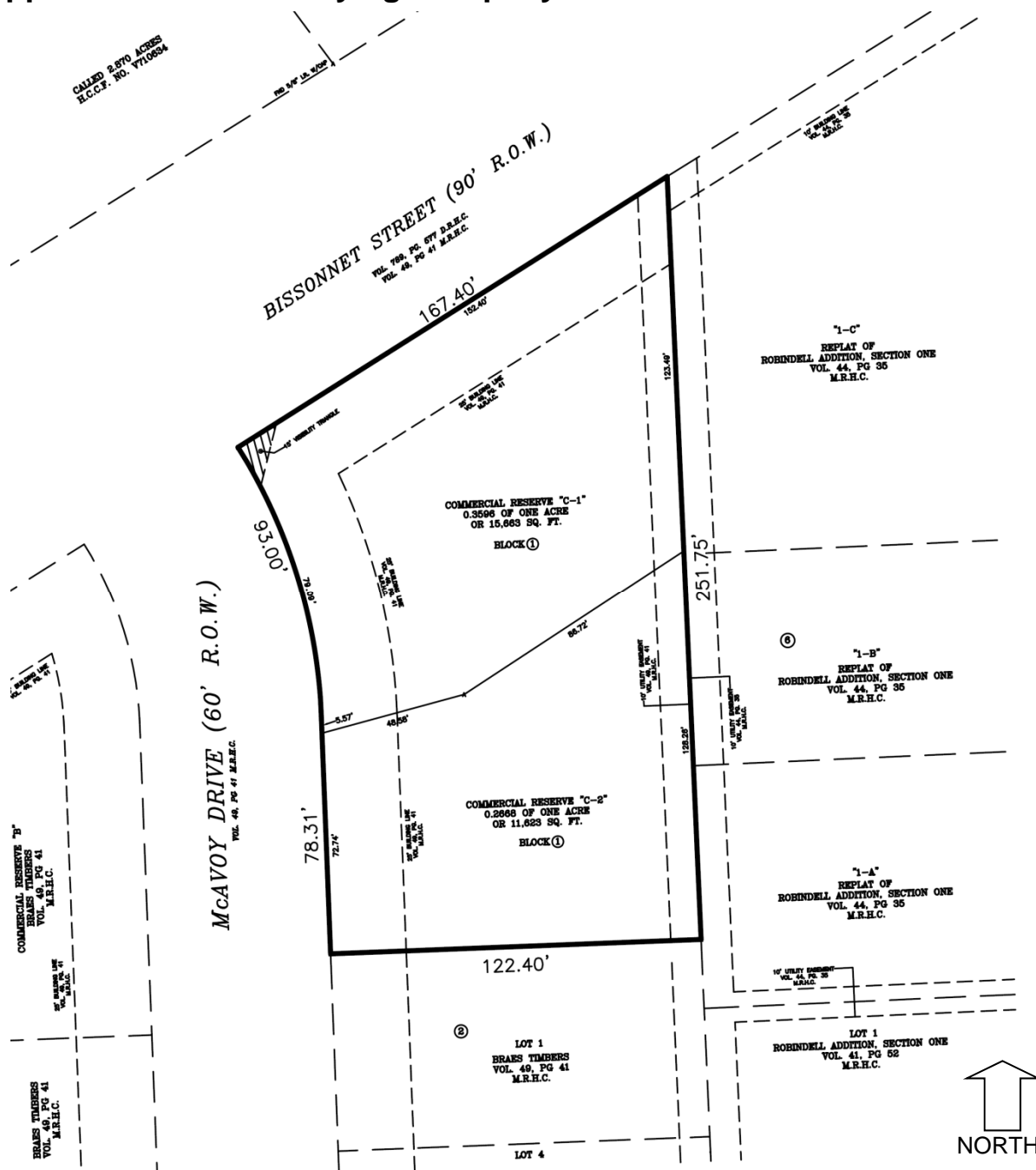
ITEM: 122

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Braes Timbers partial replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Braes Timbers partial replat no 1

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

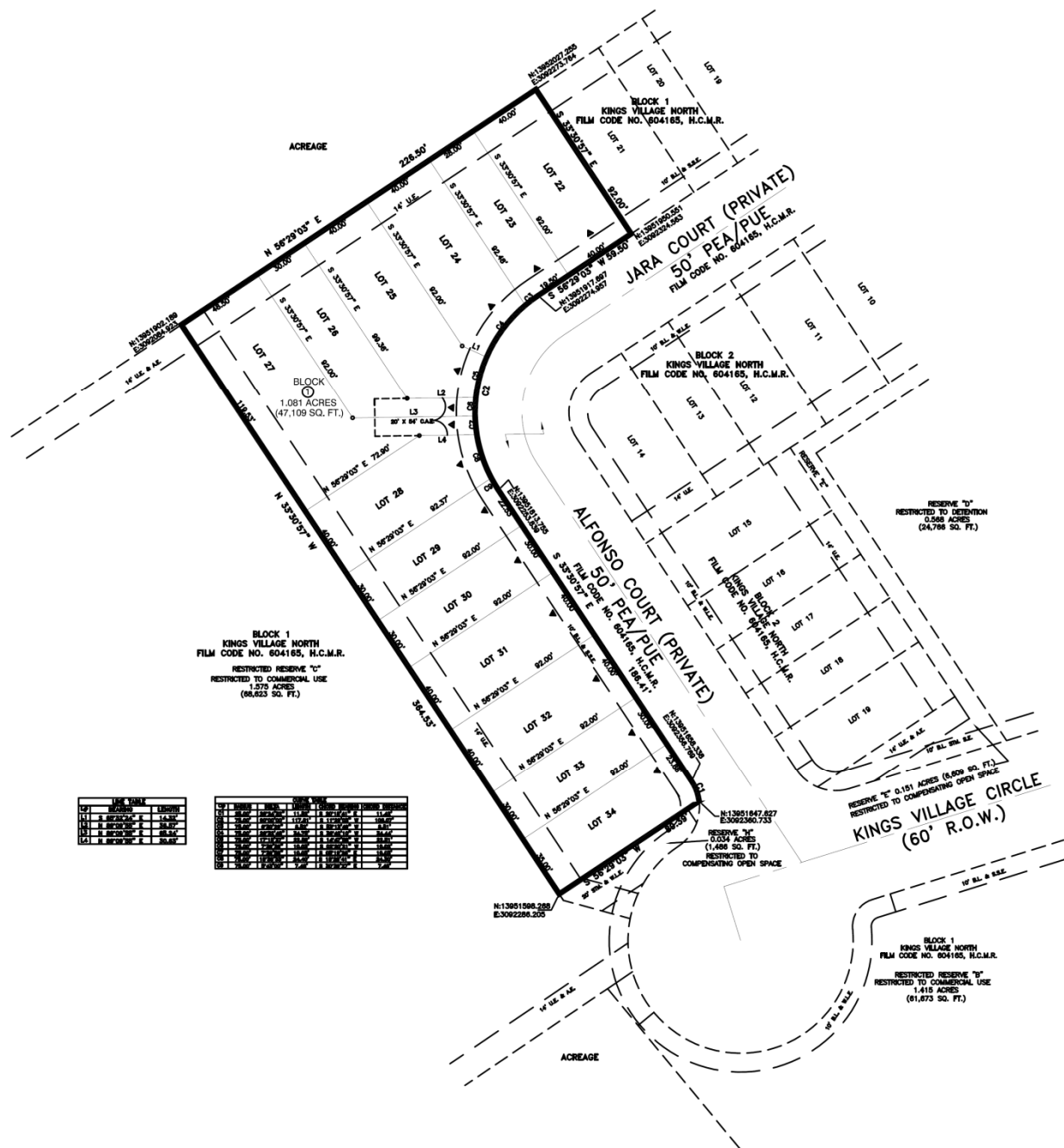
ITEM: 123

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-0302

Plat Name: Kings Village North partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

We are respectfully requesting to replat several lots in Kings Village North to show a straight 10' BL setback on a private street and remove the 20' garage set back note and diagram.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

This project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. All lots in this subdivision face a private street. The building line depicted on the drawing shows 10' setback however, page 2 of said map record denotes and diagrams a 20' garage building line set back. This note was not called out in the title information or deed to convey the property to its current owner. All permits up to this point have been approved and issued based on the straight 10' building line setback. We have 22 houses on the ground at this time. We need to resolve an existing issue to prevent title issues in the future for the houses that are existing, and continue to construct the subdivision in the same manner to maintain the overall character of the subdivision. When taking into consideration the location of each existing structure if not allowed to continue this setback the subdivision will not have an overall uniform consistency. As stated each lot faces a private street. If this private street was a Type 2 28' PAE we would have a 5' habitable structure setback. These structures have 10' setback from the property line however we do see over 21' from the back of curb, giving plenty of room for the sidewalk and pedestrian safety. (Please see the plot plan exhibit attached) The current owner had no intention of disregarding the ordinance it was an oversight on many levels. We have already coordinated with Harris County PID regarding our request and feel we have their support based on the correspondence (please refer to email attached)

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

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

The real hardship is the type of private street this property is located on. If the subdivision had provided a Type 2 private street the development would only have to adhere to a 5' setback for habitable structures. In this case the development has given more space for driving and pedestrian access and is now trying to correct an oversight that should have been addressed during the last recordation.

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

The intent and general purpose of chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety and pedestrian access. We feel that this development will maintain the ordinance and adhere to sound public policy.

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

Other types of private streets allow for less room for construction of habitable structures and after considering the 10' building line set back and the edge of pavement, we can positively say by granting this development's variance request it

will not jeopardize public health, safety or welfare.

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

The hardship is the type of private street that was set in place in 2006. We are trying to resolve an existing issue and prevent title issues in the future. We respectfully, request your approval to remove the 20' garage set back and allow all structures to remain and future construction to continue at a straight 10' building line set back.



Application Number: 2015-0302

Plat Name: Kings Village North partial replat no 1

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

Variance request to share compensating open space with existing subdivision

Chapter 42 Section: 42-181; 183

Chapter 42 Reference:

42-181 Single-Family Residential Lot Size; 42-183 Standards for Compensating Open Space

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 project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use.

(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 the fact that certain lots are being replatted and they are not contiguous with each other causing 4 separate replats to fix an existing issue regarding the garage building line. This also means that we must address the compensating open space requirement even though sufficient space was restricted in reserves E, F, G & H of the previous plat.

(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. Sufficient COS was provided for in the previous plat in film code 604164.

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

The lots sizes are not being altered from the previous plat as recorded in film code 604164. Sufficient COS was provided in Restricted Reserves E, F, G & H. This will in no way be injurious to the public health, safety or welfare.

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

The hardship is the existing condition that needs to be corrected in order to continue to build the subdivision in the same manner to maintain the integrity and characteristic of the existing houses and we are trying to resolve that issue in order to prevent title issues in the future. We respectfully, request your approval to allow each project to share the COS from the existing subdivision.

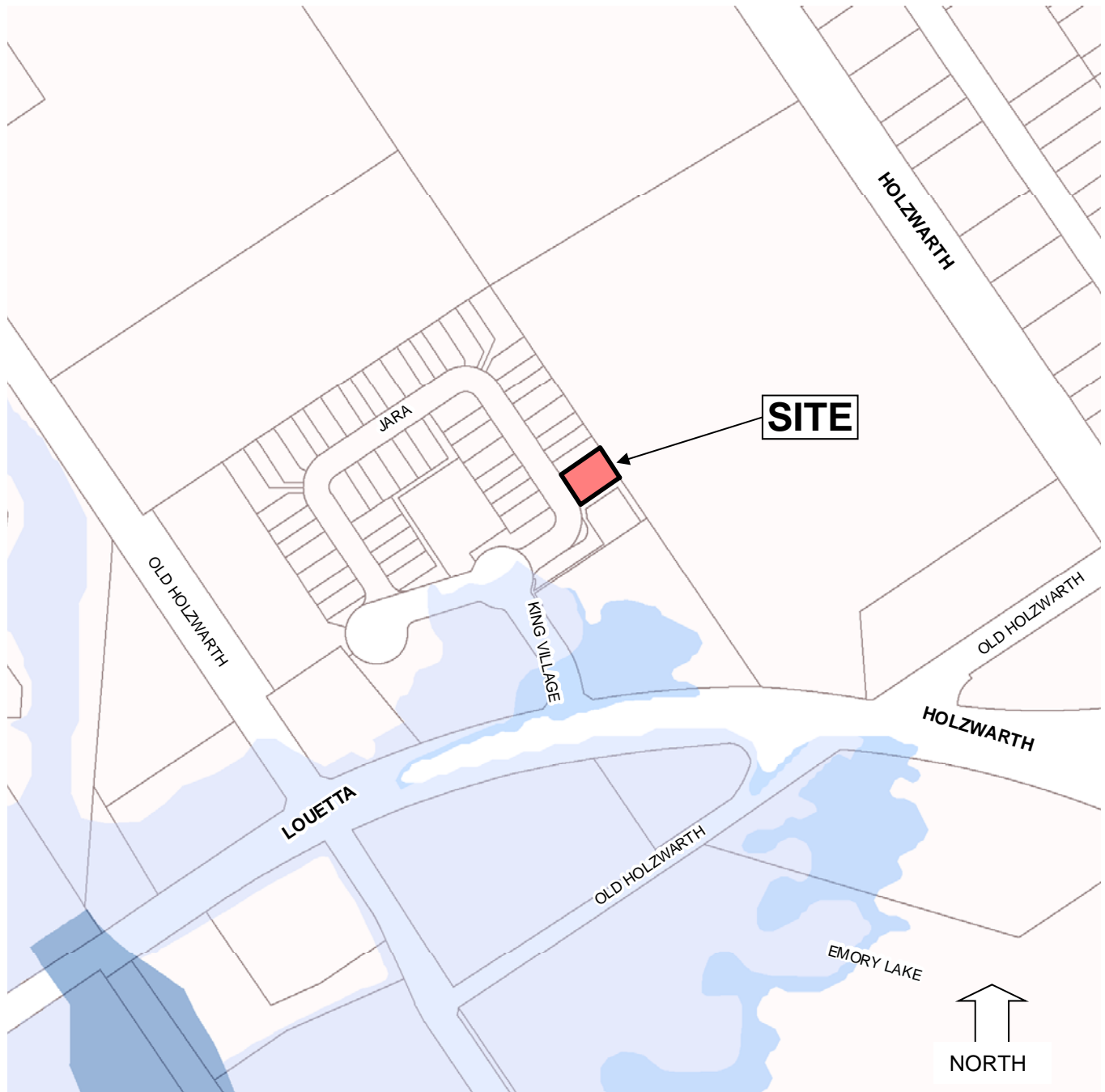
Houston Planning Commission **ITEM: 124**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

Meeting Date: 04/02/2015

Applicant: South Texas Surveying Associates, Inc.



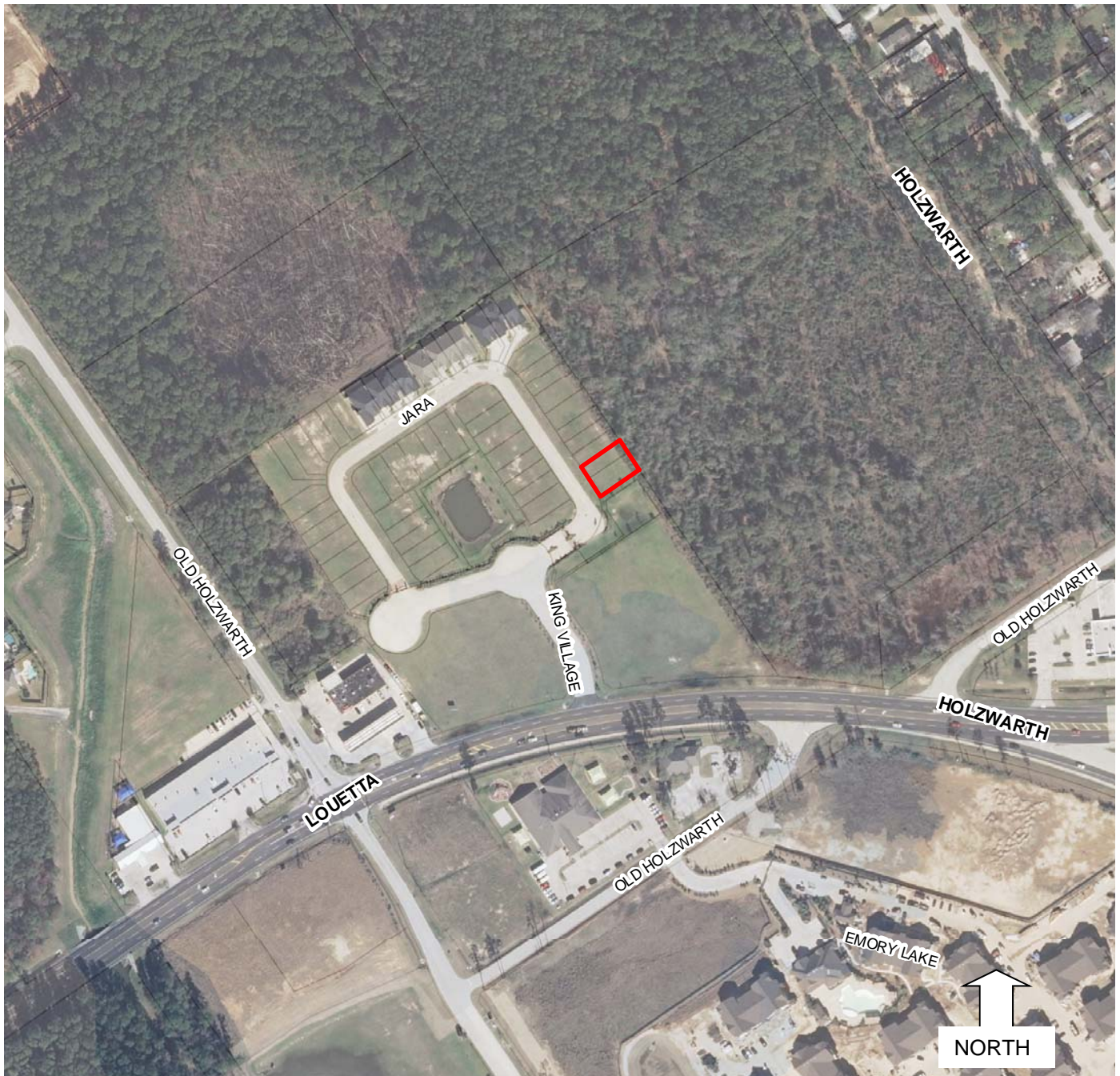
Houston Planning Commission **ITEM: 124**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-0285

Plat Name: Kings Village North partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

We are respectfully requesting to replat several lots in Kings Village North to show a straight 10' BL setback on a private street and remove the 20' garage set back note and diagram.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building line Requirement

Statement of Facts

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

This project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. All lots in this subdivision face a private street. The building line depicted on the drawing shows 10' setback however, page 2 of said map record denotes and diagrams a 20' garage building line set back. This note was not called out in the title information or deed to convey the property to its current owner. All permits up to this point have been approved and issued based on the straight 10' building line setback. We have 22 houses on the ground at this time. We need to resolve an existing issue to prevent title issues in the future for the houses that are existing, and continue to construct the subdivision in the same manner to maintain the overall character of the subdivision. When taking into consideration the location of each existing structure if not allowed to continue this setback the subdivision will not have an overall uniform consistency. As stated each lot faces a private street. If this private street was a Type 2 28' PAE we would have a 5' habitable structure setback. These structures have 10' setback from the property line however we do see over 21' from the back of curb, giving plenty of room for the sidewalk and pedestrian safety. (Please see the plot plan exhibit attached) The current owner had no intention of disregarding the ordinance it was an oversight on many levels. We have already coordinated with Harris County PID regarding our request and feel we have their support based on the correspondence (please refer to email attached)

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

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

The real hardship is the type of private street this property is located on. If the subdivision had provided a Type 2 private street the development would only have to adhere to a 5' setback for habitable structures. In this case the development has given more space for driving and pedestrian access and is now trying to correct an oversight that should have been addressed during the last recordation.

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

The intent and general purpose of chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety and pedestrian access. We feel that this development will maintain the ordinance and adhere to sound public policy.

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

Other types of private streets allow for less room for construction of habitable structures and after considering the 10' building line set back and the edge of pavement, we can positively say by granting this development's variance request it will not jeopardize public health, safety or welfare.

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

The hardship is the type of private street that was set in place in 2006. We are trying to resolve an existing issue and prevent title issues in the future. We respectfully, request your approval to remove the 20' garage set back and allow all structures to remain and future construction to continue at a straight 10' building line set back.



Application Number: 2015-0285

Plat Name: Kings Village North partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

Variance request share compensating open space with existing subdivision

Chapter 42 Section: 42-181; 183

Chapter 42 Reference:

42-181 Single-Family Residential Lot Size; 42-183 Standards for Compensating Open Space

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 project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use.

(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 the fact that certain lots are being replatted and they are not contiguous with each other causing 4 separate replats to fix an existing issue regarding the garage building line. This also means that we must address the compensating open space requirement even though sufficient space was restricted in reserves E, F, G & H of the previous plat.

(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. Sufficient COS was provided for in the previous plat in film code 604164.

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

The lots sizes are not being altered from the previous plat as recorded in film code 604164. Sufficient COS was provided in Restricted Reserves E, F, G & H. This will in no way be injurious to the public health, safety or welfare.

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

The hardship is the existing condition that needs to be corrected in order to continue to build the subdivision in the same manner to maintain the integrity and characteristic of the existing houses and we are trying to resolve that issue in order to prevent title issues in the future. We respectfully, request your approval to allow each project to share the COS from the existing subdivision.

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

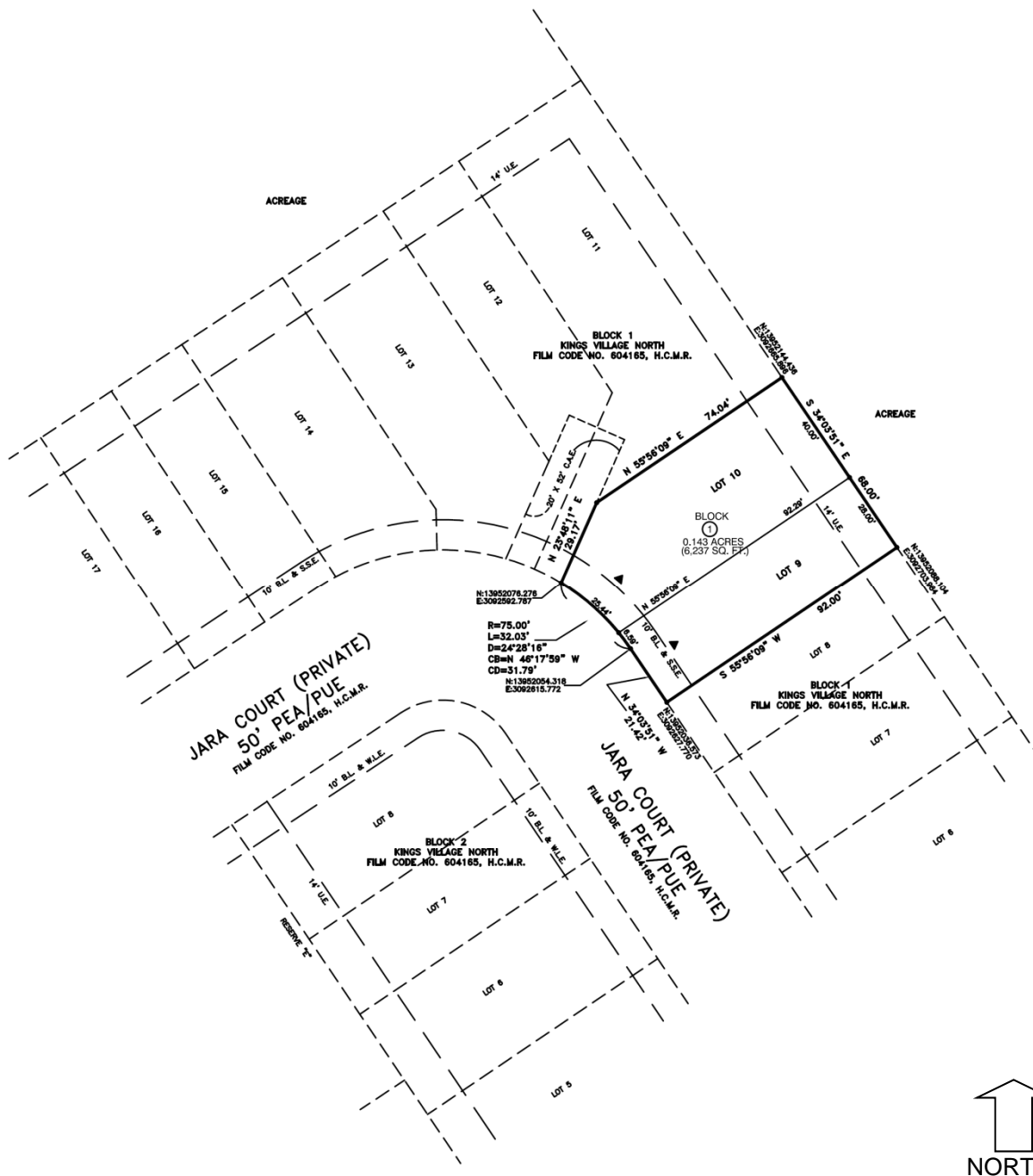
ITEM: 125

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

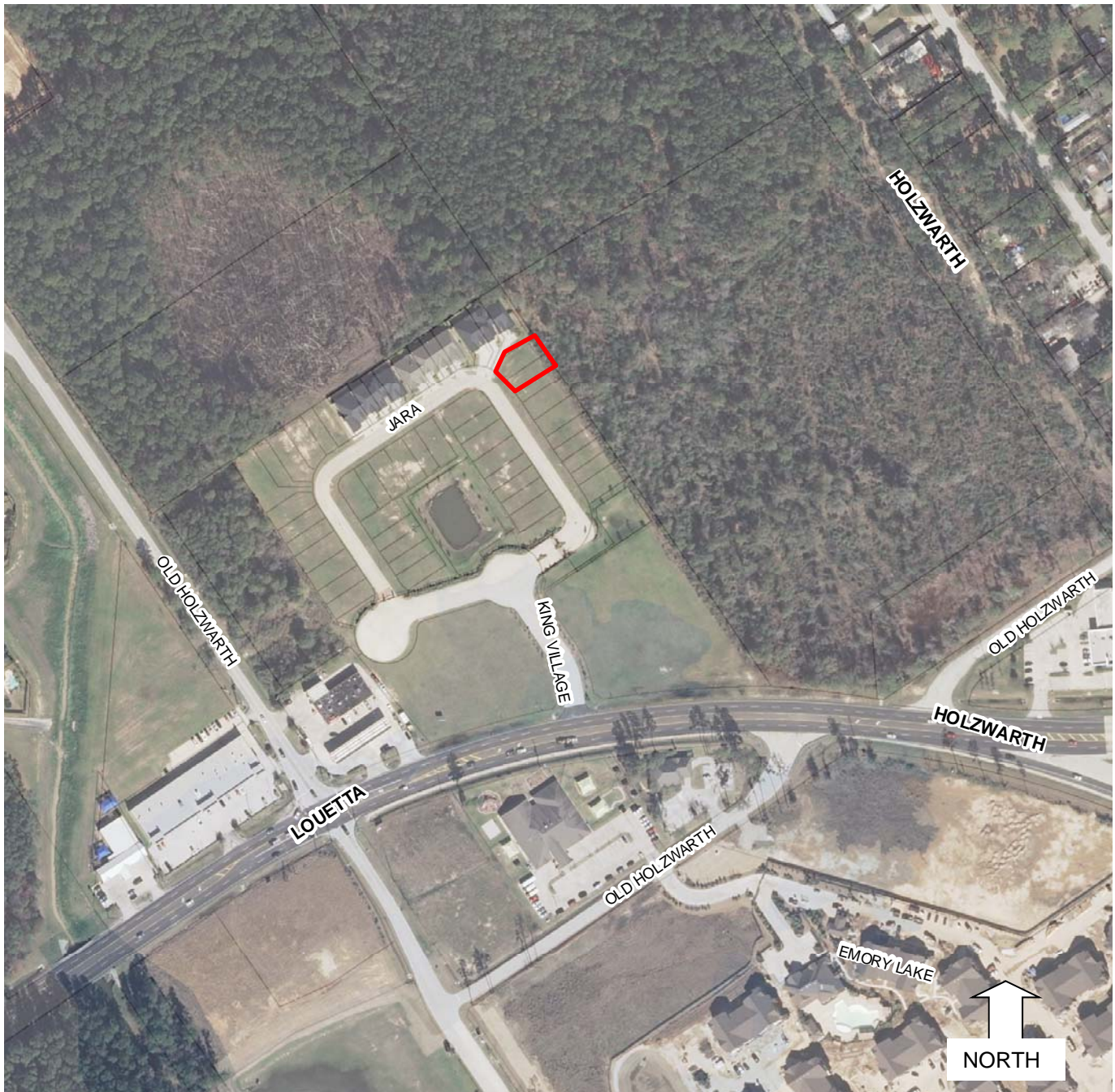
ITEM: 125

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-0297

Plat Name: Kings Village North partial replat no 3

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

We are respectfully requesting to replat several lots in Kings Village North to show a straight 10' BL setback on a private street and remove the 20' garage set back note and diagram.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

This project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. All lots in this subdivision face a private street. The building line depicted on the drawing shows 10' setback however, page 2 of said map record denotes and diagrams a 20' garage building line set back. This note was not called out in the title information or deed to convey the property to its current owner. All permits up to this point have been approved and issued based on the straight 10' building line setback. We have 22 houses on the ground at this time. We need to resolve an existing issue to prevent title issues in the future for the houses that are existing, and continue to construct the subdivision in the same manner to maintain the overall character of the subdivision. When taking into consideration the location of each existing structure if not allowed to continue this setback the subdivision will not have an overall uniform consistency. As stated each lot faces a private street. If this private street was a Type 2 28' PAE we would have a 5' habitable structure setback. These structures have 10' setback from the property line however we do see over 21' from the back of curb, giving plenty of room for the sidewalk and pedestrian safety. (Please see the plot plan exhibit attached) The current owner had no intention of disregarding the ordinance it was an oversight on many levels. We have already coordinated with Harris County PID regarding our request and feel we have their support based on the correspondence (please refer to email attached)

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

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

The real hardship is the type of private street this property is located on. If the subdivision had provided a Type 2 private street the development would only have to adhere to a 5' setback for habitable structures. In this case the development has given more space for driving and pedestrian access and is now trying to correct an oversight that should have been addressed during the last recordation.

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

The intent and general purpose of chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety and pedestrian access. We feel that this development will maintain the ordinance and adhere to sound public policy.

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

Other types of private streets allow for less setbacks for construction of habitable structures and after considering the 10' building line set back and the edge of pavement, we can positively say by granting this development's variance request it will not jeopardize public health, safety or welfare.

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

The hardship is the type of private street that was set in place in 2006. We are trying to resolve an existing issue and prevent title issues in the future. We respectfully request your approval to remove the 20' garage set back and allow all structures to remain and future construction to continue at a straight 10' building line set back.



Application Number: 2015-0297

Plat Name: Kings Village North partial replat no 3

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

Variance request share compensating open space with existing subdivision

Chapter 42 Section: 42-181; 183

Chapter 42 Reference:

42-181 Single-Family Residential Lot Size; 42-183 Standards for Compensating Open Space

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 project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use.

(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 the fact that certain lots are being replatted and they are not contiguous with each other causing 4 separate replats to fix an existing issue regarding the garage building line. This also means that we must address the compensating open space requirement even though sufficient space was restricted in reserves E, F, G & H of the previous plat.

(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. Sufficient COS was provided for in the previous plat in film code 604164.

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

The lots sizes are not being altered from the previous plat as recorded in film code 604164. Sufficient COS was provided in Restricted Reserves E, F, G & H. This will in no way be injurious to the public health, safety or welfare.

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

The hardship is the existing condition that needs to be corrected in order to continue to build the subdivision in the same manner to maintain the integrity and characteristic of the existing houses and we are trying to resolve that issue in order to prevent title issues in the future. We respectfully, request your approval to allow each project to share the COS from the existing subdivision.

Houston Planning Commission

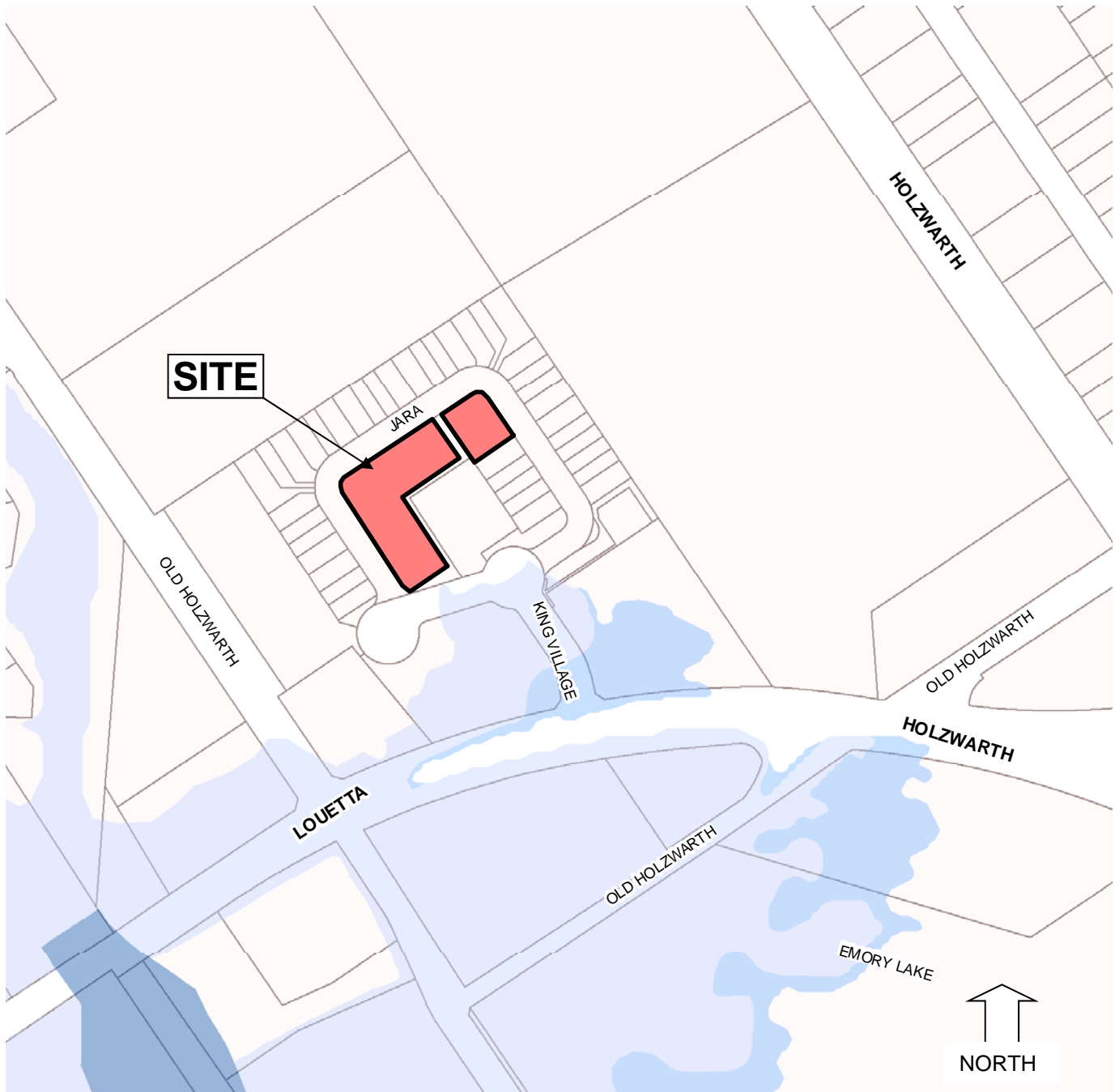
ITEM: 126

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

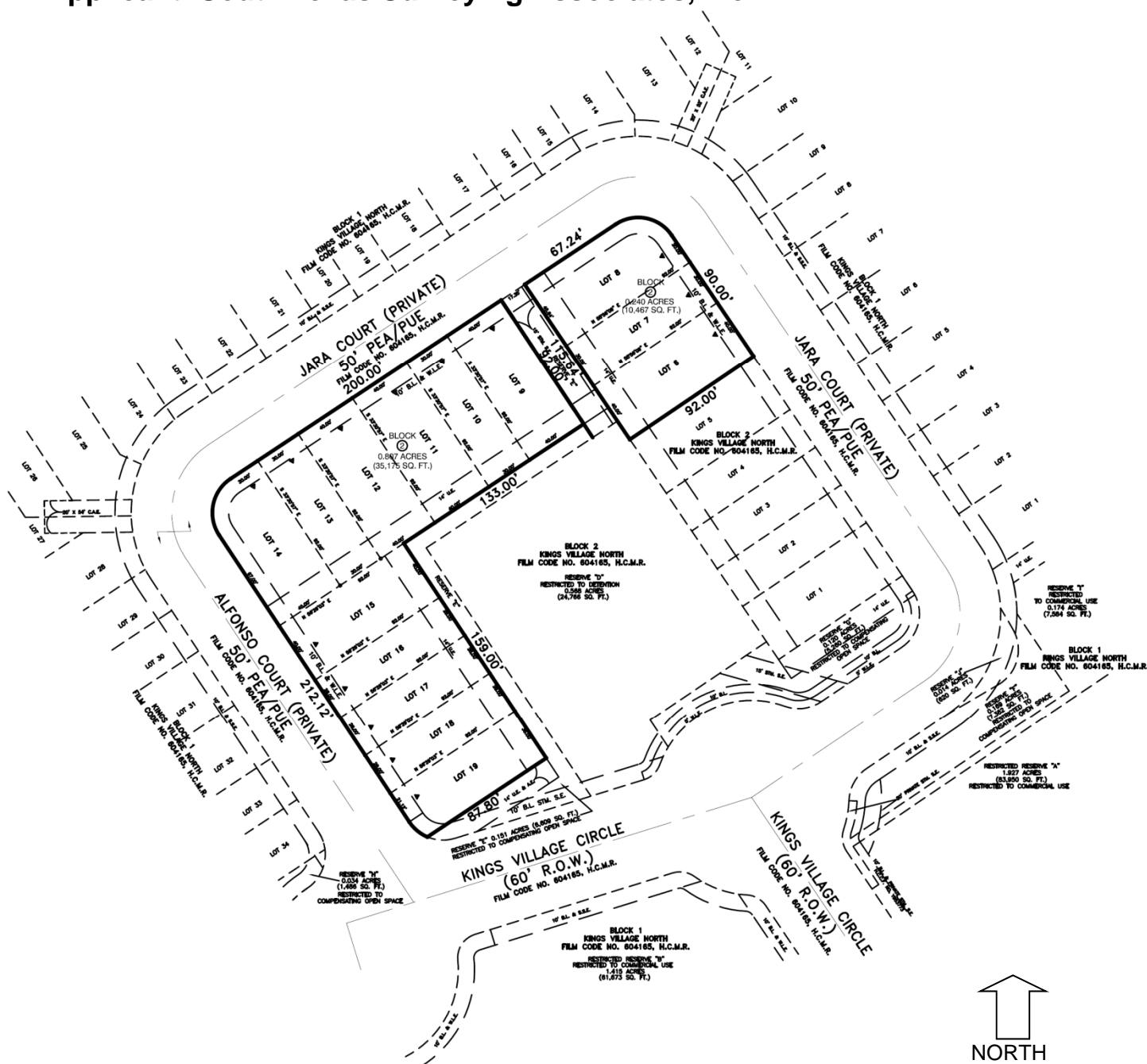
ITEM: 126

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-0308

Plat Name: Kings Village North partial replat no 4

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

We are respectfully requesting to replat several lots in Kings Village North to show a straight 10' BL setback on a private street and remove the 20' garage set back note and diagram.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

This project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. All lots in this subdivision face a private street. The building line depicted on the drawing shows 10' setback however, page 2 of said map record denotes and diagrams a 20' garage building line set back. This note was not called out in the title information or deed to convey the property to its current owner. All permits up to this point have been approved and issued based on the straight 10' building line setback. We have 22 houses on the ground at this time. We need to resolve an existing issue to prevent title issues in the future for the houses that are existing, and continue to construct the subdivision in the same manner to maintain the overall character of the subdivision. When taking into consideration the location of each existing structure if not allowed to continue this setback the subdivision will not have an overall uniform consistency. As stated each lot faces a private street. If this private street was a Type 2 28' PAE we would have a 5' habitable structure setback. These structures have 10' setback from the property line however we do see over 21' from the back of curb, giving plenty of room for the sidewalk and pedestrian safety. (Please see the plot plan exhibit attached) The current owner had no intention of disregarding the ordinance it was an oversight on many levels. We have already coordinated with Harris County PID regarding our request and feel we have their support based on the correspondence (please refer to email attached)

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

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

The real hardship is the type of private street this property is located on. If the subdivision had provided a Type 2 private street the development would only have to adhere to a 5' setback for habitable structures. In this case the development has given more space for driving and pedestrian access and is now trying to correct an oversight that should have been addressed during the last recordation.

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

The intent and general purpose of chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety and pedestrian access. We feel that this development will meet the ordinance and adhere to sound public policy.

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

Other types of private streets allow for less room for construction of habitable structures and after considering the 10' building line set back and the edge of pavement, we can positively say by granting this development's variance request it will not jeopardize public health, safety or welfare.

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

The hardship is the type of private street that was set in place in 2006. We are trying to resolve an existing issue and prevent title issues in the future. We respectfully request your approval to remove the 20' garage set back and allow all structures to remain and future construction to continue at a straight 10' building line set back.



Application Number: 2015-0308

Plat Name: Kings Village North partial replat no 4

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/09/2015

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

Specific Variance is being sought and extent of variance:

Variance request share compensating open space with existing subdivision

Chapter 42 Section: 42-181; 183

Chapter 42 Reference:

42-181 Single-Family Residential Lot Size; 42-183 Standards for Compensating Open Space.

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 project is located in a subdivision "Kings Village North" at the corner of Louetta RD and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use.

(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 the fact that certain lots are being replatted and they are not contiguous with each other causing 4 separate replats to fix an existing issue regarding the garage building line. This also means that we must address the compensating open space requirement even though sufficient space was restricted in reserves E, F, G & H of the previous plat.

(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. Sufficient COS was provided for in the previous plat in film code 604164.

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

The lots sizes are not being altered from the previous plat as recorded in film code 604164. Sufficient COS was provided in Restricted Reserves E, F, G & H. This will in no way be injurious to the public health, safety or welfare.

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

The hardship is the existing condition that needs to be corrected in order to continue to build the subdivision in the same manner to maintain the integrity and characteristic of the existing houses and we are trying to resolve that issue in order to prevent title issues in the future. We respectfully, request your approval to allow each project to share the COS from the existing subdivision.

Houston Planning Commission

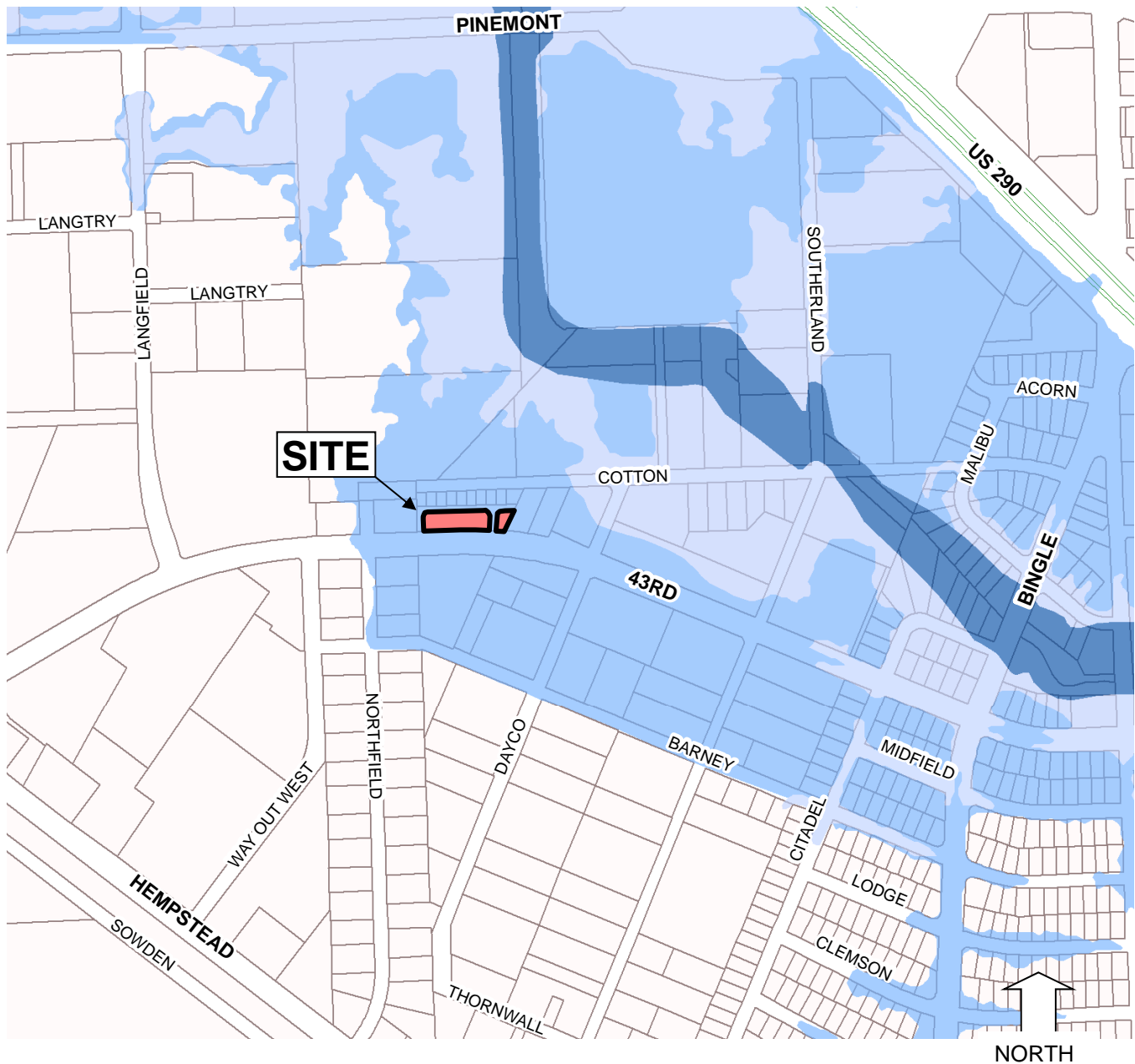
ITEM: 127

Planning and Development Department

Meeting Date: 4/02/2015

Subdivision Name: Massaad Group Addition replat no 1 partial replat no 1

Applicant : Karen Rose Engineering and Surveying



C – Public Hearings with Variance

Site Location

Meeting Date: 4/02/2015

Applicant: Karen Rose Engineering and Surveying



Subdivision

Houston Planning Commission

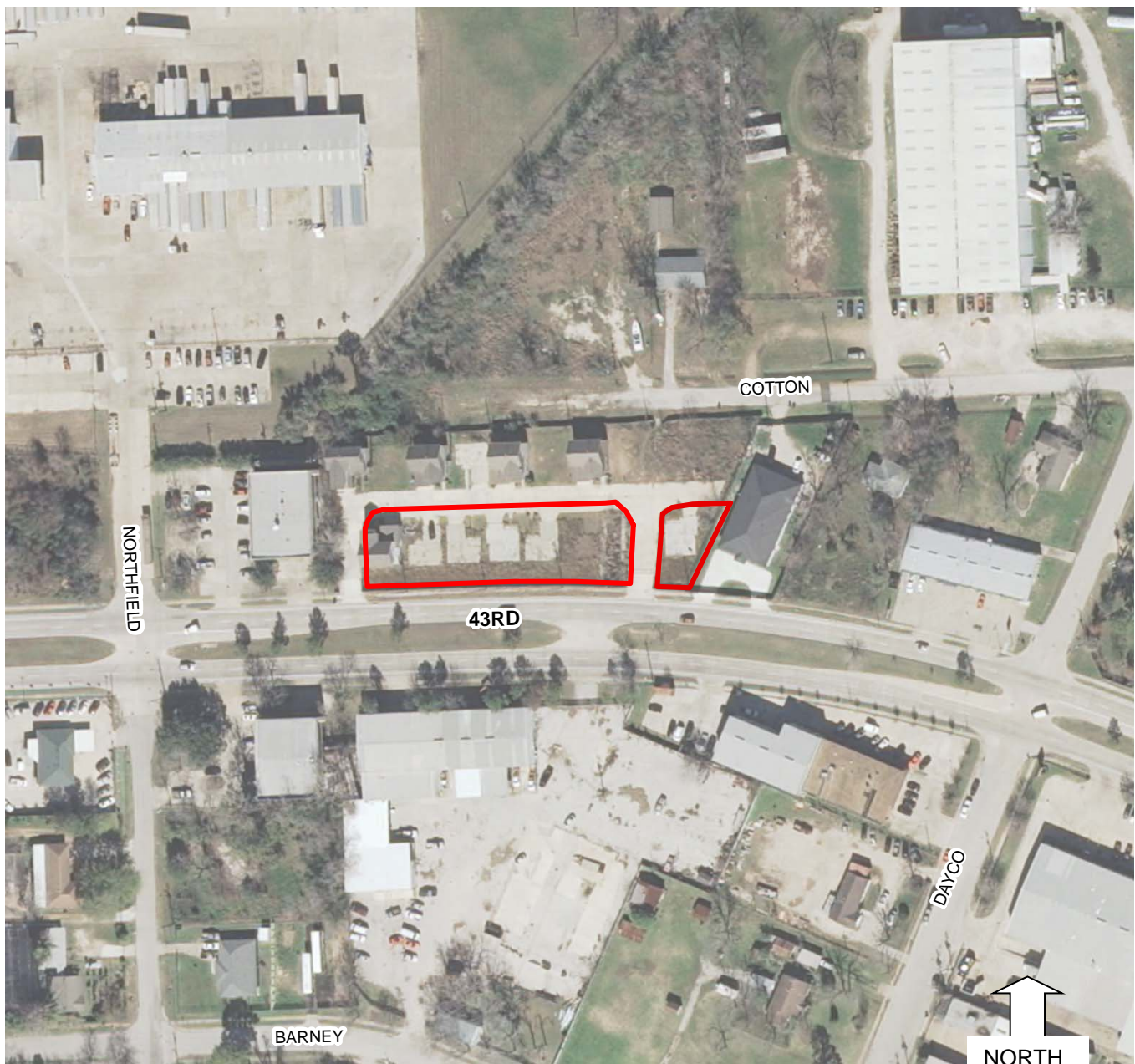
ITEM: 127

Planning and Development Department

Meeting Date: 4/02/2015

Subdivision Name: Massaad Group Addition replat no 1 partial replat no 1

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings with Variance

Aerial



Application Number: 2015-0353

Plat Name: Massaad Group Addition replat no 1 partial replat no 1

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 02/22/2015

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

Specific Variance is being sought and extent of variance:

Sec. 42-193 (c) limits the replatting of subdivision plats containing lots restricted to single family residential use to replatting the property only for landscape, park recreation, drainage or open space uses. A variance is being sought to allow the reconfiguration of the compensating open space and seven of the lots from the previous Massaad Group Addition Replat No.1 because some compensating open space will be used to enlarge 6 of the lots, one lot is being eliminated in order to add to the open space area and a reserve will be added to provide 2 parking spaces for the use of all the lots in the original development. While there is a net loss of 836 square feet of open space, the total amount still exceeds the amount required for the total subdivision and the subdivision has gained 2 parking spaces.

Chapter 42 Section: 193(c)

Chapter 42 Reference:

(c) 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: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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

Lots 12 through 16 of the proposed replat (Lots 13 through 17 of the existing plat) are now smaller by an average 400 square feet each than the other lots in the subdivision. By adding some of the existing open space to these lots by means of this partial replat the entire development becomes more consistent in lot size. One lot has been eliminated entirely to make up for the area lost; it has been added in the area where the open space is largest creating a more park like setting rather than a landscaping band. Two parking spaces have been added centrally located for use of the entire development.

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

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

The applicant is seeking this variance in order to enhance the entire development. The developer is willing to forego the sale of a lot in order to create a more consistent lot size, provide on-site parking for all and to create more useful open space.

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

This partial replat will continue to provide sufficient open space to meet the current requirements of Sec. 42-182 (Outside the City) if the variance is granted and will provide sufficient on-site parking for the entire development.

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

The reconfiguration of a portion of the open space which will be implemented if this variance is granted will enhance its usefulness to the residents of this development by creating a more communally accessible park like area.

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

The changes to this development that will be created by the granting of this variance are being made to rectify some poor planning decisions that were made by the previous developer. These changes are intended to enhance the experience of the development for all the residents.

Houston Planning Commission

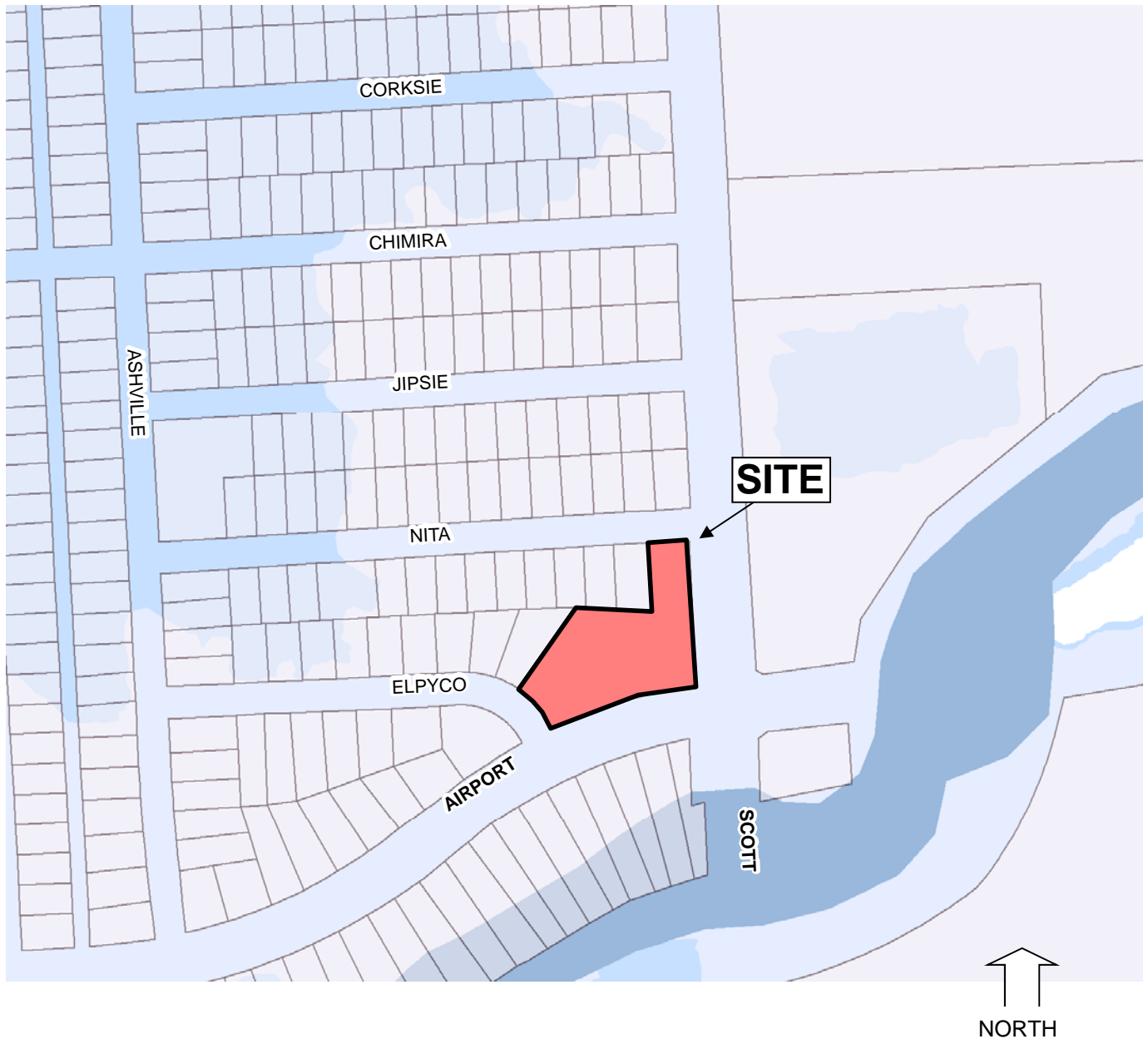
ITEM: 128

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Scottcrest partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearing

Site Location

Subdivision

Houston Planning Commission

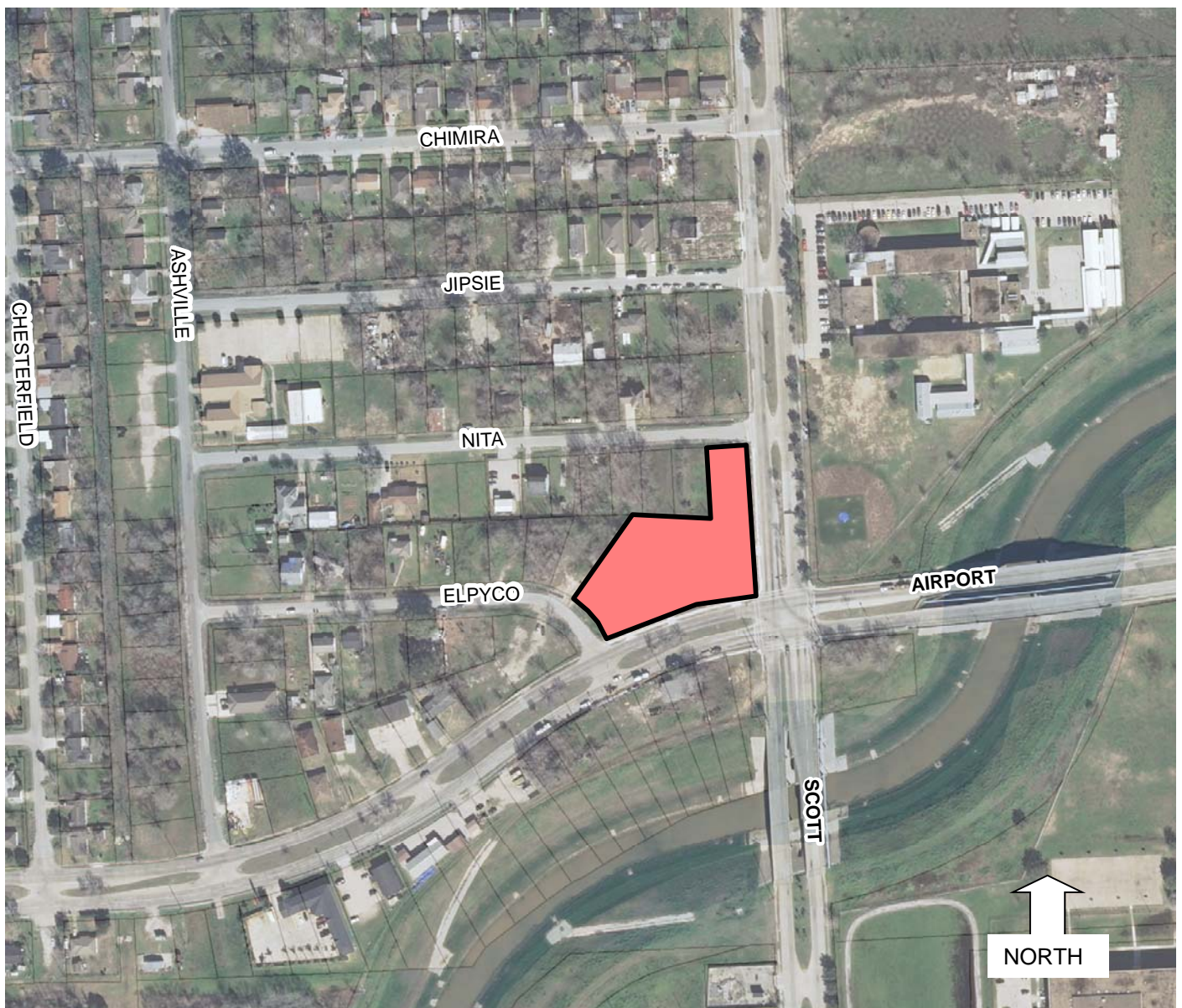
ITEM: 128

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Scottcrest partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

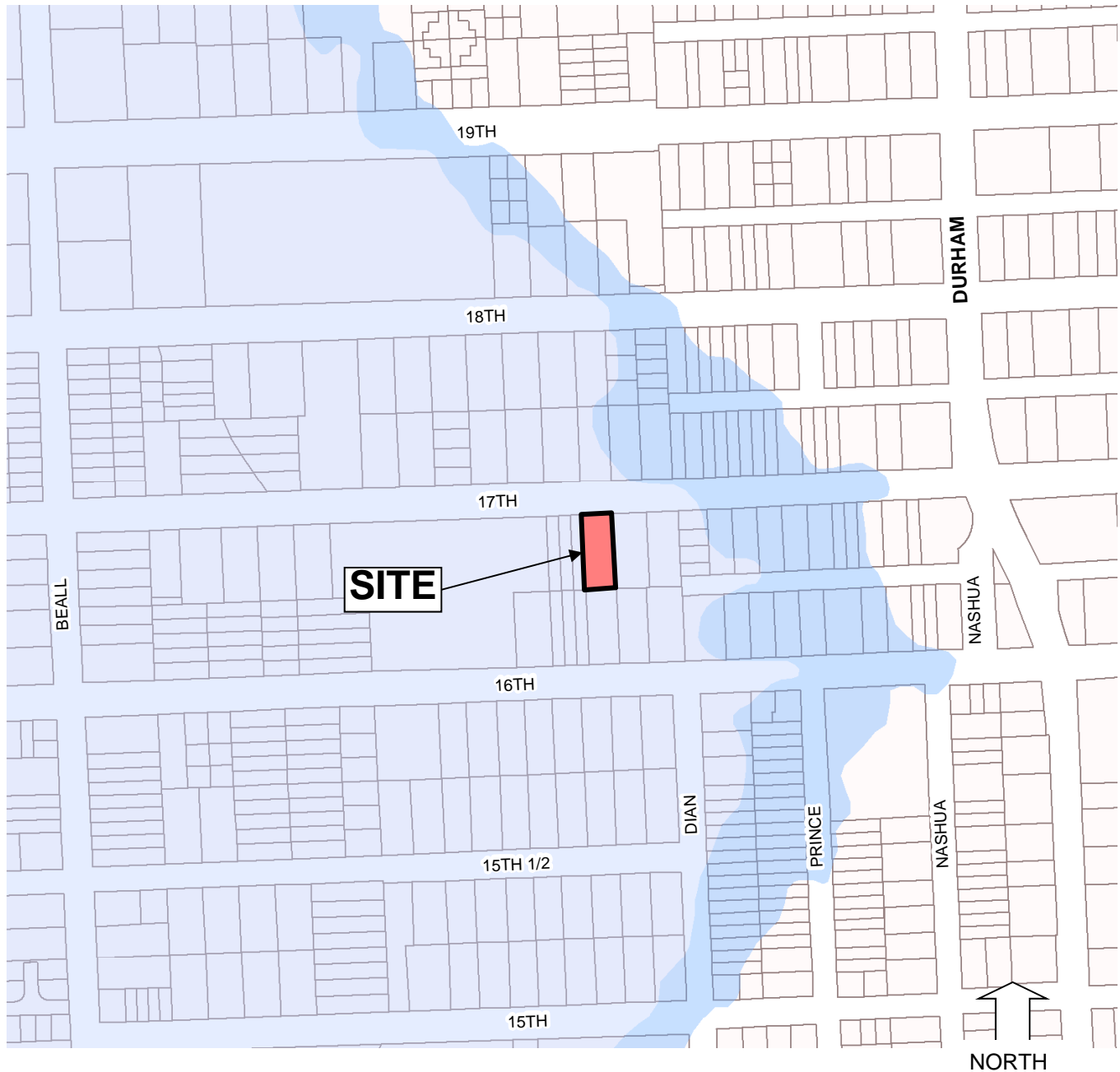
ITEM: 129

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shady Acres Extension 3 partial replat no 6

Applicant: ICMC GROUP INC



C – Public Hearing

Site Location

Houston Planning Commission

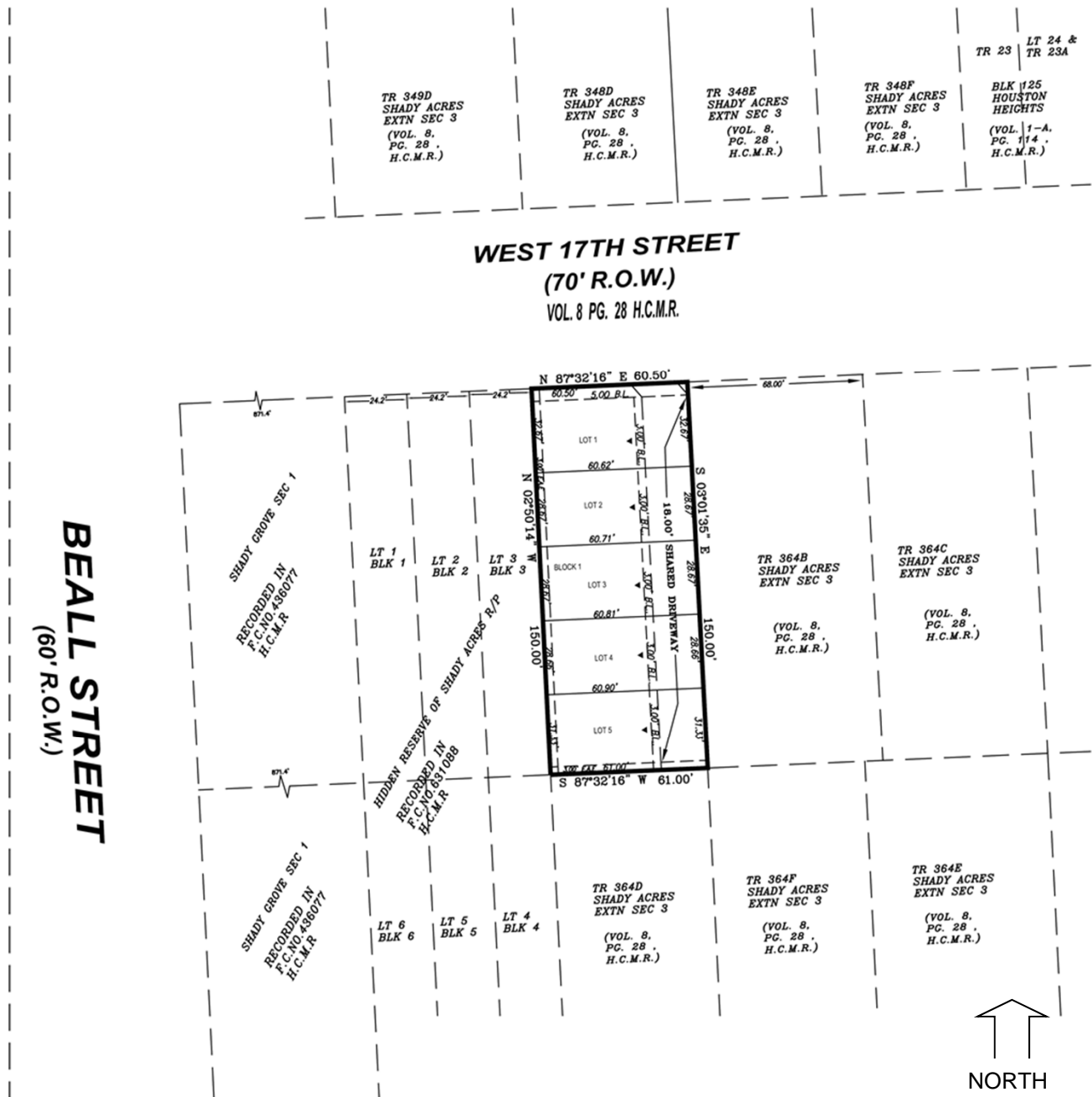
ITEM: 129

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shady Acres Extension 3 partial replat no 6

Applicant: ICMC GROUP INC



C – Public Hearing

Subdivision

Houston Planning Commission

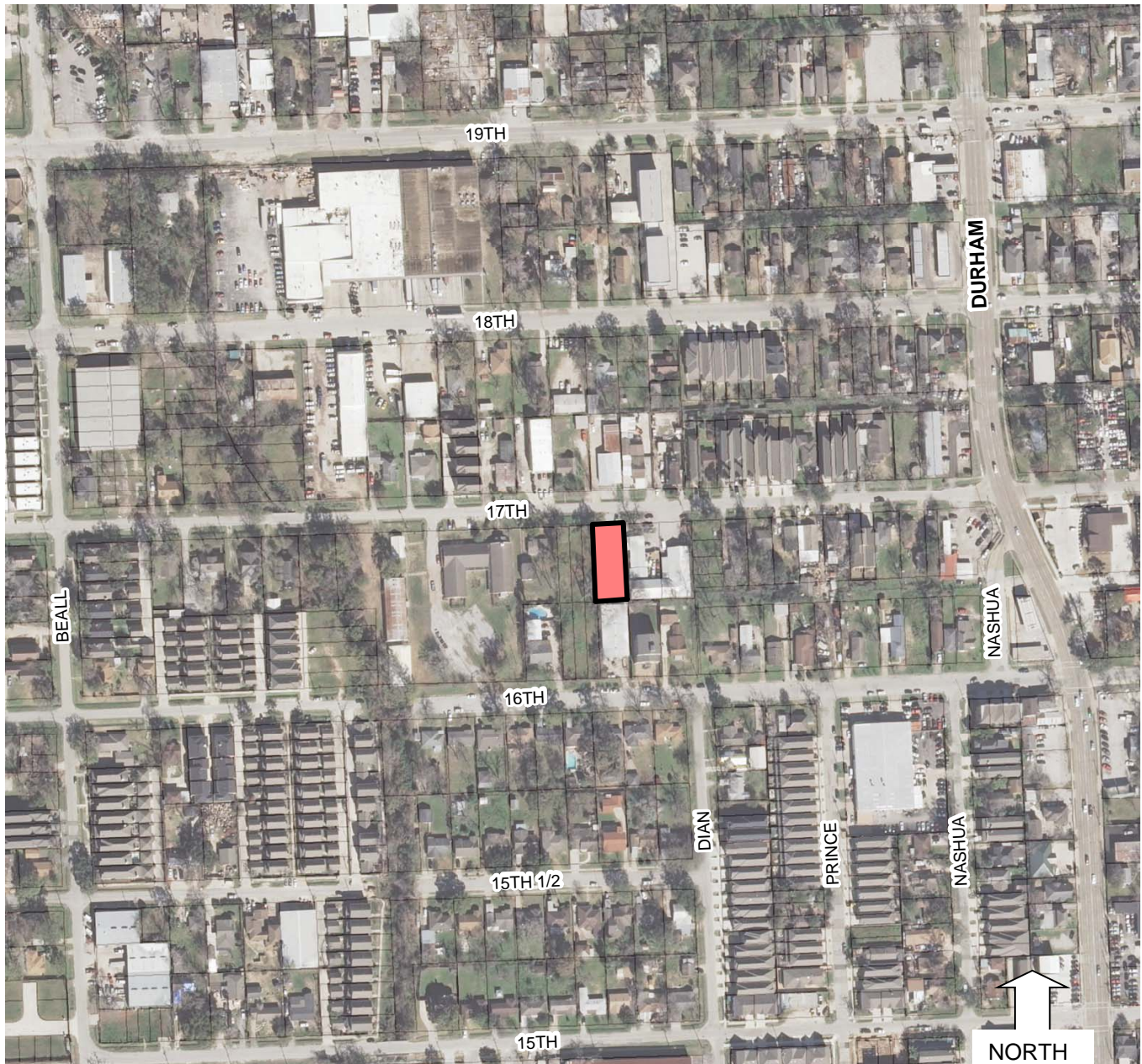
ITEM: 129

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shady Acres Extension 3 partial replat no 6

Applicant: ICMC GROUP INC



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shamrock Manor partial replat no 1

Applicant: Holloway Designs



C – Public Hearing

Site Location

Houston Planning Commission

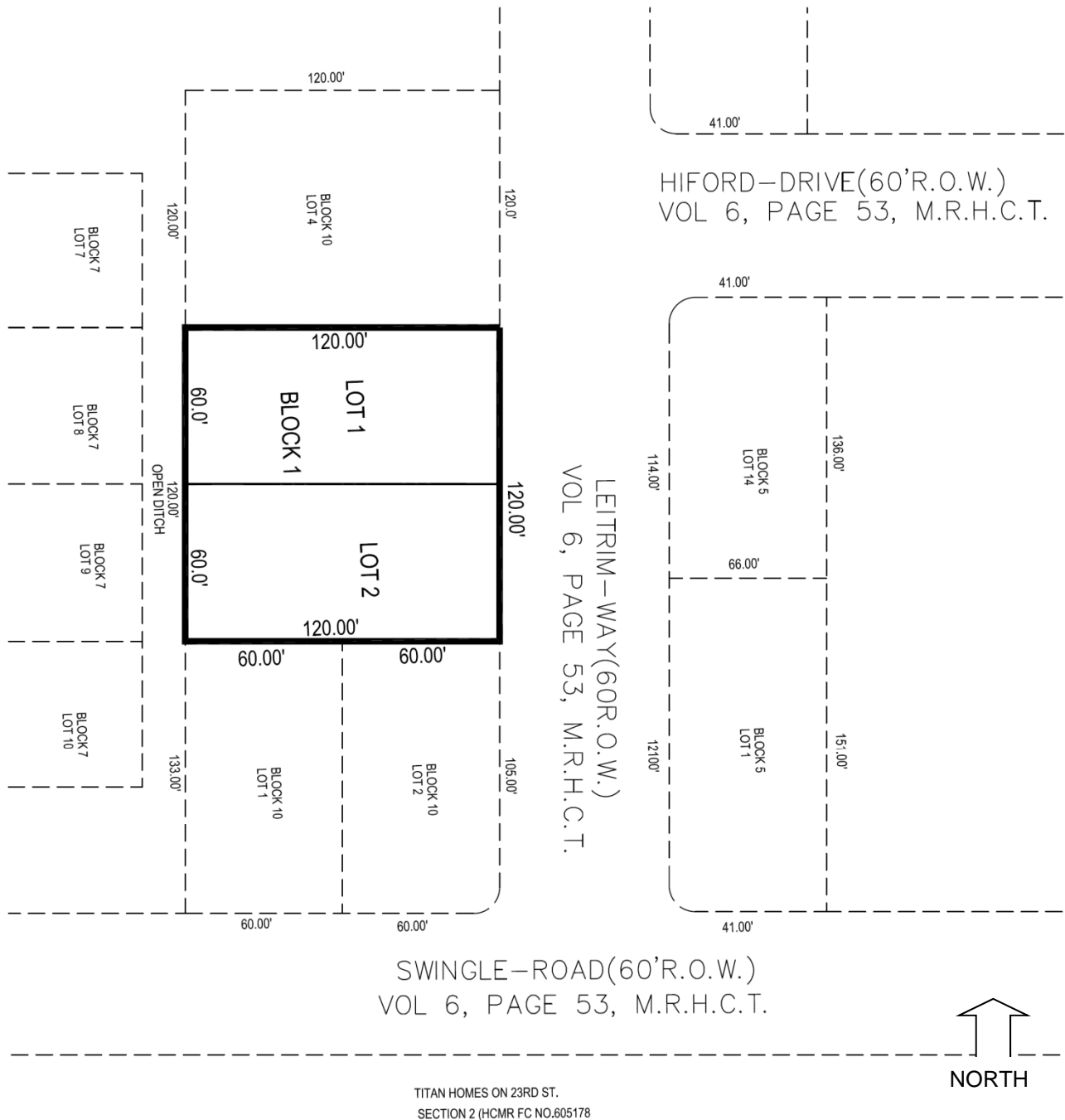
ITEM: 130

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shamrock Manor partial replat no 1

Applicant: Holloway Designs



C – Public Hearing

Subdivision

Houston Planning Commission

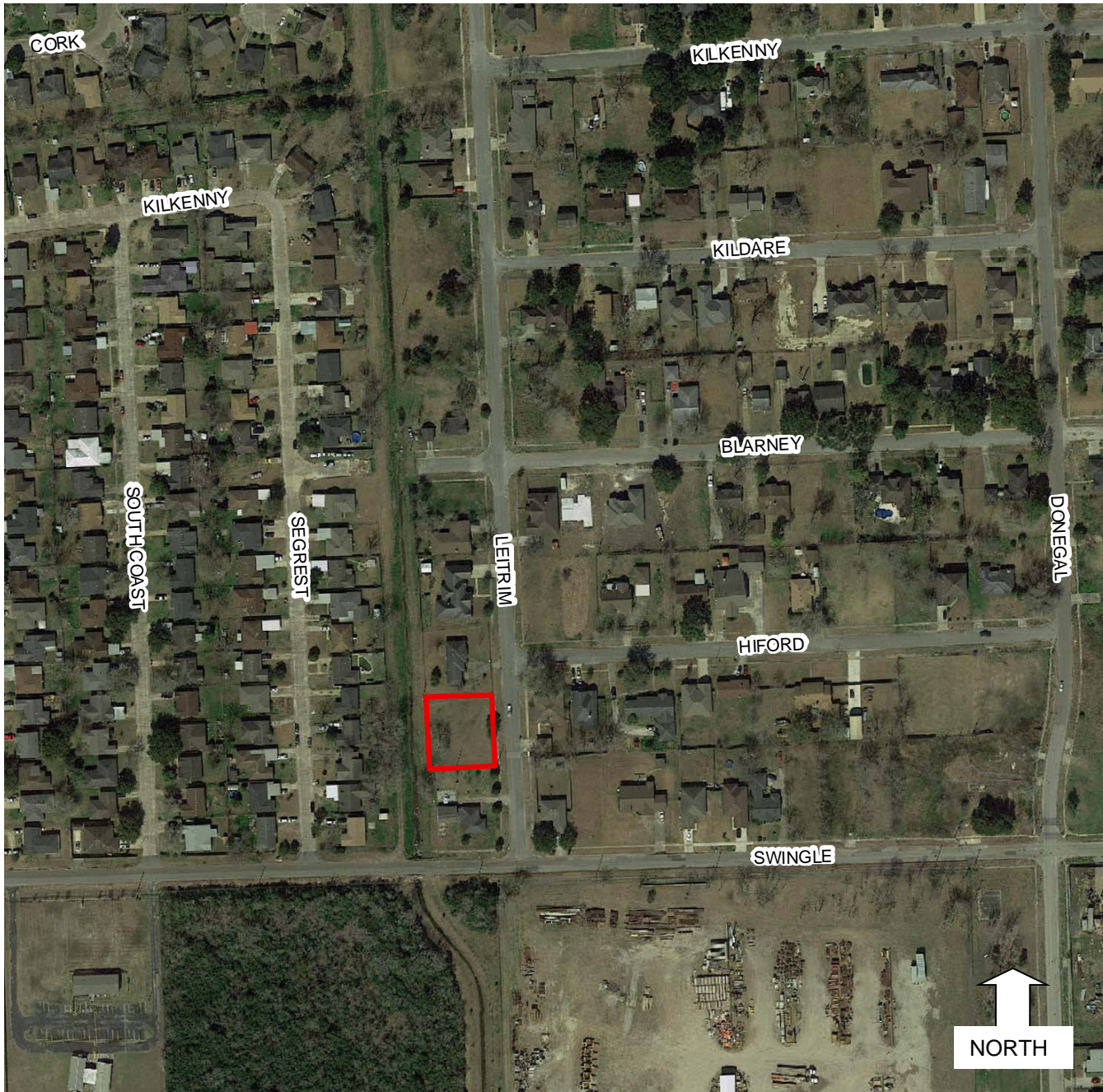
ITEM: 130

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Shamrock Manor partial replat no 1

Applicant: Holloway Designs



C – Public Hearing

Aerial

Houston Planning Commission

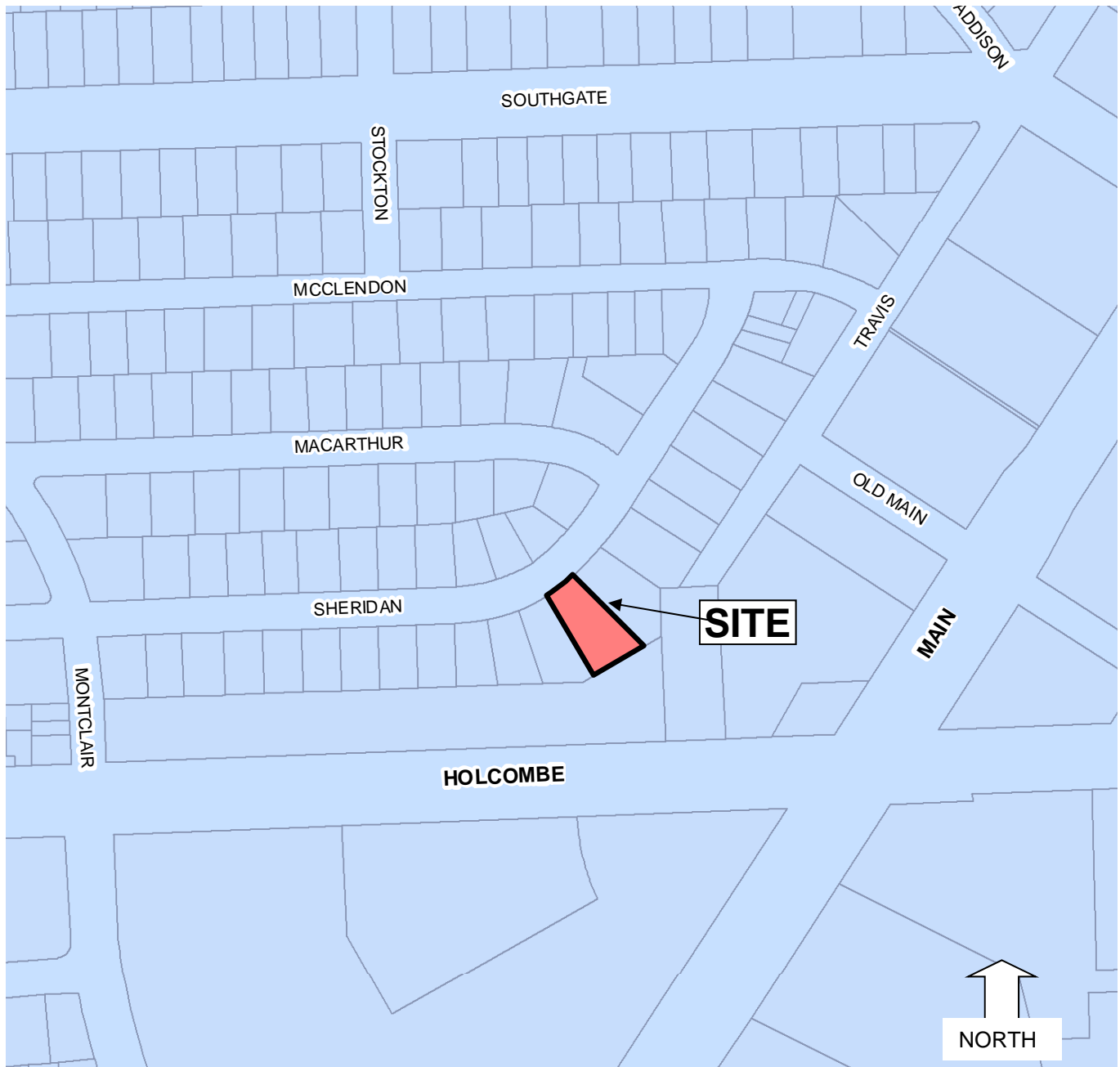
ITEM: 131

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

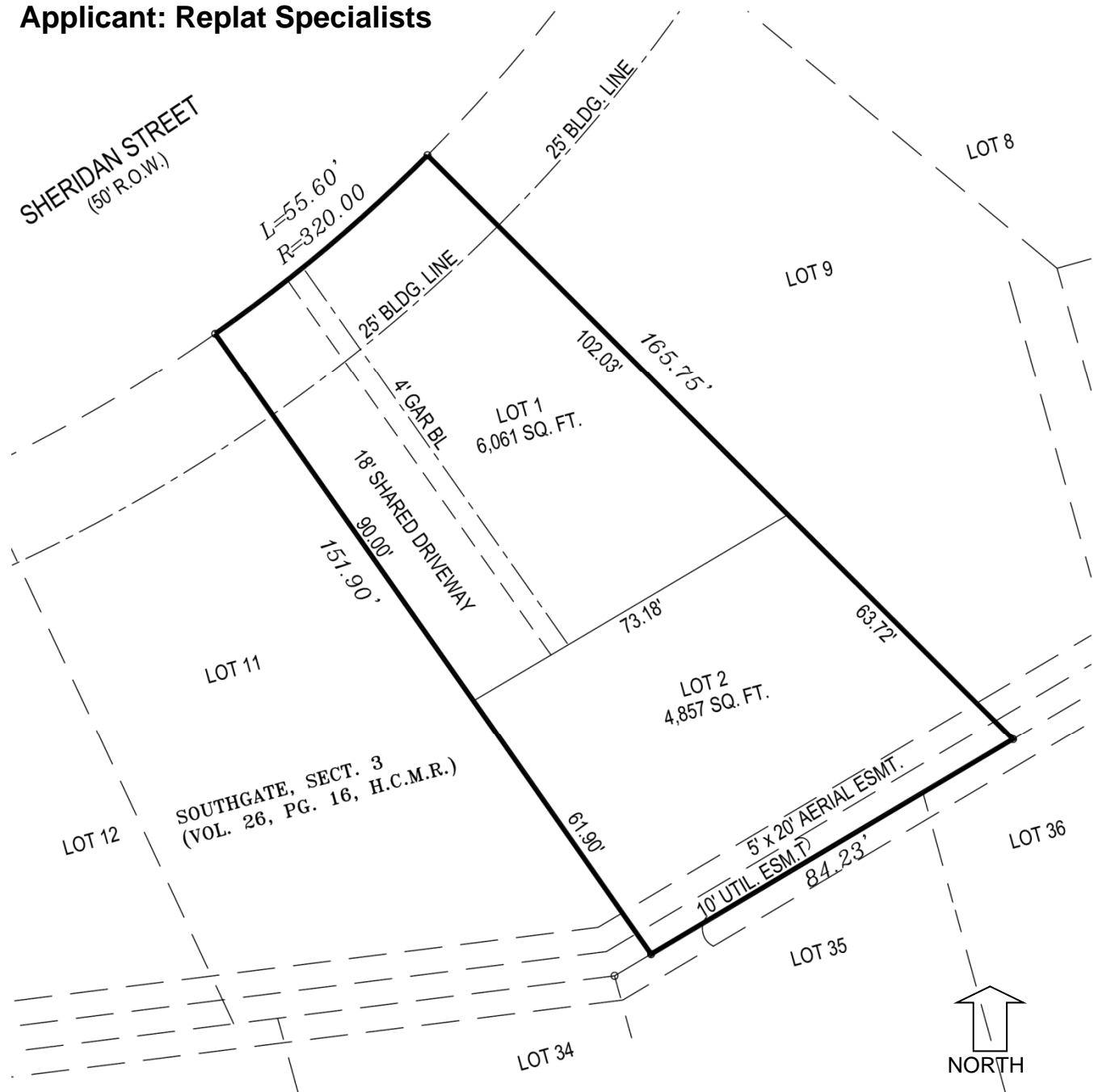
ITEM: 131

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

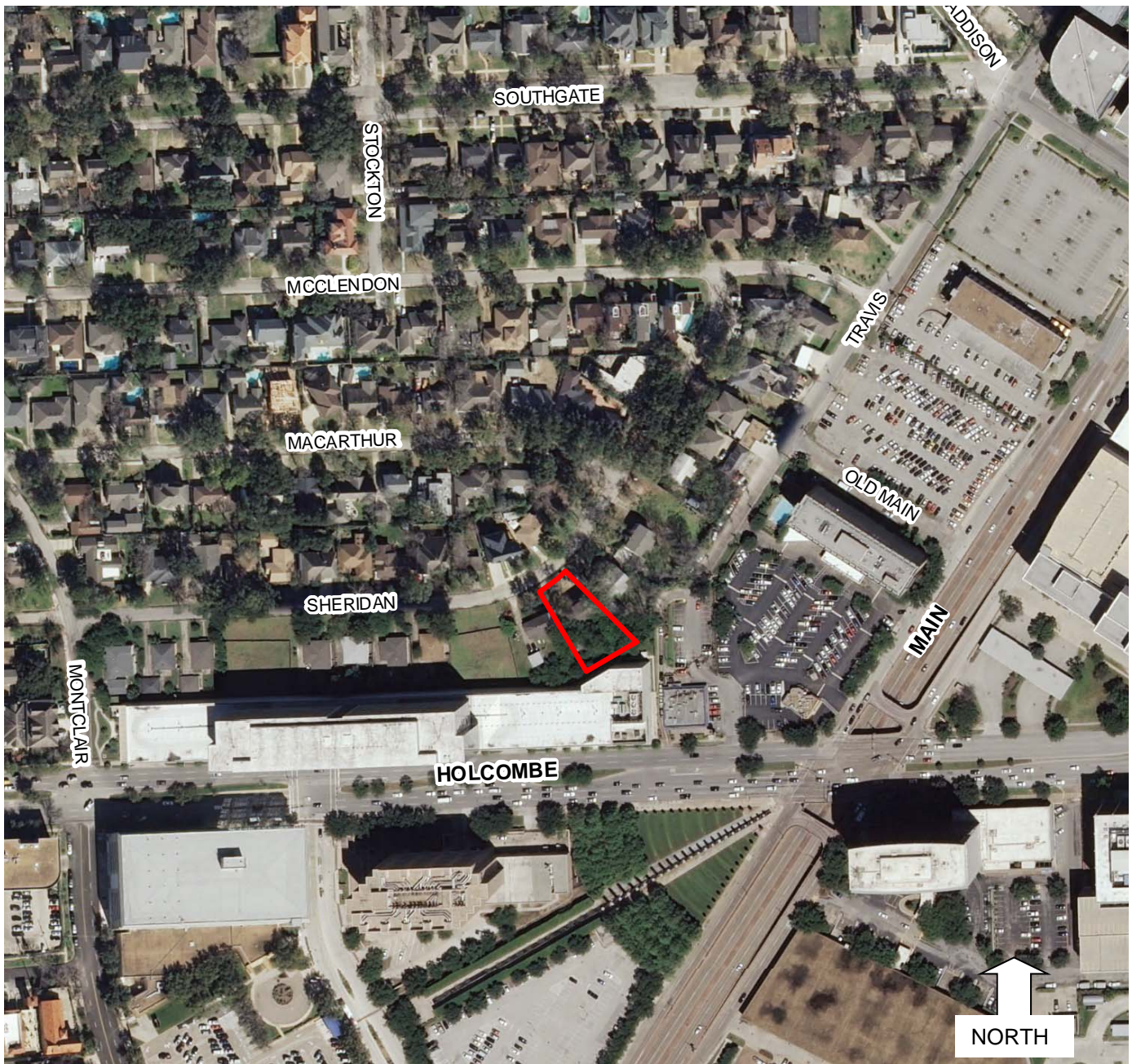
ITEM: 131

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF1)

Applicant: Replat Specialists



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Spring Branch Valley partial replat no 5 (DEF2)

Applicant: CAS SURVEY



C – Public Hearings

Site Location

Houston Planning Commission

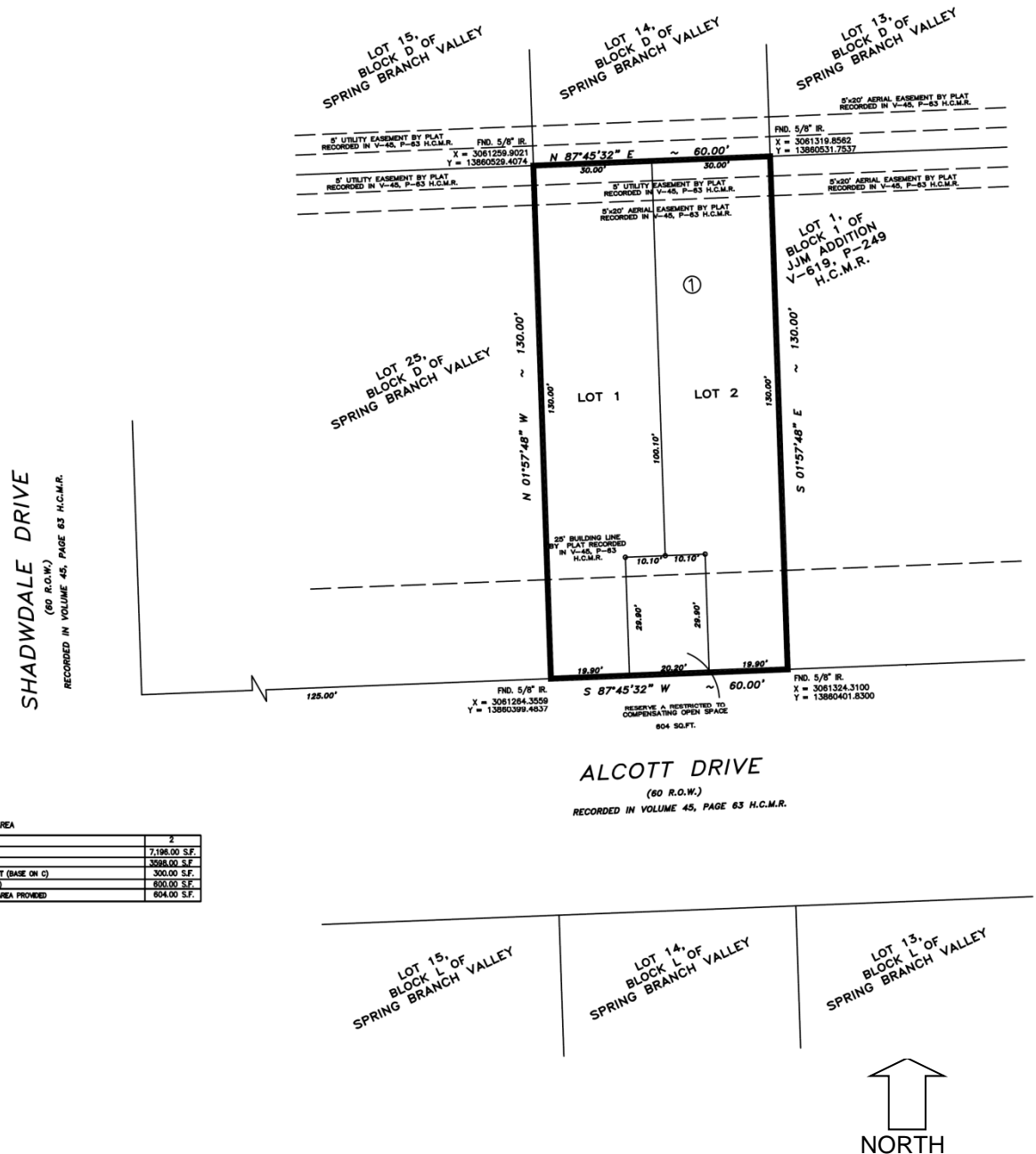
ITEM: 132

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Spring Branch Valley partial replat no 5 (DEF2)

Applicant: CAS SURVEY



LOT SIZE < 5000 S.F. SUBURBAN AREA

LOT	LOT AREA
LOT 1	3598.00 S.F.
LOT 2	3598.00 S.F.

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL No. OF LOTS < 5000 S.F.	2
B. TOTAL AREA OF LOTS < 5000 S.F.	7,196.00 S.F.
C. AVERAGE LOT SIZE < 5000 S.F. (B/A)	3598.00 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASE ON C)	300.00 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A X D)	600.00 S.F.
F. TOTAL AREA OF COMPENSATING OPEN SPACE AREA PROVIDED	604.00 S.F.

C – Public Hearings

Subdivision

Houston Planning Commission

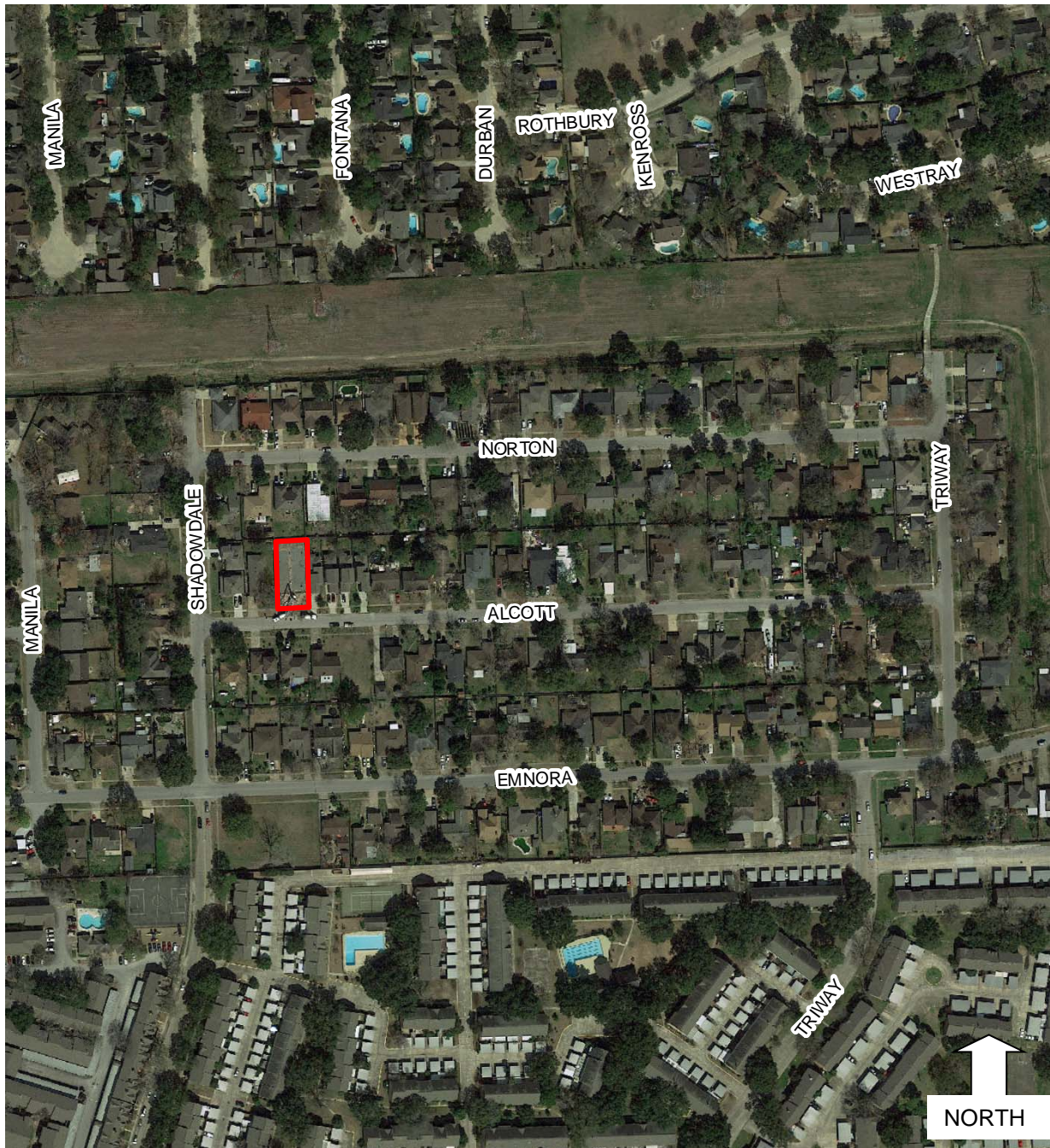
ITEM: 132

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Spring Branch Valley partial replat no 5 (DEF2)

Applicant: CAS SURVEY



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Threlkeld Point partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Threlkeld Point partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 133

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Threlkeld Point partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

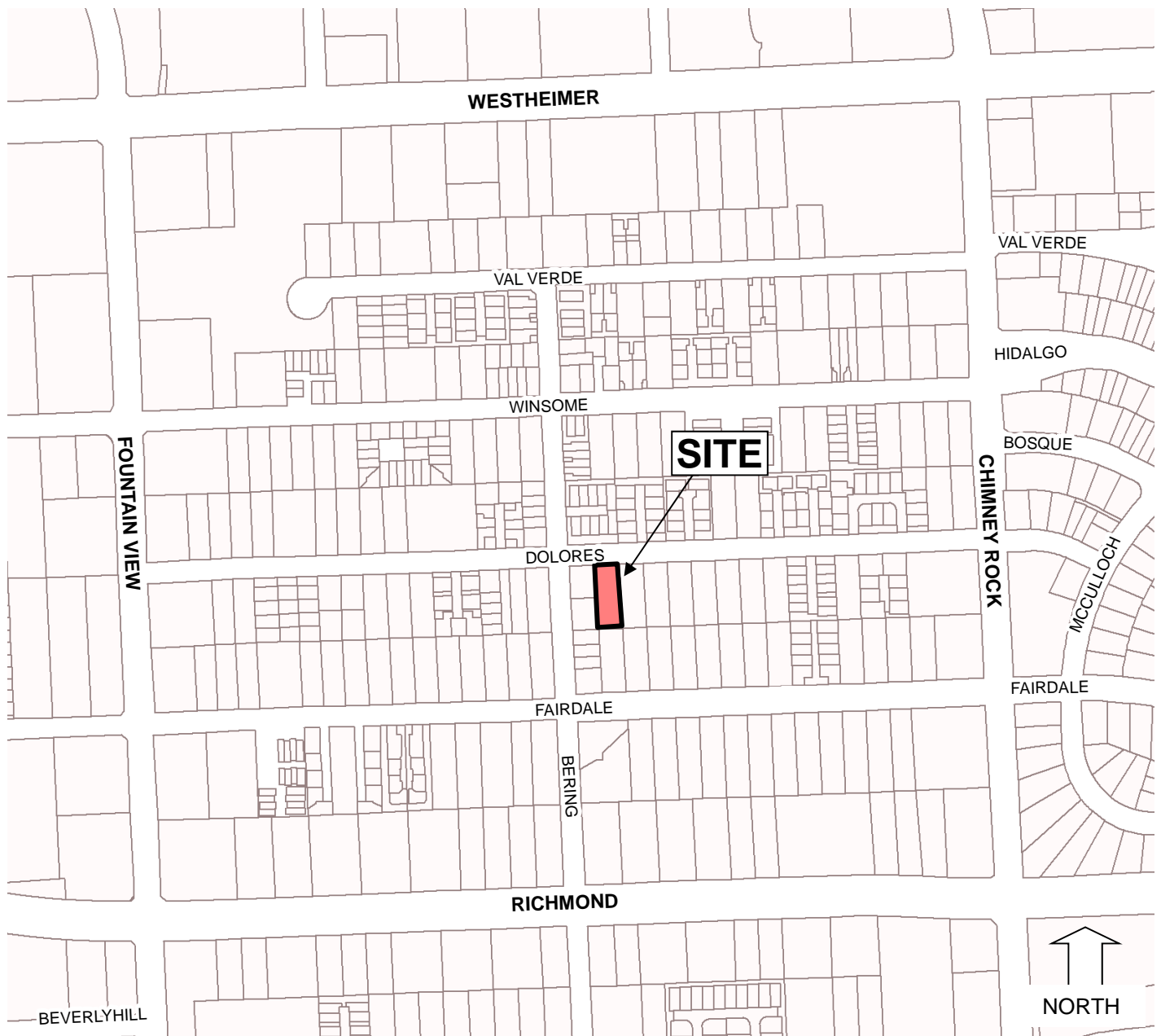
ITEM: 134

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Westheimer Estates partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearing

Site Location

Houston Planning Commission

ITEM: 134

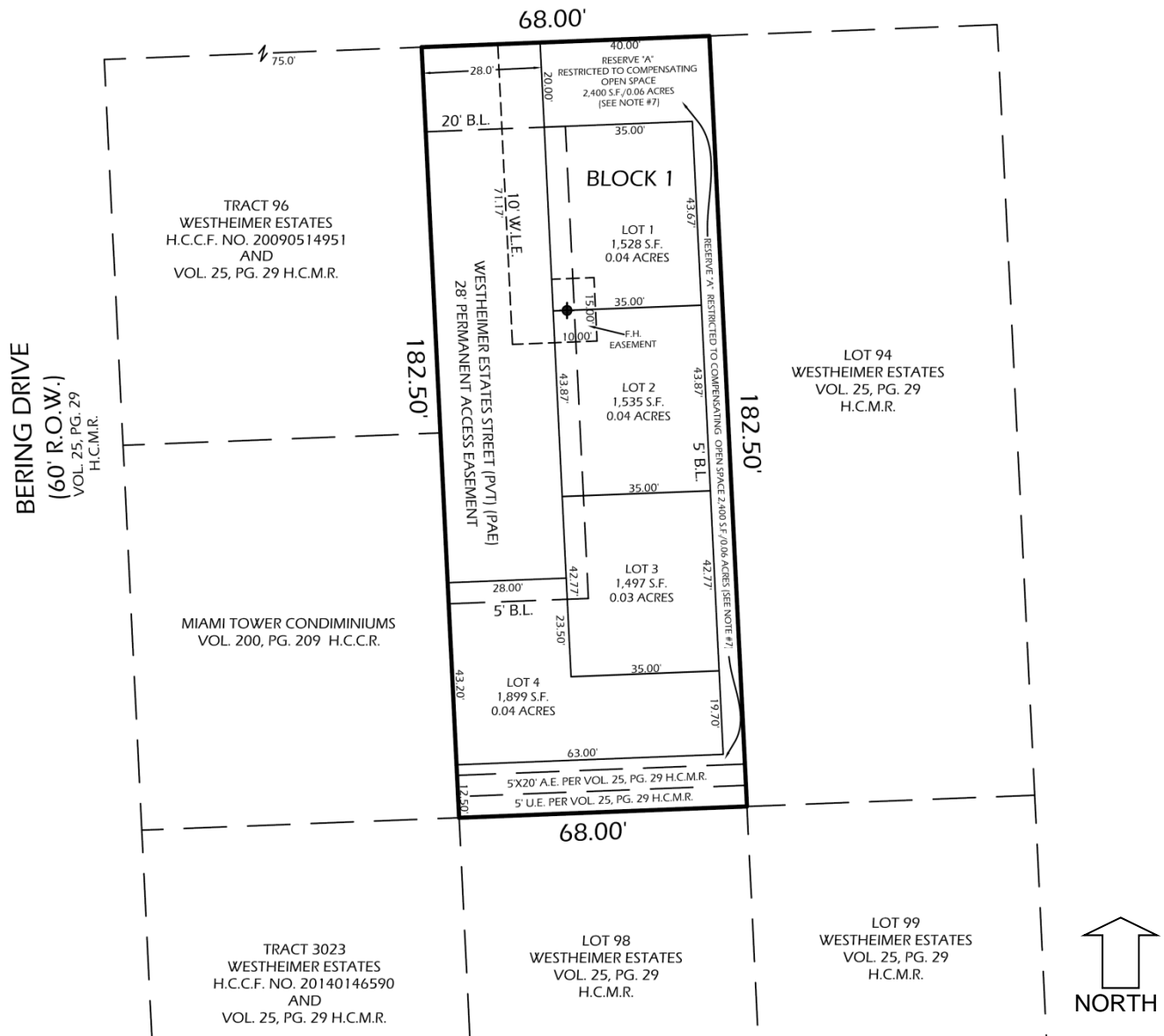
Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Westheimer Estates partial replat no 5

Applicant: Owens Management Systems, LLC

DOLORES STREET
(60' R.O.W.)
VOL. 25, PG. 29
H.C.M.R.



C – Public Hearing

Subdivision

Houston Planning Commission

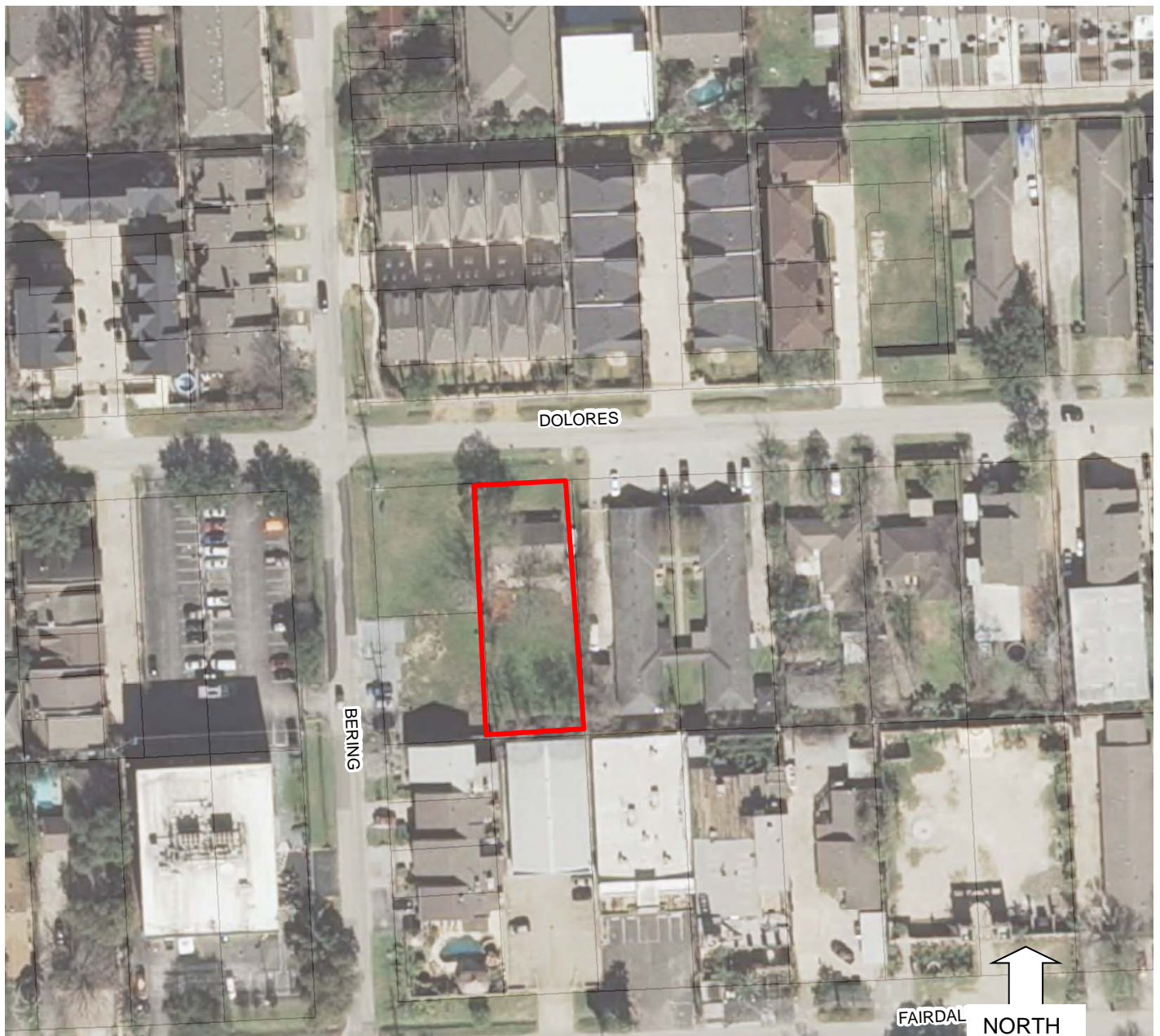
ITEM: 134

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Westheimer Estates partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 135

Planning and Development Department

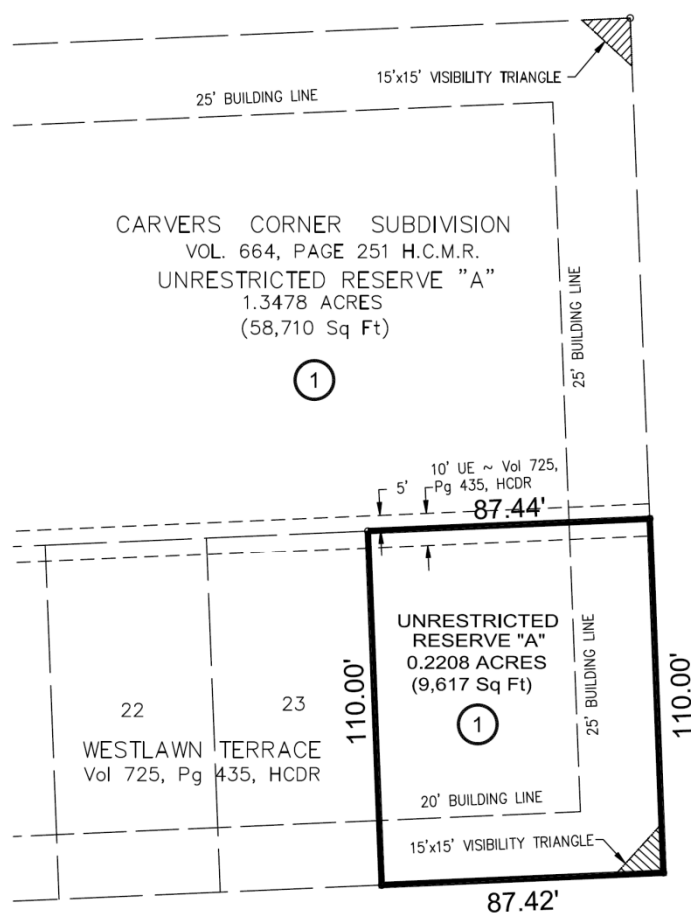
Meeting Date: 04/02/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.

W. ALABAMA AVENUE

(60' RIGHT-OF-WAY)
NO DEDICATION OF RECORD FOUND



SUL ROSS AVENUE

(60' RIGHT-OF-WAY)
Vol 725, Pg 435, HCDR



C – Public Hearings

Subdivision

Houston Planning Commission

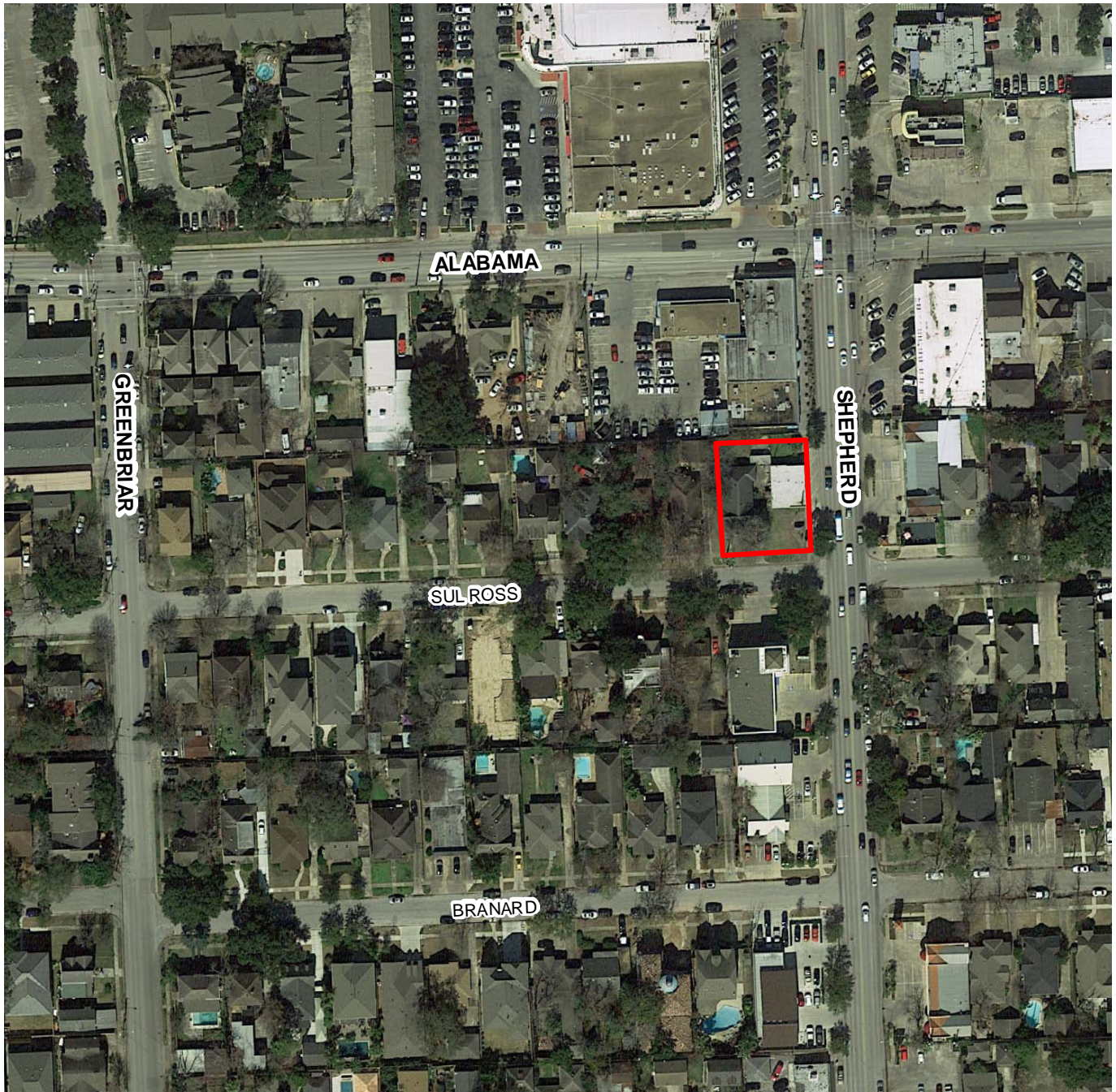
ITEM: 135

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF1)

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

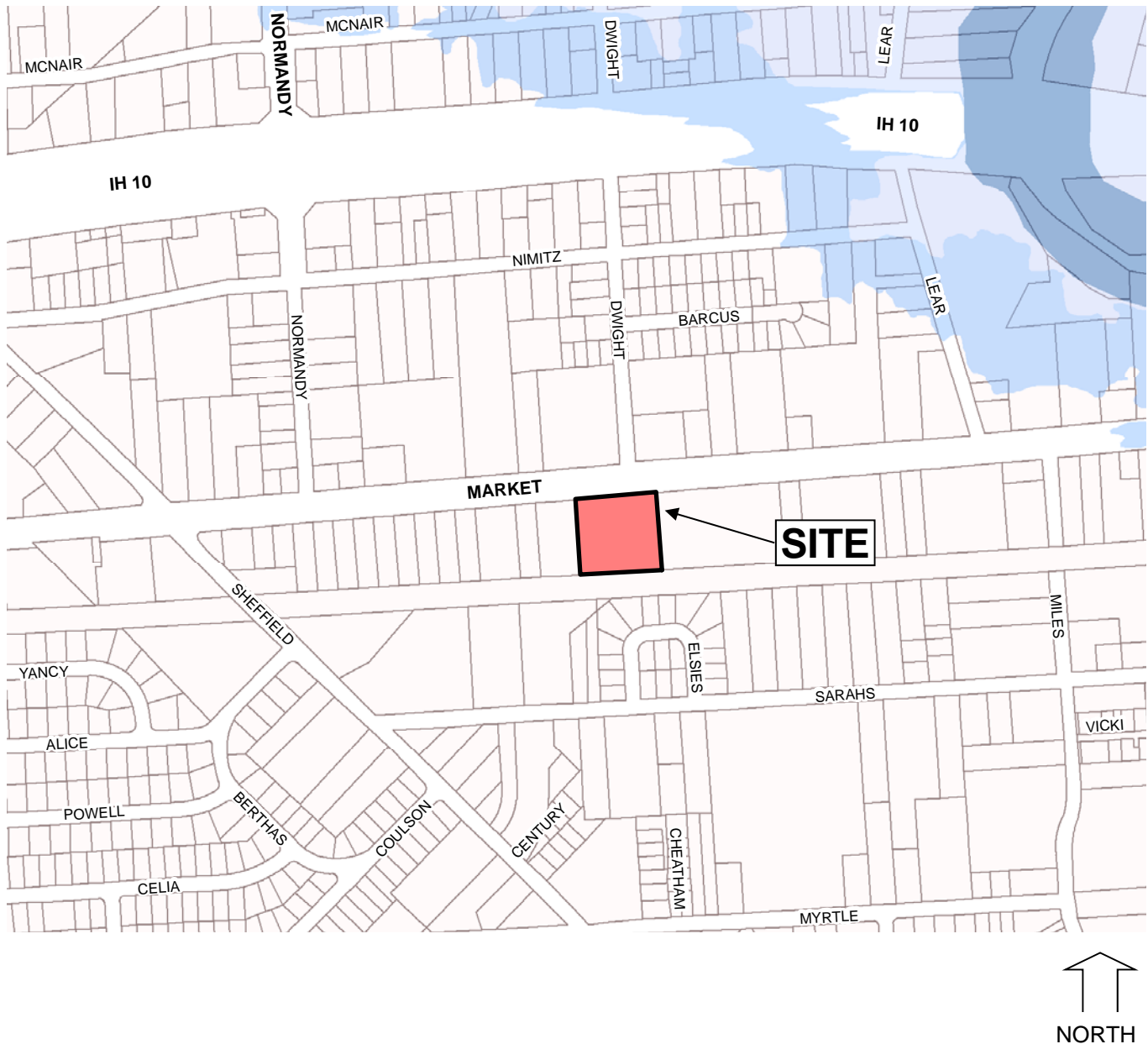
ITEM: 136

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Woodland Acres partial replat no 1

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Site Location

Houston Planning Commission

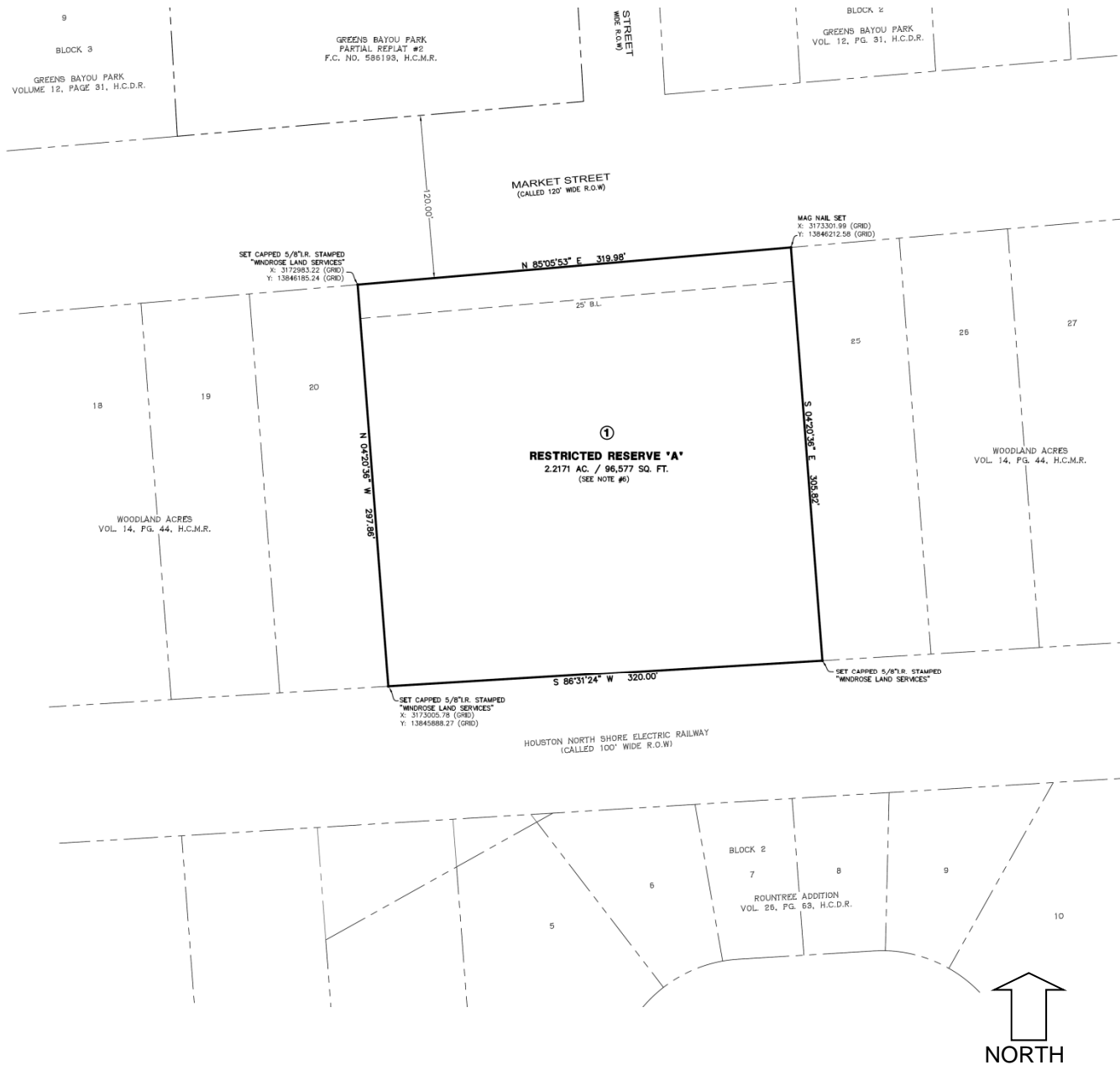
ITEM: 136

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Woodland Acres partial replat no 1

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Subdivision

Houston Planning Commission

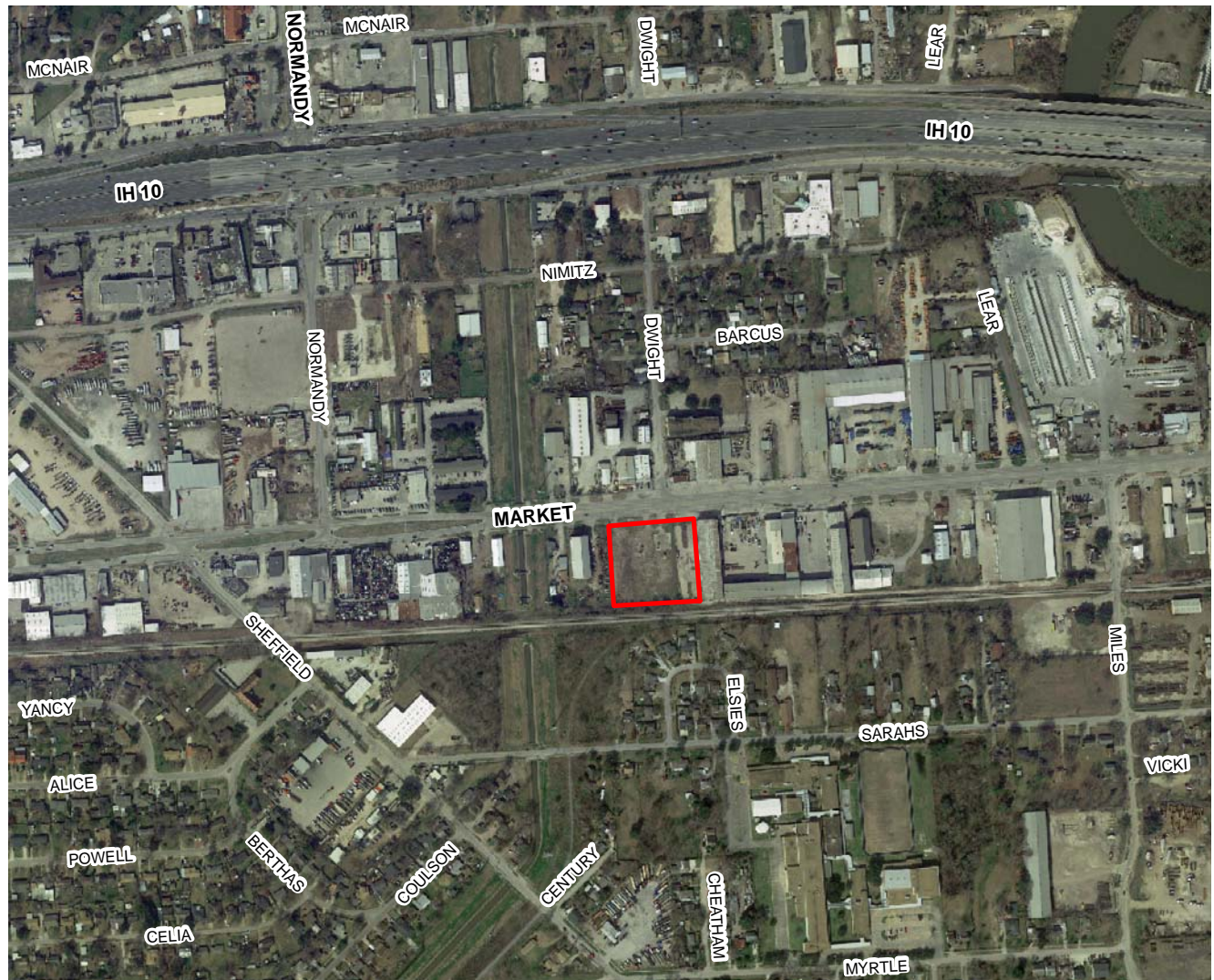
ITEM: 136

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Woodland Acres partial replat no 1

Applicant: Windrose Land Services, Inc.

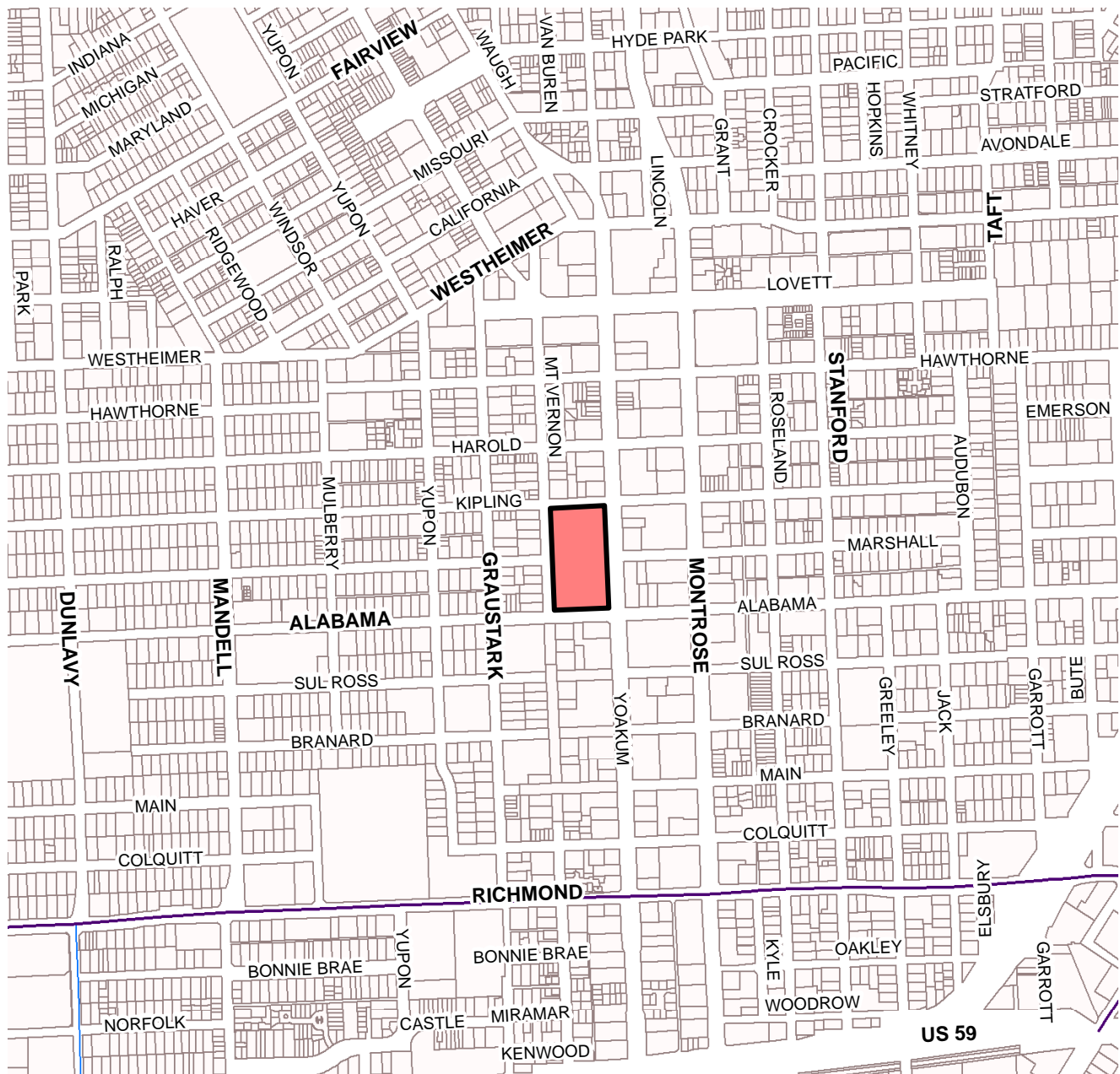


C – Public Hearing

Aerial

Meeting Date: 04/02/2015

Applicant: Windrose Land Services, Inc.



Site Location

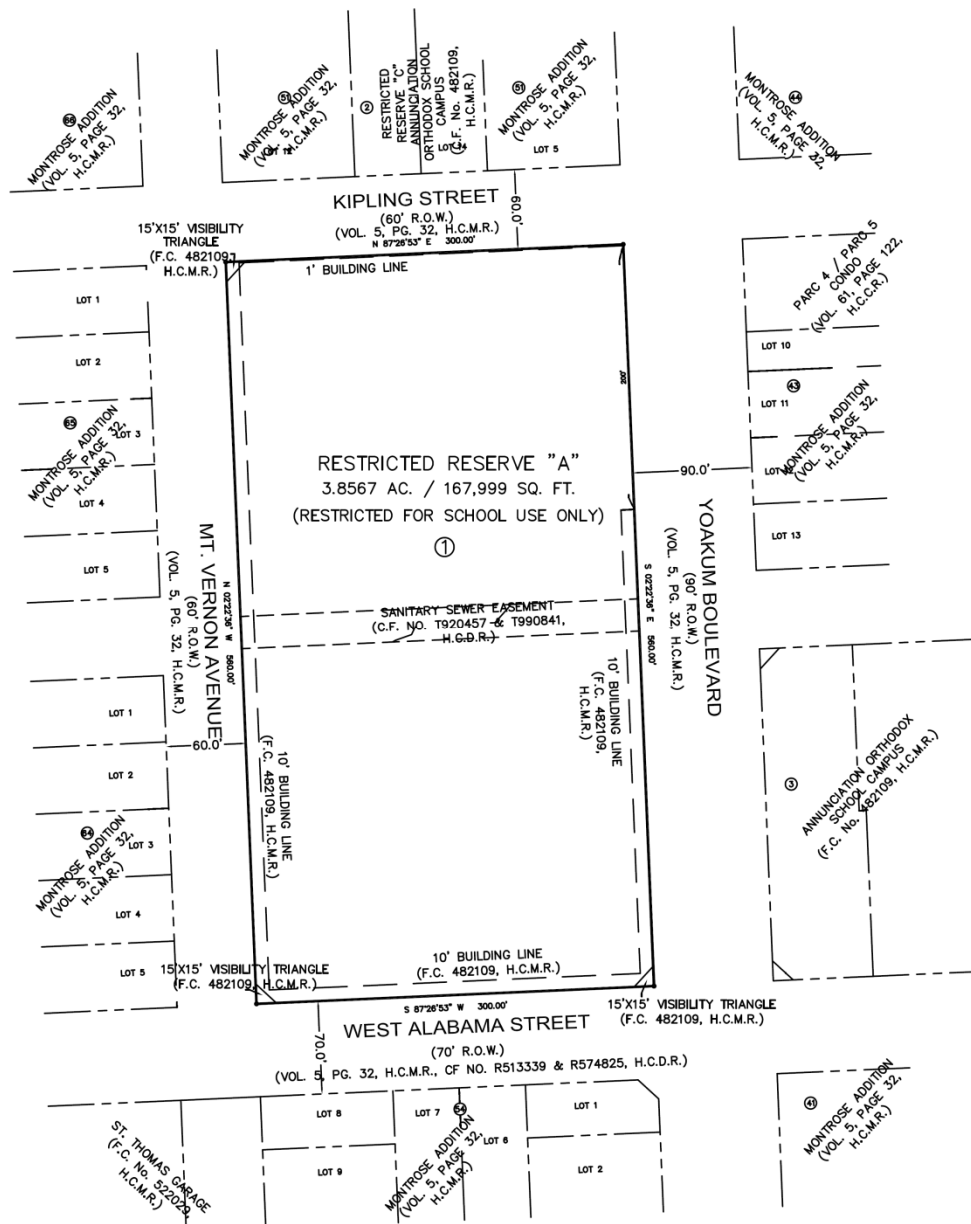
Houston Planning Commission ITEM: 137

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Annunciation Orthodox School Campus partial replat no 1(DEF1)

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Annunciation Orthodox School Campus partial replat no 1(DEF1)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



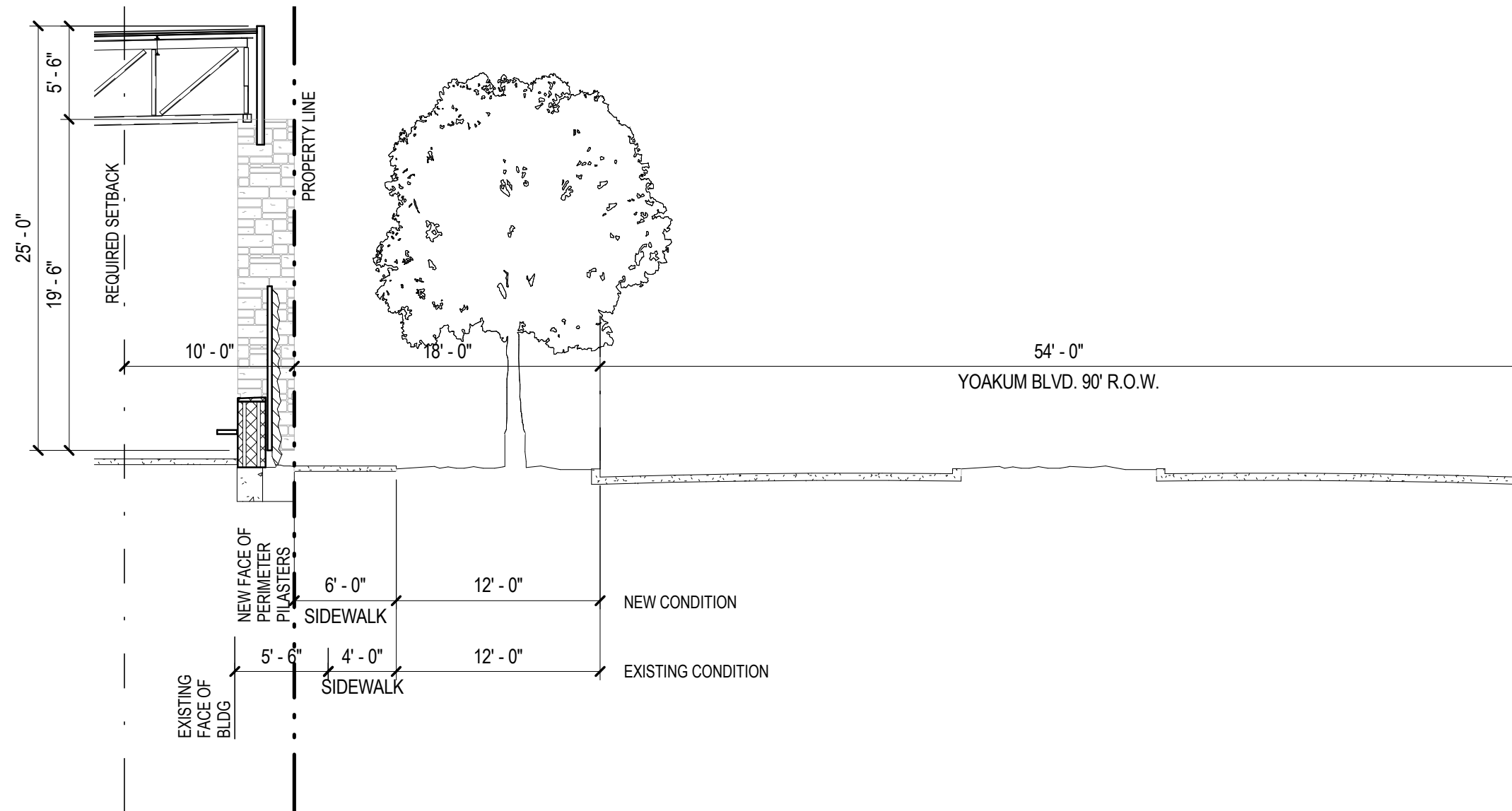
Annunciation Orthodox School
Phase 1 Expansion
January 14, 2015

Perspectives | Phase 1 Overall View



Perspectives | Courtyard Entry on Yoakum





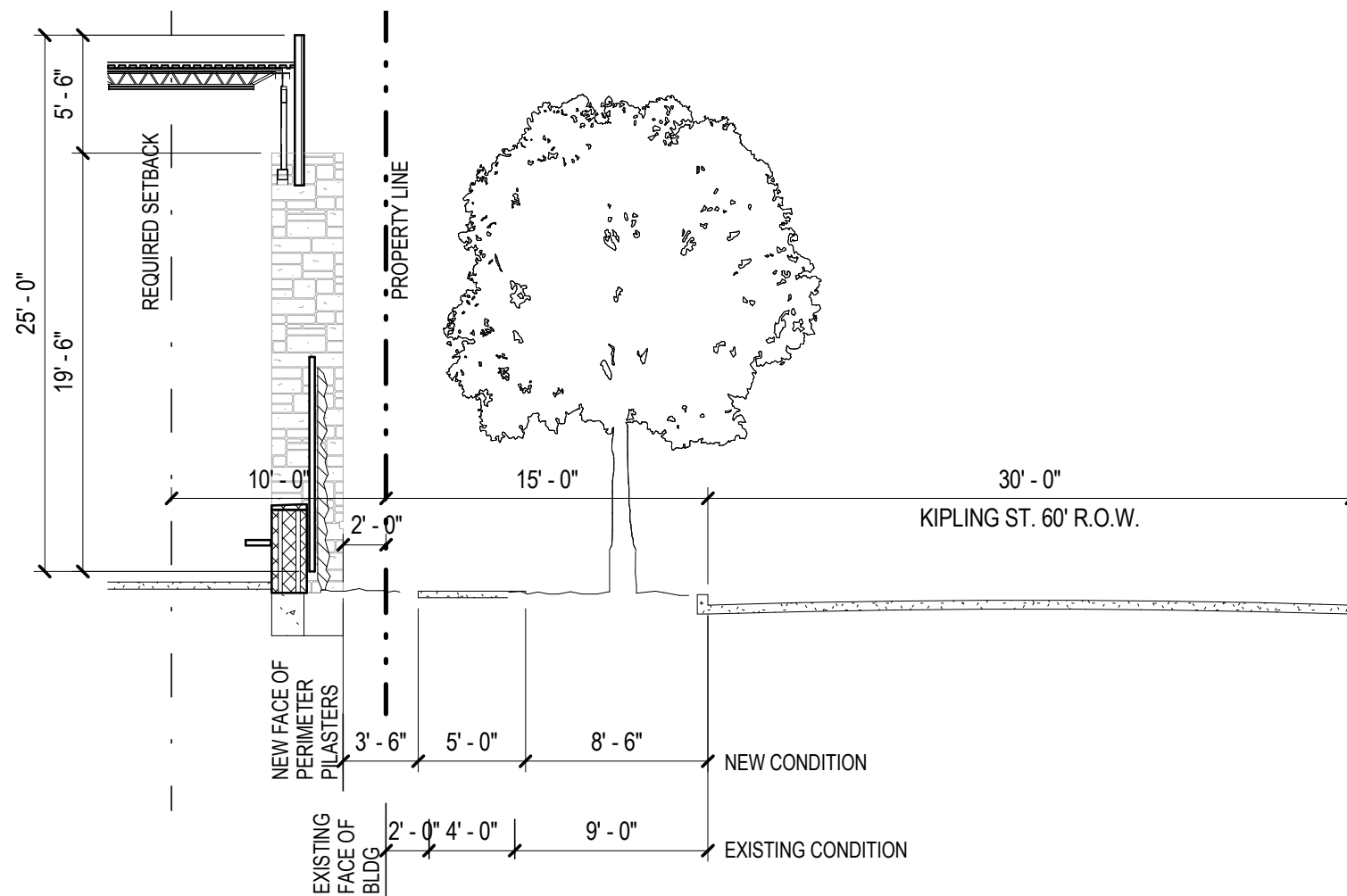
1 PAVILION SECTION - YOAKUM BLVD
1/8" = 1'-0"

AOS PHASE 1 EXPANSION

3600 YOAKUM BLVD.
HOUSTON TX 77006 | 03/02/15 | EX1.3

Perspectives | View from Kipling

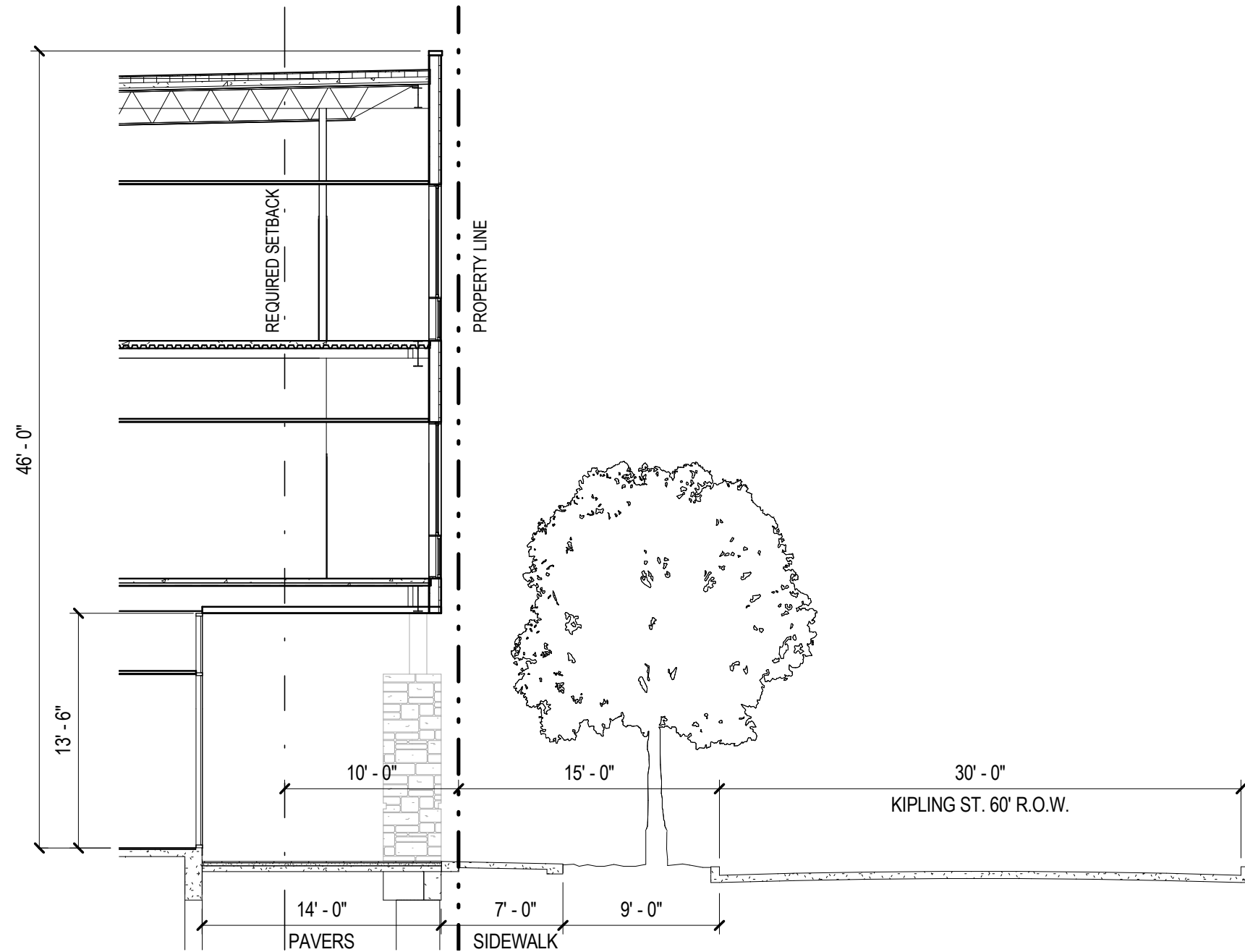




② PAVILION SECTION - KIPLING
1/8" = 1'-0"

Perspectives | Lower School Entrance on Kipling





① LOWER SCHOOL SECTION - KIPLING
1/8" = 1'-0"

AOS PHASE 1 EXPANSION

3600 YOAKUM BLVD.
HOUSTON TX 77006 | 03/02/15 | EX1.1



Application Number: 2015-0469

Plat Name: Annunciation Orthodox School Campus partial replat no 1

Applicant: Windrose Land Services, Inc.

Date Submitted: 03/06/2015

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

Specific Variance is being sought and extent of variance:

To allow reduced building setback of 1 foot on Kipling Street and 0 feet on Yoakum Boulevard, both local streets on the City's Major Thoroughfare Plan, and to not require a visibility triangle setback at Yoakum and Kipling.

Chapter 42 Section: 42-150 & 42-161

Chapter 42 Reference:

42-150 "Building Line Requirement" and 42-161 "Visibility Triangles"

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 school campus is located south of Kipling Street, north of West Alabama Street, west of Yoakum Boulevard and east of Mt. Vernon Avenue. Sitting adjacent to and north of the University of Saint Thomas, the Annunciation Orthodox Church and School complex has been a fixture in the heart of the Montrose District it began in 1970 and home of the famous yearly Houston Greek Festival. Over the years the school has grown from a single early childhood class to a fully accredited Pre-k to 8th grade school averaging 670 students. In order to support the current number of students and account for the projected demand, the applicant has acquired the last remaining parcel in the block and is proposing a reconfiguration /expansion of the school facilities and to create a more functional educational building, including classrooms, cafeteria, administrative offices, as well as adding a covered pavilion to provide year round, accessible sports and recreation area for the students. Applicant is requesting a variance to allow a reduced building line of 0' along Yoakum Boulevard to accommodate a structural roof supports with an interconnected wall/green screen and a 1' building line along Kipling Street for the wall/green screen, as well as for the second and third floors for the new Lower school and Jones Center. The applicant's architect, Ginsler, has designed the proposed facility with an emphasis on facility needs, safety, pedestrian-realm improvements, and overall architectural balance within the church complex. The scope of the project will be to demolish the oldest portion of existing building located at the Southwest corner of Yoakum Boulevard and Kipling Street, and re-orient the building massing to the Northwest corner of the property to better integrate with the remaining middle school building. In place of the previous building, applicant wishes to install a security fence / green screen wall at the property line along Yoakum Street and 1' inside the property line along Kipling Street. Fence will be composed of masonry structural columns with interconnected green screens with the columns will be used to support the roof structure of the open air sports pavilion. At the Lower School & Jones Center Building, the first level of the building will be setback 15 feet from the property line with a proposed 14' covers/arcade walkway along the façade and building entrance. Upper floors of the building will be built above the arcade out the proposed 1' setback along Ki

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

The existing school site has existed at this location for decades, long before the City's building

setback standards were in place. By imposing the building setback standards on the school, when they are in need of an expansion to address their capacity issues, the City would effectively be reducing the use of the land at the worst possible time. The applicant's proposed building setback variance would allow the property to conform to the intent of the ordinance and maintain the viability of the proposed expansion. These development constraints result in circumstances that are not self-imposed by the applicant and that form sufficient grounds to grant the variance.

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

The applicant's goal for this project is to provide a development that is safe for the school children, aesthetically pleasing, and fully integrated with and complimentary to the school buildings and surrounding pedestrian realm. Those goals mirror what the City hopes to obtain by the enforcement of their development regulations. The requested variance will allow the developer to achieve these results by utilizing the majority of the existing development footprint and balancing the site around the redesigned open space. With wider sidewalks, an enhanced street tree zone, and greater viewshed access to the courtyard, the result will be a campus that meets the school's needs and the City's regulatory intent.

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

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The reduction of said building lines will not impede the City's ability to maintain Yoakum Boulevard or Kipling Street as the distance between the pavement section of the streets and the building/wall faces will range from 15 to 30 feet. The planned improvements will increase the efficiency of pedestrian movement around the school and provide a safer interface between the public realm and the children using the courtyard and athletic pavilion.

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

The primary justifications for the requested variance are the unusual physical and development characteristics affecting the property. Because of the existing development footprint, enforcement of the 10-foot building setback requirements would reduce the school's existing capacity, negate the benefits of the planned expansion and make the pedestrian realm improvements unfeasible. Even with the requested building line reductions, the net result of the planned improvements will be an enhanced pedestrian environment with greater access to the aesthetic elements of the school. By granting the variance, the City will be promoting a safe, modern, and full integrated project that provides a significant contribution to the local identity of the Montrose area.

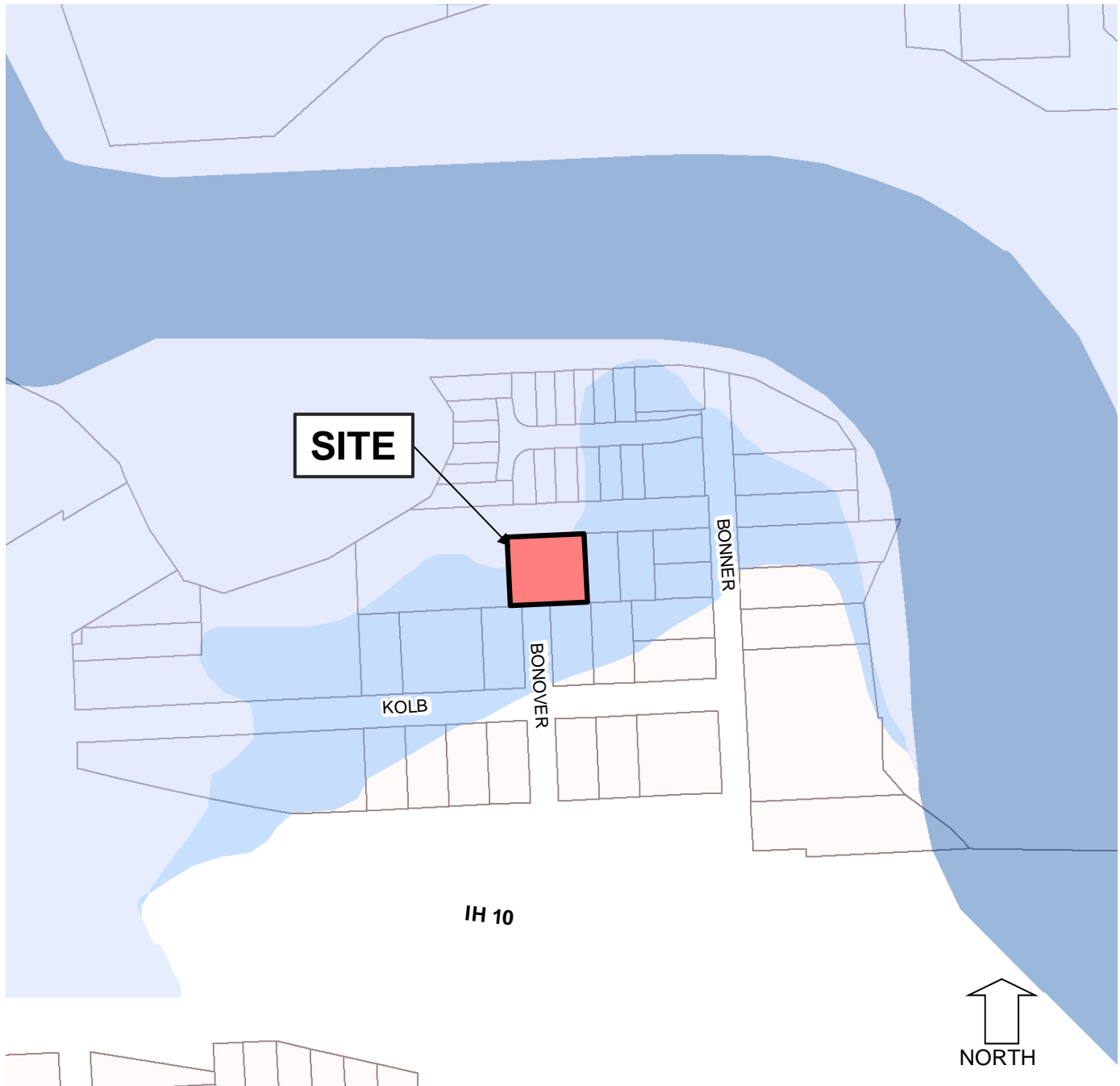
Houston Planning Commission **ITEM: 138**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Bonover Prestige Homes (DEF1)

Applicant: HRS and Associates, LLC



D – Variances

Site Location

Meeting Date: 04/02/2015

Applicant: HRS and Associates, LLC

TRACT 5
HOUSTON TEXAS FIRE FIGHTERS
FEDERAL CREDIT UNION
HCCF NO. H017938

LOT 6, BLOCK 3
DEER PARK ADDITION
BINGHAM TRACT
VOL. 121, PG. 33 DRHC

LOT 4, BLOCK 3
DEER PARK ADDITION
BINGHAM TRACT
VOL. 121, PG. 33 DRHC

**YOEUNG VA-YAM &
WIFE, VEV YAM**
HCCF NO. 20070078255

BLOCK 1

LOT 5
(1954 SF)

LOT 4
(1620 SF)

LOT 3
(1400 SF)

LOT 2
(1435 SF)

LOT 1
(1666 SF)

BONOVER STREET
(34' R.O.W.)
(VOL. 121, PG. 33 DRHC)

BONNER STREET
(40' R.O.W.)

KOLB STREET
(40' R.O.W.)
(VOL. 121, PG. 33 DRHC)

153.0 FT

100.0 FT

34' ROW

95.00'

85.00'

45'

50'

28'

28'

29'

59.5'

35.5'

3' E.A.E.

3' E.A.E.

3' E.A.E.

3' E.A.E.

3' E.A.E.

16' SHARED DRIVEWAY

4' GARAGE BUILDING LINE

4' GARAGE BUILDING LINE

1' SHARED DRIVEWAY

23'

15.2'

13'

49'

36'

NORTH

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	65.00'	14°50'55"	16.85'	N 04°39'04" E	16.80'
C2	65.00'	14°50'55"	16.85'	N 04°49'07" E	16.80'

Subdivision

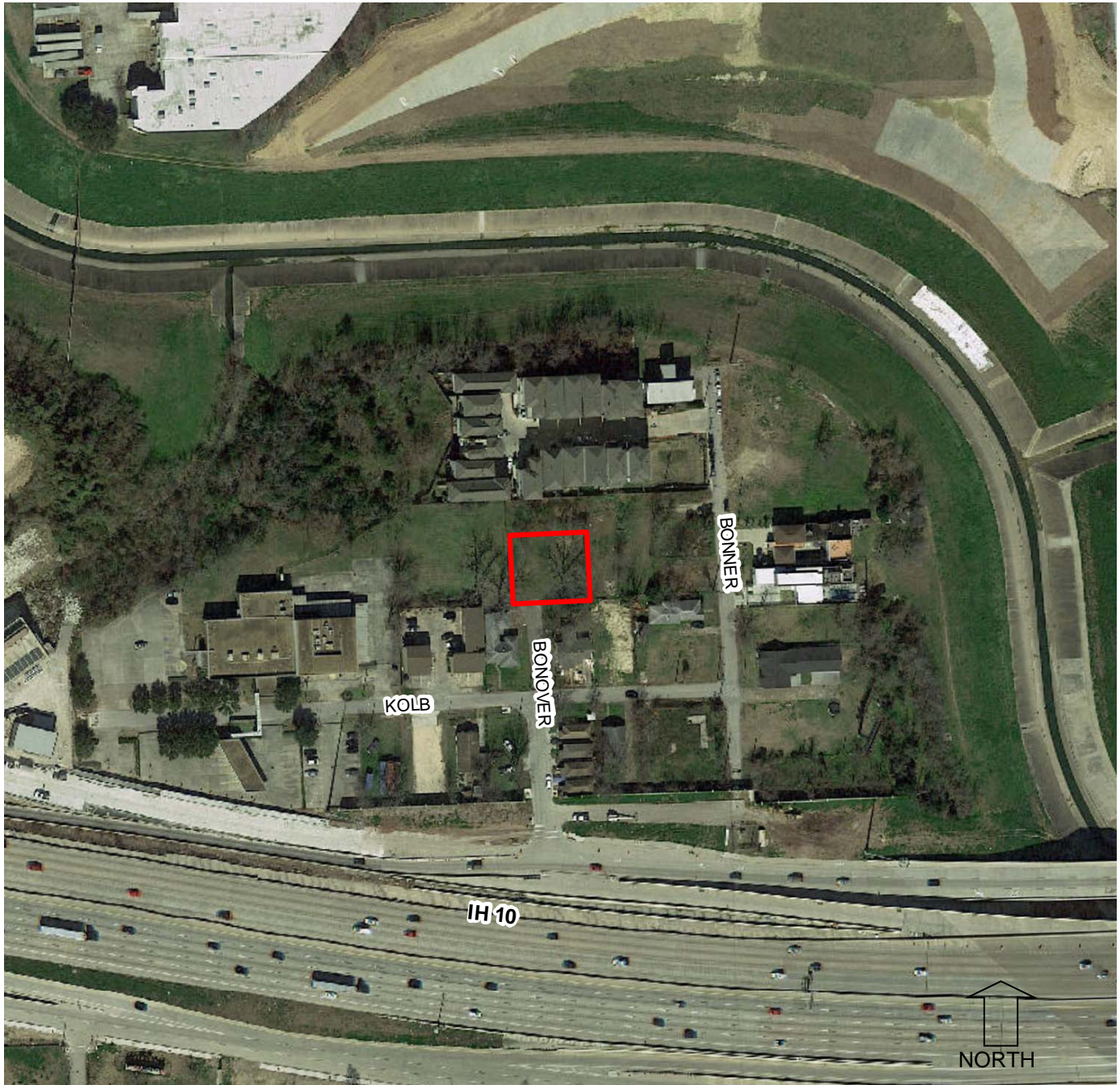
Houston Planning Commission ITEM: 138

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Bonover Prestige Homes (DEF1)

Applicant: HRS and Associates, LLC



D – Variances

Aerial



Application Number: 2015-0493

Plat Name: Bonover Prestige Homes

Applicant: HRS and Associates, LLC

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

1. To not extend Bonover Street that stubs directly into the subject property and to allow a shared driveway to take access from said street. 2. to allow the proposed shared driveway to intersect with a public street that has a roadway width less than 18'.

Chapter 42 Section: 42-135 & 41-145

Chapter 42 Reference:

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. Sec. 42-145. General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract; (2) The shared driveway shall intersect with a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of 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;

The developer is proposing a plat with five single-family lots that takes vehicular access from a shared driveway. This shared driveway is coming off of Bonover Street which stubs into the property. The property is 250 feet north of Katy Freeway (IH-10) and about 200 feet south of White Oak Bayou which is a Harris County Flood Control waterway. The unusual physical characteristic of the property is that its only access to a public right-of-way is Bonover Street that stubs into the southern boundary line of the proposed plat. Bonover Street is a 34-foot right-of-way and is 200 feet west of Bonner Street and therefore is not needed for block length. The developer is asking for a variance to not extend Bonover Street into the proposed plat. A 50-foot right-of-way with typical building lines (10-foot principal structure and 17-foot garage building line) would make the 95 ft wide by 85 ft long property infeasible to build. A cul-de-sac with a typical building line would make the single family project infeasible as well.

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

Bonner Prestige Homes has a street that directly stubs into its southern boundary line. Bonover Street is 100 feet in length from Kolb street before it stubs into the proposed plat. A thru-street would not be practical because there is a plat with a private street (Villas at Bonner) that was recorded in 2007. The subdivision is bordered by White Oak Bayou to the north making a connection to a public street impossible.

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

The intent and general purposes of this chapter are preserved because of the following reasons: Bonover Street is not needed for block length because existing Bonner Street is located only 200 feet to the east. Interstate Highway 10 (Katy Freeway) is 250 feet to the south, and White Oak Bayou is 200 feet to the north. There is reasonable vehicular access to the area and an extension of Bonover is not likely to ever connect to a public street because of the already built subdivision (Villas at Bonner) to the north. The area is very close to Katy Freeway and local businesses. Allowing this property to be developed into five single-family homes is the best possible use of this property. The neighborhood is mixed use with some single-family homes and nearby commercial establishments.

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

The granting of the variance will not be injurious to the public health or safety but will rather allow some infill development for an area that is very close to downtown. Bonover street is 100 feet in length from Kolb Street and is only "one-lot" in length. Allowing a shared drive-way to extend from Bonover will provide a property to develop that might not necessarily have an opportunity to develop under normal circumstances. This 8,075 square foot tract of land is land-locked except for the Bonner Street that stubs into it. By its very nature this property needs a variance to be feasible for development.

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

Economic hardship is not the sole justification of the variance. The extension of Bonover Street is not needed for block length and extending this street will not likely ever make a connection to any public street. The existing platted and built subdivision of Villas at Bonner to the north makes a connection to a public street nearly impossible. The area has good circulation and the existence of White Oak Bayou 200 feet to the north makes a north-south street not necessary.

Houston Planning Commission

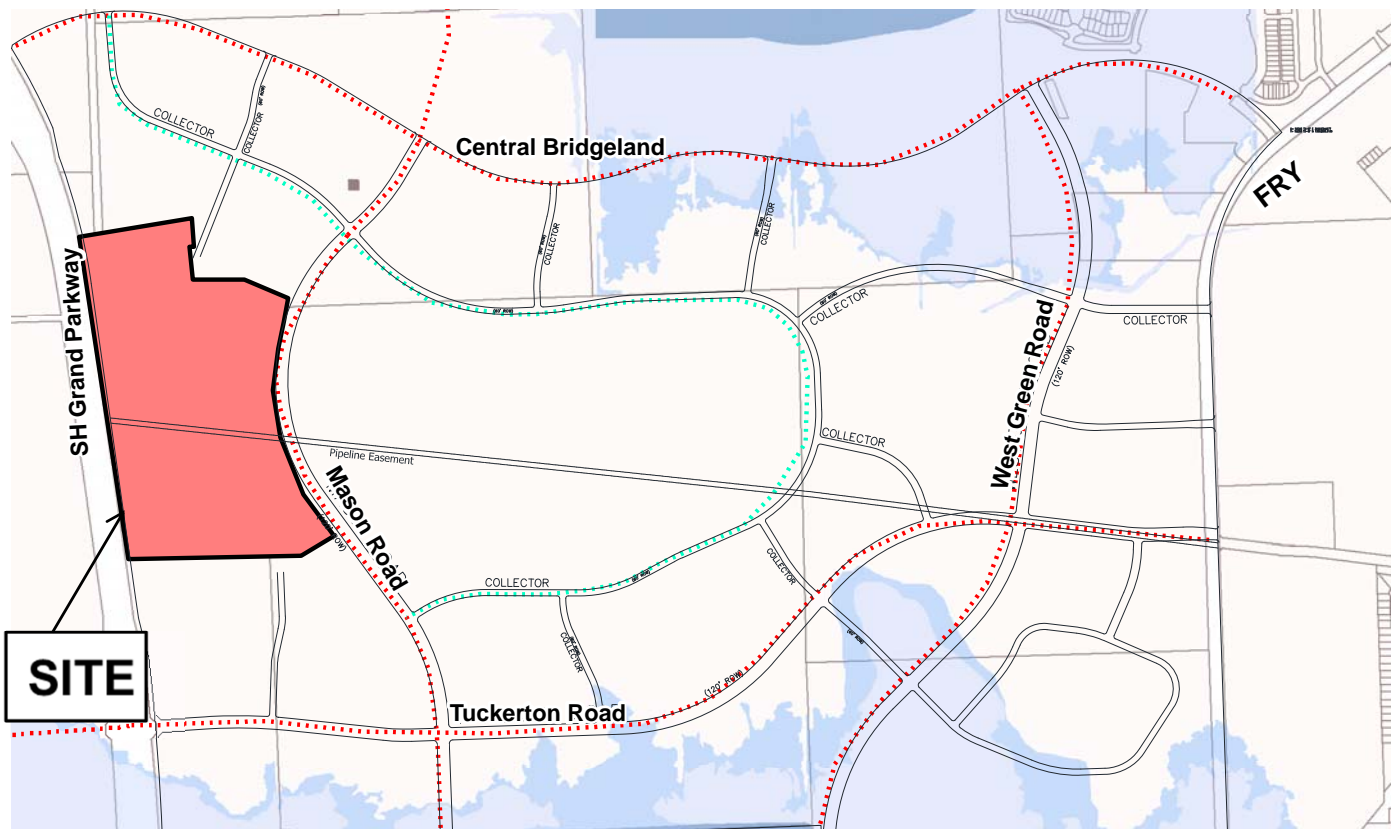
ITEM: 139

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site

Applicant: Brown & Gay Engineers, Inc.



D - Variances

Site Location

Houston Planning Commission

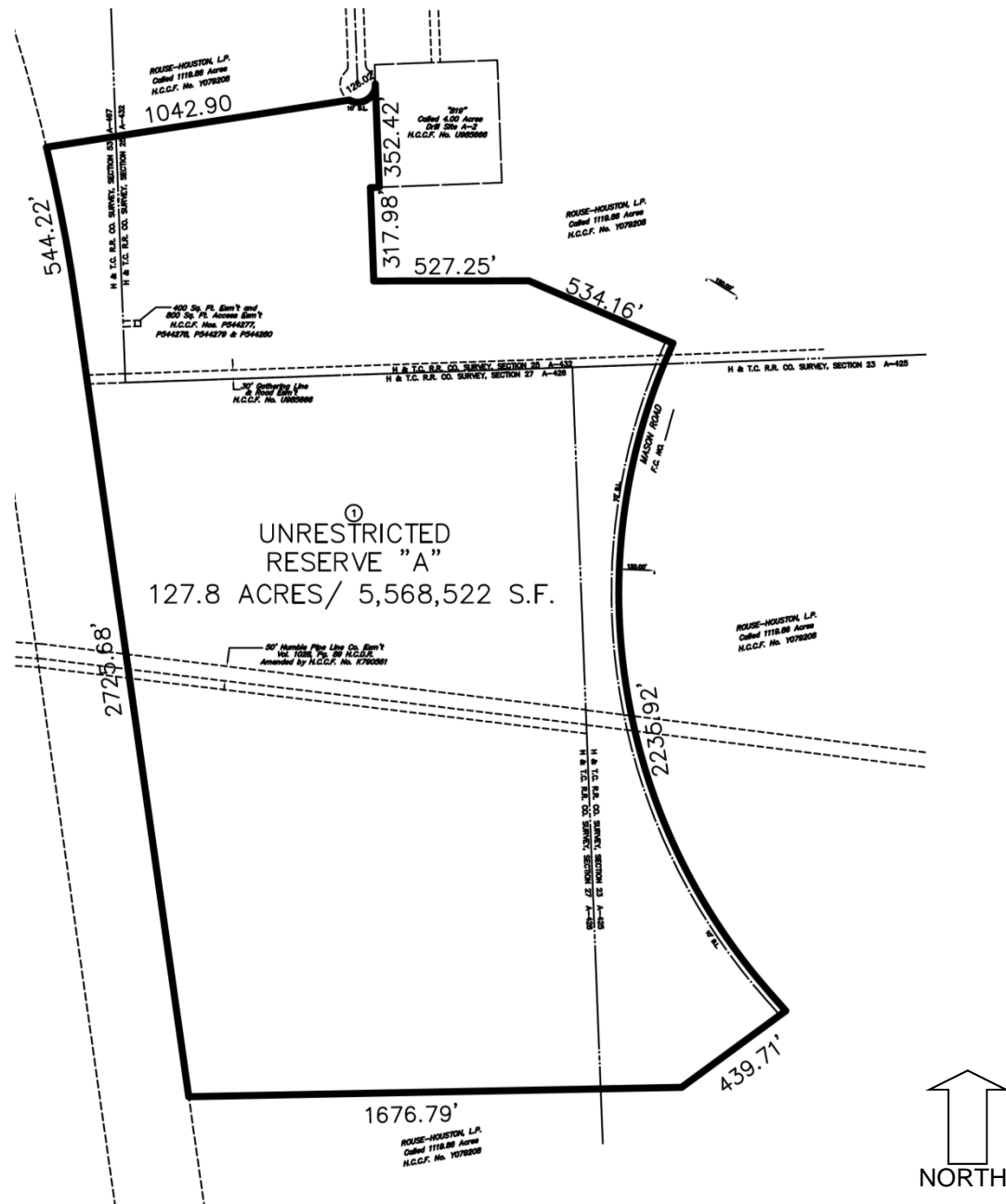
ITEM: 139

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site

Applicant: Brown & Gay Engineers, Inc.



D- Variances

Subdivision

Houston Planning Commission

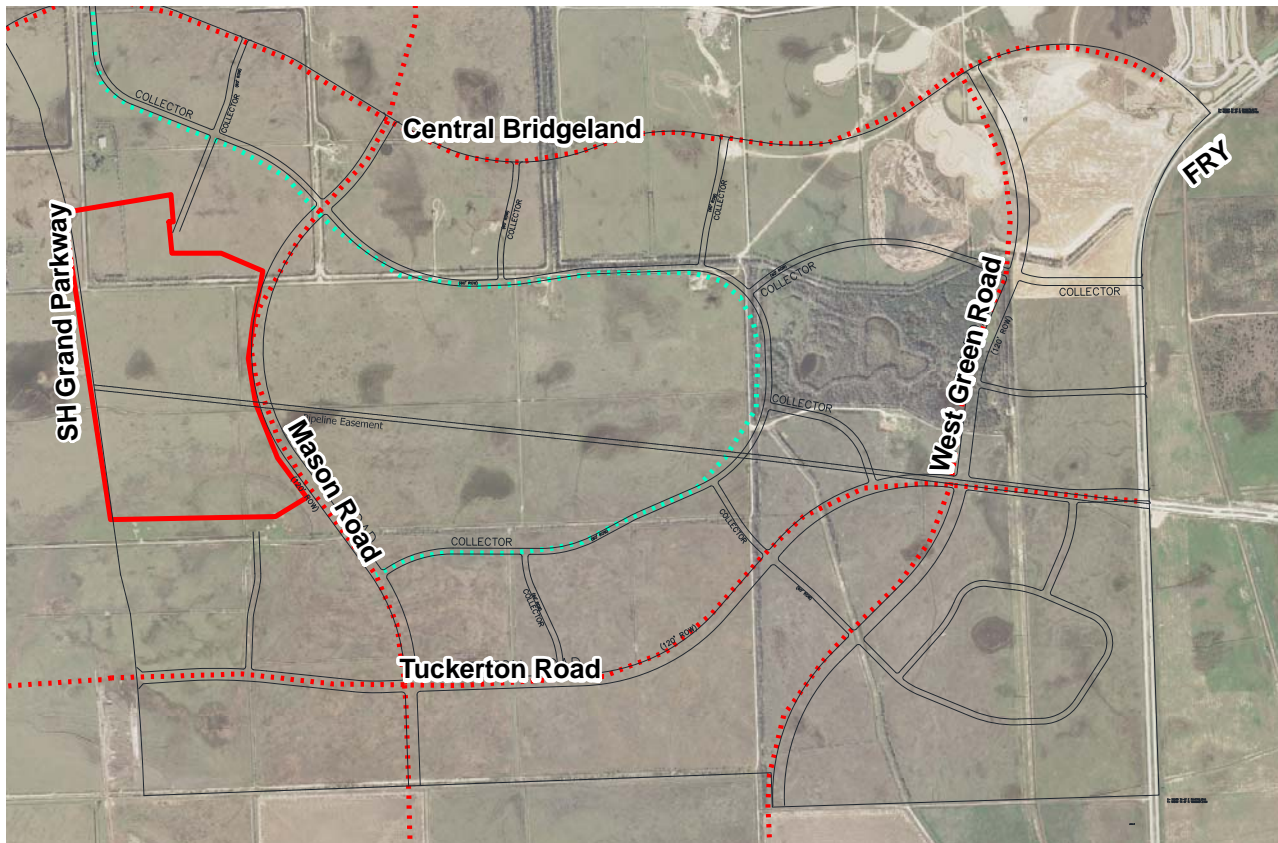
ITEM: 139

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site

Applicant: Brown & Gay Engineers, Inc.



D- Variances

Aerial



Application Number: 2015-0577

Plat Name: Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 03/21/2015

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

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of $\pm 5,120$ -feet along Mason Road between Summit Point Crossing and the proposed extension of Tuckerton Road.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject 127.8 acre tract, a proposed multi-school campus, is located adjacent to and west of proposed Mason Road (please refer to Mason Road Street Dedication Sec 1), east of the Grand Parkway (S.H. 99), and between Bridgeland Creek Parkway and the proposed extension of Tuckerton Road as reflected on the latest approved general plan, Bridgeland Parkland Village. An east west connection to the Grand Parkway (S.H. 99) is not possible as access is denied to the Grand Parkway for the entire length of the subject tract. Please refer to the enclosed TxDOT parcel surveys reflecting the access denied notation.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon TxDOT's access denied requirement along Grand Parkway (S.H. 99).

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Sufficient circulation is to be provided by Mason Road, Summit Point Crossing, Bridgeland Creek Parkway, Tuckerton Road, and the Grand Parkway.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Adequate circulation will be provided by Mason Road, Summit Point Crossing, Bridgeland Creek Parkway, Tuckerton Road, and the Grand Parkway.

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

Economic hardship is not the sole justification of the variance. The justification for the variance is access is denied to the Grand Parkway for the entire length of the tract.

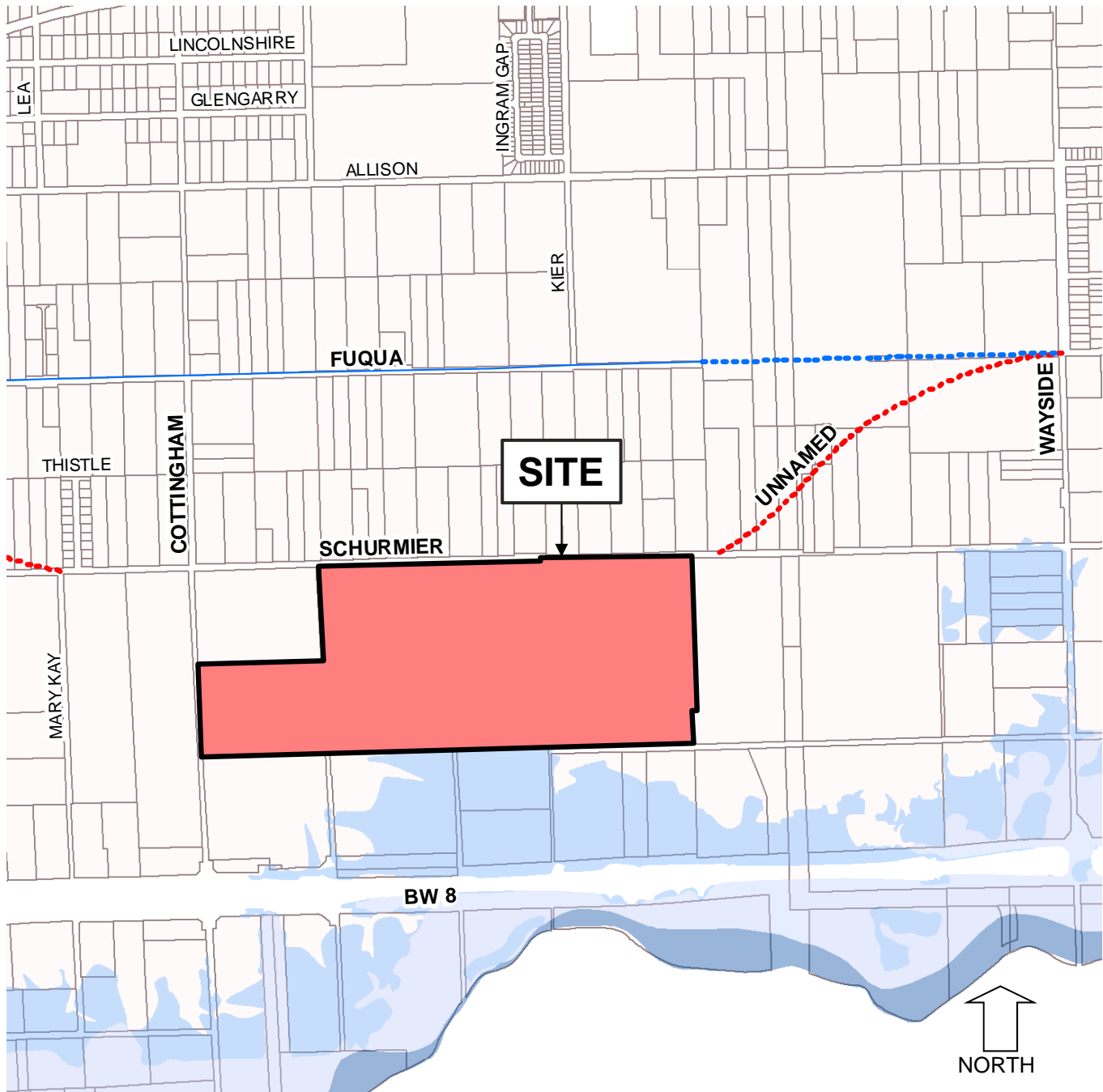
Houston Planning Commission ITEM: 140

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Brookside GP

Applicant: LJA Engineering, Inc.

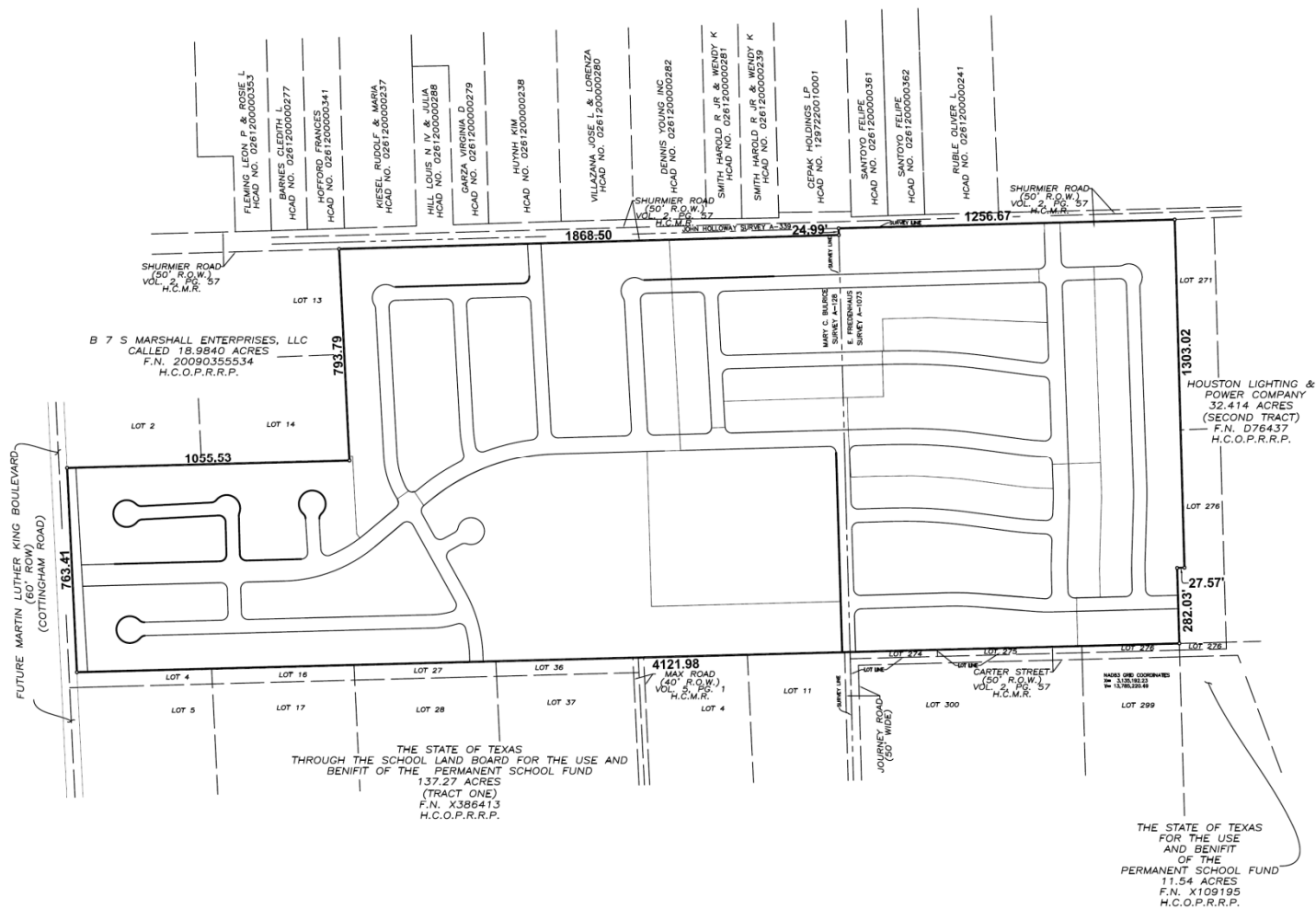


D – Variances

Site Location

Meeting Date: 04/02/2015

Applicant: LJA Engineering, Inc.



Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Brookside GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



Application Number: 2015-0536

Plat Name: Brookside GP

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

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

Allow block length to exceed 1400' along the southern boundary from the proposed street that lines up with Journey Road to South Wayside.

Chapter 42 Section: 128(1)

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;

Brookside General plan is a 130 acre single-family project inside the city limits and is bounded by Cottingham (future MLK) to the west and Schurmier to the north. Beltway 8 is just south of this proposed general plan. The southern boundary is 4121' in length and there are two proposed north/south streets along with the existing Cottingham (Future Martin Luther King) on the west end. The three streets provides the proposed general plan north/south streets less than 1400' apart. The north/south street that lines up with Journey road on the southern boundary of the GP is 1200' from the eastern boundary of the plan. The eastern boundary of the GP is about 3200' from South Wayside thereby possibly requiring an additional street in the GP boundary. Strict application of this requirement is unnecessary because the GP is served by three north/south streets. The general plan has very good access, drainage, and open space.

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

The circumstances supporting the variance is not the result of a hardship created by the client. The plats that comprise the general plan will be replat of the Minnetex Place Subdivision. We are lining up with Journey Road to the south and have provided two north/south streets and will provide widening for future MLK. The general plan can not control where the next street is located. South Wayside is about 3200' from our eastern boundary thereby creating "a window" in which a third street could be required. It is the developer's intention to address the possible block length issue at the General plan stage so that preliminary plats can be designed with more confidence that no street pattern changes will be required.

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

The intent and general purposes of this chapter will be preserved and maintained as there are two proposed north/south streets on the property that run from Schurmier to the southern boundary of the plat. There is one east/west street that runs from future MLK to the eastern plat boundary. MLK does provide the general plan access to Beltway 8. The requested variance is so that the general plan does not have to dedicate an additional ROW on the east boundary because of its proximity to

South Wayside.

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

The granting of the variance will not be injurious to public health or safety as the general plan provides good access to Schurmier, future MLK, and ultimately Beltway 8. Planning Staff requested that we tie the proposed north/south street to Journey Road on the south which was dedicated by the Minnetex Place plat. The granting of this variance will allow the project to provide future residents with on-site detention and open space to enjoy.

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

Economic hardship is not the sole justification of the variance but rather a third street is not necessary as there are two dedicated streets and a third street ROW that is existing (future MLK). Chapter 42 requires that good vehicular access be required of all projects and that is what is being provided.

Houston Planning Commission

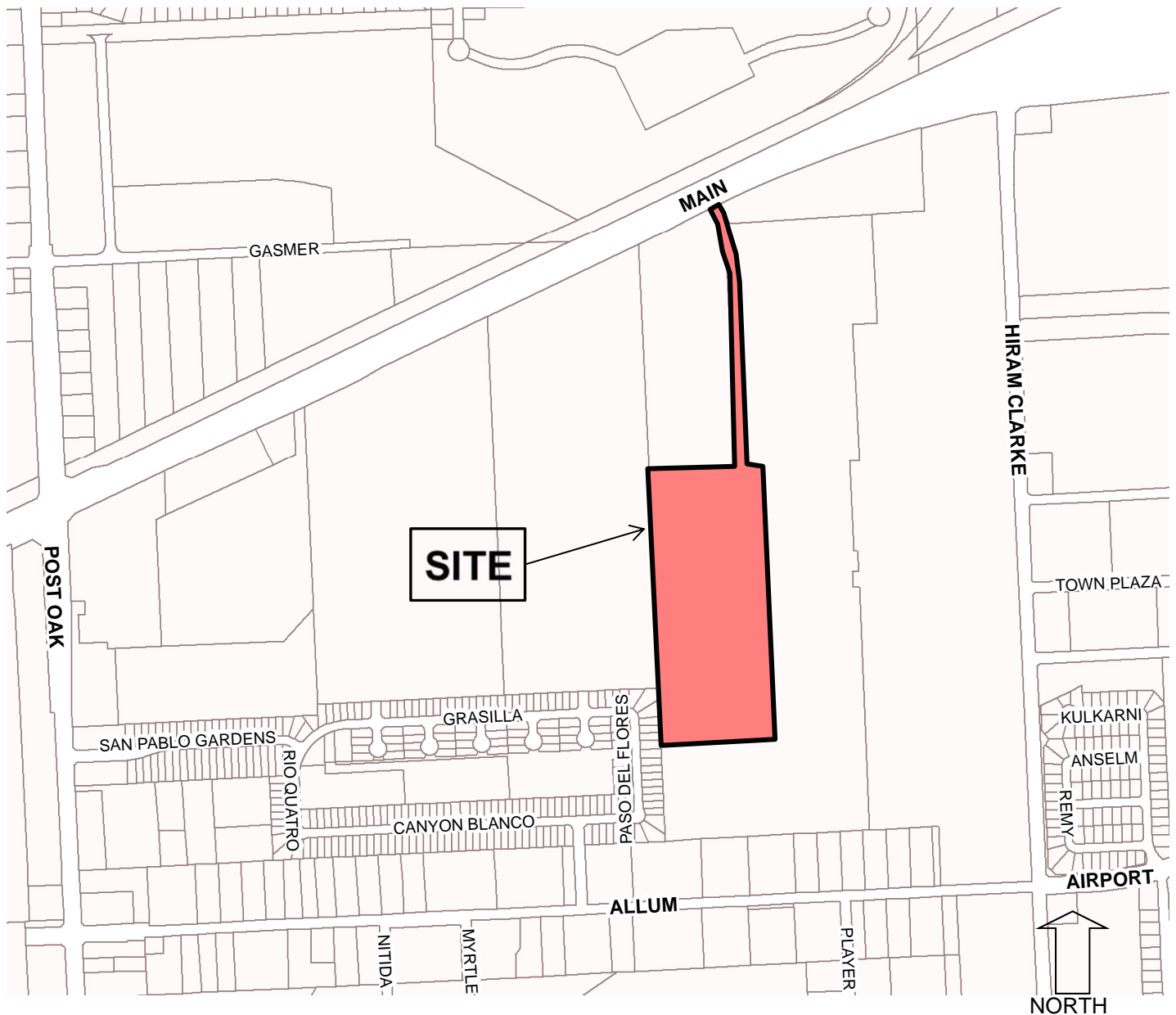
ITEM: 141

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: BTU Solutions

Applicant: Windrose Land Services, Inc.



D - Variances

Site Location

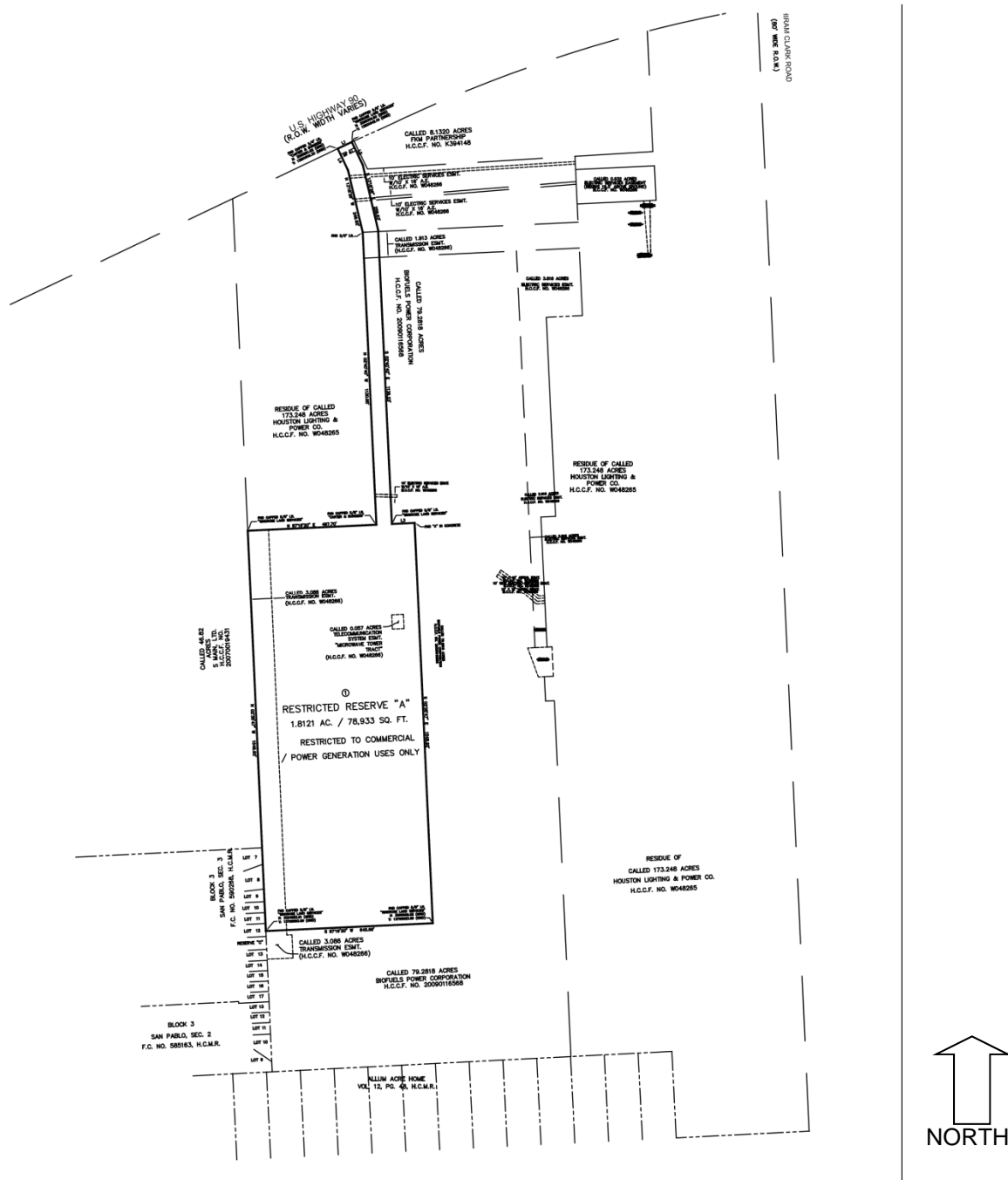
Houston Planning Commission ITEM: 141

Houston Planning Commission ITEM: 141

Meeting Date: 04/02/2015

Subdivision Name: BTU Solutions

Applicant: Windrose Land Services, Inc.



D- Variances

Subdivision

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: BTU Solutions

Applicant: Windrose Land Services, Inc.



D- Variances

Aerial

BTU Solutions





Application Number: 2015-0544

Plat Name: BTU Solutions

Applicant: Windrose Land Services, Inc.

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

To not require the applicant to provide an east-west street in order to meet street intersection spacing requirements.

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;

The subject property is 25.00 acres located on the south side of Main Street (US 90 Alternative West), approximately 1,800 feet west of the intersection with Hiram Clarke Road. The applicant is proposing to develop a power distribution facility within the existing CenterPoint power distribution campus. The City's ordinance requires that an east-west street be extended through the site due to minimum intersection spacing requirements. However, the unusual physical characteristics of the site make it impossible and directly contrary to the public's interests to provide an east-west street. The site is separated from Hiram Clarke Road by a major, controlled-access power distribution facility that is fully built-out with numerous high-power transmission lines, warehouse/office buildings and ground-based power grid infrastructure. The power distribution complex is critical to the viability and security of the Houston power grid. Compromising the site with a public right-of-way is simply not an option. The subject site is located in the heart of the power distribution complex, and the proposed use will be subject to the same security requirements. Extending a road to the west is also impossible and contrary to sound public policy for several reasons. First, the extension jeopardizes the security of the power distribution center and the CenterPoint campus as a whole. The site is a controlled-access facility because the extremely high voltage in the area makes it extremely dangerous, meaning any unnecessary traffic should be avoided at all costs. It is also important to isolate the campus to help protect the power grid from outside threats. Hypothetically, if the subject property was an industrial/commercial use that was not part of the power distribution center, an extension to the west would still not be a viable option. The subdivision to the southwest (San Pablo Sec 2) only stubbed out a north-south street (Robe Drive) to enable a connection to Main Street (US Hwy 90A). If the single-family use is logically extended to the north along Robe Drive to Main Street then a connection between the applicant's industrial site would be discouraged by the City. Further, no east-west street could be connected beyond the adjoining property because the Menninger Clinic complex would prevent such an extension towards S. Post Oak.

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

The circumstances supporting the variance are the restrictions caused by the built-out environment

and by the intended use, which the applicant does not have the ability nor desire to change. The applicant is attempting to logically develop vacant land within the CenterPoint electrical distribution campus as an electrical distribution component. In order to do so, the applicant must ensure that the facility is isolated from the public due to the hazardous nature of the use. Extension is not even possible to the closest street to the east (Hiram Clarke Road) due to existing warehouses, high-power transmission lines and ground-level electrical infrastructure. Extension to the west is contrary to the public interest as it jeopardizes the electric distribution campus and inappropriately mixes industrial uses with an area that will likely develop into single-family residential uses.

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

The intent of the chapter is to provide mobility. Dedicating a stub-out right-of-way to the west or east of the site to facilitate a street extension would provide no additional mobility. Instead, it would violate the safety restrictions of the controlled-access facility and create excess right-of-way that the city would have to maintain without hope of further extension. It would also eliminate viable square footage from the project and divide the site in half, which conflicts with the intended use of the land. The existing interior private drive system in the electrical distribution campus is functioning well and provides more than adequate access and ingress/egress for commercial vehicles and public service vehicles.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as adjacent, existing rights-of-way and private drives provide adequate vehicular and emergency access to the surrounding community and developments. Forcing the applicant to construct the east-west street would be contrary to sound public policy and would not be in the best interests of the public. The extension jeopardizes the security of the power distribution center and the CenterPoint campus as a whole. The site is an extremely dangerous, high-voltage facility and any unnecessary traffic should be avoided at all costs. If the facility is compromised by a public right-of-way then the entire Houston power grid is at risk from outside threats.

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

The conditions supporting the variance are the unique physical characteristics caused by the existing, built-out environment. These conditions were not created by applicant as they existed prior to the applicant acquiring the land. If the applicant hopes to develop the land as part of the electrical distribution campus then a connection to the east or west is not an option. Failure to grant the variance will absolutely prevent the applicant from developing the land as intended. From the City's standpoint, maintaining the isolation of the facility and promoting growth within the campus is of vital importance to protecting the public and maintaining the integrity of the City's power grid.

Houston Planning Commission ITEM: 142

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Crescent Island partial replat no 2

Applicant: Tetra Surveys



D – Variances

Site Location

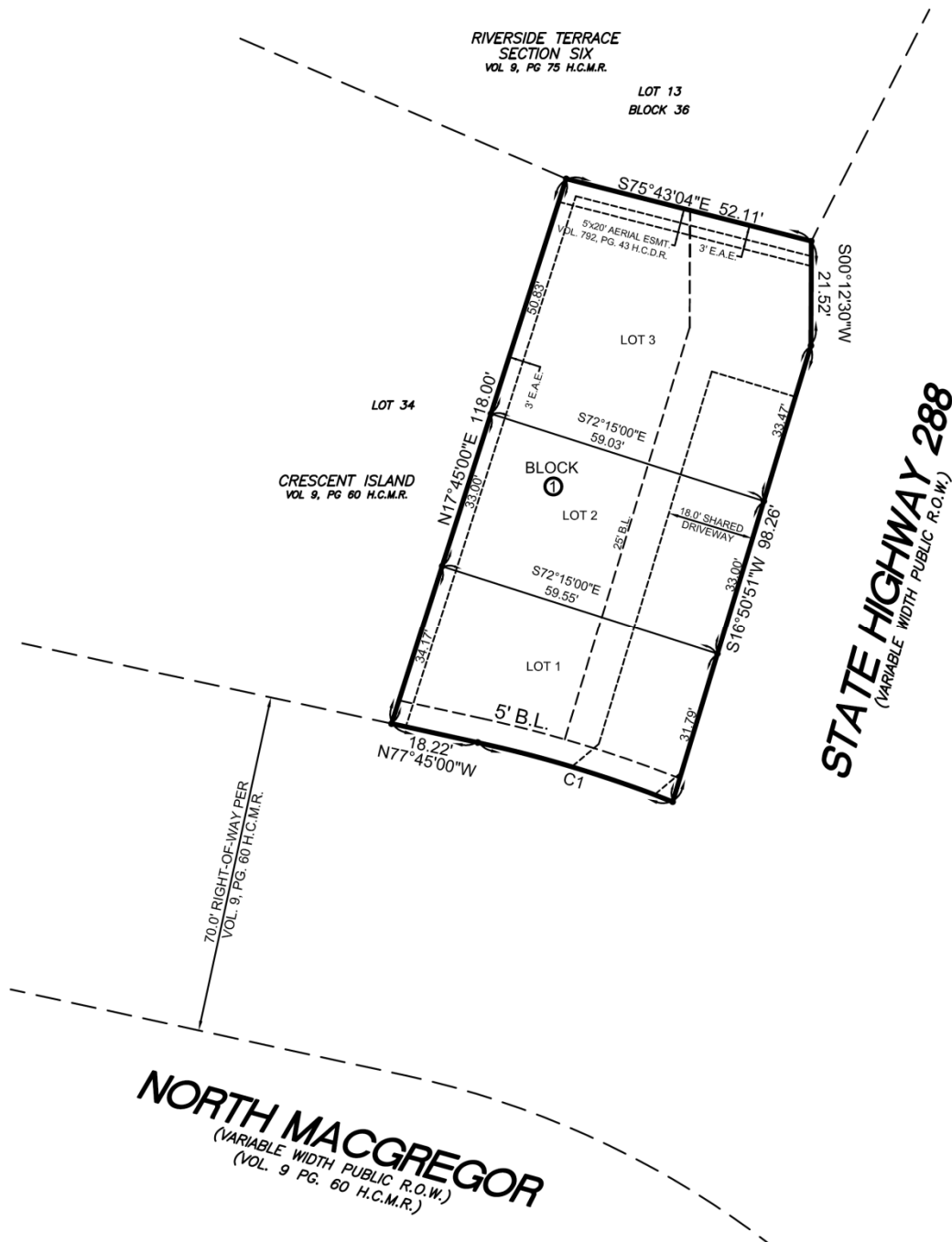
Houston Planning Commission ITEM: 142

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Crescent Island partial replat no 2

Applicant: Tetra Surveys



D – Variances

Subdivision

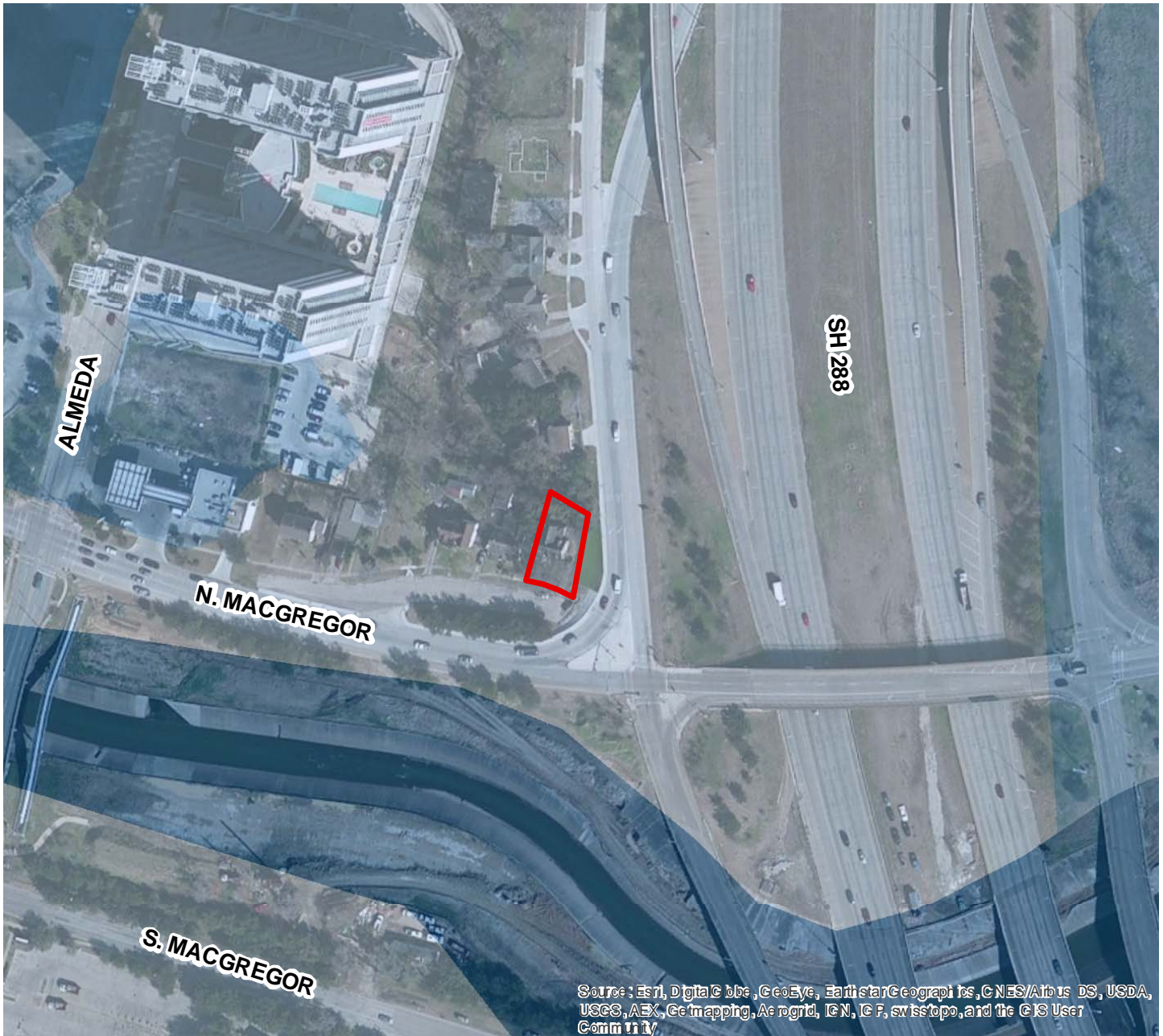
Houston Planning Commission **ITEM: 142**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Crescent Island partial replat no 2

Applicant: Tetra Surveys



NORTH

D – Variances

Aerial



Application Number: 2015-0531

Plat Name: Crescent Island partial replat no 2

Applicant: Tetra Surveys

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

To allow for a reduced building line along North MacGregor.

Chapter 42 Section: 42-150

Chapter 42 Reference:

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

Statement of Facts

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

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

The site takes it's access from a portion of North MacGregor which is separated from the main lanes by an esplanade, the property is approximately 70 feet from the main lanes of North MacGregor. This portion of North MacGregor is barricaded and serves as access to the main lanes of North MacGregor for the local traffic of the properties fronting on it.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. It is the unusual physical characteristics that affect this property.

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

This portion of North MacGregor is barricaded from accessing Highway 288 and is separated from the main lanes of North MacGregor by an esplanade. Because of this, this portion of North MacGregor serves only the properties fronting it and acts more as a local street than a major thoroughfare.

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

Due to the limited access and use of this portion of North MacGregor, granting of the variance will not be injurious to the public health, safety or welfare.

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

The physical characteristics of this specific site are the justification for granting this variance.

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Daharma

Applicant: Karen Rose Engineering and Surveying



D - Variances

Site Location

ITEM: 143

Meeting Date: 04/02/2015

Applicant: Karen Rose Engineering and Surveying



Subdivision

Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Daharma

Applicant: Karen Rose Engineering and Surveying



D- Variances

Aerial

KETEL, INC.
H.C.C.F. No. P494969

EX CONCRETE PAVEMENT

60' R-O-W

GEORGE J. & CHARLOTTE ANN KONIKOWSKI
H.C.F. No's, K572478 & S968528

- NEW CONCRETE DRIVEWAY
- NEW 6" CONCRETE CURB
- NEW CONCRETE RAMP
- NEW 3' HIGH HANDRAIL - EXTEND SO THAT RAMP DROP IS 24" OR LESS
- NEW CONCRETE TRUCKWELL
- NEW OVERHEAD DOOR

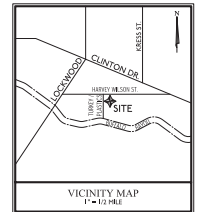
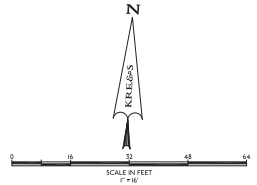
5606 HARVEY WILSON LLC
H.C.C.F. No. 20080036884

EXISTING
1 STORY
MORTAR BLOCK
WAREHOUSE
BUILDING TO REMAIN AS IS

5600 HARVEY WILSON STREET
HARVEY WILSON WAREHOUSE ASSOCIATES
H.C.C.F. No.M290276
0.7008 ACRES
30,525 S.F.

ASPHALT PAVEMENT
IMPROVEMENTS IN THIS AREA NOT LOCATED - ACCESS DENIED

E.M. STEWART
H.C.C.F. No. S968522



PLAT NAME: DAHARMA
5600 HARVEY WILSON STREET

KRE&S
KAREN ROSE ENGINEERING & SURVEYING
2813 DRISCOLL STREET HOUSTON, TEXAS 77019
TBP# FIRM No. F-441
713-522-097

DESIGNED BY:	KKR
DRAWN BY:	KRE&SCAD
DRAWING NAME:	SITEPL
FILE NO:	1564

SITE PLAN
FOR
DUAL BUILDING LINE
VARIANCE REQUEST

DATE:	MARCH, 2015
SCALE:	1" = 16'
SHEET:	1
OF:	1



Application Number: 2015-0587

Plat Name: Daharma

Applicant: Karen Rose Engineering and Surveying

Date Submitted: 03/22/2015

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

Specific Variance is being sought and extent of variance:

A variance is being requested to allow the existing warehouse to encroach into the 10-foot building setback along Turkey Street, also known as Plastics Avenue.

Chapter 42 Section: 155

Chapter 42 Reference:

Building Line Requirements for 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;

This warehouse was constructed in 1960, prior to the current building line requirements. A 60.9 ft. section of the warehouse extends 9.6 feet into the setback at the southwest corner of the site and a 61.1 ft. section extends 5.3 feet into the setback in the approximate middle of the frontage along Turkey/Plastics Street. No new square footage is being proposed for the building. The purpose of the new construction is to add a new overhead door, truck well and driveway on the Harvey Wilson Street side of the building which does not encroach into the proposed setback. Strict application of the building line requirements would deny the owners the use of a portion of the building that was constructed in conformance with the codes in place at the time of construction. This project does not propose to increase the encroachment or modify that portion of the building that encroaches into the building line.

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

The existing warehouse conformed to the codes in place at the time of construction, prior to current building line requirements.

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

The current owners do not intend to modify the portion of the existing warehouse that encroaches into to the building setback in any way. The proposed construction which instigated the submittal of this subdivision plat is to be carried out on the Harvey Wilson Street side of the building which conforms to the proposed building setbacks.

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

The existing warehouse does not encroach into the visibility triangle at the intersection of Turkey/Plastics Street therefore sight lines at the intersection will not be impaired. The right-of-way for Turkey/Plastics Street is a full 60 feet wide with a paving section of 26.0 feet leaving 17.0 feet between the right-of-way and the traffic lanes.

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

The owner of the existing warehouse is requesting to be allowed to continue to use the portion of the warehouse that was built in conformance with the requirements at the time of construction. Turkey/Plastics Street is only 2 blocks long dead-ending at Harvey Wilson Street at this project and at Buffalo Bayou to the south; the existing warehouse does impede the safe flow of traffic in the adjacent street or at the intersection.

Houston Planning Commission

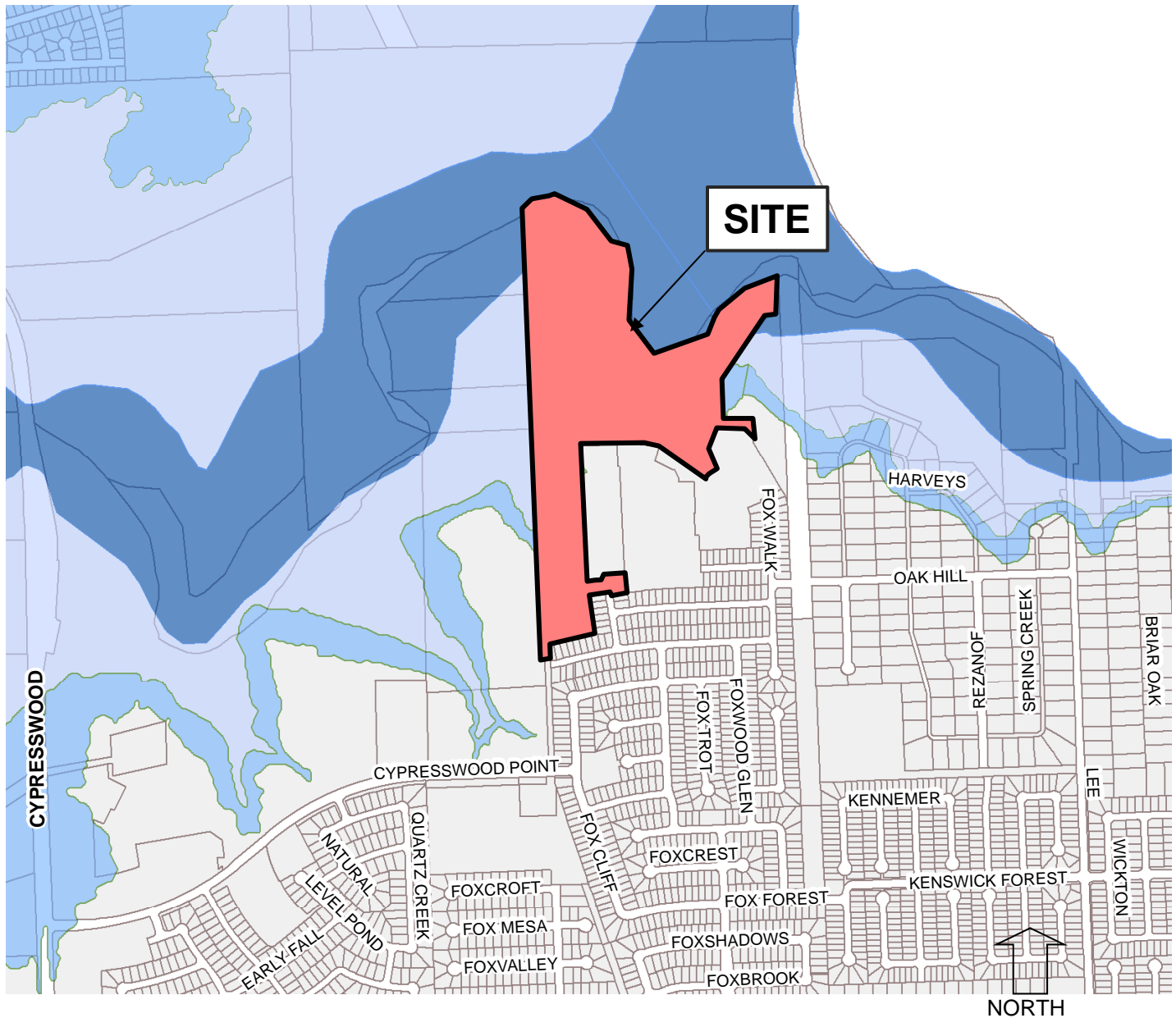
ITEM: 144

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Foxwood Sec 14 (DEF2)

Applicant: Robert Doley



D – Variances

Site Location

Houston Planning Commission

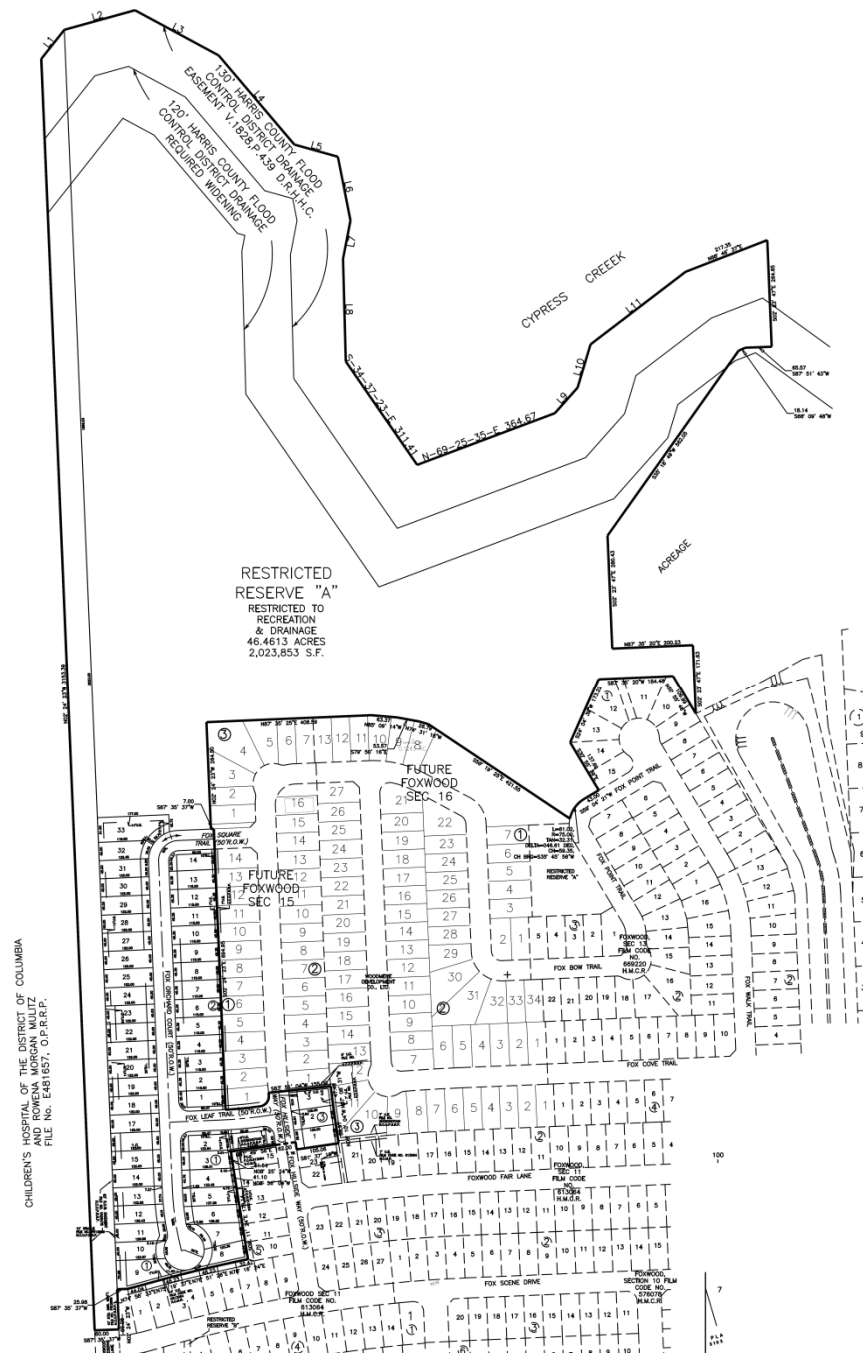
ITEM: 144

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Foxwood Sec 14 (DEF2)

Applicant: Robert Doley



D – Variances

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Foxwood Sec 14 (DEF2)

Applicant: Robert Doley



D – Variances

Aerial



Application Number: 2015-0331

Plat Name: Foxwood Sec 14

Applicant: Robert Doley, Planner

Date Submitted: 02/20/2015

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

Specific Variance is being sought and extent of variance:

to exceed intersection spacing along Foxwood Preserve Lane which is the western plat boundary by not extending a street into Foxwood Preserve Lane north of Fox Scene Drive.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Harris County is closing Foxwood Preserve Lane north of Fox Scene Drive to vehicular traffic and make the existing ROW purely pedestrian. There will be a gate for emergency equipment to get through but it will be closed to the public. There is a fire station at the corner of Foxwood Preserve Lane and Cypresswood Point Avenue which gives emergency vehicles a direct entrance into the Cypress Creek Greenway. On the original General Plan there was a stub to this 60' ROW but with no access to the ROW there is no need for the stub, hence the reason for this variance. Harris County is denying access to Foxwood Preserve Lane north of Fox Scene Drive so I am unable to connect to it. Harris County is making Foxwood Preserve Lane north of Fox Scene Drive an all weather pedestrian trail to the Cypress Creek Greenway. Using the existing stub street (Fox Hillside Way) to the east of Foxwood Preserve Lane I am able to establish a loop street system that is less than 1400' both north and south and east and west as shown on the attached revised General Plan. There are at least two points of access to every lot except to the cul-de-sacs and the cul-de-sacs meet the city's cul-de-sac access standards (35 or less lots with one point of access).

(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 General Plan of record 2014-1217 shows the intended stub to the 60' ROW west of Foxwood Sec 14. Harris County is denying access to the all weather paved portion pedestrian trail of Foxwood Preserve Lane.

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

Within the subdivision the block lengths are less than 1400' and there are a minimum of two points of access to every lot except for the cul-de-sacs and the cul-de-sacs are within the City of Houston Chapter 42 standards.

(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 every lot has two points of access except for the cul-de-sacs and they meet the city's criteria. The internal block length is all less than 1400'.

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

Originally the stub to the existing 60' ROW was on the general plan. The reason it is not being shown on the Preliminary Plat for Foxwood Sec 14 now is Harris County has denied vehicular access (except for emergency vehicles) to Foxwood Preserve Lane north of Fox Scene Drive. There is a fire station at the corner of Foxwood Preserve Lane and

Cypresswood Point Avenue which gives emergency vehicles a direct entrance into the Cypress Creek Greenway. All other streets from the original General Plan are to be constructed.

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Post Oak School

Applicant: Windrose Land Services, Inc.



D - Variances

Site Location

Houston Planning Commission

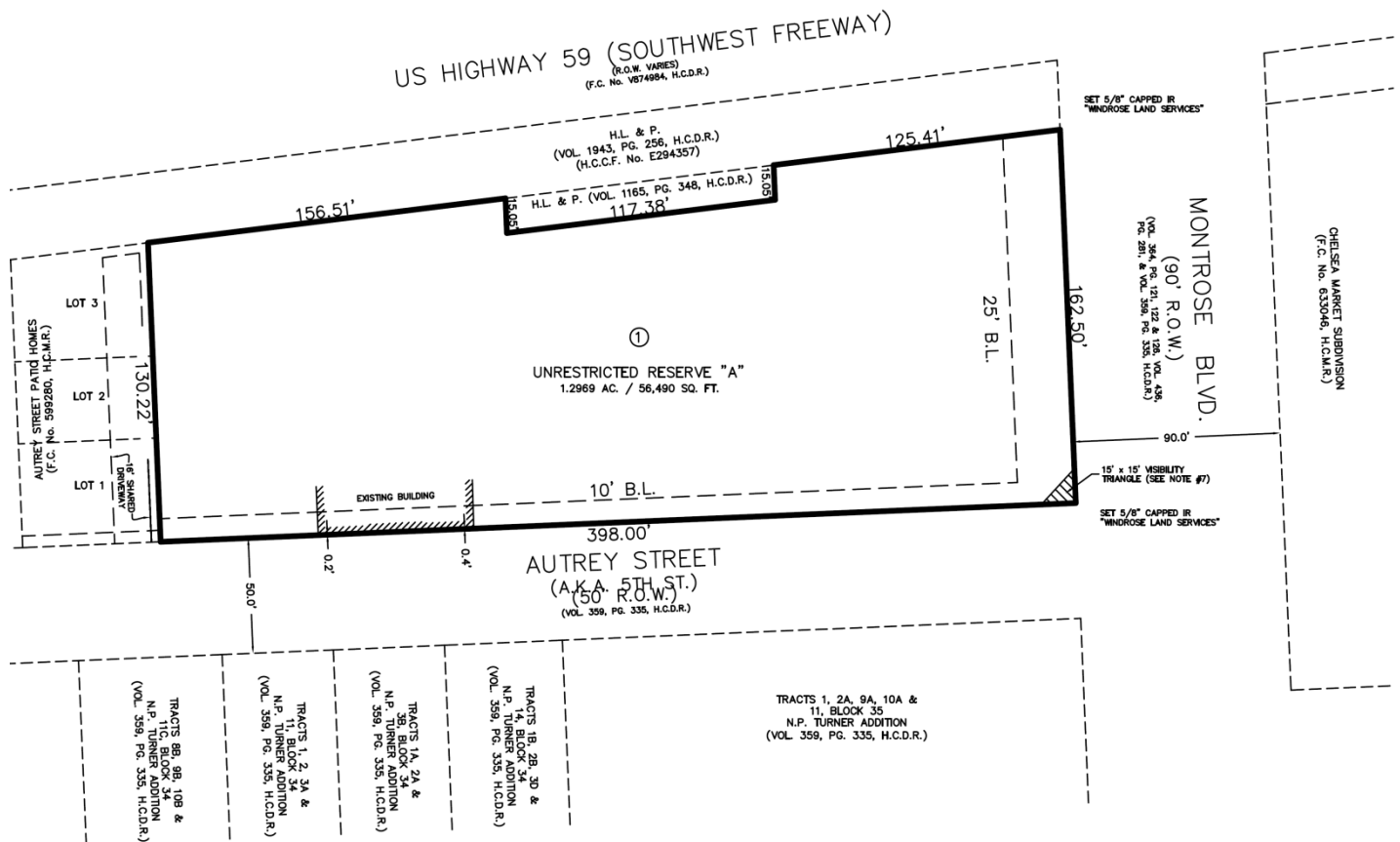
ITEM: 145

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Post Oak School

Applicant: Windrose Land Services, Inc.



D- Variances

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Post Oak School

Applicant: Windrose Land Services, Inc.



D- Variances

Aerial



Application Number: 2015-0510
Plat Name: Post Oak School
Applicant: Windrose Land Services, Inc.
Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

The applicant requests a variance to reduce dual building setbacks along Autrey Street in order to preserve the existing building.

Chapter 42 Section: Sec. 42-150

Chapter 42 Reference:

Minimum building line requirement for properties off a local street is 10 feet

Statement of Facts

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

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

The subject property is the Post Oak High School campus, situated on 1.3 acres at the northwest corner of Montrose Boulevard and Autrey Street in the Museum District. The site is separated from the Southwest Freeway (US Highway 59) to the north by a CenterPoint tract containing high-powered, overhead electric transmission lines. There is a restaurant across Montrose to the east, an eye center across Autrey to the south, and single-family condominiums adjacent and to the west. The Post Oak School Board (the "applicant") is planning a major expansion to add more classroom space, internal circulation drives, landscaping, bicycle racks, maintenance/car sheds, and on-site parking. All of the new construction will be in conformance with the City's regulations, except the existing high school. The existing high school building was constructed in 1930 with a 0-foot setback. While the structure was conforming at the time of construction, the City's regulations would now require the applicant to chop off 10 feet of a viable structure to facilitate the expansion. Without a variance to preserve the existing structure, the project would be infeasible. The applicant purchased the adjoining property for expansion with the belief that they could keep the building that they worked so hard to renovate. The removal might not even be possible, as it would be a major structural disturbance to the 85-year old building. Shutting down the high school during any part of an ongoing term would also be devastating to the community as this is the Post Oak School System's only high school facility - which is why expansion is so critical to the System. If and when the building is removed in the future, the applicant will add the necessary restrictions to the property to ensure that all new construction will abide by the 25-foot setback on Montrose and the 10-foot setback on Autrey. If the City grants the variance and allows the building to remain, it will not be inconsistent with development in the area. The existing building footprint is consistent with and complimentary to the existing developed environment that includes numerous minimal/zero foot setback structures within a 2-block radius of the site along Montrose and Autrey, including the eye center as the southwest corner of Montrose and Autrey. The high school building and eye center are both viable and attractive structures in the Museum District.

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

The existing building has existing on the property since 1930. At that time, the building was not held to the 10-foot building setback. The applicant desires to retain the existing building footprint that is critical to the viability of the school and compatible with other structures in the immediate area. All new structures and facilities will be constructed in accordance with Chapter 42 and other applicable City Codes.

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

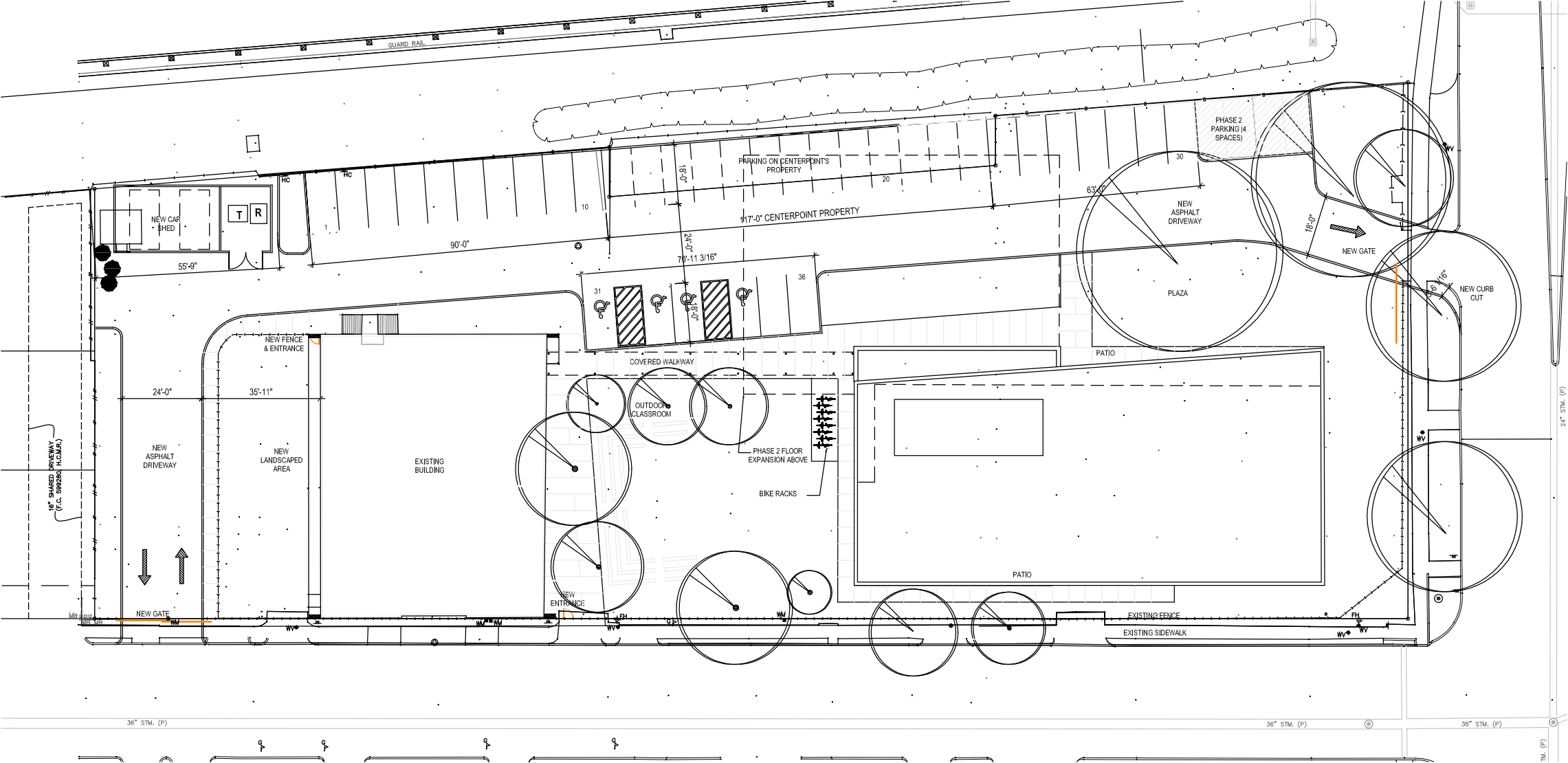
The intent of the City's development regulations is not to promote the removal of existing, viable structures that were constructed prior to the adoption Chapter 42. There are several mechanisms in the Code, rehabilitation allowances and variances being two prominent examples, that enable prospective developers to retain viable structures so long as the intent and general purposes of the Code of Ordinances is maintained. The applicant's proposed development does meet the intent of the City's codes and they fully understand that any additions or complete reconstruction will conform to current regulations.

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

The reduced building setbacks would not be injurious to the public as the existing building footprint has existed for more than 85 years. Additionally, there are no plans to widen the adjacent rights-of-way and adequate infrastructure exists to facilitate safe and effective pedestrian and vehicular movement around the site.

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

The physical characteristics of the built-out site and the development environment of the surrounding area are the justifications for the variance. Without the variance, the school system would not be in a position to expand. The existing high school building is a valuable resource and a compatible and vested land use that needs to be preserved so that the school system can continue to thrive. The variance is in the best interest of the applicant and the community as a whole, as the applicant retains the use of the land and all expansions will meet current setback regulations.



16" SHARED DRIVEWAY
(F.C. 999290) H.C.M.R.

MR. 1000

36" STM. (P)

36" STM. (P)

36" STM. (P)

24" STM. (P)

TM. (P)

Houston Planning Commission

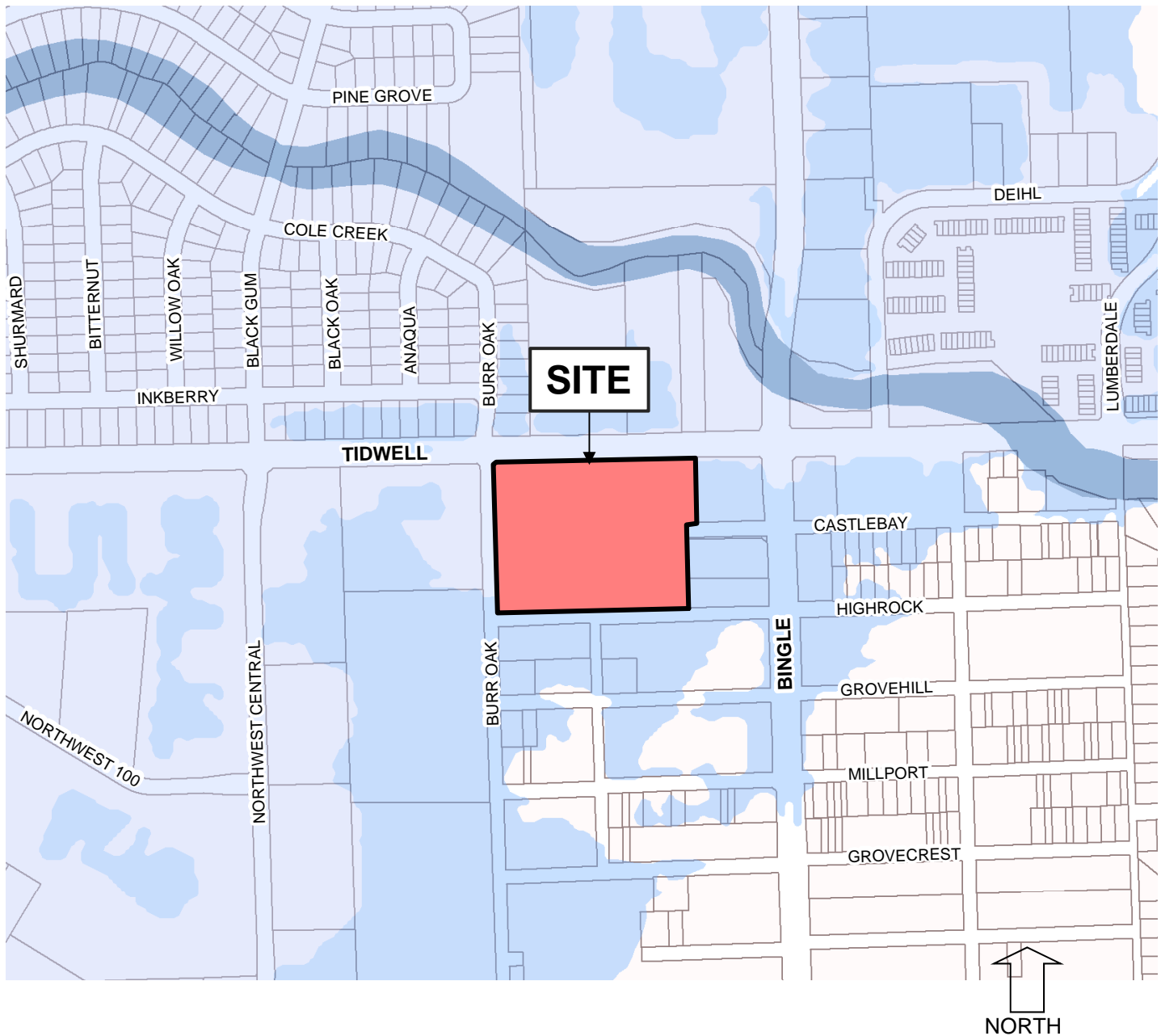
ITEM: 146

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Rosslyn Addition partial replat no 2 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Site Location

Houston Planning Commission

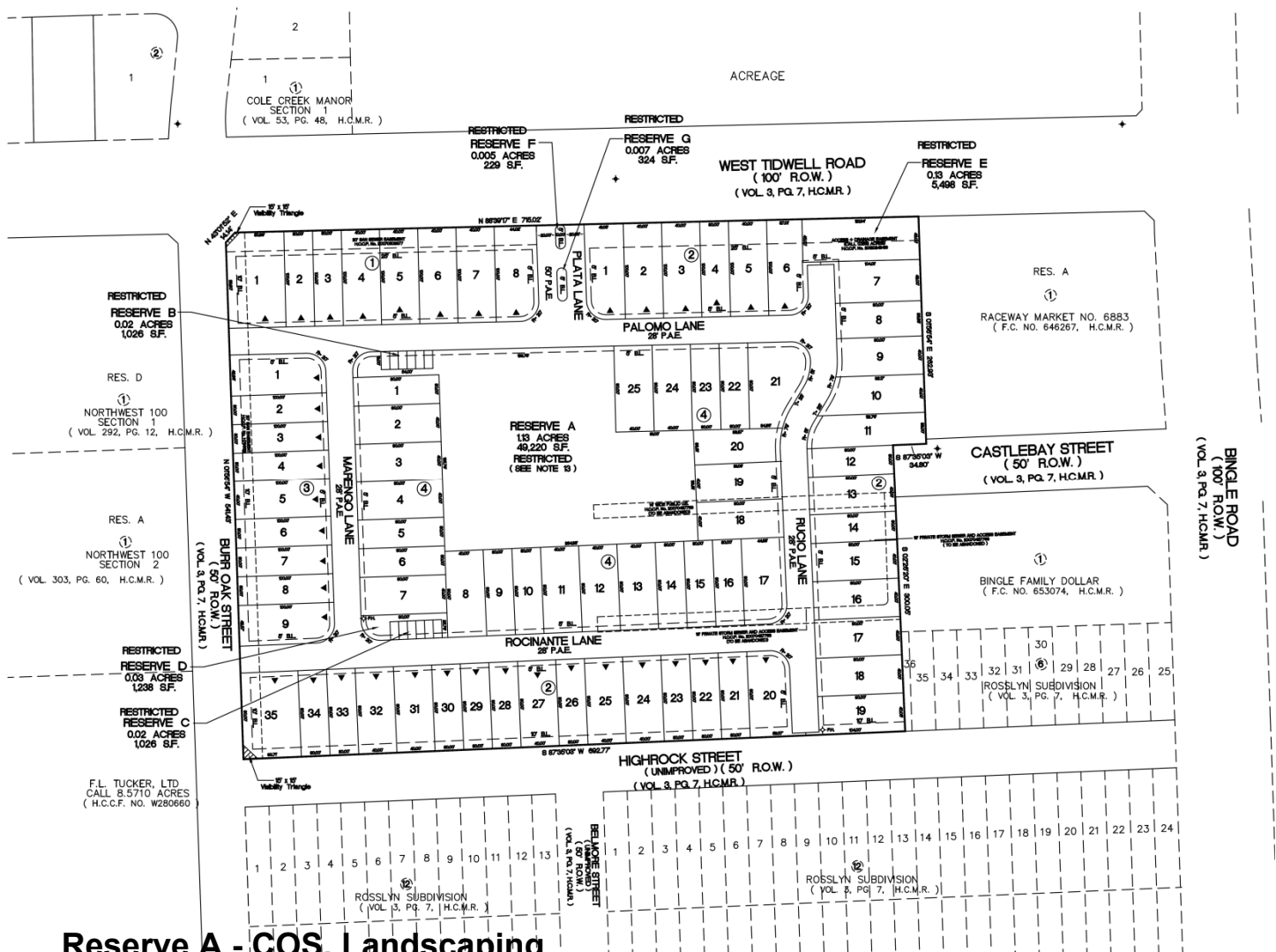
ITEM: 146

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Rosslyn Addition partial replat no 2 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc



Reserve A - COS, Landscaping

Reserves B & C - Parking

Reserves D, F, & G - Landscaping and Open Space

Reserve E - Access and Drainage

D – Variances

Subdivision

Houston Planning Commission

ITEM: 146

Planning and Development Department

Meeting Date: 04/02/2015

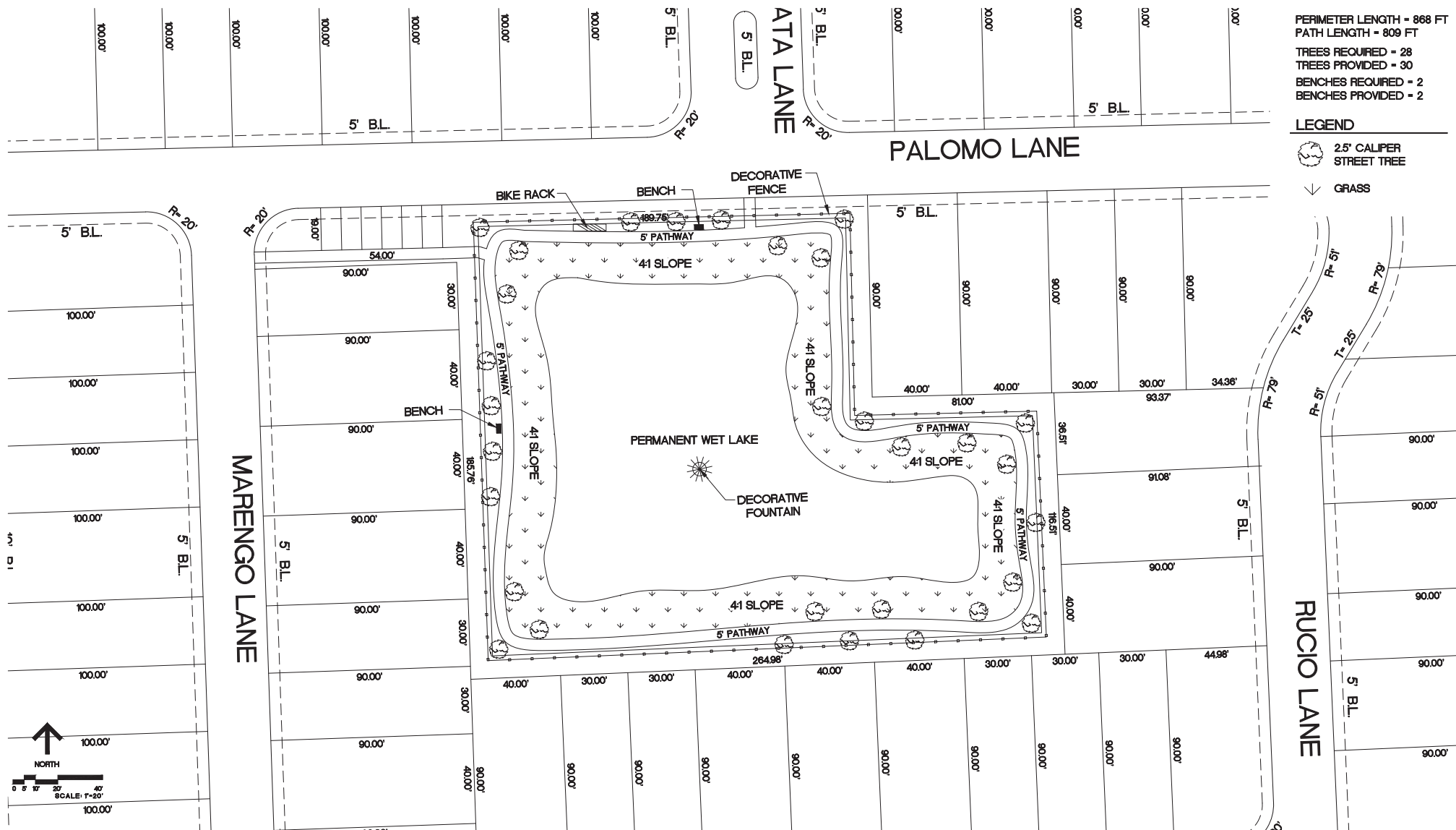
Subdivision Name: Rosslyn Addition partial replat no 2 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Aerial



ROSSLYN ADDITION P/R NO 2: AMENITY PLAN

FEBRUARY 09, 2015



Application Number: 2015-0344

Plat Name: Rosslyn Addition partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 02/20/2015

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

Specific Variance is being sought and extent of variance:

Not to extend or terminate an existing stub street, Castlebay Street, on the boundary of the plat with an approved means of a vehicular turnaround.

Chapter 42 Section: 135(a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Castlebay Street was widened and improved to the East, directly adjacent to this proposed residential subdivision by two separate commercial entities through recent platting activity. Apparently the owners were unaware that the unimproved roads in the Rosslyn Addition were never accepted by the City of Houston and were not required to meet intersection spacing. The portion of Castlebay Street unimproved ROW that currently exists on the subject property is being abandoned through the City of Houston Joint Referral process. Additionally, the adjacent Castlebay Street currently functions like a driveway serving only the adjacent businesses. Because multiple driveway openings already exist on Castlebay Street, sufficient room is already provided for emergency vehicle turnaround. Terminating Castellany Street with a cul-de-sac would unnecessarily require an increase in impervious covering and be an inefficient use of land. Extending the street into the residential subdivision would connect two dissimilar uses.

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

The widening and improvement of Castlebay Street were done by the adjacent property owners, who apparently thought that it was a duly created public street.

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

The intent of this chapter is to insure adequate turnaround capabilities for personal and emergency vehicles. The multiple driveway openings servicing the adjacent businesses allow sufficient vehicle turnaround. The street stub is only one reserve depth, similar to only one lot depth. Both reserves have adequate circulation and access to other street ROW. The street extension is not needed for intersection spacing.

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

Public health, safety, and welfare will be protected because the existing improved portion of Castlebay Street already functions like a driveway serving only the adjacent businesses and driveway openings already exist providing sufficient room for emergency vehicle turnaround. Extending the street would connect dissimilar uses and encourage commercial traffic to drive through the residential area.

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

The justification for the variance is the improvement of the previously unaccepted, unimproved ROW adjacent to the subdivision and the unnecessary need for extra impervious paving required by a cul-de-sac.

Houston Planning Commission

ITEM: 1xx

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Search Homeless Services

Applicant: C.L. Davis & Company



D - Variances

Site Location

Houston Planning Commission

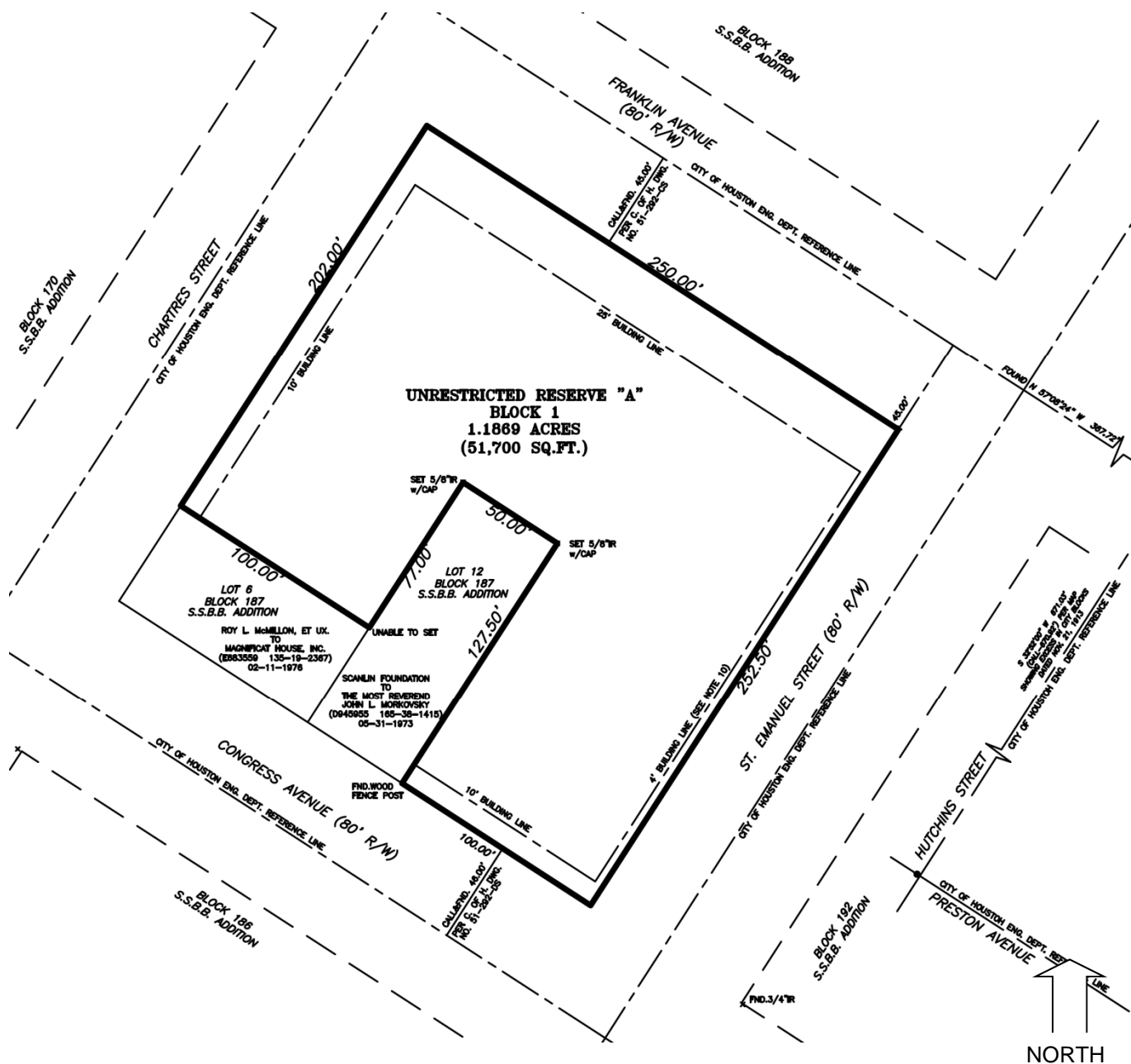
ITEM: 1xx

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Search Homeless Services

Applicant: C.L. Davis & Company



D- Variances

Subdivision

Houston Planning Commission

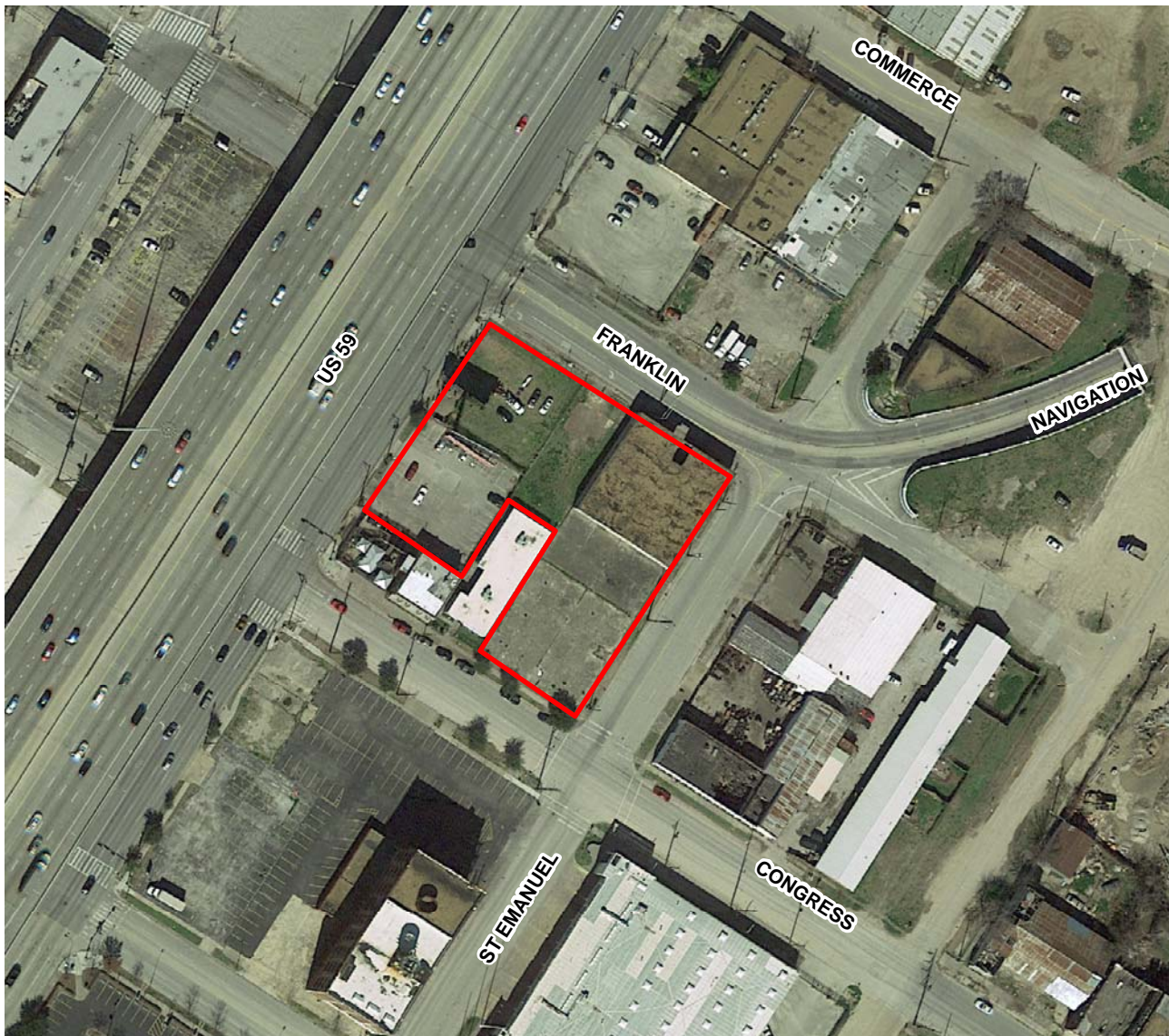
ITEM: 1xx

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Search Homeless Services

Applicant: C.L. Davis & Company



D- Variances

Aerial



SECTION A
ST. EMANUEL STREET

SCALE: 1"=10'-0"

FRANKLIN STREET



CHARTRES STREET

CONGRESS STREET

SCALE: 1"=20'-0"



Application Number: 2015-0538
Plat Name: Search Homeless Services
Applicant: C.L. Davis & Company
Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

Allow a 4' Building Line on St Emanuel Street.

Chapter 42 Section: Section 42-155(a)

Chapter 42 Reference:

Sec. 42-155(a). Collector and local streets – Uses other than single-family residential. 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 development is a building for a homeless services organization, providing offices and engagement areas for the homeless individuals and families. The building line variance is requested to bring the structure closer to the roadway and to create a stronger pedestrian realm in character with the surrounding developments. Additionally, the site is constrained by the existing adjacent Legion of Mary building, as well as an area of contaminated soil at the corner of Franklin and Chartres. The large homeless population in the area utilizes the pedestrian areas for access to the Legion of Mary and Loaves and Fishes buildings, as well as to move to and from downtown via Franklin. The existing buildings directly across St Emanuel, as well as the historic Cheek-Neal Coffee Co Building in the next block south and the buildings north on St Emanuel are all generally built with 0' building lines. The requested 4-foot building line will provide 15-feet from face of building to existing back of curb on St. Emanuel.

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

The requested variance is an attempt to better integrate the project with the character of the surrounding existing and proposed developments, and is not a result of a hardship created or imposed by the applicant. The site is constrained by the existing adjacent Legion of Mary building, as well as an area of contaminated soil at the corner of Franklin and Chartres. The requested 4-foot building line will provide 15-feet from face of building to existing back of curb on St. Emanuel.

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

The intent and purpose of this chapter will be preserved, as this variance request is intended to provide a development cohesive with the surrounding existing and proposed developments. This proposal is consistent with Midtown development. Buildings are designed close to the street where patrons can monitor pedestrians. There will be 6' sidewalks, 3" caliper trees, and ornamental fencing.

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

The granting of the variance will not impact public health, safety or welfare. Emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project. The requested 4-foot building line will provide 15-feet from face of building to existing back of curb on St. Emanuel.

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

The developer is a not-for-profit. The development is intended to complement the existing development in the overall East End and nearby developments on St Emanuel by providing a more pedestrian friendly experience. This structure is consistent with the design scheme of Midtown encouraging building close to streets.

Houston Planning Commission

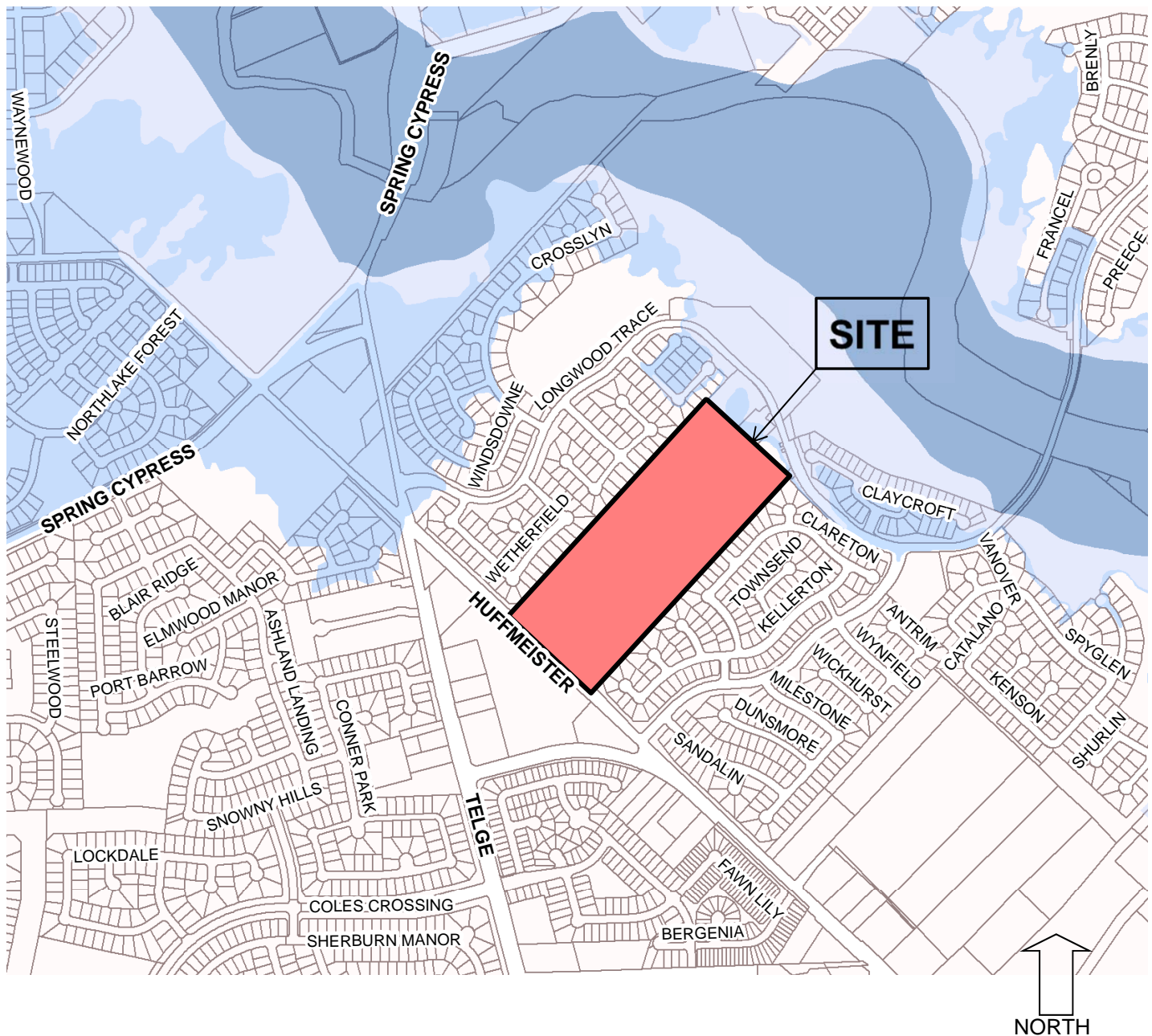
ITEM: 148

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Tin Hall GP

Applicant: BGE/ Kerry R. Gilbert Associates



D - Variances

Site Location

Houston Planning Commission

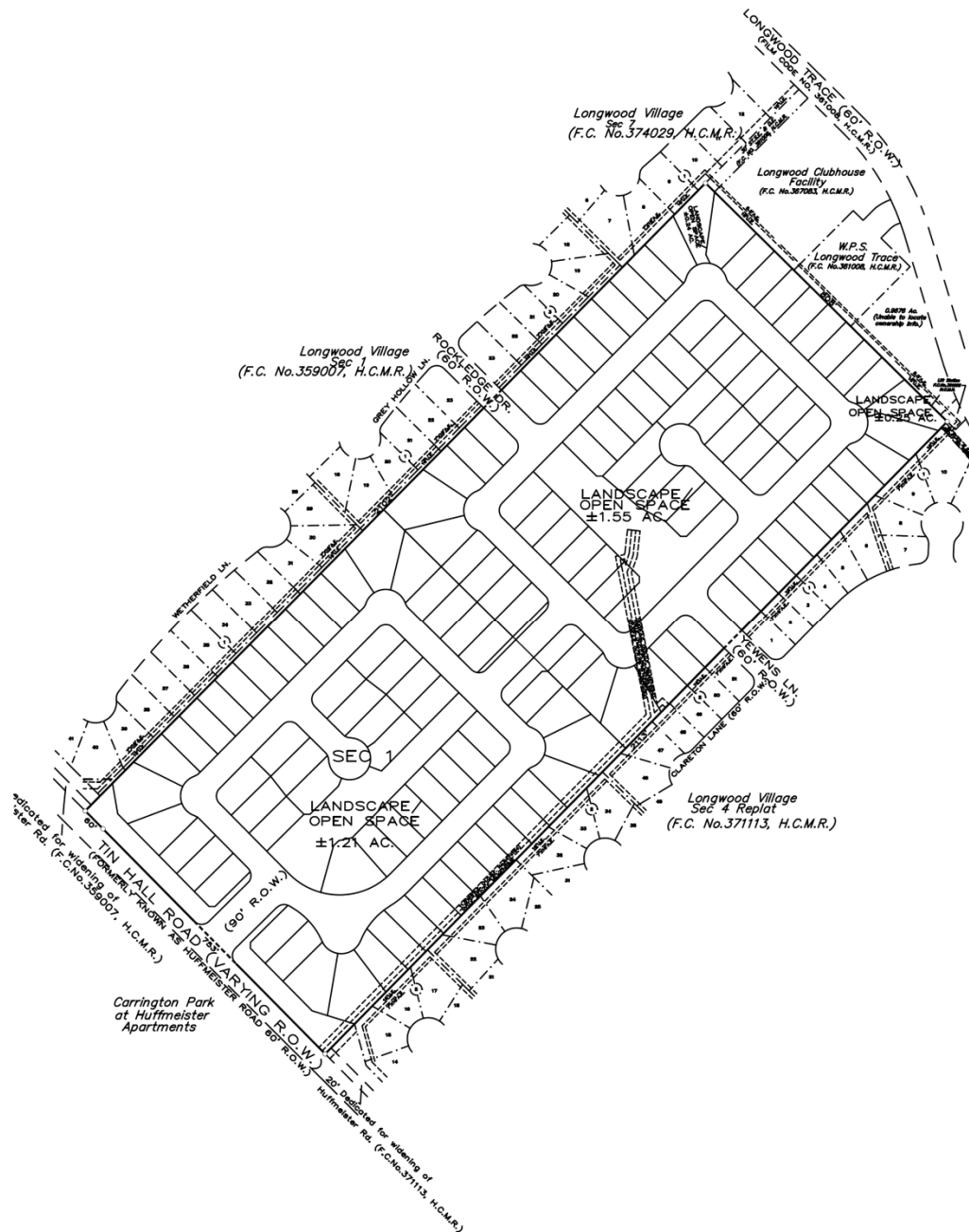
ITEM: 148

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Tin Hall GP

Applicant: BGE/ Kerry R. Gilbert Associates



D- Variances

Subdivision

Houston Planning Commission

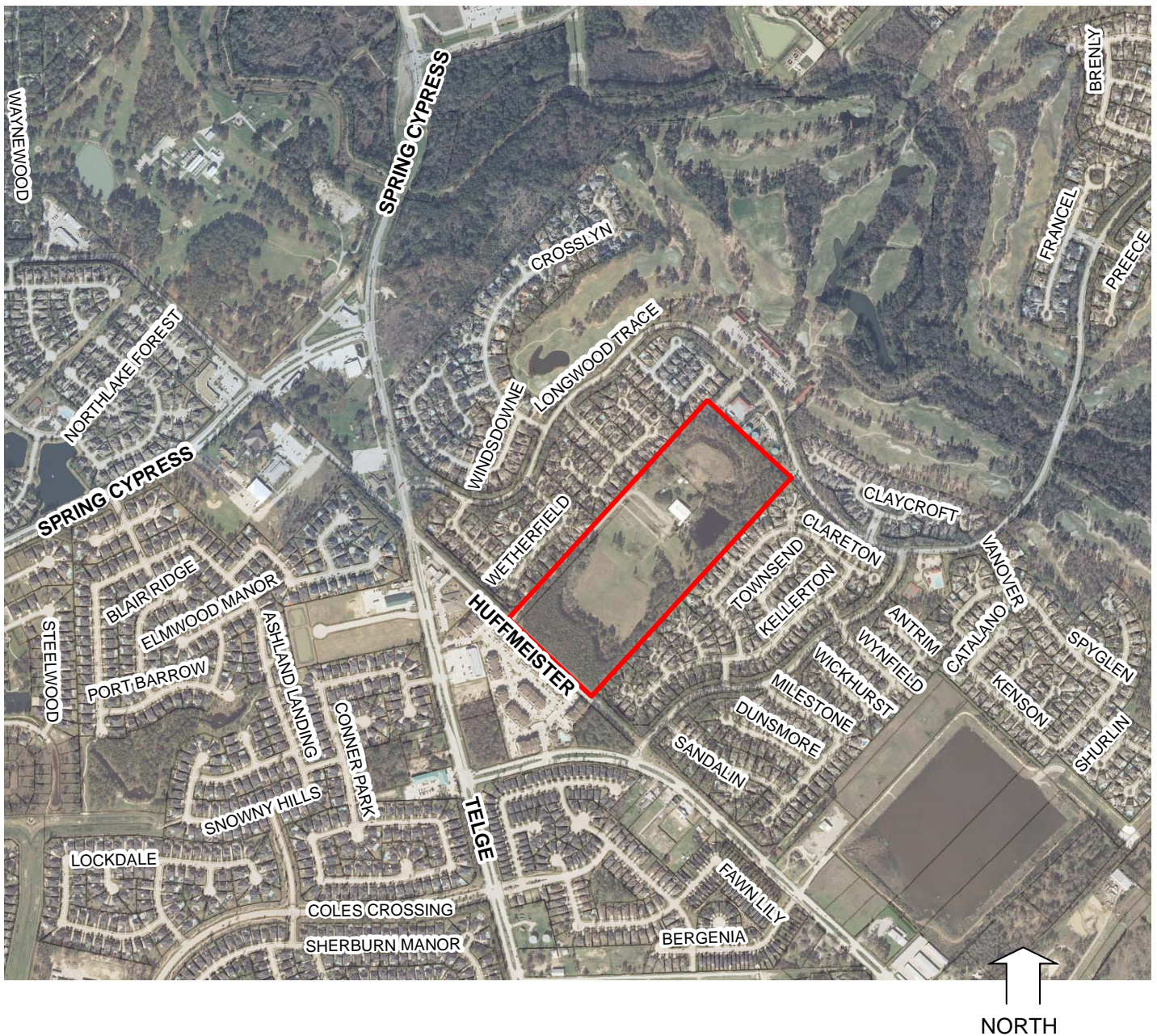
ITEM: 148

Planning and Development Department

Meeting Date: 04/02/2015

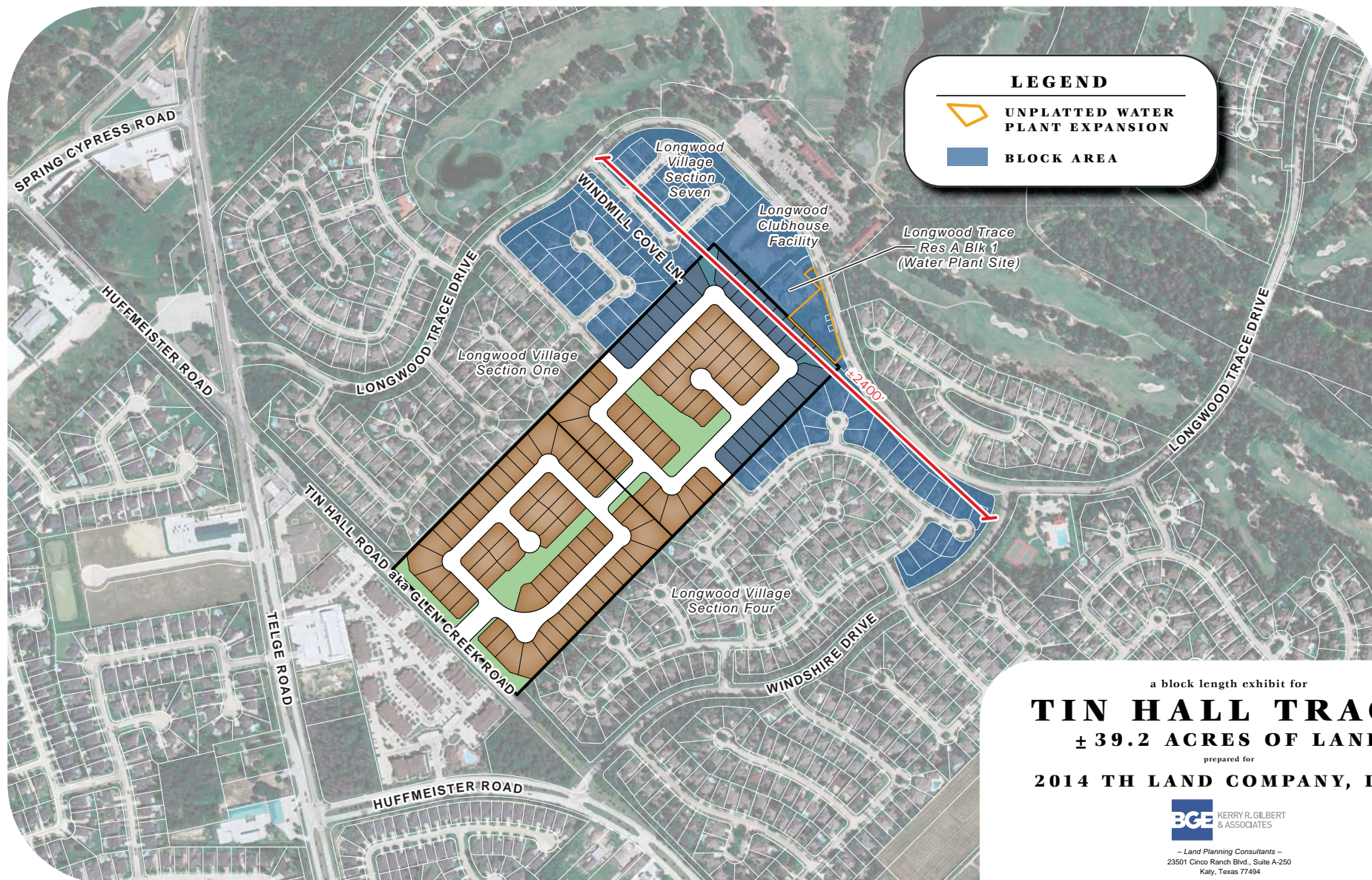
Subdivision Name: Tin Hall GP

Applicant: BGE/ Kerry R. Gilbert Associates





D- Variances

Aerial



LEGEND

 **UNPLATTED WATER PLANT EXPANSION**

 **BLOCK AREA**



a block length exhibit for

TIN HALL TRACT

± 39.2 ACRES OF LAND

prepared for

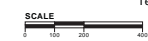
2014 TH LAND COMPANY, LTD.



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

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

Tel: 281-579-0340



MARCH 23, 2015
KGA #1353A

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Application Number: 2015-0462

Plat Name: Tin Hall GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 03/06/2015

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

Specific Variance is being sought and extent of variance:

To allow the existence of an oversize block along the south/southwest side of Longwood Trace Drive, an existing street, between the existing intersections with Windshire Drive and Windmill Cove Lane, for a linear distance of approximately 2400' with no new intersections.

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

The Tin Hall Tract is a ±39.2-acre tract located northwest of central Houston outside of Beltway 8, near the major thoroughfares Telge Road and Huffmeister Road. The tract takes primary access from Tin Hall Road, aka Glen Creek Road, which forms the southwest boundary. From Tin Hall Road, the tract is surrounded on three sides by the Longwood Village subdivision, which was developed in the mid-1990's. Two stub streets enter the subject site, one from Longwood Village Section One on the northwestern boundary, and one from Longwood Village Section Four on the southeastern boundary. The northeastern boundary is adjacent to the Longwood Clubhouse and water plant site, which take access from Longwood Trace Drive, a collector street that does not touch the subject site. The Longwood Village subdivision contains an existing excessive block length along the south / southwest side of Longwood Trace Drive, between the intersection with Windshire Drive west of the subject tract and the curve of Longwood Trace Dr into the intersection with Windmill Cove Lane to the north of the subject tract. Internal circulation will exist alongside of Longwood Trace Dr via the extension of the stub streets into the subject site; however, no connections are made directly to Longwood Trace Drive for a distance of approximately 2400'. All the property along this block is developed and has been included in recorded plats, with the exception of a tract that is owned by Harris Co. MUD #360. This unplatted tract has been developed as an expansion of the adjacent platted Longwood water plant site, under the same ownership, with water plant facilities currently existing on-site. This unplatted tract borders both Longwood Trace Drive and the subject site (see attached exhibit); however, it is unlikely that a street would ever be connected through the tract, due to the existing water plant facilities. Given the existing adjacent development and the associated recorded plats, there is no possibility for an additional street connection to Longwood Trace Drive in this area, and the subject site does not propose any stub streets north into the existing development. However, neither the applicant nor Planning Department staff have been able to find any evidence that any of the previous recorded plats requested a variance for the resulting excessive block length.

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

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

The circumstances supporting the granting of the variance are the existing developments along Longwood Trace Drive, which have been in place since the mid-90s.

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

The excessive block length has existed since the mid-90s with no detrimental impacts, and future extension of the stub streets from Longwood Section One and Longwood Section Four into the subject tract will improve internal circulation within the subject area, 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 excessive block length already exists and is not injurious to the public health, safety, or welfare.

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

The justification for the variance is the excessive block length created by the continuous existing development along Longwood Trace Drive, including the recorded plats of Longwood Village Sections 1, 4, and 7, the Longwood Clubhouse, and the Longwood Water Plant site, as well as the existing expansion of the water plant site on property owned by Harris Co. MUD #360.

Houston Planning Commission

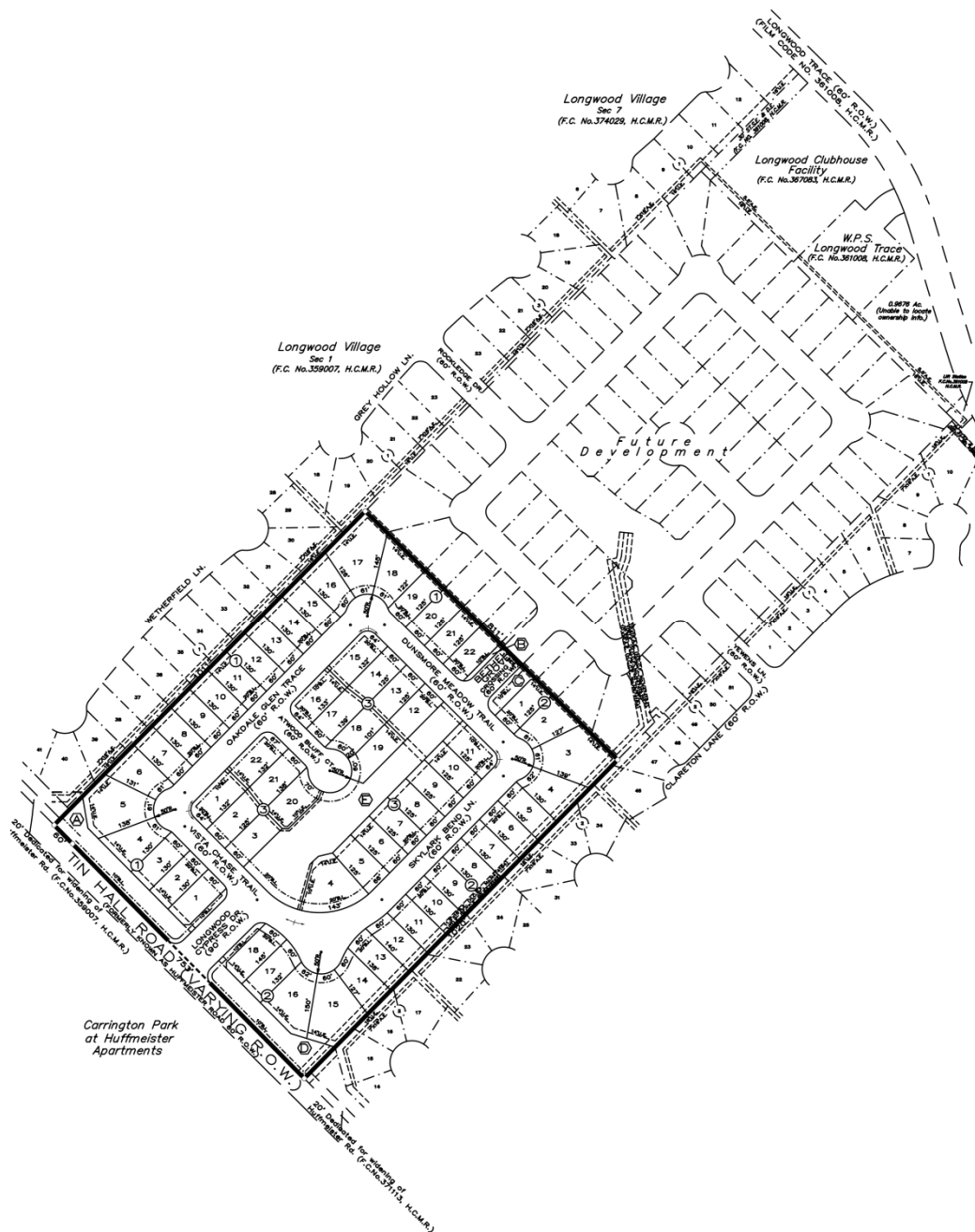
ITEM: 149

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Tin Hall Sec 1

Applicant: BGE/ Kerry R. Gilbert Associates



D- Variances

Subdivision

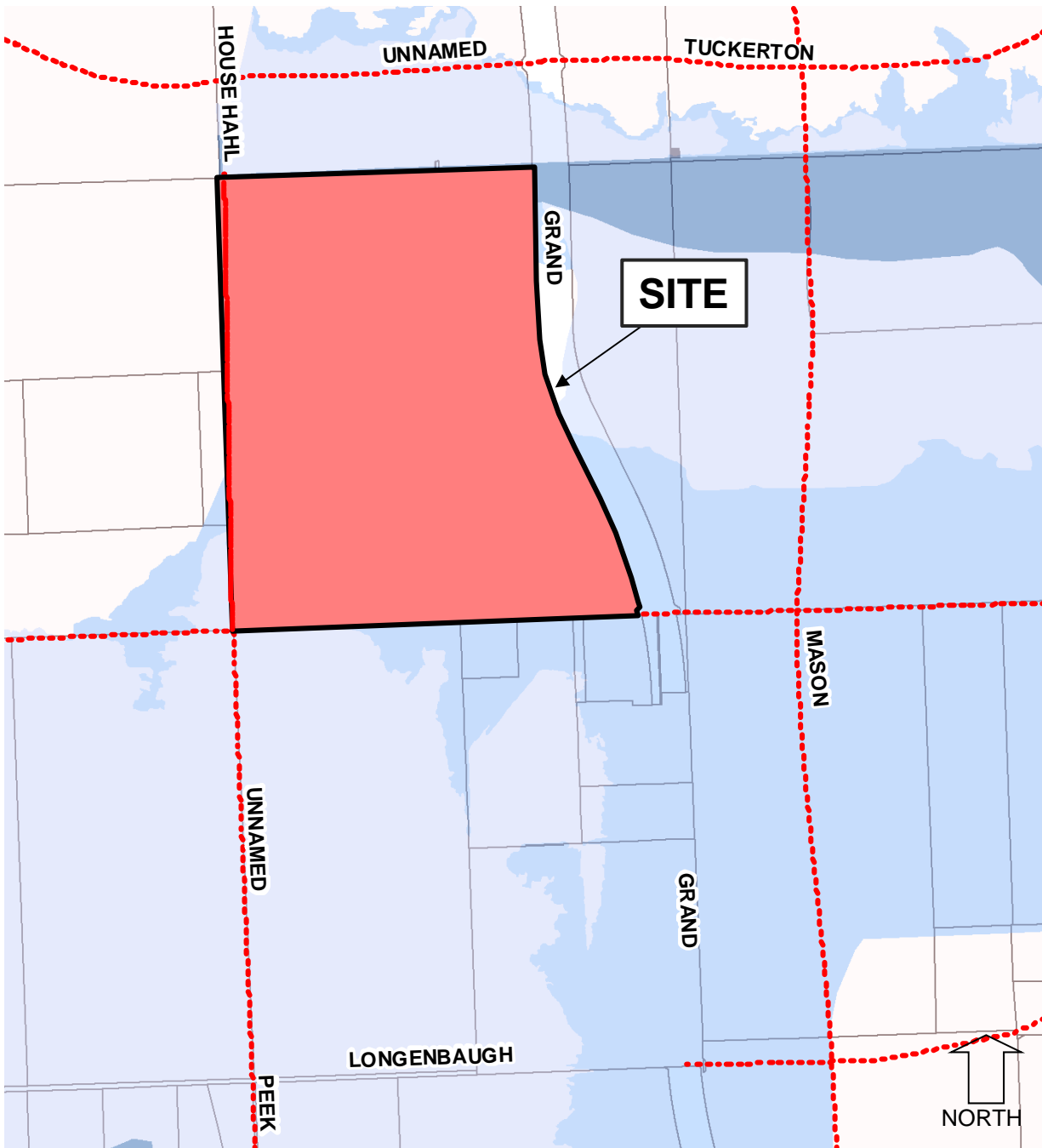
Houston Planning Commission **ITEM: 150**

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: West at Grand Parkway GP (DEF 2)

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Site Location

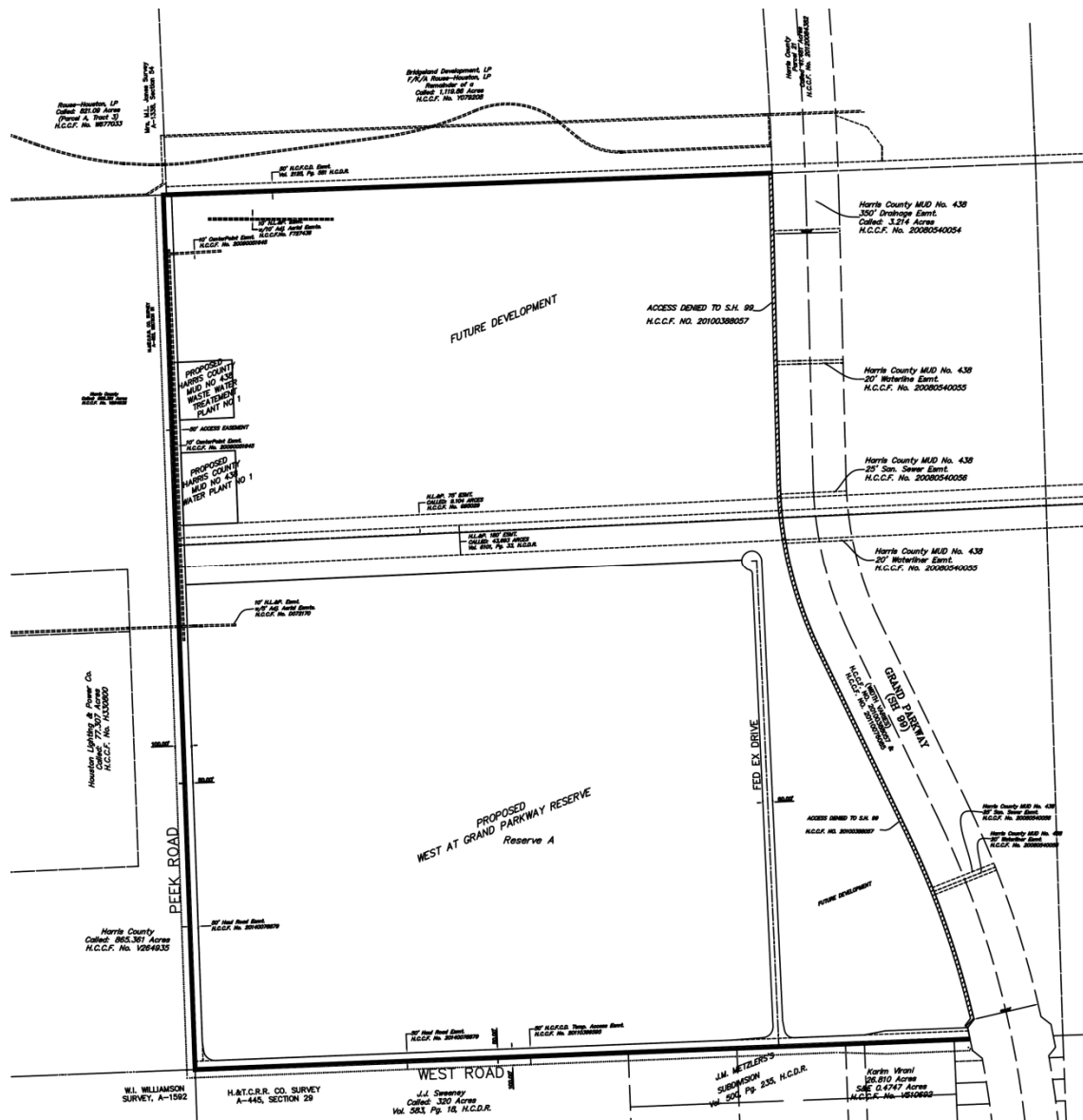
ITEM:150

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: West at Grand Parkway GP (DEF 2)

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Subdivision

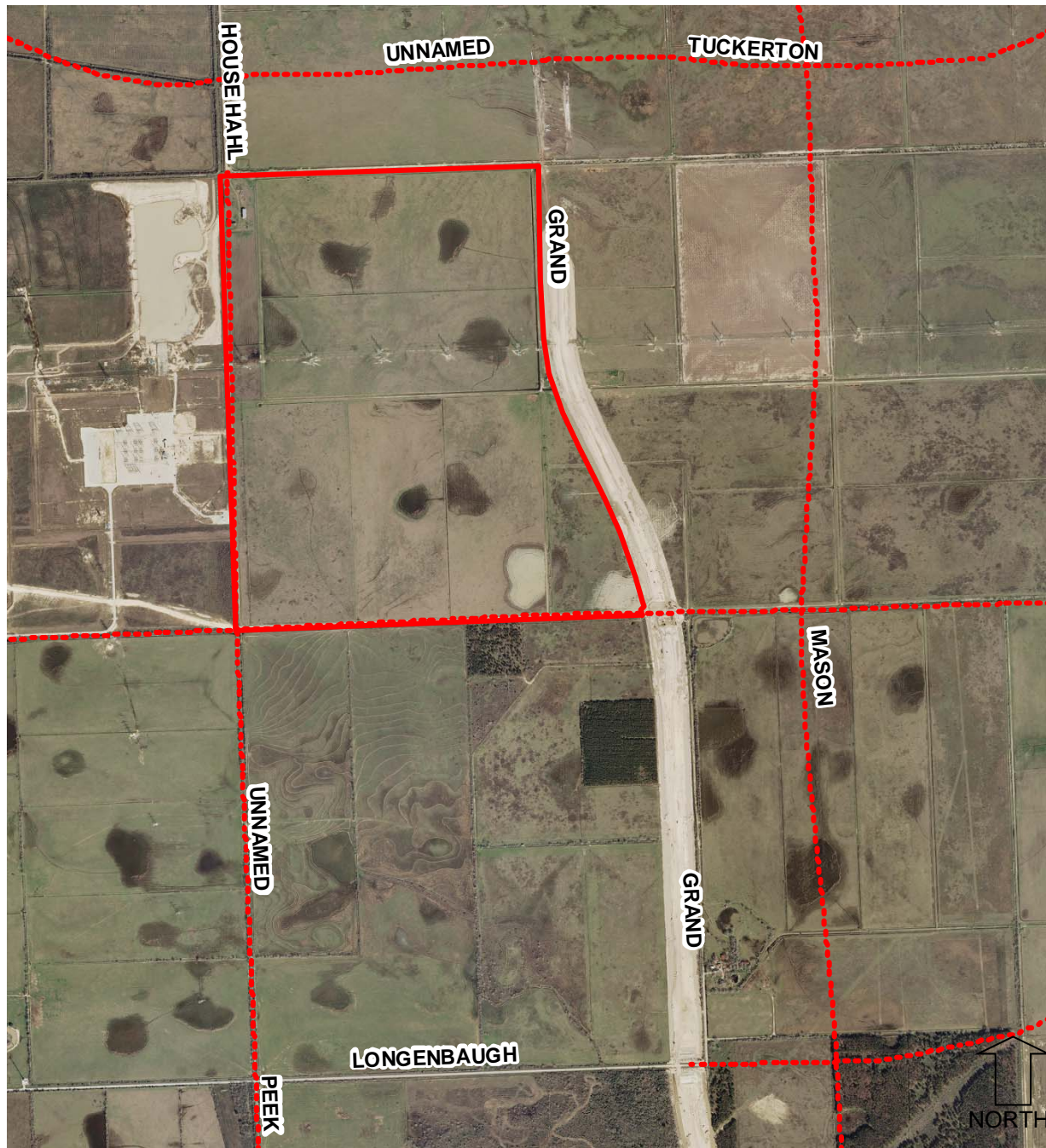
Houston Planning Commission ITEM: 150

Planning and Development Department

Meeting Date: 04/02/2015

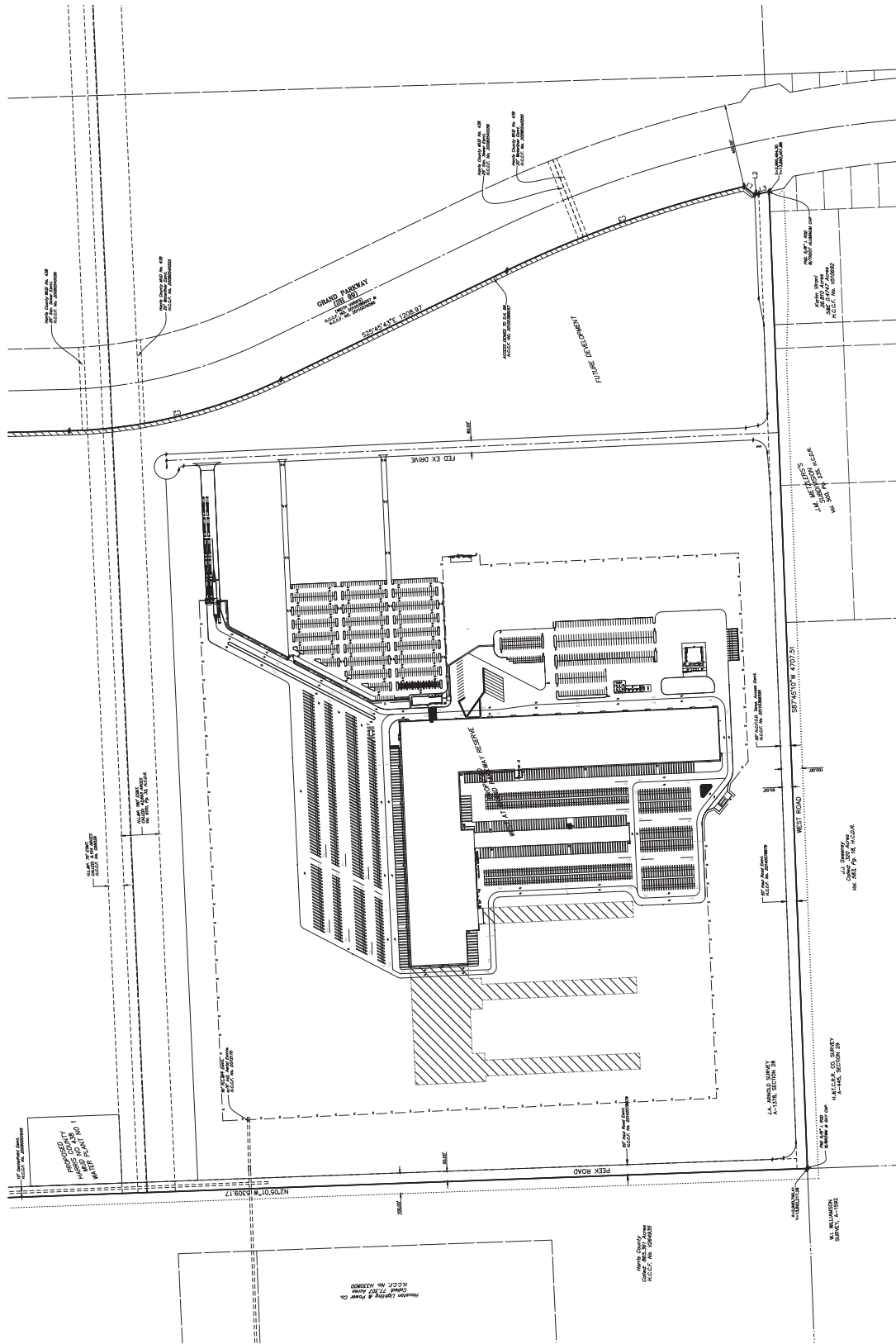
Subdivision Name: West at Grand Parkway GP (DEF 2)

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Aerial





Application Number: 2015-0396

Plat Name: West at Grand Parkway GP

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 02/23/2015

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

Specific Variance is being sought and extent of variance:

To allow a block length of \pm 4,645 feet along West Road between the Grand Parkway and Peek Road. To allow a block length of \pm 5,309 feet along Peek Road north of West Road.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

Statement of Facts

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

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

The subject 488.10 acre tract is bound on the east side by Grand Parkway (S.H. 99), a grade separated highway, on the south side by proposed West Road, a designated major thoroughfare, and on the west side by proposed Peek Road, a designated major thoroughfare. The distance from proposed Peek Road to Grand Parkway along West road is +/- 4,707 feet. The tract is encumbered by two H.L. & P. easements totaling 255 feet in width with large scale transmission towers. A +/- 236 acre single user distribution facility, located north of West Road, east and south of proposed Fed Ex Drive and west of Peek Road whose operation requires an extremely secure site. Proposed Fed Ex Drive, a 60-foot public right-of-way, will provide an alternate connection to Peek Road assisting to relieve future congestion at the intersection of Peek Road and West Road. The block length along West Road from proposed Fed Ex Drive to Peek Road is approximately 3,565 feet.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the physical constraints surrounding the subject property and the need for a secure site for the +/- 236 acre single user distribution facility.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Sufficient circulation is provided by Fed Ex Drive, Peek Road and West Road which connects to Grand Parkway.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Adequate circulation will be provided by the Fed Ex Drive, Peek Road and West Road which connects to Grand Parkway.

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

Economic hardship is not the sole justification of the variance. The justifications for the variance are: the physical characteristics surrounding the property combined with the need for a secure site for the proposed +/- 236 acre single user distribution facility.

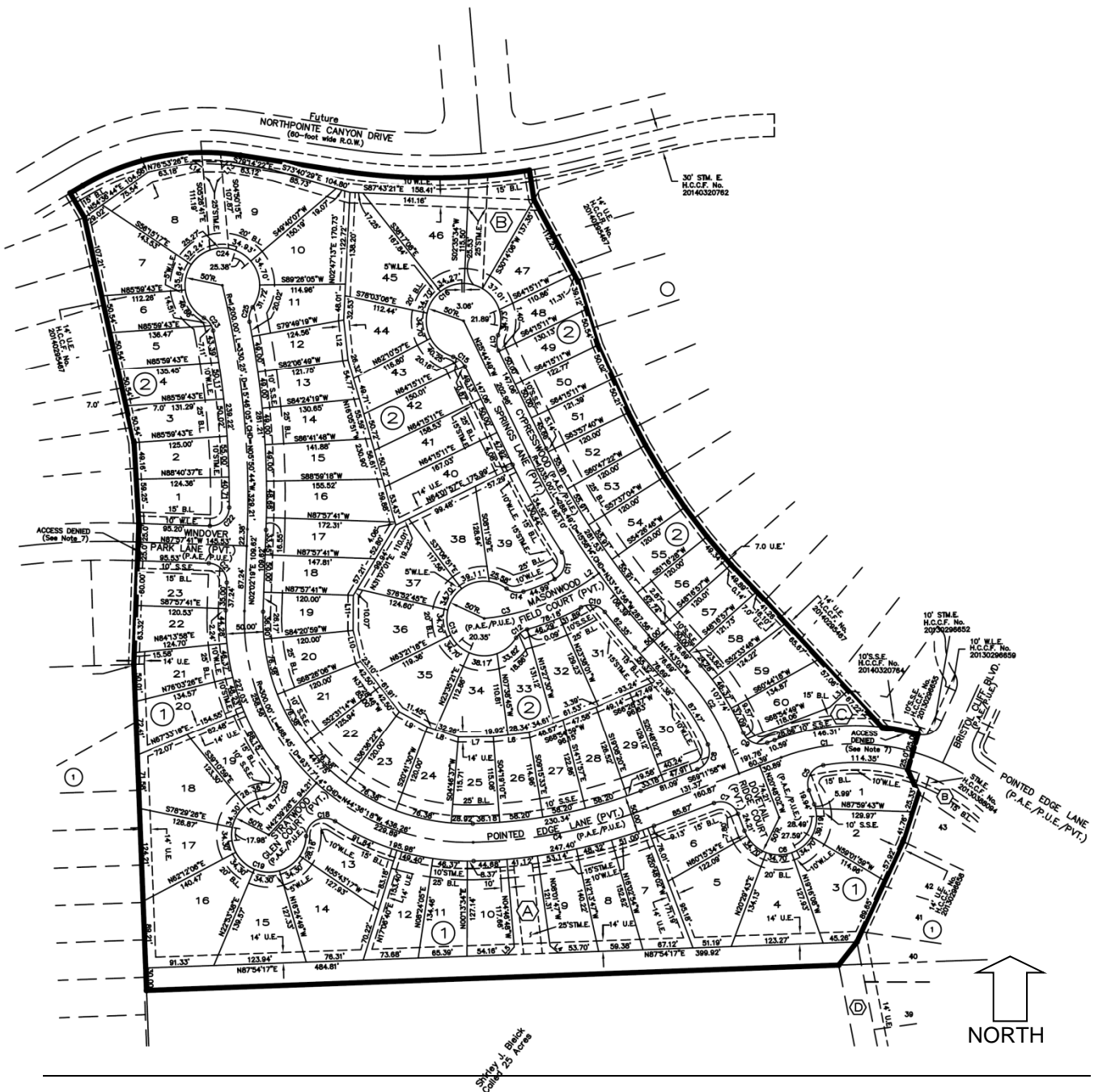
Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Enclave at Northpointe Sec 4 (DEF1)

Applicant: Benchmark Engineering Corp



E-Special Exceptions

Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Enclave at Northpointe Sec 5 (DEF1)

Applicant: Benchmark Engineering Corp



E-Special Exceptions

Site Location

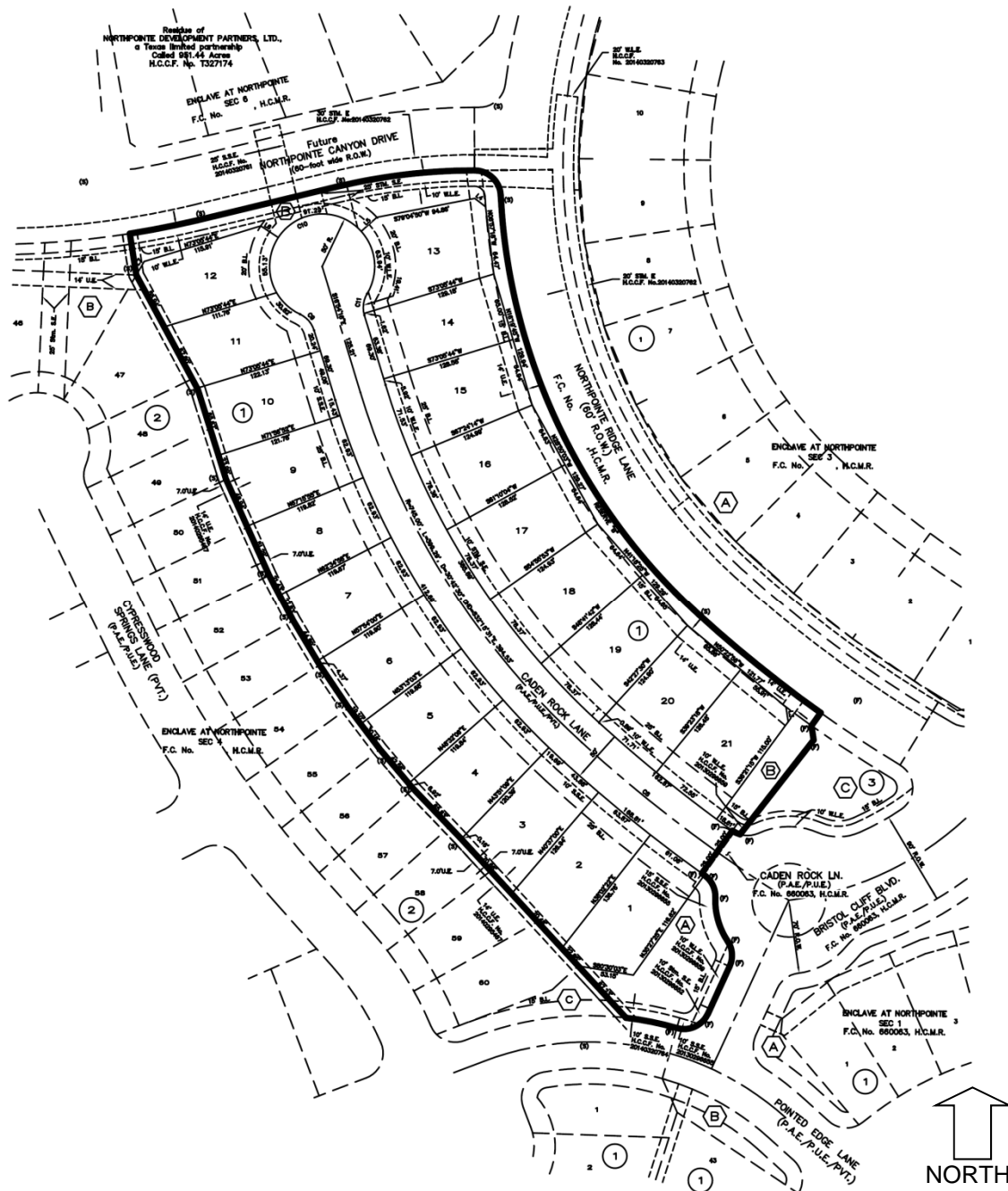
Houston Planning Commission ITEM: 152

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Enclave at Northpointe Sec 5 (DEF1)

Applicant: Benchmark Engineering Corp



E-Special Exceptions

Subdivision

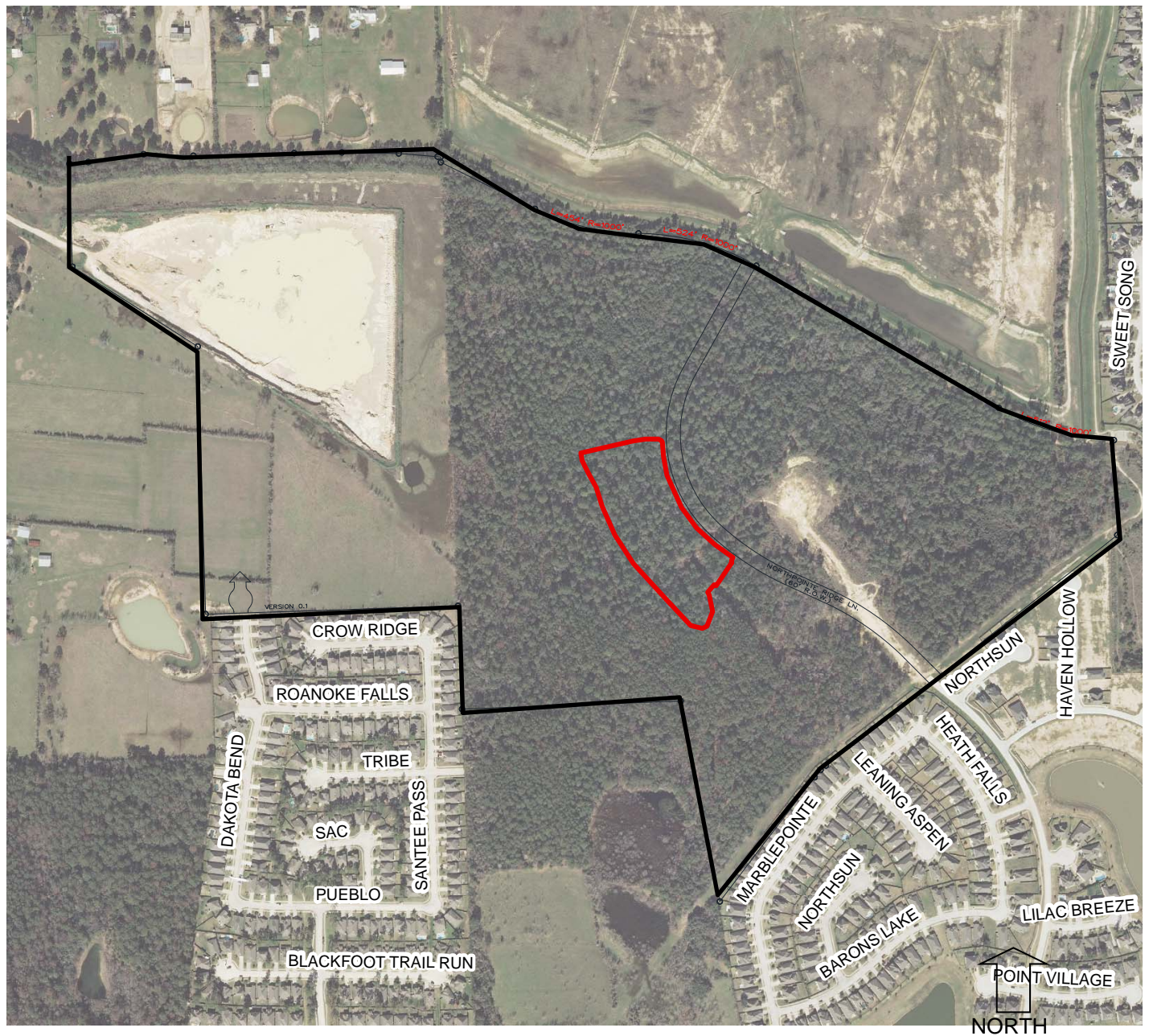
Houston Planning Commission ITEM: 152

Planning and Development Department

Meeting Date: 04/02/2015

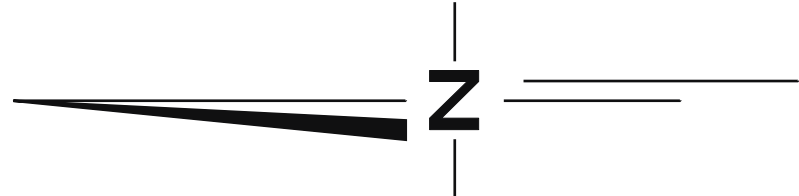
Subdivision Name: Enclave at Northpointe Sec 5 (DEF1)

Applicant: Benchmark Engineering Corp



E-Special Exceptions

Aerial



a Special Exception exhibit for

ENCLAVE AT NORTHPOINTE

± 166.1 ACRES OF LAND



prepared for

NORTHPOINTE DEVELOPMENT PARTNERS Ltd.

BGE | KERRY R. GILBERT & ASSOCIATES
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-9212

MARCH 6, 2015
KGA #3101E

SCALE
0 100 200 400

LOT SUMMARY			
	50'x120'	246 LOTS	
	65'x120'	192 LOTS	
TOTAL		438 LOTS	

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING, AND DRAINAGE, FLOOD PLAINS AND FLOODPLAIN MANAGEMENT. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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**ENCLAVE AT
NORTHPOINTE
± 166.1 ACRES OF LAND**



Tel: 281-579-0340

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MARCH 24, 2015
KGA #3101E



Application Number: 2015-0529

Plat Name: Enclave at Northpointe Sec 5

Applicant: Benchmark Engineering Corp.

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

To allow an excessive block length of approx. 2,800' along the southern property line from Northridge Pointe Ln. (from the Lakes of Northpointe subdivision) to Dakota Bend Drive (from the Villages of Indian Trails subdivision).

Chapter 42 Section: . 42-128

Chapter 42 Reference:

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

Statement of Facts

(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;

Enclave at Northpointe is a + 166 acre proposed single-family residential gated community in northwest Harris County. The primary access for the project is on Northpointe Ridge Lane, a 60' right-of-way that extends north from the Lakes at Northpointe neighborhood and has since been extended through this development and connected to the Wildwood at Northpointe subdivision to the north. The subject site is surrounded by Lakes at Northpointe and Villages of Indian Trails neighborhoods to the south, Faulkey Gully/Harris County Flood Control Drainage Easement and Wildwood at Northpointe neighborhood to the north, Harris County Flood Control Drainage Easement and the Village Creek neighborhood to the east, and an active sandpit to the west which is being incorporated into the development as a lake / detention pond. The design of the Enclave at Northpointe incorporates 2 public collector roads which bisect the development in both a north-south and east-west directions. Northpointe Ridge Lane is centrally located in a generally north-south orientation through the development from the Lakes of Northpointe development north across Faulkey Gully into the Wildwood at Northpointe neighborhood north of Faulkey Gully. Northpointe Canyon Dr. is centrally located in a general east-west orientation through the development from Northpointe Ridge Ln. to the western property line. It is contemplated that Northpointe Canyon Ln. will be extended west in the future to Grant Rd. Both Northpointe Ridge Lane and Northpointe Canyon Lane are 60' wide non-loaded streets which provide the access to several residential cells in which the local residential streets will utilize a PAE/PUE street system for internal circulation. There are several gated entry points along each collector street and each entry is a 90' wide ROW. The overall project is currently comprised of 438 single family lots distributed throughout the various single family cells or "pods". Each pod contains less than 150 lots except the southwestern pod, which contains 234 lots. This residential pod includes a second point of access to Dakota Bend Drive from the Villages of Indian Trails. The surrounding developments, HCFC Drainage Easements, floodway and floodplain associated with Faulkey Gully, and the former sandpit operation severely limit options for future connections. These constraints provide an opportunity for a gated community without further compromising the public street circulation system. No

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain, and the former sandpit operation are pre-existing conditions and were not created by the applicant.

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

The overall circulation in the area is maintained with Northpointe Ridge Lane and Northpointe Canyon Lane providing public collector street circulation through the development. Also, future development to the west, using the future westerly extension of Northpointe Canyon Lane to Grant Rd., can access existing major thoroughfares and existing stub streets allowing for multiple opportunities for public street connections.

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

The overall access and circulation for this subject tract and adjacent future developments is provided for with Northpointe Ridge Lane, Northpointe Canyon Lane and the existing stub street connections to Lakes at Northpointe and the Village of Indian Trails developments.

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain are the supporting circumstances for this request.



SPECIAL EXCEPTION Request Information Form

Application Number: 2015-0529

Plat Name: Enclave at Northpointe Sec 5

Applicant: Benchmark Engineering Corp.

Date Submitted: 03/09/2015

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

Specific requirement for which the special exception is being sought:

To temporarily allow 164 single family residential lots to have 1 point of access to a collector road (Northpointe Ridge Ln) through Bristol Cliff Blvd. (90' PAE/PUE).

Chapter 42 Section: **Sec. 42-189. Points of access.**

Chapter 42 Reference:

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

Statement of Facts

(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;

Enclave at Northpointe is a 166 Acre single family residential development north of Spring-Cypress Rd, east of Grant Rd, south of Northpointe Blvd. and west of Eldridge Parkway. The development is comprised of several single family "pods", each gated and containing private streets, with a public street collector system traversing the property in both a north-south direction (Northpointe Ridge Ln.) and an east-west direction (Northpointe Canyon Dr.) providing regional public street circulation between adjacent developments. The development is bounded by existing developments Northpointe Forest and Villages of Indian Trails to the south and Village Creek to the east, ongoing development Village of Northpointe West to the north and Faulkey Gully to the north between Enclave at Northpointe and Village of Northpointe West. Northpointe Ridge Lane has been platted through the development providing 2 points of access for the whole development. Sections 1-3 have been recorded; section one west of Northpointe Ridge Ln and sections two and three east of Northpointe Ridge Ln. Each "pod" has one point of access to Northpointe Ridge Ln. The pod west of Northpointe Ridge Ln containing section one also contains proposed sections four and five. Section one has 60 lots, section four has 83 lots and section five has 21 lots for a total of 164 lots. These 164 lots take access to Northpointe Ridge Ln through Bristol Cliff Blvd.; a 90' PAE/PUE, temporarily until SF-A to the west is platted. When SF-A is platted a second point of access will be made to the Village of Indian Trails development to the south.

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

When future SF-A is platted the pod containing itself and sections 1, 4 & 5 will have two points of access to public streets and thus achieve a result contemplated by Chapter 42. This condition is temporary until SF-A is platted in the future.

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

The requested modification is 9% and is therefore not disproportionate to the standard requirement.

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

By ultimately providing two points of access for the single family pod containing Sections 1, 4, 5 and future SF-A the intent and general purposes of Chapter 42 will be preserved and maintained.

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

The minor deviation to the standard and temporary nature of the special exception will not be injurious to the public health, safety or welfare.

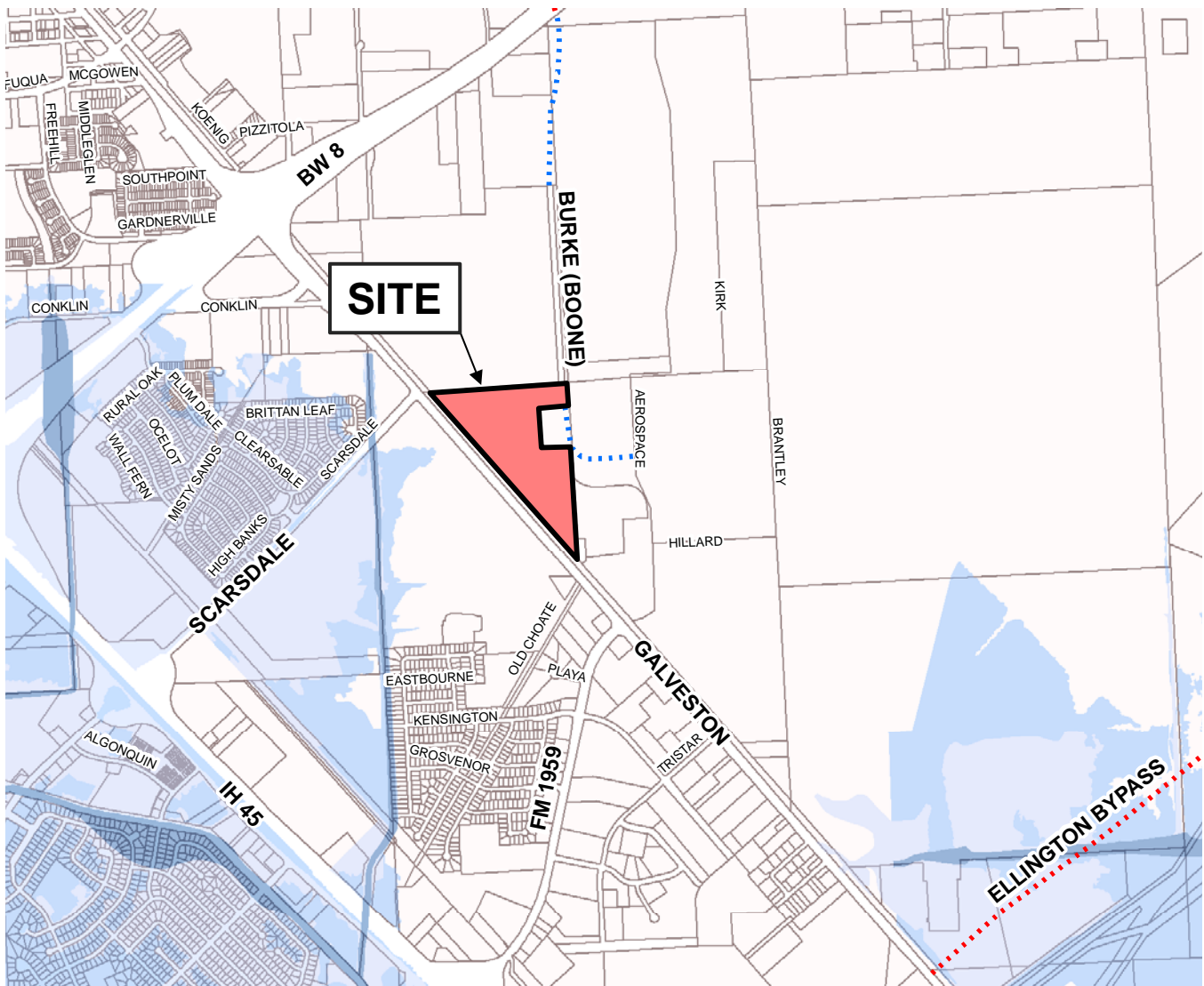
Houston Planning Commission ITEM: 153

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Galveston 84 Lumber

Applicant: Paksima Group, Inc.

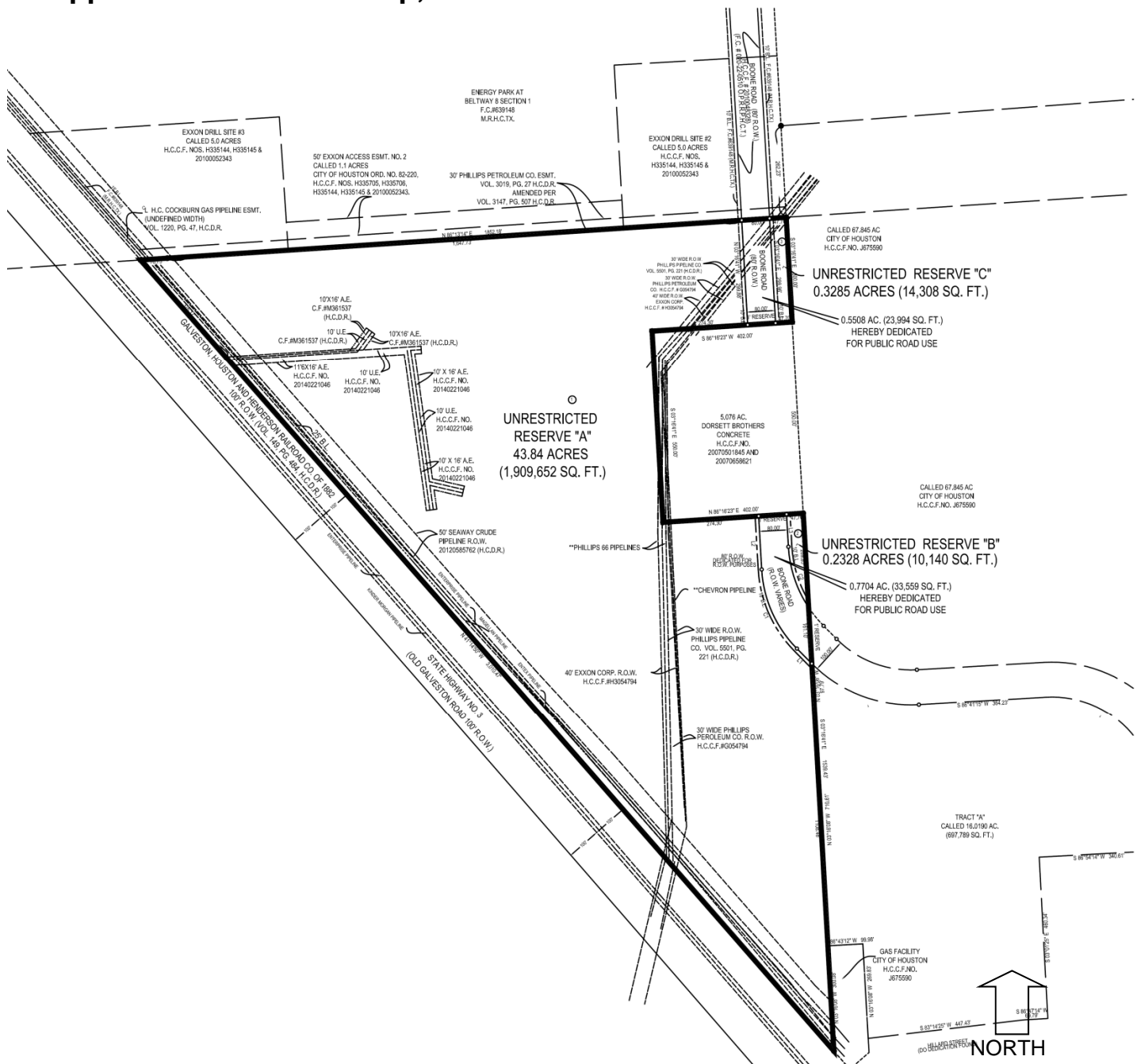


F - Reconsiderations of Requirement

Site Location

Meeting Date: 04/02/2015

Applicant: Paksima Group, Inc.



Subdivision

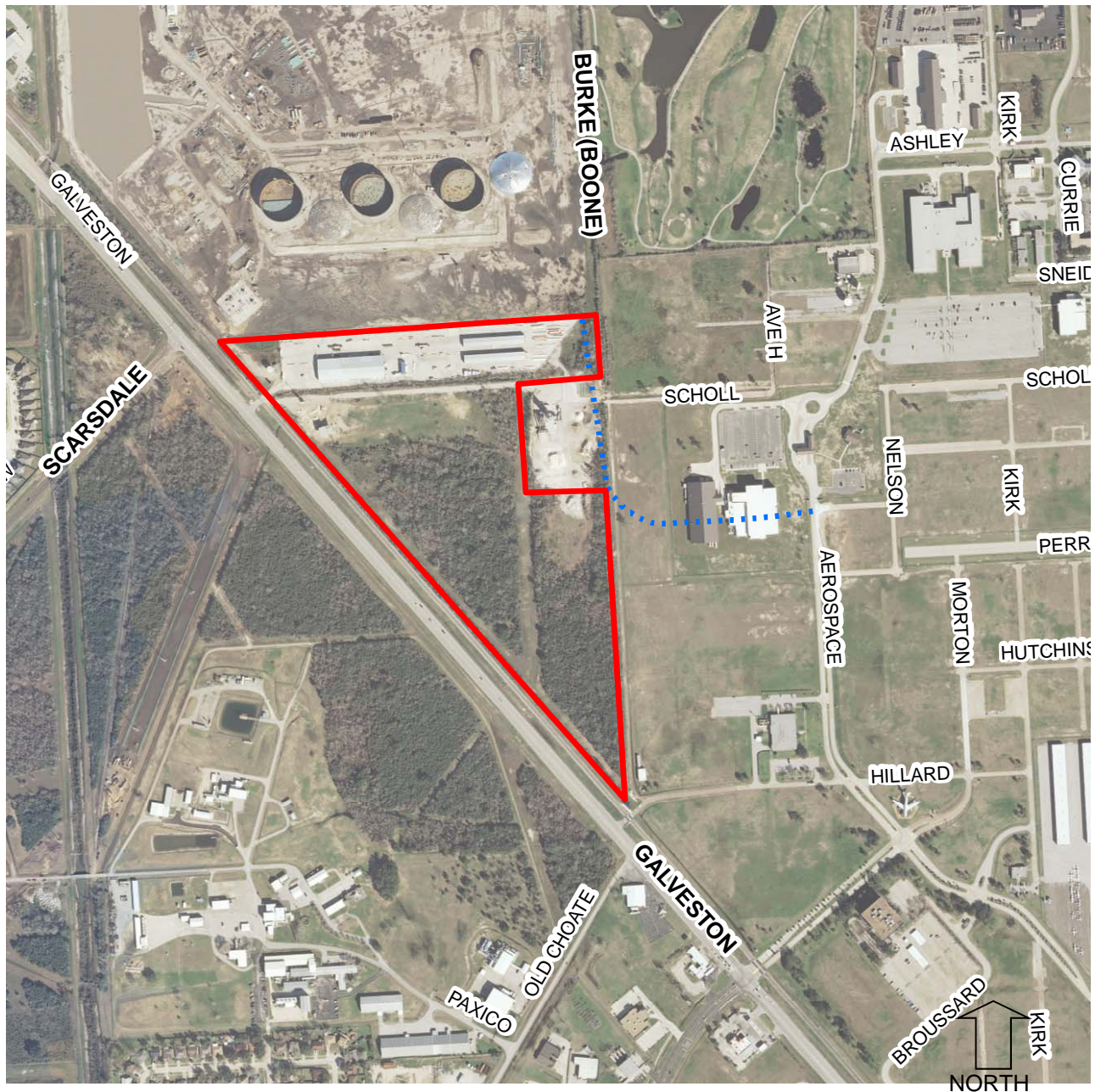
Houston Planning Commission ITEM: 153

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Galveston 84 Lumber

Applicant: Paksima Group, Inc.



F - Reconsiderations of Requirement

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-0597
Plat Name: Galveston 84 Lumber
Applicant: Paksima Group, Inc.
Date Submitted: 03/23/2015

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

Specific requirement or condition being sought:

Taking access to a public ROW through railroad easements.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use—Reserves 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

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:

Plat was approved but we need a variance for access to public ROW.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-0597

Plat Name: Galveston 84 Lumber

Applicant: Paksima Group, Inc.

Date Submitted: 03/23/2015

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

Specific Variance is being sought and extent of variance:

Reserve Access - The site does not have direct access to a public ROW except through railroad easements. The extent of this variance to allow vehicular ingress and egress through such easements.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use—Reserves 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

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the use of the land since the only access is through an ingress/egress agreement with railroad companies. The railroad runs along the east side of Old Galveston Road (Galveston Road) originating in Galveston and going north. The easement is the sole access for many parcels of land along the railroad including parcels in Ellington Field to the east of this site.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since the railroad and the ingress/egress easements have been in place well before 1953.

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

The intent and general purposes of this chapter will be preserved and maintained by allowing the development on the site to utilize the easement agreements for public ROW access that have been granted to the lands east of the railroads.

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

The granting of the variance will not be injurious to the public health, safety or welfare since the property has always been accessed through the ingress/egress easement with the railroad companies. This variance just allow the configuration of existing conditions to continue.

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

Economic hardship is not the sole justification of the variance since the land and the access has been in place since the 1950's and most of the properties, including parcels in Ellington Field, utilize the ingress/egress easement as a means to access the public ROW.

Houston Planning Commission

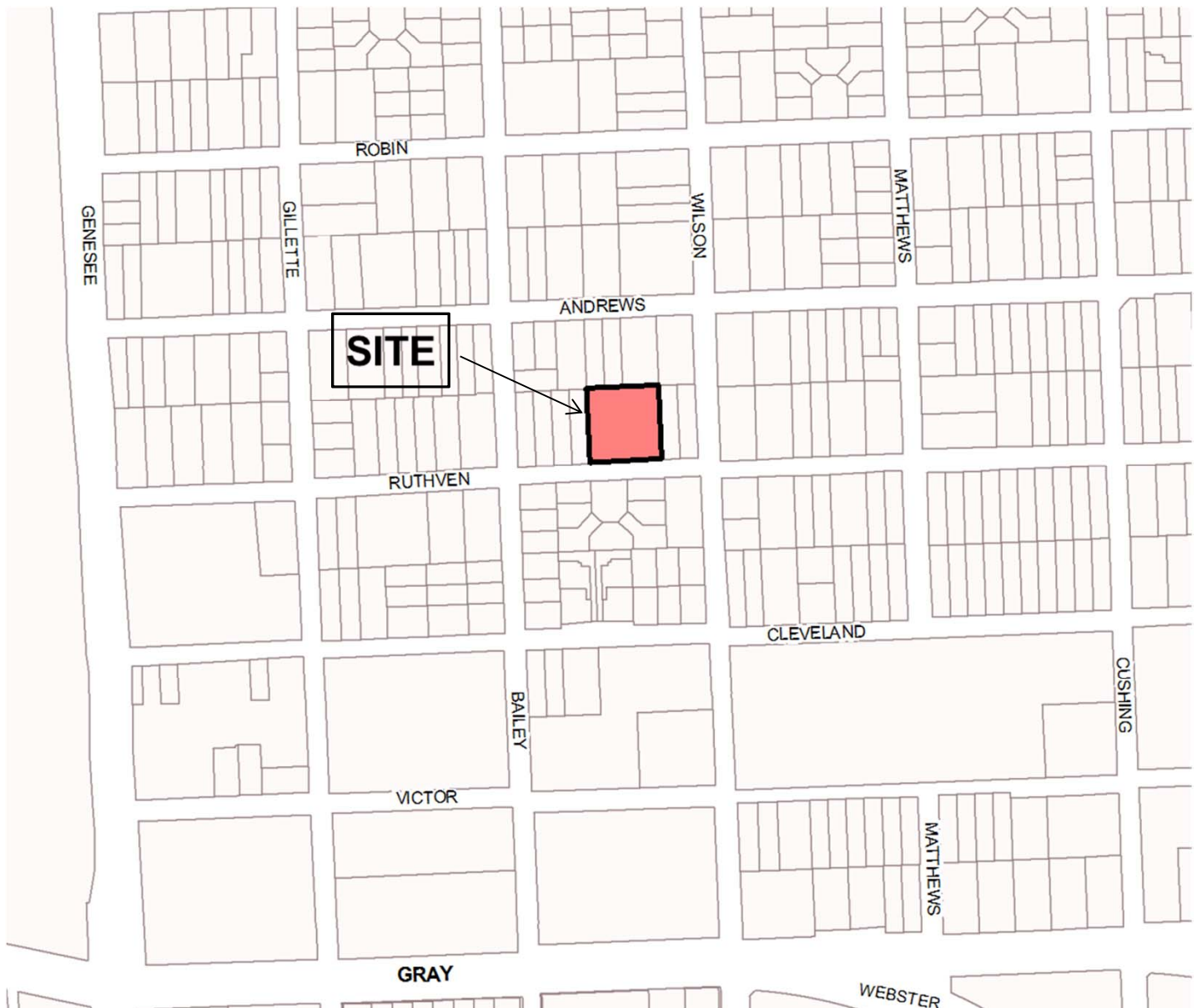
ITEM: 154

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Ruthven Lofts

Applicant: Field Data Service, Inc.



F- Reconsideration of Requirements

Site Location

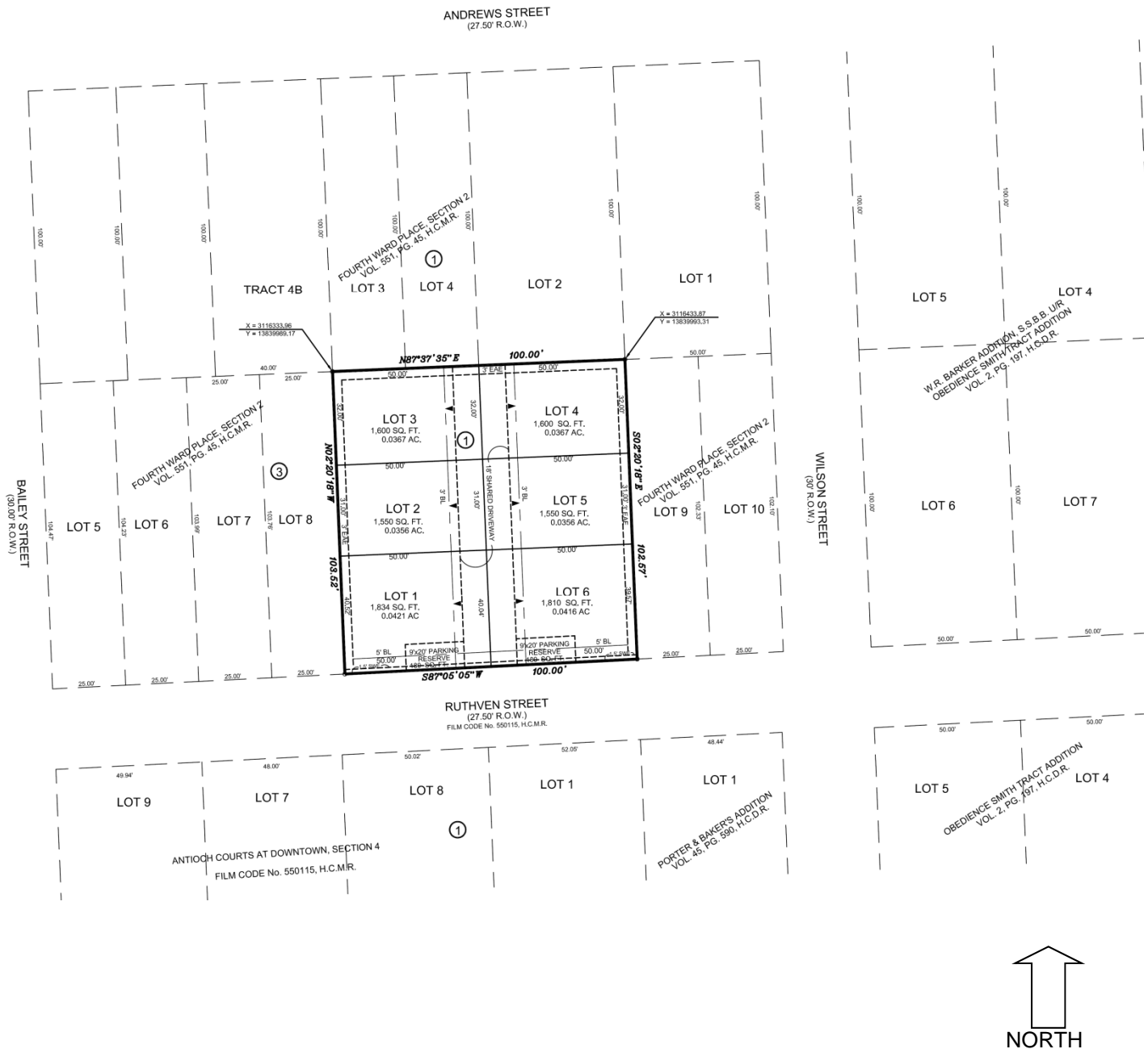
Houston Planning Commission ITEM: 154

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Ruthven Lofts

Applicant: Field Data Service, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

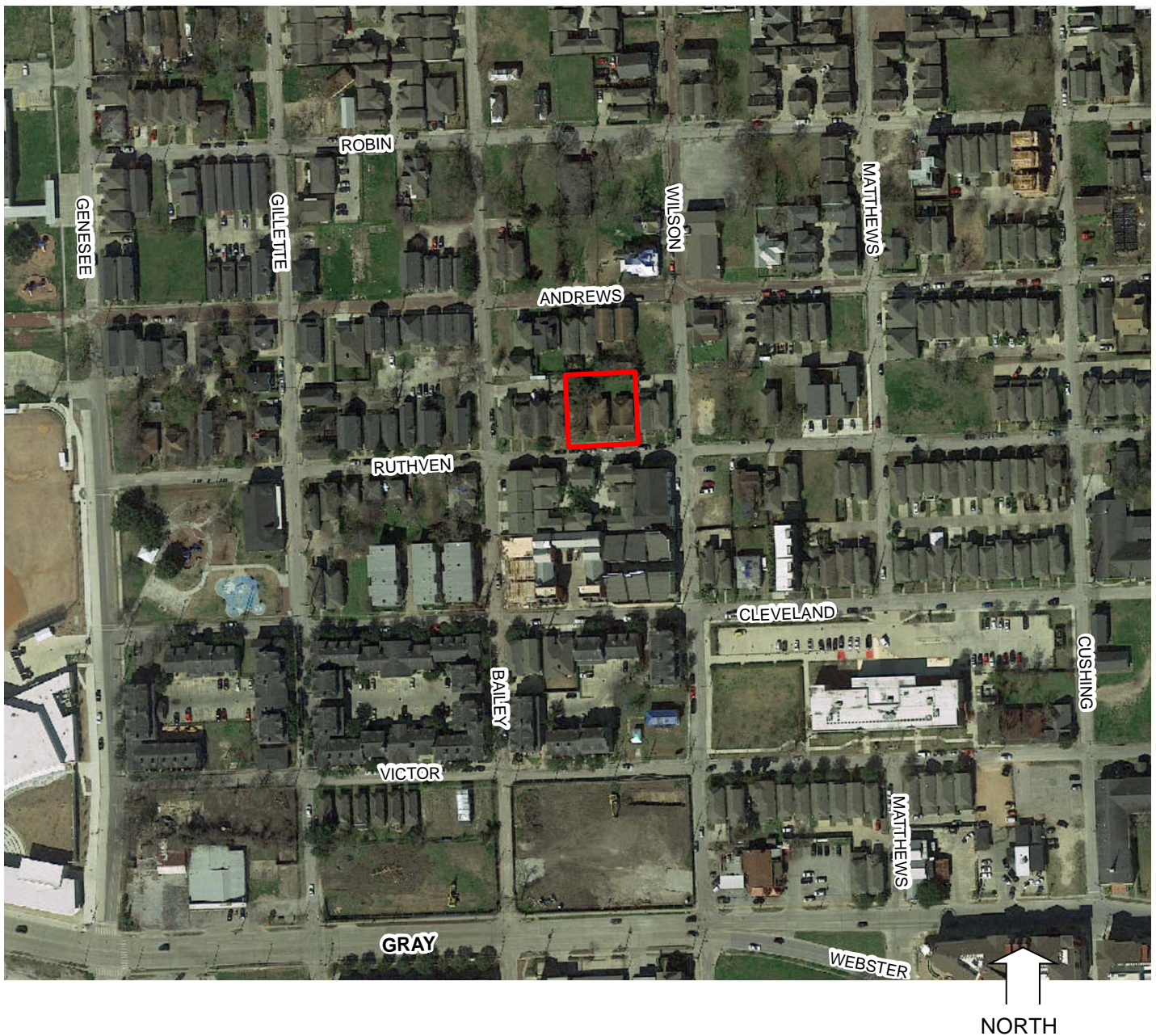
ITEM: 154

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Ruthven Lofts

Applicant: Field Data Service, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-0414
Plat Name: Ruthven Lofts
Applicant: Field Data Service, Inc
Date Submitted: 02/23/2015

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

Specific requirement or condition being sought:

REQUESTING TO TAKE ACCESS TO A STREET LESS THAN 18' WIDE AND THAT WE BE ALLOWED NOT TO WIDEN RUTHVEN STREET.

Chapter 42 Section: 124

Chapter 42 Reference:

WHERE A TRANSITION FROM ONE RIGHT-OF-WAY WIDTH FOR ANY TYPE OF STREET TO A DIFFERENT RIGHT-OF-WAY WIDTH IS PROPOSED, THE TRANSITION SHALL CONFORM TO THE GEOMETRIC DESIGN GUIDELINES OF THE DESIGN MANUAL OR TO OTHER GEOMETRIC DESIGN GUIDELINES THAT ARE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING IF IN HIS PROFESSIONAL OPINION THE PROPOSED TRANSITION IS WARRANTED BY THE CIRCUMSTANCES AND ACHIEVES THE INTENT AND PURPOSE OF THIS SECTION.

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:

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 THIS LAND. WITH THE EXISTING CONDITIONS OF THE NEW WATER TAPS AND WATER LINES. ALSO, THE UNDERGROUND STORM DRAINS, WITH THE WIDENING OF THE STREET EVERYTHING WOULD BE MOVED AND DISTURBED. BY NOT GRANTING THIS VARIANCE, WE WOULD BE GOING AGAINST THE HARMONY OF THE NEIGHBORHOOD.



Application Number: 2015-0414

Plat Name: Ruthven Lofts

Applicant: Field Data Service, Inc

Date Submitted: 02/23/2015

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

Specific Variance is being sought and extent of variance:

REQUESTING TO TAKE ACCESS TO A STREET LESS THAN 18' WIDE AND THAT WE BE ALLOWED NOT TO WIDEN RUTHVEN STREET.

Chapter 42 Section: 145

Chapter 42 Reference:

Sec. 42-145. General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract;

Statement of Facts

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

THERE ARE SIMILAR DEVELOPMENTS ON THE 1400 AND 1500 BLOCK OF CLEVELAND STREET LOCATED ONE BLOCK SOUTH WHERE THE STREET CONDITIONS ARE IDENTICAL TO THE SUBJECT PROPERTY. THERE ARE ALSO SEVERAL DEVELOPMENTS ON THE 800 AND 900 BLOCK OF RUTHVEN, ANDREWS AND ROBIN STREET WHERE THE STREET CONDITIONS ARE IDENTICAL AND THERE ARE NO NEGATIVE CONDITIONS CREATED BY MAINTAINING THE EXISTING STREET WIDTH. THE DENIAL OF THIS VARIANCE WOULD BE DEPRIVING US OF THE REASONABLE USE OF THE LAND WHICH HAS BEEN ESTABLISHED THROUGH PRECEDENTS SET FORTH IN THE ABOVE IDENTIFIED LOCATIONS.

(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;

COMFORMANCE TO THIS SECTION OF THE CHAPTER WOULD PLACE THE PROPOSED DEVELOPMENT AT ODDS WITH THE SURROUNDING HISTORIC NEIGHBORHOOD. THE CITY OF HOUSTON ITSELF IS CURRENTLY FIGHTING A COURT BATTLE WHICH CENTERS ON ALTERING THE MAKEUP OF SOME STREETS IN THIS HISTORIC NEIGHBORHOOD. IF THIS VARIANCE IS NOT GRANTED, WE TOO WILL BE FACING A LEGAL BATTLE WHICH WILL AGAIN PLACE THE CITY OF HOUSTON AND ITS' REQUIREMENTS AT ODDS WITH THIS HISTORIC NEIGHBORHOOD.

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

1. NO OTHER STREETS WERE WIDENED TO ACCOMMODATE OTHER SIMILAR DEVELOPMENTS. WE DO NOT WANT TO DISTURB OR BECOME OUT OF CHARACTER FROM THE REST OF THIS HISTORIC NEIGHBORHOOD. 2. WIDENING THE STREET WILL DISTURB ALL THE NEW WATER TAPS THAT HAVE JUST RECENTLY BEEN INSTALLED FOR THE BENEFIT OF ALL RESIDENCES BY THE CITY OF HOUSTON. 3. ALL OF THESE STREETS ARE CURB & GUTTER ONE WAY STREETS. 4. AFTER THOROUGH CONSULTATION WITH THE OFFICE OF THE CITY ENGINEER, WE WERE INFORMED THAT THEY CURRENTLY HAVE NO INTENTION TO NOR ARE DESIROUS OF WIDENING THIS OR ANY OTHER STREET IN THIS HISTORIC NEIGHBORHOOD.

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

WHERE A TRANSITION FROM ONE RIGHT-OF-WAY WIDTH FOR ANY TYPE OF STREET TO A DIFFERENT RIGHT-OF-WAY WIDTH IS PROPOSED

(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 ANY CONDITIONS OF THE SURROUNDING AREAS, NOR IS IT INJURIOUS TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. THE GRANTING OF THIS VARIANCE WILL, IN FACT, MAINTAIN THE HISTORIC NATURE OF THIS COMMUNITY BY KEEPING THE STREETS AND PROPERTY SETBACKS IN ITS' ORIGINAL CONFIGURATION.

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

WE ARE HEREBY REQUESTING A VARIANCE BE GRANTED DUE TO THE EXISTING PHYSICAL CONDITION (LOCATION) OF THE PROPERTY AND ALLOW THE OWNER REASONABLE USE OF THIS LAND. THE FOLLOWING CONSTITUTES SOME NEGATIVE IMPACTS RESULTING FROM A WIDER STREET: 1. ALL NEW WATER TAPS AND WATER LINES RECENTLY INSTALLED BY THE CITY OF HOUSTON WOULD HAVE TO BE MOVED. THIS WOULD AFFECT A MINIMUM OF 15 INDIVIDUAL HOMES. 2. THERE ARE SOME ELEVEN HOMES WITH DECORATIVE WROUGHT IRON FENCES, LANDSCAPING AND PRIVATE SIDEWALKS THAT WILL BE NEGATIVELY AFFECTED IF THIS VARIANCE IS NOT GRANTED. 3. THERE ARE AN ADDITIONAL FOUR HOMES AND A LOCAL COMMUNITY CHURCH THAT WOULD ALSO BE NEGATIVELY AFFECTED IF THE STREET WERE WIDENED. IT IS OUR DESIRE TO REMAIN IN HARMONY WITH THE HISTORICAL NATURE OF THE STREETS IN THIS NEIGHBORHOOD WHICH WOULD BE ACCOMPLISHED BY GRANTING THIS VARIANCE.

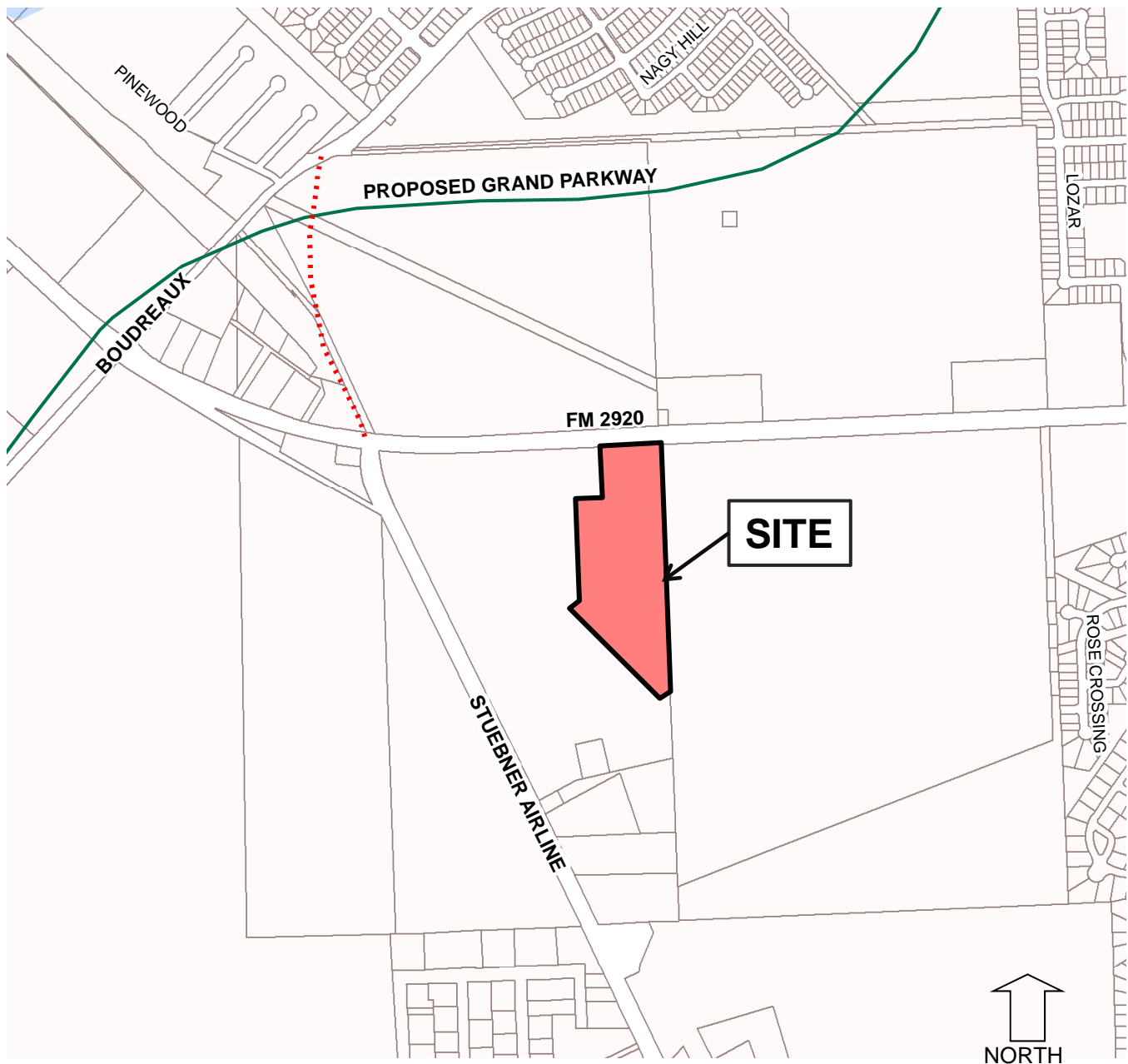
Houston Planning Commission ITEM: 155

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Waterford Trails Sec 1

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Site Location

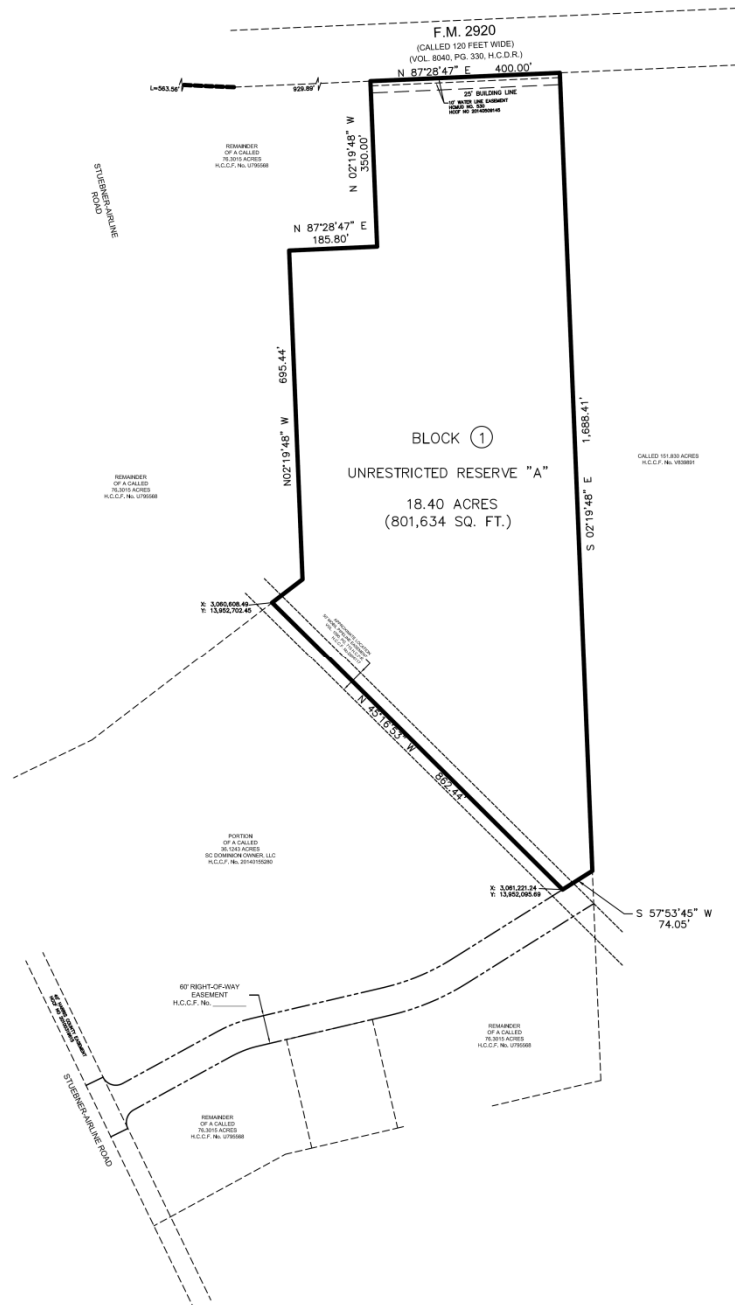
Houston Planning Commission ITEM: 155

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Waterford Trails Sec 1

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 155

Planning and Development Department

Meeting Date: 04/02/2015

Subdivision Name: Waterford Trails Sec 1

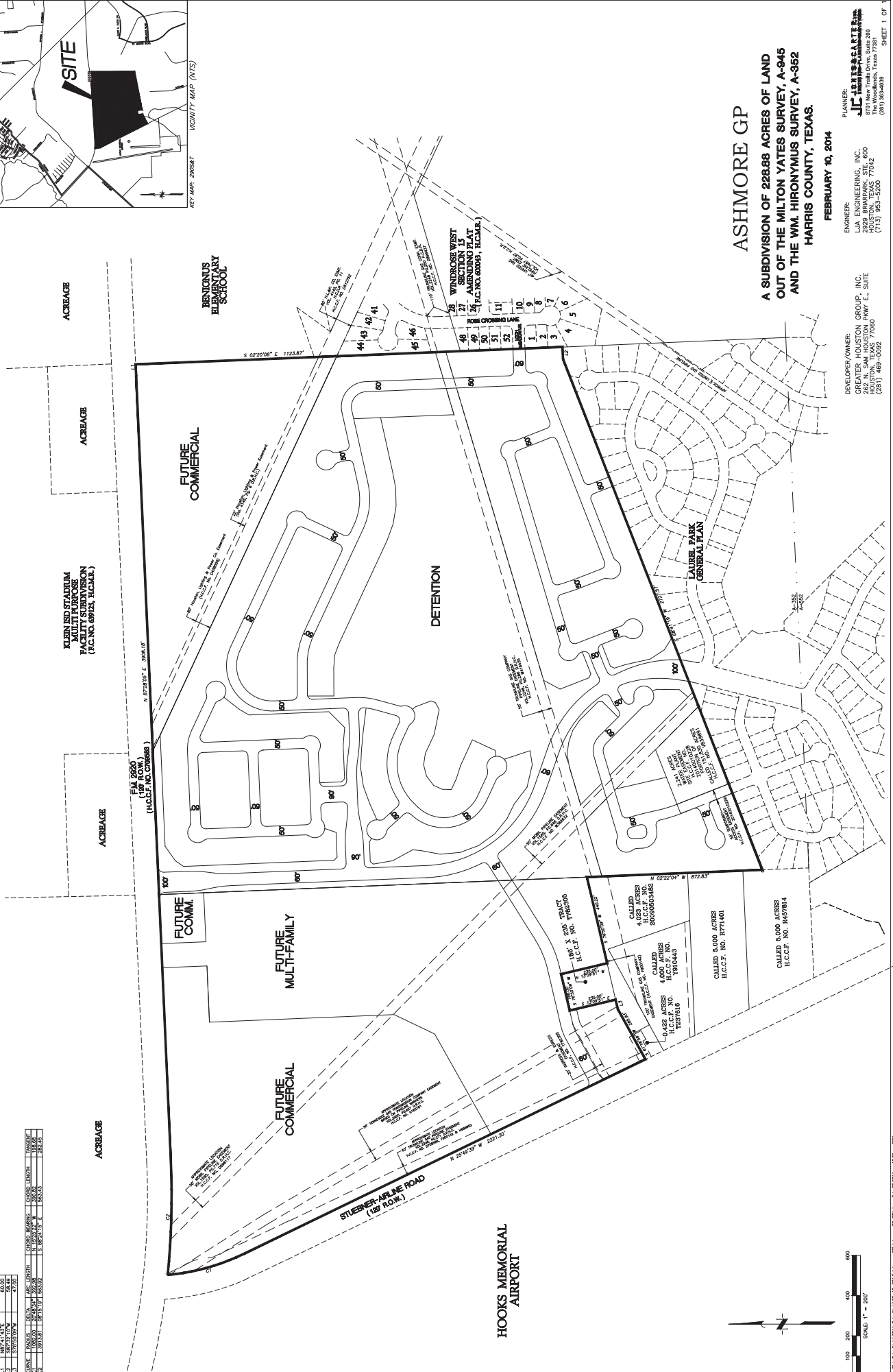
Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Site Location

LINE	BEARING	DISTANCE
L1	N87°41'43"E	60.00
L2	S87°32'10"W	58.49
L3	S76°50'09"W	47.00



100 200 400 600
SCALE: 1" = 200'

DEVELOPER/OWNER:
GREATER HOUSTON GROUP, INC.
2000 WEST 10TH STREET, SUITE 200
HOUSTON, TEXAS 77006
(281) 489-0092

ENGINEER:
LJA ENGINEERING, INC.
2000 WEST 10TH STREET, SUITE 200
HOUSTON, TEXAS 77006
(713) 953-5200

PLANNER:
JL JONES & ASSOCIATES
8701 New Trails Drive, Suite 200
Houston, Texas 77041
(281) 385-0038

PLANNING & ENGINEERING

SHEET 1 OF 1



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2015-0347
Plat Name: Waterford Trails Sec 1
Applicant: Terra Surveying Company, Inc.
Date Submitted: 02/20/2015

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

Specific requirement or condition being sought:

Reconsideration of comment (2014-2288) to provide right-of-way

Chapter 42 Section: 121

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

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

STATEMENT OF FACTS:

The request for Reconsideration is to provide an East-West 60-foot Right-of-way Easement by separate instrument from the southern portion of the platted area to the east right-of-way line of Stuebner-Airline Road on this proposed plat of Section One. To provide the dedication for right-of-way purpose to the public on the plat of the future Section Two.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Adams Designers JRP Company	Stephanie Anorga Jenifer Pool	713-473-3303 832-594-8420	ADAMSDESIGNERS@SBCGLOBAL.NET JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1919 Bittercreek Drive	14074220	77042	4956A	489P	

HCAD ACCOUNT NUMBER(S): 1070040000012
PROPERTY LEGAL DESCRIPTION: Tract 7A Block 4 Executive ROW Townhomes
PROPERTY OWNER OF RECORD: Irshad Hussain
ACREAGE (SQUARE FEET): 2,745 square feet
WIDTH OF RIGHTS-OF-WAY: 55'
EXISTING PAVING SECTION(S): 35'
OFF-STREET PARKING REQUIREMENT: Two
OFF-STREET PARKING PROVIDED: Two
LANDSCAPING REQUIREMENTS: Project Complies
LANDSCAPING PROVIDED: Project Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,042 square feet

PURPOSE OF VARIANCE REQUEST:

To allow a new residence to be built at a zero foot building line facing Bittercreek Drive instead of the required 20' per ordinance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Sec. 42-156. (b) (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

APPLICANT'S STATEMENT OF FACTS

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

The reason we need the variance request is for the front of the property, where the houses will be placed at. Per City of Houston, since the plat does not have a building line set back in the front of the property, it reverts to 20' building line. However, we would like a 0' building line in the front, which is similar to all the adjacent houses in the subdivision. The owner would like to build a similar sized home on the lot and maintain the detached garage with access to the back alley as all of the houses in the subdivision currently have. He cannot obtain the configuration (house in front / garage with alley access) that the entire subdivision has, if he has to adhere to a 20' building line in the front of the property.

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

(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 is a tract that has functioned as a single family townhome lot for many years. This lot currently is vacant and has been there since 1973. Requiring a 20' building line for the property would create and undue hardship in conjunction with the 4' garage set back would leave only a 56' depth of the lot. The owner could not reasonably build a house and a detached garage using the larger building lines.

(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;

Requiring a 20' building line for the property would create and undue hardship in conjunction with the 4' garage set back and would leave only a 56' depth of the lot.

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

Since all other homes on Bittercreek Drive have been built with a zero foot front building line and 4' garage building line along the alley in the subdivision, the variance will in no way impose undue circumstances on the surrounding homes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tract 7A of Block 4 (1919 Bittercreek Drive) is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

Bittercreek Drive is a local street as it does not serve as a major artery in the area. Bittercreek Drive acts more like a local street in this area and is a dead end with a 35' paved section. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area that are of the same size that are single family townhomes and have the same zero foot building line on Bittercreek Drive and access from the alley in the rear.

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

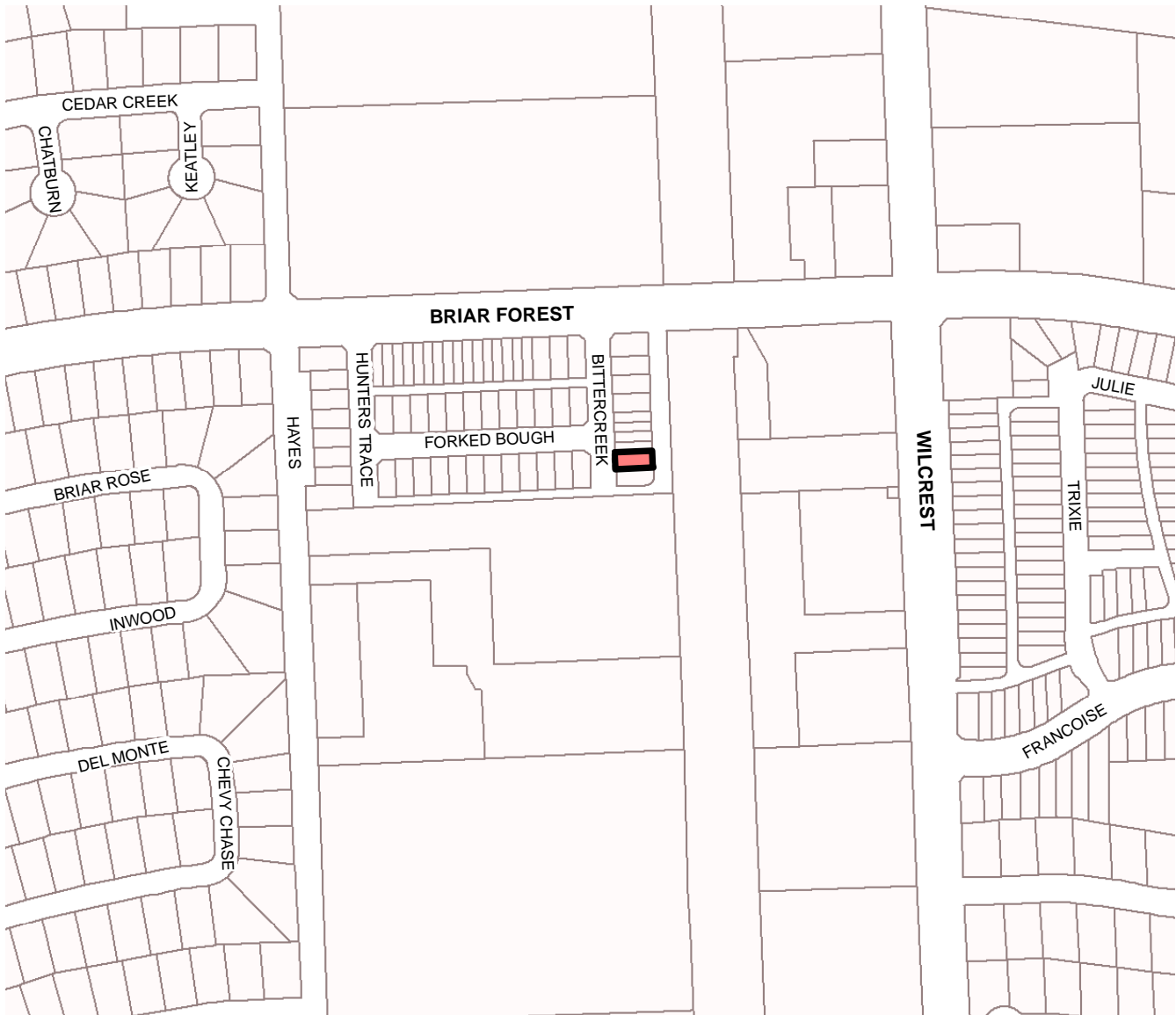
The hardship is that this property is an existing condition. Tract 7A of Block 4 is a vacant lot platted for a single family townhome. The request to not provide a 20' building line will allow the lot to be useable. Without these variances the lot will not be developable. A lot that is sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 165

Meeting Date: 04.02.15

Houston Planning Commission

Aerial



DEVELOPMENT PLAT VARIANCE

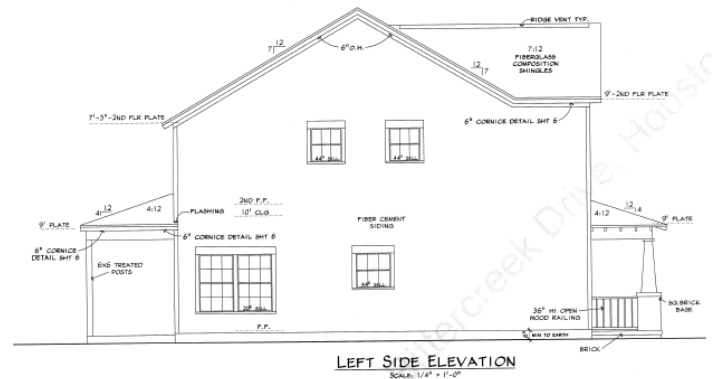
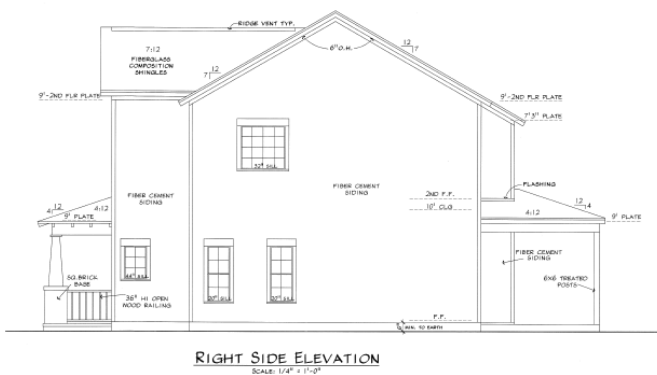
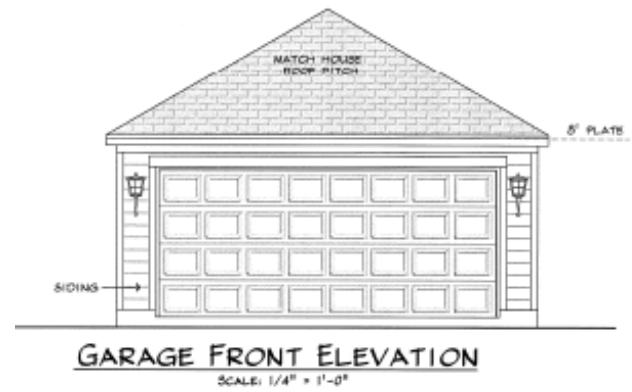
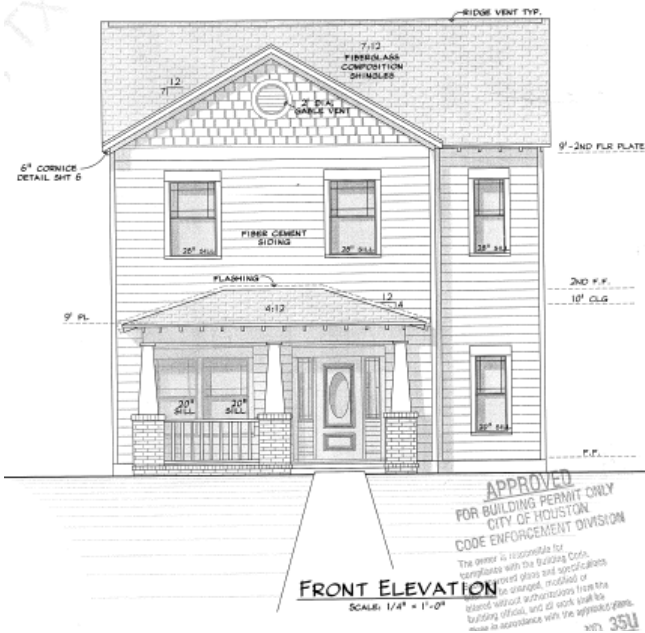


Houston Planning Commission

ITEM: 165

Meeting Date: 04.02.15

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Adam Designers JRP Company	Stephanie Anorga Jenifer Pool	713-473-3303 832-594-8420	ADAMSDESIGNERS@SBCGLOBAL.NET RPCOM@AOL.COM

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1923 Bittercreek Dr	15025629	77042	4956A	489P	

HCAD ACCOUNT NUMBER(S): 1070040000012
PROPERTY LEGAL DESCRIPTION: Lot 8 Block 4 Executive ROW Townhomes
PROPERTY OWNER OF RECORD: Irshad Hussain
ACREAGE (SQUARE FEET): 3,152 square feet
WIDTH OF RIGHTS-OF-WAY: 55'
EXISTING PAVING SECTION(S): 35'
OFF-STREET PARKING REQUIREMENT: Two
OFF-STREET PARKING PROVIDED: Two
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,636 square feet

PURPOSE OF VARIANCE REQUEST:

To allow a new residence to be built at a zero foot building line facing Bittercreek Drive instead of the required 20' per ordinance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Sec. 42-156. (b) (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

APPLICANT'S STATEMENT OF FACTS

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

The reason we need the variance request is for the front of the property, where the houses will be placed at. Per City of Houston, since the plat does not have a building line set back in the front of the property, it reverts to 20' building line. However, we would like a 0' building line in the front, which is similar to all the adjacent houses in the subdivision. The owner would like to build a similar sized home on the lot and maintain the detached garage with access to the back alley as all of the houses in the subdivision currently have. He cannot obtain the configuration (house in front / garage with alley access) that the entire subdivision has, if he has to adhere to a 20' building line in the front of the property.

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

- (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 is a tract that has functioned as a single family townhome lot for many years. This lot currently is vacant and has been there since 1973. Requiring a 20' building line for the property would create an undue hardship in conjunction with the 4' garage set back would leave only a 56' depth of the lot. The owner could not reasonably build a house and a detached garage using the larger building lines.

- (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;**

Requiring a 20' building line for the property would create an undue hardship in conjunction with the 4' garage set back and would leave only a 56' depth of the lot.

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

Since all other homes on Bittercreek Drive have been built with a zero foot front building line and 4' garage building line along the alley in the subdivision, the variance will in no way impose undue circumstances on the surrounding homes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 8 of Block 4 (1923 Bittercreek Drive) is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

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

Bittercreek Drive is a local street as it does not serve as a major artery in the area. Bittercreek Drive acts more like a local street in this area and is a dead end with a 35' paved curb and gutter section. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area that are of the same size that are single family townhomes and have the same zero foot building line on Bittercreek Drive and access from the alley in the rear.

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

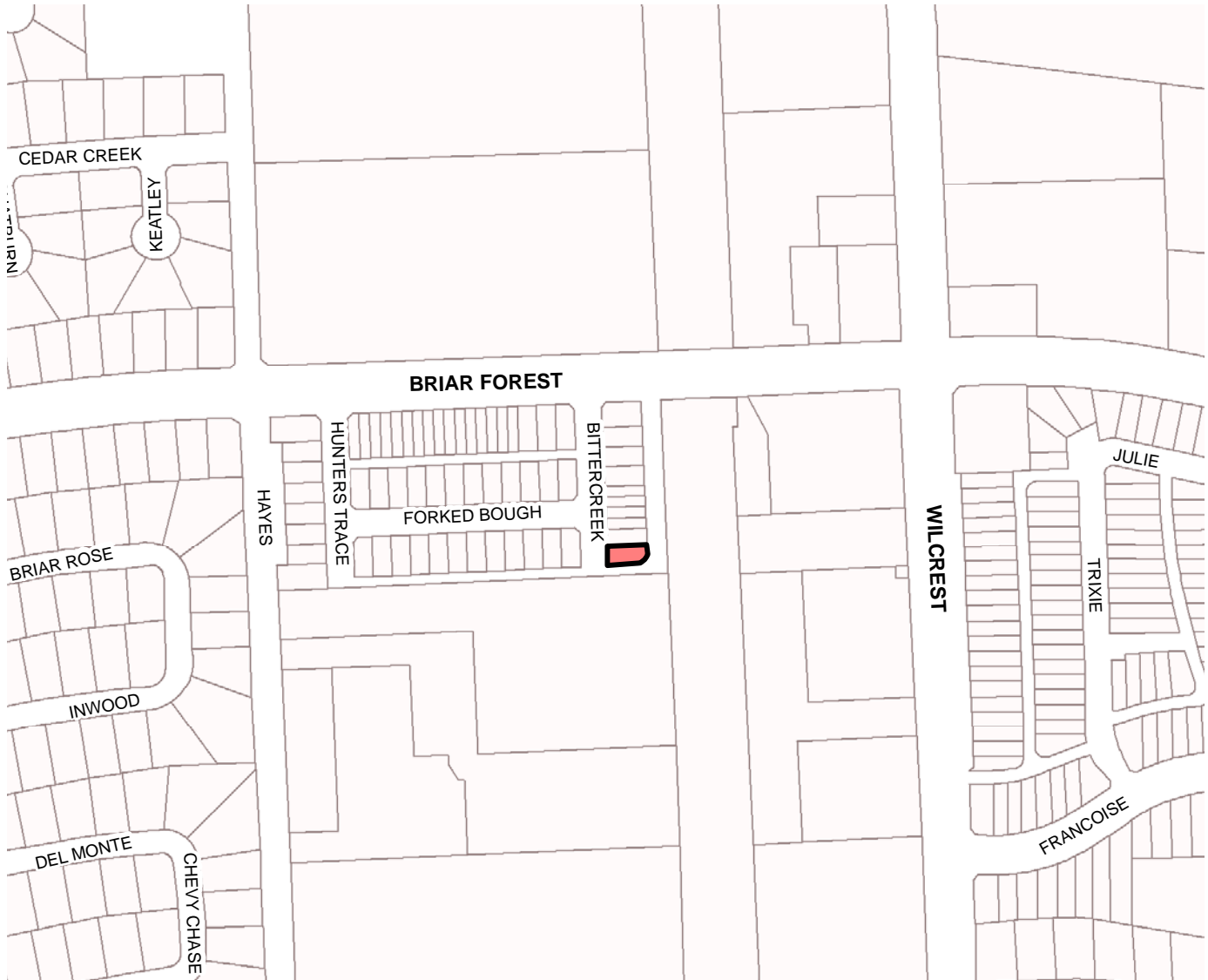
The hardship is that this property is an existing condition. Lot 8 of Block 4 is a vacant lot platted for a single family townhome. The request to not provide a 20' building line and a 4' garage building line set back will allow the lot to be useable. Without these variances the lot will not be developable. A lot that is sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 166

Meeting Date: 04.02.15

Houston Planning Commission

Aerial

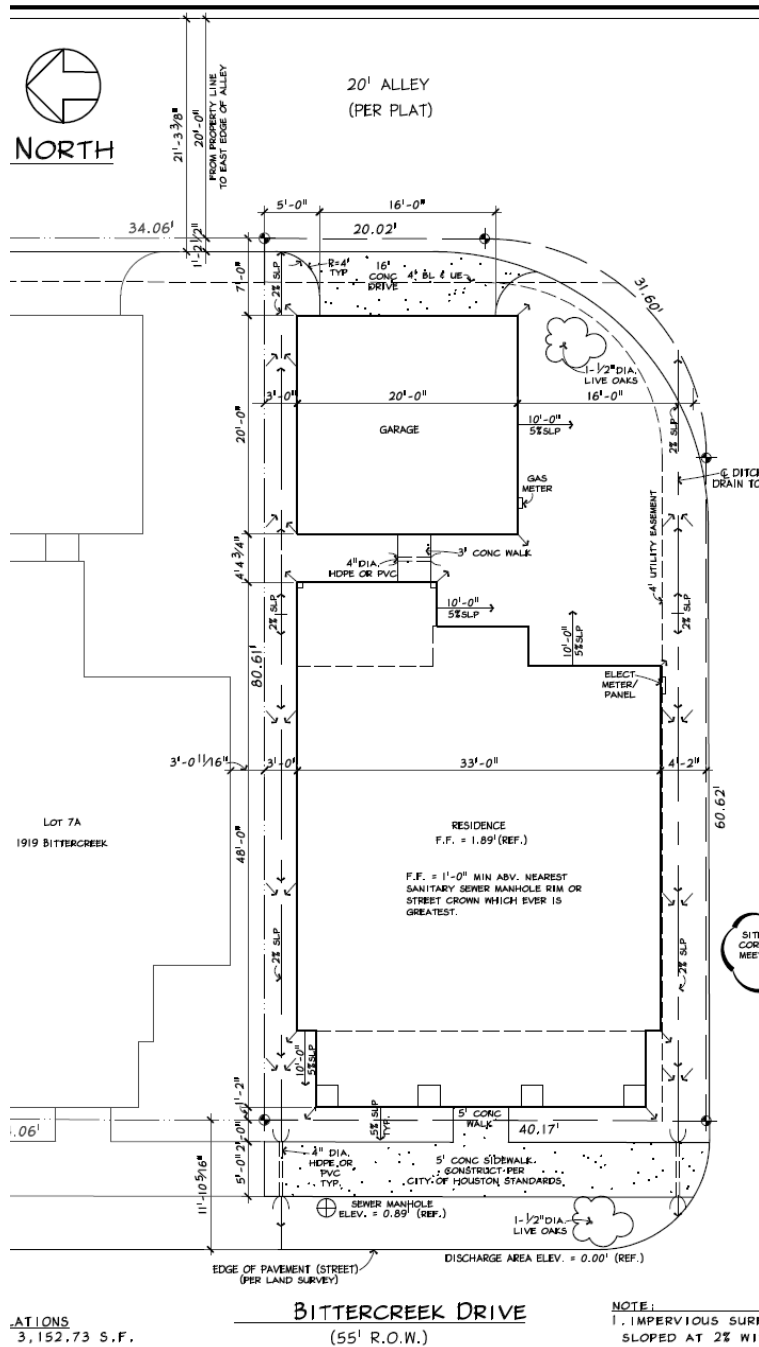


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Proposed Site Plan



DEVELOPMENT PLAT VARIANCE



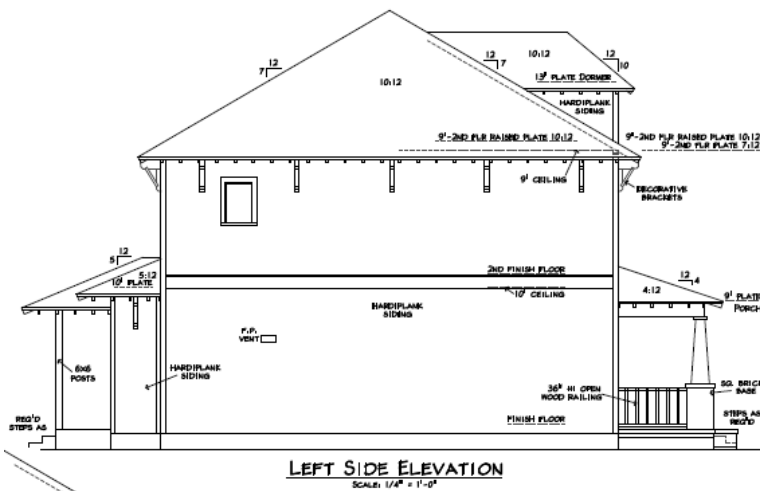
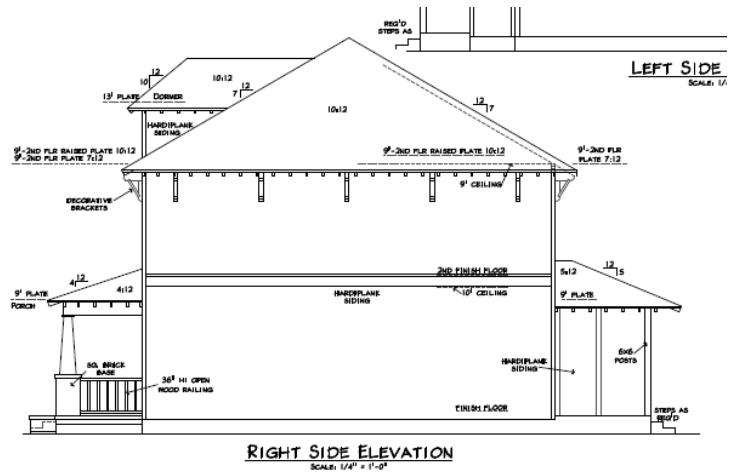
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 166

Meeting Date: 04.02.15

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
bcWORKSHOP	Ann Panopio	(713) 304-6277	ann@bcworkshop.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4514 Orange St	14134790	77020	5558	494F	B

HCAD ACCOUNT NUMBER(S):	0591550050009
PROPERTY LEGAL DESCRIPTION:	TR 9 BLK 5, CONKLIN COURT
PROPERTY OWNER OF RECORD:	Pearson Doyle Florence, Doyle Walter Jr
ACREAGE (SQUARE FEET):	4,450 SF
WIDTH OF RIGHTS-OF-WAY:	50' ROW
EXISTING PAVING SECTION(S):	18'
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,177 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1,382 SF

PURPOSE OF VARIANCE REQUEST:	To allow a 10' BL on the rear of the property
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CHAPTER 42 REFERENCE(S):	42-150: Minimum building line requirement for properties off a major thoroughfare is 25 feet;
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DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This property seeks to encroach 10' upon a 25' rear property line setback, as required by Sec. 42-152. Through the Houston Housing and Community Development Department's (HCDD) Disaster Recovery Round 2 program, a new, one story 1,382 SF single family residence is proposed for this property, which will replace an existing one story 1,172 SF residence. Per Sec.42-152, a building line of 10' is authorized for that portion on a single family residential lot that backs onto a major thoroughfare and the area 15' behind the building line along the major thoroughfare is restricted to a one-story uninhabited garage.

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.

- (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;**

DR2 is a program sponsored by the City of Houston through the Texas General Land Office, where the homeowner chooses a home plan and design from a pre-set catalog, based on a typical 50'x100' lot, commonly found in Houston. This lot is unusually shaped from the rear property line because of I-10, which puts one side of the property line 78.9' from the front and 100' from the front on the other side. As a result, the 25' setback cuts through the rear of the proposed house, by approximately 10' on one side and 2' on the other. In an average lot, the structure would be behind the setback.

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

DR2's purpose is to provide safe, durable and energy efficient homes for residents whose home was damaged or destroyed by Hurricane Ike within a specific time frame, from when the funding was disbursed. The homeowners in this program have few resources to repair their homes and want to remain in their neighborhoods. The 25' rear yard setback for this lot does not leave adequate room for any other house within the home design catalog nor for a custom designed home that meets the program requirements as determined by the Texas General Land Office. If the house chosen by the home owner cannot get permitted, HCDD will not be able to provide a new home for which the resident is entitled, through this program.

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

Encroaching 10' upon the 25' setback from this major thoroughfare shall not impact the orderly and healthful development of the city because the thoroughfare at this location is a feeder road and off ramp for I-10. Adjacent and nearby current existing conditions show structures closer than the required 25' setback.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
The proposed 10' encroachment on the 25' setback shall not be injurious to the public health, safety or welfare because the rear of the building will not be within the sightline of a passing vehicle, therefore will not obstruct the driver from seeing another vehicle coming from a perpendicular direction.
- (5) **Economic hardship is not the sole justification of the variance.**
Another reason to seek this variance is to improve the quality of life for this homeowner by providing a safe, affordable and durable home so they may remain in the neighborhood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE LOCATION



DEVELOPMENT PLAT VARIANCE



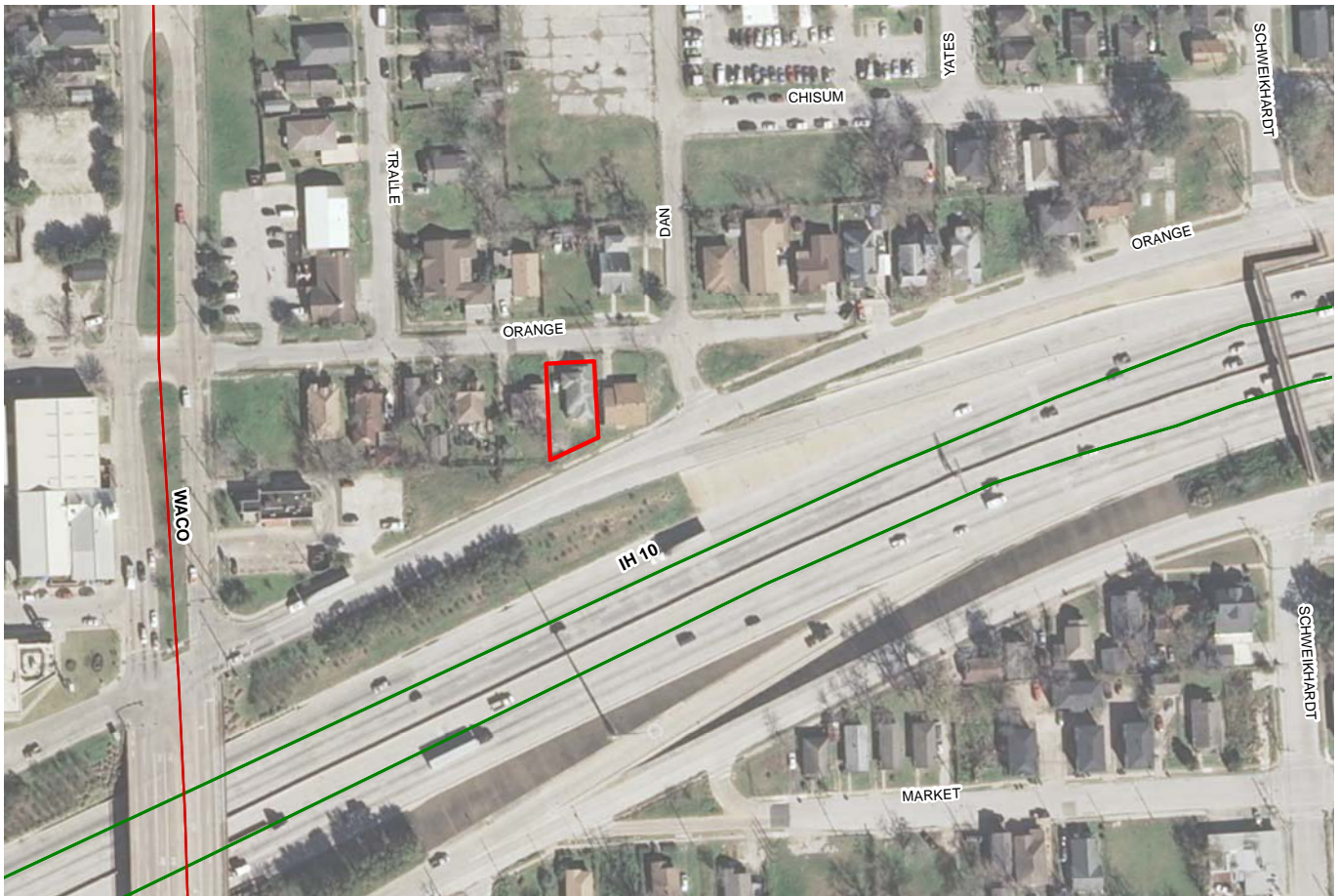
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 167

Meeting Date: 04.02.15

Houston Planning Commission

AERIAL MAP

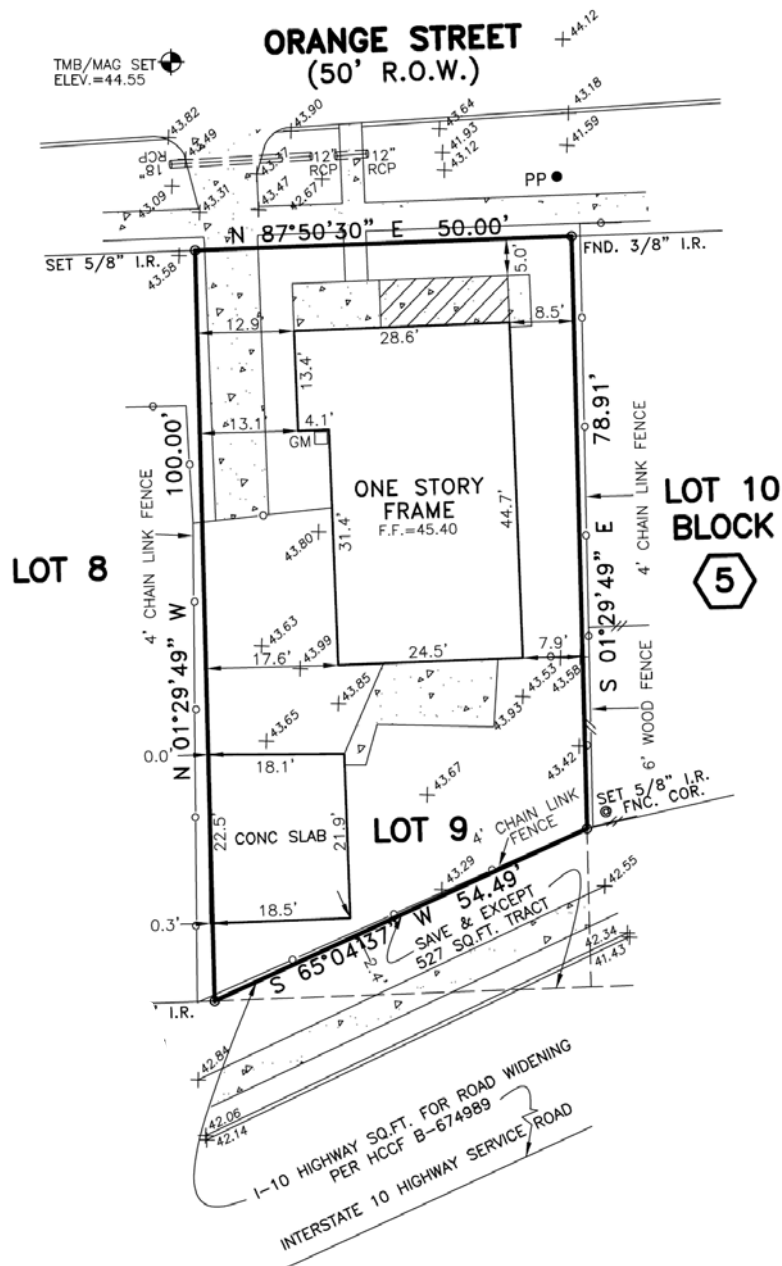


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

EXISTING CONDITIONS SURVEY

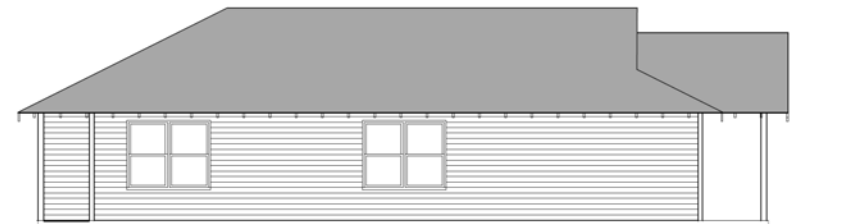
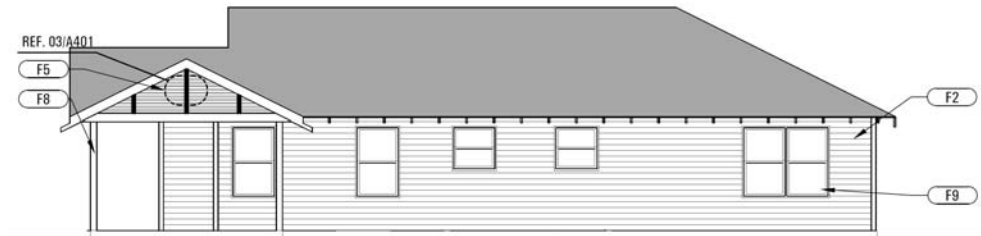


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
Energy Institute High School 3501 Southmore Blvd	15021855	77004	5455	533D	D

HCAD ACCOUNT NUMBER(S):	0410310320015
PROPERTY LEGAL DESCRIPTION:	TRS 1D & 58 ABST 545 C Martinez
PROPERTY OWNER OF RECORD:	Houston Independent School District
ACREAGE (SQUARE FEET):	12.17 acres (530,134 SF)
WIDTH OF RIGHTS-OF-WAY:	Southmore = 70'-0", Tierwester = 60'-0"
EXISTING PAVING SECTION(S):	Southmore = 42'-0", Tierwester = 24'-0" (approximately)
OFF-STREET PARKING REQUIREMENT:	706 spaces required (50 bicycle parking)
OFF-STREET PARKING PROVIDED:	357 spaces provided
LANDSCAPING REQUIREMENTS:	Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	114,117 Sq. Ft. (Total)

PURPOSE OF VARIANCE REQUEST: To request a reduction in the required number of off-street parking spaces provided on site from 706 parking spaces to 357.

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 the actual Houston ISD planned occupant load instead of the City of Houston Public Works occupant load.

Designed to serve a total of 813 students and 85 staff members, the design of the new Energy Institute High School is comprised of three separate buildings connected by an exterior courtyard. Based on our internal calculations, assuming this were a typical high school, the reduced occupant load would be 1,071 occupants. (See Exhibit B)

Due to the separation of buildings, the City of Houston requires three separate permits and three separate occupant loads. Because the design of Energy Institute consists of three separate buildings, the cumulative Design Occupant Load increases to 2,157 occupants. The parking count for 2,157 occupants is 719 parking spaces, (706 parking spaces with proposed 50 bicycle spaces).

Energy Institute is not designed for 2,157 occupants and there is no room on the site to ever expand the campus to 2,157 occupants. Energy institute is designed for 813 students and a Design Occupant Load of 1,071. The required parking for 1,071 occupants is 357 spaces.

APPLICANT'S STATEMENT OF FACTS:

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

1. The District will be required to provide more than double the amount of parking that is needed.
2. The amount of impervious cover would greatly reduce the District's ability to meet the City's Storm Water Detention requirements.
3. Although Energy Institute does not have an athletics program, they do have a physical education curriculum. The District will not have room to dedicate greenspace for physical education or other outdoor learning opportunities.
4. The additional impervious surface will adversely affect the District's pursuit of LEED Gold certification.
5. 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 what is needed. The additional impervious surface would also result in the removal of existing mature trees on the site.

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;

The proposed EIHS campus is comprised of three separate buildings. Buildings (A) and (B) are the primary buildings used for curriculum education. Building (C) includes the dining commons, kitchen and fitness classroom. In a typical school, these spaces are considered part of the overall building and considered a non-simultaneous use space. Since Building (C) is considered a “standalone building”, we were not able consider these spaces non-simultaneous use. As a result 837 additional occupants must be accounted for, thereby increasing our required parking by 362 spaces.

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 which are 100% magnet and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the Energy Institute High School.

EXISTING:

Existing Campus Transportation Comparison													
School Name	Magnet 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.		
DeBakey HSHP	Health Professions	700	700	455	455	65%	95	14%	150	21%	90	185	500
HS Performing and Visual Arts	Performing Arts	710	710	210	210	30%	450	63%	50	7%	69	150	150
Energy Institute HS	Energy	360	360	288	288	80%	4	1%	68	19%	45	55	79
HS Law Enforcement and Criminal Justice	Law	492	492	300	300	61%	40	8%	152	31%	50	90	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.

NOTES:

1. The Energy Institute High School is currently located at 1808 Sampson St. In its current configuration, the campus serves freshman and sophomore students only.
2. As noted in the chart above the transportation for the existing EIHS represents 80% bus riders, 1% drivers, and 19% other, i.e. parent drop-off, walk, ride their bike, ride the METRO, etc.
3. The proposed new facility, located at 3501 Southmore Blvd., will accommodate 813 freshman through senior level students. The projected staff count is 85.
4. Approximately 13 busses service the EIHS. In addition to HISD bus transportation, the proposed site is served by a Metro stop at the corner of Tierwester and Southmore. It is likely that this stop will be utilized by both teachers and students to travel to and from the school.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

5. Please refer to the table on the following page for the basis of providing 357 spaces in lieu of the ordinance required amount.

PROJECTED:

Projected Transportation Requirements for new campus													
											X	Y	X + Y
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other		Teacher, Visitor & Staff parking	Parking spaces required	Event parking*	Total spaces required
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity			
Energy Institute HS	813	813	528	528	65%	200	25%	85	10%	100	85	50	350

*Based on 1 parking space per 3 seats, Energy's 470 seat "cafetorium" requires 157 parking spaces. Because events using the "cafetorium" by visitors to campus will generally occur after school hours, we are providing 32% of that total as a buffer in case of overlap of use by school and after hour events

NOTES:

- Campus administration has projected a Maximum of 200 student drivers and 85 teacher/staff drivers. This allows for 72 additional parking spaces for daily visitor and event buffer parking.
- The future projections of 65% bus riders, 25% drivers, and 10% other, as shown in the chart above is the anticipated transportation needs once juniors and seniors are added to the curriculum.
- The Energy Institute High School is a 100% Magnet program. Currently 80% of the student population is transported via bus. Campus administration has projected 65% of the student population will be transported via bus once juniors and seniors are added to the program.

(3) The intent of this article is preserved;

Adequate and convenient parking will be provided on the school site. All parking lots will be easily visible and will have security lighting.

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

Adequate and accessible parking will be provided for the students, staff and visitors of the Energy Institute High School. Daily student, staff and visitor needs along with special event parking needs have been addressed.

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

The new Energy Institute High School will have adequate parking for students, staff and visitors to prevent overflow parking in the surrounding neighborhood.

(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**

Houston Planning Commission

ITEM: IV

Meeting Date: 04/02/15



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

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

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

General Information

1. School Name:	Energy Institute High School - Building 'B'	5. Date:	1/2/2015 Revised 2/20/15
School District:	HISD		
2. Project Address:	3501 Southmore Boulevard	6. Project Number:	VLK: 1420.00
Mailing Address:	Houston, TX 77004		COH # TBD pending ROL Review
3. Contact Name:	Tim Kunz - VLK Architects	7. Phone:	(281) 671-2300
Email:	tkunz@vlkarchitects.com	Fax:	(281) 671-2313
4. District Representative:	Sizwe Lewis - HISD	8. Phone:	(713) 556-9292
Email:	SLEWIS9@houstonisd.org	Fax:	(713) 556-9277

Occupant Load Calculation.

9. Number of Buildings:	(2 of 2) - Building 'B'	12. Total TEA student allocation per building:	741 (Bldg. B)
(1 unless Temporary Buildings)			
10. Number of Classrooms:	15	13. Assigned School Staff per building:	+ 49 (Bldg. B)
11. Design Occupant Load:	903	14. Additional Occupant Load:	+ **Optional**
DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED**		15. Actual Occupant Load:	= 790 (Bldg. B)
Note: Applications without the signature will not be processed.			87.5% ROL

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

PART II. DEFINITIONS AND INSTRUCTIONS

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

TEA - The Texas Education Agency.

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

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

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

- | | |
|---|---|
| 1. Enter the name of the school and district for which the request is being made. | 9. Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings. |
| 2. Enter the project address as it appears on the building permit application. Enter mailing address. | 10. Enter the number of classrooms. |
| 3. Enter the name and email of the person requesting the occupant load reduction. | 11. Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code. |
| 4. Enter the name and email of the district representative. | 12. Enter the value assigned by TEA. |
| 5. Enter today's date. | 13. Enter the number of staff assigned to this school by the district. |
| 6. Enter the project number. | 14. This is an <u>optional</u> additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box. |
| 7. Enter the phone number and fax number of the person requesting the occupant load reduction. | 15. Enter the sum of boxes 10, 11, and 12 (if used). |
| 8. Enter the phone number and fax number of the district representative. | |

PART III. FEES

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

FOR OFFICE USE ONLY			
Approving Initials: <i>MLH</i>	Building Official: <i>[Signature]</i>	Date: _____	Receipt # _____

Form No: CE-1131 01/03/112

(832) 394-0039

Public Works & Engineering

Page 10 of 15

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 04/02/15



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

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

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

General Information

1. School Name:	Energy Institute High School - Building 'A'	5. Date:	1/2/2015
School District:	HISD		Revised 2/20/15
2. Project Address:	3501 Southmore Boulevard	6. Project Number:	VLK: 1420.00
Mailing Address:	Houston, TX 77004		COH # TBD pending ROL Review
3. Contact Name:	Tim Kunz - VLK Architects	7. Phone:	(281) 671-2300
Email:	tkunz@vikarchitects.com	Fax:	(281) 671-2313
4. District Representative:	Sizwe Lewis - HISD	8. Phone:	(713) 556-9292
Email:	SLEWIS9@houstonisd.org	Fax:	(713) 556-9277

Occupant Load Calculation.

9. Number of Buildings:	(1 of 2) - Building 'A'	12. Total TEA student allocation per building:	507 (Bldg. A)
(1 unless Temporary Buildings)			
10. Number of Classrooms:	14	13. Assigned School Staff per building:	+ 24 (Bldg. A)
11. Design Occupant Load:	615	14. Additional Occupant Load:	+ "
		"Optional"	
DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED**		15. Actual Occupant Load:	= 531 (Bldg. A)
Note: Applications without the signature will not be processed.			86% RoL

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

PART II. DEFINITIONS AND INSTRUCTIONS

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

TEA - The Texas Education Agency.

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

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

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

- | | |
|---|---|
| 1. Enter the name of the school and district for which the request is being made. | 9. Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings. |
| 2. Enter the project address as it appears on the building permit application. Enter mailing address. | 10. Enter the number of classrooms. |
| 3. Enter the name and email of the person requesting the occupant load reduction. | 11. Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code. |
| 4. Enter the name and email of the district representative. | 12. Enter the value assigned by TEA. |
| 5. Enter today's date. | 13. Enter the number of staff assigned to this school by the district. |
| 6. Enter the project number. | 14. This is an <u>optional</u> additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box. |
| 7. Enter the phone number and fax number of the person requesting the occupant load reduction. | 15. Enter the sum of boxes 10, 11, and 12 (if used). |
| 8. Enter the phone number and fax number of the district representative. | |

PART III. FEES

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

FOR OFFICE USE ONLY	
Approving Initials: <i>MGH</i>	Building Official: <i>[Signature]</i>
Date: <i>3/23/15</i>	Receipt #

Form No: CE-1131 01/03/12

(832) 394-9039

Public Works & Engineering

Page 10 of 15

OFF-STREET PARKING VARIANCE

D Council District Profile



Total Population
Persons per Square Mile

Council District	
2000	2010
163,356	192,932
2,593	3,062

City of Houston	
2000	2010
1,953,631	2,100,263 ¹
2,946	3,167

Race/Ethnicity

Non Hispanic White
Non Hispanic Black
Hispanic
Non Hispanic Asian
Other

14%	12%
64%	55%
17%	26%
4%	6%
1%	1%

31%	26%
25%	23%
37%	44%
5%	6%
2%	1%

Age

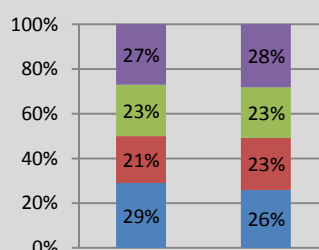
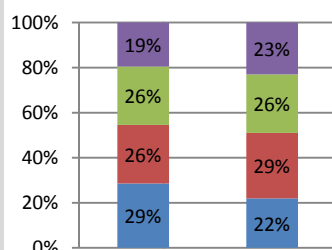
Under 5 Years
5 to 17 Years
18 to 64 Years
Over 65 Years

7%	8%
20%	17%
61%	64%
12%	11%

8%	8%
19%	18%
64%	65%
9%	9%

Educational Status

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



Language Spoken at Home

English Only
Language other than English
Spanish
Other Languages

79%	72%
21%	28%
15%	27%
6%	1%

59%	55%
41%	45%
33%	37%
8%	8%

Housing Units

Total Housing Units
Occupied
Owner Occupied
Renter Occupied
Vacant

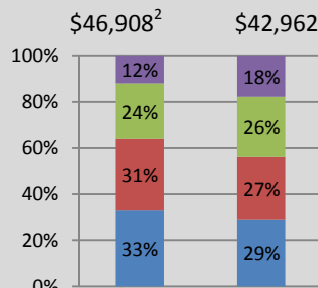
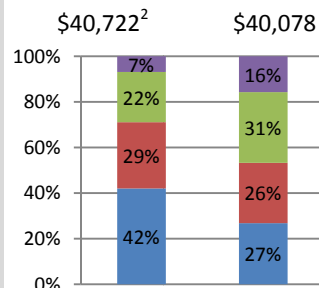
64,758	69,746
91%	86%
53%	50%
47%	50%
9%	14%

782,009	893,169 ¹
92%	88%
46%	45%
54%	55%
8%	12%

Household Income

Median Household Income

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



¹ Revised by US Census Bureau
² Adjusted for Inflation
Source: US Census Bureau

Council Office:

Dwight Boykins, Council Member
Phone: 832-393-3001
Email: districtd@houston.tx.gov

District Landmarks:

Texas Medical Center
Hermann Park / The Houston Zoo
Museum District
Emancipation Park
Texas Southern University
University of Houston

Special Districts:

OST / Almeda Corridors TIRZ
Midtown TIRZ
HCID 16
HCRID #1
Five Corners Improvement District
Midtown Management District
Greater Southeast Management District

Super Neighborhoods:

Astrodome Area
Greater Hobby Area
Greater OST / South Union
Greater Third Ward
MacGregor
Medical Center Area
Midtown
Minnetex
Museum Park
South Acres / Crestmont Park
South Belt / Ellington
South Park
Sunnyside

October 2014



PLANNING &
DEVELOPMENT
DEPARTMENT

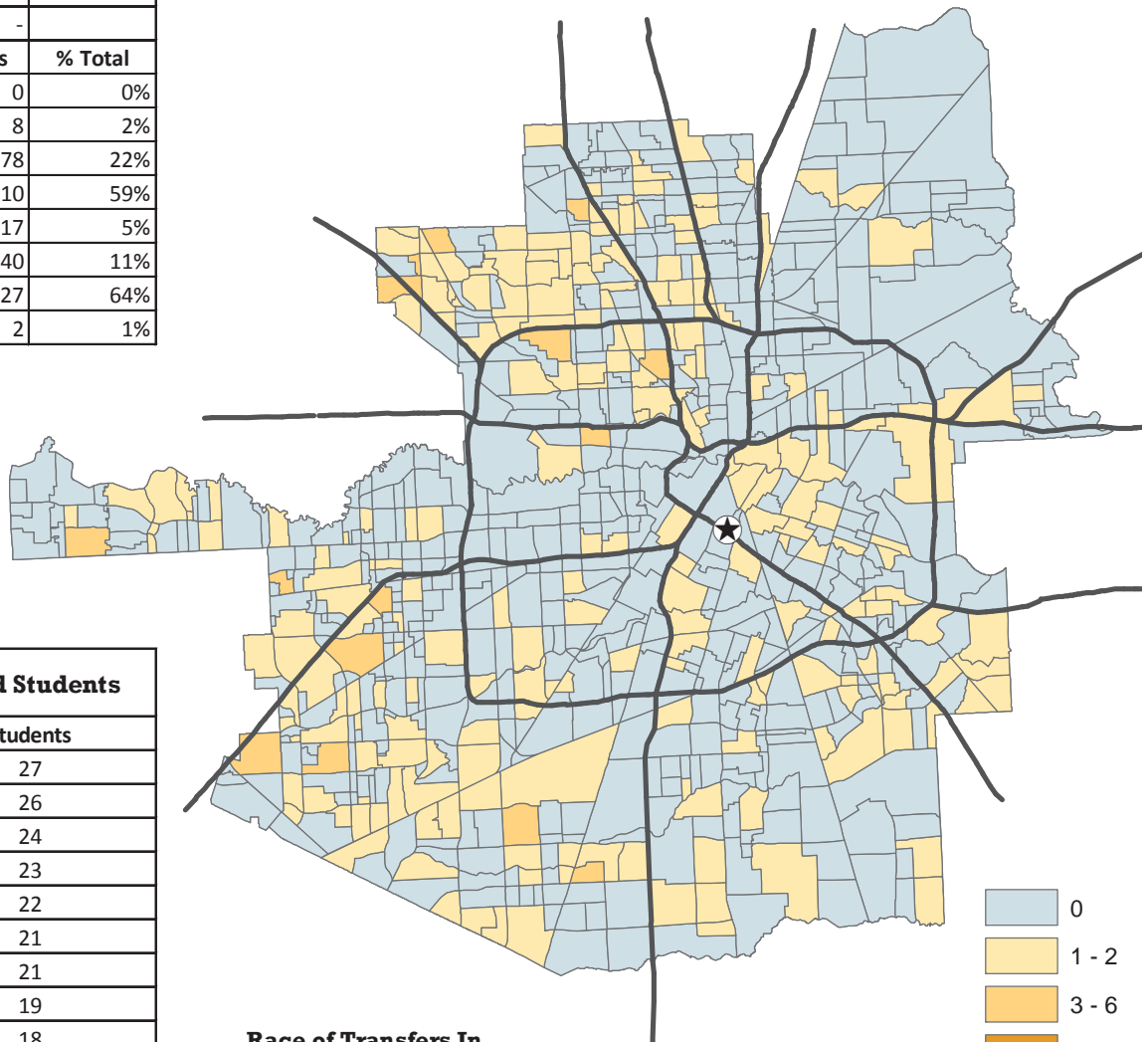


Energy Institute High School

STEM Magnet

Campus Enrollment and Capacity

Snapshot 2014	Students	Share
Living in Zone	0	0%
Transfers In	353	100%
Membership	353	
Facility Capacity	0	
Facility Utilization	-	
Group	Students	% Total
American Indian	0	0%
Asian/Pac. Islander	8	2%
African-American	78	22%
Hispanic	210	59%
Multi-Racial	17	5%
White	40	11%
Econ. Disadvantaged	227	64%
Immigrant	2	1%

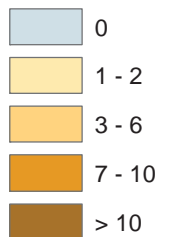


Home Campus of Enrolled Students

Campus	Students
Scarborough	27
Waltrip	26
Sharpstown	24
Madison	23
Westbury	22
Lee	21
Sam Houston	21
Worthing	19
Reagan	18
Out of District	17
Sterling	17
Washington	16
Wheatley	14
Westside	13
Davis	12
Austin	12
Lamar	11
Chavez	9
All Other Schools	31

Race of Transfers In

2% Asian/Pac. Islander
 22% African-American
 59% Hispanic
 11% White
 5% Multi-Racial





PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/02/15

Houston Planning Commission

SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/02/15

Houston Planning Commission

AERIAL MAP

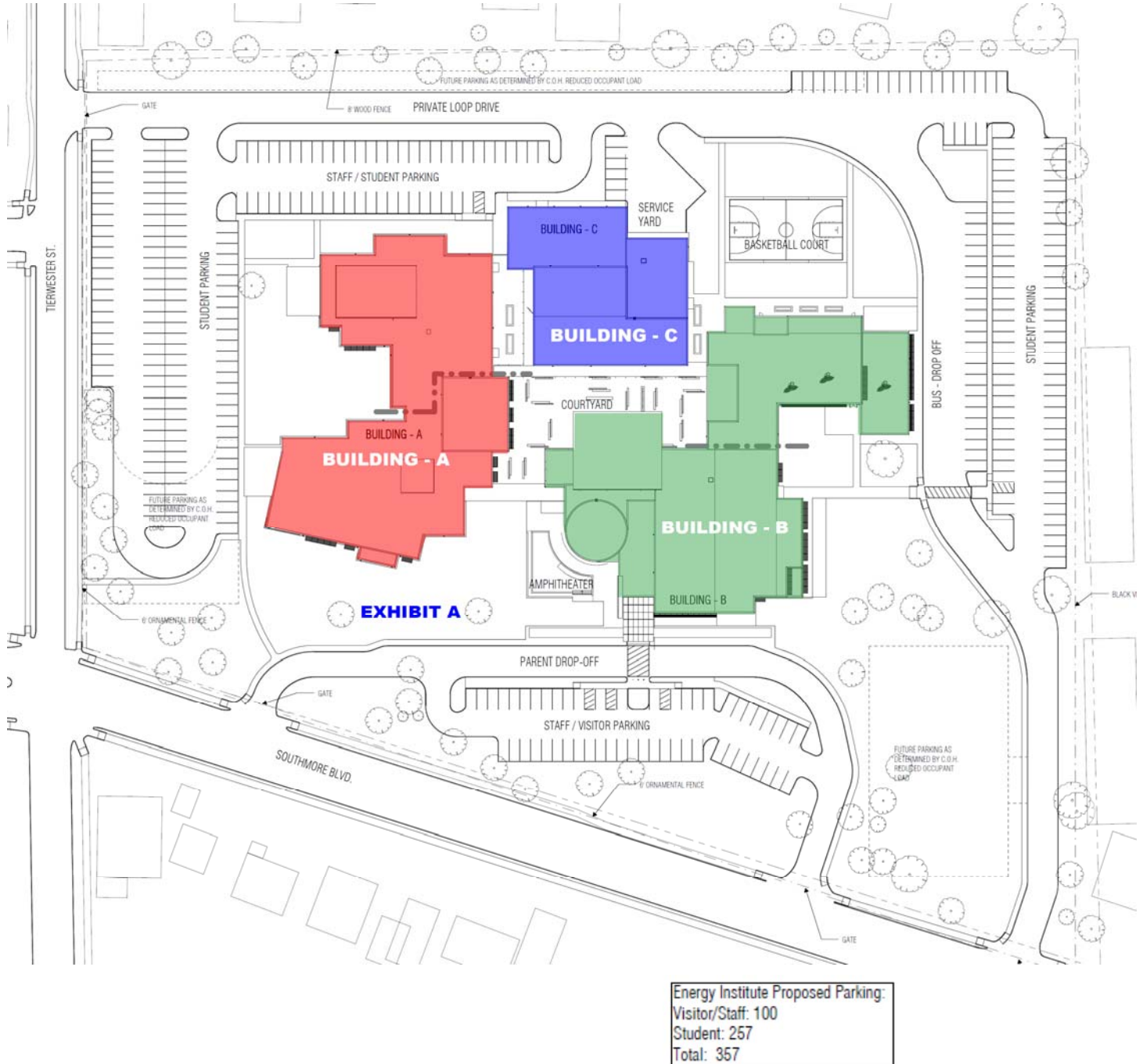


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN _ EXHIBIT A

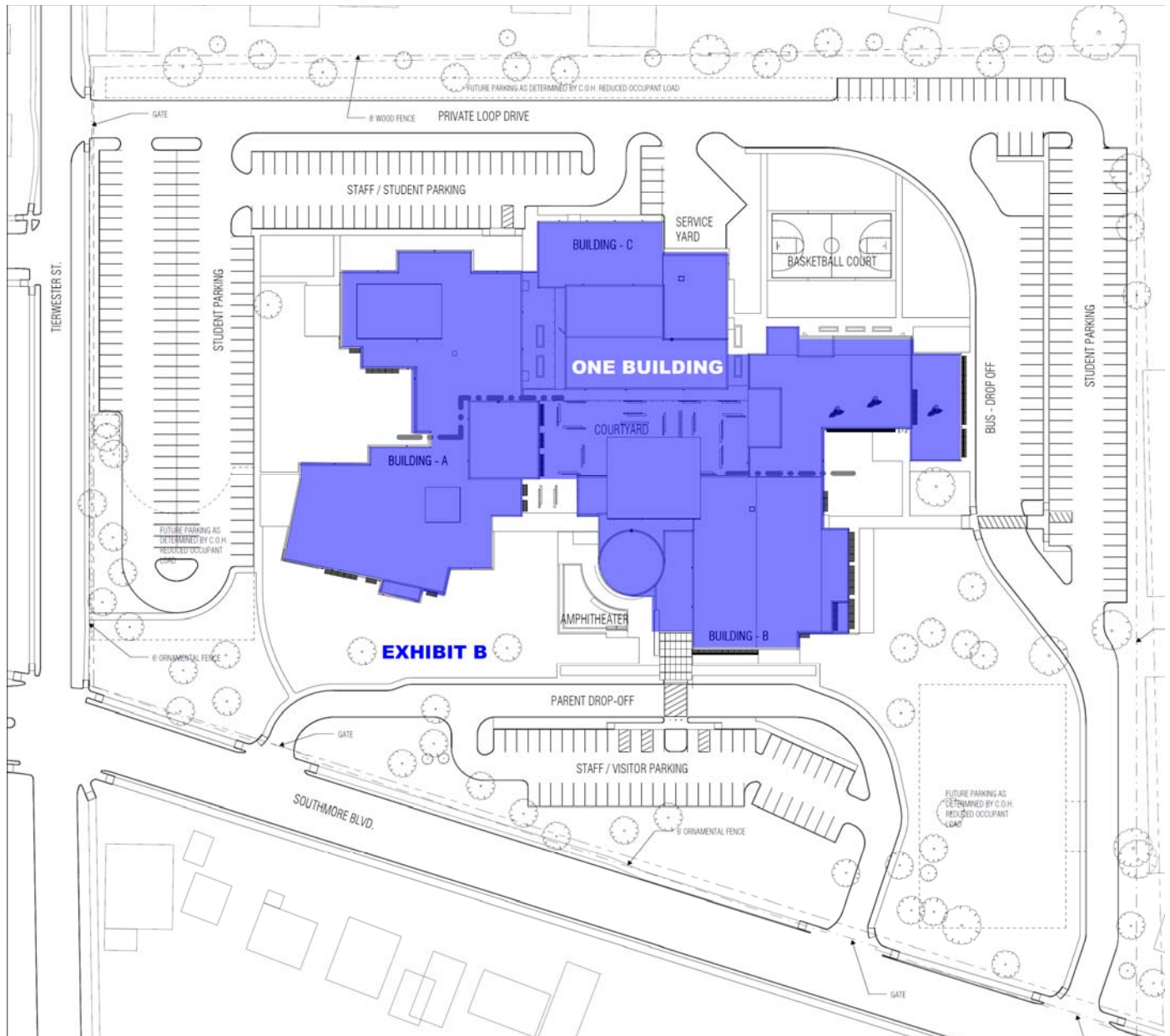


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN _ EXHIBIT B



OFF-STREET PARKING VARIANCE

Energy Institute High School



FRONT



ENTRY



CENTRAL COURTYARD



INTERIOR



SITE/FLOOR PLAN LEVEL 1





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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Starpak Ltd.	Raul Medrano	832.856.5345	medrano@powersbrown.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
9690 West Wingfoot Road	14016067	77041	4960B	450-F	A

PROJECT NAME: Starpak Warehouse Expansion – Phase IV
HCAD ACCOUNT NUMBER(S): 1044220000018
PROPERTY LEGAL DESCRIPTION: Unrestricted Reserve "D" in Block 3 of Fairbanks Industrial Park, Situated in the J.B. Gardner Survey, Abstract no. 294, Harris County, Texas
PROPERTY OWNER OF RECORD: Starpak Ltd.
ACREAGE (SQUARE FEET): 12.5 acres (544,488 sq. ft)
WIDTH OF RIGHTS-OF-WAY: 60 ft R.O.W. - Campbell Road; 60 ft R.O.W. – Wingfoot Drive
EXISTING PAVING SECTION(S): 24' wide – Campbell Road; 40' wide – Wingfoot Drive
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 202,348 Sq. Ft.
PROPOSED STRUCTURE(S) [SQ. FT.]: 109,960 Sq. Ft. (Expansion)

PURPOSE OF VARIANCE REQUEST: To allow planting of required landscaping trees and shrubs within an alternate location along partial road frontage off Campbell.

CHAPTER 33 REFERENCE(S): Article V – Division 2 Building Sites – Sec 33 -126 Street trees required (c) The planting scheme for street trees shall be such that no street tree is planted closer than 20 feet to any other street

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

tree (whether an existing tree or a tree planted hereunder) with the trees being spaced without extreme variation in distance across each blockface frontage taking into account existing site conditions and driveway locations....

Sec 33-127 Parking Lot planting of trees and shrubs required. In addition to the street tree and parking lot tree requirements established within section 33-126 and subsection (a), above, the owner of a building site included under section 33-121 shall plant or cause shrubs to be planted along the perimeter of all parking surfaces so that the parking lot is screened from all adjacent public streets, exclusive of driveway entrances, pedestrian walkways and visibility triangles. Shrubs shall be maintained at a height of no more than 36 inches nor less than 18 inches as measured from the surrounding soil line. The number of shrubs required under this subsection shall be equal to the total number of street trees required under this division multiplied by ten. No less than 75 percent of the shrubs required under this section shall be planted along the perimeter of the parking surface adjacent to the public street

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Planting along the Campbell Rd. R.O.W. frontage is a difficult task given a roadside ditch of steep grade not conducive to healthy trees' growing needs.

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.

- (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 imposition of the landscape requirements would not deprive the ownership of reasonable use of the building. Ownership is requesting the requirements be considered via an approved alternate means.

- (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 general purpose of the division's requirements are being observed and intended to be maintained. The resulting reason for the variance request is due to an unnoticed nature of steep graded ditch along the frontage where planting was proposed. Installation of shrubs and trees at this location presently would not sustain the tree's longevity and therefore the purposes of this division would not be met. An alternate location for planting the required trees and shrubs is being requested.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

Ownership fully intends to preserve the article's intent, by planting trees in an approved location.

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

The granting of variance will not be a threat to the health or safety of the public.

(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.

The requirements of article VII do not apply to the subject property/building.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

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.

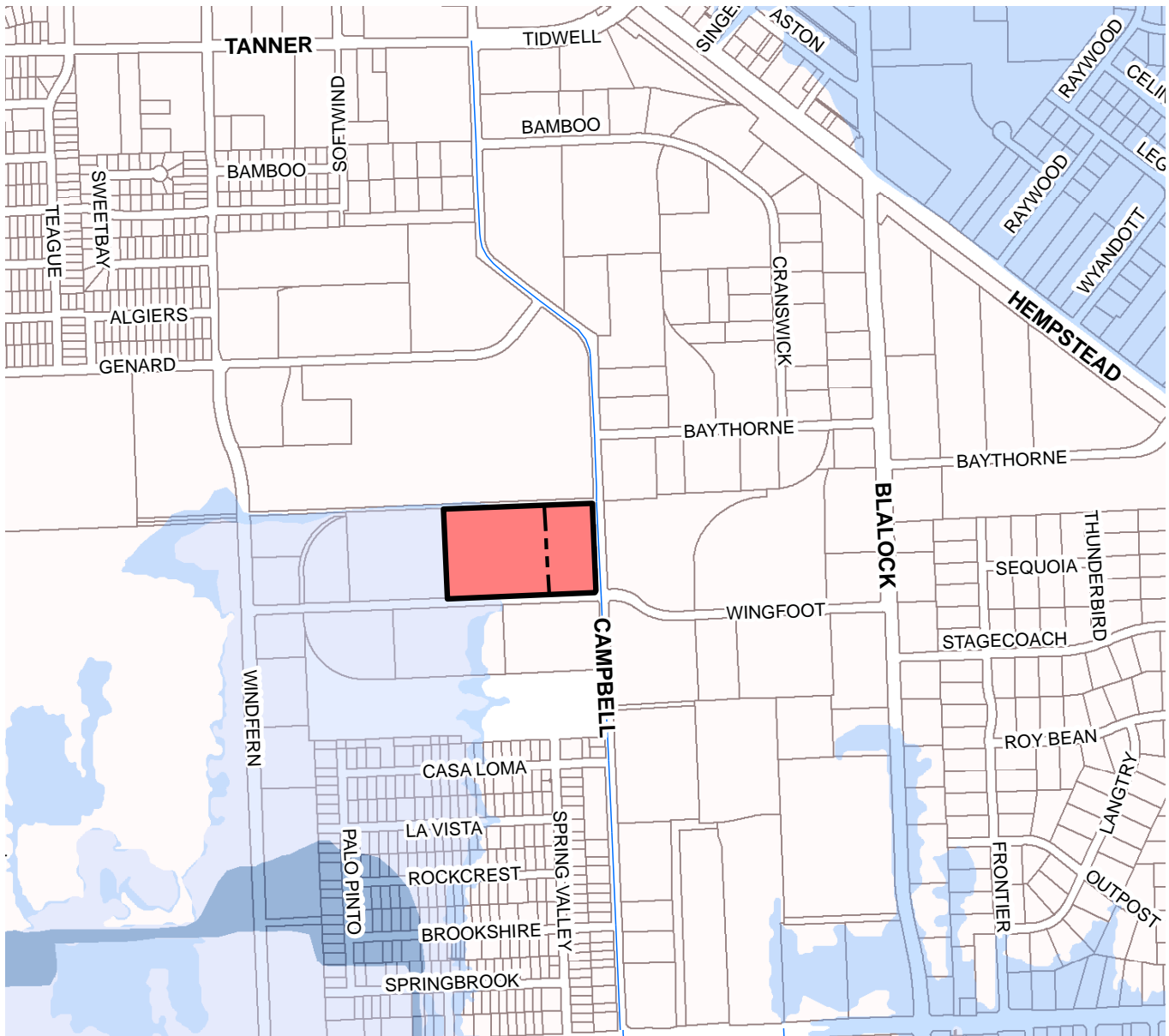
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

LOCATION MAP



LANDSCAPE PLAN VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 04.02.15

Houston Planning Commission

AERIAL MAP



LANDSCAPE PLAN VARIANCE



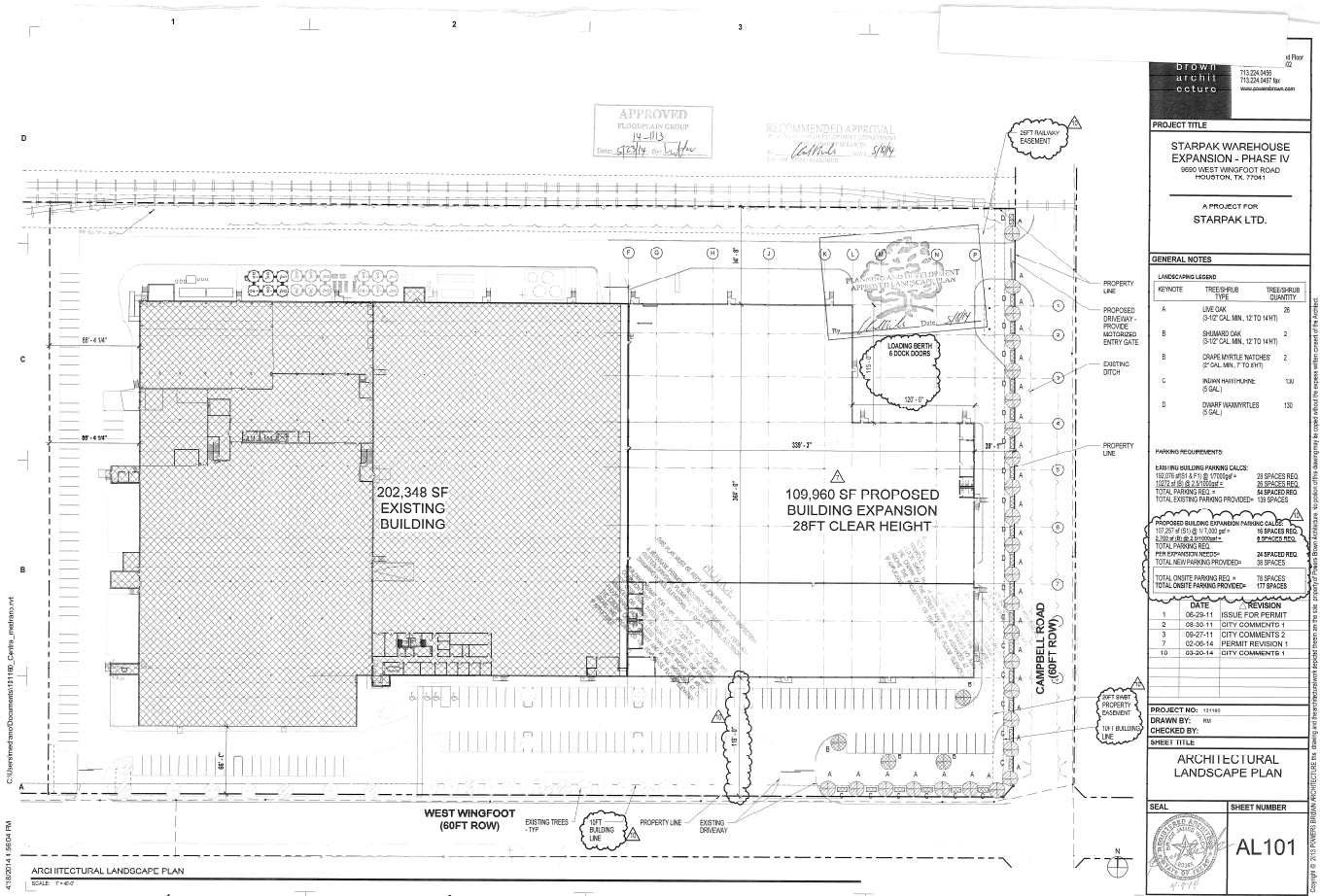
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 04.02.15

PREVIOUSLY APPROVED SITE PLAN



LANDSCAPE PLAN VARIANCE

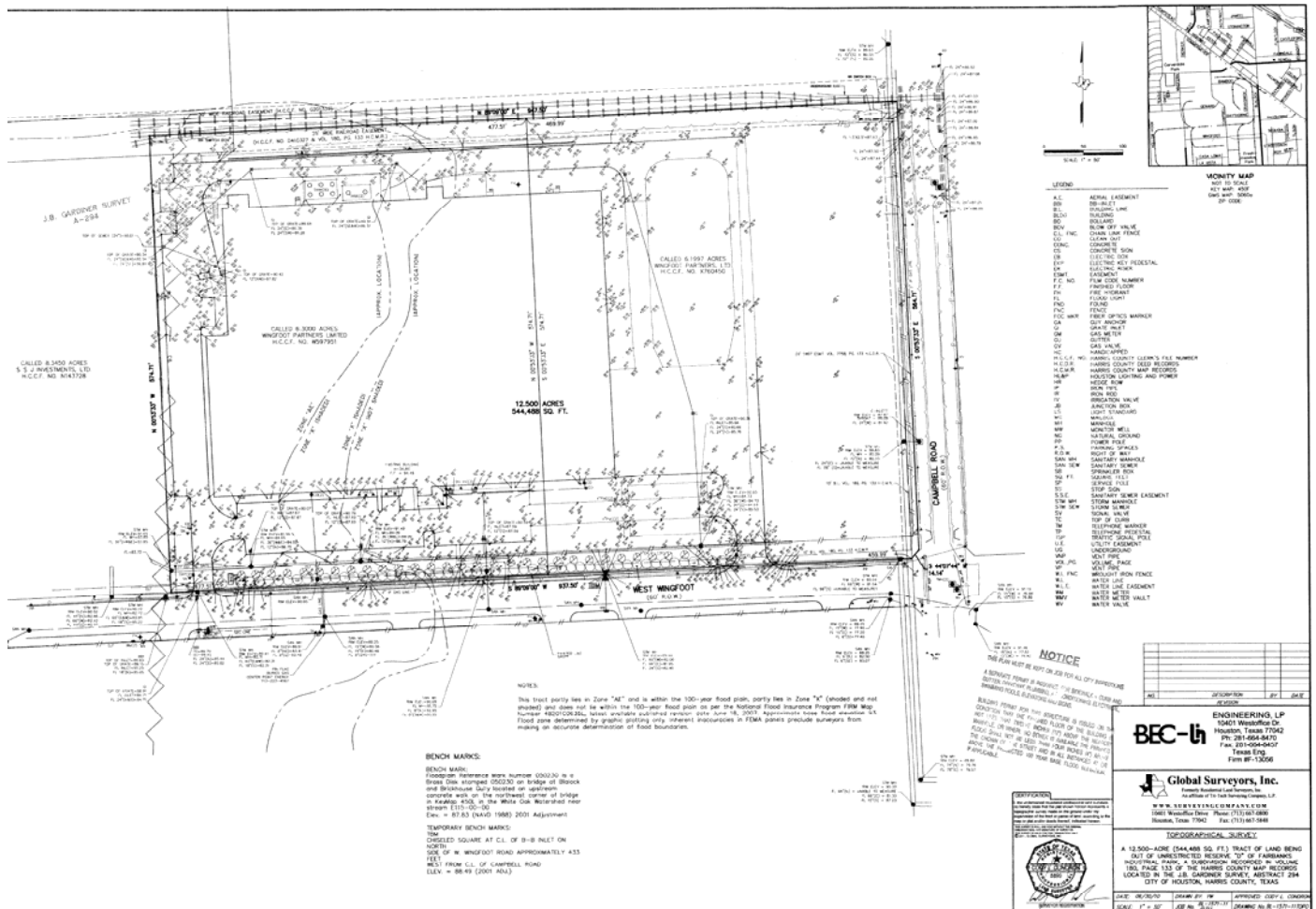


Houston Planning Commission

ITEM: V

Meeting Date: 04.02.15

SURVEY



LANDSCAPE PLAN VARIANCE



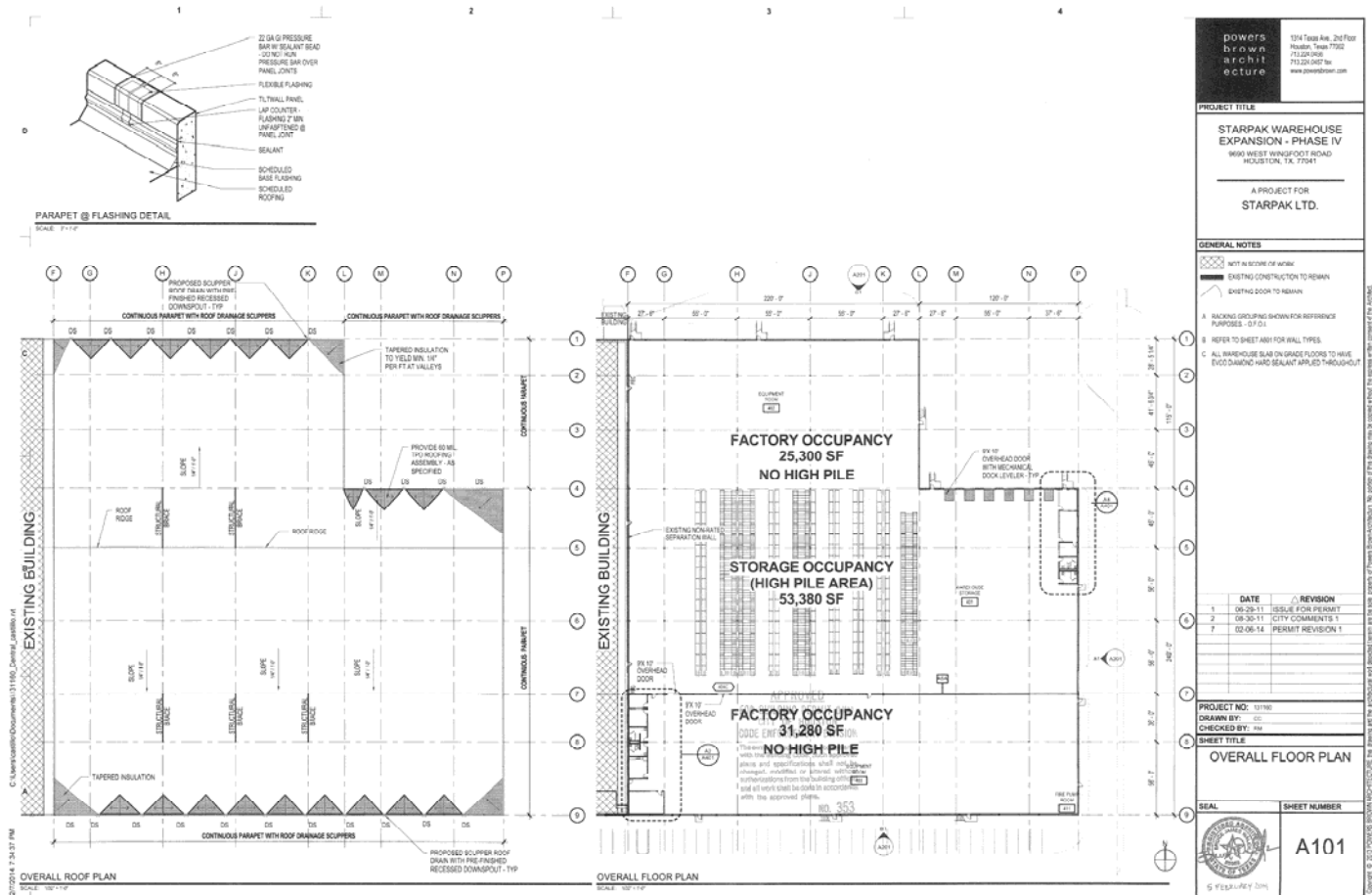
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 04.02.15

FLOOR PLANS FOR EXPANSION



LANDSCAPE PLAN VARIANCE

**CITY OF HOUSTON
DEPARTMENT OF PLANNING AND DEVELOPMENT**

HOTEL/MOTEL VARIANCE FORM

Building Permit Number _____

Blue Moon Development Consultants for

Applicant: Moody National Phone: 281-796-9996

Address: 603 Lovett, Cleveland, Texas Zip Code: 77327

Site Address: 7807 Kirby Drive Date Disapproved: _____

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

28 – 202(3)

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

Please see attached

Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative



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

The proposed 182 unit Residence Inn at 7807 Kirby Drive will comply with the requirements of the hotel/motel ordinance except for the required landscape buffer adjacent to residential property.

The pertinent ordinance section is:

Sec. 28-202. - Locational requirements.

(a) *It shall be unlawful for any person to construct any new hotel, to alter or remodel any existing hotel so as to add more sleeping rooms thereto, or to convert any premises for use as a hotel unless the following requirements are met:*

(3) *The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:*

- a. *Hotel building(s) set back at least ten feet from the property line;*
- b. *Canopy trees at least one per 100 lineal feet of property line;*
- c. *Ornamental trees at least two per 100 lineal feet of property line;*
- d. *Shrubs at least 16 per 100 lineal feet of property line; and*
- e. *Solid wood or masonry fence at least eight feet in height.*

Upon request by the applicant in writing, the director may waive any of the buffer requirements of item (3) above upon finding the following: (i) the project is a conversion of another premises to a suites hotel; (ii) the project, if a waiver is granted, will not be contrary to the public interest or detrimental to the public health, safety, or welfare; and (iii) the project, if a waiver is granted, will not result in a violation of any other applicable ordinance, regulation or statute.

More Basic Information:

The hotel site abuts Braeswood Park Condominiums along its more northerly boundary. The condominiums have a driveway providing access to covered parking spaces and an exit (through adjacent commercial property) to Kirby Drive along their abutment to the hotel property.

The hotel property was purchased several years ago and plans were set in motion for the hotel. The project was put on hold when the economic downturn of 2008 occurred. The

plans already drawn up were retained. At the time of the purchase of the tract, the land abutting to the north was of somewhat undetermined use. It was an older apartment complex undergoing drastic renovation. Plans drawn for the site did not allow space for a landscape buffer. The outer wall of the 5 - level parking garage faces the adjacent condominiums.

The Variance Request:

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

The plans fully and intelligently use the entire tract. The condominiums abut our property with a two-way driveway providing access to tenant parking and egress from the property. The condominiums show our hotel property a relatively blank wall beyond the driveway. The driveway is an effective buffer. Hotel activities are buffered from the condominiums by the parking garage. The hotel is set back more than 10 feet from the joint property line with the condominiums. The required plantings are the missing element. Plantings along the foundation of the parking garage might be detrimental to its integrity over time.

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

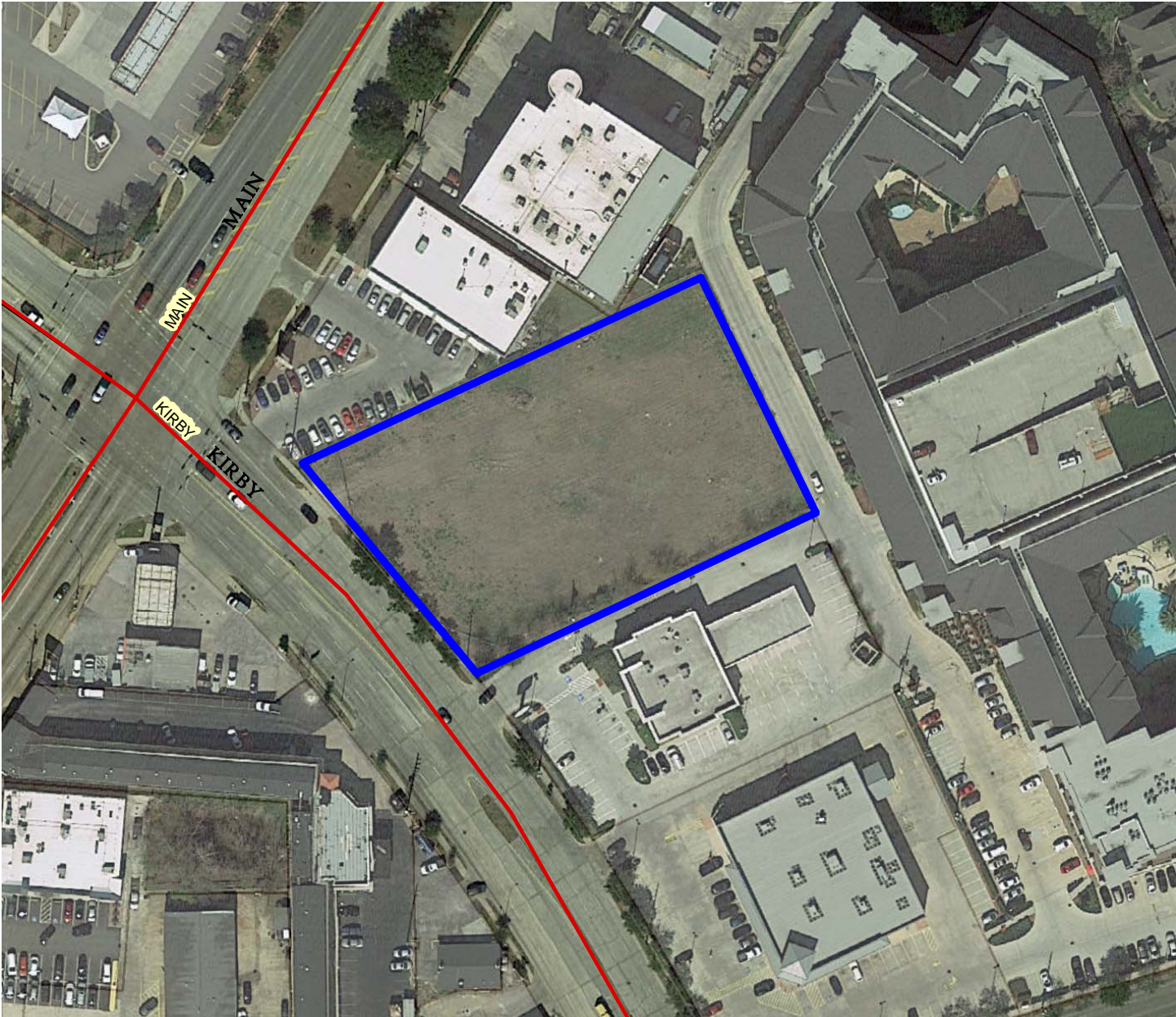
The applicant believed that the parking garage did not require a buffer. It will certainly be a more solid buffer than that required by the ordinance.

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

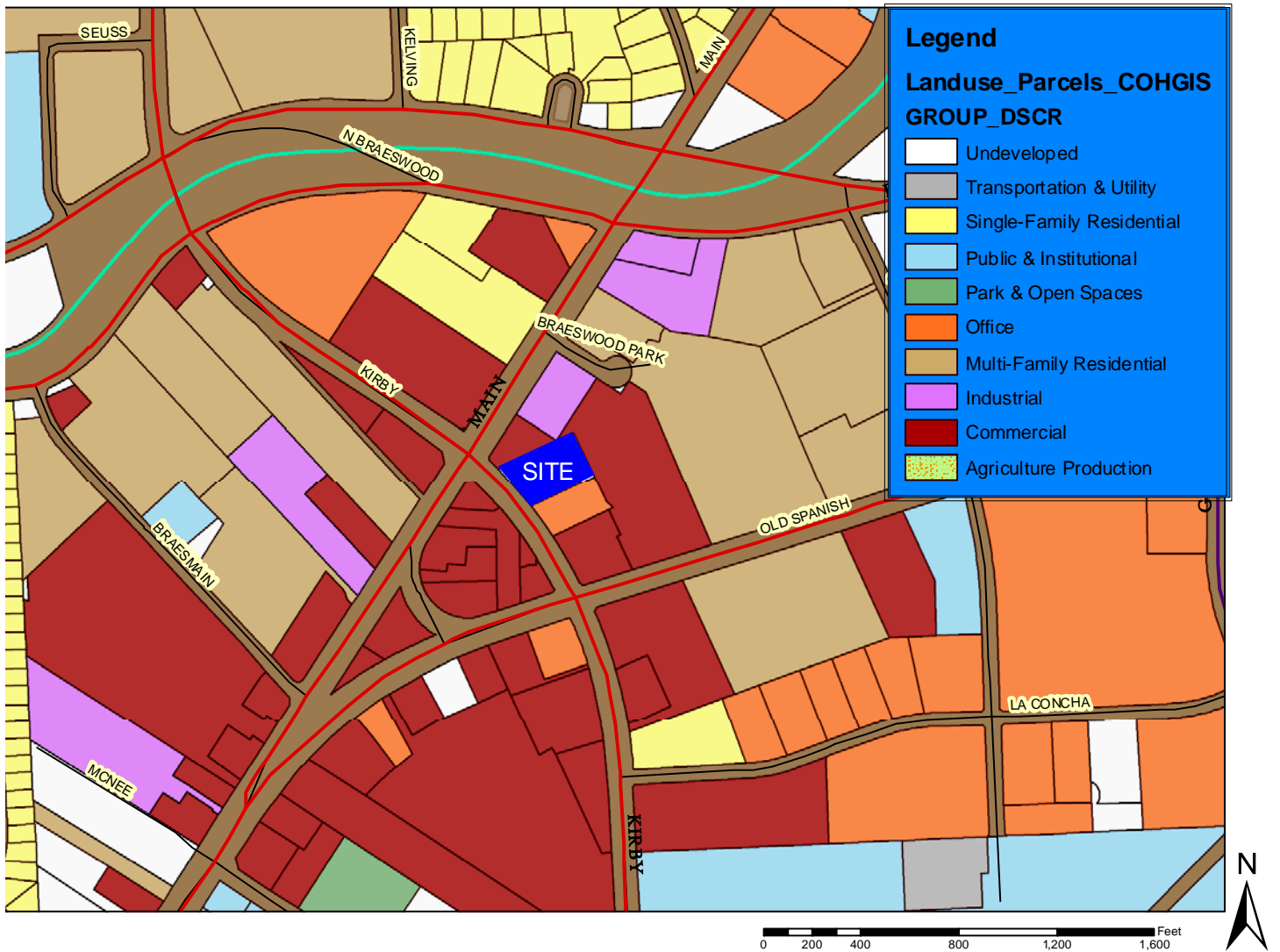
The hotel is well buffered from the condominiums by its 5 - level parking garage. Activities on the hotel site and sounds from the hotel site should have little, if any, effect on the adjacent condominiums.

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

By meeting the spirit of the ordinance, the hotel will not be injurious to the public health, safety, or welfare.



AERIAL MAP



AGENDA: VII

SMLSA Application No. 403: Brook-Woods Estates, Blocks 1-9; Shell Mangum, Block 1, Res A

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Brook-Woods Estates; Shell Mangum. Analysis shows that a minimum lot size of 14,400 sq ft exists for the area. A petition was signed by the owners of 11% 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 ninety-two (192) properties in Brook-Woods Estates; Shell Mangum

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 twelve (12) 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 seventy-six (176) single-family residential properties representing 92% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 11% 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 14,400 sq ft exists on one hundred and thirty-six (136) of one hundred and ninety-two (192) 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 1948, and some of the houses were constructed in the 1950s. The establishment of a 14,400 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
One hundred and thirty-six (136) out of one hundred and ninety-two (192) lots representing 77% of the application area is at least 14,400 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
3703 ASCOT LN	31,311	1.1%	1.1%	Y		SFR
3906 BROOKWOODS DR (Lot 141)	29,998	1.0%	2.1%	Y		SFR
3906 BROOKWOODS DR (Lot 142)	29,998	1.0%	3.1%	Y		SFR
2801 W T C JESTER BLVD	29,834	1.0%	4.1%			COM
3920 BROOKWOODS DR (Lot 139)	29,310	1.0%	5.1%	Y		SFR
2615 HELBERG RD	27,621	0.9%	6.0%			SFR
2701 HELBERG RD	27,042	0.9%	7.0%	Y		SFR
3706 BROOKWOODS DR	26,001	0.9%	7.8%	Y		SFR
4002 BROOKWOODS DR	26,001	0.9%	8.7%	Y		SFR
3814 BROOKWOODS DR	26,001	0.9%	9.6%	N		SFR
3818 BROOKWOODS DR	26,001	0.9%	10.5%	Y		SFR
3802 BROOKWOODS DR	26,001	0.9%	11.3%	Y		SFR
3810 BROOKWOODS DR	26,001	0.9%	12.2%			SFR
3806 BROOKWOODS DR	26,001	0.9%	13.1%	Y		SFR
3710 BROOKWOODS DR	26,001	0.9%	14.0%	Y		SFR
2710 MANGUM RD	24,799	0.8%	14.8%			Office
2702 HELBERG RD	24,002	0.8%	15.6%	Y	Y	SFR
4419 RANDWICK DR	23,901	0.8%	16.4%			SFR
3702 ASCOT LN	23,762	0.8%	17.2%			SFR
4015 BROOKWOODS DR (Lot 100)	21,738	0.7%	18.0%	Y	Y	SFR
4010 BROOKWOODS DR	21,436	0.7%	18.7%			SFR
4415 RANDWICK DR	20,011	0.7%	19.4%	Y		SFR

Special Minimum Lot Size Area

Planning and Development Department

3701 BROOKWOODS DR	18,962	0.6%	20.0%			SFR
3910 BROOKWOODS DR # 1	18,740	0.6%	20.6%			COM
4423 RANDWICK DR	18,613	0.6%	21.3%			SFR
4014 BROOKWOODS DR	18,574	0.6%	21.9%	Y	Y	SFR
4305 BROOKWOODS DR	18,269	0.6%	22.5%	Y		SFR
4310 ASCOT LN	17,999	0.6%	23.1%			SFR
2800 MANGUM RD # 1 (Lot 1)	17,856	0.6%	23.7%	Y		VAC
2800 MANGUM RD # 1 (Lot 2)	17,856	0.6%	24.3%	Y		VAC
10404 NORTHWEST FWY	17,394	0.6%	24.9%			COM
4113 BROOKWOODS DR	17,202	0.6%	25.5%	Y		SFR
4109 BROOKWOODS DR	17,180	0.6%	26.1%	Y		VAC
4117 BROOKWOODS DR	17,041	0.6%	26.6%			SFR
4205 BROOKWOODS DR	16,880	0.6%	27.2%	Y		SFR
4306 ASCOT LN	16,801	0.6%	27.8%			VAC
4209 BROOKWOODS DR	16,718	0.6%	28.3%	Y		SFR
4213 BROOKWOODS DR	16,562	0.6%	28.9%			SFR
4314 BROOKWOODS DR (Lot 69)	16,200	0.5%	29.4%			SFR
4314 BROOKWOODS DR (Lot 69)	16,200	0.5%	30.0%			SFR
4206 ASCOT LN	16,000	0.5%	30.5%	Y		SFR
4112 ASCOT LN	16,000	0.5%	31.1%			SFR
4214 ASCOT LN	16,000	0.5%	31.6%	Y	Y	SFR
4302 ASCOT LN	16,000	0.5%	32.1%	Y		SFR
4118 ASCOT LN	16,000	0.5%	32.7%	Y		SFR
3917 ASCOT LN	16,000	0.5%	33.2%			SFR
4114 ASCOT LN	16,000	0.5%	33.8%	Y	Y	SFR
4210 ASCOT LN	16,000	0.5%	34.3%	Y	Y	SFR
3921 ASCOT LN	15,899	0.5%	34.8%	Y		SFR
2710 HELBERG RD	15,769	0.5%	35.4%	Y		SFR

Special Minimum Lot Size Area

Planning and Development Department

4301 BROOKWOODS DR	15,599	0.5%	35.9%	Y		SFR
4018 BROOKWOODS DR	15,294	0.5%	36.4%	Y		SFR
4106 ASCOT LN	15,198	0.5%	36.9%	Y	Y	SFR
2704 HELBERG RD	15,198	0.5%	37.4%	Y		SFR
2706 HELBERG RD	15,198	0.5%	37.9%	Y		SFR
3709 ASCOT LN	15,120	0.5%	38.4%			SFR
3707 ASCOT LN	15,120	0.5%	39.0%	Y		SFR
4105 BROOKWOODS DR	15,115	0.5%	39.5%	Y		SFR
3715 ASCOT LN	15,028	0.5%	40.0%	Y		SFR
4311 ASCOT LN	15,002	0.5%	40.5%	Y		SFR
3717 ASCOT LN	14,941	0.5%	41.0%	Y		SFR
4315 ASCOT LN	14,902	0.5%	41.5%	Y		SFR
3809 ASCOT LN	14,850	0.5%	42.0%			SFR
3805 ASCOT LN	14,850	0.5%	42.5%	Y	Y	SFR
4509 RANDWICK DR	14,802	0.5%	43.0%	Y		SFR
3813 ASCOT LN	14,758	0.5%	43.5%	Y		SFR
4009 BROOKWOODS DR	14,741	0.5%	44.0%			SFR
4513 RANDWICK DR	14,719	0.5%	44.5%	Y		SFR
4519 RANDWICK DR	14,719	0.5%	45.0%			SFR
4601 RANDWICK DR	14,680	0.5%	45.5%			SFR
3817 ASCOT LN	14,671	0.5%	46.0%	Y		SFR
4502 BROOKWOODS DR	14,671	0.5%	46.5%			SFR
3901 ASCOT LN	14,671	0.5%	47.0%	Y		SFR
4523 RANDWICK DR	14,641	0.5%	47.4%			SFR
4102 ASCOT LN	14,580	0.5%	47.9%	Y		SFR
3905 ASCOT LN	14,580	0.5%	48.4%	Y		SFR
4605 RANDWICK DR	14,562	0.5%	48.9%	Y		SFR
4609 RANDWICK DR	14,562	0.5%	49.4%	Y		SFR
3909 ASCOT LN	14,488	0.5%	49.9%			SFR

3913 ASCOT LN	14,488	0.5%	50.4%	Y		SFR
3913 BROOKWOODS DR	14,471	0.5%	50.9%	Y		SFR
3901 BROOKWOODS DR	14,436	0.5%	51.4%	Y		SFR
4509 BROOKWOODS DR	14,401	0.5%	51.8%	Y		SFR
4306 BROOKWOODS DR	14,401	0.5%	52.3%	Y		SFR
0 BROOKWOODS DR	14,401	0.5%	52.8%			COM
4613 BROOKWOODS DR	14,401	0.5%	53.3%			COM
3806 ASCOT LN	14,401	0.5%	53.8%			SFR
3805 BROOKWOODS DR	14,401	0.5%	54.3%	Y		SFR
3801 BROOKWOODS DR	14,401	0.5%	54.8%	Y		SFR
3801 ASCOT LN	14,401	0.5%	55.2%	Y		SFR
4410 BROOKWOODS DR	14,401	0.5%	55.7%	Y		SFR
3902 ASCOT LN	14,401	0.5%	56.2%			SFR
3802 ASCOT LN	14,401	0.5%	56.7%	N		SFR
4302 BROOKWOODS DR	14,401	0.5%	57.2%	Y	Y	SFR
3714 ASCOT LN	14,401	0.5%	57.7%			SFR
4602 BROOKWOODS DR # 1	14,401	0.5%	58.2%			SFR
3810 ASCOT LN	14,401	0.5%	58.6%	Y		SFR
3813 BROOKWOODS DR	14,401	0.5%	59.1%	Y		SFR
3706 ASCOT LN	14,401	0.5%	59.6%	Y	Y	SFR
3713 BROOKWOODS DR	14,401	0.5%	60.1%	Y		SFR
3705 BROOKWOODS DR	14,401	0.5%	60.6%			SFR
3814 ASCOT LN	14,401	0.5%	61.1%	Y		SFR
3818 ASCOT LN	14,401	0.5%	61.6%	Y		SFR
3817 BROOKWOODS DR	14,401	0.5%	62.0%	Y		SFR
3809 BROOKWOODS DR	14,401	0.5%	62.5%	Y		SFR
3709 BROOKWOODS DR	14,401	0.5%	63.0%			SFR
4610 BROOKWOODS DR (Lot 3)	14,400	0.5%	63.5%	Y		VAC
4610 BROOKWOODS DR (Lot 4)	14,400	0.5%	64.0%	Y		VAC

Special Minimum Lot Size Area

Planning and Development Department

4605 BROOKWOODS DR	14,400	0.5%	64.5%			SFR
4508 RANDWICK DR	14,400	0.5%	65.0%	Y		SFR
4601 BROOKWOODS DR	14,400	0.5%	65.4%	Y		SFR
0 BROOKWOODS DR	14,400	0.5%	65.9%	Y		VAC
4618 RANDWICK DR	14,400	0.5%	66.4%	Y		COM
4406 BROOKWOODS DR	14,400	0.5%	66.9%	Y		SFR
4614 RANDWICK DR	14,400	0.5%	67.4%	Y		COM
4521 BROOKWOODS DR	14,400	0.5%	67.9%	Y		SFR
4522 BROOKWOODS DR	14,400	0.5%	68.4%	Y		SFR
4414 BROOKWOODS DR	14,400	0.5%	68.8%			SFR
4518 BROOKWOODS DR	14,400	0.5%	69.3%	Y		SFR
4510 BROOKWOODS DR	14,400	0.5%	69.8%	Y	Y	VAC
4514 BROOKWOODS DR	14,400	0.5%	70.3%	Y		SFR
4513 BROOKWOODS DR	14,400	0.5%	70.8%	Y		SFR
4602 RANDWICK DR	14,400	0.5%	71.3%	Y		SFR
4518 RANDWICK DR	14,400	0.5%	71.8%	Y		SFR
4512 RANDWICK DR	14,400	0.5%	72.2%	Y		SFR
4606 RANDWICK DR	14,400	0.5%	72.7%	Y	Y	SFR
4522 RANDWICK DR	14,400	0.5%	73.2%			SFR
4517 BROOKWOODS DR	14,400	0.5%	73.7%	Y		SFR
4610 RANDWICK DR	14,400	0.5%	74.2%	Y		SFR
4212 BROOKWOODS DR (Lot 72)	14,400	0.5%	74.7%	Y		SFR
4504 BROOKWOODS DR (Lot 27)	14,400	0.5%	75.2%	Y		SFR
4504 BROOKWOODS DR (Lot 28)	14,400	0.5%	75.6%	Y		SFR
3920 BROOKWOODS DR (Lot 138)	14,400	0.5%	76.1%	Y		SFR
4015 BROOKWOODS DR (Lot 99)	14,400	0.5%	76.6%	Y	Y	SFR
4118 BROOKWOODS DR (Lot 74)	14,400	0.5%	77.1%	Y		SFR

Special Minimum Lot Size Area

Planning and Development Department

4504 RANDWICK DR	14,318	0.5%	77.6%	Y		SFR
4011 BROOKWOODS DR	14,174	0.5%	78.1%			SFR
4418 BROOKWOODS DR	14,131	0.5%	78.5%			SFR
4106 BROOKWOODS DR	14,018	0.5%	79.0%	Y		SFR
4405 BROOKWOODS DR	13,922	0.5%	79.5%			SFR
3906 ASCOT LN	13,861	0.5%	79.9%	Y		SFR
3921 BROOKWOODS DR (Lot 152)	13,700	0.5%	80.4%			SFR
3921 BROOKWOODS DR (Lot 153)	13,700	0.5%	80.9%			SFR
4401 BROOKWOODS DR	13,499	0.5%	81.3%	Y		SFR
3922 ASCOT LN	13,499	0.5%	81.8%	Y		SFR
3918 ASCOT LN	13,499	0.5%	82.2%	Y		SFR
3909 BROOKWOODS DR	13,207	0.4%	82.7%			SFR
4114 BROOKWOODS DR	13,199	0.4%	83.1%	Y		SFR
4411 RANDWICK DR	13,142	0.4%	83.6%	Y		SFR
4212 BROOKWOODS DR (Lot 73)	13,120	0.4%	84.0%	Y		SFR
4005 BROOKWOODS DR	13,112	0.4%	84.4%	Y		SFR
4110 BROOKWOODS DR	13,042	0.4%	84.9%	Y		SFR
3905 BROOKWOODS DR	12,881	0.4%	85.3%	Y	Y	SFR
3910 ASCOT LN	12,872	0.4%	85.8%	Y		SFR
4003 ASCOT LN	12,641	0.4%	86.2%	Y		SFR
4007 ASCOT LN	12,641	0.4%	86.6%	Y		SFR
4015 ASCOT LN	12,558	0.4%	87.0%			SFR
4011 ASCOT LN	12,558	0.4%	87.5%	Y		SFR
4118 BROOKWOODS DR (Lot 75)	12,480	0.4%	87.9%	Y		SFR
4019 ASCOT LN	12,480	0.4%	88.3%			SFR
4103 ASCOT LN	12,480	0.4%	88.7%		Y	SFR
4107 ASCOT LN	12,402	0.4%	89.1%			SFR
4111 ASCOT LN	12,402	0.4%	89.6%	Y	Y	SFR

Special Minimum Lot Size Area

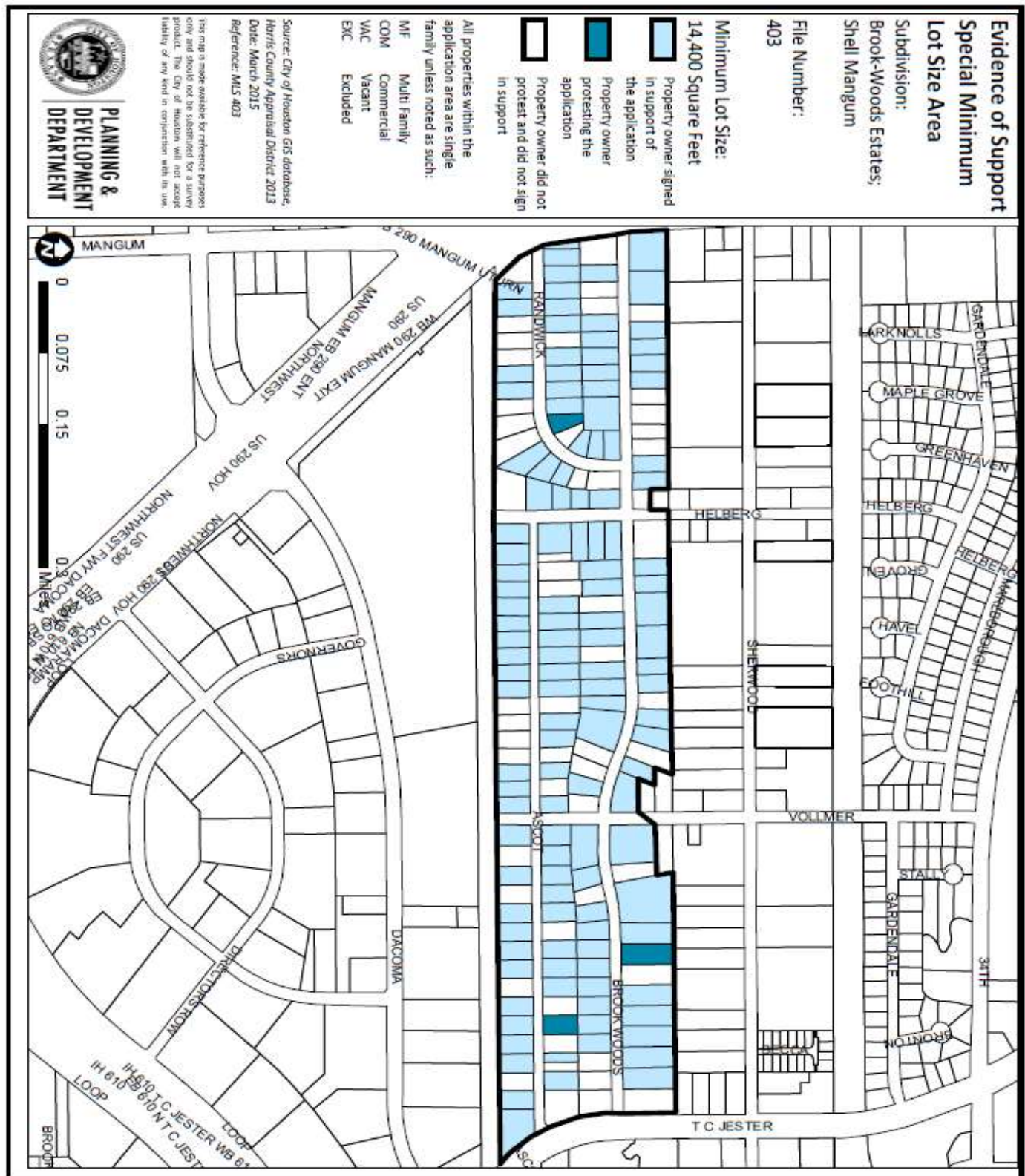
Planning and Development Department

4115 ASCOT LN	12,319	0.4%	90.0%	Y		SFR
4420 RANDWICK DR	12,284	0.4%	90.4%	N		SFR
4505 RANDWICK DR	12,275	0.4%	90.8%			SFR
4001 BROOKWOODS DR	12,262	0.4%	91.2%			SFR
4203 ASCOT LN	12,240	0.4%	91.6%	Y		SFR
4207 ASCOT LN	12,240	0.4%	92.0%	Y		SFR
4211 ASCOT LN	12,162	0.4%	92.4%	Y		SFR
4301 ASCOT LN	12,162	0.4%	92.9%	Y		SFR
3914 ASCOT LN	12,149	0.4%	93.3%	Y		SFR
4307 ASCOT LN	12,079	0.4%	93.7%	Y		SFR
4303 ASCOT LN	12,079	0.4%	94.1%	Y		SFR
4014 ASCOT LN	11,700	0.4%	94.5%		Y	SFR
4010 ASCOT LN	11,282	0.4%	94.9%	Y		SFR
4400 RANDWICK DR	11,199	0.4%	95.2%	Y	Y	SFR
4006 BROOKWOODS DR	11,117	0.4%	95.6%	Y		SFR
4006 ASCOT LN	10,799	0.4%	96.0%			SFR
4002 ASCOT LN	10,799	0.4%	96.3%	Y	Y	SFR
4404 RANDWICK DR	10,498	0.4%	96.7%	Y		SFR
2703 HELBERG RD	10,171	0.3%	97.0%	Y		SFR
3714 BROOKWOODS DR	10,001	0.3%	97.4%	Y	Y	SFR
4402 BROOKWOODS DR	9,500	0.3%	97.7%			SFR
4414 RANDWICK DR	9,257	0.3%	98.0%			SFR
4406 RANDWICK DR	8,851	0.3%	98.3%	Y		SFR
2709 HELBERG RD	8,551	0.3%	98.6%	Y	Y	SFR
4407 RANDWICK DR	8,429	0.3%	98.9%	Y		SFR
4403 RANDWICK DR	7,967	0.3%	99.1%			SFR
3710 ASCOT LN	7,305	0.2%	99.4%			SFR
3712 ASCOT LN	7,096	0.2%	99.6%	Y	Y	SFR
4312 ASCOT LN	6,399	0.2%	99.8%			SFR

Special Minimum Lot Size Area

Planning and Development Department

0 MANGUM	5,933	0.2%	100.0%	Y		VAC
This application qualifies for a Special Minimum Lot Size of:	14,400 sq ft					
Response Form received with support	133					
Response Form received with opposed	22					
Percentage of boundary area in favor of the MLSA (must be at least 55%)	69.3%					
Signed Petition in Support	22					
Property Owners Signing in Support of the Petition (must be at least 10%)	11.5%					
# developed or restricted to no more than two SFR Units	176					
# of Multifamily lots	0					
# of Commercial lots	7					
# of Vacant Lots	9					
# of Excluded Lots	0					
TOTAL LOTS IN AREA	192					
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	92%					







Brook-Woods Estate/Shell Mangum 14,400 square foot

Land Use

- Single-Family Residential
- Multi-Family Residential
- Commercial

Office

Industrial

Public & Institutional

Transportation & Utility

Park & Open Spaces

Undeveloped

Agriculture Production

<Null>

Application Boundary

Source: Harris County Appraisal District

Date: March 23, 2015

Reference: MLSA3403

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**



Brook-Woods Estates/Shell Mangum Proposed Special Minimum Lot Size Area Designation

Source: Harris County Appraisal District
Date: December 26, 2014
Reference: MLSA 403

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.

 Area Under Consideration



**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:

Lots 5-16 in Block 1, Lots ~~21-42~~⁴² Block 2, Lots 48-67
Block 3, Lots 68-85 Block 4, Lots 86-119 Block 5,
Lots 120-136 Block 6, Lots 137-150 Block 7, Lots
152-167 Block 8, Lots 168-197 Block 9 in Bayou -
Woods Estates

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

2. Contacts:

Primary

Applicant Joseph Thomas (Tom) Neal Jr

Phone # (713) 682-8060

Address 3805 Ascot Lane

E-mail

City Houston

State TX Zip 77042

Alternate

Applicant Gregory Stone

Phone # 713-938-5328

Address 4302 Brookwoods Dr.

E-mail

City Houston

State TX Zip 77092

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

File # 403

Key Map # 452

TIRZ

Lambert # 3259

Super N'hood 14 Lazybrook

Census Tract

City Council District A

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

KC 4/4/14

V = Vacant

V = Vacant



Continued on Page 68

AGENDA: VIII

SMLSA Application No. 428: Lindale Park Subdivision Sections 1, 2 and 3

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Lindale Park Subdivision Sections 1, 2 and 3. Analysis shows that a minimum lot size of 5,300 square feet exists for the area. A petition was signed by the owners of 20% of the property owners 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 276 properties in Lindale Park Subdivision Sections 1, 2 and 3.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains 14 blockfaces with at least 5 lots on 5 blockfaces

- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*

Land use of the properties consists of 257 single-family residential properties representing 93% of the total lots.

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

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

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

A minimum lot size of 5,300 square feet exists on 272 of 276 lots in the area.

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

The subdivisions were platted in 1937, 1938 and 1939 respectively, and most houses were constructed in the early 1940s. The establishment of a 5,300 square feet minimum lot size will preserve the lot size character of the area.

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

272 out of 276 lots representing 98% of the application area is at least 5,300 square feet in size.

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

ATTACHMENTS:

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

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
614 MILWAUKEE ST		11,925	0.64%	0.64%	Y	Y	SFR
611 KELLEY ST		10,600	0.57%	1.21%			SFR
615 KELLEY ST		10,600	0.57%	1.79%		N	SFR
709 KELLEY ST		10,600	0.57%	2.36%		Y	SFR
604 ELEANOR ST		10,600	0.57%	2.93%		Y	SFR
602 ELEANOR ST		10,600	0.57%	3.50%		Y	SFR
509 AVENUE OF OAKS ST		10,600	0.57%	4.07%		Y	SFR
708 AVENUE OF OAKS ST		10,600	0.57%	4.64%			SFR
702 AVENUE OF OAKS ST		10,600	0.57%	5.21%		Y	SFR
705 WOODARD ST		10,600	0.57%	5.78%		Y	SFR
517 FAIRBANKS ST		10,600	0.57%	6.36%		Y	SFR
605 FAIRBANKS ST		10,600	0.57%	6.93%		Y	SFR
609 GRACELAND ST		10,600	0.57%	7.50%			SFR
703 GRACELAND ST		10,600	0.57%	8.07%		Y	SFR
706 GRACELAND ST		10,600	0.57%	8.64%		Y	SFR
516 GRACELAND ST		10,600	0.57%	9.21%	Y		SFR
718 N LOOP	49 & TR 50	8,865	0.48%	9.69%			COM
606 MILWAUKEE ST		8,820	0.48%	10.17%	Y	Y	SFR
509 KELLEY ST		7,950	0.43%	10.59%		Y	SFR
513 KELLEY ST		7,950	0.43%	11.02%		Y	SFR
701 KELLEY ST		7,950	0.43%	11.45%			SFR
718 N LOOP	48 & TR 47	7,950	0.43%	11.88%			COM
511 KELLEY ST		7,950	0.43%	12.31%			SFR
716 KELLEY ST		7,950	0.43%	12.74%			SFR
606 KELLEY ST		7,950	0.43%	13.17%			SFR
604 KELLEY ST		7,950	0.43%	13.59%		Y	SFR
516 KELLEY ST		7,950	0.43%	14.02%	Y	Y	SFR
510 KELLEY ST	20	7,950	0.43%	14.45%			VAC
508 KELLEY ST		7,950	0.43%	14.88%		Y	SFR
501 ELEANOR ST		7,950	0.43%	15.31%	Y		SFR
505 ELEANOR ST		7,950	0.43%	15.74%	Y	Y	SFR
509 ELEANOR ST		7,950	0.43%	16.16%		Y	SFR
515 ELEANOR ST		7,950	0.43%	16.59%		Y	SFR
517 ELEANOR ST		7,950	0.43%	17.02%			SFR
603 ELEANOR ST		7,950	0.43%	17.45%	Y	Y	SFR
613 ELEANOR ST		7,950	0.43%	17.88%	Y	Y	SFR
711 ELEANOR ST	5 & TR 4	7,950	0.43%	18.31%		Y	SFR
513 ELEANOR ST		7,950	0.43%	18.74%		Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
612 ELEANOR ST		7,950	0.43%	19.16%		Y	SFR
520 ELEANOR ST		7,950	0.43%	19.59%		Y	SFR
516 ELEANOR ST		7,950	0.43%	20.02%		Y	SFR
514 ELEANOR ST		7,950	0.43%	20.45%		Y	SFR
510 ELEANOR ST		7,950	0.43%	20.88%			SFR
502 ELEANOR ST		7,950	0.43%	21.31%		Y	SFR
507 AVENUE OF OAKS ST		7,950	0.43%	21.74%			SFR
515 AVENUE OF OAKS ST		7,950	0.43%	22.16%			SFR
517 AVENUE OF OAKS ST		7,950	0.43%	22.59%			SFR
601 AVENUE OF OAKS ST		7,950	0.43%	23.02%		Y	SFR
603 AVENUE OF OAKS ST		7,950	0.43%	23.45%		Y	SFR
605 AVENUE OF OAKS ST		7,950	0.43%	23.88%		N	SFR
607 AVENUE OF OAKS ST		7,950	0.43%	24.31%		Y	SFR
701 AVENUE OF OAKS ST		7,950	0.43%	24.73%			SFR
712 AVENUE OF OAKS ST		7,950	0.43%	25.16%	Y	Y	SFR
700 AVENUE OF OAKS ST		7,950	0.43%	25.59%			SFR
518 AVENUE OF OAKS ST		7,950	0.43%	26.02%			SFR
516 AVENUE OF OAKS ST		7,950	0.43%	26.45%	Y	Y	SFR
510 AVENUE OF OAKS ST		7,950	0.43%	26.88%		Y	SFR
503 WOODARD ST		7,950	0.43%	27.31%	Y	Y	SFR
507 WOODARD ST		7,950	0.43%	27.73%	Y	Y	SFR
511 WOODARD ST		7,950	0.43%	28.16%		Y	SFR
515 WOODARD ST		7,950	0.43%	28.59%	Y	Y	SFR
605 WOODARD ST		7,950	0.43%	29.02%		Y	SFR
609 WOODARD ST		7,950	0.43%	29.45%			SFR
701 WOODARD ST		7,950	0.43%	29.88%		Y	SFR
703 WOODARD ST		7,950	0.43%	30.31%	Y	Y	SFR
709 WOODARD ST		7,950	0.43%	30.73%			SFR
712 WOODARD ST		7,950	0.43%	31.16%	Y	Y	SFR
708 WOODARD ST	5 & TR 4	7,950	0.43%	31.59%			SFR
704 WOODARD ST		7,950	0.43%	32.02%	Y	Y	SFR
702 WOODARD ST		7,950	0.43%	32.45%			SFR
618 WOODARD ST		7,950	0.43%	32.88%	Y	Y	SFR
606 WOODARD ST	14 & TR 13	7,950	0.43%	33.30%			SFR
516 WOODARD ST		7,950	0.43%	33.73%		Y	SFR
512 WOODARD ST		7,950	0.43%	34.16%	Y	Y	SFR
508 WOODARD ST		7,950	0.43%	34.59%			SFR
506 WOODARD ST		7,950	0.43%	35.02%	Y	Y	SFR
511 FAIRBANKS ST		7,950	0.43%	35.45%			SFR

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
609 FAIRBANKS ST		7,950	0.43%	35.88%			SFR
701 FAIRBANKS ST		7,950	0.43%	36.30%			SFR
707 FAIRBANKS ST		7,950	0.43%	36.73%			SFR
709 FAIRBANKS ST		7,950	0.43%	37.16%		Y	SFR
711 FAIRBANKS ST		7,950	0.43%	37.59%			SFR
712 FAIRBANKS ST		7,950	0.43%	38.02%		Y	SFR
710 FAIRBANKS ST		7,950	0.43%	38.45%		Y	SFR
706 FAIRBANKS ST		7,950	0.43%	38.87%		Y	SFR
702 FAIRBANKS ST		7,950	0.43%	39.30%	Y	Y	SFR
622 FAIRBANKS ST		7,950	0.43%	39.73%		Y	SFR
612 FAIRBANKS ST		7,950	0.43%	40.16%	Y	Y	SFR
610 FAIRBANKS ST		7,950	0.43%	40.59%	Y		SFR
606 FAIRBANKS ST		7,950	0.43%	41.02%		Y	SFR
602 FAIRBANKS ST		7,950	0.43%	41.45%			SFR
516 FAIRBANKS ST		7,950	0.43%	41.87%			SFR
512 FAIRBANKS ST		7,950	0.43%	42.30%		Y	SFR
510 FAIRBANKS ST		7,950	0.43%	42.73%			SFR
506 FAIRBANKS ST		7,950	0.43%	43.16%	Y	Y	SFR
500 FAIRBANKS ST	24	7,950	0.43%	43.59%	Y	Y	SFR
505 MILWAUKEE ST		7,950	0.43%	44.02%	Y		SFR
509 MILWAUKEE ST		7,950	0.43%	44.45%	Y	Y	SFR
513 MILWAUKEE ST		7,950	0.43%	44.87%			SFR
515 MILWAUKEE ST		7,950	0.43%	45.30%		Y	SFR
617 MILWAUKEE ST		7,950	0.43%	45.73%	Y	Y	SFR
701 MILWAUKEE ST		7,950	0.43%	46.16%		Y	SFR
705 MILWAUKEE ST		7,950	0.43%	46.59%	Y	Y	SFR
707 MILWAUKEE ST		7,950	0.43%	47.02%			SFR
711 MILWAUKEE ST		7,950	0.43%	47.44%	Y	Y	SFR
619 MILWAUKEE ST		7,950	0.43%	47.87%	Y		SFR
712 MILWAUKEE ST		7,950	0.43%	48.30%	Y		SFR
708 MILWAUKEE ST		7,950	0.43%	48.73%	Y		SFR
706 MILWAUKEE ST		7,950	0.43%	49.16%		Y	SFR
702 MILWAUKEE ST	8 & TR 7	7,950	0.43%	49.59%		Y	SFR
618 MILWAUKEE ST		7,950	0.43%	50.02%			SFR
602 MILWAUKEE ST		7,950	0.43%	50.44%		Y	SFR
600 MILWAUKEE ST		7,950	0.43%	50.87%		Y	SFR
508 MILWAUKEE ST		7,950	0.43%	51.30%		Y	SFR
506 MILWAUKEE ST		7,950	0.43%	51.73%	Y	Y	SFR
505 GRACELAND ST		7,950	0.43%	52.16%		Y	SFR

Special Minimum Lot Size Area

Planning and Development Department

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
511 GRACELAND ST		7,950	0.43%	52.59%			SFR
605 GRACELAND ST		7,950	0.43%	53.02%		Y	SFR
707 GRACELAND ST		7,950	0.43%	53.44%		Y	SFR
712 GRACELAND ST	4	7,950	0.43%	53.87%		Y	SFR
618 GRACELAND ST		7,950	0.43%	54.30%		Y	SFR
616 GRACELAND ST		7,950	0.43%	54.73%		Y	SFR
608 GRACELAND ST		7,950	0.43%	55.16%			SFR
606 GRACELAND ST		7,950	0.43%	55.59%		Y	SFR
604 GRACELAND ST		7,950	0.43%	56.01%		Y	SFR
512 GRACELAND ST		7,950	0.43%	56.44%			SFR
502 KELLEY ST		6,890	0.37%	56.81%			SFR
506 KELLEY ST		6,890	0.37%	57.19%		Y	SFR
704 GRACELAND ST		6,699	0.36%	57.55%		Y	SFR
620 GRACELAND ST		6,699	0.36%	57.91%		Y	SFR
5909 IRVINGTON BLVD	1	6,334	0.34%	58.25%		N	SFR
719 ELEANOR ST	50	6,334	0.34%	58.59%		Y	SFR
5801 IRVINGTON BLVD		6,334	0.34%	58.93%			SFR
5711 IRVINGTON BLVD		6,334	0.34%	59.27%			COM
5701 IRVINGTON BLVD	50	6,334	0.34%	59.62%			COM
713 FAIRBANKS ST	50	6,334	0.34%	59.96%		N	SFR
5511 IRVINGTON BLVD	1	6,334	0.34%	60.30%		Y	SFR
5501 IRVINGTON BLVD	50	6,334	0.34%	60.64%			SFR
5411 IRVINGTON BLVD	1	6,334	0.34%	60.98%			SFR
715 GRACELAND ST	50	6,334	0.34%	61.32%		Y	SFR
5311 IRVINGTON BLVD	1	6,334	0.34%	61.66%		Y	COM
514 MILWAUKEE ST		6,320	0.34%	62.00%		Y	SFR
510 MILWAUKEE ST		6,320	0.34%	62.34%		Y	SFR
5807 IRVINGTON BLVD # 6		5,817	0.31%	62.66%	Y	Y	MF
613 FAIRBANKS ST		5,512	0.30%	62.96%		Y	SFR
503 KELLEY ST	26	5,300	0.29%	63.24%			SFR
503 KELLEY ST	27	5,300	0.29%	63.53%			SFR
507 KELLEY ST		5,300	0.29%	63.81%			SFR
515 KELLEY ST		5,300	0.29%	64.10%		Y	SFR
601 KELLEY ST		5,300	0.29%	64.38%			SFR
605 KELLEY ST		5,300	0.29%	64.67%		Y	SFR
607 KELLEY ST		5,300	0.29%	64.95%			SFR
609 KELLEY ST		5,300	0.29%	65.24%		Y	SFR
705 KELLEY ST	44	5,300	0.29%	65.53%			SFR
5909 IRVINGTON BLVD	2	5,300	0.29%	65.81%		N	SFR

Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
706 KELLEY ST	6	5,300	0.29%	66.10%		Y	SFR
706 KELLEY ST	7	5,300	0.29%	66.38%		Y	SFR
702 KELLEY ST	8	5,300	0.29%	66.67%		Y	SFR
702 KELLEY ST	9	5,300	0.29%	66.95%		Y	SFR
622 KELLEY ST		5,300	0.29%	67.24%			SFR
620 KELLEY ST		5,300	0.29%	67.53%			SFR
610 KELLEY ST	12	5,300	0.29%	67.81%		Y	SFR
610 KELLEY ST	13	5,300	0.29%	68.10%		Y	SFR
518 KELLEY ST		5,300	0.29%	68.38%			SFR
510 KELLEY ST	21	5,300	0.29%	68.67%			VAC
601 ELEANOR ST	35	5,300	0.29%	68.95%		Y	SFR
601 ELEANOR ST	36	5,300	0.29%	69.24%		Y	SFR
605 ELEANOR ST		5,300	0.29%	69.53%		Y	SFR
607 ELEANOR ST		5,300	0.29%	69.81%			SFR
705 ELEANOR ST	44	5,300	0.29%	70.10%		Y	SFR
705 ELEANOR ST	45	5,300	0.29%	70.38%		Y	SFR
711 ELEANOR ST	46	5,300	0.29%	70.67%		Y	SFR
711 ELEANOR ST	47	5,300	0.29%	70.95%		Y	SFR
703 ELEANOR ST	42	5,300	0.29%	71.24%		Y	SFR
703 ELEANOR ST	43	5,300	0.29%	71.53%		Y	SFR
719 ELEANOR ST	48	5,300	0.29%	71.81%		Y	SFR
719 ELEANOR ST	49	5,300	0.29%	72.10%		Y	SFR
5811 IRVINGTON BLVD		5,300	0.29%	72.38%			SFR
712 ELEANOR ST	3	5,300	0.29%	72.67%			SFR
712 ELEANOR ST	4	5,300	0.29%	72.95%			SFR
706 ELEANOR ST		5,300	0.29%	73.24%		Y	SFR
706 ELEANOR ST		5,300	0.29%	73.52%		Y	SFR
704 ELEANOR ST		5,300	0.29%	73.81%			SFR
702 ELEANOR ST		5,300	0.29%	74.10%		Y	SFR
506 ELEANOR ST		5,300	0.29%	74.38%	Y	Y	SFR
504 ELEANOR ST		5,300	0.29%	74.67%	Y	Y	SFR
501 AVENUE OF OAKS ST	26	5,300	0.29%	74.95%		Y	SFR
501 AVENUE OF OAKS ST	27	5,300	0.29%	75.24%		Y	SFR
703 AVENUE OF OAKS ST	42	5,300	0.29%	75.52%		Y	SFR
703 AVENUE OF OAKS ST	43	5,300	0.29%	75.81%		Y	SFR
707 AVENUE OF OAKS ST	44	5,300	0.29%	76.10%		Y	SFR
707 AVENUE OF OAKS ST	45	5,300	0.29%	76.38%		Y	SFR
709 AVENUE OF OAKS ST	46	5,300	0.29%	76.67%	Y	Y	SFR
709 AVENUE OF OAKS ST	47	5,300	0.29%	76.95%	Y	Y	SFR

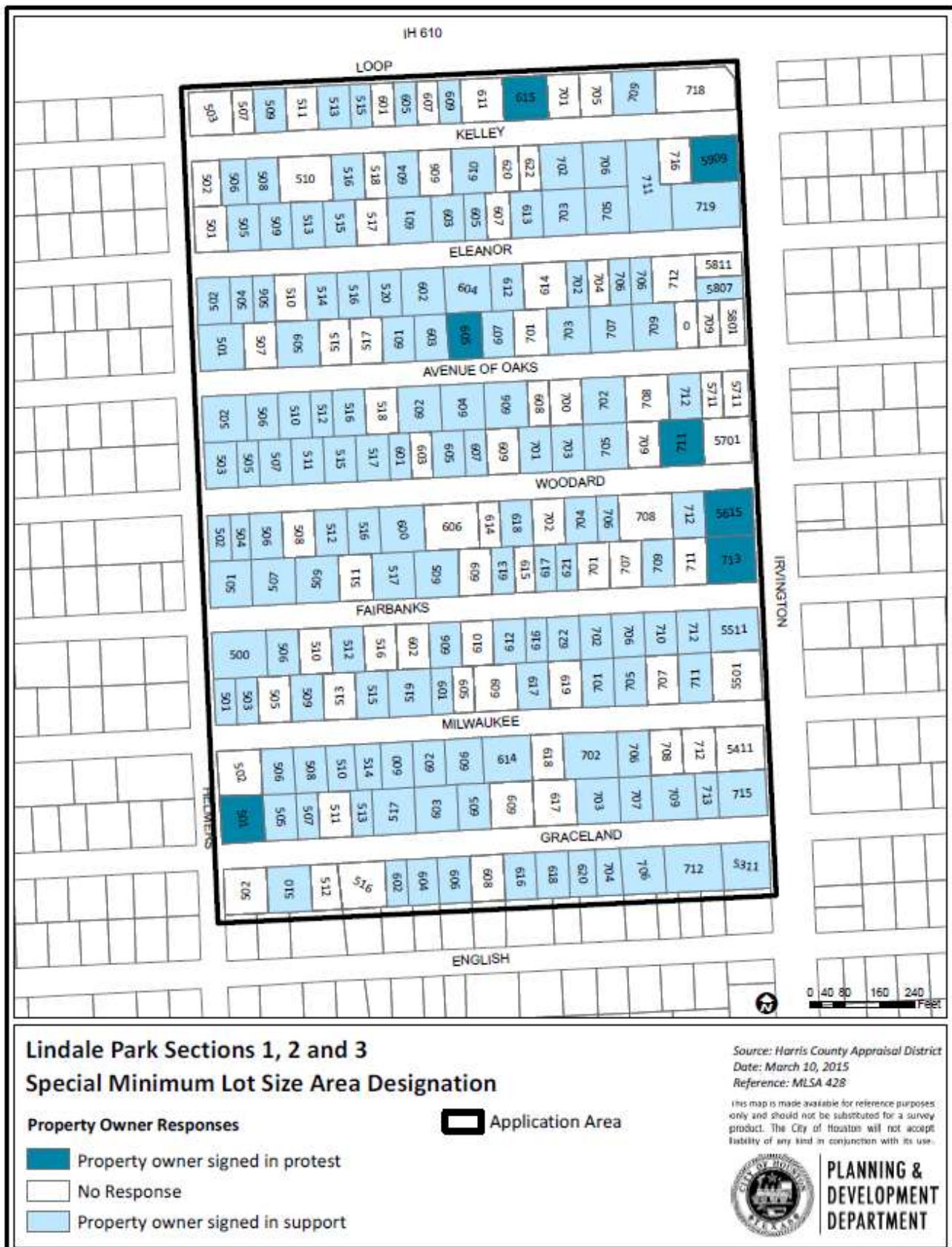
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
0 AVENUE OF OAKS ST		5,300	0.29%	77.24%			SFR
614 ELEANOR ST	9	5,300	0.29%	77.52%			SFR
614 ELEANOR ST	10	5,300	0.29%	77.81%			SFR
709 AVENUE OF OAKS ST		5,300	0.29%	78.10%			SFR
5711 IRVINGTON BLVD		5,300	0.29%	78.38%			COM
608 AVENUE OF OAKS ST		5,300	0.29%	78.67%	Y		SFR
606 AVENUE OF OAKS ST	11	5,300	0.29%	78.95%		Y	SFR
606 AVENUE OF OAKS ST	12	5,300	0.29%	79.24%		Y	SFR
604 AVENUE OF OAKS ST	13	5,300	0.29%	79.52%		Y	SFR
604 AVENUE OF OAKS ST	14	5,300	0.29%	79.81%		Y	SFR
602 AVENUE OF OAKS ST	15	5,300	0.29%	80.10%		Y	SFR
602 AVENUE OF OAKS ST	16	5,300	0.29%	80.38%		Y	SFR
512 AVENUE OF OAKS ST		5,300	0.29%	80.67%		Y	SFR
506 AVENUE OF OAKS ST		5,300	0.29%	80.95%	Y	Y	SFR
502 AVENUE OF OAKS ST	24	5,300	0.29%	81.24%		Y	SFR
502 AVENUE OF OAKS ST	25	5,300	0.29%	81.52%		Y	SFR
505 WOODARD ST		5,300	0.29%	81.81%	Y	Y	SFR
517 WOODARD ST	34	5,300	0.29%	82.09%		Y	SFR
601 WOODARD ST		5,300	0.29%	82.38%		Y	SFR
603 WOODARD ST		5,300	0.29%	82.67%	Y		SFR
607 WOODARD ST		5,300	0.29%	82.95%	Y	Y	SFR
711 WOODARD ST	47	5,300	0.29%	83.24%		N	SFR
711 WOODARD ST	48	5,300	0.29%	83.52%		N	SFR
5701 IRVINGTON BLVD	49	5,300	0.29%	83.81%			COM
708 WOODARD ST	6	5,300	0.29%	84.09%			SFR
706 WOODARD ST		5,300	0.29%	84.38%	Y	Y	SFR
614 WOODARD ST		5,300	0.29%	84.67%			SFR
606 WOODARD ST	15	5,300	0.29%	84.95%			SFR
600 WOODARD ST	16	5,300	0.29%	85.24%		Y	SFR
600 WOODARD ST	17	5,300	0.29%	85.52%		Y	SFR
504 WOODARD ST		5,300	0.29%	85.81%	Y	Y	SFR
502 WOODARD ST		5,300	0.29%	86.09%	Y	Y	SFR
501 FAIRBANKS ST	26	5,300	0.29%	86.38%		Y	SFR
501 FAIRBANKS ST	27	5,300	0.29%	86.67%		Y	SFR
507 FAIRBANKS ST	28	5,300	0.29%	86.95%	Y	Y	SFR
507 FAIRBANKS ST	29	5,300	0.29%	87.24%	Y	Y	SFR
509 FAIRBANKS ST	30	5,300	0.29%	87.52%	Y	Y	SFR
509 FAIRBANKS ST	31	5,300	0.29%	87.81%	Y	Y	SFR
617 FAIRBANKS ST		5,300	0.29%	88.09%		Y	SFR

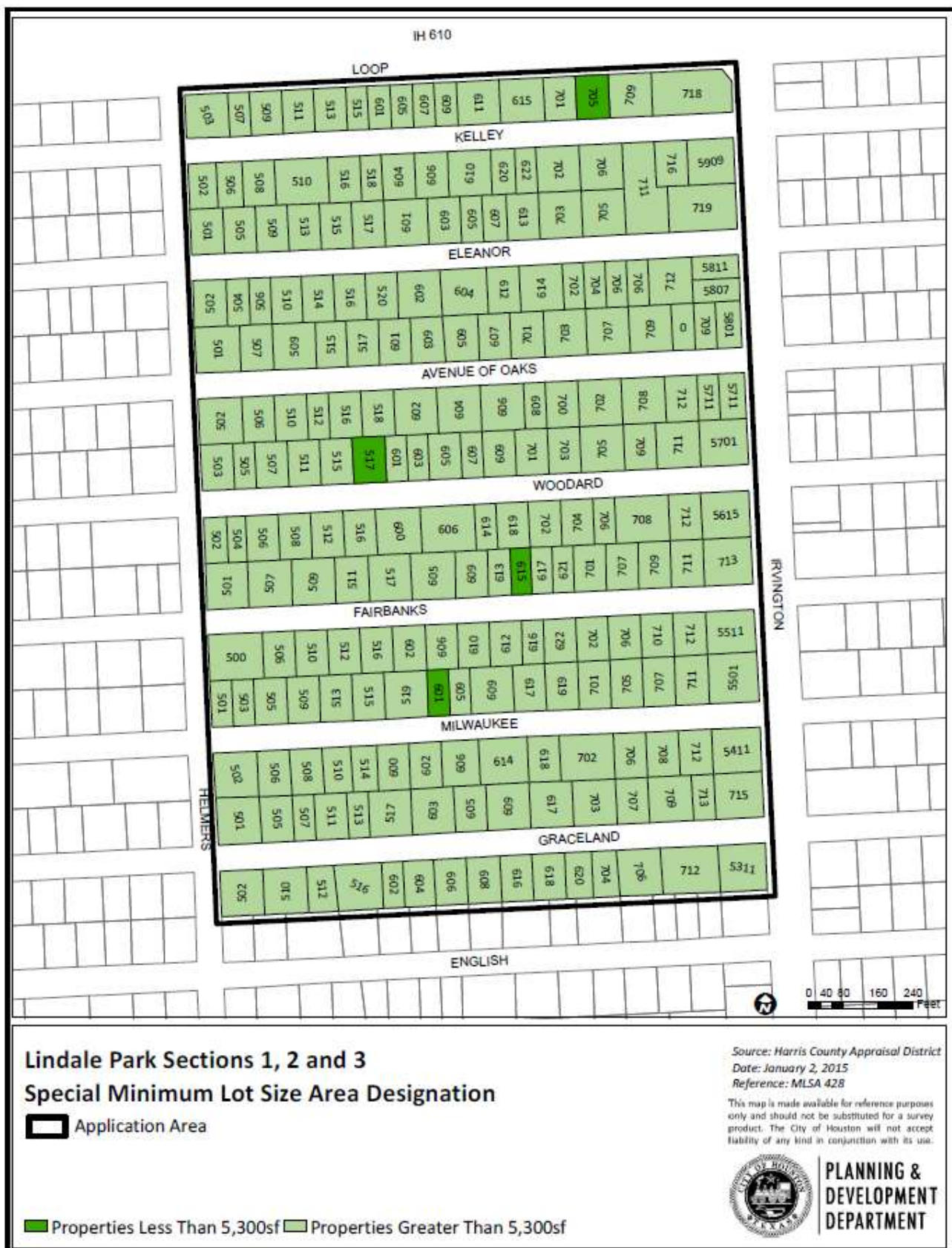
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
621 FAIRBANKS ST		5,300	0.29%	88.38%		Y	SFR
713 FAIRBANKS ST	49	5,300	0.29%	88.66%		N	SFR
5615 IRVINGTON BLVD	1	5,300	0.29%	88.95%		N	SFR
5615 IRVINGTON BLVD	2	5,300	0.29%	89.24%		N	SFR
5511 IRVINGTON BLVD	2	5,300	0.29%	89.52%		Y	SFR
616 FAIRBANKS ST		5,300	0.29%	89.81%		Y	SFR
500 FAIRBANKS ST	25	5,300	0.29%	90.09%	Y	Y	SFR
501 MILWAUKEE ST		5,300	0.29%	90.38%		Y	SFR
503 MILWAUKEE ST		5,300	0.29%	90.66%	Y	Y	SFR
519 MILWAUKEE ST	34	5,300	0.29%	90.95%		Y	SFR
519 MILWAUKEE ST	35	5,300	0.29%	91.24%		Y	SFR
605 MILWAUKEE ST		5,300	0.29%	91.52%			SFR
609 MILWAUKEE ST	38	5,300	0.29%	91.81%			SFR
609 MILWAUKEE ST	39	5,300	0.29%	92.09%			SFR
5501 IRVINGTON BLVD	49	5,300	0.29%	92.38%			SFR
5411 IRVINGTON BLVD	2	5,300	0.29%	92.66%			SFR
702 MILWAUKEE ST	9	5,300	0.29%	92.95%		Y	SFR
502 MILWAUKEE ST	24	5,300	0.29%	93.24%			SFR
502 MILWAUKEE ST	25	5,300	0.29%	93.52%			SFR
501 GRACELAND ST	26	5,300	0.29%	93.81%		N	SFR
501 GRACELAND ST	27	5,300	0.29%	94.09%		N	SFR
507 GRACELAND ST		5,300	0.29%	94.38%		Y	SFR
513 GRACELAND ST		5,300	0.29%	94.66%		Y	SFR
517 GRACELAND ST	33	5,300	0.29%	94.95%		Y	SFR
517 GRACELAND ST	34	5,300	0.29%	95.24%		Y	SFR
603 GRACELAND ST	35	5,300	0.29%	95.52%		Y	SFR
603 GRACELAND ST	36	5,300	0.29%	95.81%		Y	SFR
617 GRACELAND ST		5,300	0.29%	96.09%			SFR
709 GRACELAND ST	46	5,300	0.29%	96.38%		Y	SFR
709 GRACELAND ST	47	5,300	0.29%	96.66%		Y	SFR
713 GRACELAND ST		5,300	0.29%	96.95%		Y	SFR
715 GRACELAND ST	49	5,300	0.29%	97.23%		Y	SFR
5311 IRVINGTON BLVD	2	5,300	0.29%	97.52%		Y	COM
712 GRACELAND ST	3	5,300	0.29%	97.81%		Y	SFR
602 GRACELAND ST		5,300	0.29%	98.09%	Y	Y	SFR
510 GRACELAND ST	22	5,300	0.29%	98.38%		Y	SFR
510 GRACELAND ST	23	5,300	0.29%	98.66%		Y	SFR
502 GRACELAND ST	24	5,300	0.29%	98.95%			SFR
502 GRACELAND ST	25	5,300	0.29%	99.23%			SFR

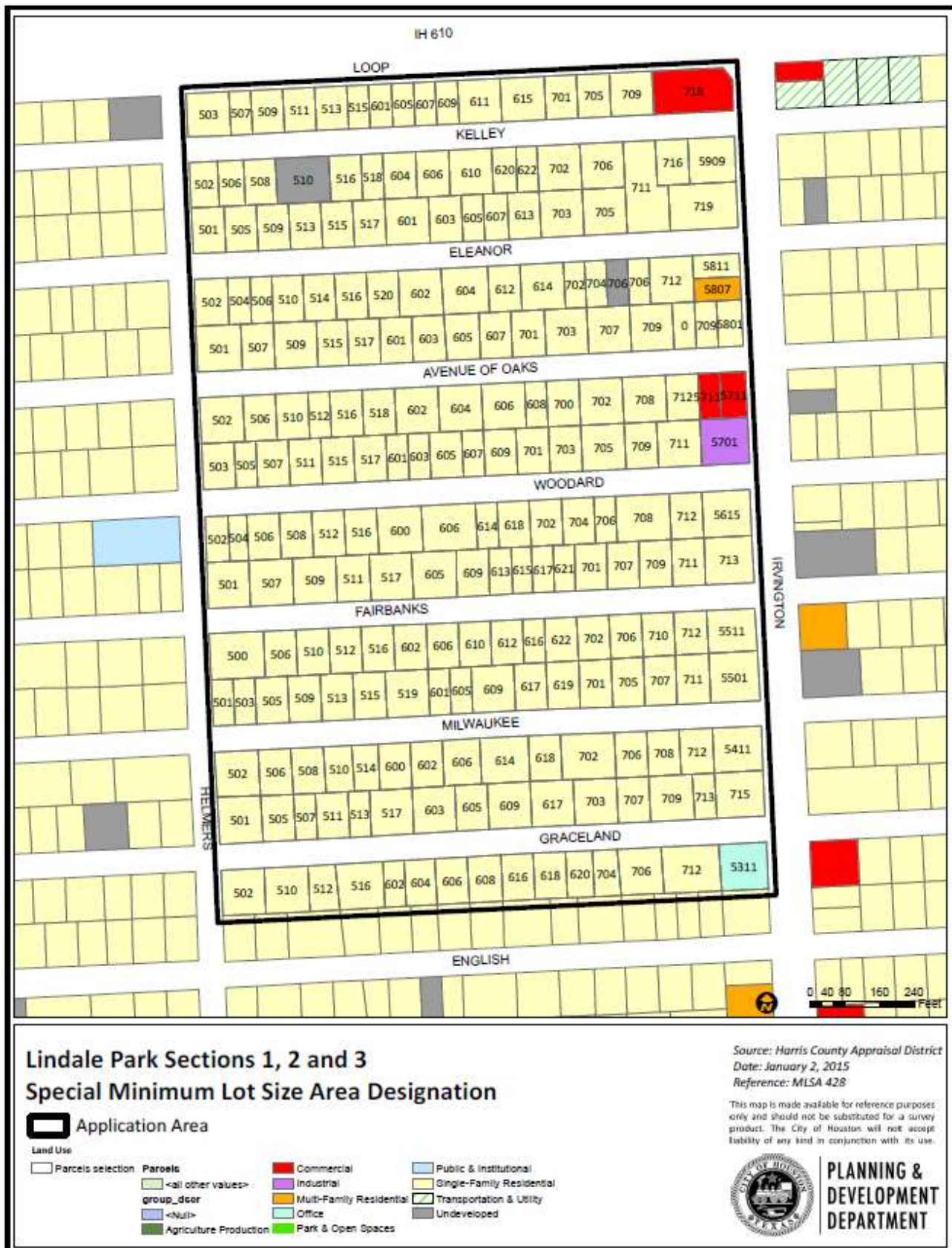
Address	Lot Number	Lot Size (In Square Feet)	% by Area	Cumulative % by Area	Petition	Response Form	Land Use
615 FAIRBANKS ST		5,088	0.27%	99.51%			SFR
601 MILWAUKEE ST		3,816	0.21%	99.71%		Y	SFR
705 KELLEY ST	W 1/2 LT 45	2,650	0.14%	99.86%			SFR
517 WOODARD ST	33	2,650	0.14%	100.00%		Y	SFR

Evidence of Support (must be 10% or more)									
Of	1,855,335	Square Feet in the Proposed Application Area	376,362	Square Feet are Owned by Property Owners Signing in Support of the Petition =	20.29%				
Single Family Calculation:									
Percentage of area developed or restricted to no more than two SFR units per lot (must be at least 80%):									
	257	# developed or restricted to no more than two SFR Units	Of	1,855,335	Square Feet in the Proposed Application Area	1,733,749	Square Feet are developed or restricted to no more than two SFR Units =	93%	
	1	# of Multifamily lots			Square Feet excluded				
	16	# of Commercial lots							
	2	# of Vacant Lots							
	276	Total							

This application qualifies for a Special Minimum Lot Size of:	5,300 square feet
Response Form received with support	175
Response Form received with opposition	12
Percentage of boundary area in favor of the MLSA (must be at least 55%)	63.41%
Signed Petition in Support	
Property Owners Signing in Support of the Petition (must be at least 10%)	20.29%
# developed or restricted to no more than two SFR Units	257
# of Multifamily lots	1
# of Commercial lots	16
# of Vacant Lots	2
# of Excluded Lots	0
TOTAL LOTS IN AREA	276
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	93%









AREA 2B

Special Minimum Lot Size Area Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

Portions of Sections 1, 2 + 3
in Windale Park (see attached map)

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

2. Contacts:

Primary Applicant Kevin Hoffman Phone # 713 305 5468
Address 516 Ave of Oaks E-mail _____
City Houston TX 77009 State TX Zip 77009

Alternate Applicant EDWARD ED REYES Phone # 713 203 7602
Address 417 WOODARD ST E-mail _____
City HOUS. State TX Zip 77009

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

File # _____	Key Map # _____	TIRZ _____
Lambert # _____	Super N'hood _____	Census Tract _____

City Council District _____

4. Submittal Requirements:

Please Check

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

