

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 16, 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

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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 16, 2015

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

Call to Order

Director's Report

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

- I. Presentation and public hearing on proposed amendments to Chapters 10, 33, 39, 40 and 42 of the Code of Ordinances (Brian Crimmins)**
- 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 (Dipti Mathur, Mikalla Hodges, Muxian Fang and Suvidha Bandi)
 - 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 May 14, 2015**
 - a. Douglas E Bundy Amenity Lake No 1 replat no 1 and extension
 - b. Treviso replat no 1
 - c. McKenzie Park Sec 4 partial replat no 1
 - d. Scenic Woods partial replat no 2
 - e. Spring Village Estates partial replat no 1
 - f. Westcott Place Sec 2 partial replat no 1
- 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 an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School) (Kimberly Bowie)**
- VI. Consideration of a Landscape Variance for a property located at 9690 West Wingfoot Road (Starpak Warehouse) (Kimberly Bowie)**
- VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 900 Block of Allston Street, east and west sides (Christopher Andrews)**
- VIII. Please excuse the absences of Commissioners Tartt**
- IX. Public Comment**
- X. Adjournment**

Summary of Ordinance Changes

2013/14 Planning Commission Subcommittee

Subcommittee Chair: Jim Jard, Houston Planning Commission

Document Date: March 25, 2015

Screening of Residential Group Electric Meters

- Require the screening of group electric meters (three or more meters clustered) that would otherwise be visible from the street. [\[Page 1, Section 33-111\]](#)

Garbage/Recycling Collection Service for Single-Family

- Change the eligibility requirements for basic garbage collection service for single-family developments that have: 1) 25 residential units or less; and 2) shared driveways or private streets. Developments will be required to have either: 1) 10 feet of frontage along the public street for each residential unit; or 2) an area within the public right-of-way that allows for the placement of two automated collection containers (5'x5') per residential unit. [\[Page 1, Section 39-63\]](#)

Location of Group Mailboxes

- Clarify where in the public right-of-way a group mailbox can be constructed. The group mailbox cannot obstruct: 1) sidewalks or street paving; 2) visibility at streets or driveways; and 3) access to utilities, fire hydrants, etc. [\[Page 15, Section 40-13\]](#)

Shared Driveways

- Require single-family developments opting into a building line of five feet or less to provide underground electrical service that meets Centerpoint Energy's design requirements. [\[Page 2, Section 42-157\]](#)
- Allow a shared driveway to take access from a type 1 permanent access easement. [\[Page 2, Section 42-145\]](#)
- Modify the standard shared driveway length to be a maximum of 200 feet from a type 1 permanent access easement or a public street with an improved roadway. [\[Page 2, Section 42-145\]](#)

Building Line Encroachments

- Allow an encroachment into a non-deed restriction building line requirement less than 10 feet along a collector or local street with the following conditions: 1) the encroachment is cantilevered; 2) the encroachment is 30 inches or less; 3) the

lowest point of the encroachment is at least 9 feet higher than the foundation; 4) for habitable area encroachments, the façade of the encroachment for each floor does not have an area greater than 50% of the total area of the façade for that floor; and 5) no aboveground utility lines exist within 10 feet of the encroachment as measured horizontally. [\[Page 4, Section 42-151\(c\)\]](#)

- Allow an encroachment into a non-deed restricted building line along a type 2 permanent access easement with the following conditions: 1) the encroachment is cantilevered; 2) the encroachment is 30 inches or less; 3) the lowest point of the encroachment is at least 9 feet higher than the foundation. [\[Page 4, Section 42-151\(d\)\]](#)
- Clarify the ordinance language for an encroachment into a non-deed restriction building line requirement of 10 feet or more. [\[Page 3, Section 42-151\(b\)\]](#)
- Clarify the ordinance language for an encroachment into a building line requirement along a shared driveway. [\[Page 4, Section 42-151\(e\)\]](#)
- Change an encroachment into the building line requirement approved with certificate of appropriateness under the Historic Preservation Ordinance from a “shall approve” variance by the Commission to an exception to the building line requirement. [\[Page 4, Section 42-151\(f\)\]](#)
- Change an encroachment into the building line requirement for an existing building that was constructed in accordance with the building line in effect at the time of construction from a “dual building line” requiring variance approval by the Commission to an exception to the building line requirement. Any new construction that expands the size, footprint, or dimension of the encroachment must meet the current building line requirements. [\[Page 4, Section 42-151\(g\)\]](#)

Special Minimum Building Line Requirements

- Change the effective length of a special minimum building line requirement from 20 years to 40 years. [\[Page 7, Section 42-178\(a\)\]](#)
- Allow the temporary special minimum building line protection to go into effect on the date the application is accepted by the director. [\[Page 8, Section 42-179\(a\)\]](#)
- Establish an application process to rescind a designation of a special minimum building line requirement. Key Points: 1) property owners of 67 percent of the area must want to remove the requirement; and 2) applications may be

submitted a minimum of five years after the designation is put into place and, if necessary, five years after the last application to rescind was considered. [\[Page 8, Section 42-178\(b\)&\(c\)\]](#)

- Establish a simplified process for applying to renew a special minimum building line requirement. [\[Page 8, Section 42-178\(d\)&\(e\)\]](#)
- Clarify the ordinance language on how to determine the special minimum building line requirement. [\[Page 7, Section 42-173\(a\)\]](#)

Special Minimum Lot Size Requirements

- Require the director to advise the applicant during the pre-submittal meeting on the process and criteria used by the Commission and City Council to evaluate the application. [\[Page 9, Section 42-198\(b\)\]](#)
- Allow the temporary special minimum lot size protection to go into effect on the date the application is accepted by the director. [\[Page 13, Section 42-208 \(a\)\]](#)
- Revise the application process to rescind a designation of a special minimum lot size requirement. Key points: 1) at least 67 percent of the property owners must want to remove the requirement; 2) the boundaries of a special minimum lot size area may be modified if between 55 and 67 percent of the property owners want to remove the requirement. The remaining boundaries must have at least 55 percent support for keeping the designation; and 3) applications may be submitted minimum of five years after the designation is put into place and, if necessary, five years after the last application to rescind was considered. [\[Page 11, Section 42-207\(b\)&\(c\)\]](#)
- Establish a simplified process for applying to renew a special minimum lot size requirement. [\[Page 13, Section 42-207 \(d\)&\(e\)\]](#)
- Clarify the ordinance language on how to determine the special minimum lot size requirement. [\[Page 10, Section 42-202\]](#)
- Remove land owned by a government entity or a utility from the calculation of a special minimum lot size requirement so it does not skew the final requirement. [\[Page 10, Section 42-202\]](#)
- Establish that property owned by a government entity or a utility within a proposed special minimum lot size area is considered to be neutral when determining the percentages for the level of support unless otherwise indicated. [\[Page 10, Section 42-201\]](#)

Miscellaneous or Technical Changes

- Establish a process to allow a variance to the Chapter 10 requirement for a construction and perpetual maintenance agreement when construction is within three feet of a property line adjacent to single-family residential. [\[Page 1, Section 10-8\(b\)\]](#)
- Establish double application fees for work performed without prior authorization or approval. [\[Page 15, Section 42-54\(b\)\]](#)
- Technical amendments to various sections, including: correcting typos, revising section numbering, modifying and/or clarifying ordinance language, removing outdated requirements, etc.

Amend Section 10-8 to read as follows:

Sec. 10-8. Access rights to adjacent single-family residential property.

(a) The building official shall not issue a permit for the construction of a new building or addition to an existing building within three feet of property used for or restricted to single-family residential use, as that phrase is defined in chapter 42 of this Code, unless the owner of the property for which a permit is sought has filed a separate instrument in the form provided for by the director of the department of planning and development for recordation in the real property records that provides for the owner's right to enter onto the adjacent single-family residential property for the purpose of performing construction, repairs, and maintenance to the building on the property for which a permit is sought.

(b) The planning commission is authorized to consider and grant variances to the requirements of this section in accordance with the rules and procedures for the granting of variances in chapter 42 of this Code.

Add a Section 33-111 to read as follows:

Sec. 33-111. Screening of Electric Meters on residential properties.

A single-family or multi-family residential development that contains three or more electric meters that are clustered together in a group meter or gang meter configuration that is visible from the right-of-way shall install screening around the electric meters in accordance with the following:

- (1) The screen must be constructed out of wood, lattice, metal, brick, vegetation, or other opaque fencing material;
- (2) The screen must be tall enough to obstruct the view of the electric meters from the right-of-way; and
- (3) The screen shall provide for at least three feet of front clearance from the face of the meter and at least two feet of side clearance from the electric meter, or the minimum clearance for electric meters required by all utility companies with authority to service the electric meters.

Amend Section 39-63 to read as follows:

Sec. 39-63. Eligibility for basic garbage collection service.

The following residential units shall be eligible for basic garbage collection service:

- (1) Except as provided in item (2) of this section, residential units abutting a public street;
- (2) ~~All residential units within a A~~ development or subdivision containing private streets, permanent access easements or shared driveways, that has 25 residential units or less, shall be eligible to receive automated garbage collection service ~~only~~, provided at least one residential unit located within such development or subdivision is adjacent to or abuts at least one public street and has direct access to that public street, ~~and if:~~
 - ~~a. The development or subdivision contains 25 residential units or less; and~~
 - ~~b. Each automated service container or one-way container is placed at the curbline on the public street adjacent to the development or subdivision or, if the development or subdivision is adjacent to more than one public street, on the street specified by the director; and~~
 - ~~c. The adjacent public street(s) contains sufficient non-driveway frontage to permit the placement of automated service containers for all residential units within the development or subdivision when spaced on five foot centers.~~a. The development or subdivision has at least ten feet of frontage on a public street, not including the driveway, for each residential unit within the development or subdivision; or

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b. The development or subdivision contains an area that:

- [1] Contains two distinct 5 foot by 5 foot square areas for each residential unit in the development or subdivision for the placement of automated service containers and recycling containers;
- [2] Does not extend more than 5 feet into the roadway, as that term is defined in Chapter 42 of this Code;
- [3] Does not block or prohibit access to driveways, fire hydrants, or sidewalks;
- [4] Is not on private property; and
- [5] Is on a flat surface free of physical features such as utility poles, trees, and other obstructions.

Amend Section 42-157(c) to read as follows:

Sec. 42-157. Optional performance standards for collector streets and local streets—Single-family residential.

(c) A front building line requirement of five feet is authorized for all or a portion of the lots in a subdivision or development in the city that is restricted to single-family residential use adjacent to a collector street or a local street that meets one of the following performance standards:

(1) Vehicular access to a driveway, garage or carport is available only from the rear of each lot through an alley or shared driveway, and each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street; or

~~_(2) The subdivision or development includes a separate common parking facility containing an adequate number of parking spaces; or~~

~~(3)~~ Vehicular access to each lot is provided by a shared driveway and:

- a. The shared driveway meets the requirements of division 2 of article III of this chapter relating to shared driveways;
- b. Each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street; and

~~c. The subdivision plat contains a plat notation that a fence or wall is required at least two feet from the property line along the street and that the area between the fence or wall and the street shall be planted, landscaped and maintained.~~

c. All electrical service installations for the development are installed according to Centerpoint Energy's service standards for the underground installations including the dedication of any easements required by Centerpoint Energy for the underground installation.

Amend Sections 42-145(a) and (b) to read as follows:

Sec. 42-145. General layout and arrangement for all shared driveways.

(a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements:

(1) A shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code;

(2) ~~The total length of the~~ No part of a shared driveway shall be more than 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway. The distance shall be

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~~or less as~~ measured along the centerline of the shared driveway starting from the intersection with the type 1 permanent access easement or the public street, ~~provided however that~~

(3) ~~a~~ shared driveway may be ~~more than 200 feet in any~~ length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a type 1 permanent access easement or a public street that is not an alley and that contains a roadway;

(34) The length of a driveway that connects to a shared driveway shall be 20 feet or less as measured from the edge of the shared driveway;

(54) Any parking space in a subdivision containing a shared driveway shall provide sufficient space for turning movements as depicted on the drawing of the space requirements for off street parking in the Construction Code;

(65) A shared driveway containing a reverse curve shall have a centerline radius of 65 feet or more. A reverse curve within a shared driveway shall be separated by a tangent of 25 feet or more; and

(76) A shared driveway that intersects with a major thoroughfare shall not provide gated vehicular access to the shared driveway unless the gate is set back 25 feet or more from the right-of-way of the major thoroughfare.

(b) A shared driveway shall not intersect with a type 2 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 type 1 permanent access easement or 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 type 1 permanent access easement or 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.

Amend Section 42-150(d) by deleting the phrase "for habitable structures" from the row for "Type 2 Permanent Access Easements."

Amend Section 42-151 to read as follows:

Sec. 42-151. Exceptions to building line requirement.

(a) A tract within the central business district shall not be subject to a building line requirement.

(b) For a building line requirement of 10 feet or greater established by this article, an encroachment shall be permitted as follows:

(1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys, ~~and decorative features, and habitable area if: the minor encroachment is cantilevered into the building line requirement; and~~

a. The encroachment is cantilevered into the building line requirement and is not supported by other means;

b. The lowest point of the encroachment is at least 9 feet higher than the highest point of the building foundation;

c. The encroachment for habitable living area for each floor does not have an area greater than 50% of the total area of the building façade for that floor; and [INSERT GRAPHIC]

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- (2) An encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.

(c) For a building line requirement less than 10 feet established by this article along a collector or local street, an encroachment of up to 30 inches shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features and habitable living area if:

- (1) The encroachment is cantilevered into the building line requirement and is not supported by other means;
- (2) The lowest point of the encroachment is at least 9 feet higher than the highest point of the building foundation;
- (3) The encroachment for habitable living area for each floor does not have an area greater than 50% of the total area of the building façade for that floor; and [INSERT GRAPHIC]
- (4) The encroachment is not within 10 feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines,. [INSERT GRAPHIC]

(d) An encroachment of up to 30 inches into the building line requirement along a type 2 permanent access easement established by this article shall be permitted if:

- (1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and
- (2) The lowest point of the encroachment is at least 9 feet higher than the highest point of the building foundation.

(ee) Encroachments into the building line requirement along a shared driveway established by this article shall be permitted if ~~the encroachment is:~~

- (1) The encroachment is ~~Cantilevered~~ cantilevered into the building line requirement and is not supported by other means; and
- (2) The lowest point of the encroachment is at least 12 feet higher than ~~or more in vertical height as measured from the~~ highest point of the shared driveway paving ~~to the lowest point of the encroachment.~~

(f) An encroachment into the building line requirement as provided by this article shall be permitted for any building that has received a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation, evidencing approval of the encroachment into the building line requirement.

(g) An existing building may encroach into the building line requirement established by this article if:

- (1) The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed;
- (2) No additional construction on the portion of the existing building that encroaches into the building line requirement shall be permitted that expands the size, footprint, or any dimension of the encroachment;
- (3) The portion of the existing building that encroaches into the building line requirement is not reconstructed in a way that replaces the structural elements of the encroachment; or

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(4) A subdivision plat filed with the department after [insert effective date of the ordinance] that includes a tract containing the existing building depicts the encroachment as a dual building line and contains a plat notation that requires compliance with the terms of this section.

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Amend the definition of blockface in Chapter 42 to read as follows:

Blockface shall mean that portion of a block that abuts a street between two intersecting streets, or between an intersecting street and the termination of the street. A street shall be considered to terminate at the intersection of a railroad or a drainage channel required by a governmental entity with flood control jurisdiction, except for purposes of the intersection spacing requirements of this chapter.

Amend Section 42-170(b) to read as follows:

Sec. 42-170. In general.

- (b) An area is eligible for designation of a special minimum building line block if it:
- (1) Contains not less than one blockface and no more than two opposing blockfaces;
 - (2) Contains every lot on each blockface within the proposed area;
 - (3) Forms a contiguous area;
 - (4) Contains lots, at least 60 percent of which are developed for or restricted to single-family residential use, exclusive of land used for a park, utility, drainage or detention, public recreation or community center, library, place of religious assembly or an elementary, junior high, or high school; and
 - (5) Contains at least one lot that does not have a building line established by deed restrictions.

Amend Section 42-171(a)(5) to read as follows:

- (5) Include a map depicting boundaries of the proposed special minimum building line block ~~that demonstrates compliance with the eligibility requirements of subsection (b) of section 42-170 of this Code.~~

Amend Sections 42-172 to read as follows:

Sec. 42-172. Application review.

- ~~(a) Upon receipt of an application, the director shall determine whether the application meets the requirements of section 42-171 of this Code. After evaluating the application, the director shall accept or reject the application and give written notice to the applicant that the application has been accepted or that the application has been rejected and that additional information must be provided by the applicant.~~
- ~~(ab) After accepting an application pursuant to subsection (a) of this section, The-the~~ director shall review each application for completeness and shall determine the effective building line requirement pursuant to section 42-173 of this Code. If an application satisfies the eligibility requirements of section 42-~~474-170~~ of this Code, the director shall consider the application to be complete. If an application does not satisfy the eligibility requirements of section 42-~~474-170~~ of this Code, the director shall either:
- ~~(1) _consider-Consider~~ the application incomplete, return the application to the applicant for revision, and advise the applicant of the specific deficiencies within the application; or-
- ~~(e2) If-For~~ an application with two blockfaces ~~does not meet the eligibility requirements of subsection (b) of section 42-170 of this Code,~~ the director may modify the boundaries of the proposed special minimum building line block by removing a blockface so that the boundaries as amended satisfy the requirements, after which the director shall consider the application to be complete.
- ~~(ec)~~ The director shall, within 15 business days of receipt of a complete application, give notice by first class mail to the owners of lots within the proposed special minimum building line block as shown on the current appraisal district records. The notice shall inform the owners of lots of the application and the procedure for review and consideration of the application. The notice shall also inform the owners of lots of their prerogative to file a written protest of the application with the department within 30 days of the date of the notice.

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- | (ed) The director shall give notice by electronic mail to each district city council member in whose district any lot within the proposed special minimum building line block is located.
- | (fe) The applicant shall place two signs on each blockface within the proposed area that shall conform to the specifications prescribed by the director. The director shall approve an alternative to the number and location of signs required by this subsection upon determining that the alternative will provide sufficient visibility of the signs and accomplish the objectives of this section without unduly burdening the applicant. The applicant shall use reasonable efforts to maintain each required sign on each blockface until either the director refers an approved application to city council or the commission takes final action on an application.
- | (gf) For an application signed by the owners of 51 percent or more of the land within the proposed special minimum building line block, if no timely written protest by an owner of a lot within the proposed special minimum building line block is received by the department, and the director finds that the application meets the approval criteria of section 42-175 of this chapter, the director shall approve the application and refer the application directly to city council for consideration.
- | (hg) If the director is not able to approve the application, the director shall refer the application to the commission for review and consideration pursuant to section 42-175 of this Code.

Amend Section 42-173 to read as follows:

Sec. 42-173. Determination of special minimum building line requirement.

- (a) The following formula shall be used to determine the special minimum building line requirement:
 - (1) List all of the lots within the proposed special minimum building line block that have an existing building or buildings constructed in descending order of building lines.
 - (2) Express each lot's building line as a percentage of the total sum of the building lines within the proposed special minimum building line block by dividing the building line of each lot with the sum of the combined building lines of all lots within the entire special minimum building line block.
 - (3) Add the areas expressed as a percentage in the order of the list until the cumulative sum of the percentages reaches 70 percent or greater, or in the case of a special minimum building line block within a historic district designated by city council, 60 percent or greater.
 - (4) The building line of the lot at which the cumulative sum reaches the percentage required by item (3) of this section is the special minimum building line requirement.

The minimum building line requirement shall be the smallest constructed building line of the 70 percent of the buildings in the proposed area farthest from the public street. If the proposed area is within an historic district designated pursuant to article VII of chapter 33 of this Code, the minimum building line requirement shall be the smallest constructed building line of the 60 percent of the structures in the proposed area farthest from the public street.
- (b) The constructed building line shall be measured from the property line adjacent to the blockface to the nearest point of the building footprint excluding uninhabitable porches.

Amend Section 42-178 to read as follows:

Sec. 42-178. Term and expiration; application to rescind; application to renew.

- (a) A special minimum building line ~~block~~ requirement established pursuant to an application that the director determines to be complete after [insert effective date of this ordinance] shall terminate 20-40 years after the effective date of the ordinance establishing the block, unless ~~earlier~~ terminated earlier by an ordinance adopted by the city council. A special minimum building line requirement established pursuant to an application that the director determines to be complete before [insert effective date of this ordinance] shall terminate 20 years after the effective date of the ordinance establishing the special minimum building line requirement unless terminated earlier by an ordinance adopted by city council.

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(b) An application to rescind a special minimum building line requirement shall comply with the application requirements of section 42-171 of this Code except that items (3), (4), and (5) of subsection (a) of section 42-171 of this Code shall not be required. The application to rescind shall be accepted by the director no earlier than five years after the effective date of the ordinance establishing the special minimum building line requirement, and no earlier than five years after the final action on the most recent application to rescind the special minimum building line requirement. Notwithstanding the foregoing, an application may be accepted by the director if the applicant provides new information regarding changed circumstances that the director determines warrants the acceptance of the application. The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum building line requirement, as applicable, except as provided by subsection (c) of this section.

(c) In addition to the criteria for reviewing an application to establish a special minimum building line requirement in this subdivision, an application to rescind a special minimum building line requirement shall be evaluated in accordance with the following:

- (1) If the application is not signed by the property owners of 67 percent of the area within the special minimum building line block, the application fails and no further action shall be taken;
- (2) If the application is signed by the property owners of 67 percent of the area within the special minimum building line block and no timely written protest is received by the department, the director shall approve the application and refer the application directly to city council for consideration; and
- (3) If the application is signed by property owners of 67 percent of the area within the special minimum building line block and a timely written protest is received by the department, the director shall refer the application to the commission. The commission shall approve the application and refer the application to city council for consideration if the special minimum building line block no longer satisfies the criteria of section 42-175 of this Code.

(d) An application to renew a special minimum building line requirement shall comply with the application requirements of section 42-171 of this Code except that items (2), (3), (4), and (5) of subsection (a) of section 42-171 shall not be required. The application to renew shall be accepted by the director no earlier than two years before the expiration of the ordinance establishing the special minimum building line requirement. The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum building line requirement, as applicable, except as provided by subsection (e) of this section.

(e) For an application to renew a special minimum building line requirement that does not receive a timely protest by an owner of a lot within the proposed special minimum building line block, and the director finds that the application meets the approval criteria of 42-175 of this chapter, the director shall approve the application and refer the application directly to city council for consideration.

Amend Section 42-179(a) to read as follows:

- (a) A complete, valid, subdivision plat, development plat, or building permit application filed with the department shall be subject to the special minimum building line requirement only if it is filed after the date an application for a special minimum building line block is ~~determined to be complete~~accepted by the director.

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Amend Section 42-197(b) to read as follows:

Sec. 42-197. In general.

- (b) An area is eligible for designation as a special minimum lot size block if it:
- (1) Contains not less than one blockface and no more than two opposing blockfaces;
 - (2) Contains all lots on each blockface within the proposed area;
 - (3) Forms a contiguous area without containing any out tracts;
 - (4) Contains lots, at least 60 percent of which are developed for or restricted to single-family use, exclusive of land used for a park, utility, drainage or detention, public recreation or community center, library, place of religious assembly or an elementary school, junior high school, or high school; and
 - (5) Contains at least one lot that does not have a minimum lot size established by deed restrictions.

Amend Section 42-198(a)(5) to read as follows:

- (5) Include a map depicting boundaries of the proposed block or area ~~that demonstrates compliance with the requirements of subsections (b) or (c) of section 42-197 of this Code.~~

Amend Section 42-198(b) to read as follows:

- (b) Prior to the filing of an application with the department, the applicant shall meet with the director. The director shall conduct a preliminary review of the application during the pre-submittal meeting and advise the applicant of the procedures for applications as well the criteria used by the commission and city council to evaluate an application. The director shall also advise the applicant of any notable deficiencies that would cause the application to be considered incomplete or that would cause the application to not conform to the criteria.

Amend Section 42-199 to read as follows:

Sec. 42-199. Application review.

- (a) Upon receipt of an application, the director shall determine whether the application meets the requirements of section 42-198 of this Code. After evaluating the application, the director shall accept or reject the application and give written notice to the applicant that the application has been accepted or that the application has been rejected and that additional information must be provided by the applicant.
- (b) After accepting an application pursuant to subsection (a) of this section, The-the director shall review each application for completeness and shall determine the effective minimum lot size requirement pursuant to section 42-202 of this Code. If an application satisfies the eligibility requirements of section 42-~~198-197~~ of this Code, the director shall consider the application to be complete for an application for a special minimum lot size block or initially complete pending completion of the additional procedures of section 42-201 of this Code for an application for a special minimum lot size area.
- (~~bc~~) If an application does not satisfy the eligibility requirements of section 42-~~198-197~~ of this Code, the director shall either:
- (1) ~~consider~~ Consider the application incomplete, return the application to the applicant for revision, and advise the applicant of the specific deficiencies within the application-; or

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- (e2) ~~If an application does not satisfy the requirements of subsection (b) or (c) of section 42-197 of this Code, the director may modify~~ Modify the boundaries of the proposed area by removing a blockface from a special minimum lot size block or one or more blockfaces from a special minimum lot size area so that the boundaries as amended satisfy the requirements, after which the director shall consider the application for a minimum lot size block to be complete or an application for a minimum lot size area to be initially complete.

Amend Sections 42-200(a) and (e) to read as follows:

Sec. 42-200. Additional procedures for a special minimum lot size block application.

- (a) For an application for a special minimum lot size block, the director shall, within 15 business days of the receipt of a complete application, give notice of the application by first class mail to the owners of lots included in the application as shown on the current appraisal district records.
- (e) For an application signed by the owners of 51 percent or more of the area within the proposed block, if no timely written protest by an owner of a lot within the proposed block is received by the department, and the director finds that the application meets the approval criteria of section 42-204 of this chapter, the director shall approve the application and refer the application directly to city council for consideration.

Amend Sections 42-201(a) and (f) to read as follows:

Sec. 42-201. Additional procedures for a special minimum lot size area application.

- (a) For an application for a special minimum lot size area, the director, within 30-60 days of receipt of an initially complete application, shall establish a date for a community meeting on the application which shall be not later than 60-90 days after determination that the application is initially complete. The director shall give notice of the meeting by first class mail to all owners of lots within the proposed area as indicated on the current appraisal district records not later than 15 days prior to the date of the community meeting. The notice shall include the date, time, and location of the community meeting, and the procedures for consideration of an application.
- (f) After the deadline for returning response forms mailed in accordance with subsection (e) has passed, the director will determine if owners of 55 percent of the ~~lots in the~~ proposed area support the designation of the special minimum lot size area. For purposes of determining whether 55 percent of the proposed area supports the designation, the director shall not count land that is owned by a governmental entity or a utility that does not return a response form. If the director finds that 55 percent of the proposed area supports the designation~~se~~, the application will be considered complete. If the director is unable to make the determination, the director shall:
- (1) Modify the boundaries of the proposed area by removing one or more blockfaces if the modification will result in boundaries where the owners of 55 percent of the lots support designation of the proposed area. If the director modifies the boundaries in a way that achieves 55 percent support, the application will be considered complete; or
 - (2) Determine that the application fails and that no further action will be taken by the department or the commission. The director shall give notice by first class mail to the owners of all lots within the proposed area as shown on the current appraisal district records that the application has failed to meet the criteria of this subdivision and that there will be no public hearing before the commission.

Amend Section 42-202 to read as follows:

Sec. 42-202. Determination of special minimum lot size requirement.

The following formula shall be used to determine the special minimum lot size requirement:

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- (1) List all of the lots within the proposed special minimum lot size block or area that are not owned by a governmental entity or utility in descending order of lot sizes.
- (2) Express each lot's area as a percentage of the total area of all lots within the proposed special minimum lot size block or area by dividing the square footage of each lot with the sum of the square footage of all lots within the entire special minimum lot size block or area.
- (3) Add the areas expressed as a percentage in the order of the list until the cumulative sum of the percentages reaches 70 percent or greater, or in the case of a special minimum lot size block or area within a historic district designated by city council, 60 percent or greater.
- (4) The square footage of the lot at which the cumulative sum reaches the percentage required by item (3) of this section is the special minimum lot size requirement.

~~The minimum lot size requirement shall be the smallest lot size of the largest 70 percent of the lots in the proposed block or area. If the proposed area is within an historic district designated pursuant to article VII of chapter 33 of this Code, the minimum lot size requirement shall be the smallest lot size of the largest 60 percent of the lots in the proposed block or area.~~

Amend Sec. 42-204(b)(3) to read as follows:

Sec. 42-204. Commission review and consideration.

- (3) Modify the boundaries of the proposed block or area by removing one or more blockfaces if the modification will result in boundaries of a block or area that the commission determines to satisfy the criteria of subsection (a) of this section.

Amend Section 42-207 to read as follows:

Sec. 42-207. Term and expiration; application to rescind: application to renew.

(a) ~~___ A special minimum lot size block or special minimum lot size arearequirement established pursuant to an application that the director determines to be complete by city council after [insert effective date of this ordinance] May 24, 2013 shall be effective for 40 years after the effective date of the ordinance establishing the requirementarea unless earlier-terminated earlier by an ordinance adopted by city council-or an application to rescind is approved by city council in accordance with this section. A special minimum lot size requirement established pursuant to an application that the director determines to be complete before May 24, 2013 shall be effective for 20 years after the effective date of the ordinance establishing the minimum lot size requirement unless terminated earlier by an ordinance adopted by city council.~~

(b) ~~___ An application to rescind a special minimum lot size requirement shall comply with the application requirements of section 42-198 of this Code for establishing a special minimum lot size requirement except that items (2) and (5) of subsection (a) of section 42-198 of this Code shall not be required. The application to rescind and shall only be accepted by the director no earlier than five years after the effective date of the ordinance establishing the special minimum lot size requirement and no earlier than five years after the final action on the most recent application to rescind the special minimum lot size requirement. The application to rescind shall be accepted by the director no earlier than five years after the effective date of the ordinance establishing the special minimum building line block, and no earlier than five years after the final action on the most recent application to rescind the special minimum building line block. Notwithstanding the foregoing, an application may be accepted by the director if the applicant provides new information regarding changed circumstances that the director determines warrants the acceptance of the application during the two year period prior to the twentieth year after the effective date of the ordinance establishing the block or area.~~ The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum lot size block or special minimum lot size area, as applicable, except as provided by subsection (c) of this section.

- (c) ~~After return of the response forms pursuant to section 42-201 of this Code, or after consideration by~~

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~~the commission pursuant to section 42-204 of this Code. In addition to the criteria for reviewing an application to establish a special minimum lot size requirement in this subdivision, an application to rescind a special minimum lot size requirement shall be evaluated in accordance with the following area shall be reviewed and acted upon as follows:~~

- (1) ~~For an application to rescind a special minimum lot size block:~~
 - a. ~~If the application is not signed by the property owners of 67 percent of the area within the special minimum lot size block, the application fails and no further action shall be taken;~~
 - b. ~~If the application is signed by the property owners of 67 percent of the area within the special minimum lot size block and no timely written protest is received by the department, the director shall approve the application and refer the application directly to city council for consideration; and~~
 - c. ~~If the application is signed by property owners of 67 percent of the area within the special minimum lot size block and a timely written protest is received by the department, the director shall refer the application to the commission. The commission shall approve the application and refer the application to city council for consideration if the special minimum lot size block no longer satisfies the criteria of section 42-204 of this Code.~~
- (2) ~~For an application to rescind a special minimum lot size area:~~
 - a. ~~If the application does not receive the support of the property owners of 55 percent of the area after return of the response forms required by section 42-201 of this Code, the application fails and no further action shall be taken;~~
 - b. ~~If the application receives the support of the property owners of 67 percent of the area within the special minimum lot size area after return of the response forms required by section 42-201 of this Code, the commission shall approve the application and refer the application to city council if it finds the special minimum lot size area no longer satisfies the requirements of section 42-204 of this Code; and~~
 - c. ~~If the application receives the support of the property owners of less than 67 percent but more than 55 percent of the area within the special minimum lot size area after return of the response forms required by section 42-201 of this Code, the commission may modify the boundaries of the proposed area by removing one or more blockfaces if the modification will result in boundaries of the area that the commission determines to continue to satisfy the criteria of section 42-204 of this Code. The commission shall consider written opposition of the application to rescind or the failure to submit a response form signed by the property owner as continued sufficient support of the special minimum lot size designation. If the commission modifies the boundaries of the special minimum lot size area in accordance with this section, the application shall be forwarded to city council for consideration.~~

~~If the owners of 60 percent of the lots do not support the continued designation of the special minimum lot size area, the application to rescind shall be forwarded to city council for consideration;~~

- (2) ~~If the owners of 40 percent of the lots do not support continued designation of the special minimum lot size area, the boundaries of the area may be modified in accordance with the provisions of this subdivision to achieve an area with 60 percent support for the designation of the area, and the application to rescind the special minimum lot size requirement outside the boundaries as modified shall be forwarded to city council for consideration. The special minimum lot size requirement for the area as modified shall be effective for the duration of the 20-year extension; and~~

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~~(3) If less than 40 percent of the lots do not support continued designation of the special minimum lot size area, the application to rescind fails and the special minimum lot size requirement shall be effective for the duration of the 20-year extension unless otherwise terminated by city council.~~

~~(d) An application to renew a special minimum lot size requirement shall comply with the application requirements of section 42-198 of this Code except that items (2), (3), and (5) of subsection (a) of section 42-198 shall not be required. The application to renew shall be accepted by the director no earlier than two years before the expiration of the ordinance establishing the special minimum lot size requirement. The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum lot size block or special minimum lot size area, as applicable, except as provided by subsection (e) of this section.~~

~~(e) In addition to the criteria for reviewing an application to establish a special minimum lot size requirement in this subdivision, an application to renew a special minimum lot size requirement shall be evaluated in accordance with the following:~~

~~(1) For an application to renew a special minimum lot size block that does not receive a timely protest by an owner of a lot within the proposed special minimum lot size block, and the director finds that the application meets the approval criteria of 42-204 of this chapter, the director shall approve the application and refer the application directly to city council for consideration;~~

~~(2) For a special minimum lot size area, the application to renew shall be administratively approved by the director and forwarded to city council for consideration if the owners of less than 10 percent of the special minimum lot size area oppose the renewal of the special minimum lot size requirement after return of the response forms required by section 42-201 of this Code, and the director finds that the application meets the approval criteria of 42-204 of this chapter; and~~

~~(3) Applications that cannot be administratively approved by the director shall be evaluated in accordance with the procedures for applications to establish a special minimum lot size requirement.~~

Amend Section 42-208(a) to read as follows:

~~(a) A complete, valid subdivision plat or development plat application filed with the department shall be subject to the special minimum lot size requirement only if it is filed after the time an application for a special minimum lot size block or special minimum lot size area is determined accepted by the director pursuant to section 42-199(a) of this Code. to be complete or an application for a special minimum lot size area is determined to be initially complete.~~

Amend Section 42-47(c) to read as follows:

Sec. 42-47. Applications requesting variance.

~~(c) The applicant for a variance shall pay all costs and shall provide information in the form prescribed by the director associated with the notice provisions of section 42-83 of this Code.~~

~~(c) The application for a general plan, subdivision plat or development plat requiring notification pursuant to part a. of section 42-83(a)(1) of this Code shall provide the following:-~~

~~(1) A list identifying all owners of lots that are within 250 feet of the boundary of the plat as well as all lots or tracts that are along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat, as shown on the most current appraisal district records.~~

~~(2) One stamped envelope addressed to each landowner indicated on the tax roll list as provided above containing a copy of the notice in the form specified by the director and approved by the city attorney.~~

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Amend Section 42-48(c) to read as follows:

Sec. 42-48. Applications requesting special exception.

- (c) The applicant for a special exception shall pay all costs and shall provide information in the form prescribed by the director associated with the notice provisions of section 42-83 of this Code.
- ~~(e) The application for a general plan, subdivision plat or development plat requiring notification pursuant to part a. of section 42-83(a)(1) of this Code shall provide the following:-~~
- ~~(1) A list identifying all owners of lots that are within 250 feet of the boundary of the plat as well as all lots or tracts that are along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat, as shown on the most current appraisal district records.-~~
- ~~(2) One stamped envelope addressed to each landowner indicated on the tax roll list as provided above containing a copy of the notice in the form specified by the director and approved by the city attorney.-~~

Amend Sections 42-49(a), (d), and (e) to read as follows:

Sec. 42-49. Replats requiring notification of adjacent property owners.

- (a) A subdivision plat that is a replat subject to the provisions of section 212.015 of chapter 212 shall provide the following:
- (1) A written statement indicating the applicant's intention to seek commission approval under the requirements of section 212.015 of chapter 212.
- ~~(2) A list identifying all owners of lots that are within 250 feet of the lots to be replatted, as well as all lots or tracts that are along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat, as shown on the most recently approved ad valorem tax rolls of either the city or, in the case of a replat in the city's extraterritorial jurisdiction, the county in which the property proposed to be replatted is located. The information required in the form specified by the director to provide notification in accordance with this section.-~~
- ~~(3) One stamped envelope addressed to each landowner indicated on the tax roll list as provided above containing a copy of the notice in the form specified by the director and approved by the city attorney. All costs associated with the notice provisions of this section.~~
- ~~(d) The director shall give notice of a public hearing by mailing a letter, first class, postage paid, to the owners of all lots or tracts that are within 250 feet of the boundary of the subdivision plat as well as all lots or tracts that are along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat as shown on the most current appraisal district records before the 15th day before the first meeting at which the commission will first consider the application;~~
- ~~(e) The director shall give notice of a public hearing by mailing a letter by first class, postage paid, or by electronic mail message to each neighborhood association registered with defined boundaries with the department in whose area the subdivision plat is located as soon as reasonably possible before the first meeting at which the commission will consider the application.~~

Amend Section 42-80(a) to read as follows:

Sec. 42-80. Expiration of subdivision plat and development plat approval; extension of approval.

- (a) Approval of a preliminary or final class III plat or a class II plat shall be valid for a period of 124 months from the date on which the commission approved the preliminary or final subdivision plat. The commission shall extend the period of validity of an unrecorded class II plat or class III plat for not more than 12 months from the

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original expiration date upon the written request of the owner of the land subject to the subdivision plat.

Remove Section 42-81(e) and renumber the subsequent subsections of 42-81:

~~(e) The commission shall grant a variance from the building line requirement of division 3 of article III of this Code to an applicant who presents a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation, evidencing approval of a building line other than the setback required by division 3 of article III of this chapter. In addition, the commission shall grant the applicant a variance from one or more requirements of this chapter when the commission determines that the granting of the variance is consistent with a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation.~~

Amend Section 42-54 to read as follows:

Sec. 42-54. Application fees.

(a) The director may, from time to time, with the assistance of the department of finance, pursuant to Administrative procedure 4-9, prepare and submit for approval by motion of the city council revisions to the ~~schedule of fees~~ city fee schedule that shall be paid by an applicant for services performed by the department in accordance with the provisions of this chapter for a subdivision plat, development plat, general plan and street dedication plat. The fees approved under this provision shall be included in the city fee schedule. Payment of any applicable fees when due is a condition of the processing of any application under this article.

(b) Unless otherwise specified in the city fee schedule, application fees shall be doubled for work performed without prior authorization or approval required by this chapter.

Amend 42-129(a) to read as follows:

Sec. 42-129. Intersections of type 2 permanent access easements.

(a) Intersections along type 2 permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80 degree angle.

Amend 42-132(c) to read as follows:

Sec. 42-132. Curves.

(c) Curves along a type 2 permanent access easement or a private street may have any centerline radius except that the centerline radius of a reverse curve shall not be less ~~that than~~ 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.

Renumber Section 42-135 as Section 42-134 and amend corresponding references to Section 42-135 in Section 42-81(g)(1) and Section 42-163.

Amend Section 40-13 to read as follows:

Sec. 40-13. Group mailboxes or cluster box units.

For purposes of this section, a cluster box unit means a pedestal-mounted or wall-mounted centralized mail receptacle containing multiple mailboxes. A group mailbox or cluster box unit may only be constructed in the public right-of-way if the group mailbox or cluster box unit does not obstruct:

(1) A sidewalk, street, or other paved improvement in the public right of-way;

(2) Visibility at the intersection of a street with a private driveway or another street; and

(3) Access to utilities, fire hydrants, or other objects lawfully placed within the public right-of-way.

Amend Section 42-46(3) to read as follows:

Sec. 42-46. Development plat submittal requirements.

(3) Include three copies of a site plan illustrating:

- a. Proposed and existing buildings (where applicable), stairways, fences and adjacent roadways;
- b. Parking that meets the applicable requirements of this chapter and chapter 26 of this Code;
- c. Landscaping that meets the applicable requirements of chapter 33 of this Code; ~~and~~
- d. Screening for bulk containers that meets the applicable requirements of article VI of chapter 39 of this Code; and
- e. Location of gang mailboxes or cluster box units; and

Minutes of the Houston Planning Commission

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

April 2, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

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

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Arrived at 2:43 p.m. during item I

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Absent

Shaukat Zakaria

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

Mark Mooney for

Commissioner James Noack

Clay Forister for

Left at 4:00 during item III

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE FEBRUARY 19, 2015 PLANNING COMMISSION MEETING MINUTES

APPROVAL OF THE MARCH 19, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 19, 2015 and the March 5, 2015 Planning Commission meeting minutes.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Subinsky**
on February 19, 2015 minutes; Nelson, Sikes, and Porras-Pirtle on March 19, 2015 meeting minutes

I. PLANNING MATTERS: PRESENTATION ON HOUSTON BAYOU GREENWAYS PROJECT

The presentation was given by Roksan Okan-Vick.

II. PLATTING ACTIVITY (Consent items A and B, 1-120)

Items removed for separate consideration: **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85.**

Staff recommendation: Approve staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

121 Aldine Meadows partial replat no 2 C3N Approve

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

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

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

122 Braes Timbers partial replat no 1 C3N Approve

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

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

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

Items 123, 124, 125, and 126 were taken together at this time.

- 123 Kings Village North partial replat no 1 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per the applicant's request.
 Commission action: Deferred the plat for two weeks per the applicant's request.
 Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 123-126: Mary Jones – opposed
- 124 Kings Village North partial replat no 2 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per the applicant's request.
 Commission action: Deferred the plat for two weeks per the applicant's request.
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 125 Kings Village North partial replat no 3 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per the applicant's request.
 Commission action: Deferred the plat for two weeks per the applicant's request.
 Motion: **Sikes** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 126 Kings Village North partial replat no 1 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per the applicant's request.
 Commission action: Deferred the plat for two weeks per the applicant's request.
 Motion: **Subinsky** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 127 Massaad Group Addition replat no 1 C3N Approve**
partial replat no 1
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 128 Scottcrest partial replat no 1 C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 128: Nick Buagie (sp) - opposed
- 129 Shady Acres Extension 3 partial replat no 6 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 130 Shamrock Manor partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 131 Southgate Addition Sec no 3 replat no 1 C3N Defer**
partial replat no 3
 Staff recommendation: Defer the plat for two weeks per the applicant's request.
 Commission action: Deferred the plat for two weeks per the applicant's request.
 Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

132 Spring Branch Valley partial replat no 5 C3N Approve

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

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

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

133 Threlkeld Point partial replat no 1 C3N Approve

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

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

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

134 Westheimer Estates partial replat no 5 C3N Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

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

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

135 Westlawn Terrace partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

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

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

136 Woodland Acres partial replat no 1 C3N Approve

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

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

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

D VARIANCES

137 Annunciation Orthodox School Campus partial replat no 1 C2R Approve

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

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

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

Speaker for item 137: Richard Smith, Managing Engineer, Public Works and Engineering Department

138 Bonover Prestige Homes C3P Approve

Staff recommendation: Grant the requested variances to not extend Bonover Street nor terminate it with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances to not extend Bonover Street nor terminate it with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions

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

Commissioner Alleman abstained and left the room.

139 Bridgeland Cypress Fairbanks ISD Mason C2 Approve
Road Multi School Site

Staff recommendation: Grant the requested variance to allow an excessive block length of 5700' along Mason Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow an excessive block length of 5700' along Mason Road and approved the plat subject to the CPC 101 form conditions.

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

140 Brookside GP GP Defer

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

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

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

141 BTU Solutions C2 Approve

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

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

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

142 Crescent Island partial replat no 2 C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.

Commission action: Deferred the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.

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

143 Daharma C2 Approve

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

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

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

144 Foxwood Sec 14 C3P Approve

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

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

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

145 Post Oak School C2R Defer

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

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

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

146 Rosslyn Addition partial replat no 2**C3R****Approve**

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

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

Motion: **Garza**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****147 Search Homeless Services****C2****Approve**

Staff recommendation: Grant the requested dual line variance of 4' along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10' building line and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual line variance of 4' along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10' building line and approved the plat subject to the CPC 101 form conditions.

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

Items 148 and 149 were taken together at this time.

148 Tin Hall GP**GP****Approve****149 Tin Hall Sec 1****C3P****Approve**

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

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

Motion: **Clark**Second: **Davis**Vote: **Unanimous**Abstaining: **None****150 West at Grand Parkway GP****GP****Approve**

Staff recommendation: Grant the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approved the general plan subject to the CPC 101 form conditions.

Motion: **Garza**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS**

Items 151 and 152 are taken together at this time.

151 Enclave at Northpoint Sec 4**C3F****Approve****152 Enclave at Northpoint Sec 5****C3F****Approve**

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

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

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

F RECONSIDERATION OF REQUIREMENTS

153 Galveston 84 Lumber

C3P

Approve

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

154 Ruthven Lofts

C2R

Approve

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

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

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 154: Richard Smith, Managing Engineer, Public Works and Engineering Department

155 Waterford Trails Sec 1

C2

Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

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

Motion: **Davis**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

156 Alexander Way at Fishers Heights

EOA

Approve

157 Barker Cypress Addition Sec 1

EOA

Approve

**158 Bradbury Forest Drive Street Dedication
Sec 1**

EOA

Approve

159 Cypress North Houston Business Park

EOA

Approve

160 Edwards Court

EOA

Approve

161 I Shine Express 8

EOA

Approve

162 Patton Myhre Sourcing LP

EOA

Approve

163 Rosa Plaza

EOA

Approve

**164 Stone Creek Ranch Mound Road Street
Dedication Sec 1**

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

NONE

Staff recommendation: Approve staff's recommendation for items **156-164**.

Commission action: Approved staff's recommendation for items **156-164**.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 165 and 166 are taken together at this time.

165 1919 Bittercreek Drive

DPV

Approve

166 1923 Bittercreek Drive

DPV

Approve

Staff recommendation: Approve the requested variance to allow the single family residence to be built at the zero foot building line.

Commission action: Approved the requested variance to allow the single family residence to be built at the zero foot building line.

Motion: **Zakaria**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

167 4514 Orange Street

DPV

Approve

Staff recommendation: Approve the requested variance to allow a 10' rear building line on a major thoroughfare.

Commission action: Approved the requested variance to allow a 10' rear building line on a major thoroughfare.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF April 30, 2015 for:

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

Staff recommendation: Establish a public hearing date of April 30, 2015 for items **II a-h**.

Commission action: Established a public hearing date of April 30, 2015 for items **II a-h**.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commission Chair Mark Kilkenny left and Vice Chair Sonny Garza began chairing the meeting at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)

Staff recommendation: Defer for two weeks per the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.

Commission action: Deferred for two weeks per the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.

Motion: **Jard**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item IV: Kendrick Wright, applicant – supportive; Martha A. Whiting- Goddard – opposed

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690 WEST WINGFOOT ROAD (STARPARK WAREHOUSE)

Staff recommendation: Defer the application for two weeks to allow time for the applicant to meet with staff and provide more information.

Commission action: Deferred the application for two weeks to allow time for the applicant to meet with staff and provide more information.

Motion: **Jard**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A RESIDENCE INN LOCATED AT 7807 KIRBY DRIVE.

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

Motion: **Alleman** Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item VI: Caroline Ordener, applicant and Stephen Woods - supportive

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

Staff recommendation: Approve the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forwarded to City Council.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Approve the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forwarded to City Council.

Motion: **Davis**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item VIII: Gwyn Guidry and Virginia Duke - supportive

IX. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS NELSON AND PORRAS-PIRTLE

Commissioners Nelson and Porras-Pirtle were present so no action needed.

**X. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:40 p.m.

Motion: **Bryant**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Mark Kilkenny, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	AAA Storage Little York	C2	
2	Aldine Meadows partial replat no 2	C3F	
3	Aliana Sec 45	C3P	
4	Beltway Southwest Business Park GP	GP	
5	Braes Timbers partial replat no 1	C3F	
6	Bridgeland Creek Parkway Street Dedication Sec 5	SP	
7	Bridgeland Parkland Village Church	C2	DEF1
8	Bridges on Lake Houston Sec 5	C3P	
9	Bridges on Lake Houston Sec 6	C3P	
10	Bridlecreek	C3P	DEF1
11	Brittmoore Place	C3F	DEF1
12	Carpenters Landing Sec 7	C3P	
13	Cityscape Avenue Street Dedication Sec 1	SP	
14	Dad Entrepreneurs on Colonial Parkway	C2	DEF1
15	Daybreak GP	GP	
16	East End on the Bayou Sec 2	C3F	DEF2
17	Echelon on West Lake Houston	C3F	DEF1
18	El Dorado Street Dedication Extension no 2 and Recreation Center	C3F	
19	Emerald Mist Parkway Street Dedication and Reserve Sec 1	C3F	
20	Evergreen Villas GP	GP	DEF1
21	Evergreen Villas Sec 1	C3P	DEF1
22	Forestwood Sec 8	C3P	
23	Freedom Fuel PBP	C2	
24	GBP Business Park	C3F	
25	Grand Vista Sec 18	C3P	
26	GRD Properties	C2	DEF1
27	Hannover West	C3F	DEF1
28	Harris County Improvement District No 15 Lift Station No 1	C2	
29	HISD Debakey High School	C2	
30	Houston Views	C2	
31	JC Houston Storage	C2	DEF2
32	Knoll Crossing	C3F	
33	Kristcar	C2	DEF1
34	Lakemont	C2	
35	Lakes of Bella Terra Sec 35	C3P	
36	Levey Group Northwest Place	C2	
37	Magnolia Gardens Park	C3F	DEF2
38	Market at Alder Trails	C2	
39	Mcintosh Villas	C2	
40	Morton Creek Ranch Sec 12	C3P	
41	Mountain Springs	C2	DEF2
42	Nijadhar Development	C3P	

Platting Summary**Houston Planning Commission****PC Date: April 16, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Parc Cunningham	C3F	
44	Park West Green Sec 1	C3P	
45	Parks On Shearn	C2	DEF1
46	Pear Tree Village	C3F	DEF1
47	Popeyes at Telephone Road	C2	
48	Preserve at Miramar Lake GP	GP	
49	Preserve at Miramar Lake Sec 1	C3P	
50	Rancho Verde Sec 6	C3F	
51	Redeemed Christian Church of God Restoration Chapel Children Ministry on Beechnut and Synott	C2	
52	Rivergrove Sec 5	C3P	
53	Royal Brook at Kingwood Sec 6	C3P	
54	S A Veterinary Group Inn	C2	
55	Sakert Square	C2	
56	Shady Acres Extension no 3 partial replat no 6	C3F	
57	Shamsher Plaza	C2	
58	Solstice at Harmony Sec 1	C3F	
59	Southwest Houston RV Resort	C3F	
60	Tavola Sec 13	C3F	DEF2
61	Terra Del Sol Sec 5	C3F	
62	Terra Del Sol Sec 9	C3F	
63	Titan Crews	C2	
64	Towne Lake Reserve at West Road	C2	
65	Trails at Lake Houston	C2	
66	Upland Estates	C3F	DEF1
67	Ventana Lakes Sec 11	C3F	
68	Walmart Supercenter Store no 0351	C2	DEF2
69	Wildwood at Oakcrest North Sec 20	C3P	
70	Wildwood at Oakcrest North Sec 21	C3P	
71	Wildwood at Oakcrest North Sec 22	C3P	
72	Woodland Acres partial replat no 1	C3F	
73	Woodlands Gate	C3F	
74	Woodlands Village of Sterling Ridge Zone 7 GP	GP	

B-Replats

75	Acme Brick Imperial Valley Development	C2R	
76	Aliana Sec 49	C3R	DEF2
77	Antoine Ventures Replat No 1 and Extension	C2R	
78	Beltway Southwest Business Park Sec 1	C3R	
79	Breen Road Crossing	C2R	DEF1
80	Cline Street Patio Homes	C2R	
81	Contempo Yale	C3R	
82	Cutten Grove Business Park	C2R	
83	Cypresswood Memory Care replat no 1	C2R	DEF1
84	Dad Entrepreneurs on Dairy Ashford	C2R	

Platting Summary**Houston Planning Commission****PC Date: April 16, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Dolce Midtown	C2R	
86	Driscoll Terrace	C2R	
87	Fallbrook Pines Sec 1	C3R	
88	Fisher Estates on Houston Avenue	C2R	
89	Freedom Village	C2R	DEF2
90	Freeman Crossing	C2R	
91	Garcia Homes on East 23rd Street	C2R	
92	Gillespie Estates	C2R	
93	Grand Corner Reserves partial replat no 6	C2R	
94	Grand Mission Sec 1 partial replat no 1	C2R	
95	Grove Street Patio Homes	C2R	DEF1
96	Hardial Park	C2R	
97	Hardy Road Industrial Reserve	C2R	
98	Houston Police Department Eastside Substation	C2R	
99	Ktr Hou North LLC	C3R	DEF1
100	Live Oak Estates	C2R	
101	Ma Agasi Place	C2R	
102	Main Center	C2R	DEF1
103	Manors On Roy Street	C2R	
104	Nicholes Crossing	C2R	
105	OST Acres Second Addition replat no 1	C2R	
106	Park at Live Oak	C2R	
107	Rose Street Pointe	C2R	
108	Satya Morton	C2R	
109	Shady Acres Crossing of Houston	C2R	
110	Taggart Street Place	C2R	DEF1
111	Thomas Park replat no 1	C2R	
112	Upland Reserve	C3R	
113	Vincent Estates	C2R	
114	Wellington Sec 1 replat no 1	C2R	
115	West Lancaster Place partial replat no 1	C2R	
116	Westgate Marketplace partial replat no 1	C2R	DEF1

C-Public Hearings Requiring Notification

117	Breckenridge Park partial replat no 2	C3N	
118	Hyde Park partial replat no 4	C3N	
119	Kings Village North partial replat no 1	C3N	DEF2
120	Kings Village North partial replat no 2	C3N	DEF2
121	Kings Village North partial replat no 3	C3N	DEF2
122	Kings Village North partial replat no 4	C3N	DEF2
123	Retreat at Sherwood partial replat no 1	C3N	
124	Southgate Addition Sec no 3 replat no 1 partial replat no 3	C3N	DEF2
125	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	C3N	
126	Westheimer Estates partial replat no 5	C3N	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Westlawn Terrace partial replat no 1	C3N	DEF2

D-Variances

128	Bellfort Farms GP	GP	
129	Brookside GP	GP	DEF1
130	Champion Woods Enclave	C2	
131	CQ Gosling	C2R	
132	Crescent Island replat no 1 partial replat no 2	C2R	DEF1
133	Dowling Vista	C2R	
134	Levey Group Five Corners Business Center	C2	
135	Memorial Hermann Hospital	C2R	
136	Mueschke Road Tract	C3P	
137	Post Oak School	C2R	DEF1
138	Residences at Hardy Yards	C2R	
139	Safesite Tract	C3P	
140	Swan Terrace	C2R	
141	WalMart USA Store No 297	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

142	Waterford Trails Sec 1	C2	DEF1
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G-Extensions of Approval

143	Highland Village partial replat no 2	EOA	
144	Oak Estates Sec 1 partial replat no 1	EOA	

H-Name Changes

None

I-Certification of Compliance

145	25371 Needham Road	COC	
146	23737 Briar Tree Drive	COC	

J-Administrative

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

K-Development Plats with Variance Requests

147	1035 Herkimer	DPV	
148	1235 Nasa Parkway	DPV	

Platting Summary**Houston Planning Commission****PC Date: April 16, 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	AAA Storage Little York	2015-0696	C2	Harris	ETJ	407S	3.73	3.73	0	JM Assets, LP	C & C Surveying, Inc
2	Aldine Meadows partial replat no 2	2015-0769	C3F	Harris	ETJ	373U	0.90	0.90	0	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
3	Aliana Sec 45	2015-0763	C3P	Fort Bend	ETJ	567A	58.55	29.31	95	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
4	Beltway Southwest Business Park GP	2015-0683	GP	Harris	City	571N	73.28	0.00	0	SW Tracts Industrial, LLC	Windrose Land Services, Inc.
5	Braes Timbers partial replat no 1	2015-0686	C3F	Harris	City	530R	0.63	0.63	0	The Padilla Family LTD.	Hovis Surveying Company Inc.
6	Bridgeland Creek Parkway Street Dedication Sec 5	2015-0725	SP	Harris	ETJ	366S	12.47	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
7	Bridgeland Parkland Village Church (DEF1)	2015-0580	C2	Harris	ETJ	365V	32.42	32.42	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
8	Bridges on Lake Houston Sec 5	2015-0754	C3P	Harris	ETJ	378A	21.40	1.43	75	DR Horton	BGE Kerry R. Gilbert Associates
9	Bridges on Lake Houston Sec 6	2015-0755	C3P	Harris	City/ ETJ	378A	19.80	0.07	52	DR Horton	BGE Kerry R. Gilbert Associates
10	Bridlecreek (DEF1)	2015-0489	C3P	Harris	ETJ	368C	51.65	14.03	92	CC KLUGE 51.95, L.P.	INsite Architecture Inc
11	Brittmoore Place (DEF1)	2015-0553	C3F	Harris	City	449U	9.77	1.68	118	K. Hovnanian of Houston II, LLC	LJA Engineering, Inc.- (West Houston Office)
12	Carpenters Landing Sec 7	2015-0676	C3P	Harris	ETJ	457V	11.04	2.69	53	New Forest Development Company, LLC	LJA Engineering, Inc.- (West Houston Office)
13	Cityscape Avenue Street Dedication Sec 1	2015-0720	SP	Harris	City	573N	4.47	0.00	0	GBF LIC 288, LTD.	AECOM
14	Dad Entrepreneurs on Colonial Parkway (DEF1)	2015-0532	C2	Harris	ETJ	444Z	1.24	1.24	0	34 Dhanni Investments	Advance Surveying, Inc.
15	Daybreak GP	2015-0715	GP	Harris	City	574K	51.40	0.00	0	Camillo Properties, LTD,	LJA Engineering, Inc.- (West Houston Office)
16	East End on the Bayou Sec 2 (DEF2)	2015-0410	C3F	Harris	City	494J	1.40	0.11	36	Padua Realty Company	Gruller Surveying
17	Echelon on West Lake Houston (DEF1)	2015-0583	C3F	Harris	City	377L	17.74	17.74	0	Rampart Properties	Windrose Land Services, Inc.
18	El Dorado Street Dedication Extension no 2 and Recreation Center	2015-0658	C3F	Harris	City	578T	8.84	4.38	0	Trendmaker Development	LJA Engineering, Inc.- (West Houston Office)
19	Emerald Mist Parkway Street Dedication and Reserve Sec 1	2015-0732	C3F	Harris	ETJ	290S	3.85	0.62	0	HT Spring Stuebner Land, LP	LJA Engineering, Inc.- (West Houston Office)
20	Evergreen Villas GP (DEF1)	2015-0518	GP	Harris	ETJ	416V	66.81	0.00	0	Academy Development	Robert Doley, Planner
21	Evergreen Villas Sec 1 (DEF1)	2015-0522	C3P	Harris	ETJ	416Z	23.91	5.56	126	Academy Development	Robert Doley, Planner
22	Forestwood Sec 8	2015-0661	C3P	Harris	ETJ	411D	12.06	0.00	64	Westchase Madison Inc.	F & R Engineering Group, Inc.

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23	Freedom Fuel PBP	2015-0728	C2	Harris	ETJ	372Y	3.00	3.00	0	Freedom Fuel PBP LLC	M2L Associates, Inc.
24	GBP Business Park	2015-0717	C3F	Harris	ETJ	332T	30.61	29.89	0	TNRG	Texas Engineering And Mapping Company
25	Grand Vista Sec 18	2015-0744	C3P	Fort Bend	ETJ	526R	60.50	24.14	137	Taylor Morrison of Texas	BGE Kerry R. Gilbert Associates
26	GRD Properties (DEF1)	2015-0565	C2	Harris	ETJ	291W	5.10	5.10	0	GRD Properties, LLC	Hovis Surveying Company Inc.
27	Hannover West (DEF1)	2015-0632	C3F	Harris	ETJ	408F	9.29	3.05	82	K. Hovnanian Homes of Houston	IDS Engineering Group
28	Harris County Improvement District No 15 Lift Station No 1	2015-0770	C2	Harris	ETJ	498K	0.18	0.18	0	Pinto- Lion Jacintoport II, LP a Delaware limited partnership	Brown & Gay Engineers, Inc.
29	HISD Debakey High School	2015-0745	C2	Harris	City	532H	2.16	2.16	0	Houston Independent School District	C.L. Davis & Company
30	Houston Views	2015-0665	C2	Harris	City	493G	1.05	0.02	26	1216 Houston Ave., Ltd.	Windrose Land Services, Inc.
31	JC Houston Storage (DEF2)	2015-0289	C2	Harris	City	535G	0.40	0.00	1	Corletto Construction and Engineering	Corletto Const. & Engr
32	Knoll Crossing	2015-0730	C3F	Harris	City	450V	2.80	0.49	34	Weekley Homes, L.L.C.	Ridge Planning & Engineering
33	Kristcar (DEF1)	2015-0594	C2	Harris	ETJ	291K	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
34	Lakemont	2015-0668	C2	Fort Bend	ETJ	526Q	4.24	4.24	0	Lakemont Congregation of Jehovah's Witnesses	Civil Concepts, Inc.
35	Lakes of Bella Terra Sec 35	2015-0764	C3P	Fort Bend	ETJ	525J	8.88	1.55	36	Ryko Development	M2L Associates, Inc.
36	Levey Group Northwest Place	2015-0671	C2	Harris	City	411S	7.90	7.90	0	Levey Group Fund 14, LLC	The Pinnell Group, LLC
37	Magnolia Gardens Park (DEF2)	2015-0472	C3F	Harris	City	494Y	11.01	1.07	126	Drake Homes	The Interfield Group
38	Market at Alder Trails	2015-0615	C2	Harris	ETJ	367P	9.80	9.80	0	The Market at Alders Trails LLC	GBI Partners, LP
39	Mcintosh Villas	2015-0706	C2	Harris	City	493C	0.15	0.00	2	AHN Development	The Interfield Group
40	Morton Creek Ranch Sec 12	2015-0698	C3P	Harris	ETJ	445J	6.96	0.12	49	Woodmere Development Co., Ltd	Robert Doley, Planner
41	Mountain Springs (DEF2)	2015-0381	C2	Harris	ETJ	406R	1.25	0.00	11	BLUEROCK PARTNERS LLC	Broussard Land Surveying, LLC
42	Nijadhar Development	2015-0695	C3P	Fort Bend	ETJ	567D	15.05	14.77	0	Nijadhar, LLC	Doshi Engineering & Surveying Company
43	Parc Cunningham	2015-0719	C3F	Harris	City	451W	1.10	0.00	14	Cunningham Development	Knudson, LP
44	Park West Green Sec 1	2015-0753	C3P	Harris	ETJ	445W	45.20	39.95	0	Katy Promise Joint Venture	EHRA
45	Parks On Shearn (DEF1)	2015-0630	C2	Harris	City	493F	0.23	0.00	6	JAMESON BUILDING GROUP LLC	Field Data Srvce, Inc
46	Pear Tree Village (DEF1)	2015-0624	C3F	Harris	City	412W	1.40	0.26	4	Chris Perales	PLS

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47	Popeyes at Telephone Road	2015-0723	C2	Harris	City	575W	0.77	0.77	0	Global New Millenium Partners	E.I.C. Surveying Company
48	Preserve at Miramar Lake GP	2015-0765	GP	Harris	City/ETJ	290J	26.67	0.00	0	LPUSA, Inc.	Jones & Carter, Inc. - The Woodlands
49	Preserve at Miramar Lake Sec 1	2015-0638	C3P	Harris	ETJ	290J	20.26	3.56	76	LPUSA, Inc.	Jones & Carter, Inc. - The Woodlands
50	Rancho Verde Sec 6	2015-0737	C3F	Harris	ETJ	458S	57.81	14.16	251	D.R. HORTON-TEXAS, LTD	huitt-zollars
51	Redeemed Christian Church of God Restoration Chapel Children Ministry on Beechnut and Synott	2015-0673	C2	Harris	ETJ	528Q	5.64	5.64	0	CSF Consulting LP	CSF Consulting LP
52	Rivergrove Sec 5	2015-0709	C3P	Harris	ETJ	337P	13.79	0.07	69	KB Home Lone Star, Inc. a Texas Corporation	Brown & Gay Engineers, Inc.
53	Royal Brook at Kingwood Sec 6	2015-0729	C3P	Harris	City	297K	22.95	5.83	44	Friendswood Development Company	CobbFendley
54	S A Veterinary Group Inn	2015-0566	C2	Harris	ETJ	330Q	0.95	0.95	1	Dominion Development	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
55	Sakert Square	2015-0543	C2	Harris	City	494A	0.62	0.62	0	Carey Sakert	Broussard Land Surveying, LLC
56	Shady Acres Extension no 3 partial replat no 6	2015-0739	C3F	Harris	City	452Y	0.21	0.00	5	COLINA HOMES	ICMC GROUP INC
57	Shamsher Plaza	2015-0694	C2	Harris	ETJ	331E	3.86	3.86	0	5541, LLC	E.I.C. Surveying Company
58	Solstice at Harmony Sec 1	2015-0741	C3F	Montgomery	ETJ	293F	16.16	1.61	112	Castle Rock Communities	Jones & Carter, Inc.
59	Southwest Houston RV Resort	2015-0766	C3F	Harris	ETJ	528A	19.63	19.33	0	DMGR Management, Inc.	GBI Partners, LP
60	Tavola Sec 13 (DEF2)	2015-0460	C3F	Montgomery	ETJ	257F	11.44	0.07	47	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
61	Terra Del Sol Sec 5	2015-0718	C3F	Harris	ETJ	528J	21.48	3.12	144	K. HOVNANIAN OF HOUSTON II, LLC	AECOM
62	Terra Del Sol Sec 9	2015-0716	C3F	Harris	ETJ	528E	13.18	0.44	98	K. HOVNANIAN OF HOUSTON II, LLC	AECOM
63	Titan Crews	2015-0699	C2	Harris	ETJ	416R	3.00	3.00	0	Titan Crews	Owens Management Systems, LLC
64	Towne Lake Reserve at West Road	2015-0628	C2	Harris	ETJ	406D	2.77	2.77	0	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
65	Trails at Lake Houston	2015-0685	C2	Harris	ETJ	417A	12.73	12.73	0	2014 WOODSON LTD	Glezman Surveying, Inc.
66	Upland Estates (DEF1)	2015-0598	C3F	Harris	City	449X	1.25	0.06	19	DKS Partners	Paksima Group, Inc.

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67	Ventana Lakes Sec 11	2015-0761	C3F	Harris	ETJ	445F	26.16	15.58	38	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
68	Walmart Supercenter Store no 0351 (DEF2)	2015-0512	C2	Harris	ETJ	250S	17.13	17.13	0	Timbercrest Partners, LLC	Windrose Land Services, Inc.
69	Wildwood at Oakcrest North Sec 20	2015-0701	C3P	Harris	ETJ	327D	15.54	1.05	54	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
70	Wildwood at Oakcrest North Sec 21	2015-0703	C3P	Harris	ETJ	328A	25.32	1.60	64	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
71	Wildwood at Oakcrest North Sec 22	2015-0704	C3P	Harris	ETJ	327D	11.96	2.05	37	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
72	Woodland Acres partial replat no 1	2015-0750	C3F	Harris	City	496M	2.22	2.22	0	Nemzin Investments, Ltd.	Windrose Land Services, Inc.
73	Woodlands Gate	2015-0608	C3F	Montgomery	ETJ	252T	3.81	3.52	0	Best Properties, LLC	CobbFendley
74	Woodlands Village of Sterling Ridge Zone 7 GP	2015-0726	GP	Montgomery	ETJ	249A	450.00	0.00	0	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc - (Woodlands Office)

B-Replats

75	Acme Brick Imperial Valley Development	2015-0603	C2R	Harris	ETJ	332L	8.60	8.60	0	NTV ENTRIPRISES LP	Doshi Engineering & Surveying Company
76	Aliana Sec 49 (DEF2)	2015-0459	C3R	Fort Bend	ETJ	526Z	10.40	1.00	34	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
77	Antoine Ventures Replat No 1 and Extension	2015-0680	C2R	Harris	City	451X	0.57	0.57	0	LASCO	Terra Surveying Company, Inc.
78	Beltway Southwest Business Park Sec 1	2015-0748	C3R	Harris	City	571N	58.80	55.44	0	SW Tracts Industrial, LLC	Windrose Land Services, Inc.
79	Breen Road Crossing (DEF1)	2015-0585	C2R	Harris	ETJ	411E	1.99	1.99	0	The Boss Construction	PLS
80	Cline Street Patio Homes	2015-0588	C2R	Harris	City	494J	0.17	0.00	6	Buildvestors on Cline, LLC	Bowden Survey
81	Contempo Yale	2015-0758	C3R	Harris	City	452D	4.89	0.43	42	Cygnus Builders	Total Surveyors, Inc.
82	Cutten Grove Business Park	2015-0674	C2R	Harris	ETJ	370G	16.46	15.96	0	ADKISSON GROUP	The Pinnell Group, LLC
83	Cypresswood Memory Care replat no 1 (DEF1)	2015-0652	C2R	Harris	ETJ	331U	7.98	7.98	0	SG Development Inc., LLC	R.G. Miller Engineers
84	Dad Entrepreneurs on Dairy Ashford	2015-0475	C2R	Harris	City	488Z	1.59	1.59	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
85	Dolce Midtown	2015-0702	C2R	Harris	City	493P	0.23	0.00	6	Stefen Ceulemans	Owens Management Systems, LLC
86	Driscoll Terrace	2015-0666	C2R	Harris	City	492V	0.23	0.00	6	Jeff Paul Custom Homes LTD	MOMENTUM ENGINEERING
87	Fallbrook Pines Sec 1	2015-0757	C3R	Harris	ETJ	370X	25.50	23.45	0	Fallbrook Industrial Associates LLC, A Texas Limited Liability Company	EHRA

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88	Fisher Estates on Houston Avenue	2015-0669	C2R	Harris	City	493C	0.14	0.00	3	Fisher Homes	Century Engineering, Inc
89	Freedom Village (DEF2)	2015-0490	C2R	Harris	City	455K	0.14	0.00	3	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
90	Freeman Crossing	2015-0687	C2R	Harris	City	493G	0.34	0.00	8	CMC INTERPRISES	PLS
91	Garcia Homes on East 23rd Street	2015-0700	C2R	Harris	City	453T	0.29	0.00	7	Garcia Builders & Associates, Inc	Owens Management Systems, LLC
92	Gillespie Estates	2015-0693	C2R	Harris	City	494J	0.12	0.00	3	RDZ Holdings	PLS
93	Grand Corner Reserves partial replat no 6	2015-0714	C2R	Fort Bend	ETJ	525F	2.41	2.41	0	Mission Grand Corner Investors, LP The Mission Companies	Brown & Gay Engineers, Inc.
94	Grand Mission Sec 1 partial replat no 1	2015-0670	C2R	Fort Bend	ETJ	526L	0.40	0.40	0	Sasha Landmark, LLC	Windrose Land Services, Inc.
95	Grove Street Patio Homes (DEF1)	2015-0589	C2R	Harris	City	494J	0.08	0.00	2	Buildvestors on Cline, LLC	Bowden Survey
96	Hardial Park	2015-0731	C2R	Harris	ETJ	324F	15.33	15.33	1	Hardial Mangat	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
97	Hardy Road Industrial Reserve	2015-0684	C2R	Harris	ETJ	373A	7.41	7.41	0	Poarch/Swinbank LP	Windrose Land Services, Inc.
98	Houston Police Department Eastside Substation	2015-0672	C2R	Harris	City	495W	1.34	1.34	0	CSF Consulting LP	CSF Consulting LP
99	Ktr Hou North LLC (DEF1)	2015-0584	C3R	Harris	ETJ	372C	32.43	30.81	0	KTR HOU NORTH LLC	Windrose Land Services, Inc.
100	Live Oak Estates	2015-0688	C2R	Harris	City	493Y	0.14	0.00	3	MEXIF FUND 1 LLC	ICMC GROUP INC
101	Ma Agasi Place	2015-0734	C2R	Harris	City/ ETJ	372L	2.00	2.00	0	Jean McKinley Company	Jean McKinley Company
102	Main Center (DEF1)	2015-0487	C2R	Harris	City	453S	0.29	0.29	0	PALT INC.	Field Data Srvce, Inc
103	Manors On Roy Street	2015-0691	C2R	Harris	City	492L	0.11	0.00	2	silver key homes	ICMC GROUP INC
104	Nicholes Crossing	2015-0740	C2R	Harris	City	492R	0.08	0.00	2	Clear Lake Shores Properties	South Texas Surveying Associates, Inc.
105	OST Acres Second Addition replat no 1	2015-0736	C2R	Harris	City	455U	0.67	0.67	0	MacLand Construction	REAL Designs
106	Park at Live Oak	2015-0689	C2R	Harris	City	493Y	0.23	0.00	6	MEXIF FUND 1 LLC	ICMC GROUP INC
107	Rose Street Pointe	2015-0742	C2R	Harris	City	492G	0.13	0.00	2	On Pointe Custom Homes	Woodson King
108	Satya Morton	2015-0677	C2R	Fort Bend	ETJ	526W	5.06	5.06	0	Morton Project, Ltd	Hovis Surveying Company Inc.
109	Shady Acres Crossing of Houston	2015-0569	C2R	Harris	City	452Y	0.25	0.00	6	MTY Builders Inc	PLS
110	Taggart Street Place (DEF1)	2015-0540	C2R	Harris	City	492F	0.20	0.00	4	5177 Builders, Ltd.	TKE Development Services, Ltd.
111	Thomas Park replat no 1	2015-0601	C2R	Harris	ETJ	284N	20.40	15.77	2	EREN Services LLC	Doshi Engineering & Surveying Company
112	Upland Reserve	2015-0746	C3R	Harris	City	449X	2.50	0.42	37	Lennar Homes of Texas and Construction, LTD.	Jones & Carter, Inc. - The Woodlands

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113	Vincent Estates	2015-0660	C2R	Harris	City	453Y	0.23	0.00	6	DIAMOND START PROPERTIES, LLC.	The Interfield Group
114	Wellington Sec 1 replat no 1	2015-0682	C2R	Harris	City	571B	6.93	6.93	0	HISD	Terra Surveying Company, Inc.
115	West Lancaster Place partial replat no 1	2015-0724	C2R	Harris	City	492Z	1.04	1.03	0	Richwood Houston Inc.	Vernon G. Henry & Associates, Inc.
116	Westgate Marketplace partial replat no 1 (DEF1)	2015-0611	C2R	Harris	ETJ	446Y	3.19	3.19	0	Cornerstone RPC Storage I, LP	Town and Country Surveyors

C-Public Hearings Requiring Notification

117	Breckenridge Park partial replat no 2	2015-0437	C3N	Harris	ETJ	293U	7.67	0.42	44	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
118	Hyde Park partial replat no 4	2015-0530	C3N	Harris	City	493S	0.36	0.36	0	Michael J. Fourticq, Sr.	Vernon G. Henry & Associates, Inc.
119	Kings Village North partial replat no 1 (DEF2)	2015-0302	C3N	Harris	ETJ	292S	1.08	0.00	13	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
120	Kings Village North partial replat no 2 (DEF2)	2015-0285	C3N	Harris	ETJ	292S	0.14	0.00	2	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
121	Kings Village North partial replat no 3 (DEF2)	2015-0297	C3N	Harris	ETJ	292S	0.14	0.00	2	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
122	Kings Village North partial replat no 4 (DEF2)	2015-0308	C3N	Harris	ETJ	292S	1.05	0.01	13	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
123	Retreat at Sherwood partial replat no 1	2015-0496	C3N	Harris	City	449X	0.03	0.03	0	Classic Neighborhood Development, LLC	Ridge Planning & Engineering
124	Southgate Addition Sec no 3 replat no 1 partial replat no 3 (DEF2)	2015-0083	C3N	Harris	City	532H	0.25	0.00	2	hessni mallamohaed	Replat Specialists
125	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	2015-0483	C3N	Harris	City	378B	0.29	0.00	1	Texas Built Homes	Jalayer And Associates, Inc.
126	Westheimer Estates partial replat no 5 (DEF1)	2015-0299	C3N	Harris	City	491X	0.28	0.06	4	Amora International Inc	Owens Management Systems, LLC
127	Westlawn Terrace partial replat no 1 (DEF2)	2015-0229	C3N	Harris	City	492U	0.22	0.22	0	Shepherd Alabama, LLC	Century Engineering, Inc

D-Variances

128	Bellfort Farms GP	2015-0631	GP	Fort Bend	ETJ	525Z	54.99	0.00	0	D.R. Horton-Texas, Ltd.	Pape-Dawson Engineers
129	Brookside GP (DEF1)	2015-0536	GP	Harris	City	574W	130.35	0.00	0	DR Horton	LJA Engineering, Inc.- (West Houston Office)
130	Champion Woods Enclave	2015-0653	C2	Harris	ETJ	329K	1.00	0.00	1	BMG Stone	Owens Management Systems, LLC

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131	CQ Gosling	2015-0573	C2R	Harris	ETJ	251S	22.58	12.74	5	El Castano/CQ Interests	Jones & Carter, Inc.
132	Crescent Island replat no 1 partial replat no 2 (DEF1)	2015-0531	C2R	Harris	City	533F	0.16	0.00	3	GREEN EARTH HOMES, LLC	Tetra Surveys
133	Dowling Vista	2015-0478	C2R	Harris	City	493Y	0.37	0.01	9	Vista Urban Homes	Vista Urban Homes
134	Levey Group Five Corners Business Center	2015-0679	C2	Harris	City	571Z	43.95	43.95	0	Levey Group Fund 16, LLC	Vernon G. Henry & Associates, Inc.
135	Memorial Hermann Hospital	2015-0559	C2R	Harris	City	533E	16.87	16.87	0	Memorial Hermann Health System	Kuo & Associates, Inc
136	Mueschke Road Tract	2015-0743	C3P	Harris	ETJ	326T	38.30	10.00	105	M/I Homes	BGE Kerry R. Gilbert Associates
137	Post Oak School (DEF1)	2015-0510	C2R	Harris	City	493W	1.30	1.30	0	The Post Oak School	Windrose Land Services, Inc.
138	Residences at Hardy Yards	2015-0678	C2R	Harris	City	493H	4.97	4.97	0	CR V Hardy Yards	Vernon G. Henry & Associates, Inc.
139	Safesite Tract	2015-0722	C3P	Harris	ETJ	326T	39.60	39.60	0	Safesite Inc.	BGE Kerry R. Gilbert Associates
140	Swan Terrace	2015-0591	C2R	Harris	City	492H	0.22	0.00	5	Sworn Brothers Corporation, Inc	Jalayer And Associates, Inc.
141	WalMart USA Store No 297	2015-0727	C2R	Montgomery	ETJ	296F	0.77	0.77	0	Windrose Land Services	Owens Management Systems, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

142	Waterford Trails Sec 1 (DEF1)	2015-0347	C2	Harris	ETJ	290S	18.40	18.40	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
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G-Extensions of Approval

143	Highland Village partial replat no 2	2014-0512	EOA	Harris	City	491V	5.71	5.71	0	Highland Village LP	Century Engineering, Inc
144	Oak Estates Sec 1 partial replat no 1	2014-0509	EOA	Harris	City	492S	4.04	4.04	0	Highland Village LP	Century Engineering, Inc

H-Name Changes

None

I-Certification of Compliance

145	25371 Needham Road	15-1050	COC	Mont.	ETJ	296R				Maria Elizabeth Juarez	Maria Elizabeth Juarez
146	23737 Briar Tree Drive	15-1051	COC	Mont.	ETJ	296E				Salvador Rodriguez	Salvador Rodriguez

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J-Administrative

None

K-Development Plats with Variance Requests

147	1035 Herkimer	4118078 DPV	Harris	CITY	452Z					Chad Burns	Striker's Lamferra
148	1235 Nasa Parkway	15013897 DPV	Harris	CITY	618V					Gerald W. Grissom	Brown & Gay Engineers, Inc.

Houston Planning Commission

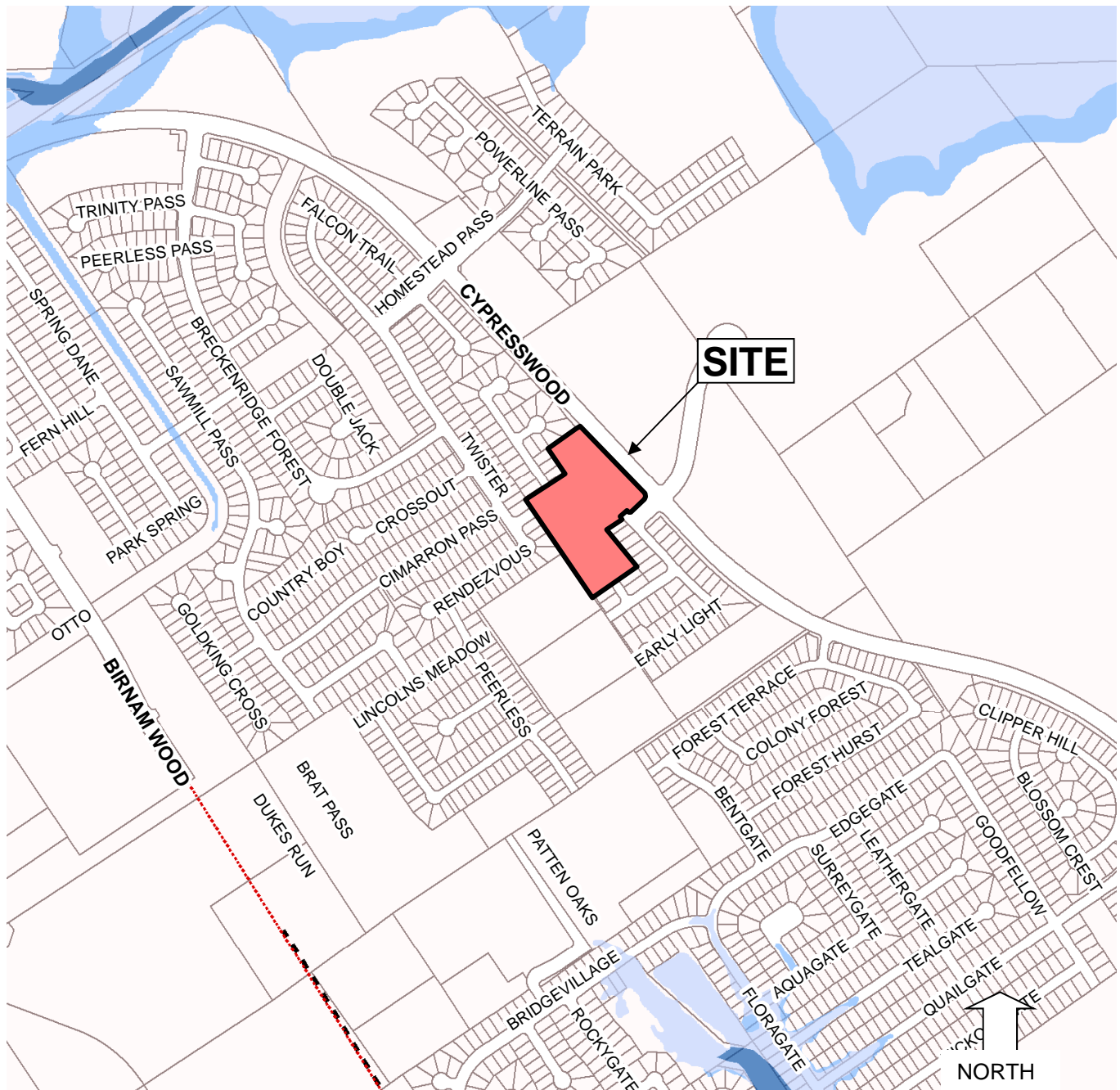
ITEM: 117

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name:Breckenridge Park partial replat no 2

Applicant:Van De Wiele & Vogler, Inc



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Breckenridge Park partial replat no 2

Applicant: Van De Wiele & Vogler, Inc



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Hyde Park partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

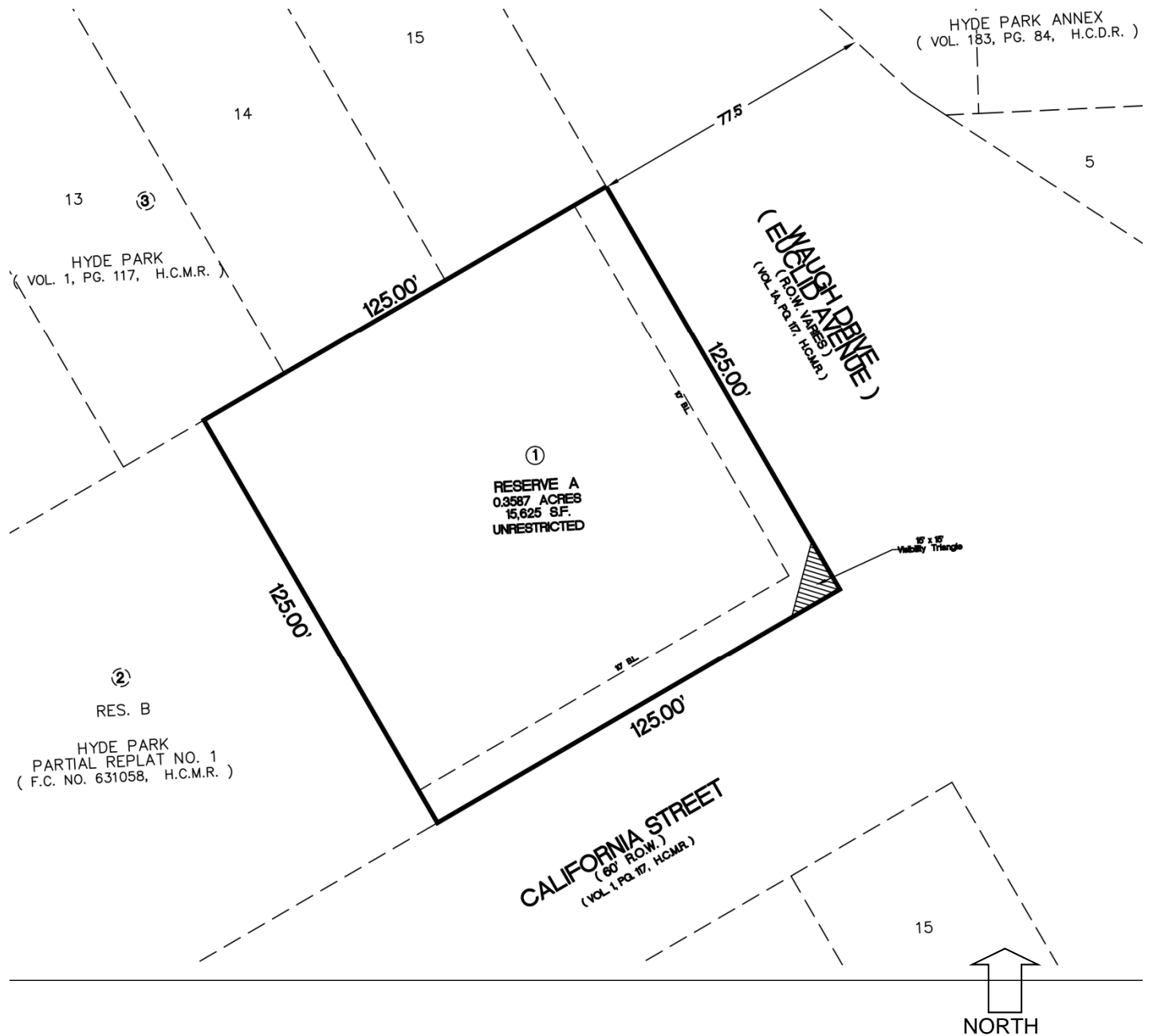
ITEM: 118

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Hyde Park partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

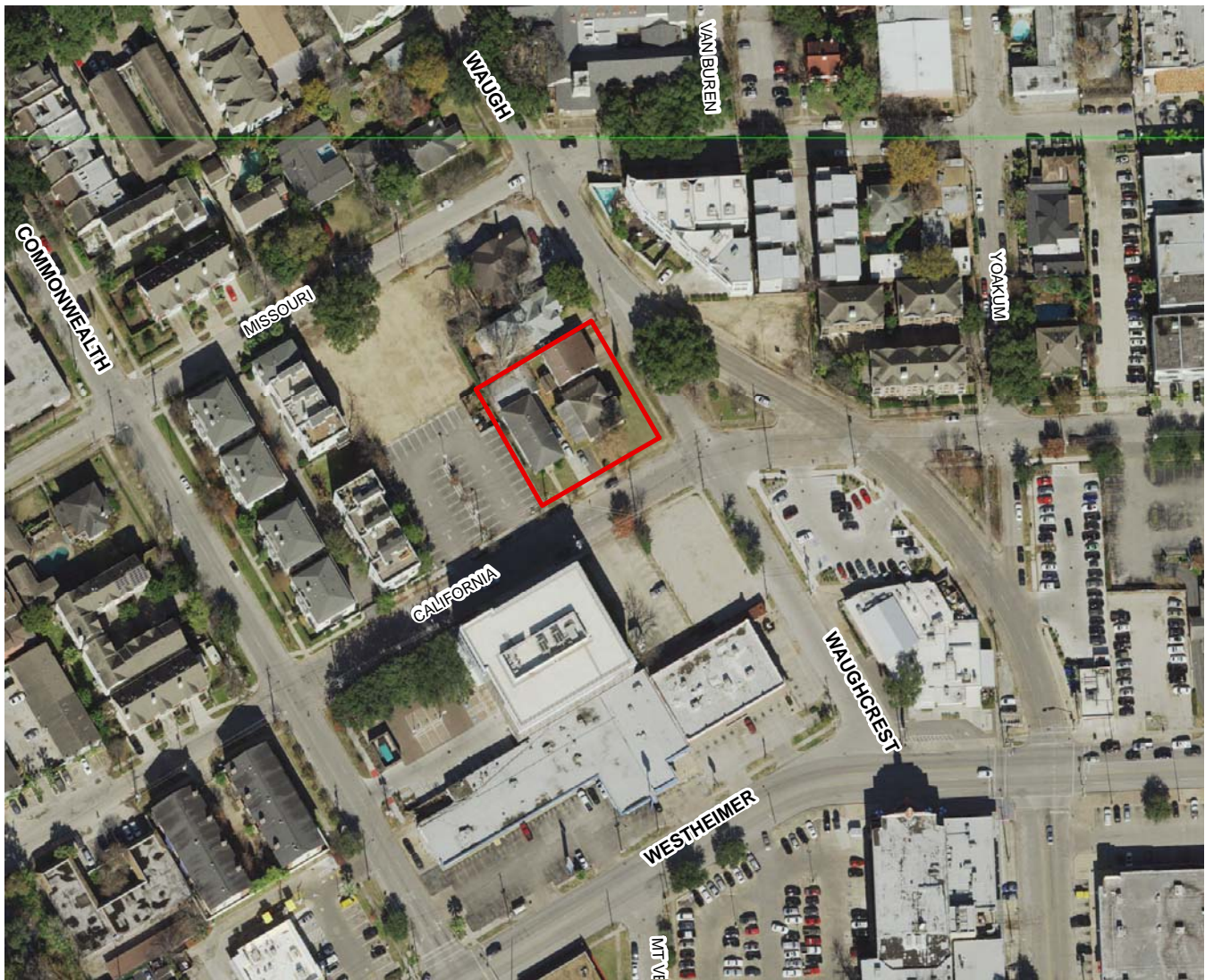
ITEM: 118

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Hyde Park partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

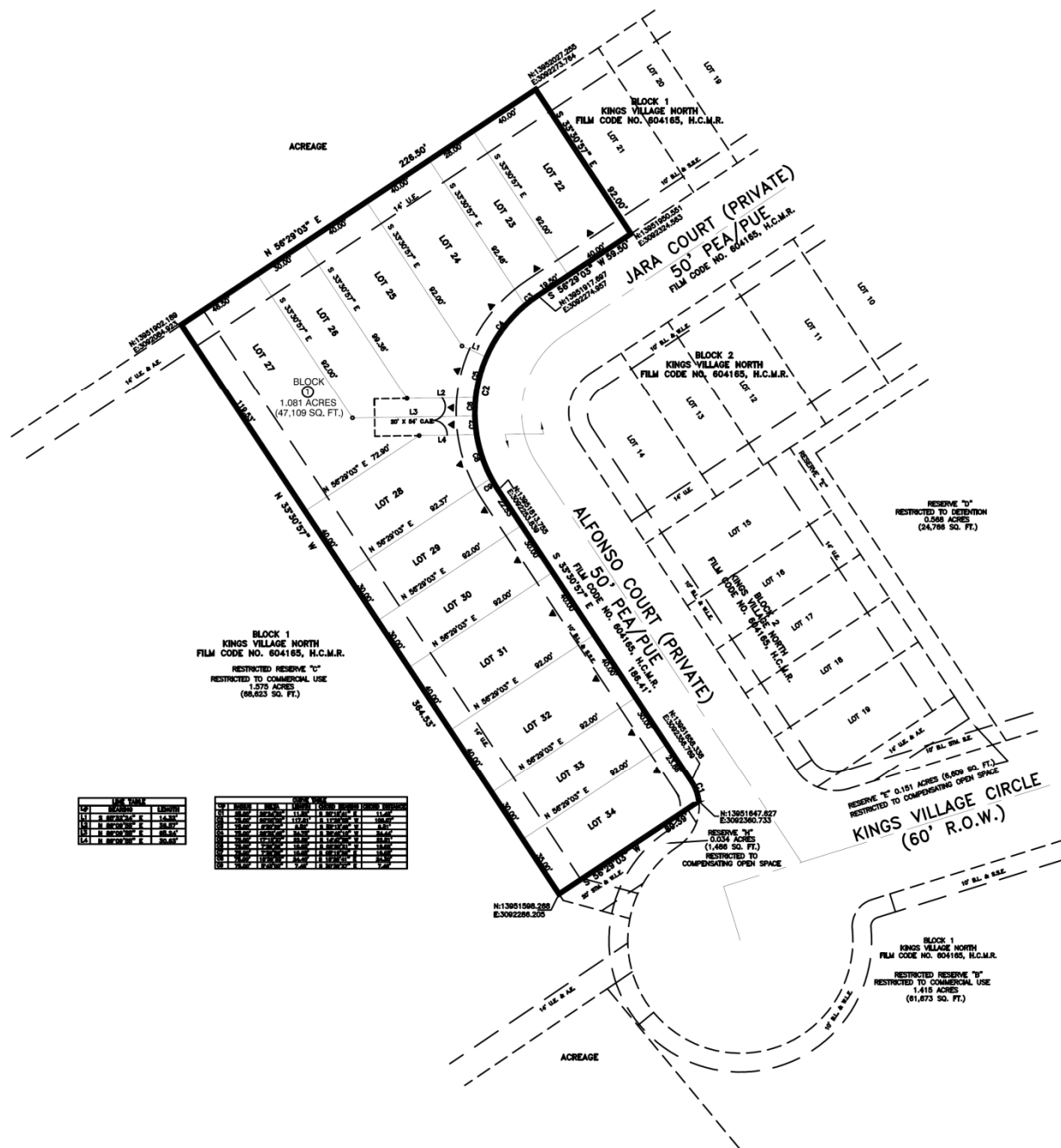
ITEM: 119

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 1 (DEF2)

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 the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records in 2006. All lots in this subdivision face a type 2 private street. The building line depicted on the plat's drawing shows a 10' setback; however, the notes and diagrams appeared on a separate page of said map record which 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 and certificates of occupancy up to this point have been approved and issued based on a 10' building line setback. The current owner periodically submitted plans for approval and was unaware of a problem with the 10' setback and existing structures until recently. The subdivision has 12 patio houses on the ground currently, and we need to resolve an existing issue to prevent potential title issues in the future for the homeowners of patio houses that are existing and continue developing the subdivision in the same manner to best maintain home values, appearance and character of the subdivision. When taking into consideration the location of each existing structure, if not allowed to continue this 10' setback the subdivision will not have a uniform consistency for desired patio homes (please see the plot plan and site plan attached.) The current owner had no intention to disregard the ordinance and adhering to a 10' setback instead of a 20' setback was an oversight on many levels. We have coordinated with Harris County PID regarding our request and have their support per the attached correspondence. This is a gated community and as stated the streets within the subdivision are type 2 PAE, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks does not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. in the area. The existing sidewalks in the northeast corner are out of character for the neighborhood and do not serve to provide access to anywhere of significance.

(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;

We have reviewed this project from several perspectives and would like to propose the following solutions: PARKING RESERVES, WALKING TRAIL, LIGHTS, BENCHES, ADDITIONAL REPLATS. First, we propose dedicating a parking reserve to address the community's concerns about guest parking. We have revised lot 8 on partial replat no 4 to now dedicate a parking reserve that would give 9 parking spaces for the community. The subdivision was comprised of 53 total lots. In urban areas the additional parking requirement would be 1 additional space for every 6 units, which equates to 8 spaces for the entire subdivision. Although we are not replatting the entire subdivision, we are taking into consideration the community as a whole by offering the additional spaces based on the current parking requirements as if this community was located within the city limits. We have approval from the HOA to share the compensating open space from the original plat with these partial replats. We are proposing to use the COS to create a walking trail through the community. This gives the community another option to navigate through the subdivision without walking in the streets. The community has voiced concerns regarding lighting and again the owner wants to make the community feel they are being heard and is willing to provide lights within the community. At this time, we feel a light on each side of Reserve E would adequately illuminate the subdivision at the entrance and in the rear next to the proposed parking reserve. The owner is also proposing to add benches along the walking trail within the COS. The owner has started the process determining the best way to resolve the existing houses with the garage building line setbacks and their potential for title issues. The owner intends to address the current homeowner's replats in the future. While there was no intention to disregard the ordinance in the first place, we want all parties to feel they have been made "whole" by attempting to

directly resolve this issue instead of feeling they have been wronged by anyone, including the prior and current owner, homebuilders, title companies, the City of Houston, Harris County, or various building inspectors. We feel confident we have the community's support to continue with patio home development as opposed to townhouse development. If not allowed to replat as requested the result will be 3 different styles of homes in a very small subdivision, and the community's parking concerns will remain unr

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

The hardship in this instance is the previous oversight of the GBL and the fact that several homes had already been constructed. We recognized the problem "mid-development" and are seeking to resolve it at this time. We are doing everything in our power to resolve the issue as well as address the concerns of the community. In this situation the hardship of not allowing the existing community to continue the desired building footprint should be considered since failing to do so would negatively impact the homeowners living in the development, the value of their homes and their ability to effectively sell their homes in the future.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of 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;

Granting this variance will not be injurious to the public health, safety or welfare. We are making every effort to create a safe environment for pedestrian access and consider the betterment of the community as a whole.

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

The hardship is the oversight from several entities in the past that we are now trying to resolve and also consider and address everyone's issues at one time. Resolving the concerns for all parties can be considered a hardship in itself. The owner and the residents of the community are making every reasonable effort to remedy a bad situation that evolved through an error in interpreting the prior plat.



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.

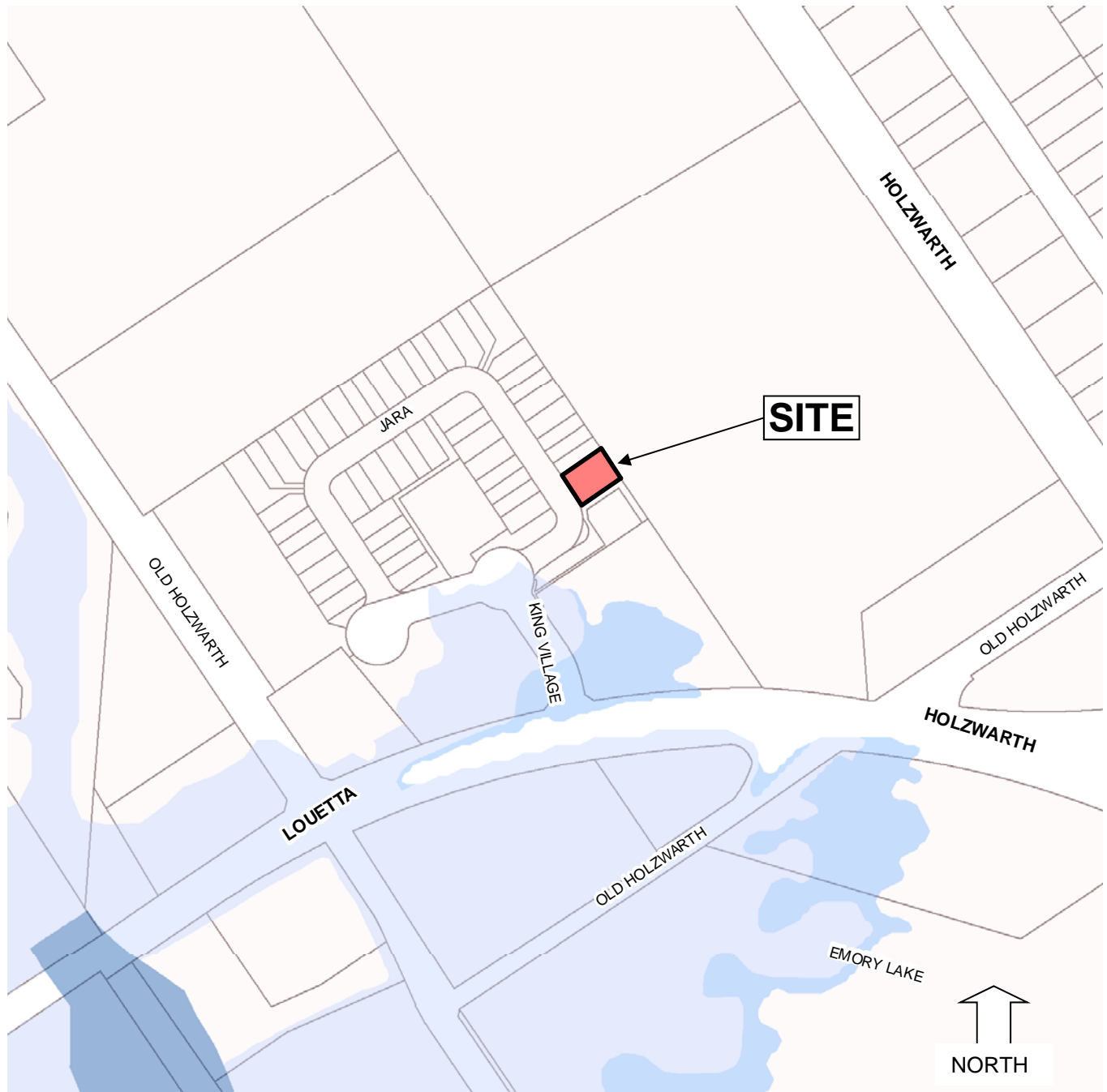
Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 2 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

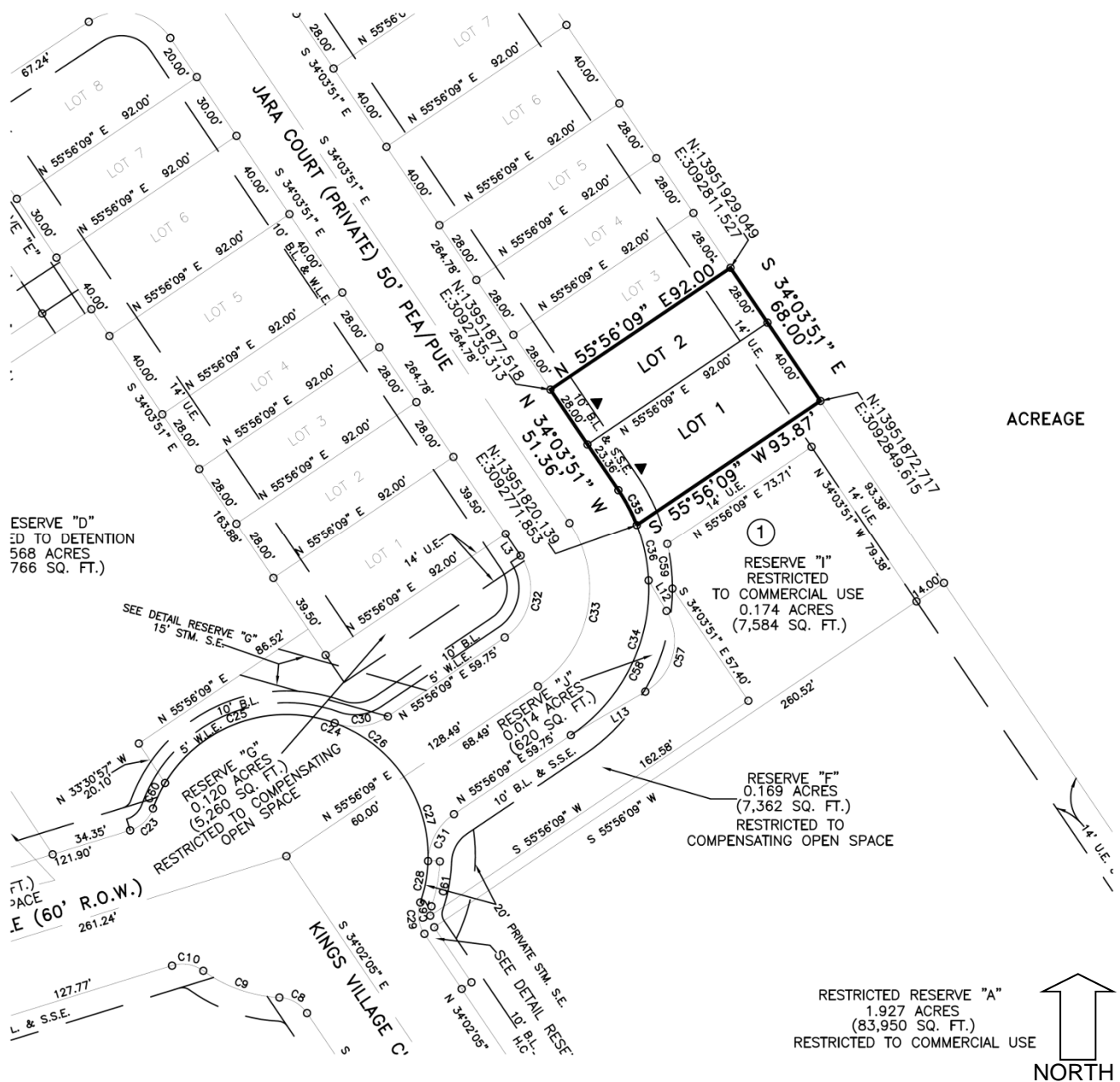
ITEM: 120

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 2 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

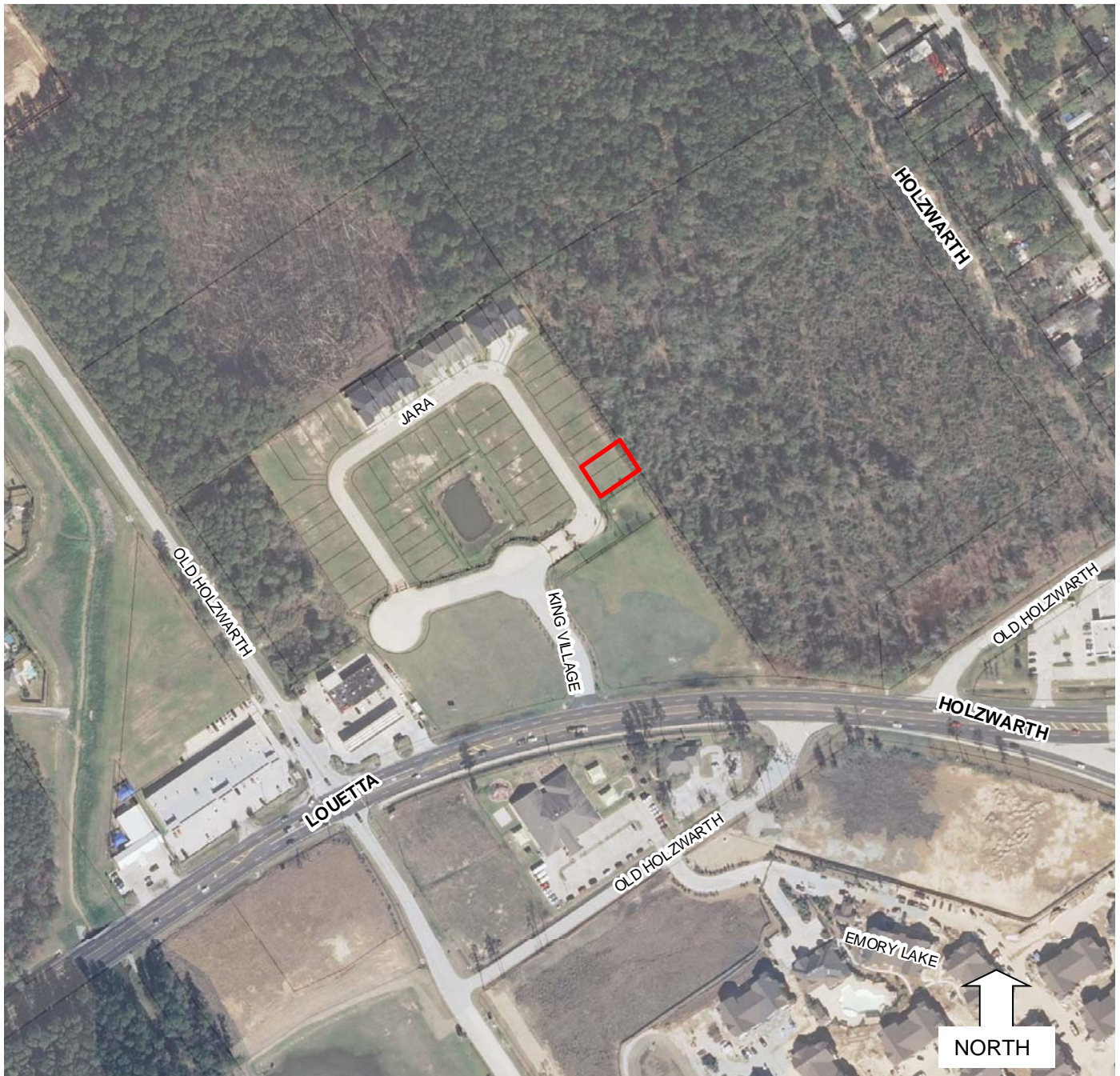
ITEM: 120

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 2 (DEF2)

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 the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records in 2006. All lots in this subdivision face a type 2 private street. The building line depicted on the plat's drawing shows a 10' setback; however, the notes and diagrams appeared on a separate page of said map record which 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 and certificates of occupancy up to this point have been approved and issued based on a 10' building line setback. The current owner periodically submitted plans for approval and was unaware of a problem with the 10' setback and existing structures until recently. The subdivision has 12 patio houses on the ground currently, and we need to resolve an existing issue to prevent potential title issues in the future for the homeowners of patio houses that are existing and continue developing the subdivision in the same manner to best maintain home values, appearance and character of the subdivision. When taking into consideration the location of each existing structure, if not allowed to continue this 10' setback the subdivision will not have a uniform consistency for desired patio homes (please see the plot plan and site plan attached.) The current owner had no intention to disregard the ordinance and adhering to a 10' setback instead of a 20' setback was an oversight on many levels. We have coordinated with Harris County PID regarding our request and have their support per the attached correspondence. This is a gated community and as stated the streets within the subdivision are type 2 PAE, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks does not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. in the area. The existing sidewalks in the northeast corner are out of character for the neighborhood and do not serve to provide access to anywhere of significance.

(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;

We have reviewed this project from several perspectives and would like to propose the following solutions: PARKING RESERVES, WALKING TRAIL, LIGHTS, BENCHES, ADDITIONAL REPLATS. First, we propose dedicating a parking reserve to address the community's concerns about guest parking. We have revised lot 8 on partial replat no 4 to now dedicate a parking reserve that would give 9 parking spaces for the community. The subdivision was comprised of 53 total lots. In urban areas the additional parking requirement would be 1 additional space for every 6 units, which equates to 8 spaces for the entire subdivision. Although we are not replatting the entire subdivision, we are taking into consideration the community as a whole by offering the additional spaces based on the current parking requirements as if this community was located within the city limits. We have approval from the HOA to share the compensating open space from the original plat with these partial replats. We are proposing to use the COS to create a walking trail through the community. This gives the community another option to navigate through the subdivision without walking in the streets. The community has voiced concerns regarding lighting and again the owner wants to make the community feel they are being heard and is willing to provide lights within the community. At this time, we feel a light on each side of Reserve E would adequately illuminate the subdivision at the entrance and in the rear next to the proposed parking reserve. The owner is also proposing to add benches along the walking trail within the COS. The owner has started the process determining the best way to resolve the existing houses with the garage building line setbacks and their potential for title issues. The owner intends to address the current homeowner's replats in the future. While there was no intention to disregard the ordinance in the first place, we want all parties to feel they have been made "whole" by attempting to

directly resolve this issue instead of feeling they have been wronged by anyone, including the prior and current owner, homebuilders, title companies, the City of Houston, Harris County, or various building inspectors. We feel confident we have the community's support to continue with patio home development as opposed to townhouse development. If not allowed to replat as requested the result will be 3 different styles of homes in a very small subdivision, and the community's parking concerns will remain unr

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

The hardship in this instance is the previous oversight of the GBL and the fact that several homes had already been constructed. We recognized the problem "mid-development" and are seeking to resolve it at this time. We are doing everything in our power to resolve the issue as well as address the concerns of the community. In this situation the hardship of not allowing the existing community to continue the desired building footprint should be considered since failing to do so would negatively impact the homeowners living in the development, the value of their homes and their ability to effectively sell their homes in the future.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of 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;

Granting this variance will not be injurious to the public health, safety or welfare. We are making every effort to create a safe environment for pedestrian access and consider the betterment of the community as a whole.

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

The hardship is the oversight from several entities in the past that we are now trying to resolve and also consider and address everyone's issues at one time. Resolving the concerns for all parties can be considered a hardship in itself. The owner and the residents of the community are making every reasonable effort to remedy a bad situation that evolved through an error in interpreting the prior plat.



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: 121

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

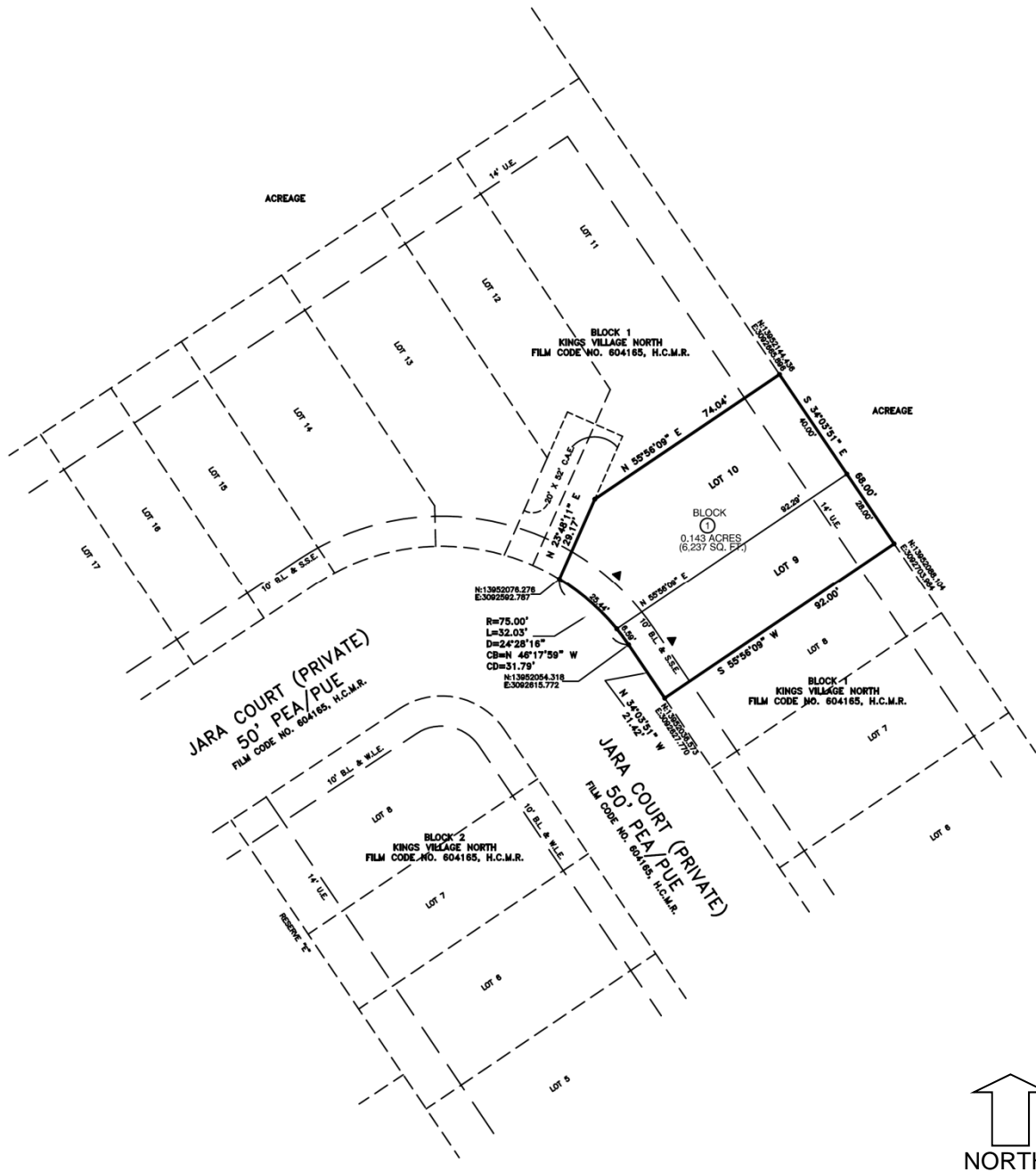
Site Location

ITEM: 121

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 3 (DEF2)

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 the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records in 2006. All lots in this subdivision face a type 2 private street. The building line depicted on the plat's drawing shows a 10' setback; however, the notes and diagrams appeared on a separate page of said map record which 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 and certificates of occupancy up to this point have been approved and issued based on a 10' building line setback. The current owner periodically submitted plans for approval and was unaware of a problem with the 10' setback and existing structures until recently. The subdivision has 12 patio houses on the ground currently, and we need to resolve an existing issue to prevent potential title issues in the future for the homeowners of patio houses that are existing and continue developing the subdivision in the same manner to best maintain home values, appearance and character of the subdivision. When taking into consideration the location of each existing structure, if not allowed to continue this 10' setback the subdivision will not have a uniform consistency for desired patio homes (please see the plot plan and site plan attached.) The current owner had no intention to disregard the ordinance and adhering to a 10' setback instead of a 20' setback was an oversight on many levels. We have coordinated with Harris County PID regarding our request and have their support per the attached correspondence. This is a gated community and as stated the streets within the subdivision are type 2 PAE, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks does not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. in the area. The existing sidewalks in the northeast corner are out of character for the neighborhood and do not serve to provide access to anywhere of significance.

(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;

We have reviewed this project from several perspectives and would like to propose the following solutions: PARKING RESERVES, WALKING TRAIL, LIGHTS, BENCHES, ADDITIONAL REPLATS. First, we propose dedicating a parking reserve to address the community's concerns about guest parking. We have revised lot 8 on partial replat no 4 to now dedicate a parking reserve that would give 9 parking spaces for the community. The subdivision was comprised of 53 total lots. In urban areas the additional parking requirement would be 1 additional space for every 6 units, which equates to 8 spaces for the entire subdivision. Although we are not replatting the entire subdivision, we are taking into consideration the community as a whole by offering the additional spaces based on the current parking requirements as if this community was located within the city limits. We have approval from the HOA to share the compensating open space from the original plat with these partial replats. We are proposing to use the COS to create a walking trail through the community. This gives the community another option to navigate through the subdivision without walking in the streets. The community has voiced concerns regarding lighting and again the owner wants to make the community feel they are being heard and is willing to provide lights within the community. At this time, we feel a light on each side of Reserve E would adequately illuminate the subdivision at the entrance and in the rear next to the proposed parking reserve. The owner is also proposing to add benches along the walking trail within the COS. The owner has started the process determining the best way to resolve the existing houses with the garage building line setbacks and their potential for title issues. The owner intends to address the current homeowner's replats in the future. While there was no intention to disregard the ordinance in the first place, we want all parties to feel they have been made "whole" by attempting to

directly resolve this issue instead of feeling they have been wronged by anyone, including the prior and current owner, homebuilders, title companies, the City of Houston, Harris County, or various building inspectors. We feel confident we have the community's support to continue with patio home development as opposed to townhouse development. If not allowed to replat as requested the result will be 3 different styles of homes in a very small subdivision, and the community's parking concerns will remain unr

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

The hardship in this instance is the previous oversight of the GBL and the fact that several homes had already been constructed. We recognized the problem "mid-development" and are seeking to resolve it at this time. We are doing everything in our power to resolve the issue as well as address the concerns of the community. In this situation the hardship of not allowing the existing community to continue the desired building footprint should be considered since failing to do so would negatively impact the homeowners living in the development, the value of their homes and their ability to effectively sell their homes in the future.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of 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;

Granting this variance will not be injurious to the public health, safety or welfare. We are making every effort to create a safe environment for pedestrian access and consider the betterment of the community as a whole.

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

The hardship is the oversight from several entities in the past that we are now trying to resolve and also consider and address everyone's issues at one time. Resolving the concerns for all parties can be considered a hardship in itself. The owner and the residents of the community are making every reasonable effort to remedy a bad situation that evolved through an error in interpreting the prior plat.



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

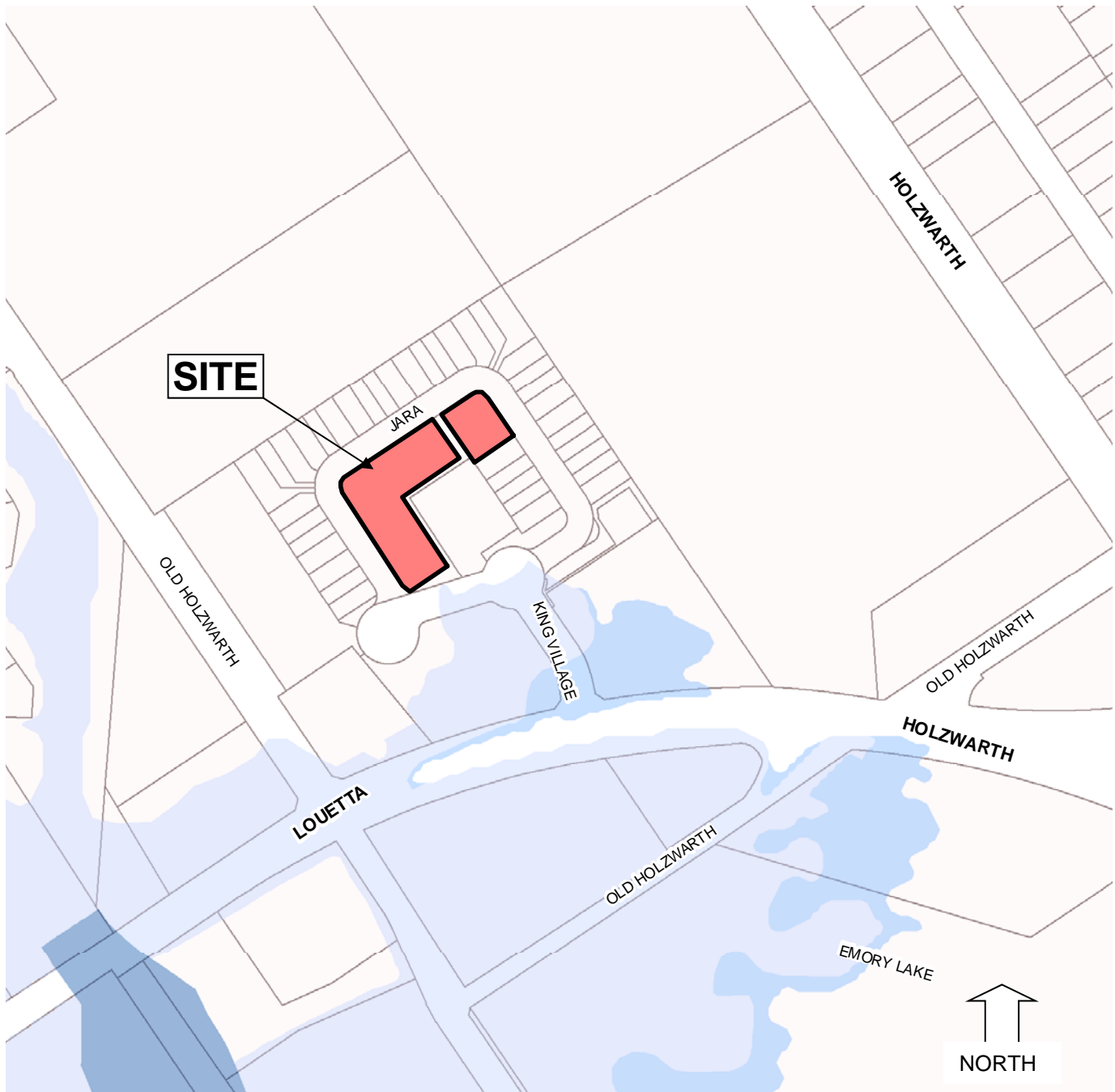
ITEM: 122

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

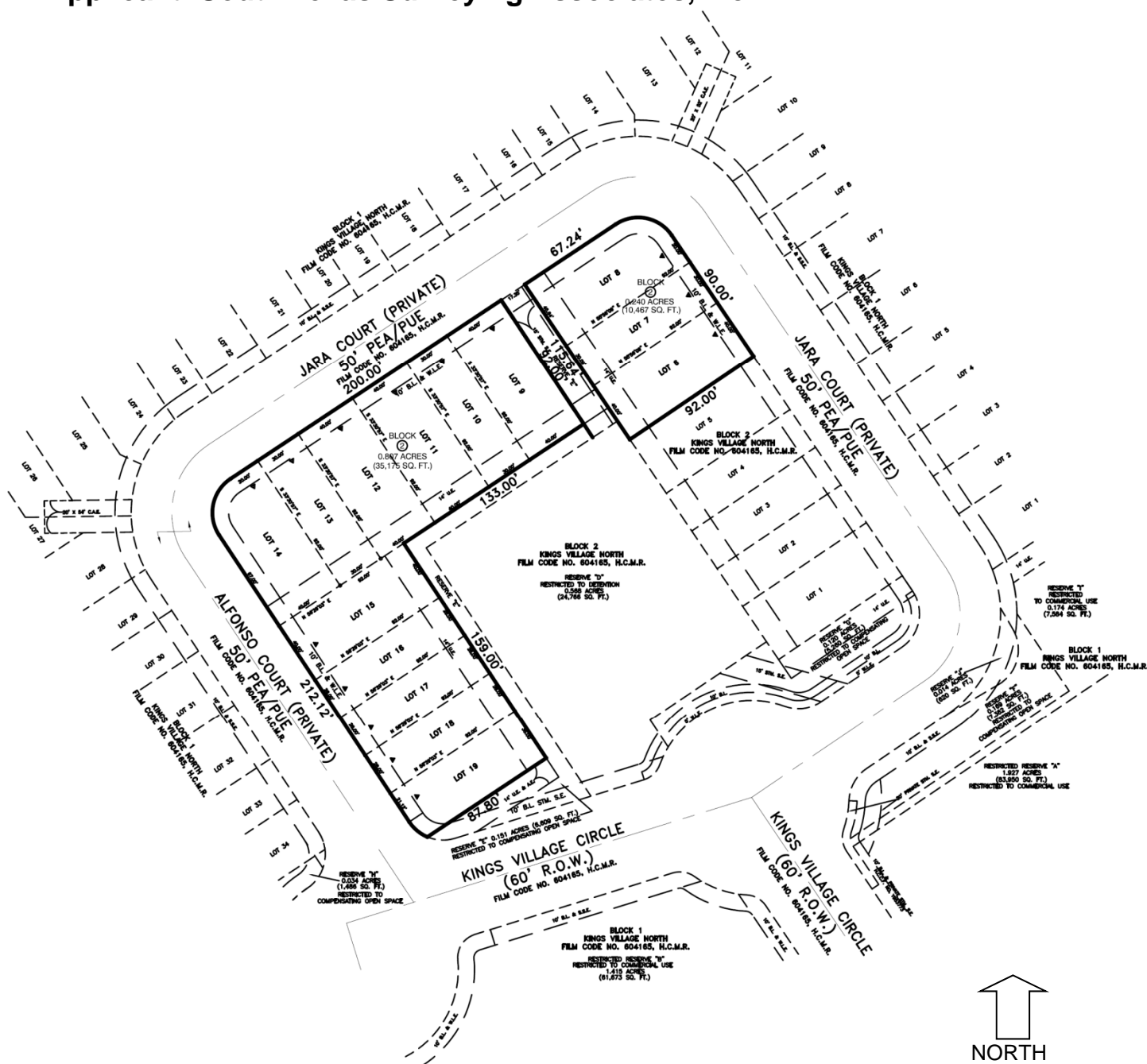
ITEM: 122

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Kings Village North partial replat no 4 (DEF2)

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 the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 of the Harris County Map Records in 2006. All lots in this subdivision face a type 2 private street. The building line depicted on the plat's drawing shows a 10' setback; however, the notes and diagrams appeared on a separate page of said map record which 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 and certificates of occupancy up to this point have been approved and issued based on a 10' building line setback. The current owner periodically submitted plans for approval and was unaware of a problem with the 10' setback and existing structures until recently. The subdivision has 12 patio houses on the ground currently, and we need to resolve an existing issue to prevent potential title issues in the future for the homeowners of patio houses that are existing and continue developing the subdivision in the same manner to best maintain home values, appearance and character of the subdivision. When taking into consideration the location of each existing structure, if not allowed to continue this 10' setback the subdivision will not have a uniform consistency for desired patio homes (please see the plot plan and site plan attached.) The current owner had no intention to disregard the ordinance and adhering to a 10' setback instead of a 20' setback was an oversight on many levels. We have coordinated with Harris County PID regarding our request and have their support per the attached correspondence. This is a gated community and as stated the streets within the subdivision are type 2 PAE, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks does not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. in the area. The existing sidewalks in the northeast corner are out of character for the neighborhood and do not serve to provide access to anywhere of significance.

(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;

We have reviewed this project from several perspectives and would like to propose the following solutions: PARKING RESERVES, WALKING TRAIL, LIGHTS, BENCHES, ADDITIONAL REPLATS. First, we propose dedicating a parking reserve to address the community's concerns about guest parking. We have revised lot 8 on partial replat no 4 to now dedicate a parking reserve that would give 9 parking spaces for the community. The subdivision was comprised of 53 total lots. In urban areas the additional parking requirement would be 1 additional space for every 6 units, which equates to 8 spaces for the entire subdivision. Although we are not replatting the entire subdivision, we are taking into consideration the community as a whole by offering the additional spaces based on the current parking requirements as if this community was located within the city limits. We have approval from the HOA to share the compensating open space from the original plat with these partial replats. We are proposing to use the COS to create a walking trail through the community. This gives the community another option to navigate through the subdivision without walking in the streets. The community has voiced concerns regarding lighting and again the owner wants to make the community feel they are being heard and is willing to provide lights within the community. At this time, we feel a light on each side of Reserve E would adequately illuminate the subdivision at the entrance and in the rear next to the proposed parking reserve. The owner is also proposing to add benches along the walking trail within the COS. The owner has started the process determining the best way to resolve the existing houses with the garage building line setbacks and their potential for title issues. The owner intends to address the current homeowner's replats in the future. While there was no intention to disregard the ordinance in the first place, we want all parties to feel they have been made "whole" by attempting to

directly resolve this issue instead of feeling they have been wronged by anyone, including the prior and current owner, homebuilders, title companies, the City of Houston, Harris County, or various building inspectors. We feel confident we have the community's support to continue with patio home development as opposed to townhouse development. If not allowed to replat as requested the result will be 3 different styles of homes in a very small subdivision, and the community's parking concerns will remain unr

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

The hardship in this instance is the previous oversight of the GBL and the fact that several homes had already been constructed. We recognized the problem "mid-development" and are seeking to resolve it at this time. We are doing everything in our power to resolve the issue as well as address the concerns of the community. In this situation the hardship of not allowing the existing community to continue the desired building footprint should be considered since failing to do so would negatively impact the homeowners living in the development, the value of their homes and their ability to effectively sell their homes in the future.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of 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;

Granting this variance will not be injurious to the public health, safety or welfare. We are making every effort to create a safe environment for pedestrian access and consider the betterment of the community as a whole.

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

The hardship is the oversight from several entities in the past that we are now trying to resolve and also consider and address everyone's issues at one time. Resolving the concerns for all parties can be considered a hardship in itself. The owner and the residents of the community are making every reasonable effort to remedy a bad situation that evolved through an error in interpreting the prior plat.



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: 123

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Retreat at Sherwood partial replat no 1

Applicant: Ridge Planning & Engineering



C – Public Hearings with Variance Site Location

Houston Planning Commission

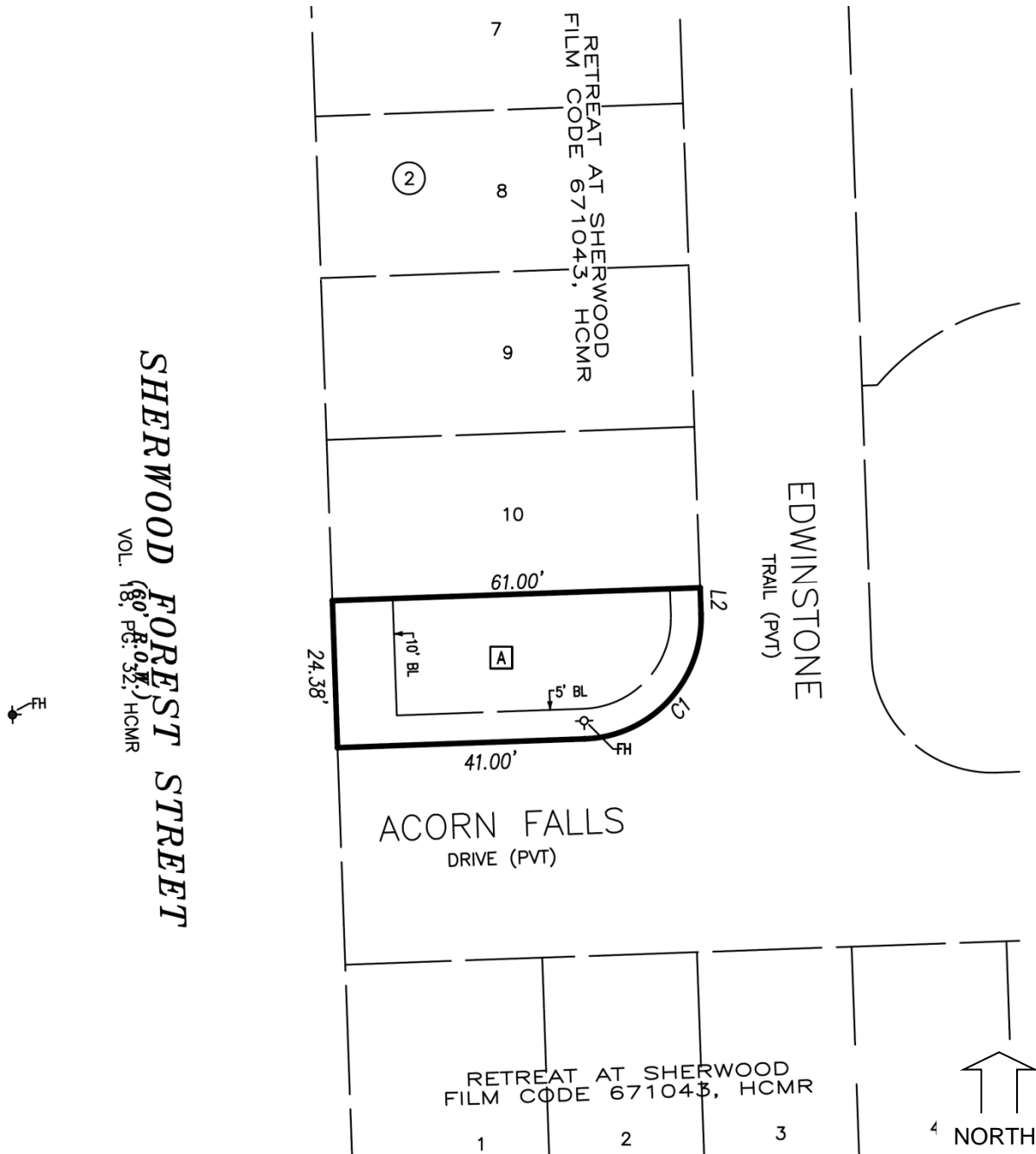
ITEM: 123

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Retreat at Sherwood partial replat no 1

Applicant: Ridge Planning & Engineering



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

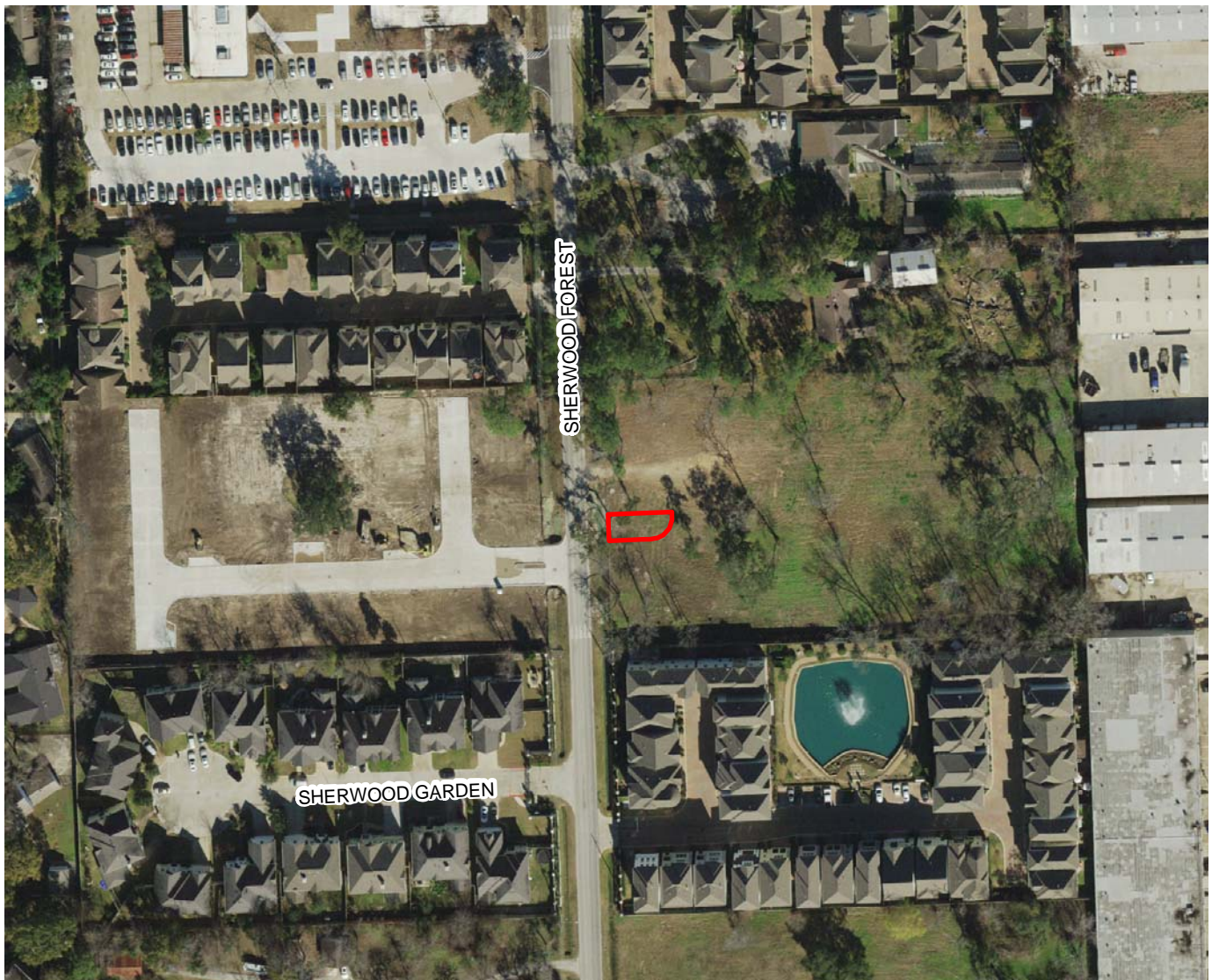
ITEM: 123

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Retreat at Sherwood partial replat no 1

Applicant: Ridge Planning & Engineering



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-0496

Plat Name: Retreat at Sherwood partial replat no 1

Applicant: Ridge Planning & Engineering

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

Allow a reserve restricted to landscaping to be replatted to a reserve restricted to water repressurization.

Chapter 42 Section: 193

Chapter 42 Reference:

Section 42-193. Rule governing partial replats of certain property (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

(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;

Retreat At Sherwood is located east of Sherwood Forest Street, approximately 1,100-feet north of Interstate Highway 10. The developer acquired three (3) tracts with the intention of creating seventy-six (76) single-family residential lots in a manner consistent with recent developments in this area. The property was platted as Retreat at Sherwood, and recorded in Volume 671, Page 43 of the Harris County Map Records. A Water/Wastewater Capacity Reservation Application was submitted to the City's Utility Analysis Section concerning the availability of City water facilities for the construction of seventy-six (76) single-family residences. A letter was received from the Utility Analysis Section confirming the availability of water capacity, and stating that the existing 8-inch water main within Sherwood Forest Street will provide service to the development. During the permitting phase of construction plan approval, low pressures and flows were discovered within the City's existing 8-inch water main in Sherwood Forest Street. Due to the low water pressure and flow, the proposed private water system for the development was unable to meet the City's domestic pressure and fire flow requirements as designed. The developer is now proposing the construction of private water pump and booster facilities in order to meet City pressure and fire flow requirements. The proposed pumping facilities will be located in an above-ground structure approximately 13'x23' in size. The developer is proposing to locate these facilities within Restricted Reserve A of the recorded Retreat At Sherwood subdivision. As recorded, Restricted Reserve A is restricted to landscaping purposes only. The developer is seeking to replat Restricted Reserve A in order to change the reserve restriction from landscaping to water repressurization. The developer currently owns all of the property within the original plat, and no infrastructure or home construction has commenced at this time.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject tract. Specifically, low water pressure and flow within the City's existing water main.

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

The intent and general purposes of Chapter 42 include recognizing the differences in design framework of various areas and encouraging the efficiency of land development patterns. Development of the property will be consistent with recent developments in the area and preserve the character of the neighborhood.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, the granting of the variance will allow for the construction of infrastructure that adequately meets City water pressure and fire protection requirements.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of site specific circumstances and prevailing conditions to provide a safer and more desirable residential development consistent with the character of the neighborhood. The justification for the variance is the inadequate water pressure and flow within the City's existing water main necessitating the construction of water pump and booster facilities.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-0496

Plat Name: Retreat at Sherwood partial replat no 1

Applicant: Ridge Planning & Engineering

Date Submitted: 03/09/2015

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

Specific Variance is being sought and extent of variance:

Allow a reserve restricted to water repressurization to be less than 5,000 sq. ft. with less than 50 ft. of street frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

Section 42-190. Tracts for non-single-family use - Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. (1) Type of Reserve: Water Repressurization (2) Minimum Size: 5,000 sq. ft. (3) Minimum Street Frontage: 50 feet

Statement of Facts

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

Retreat At Sherwood is located east of Sherwood Forest Street, approximately 1,100-feet north of Interstate Highway 10. The developer acquired three (3) tracts with the intention of creating seventy-six (76) single-family residential lots in a manner consistent with recent developments in this area. The property was platted as Retreat at Sherwood, and recorded in Volume 671, Page 43 of the Harris County Map Records. A Water/Wastewater Capacity Reservation Application was submitted to the City's Utility Analysis Section concerning the availability of City water facilities for the construction of seventy-six (76) single-family residences. A letter was received from the Utility Analysis Section confirming the availability of water capacity, and stating that the existing 8-inch water main within Sherwood Forest Street will provide service to the development. During the permitting phase of construction plan approval, low pressures and flows were discovered within the City's existing 8-inch water main in Sherwood Forest Street. Due to the low water pressure and flow, the proposed private water system for the development was unable to meet the City's domestic pressure and fire flow requirements as designed. The developer is now proposing the construction of private water pump and booster facilities in order to meet City pressure and fire flow requirements. The proposed pumping facilities will be located in an above-ground structure approximately 13'x23' in size. The developer is proposing to locate these facilities within Restricted Reserve A of the recorded Retreat At Sherwood subdivision. As recorded, Restricted Reserve A is restricted to landscaping purposes only. The developer is seeking to replat Restricted Reserve A in order to change the reserve restriction from landscaping to water repressurization. The developer currently owns all of the property within the original plat, and no infrastructure or home construction has commenced at this time.

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

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject tract. Specifically, low water pressure and flow within the City's existing water main.

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

The intent and general purposes of Chapter 42 include recognizing the differences in design framework of various areas and encouraging the efficiency of land development patterns. Development of the property will be consistent with recent developments in the area and preserve the character of the neighborhood.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, the granting of the variance will allow for the construction of infrastructure that adequately meets City water pressure and fire protection requirements.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of site specific circumstances and prevailing conditions to provide a safer and more desirable residential development consistent with the character of the neighborhood. The justification for the variance is the inadequate water pressure and flow within the City's existing water main necessitating the construction of water pump and booster facilities.

Houston Planning Commission

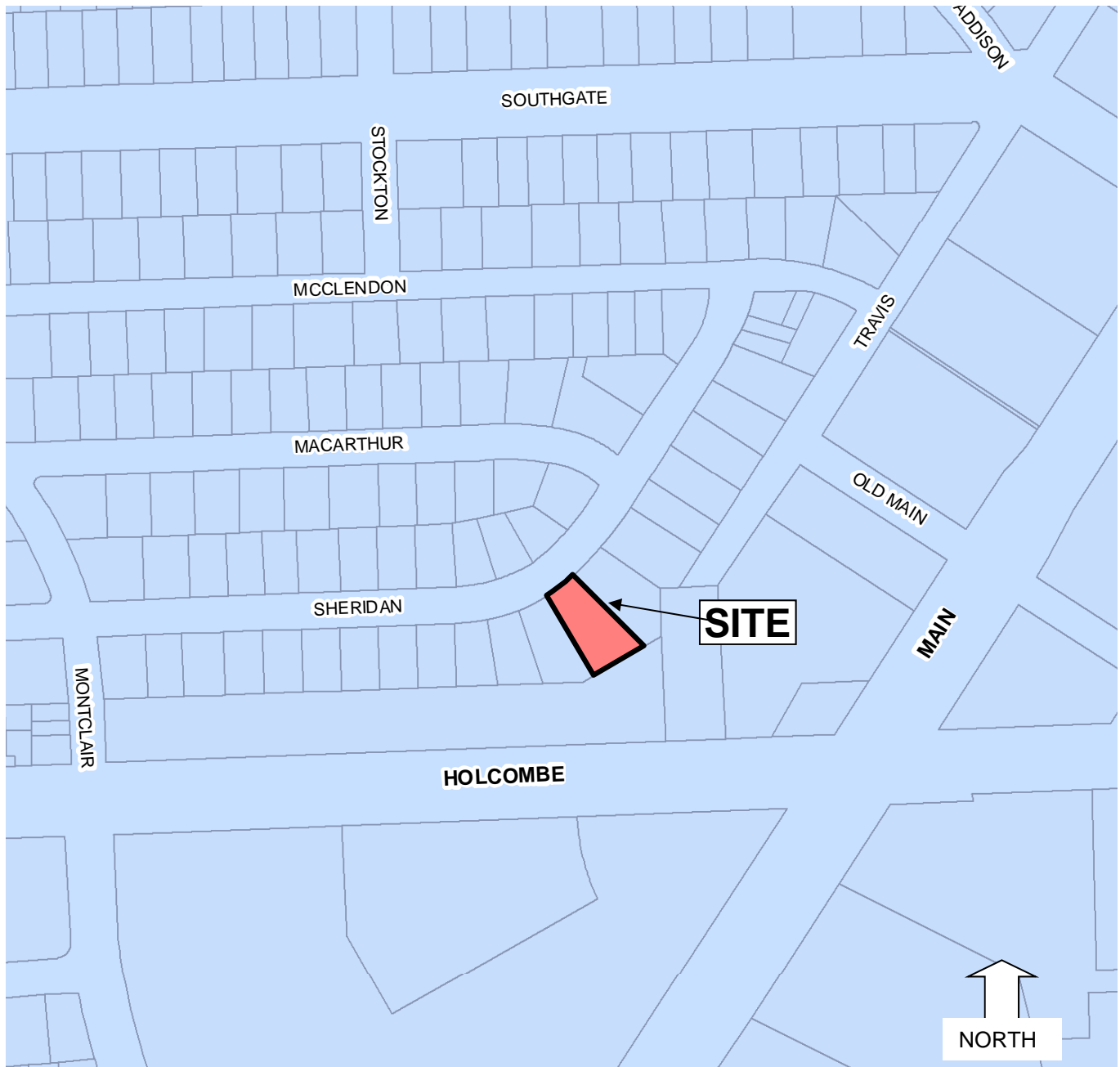
ITEM: 124

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

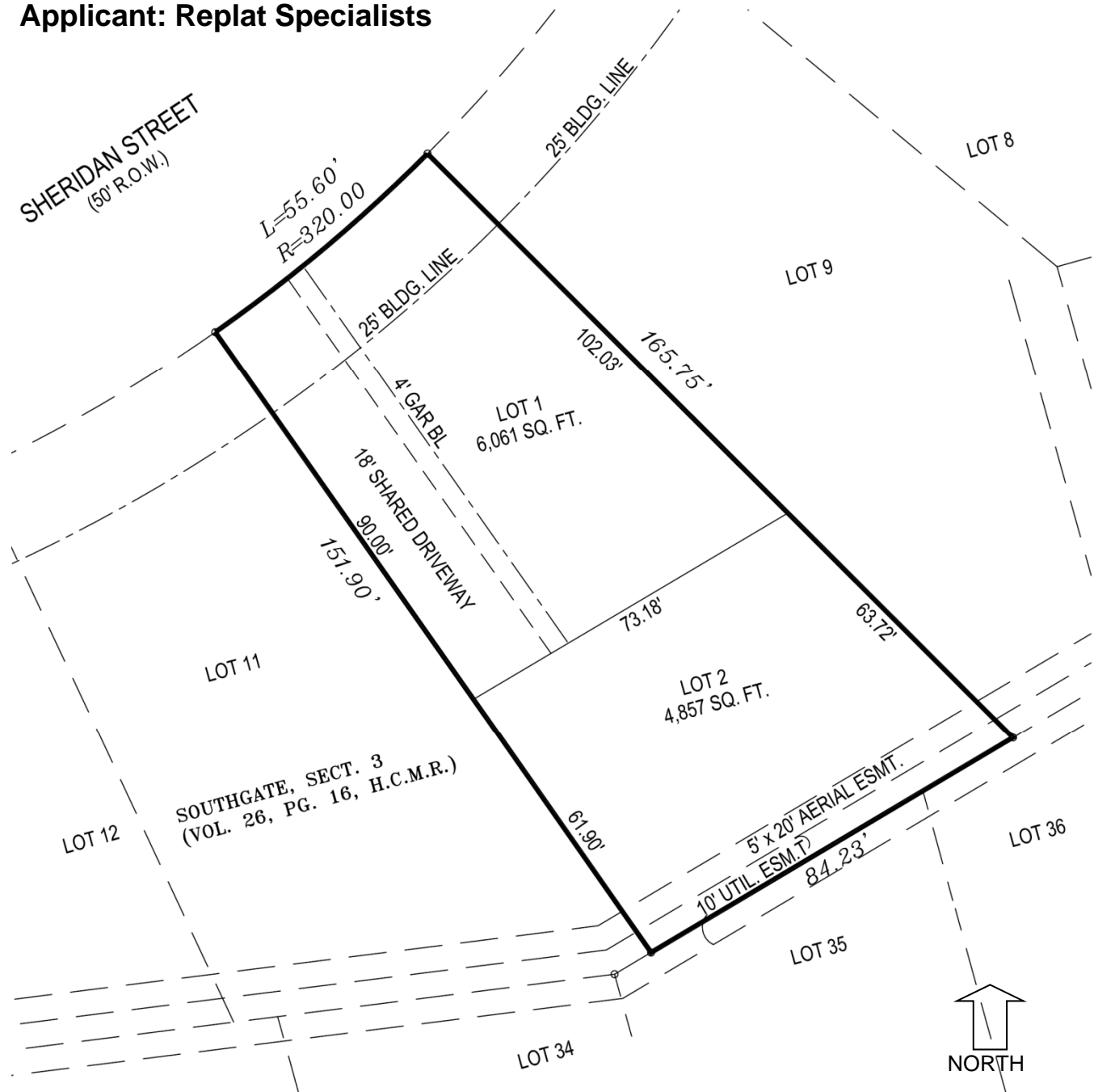
ITEM: 124

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

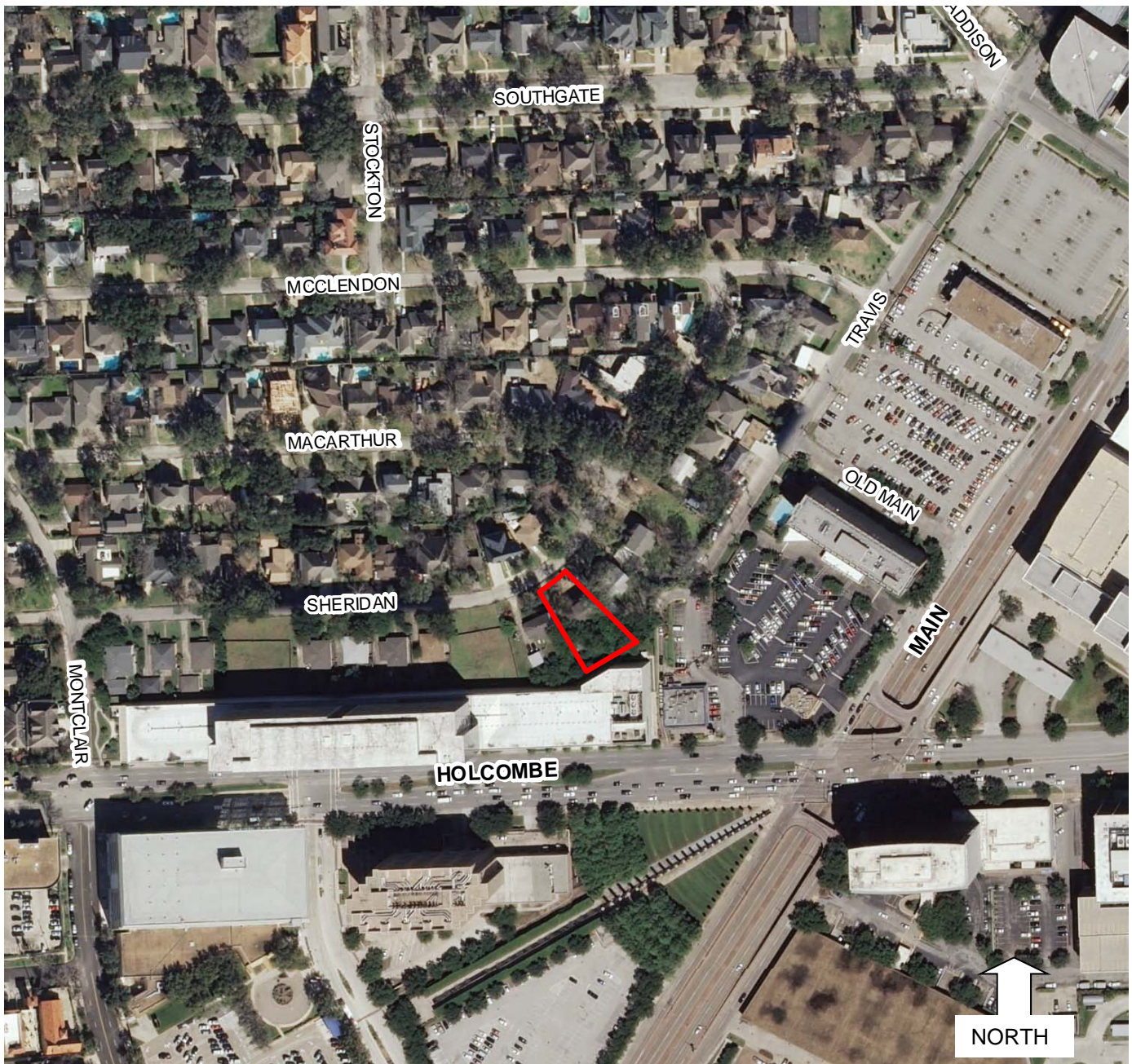
ITEM: 124

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Southgate Addition Sec No 3 replat no 1 partial replat no 1 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Aerial

Houston Planning Commission

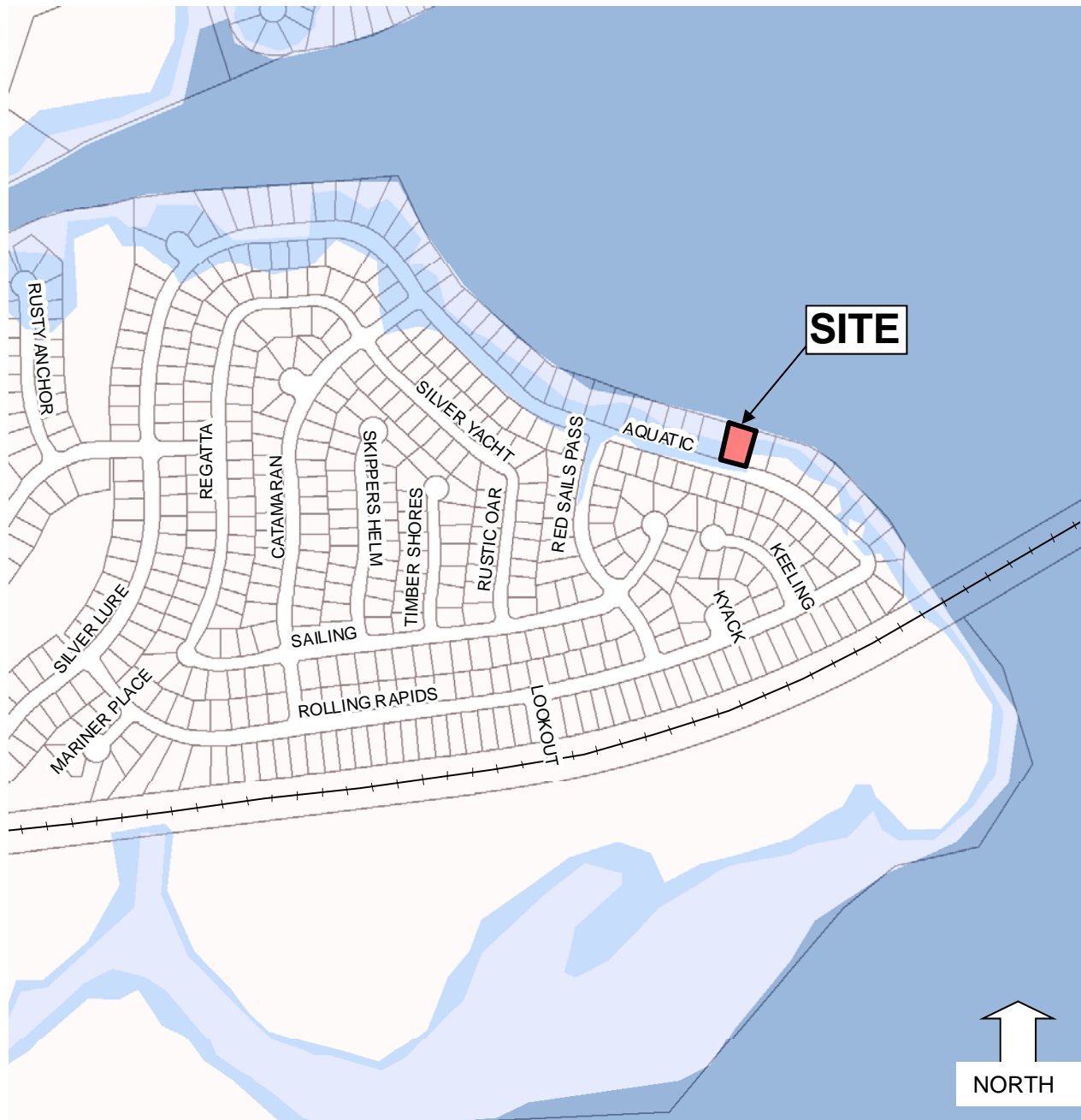
ITEM: 125

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Walden on Lake Houston Phase 5 Champions Village partial replat no 1

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

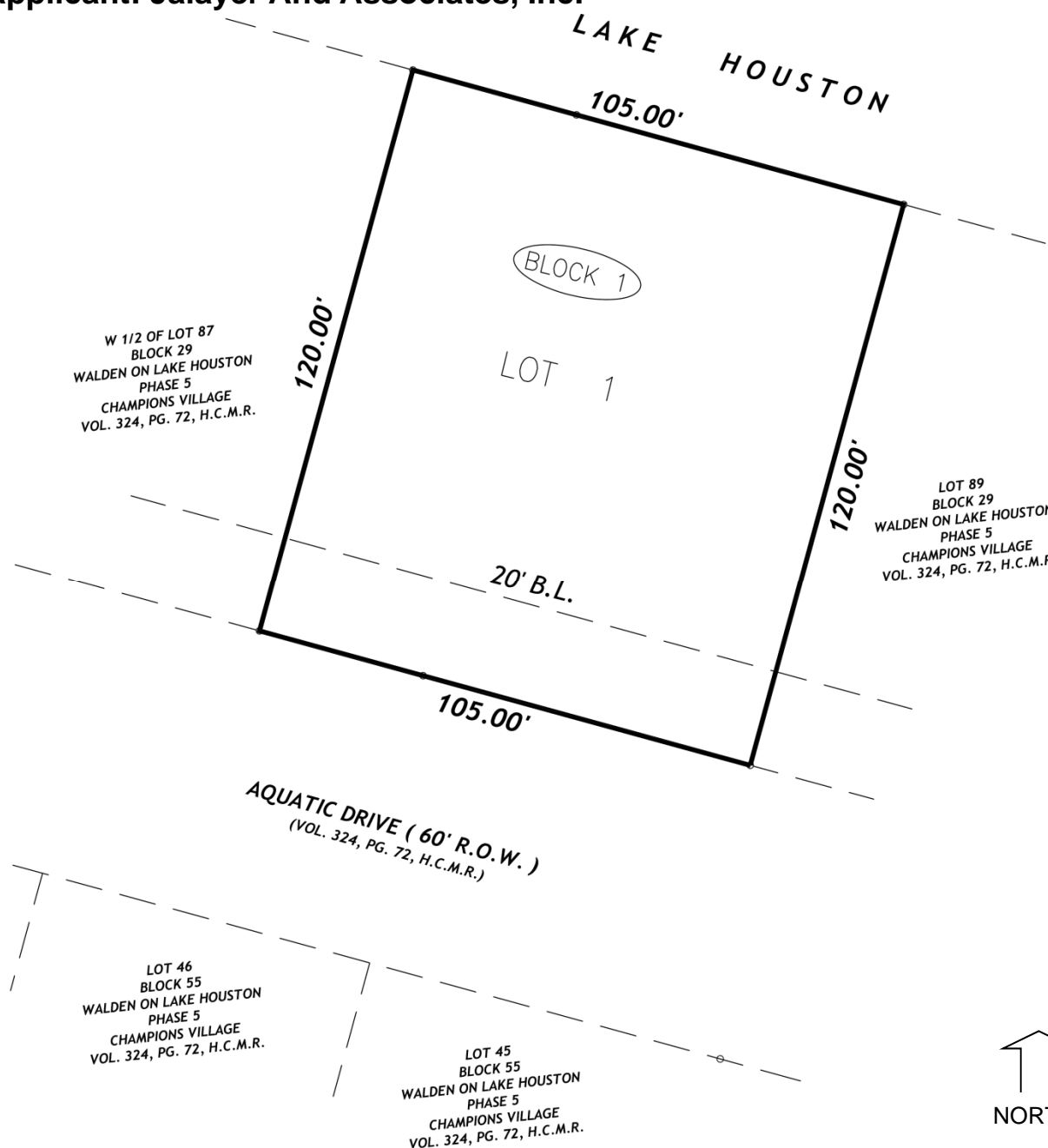
ITEM: 125

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Walden on Lake Houston Phase 5 Champions Village
partial replat no 1

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

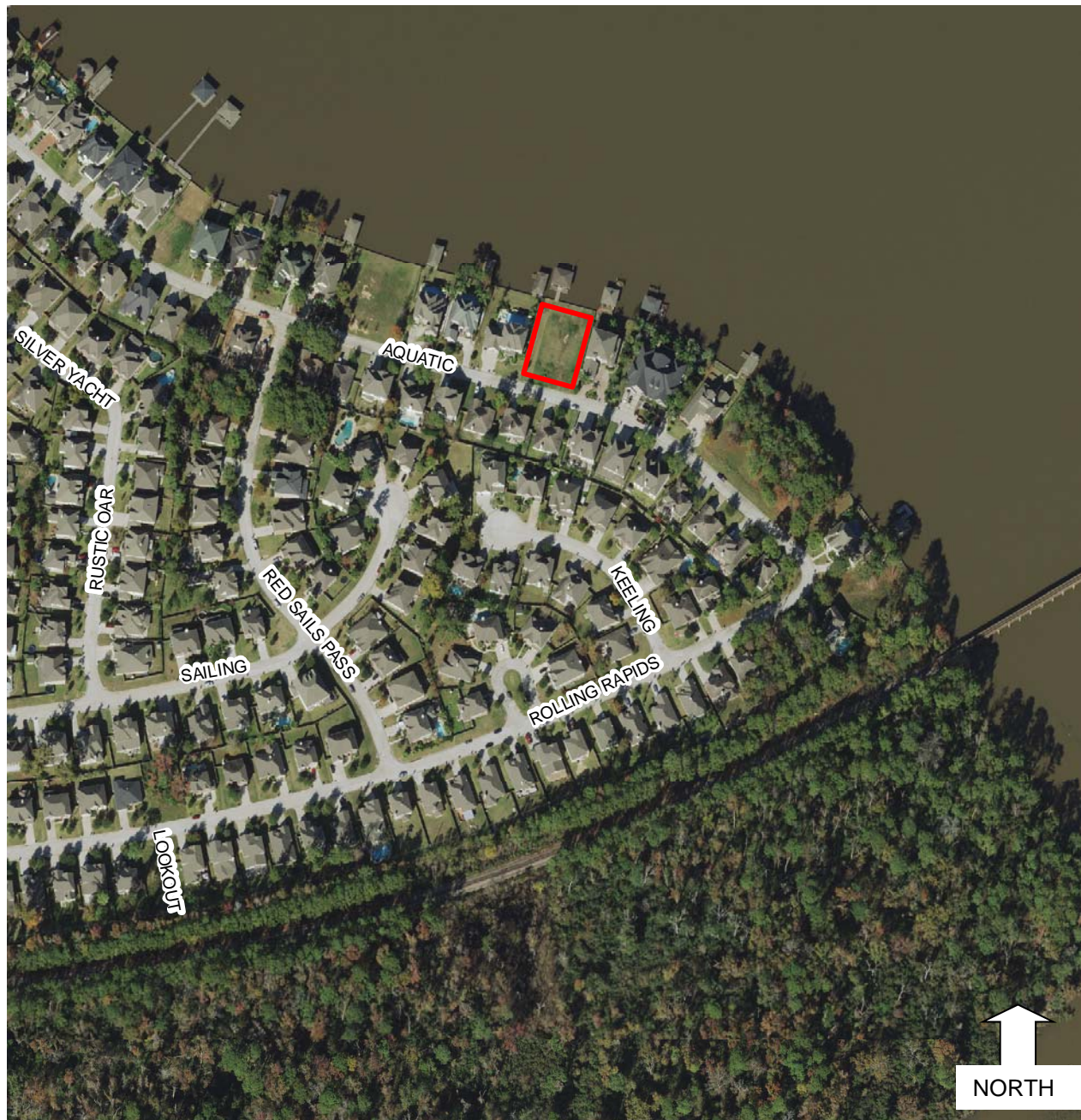
ITEM: 125

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Walden on Lake Houston Phase 5 Champions Village partial replat no 1

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

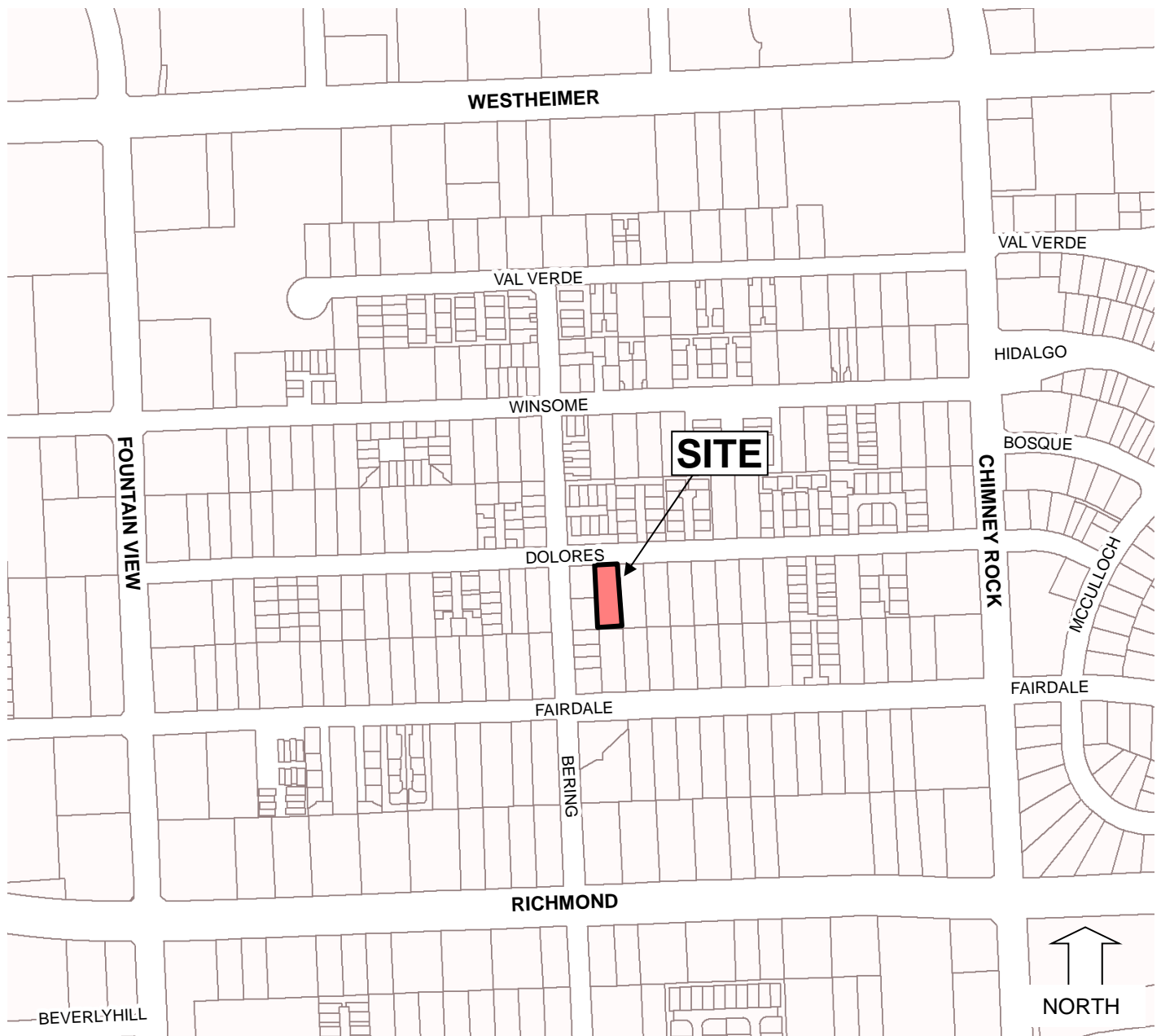
ITEM: 126

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Westheimer Estates partial replat no 5 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Meeting Date: 04/16/2015

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Westheimer Estates partial replat no 5 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF2)

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 127

Planning and Development Department

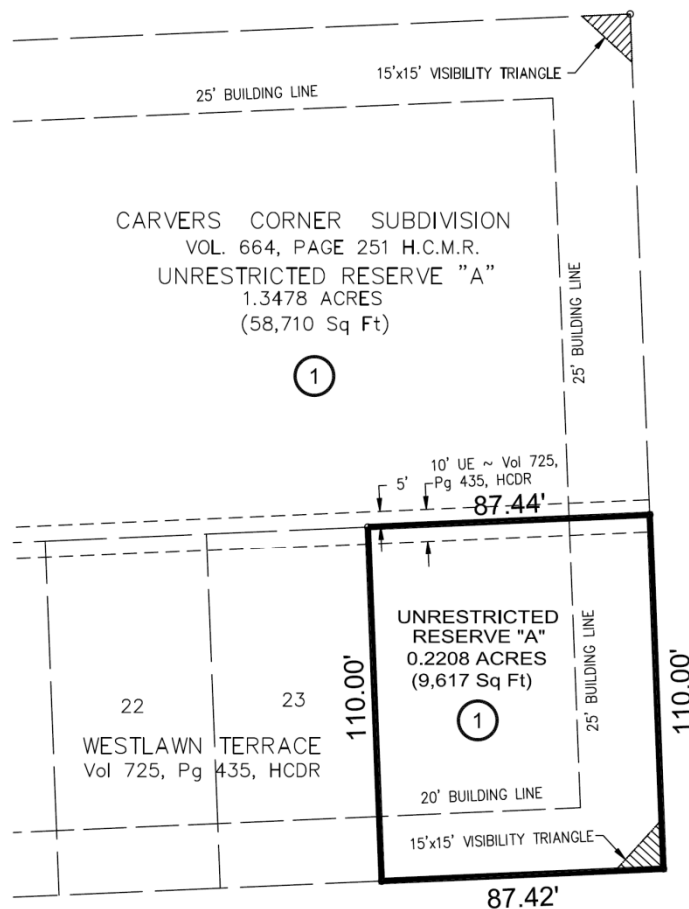
Meeting Date: 04/16/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF2)

Applicant: Century Engineering, Inc.

W. ALABAMA AVENUE

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



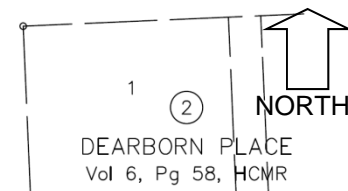
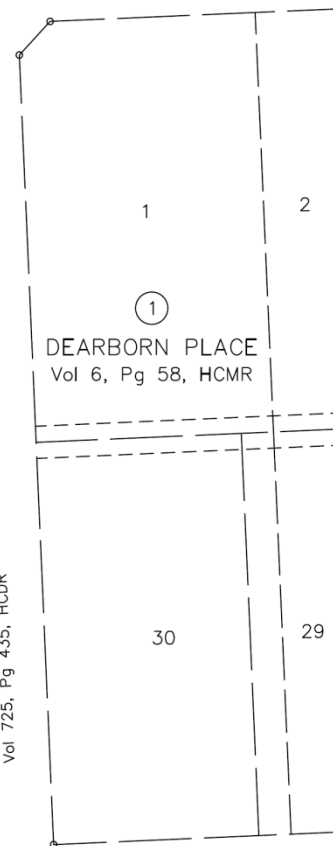
SUL ROSS AVENUE

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



SHEPHERD DRIVE

(70' RIGHT-OF-WAY)
Vol 6, Pg 58, HCDR
Vol 725, Pg 435, HCDR



C – Public Hearings

Subdivision

Houston Planning Commission

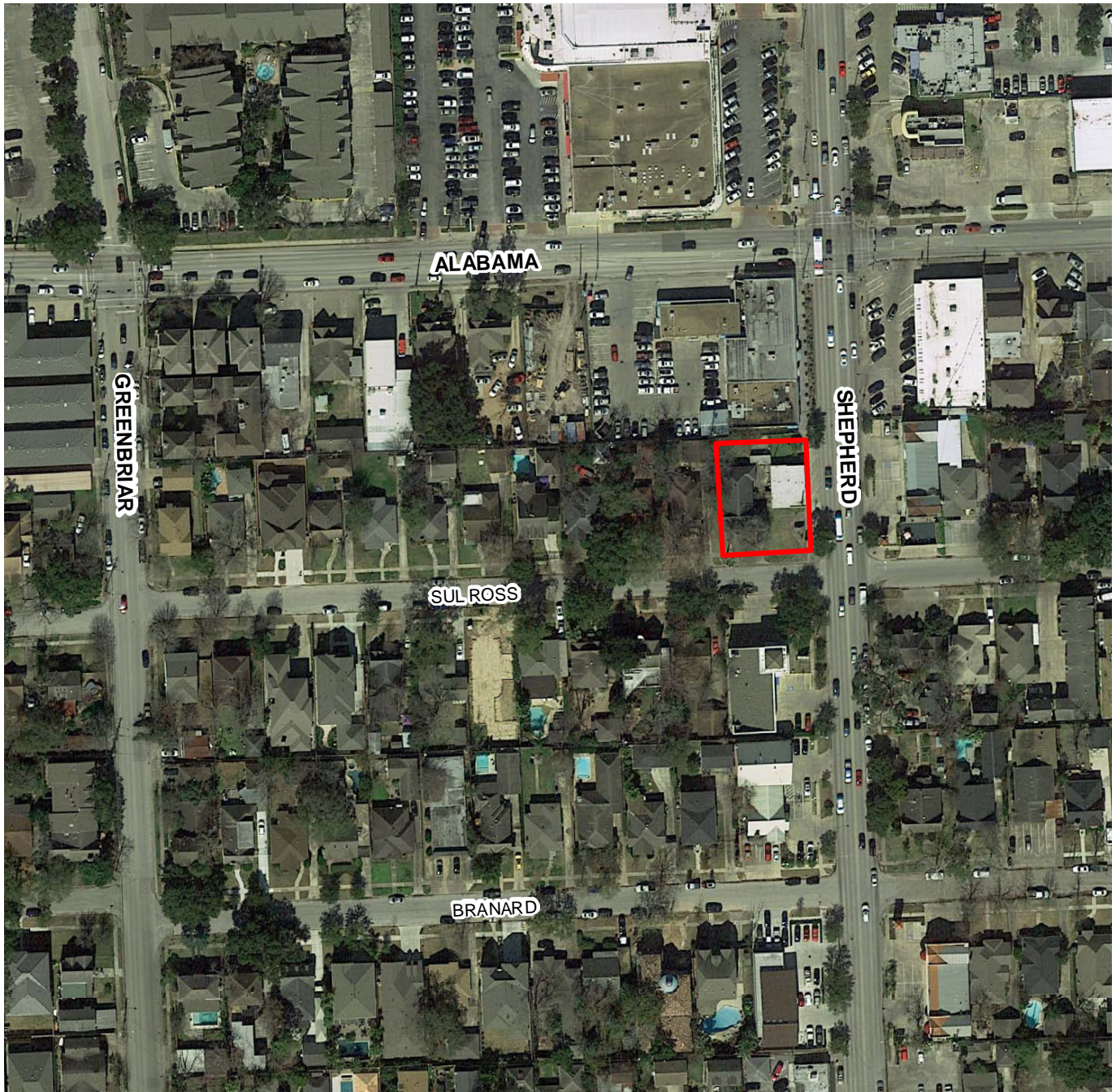
ITEM: 127

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Westlawn Terrace partial replat no 1 (DEF2)

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial

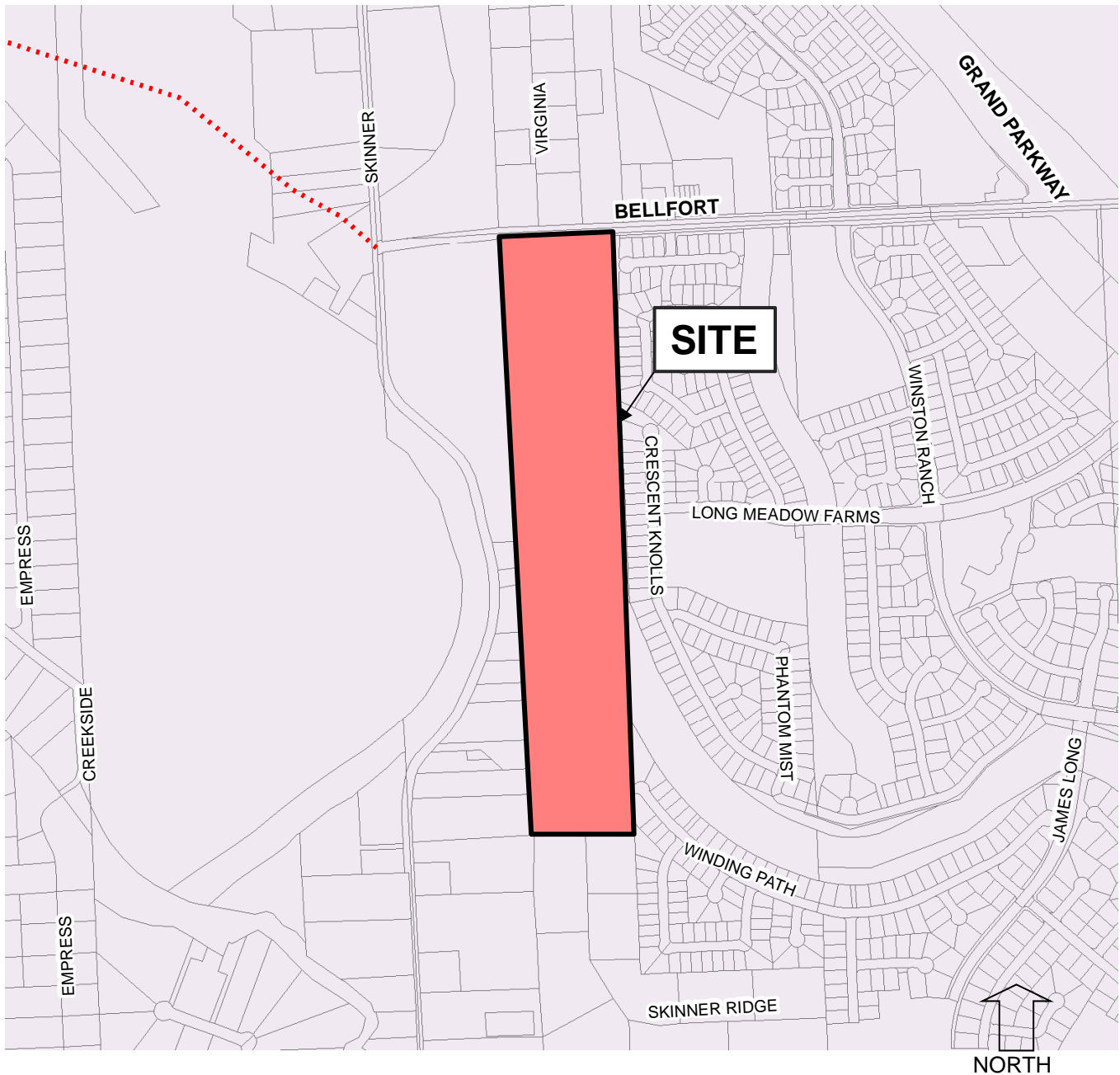
Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers



D – Variances

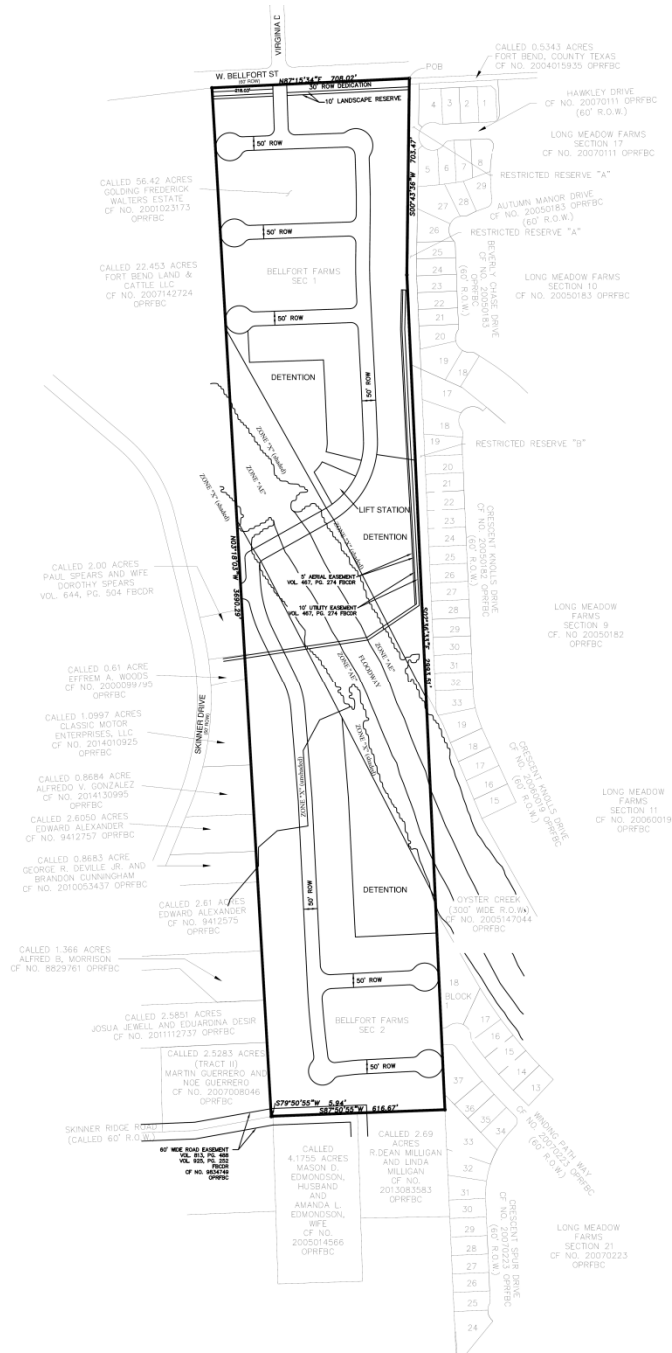
Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department Meeting Date: 04/16/2015

Subdivision Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

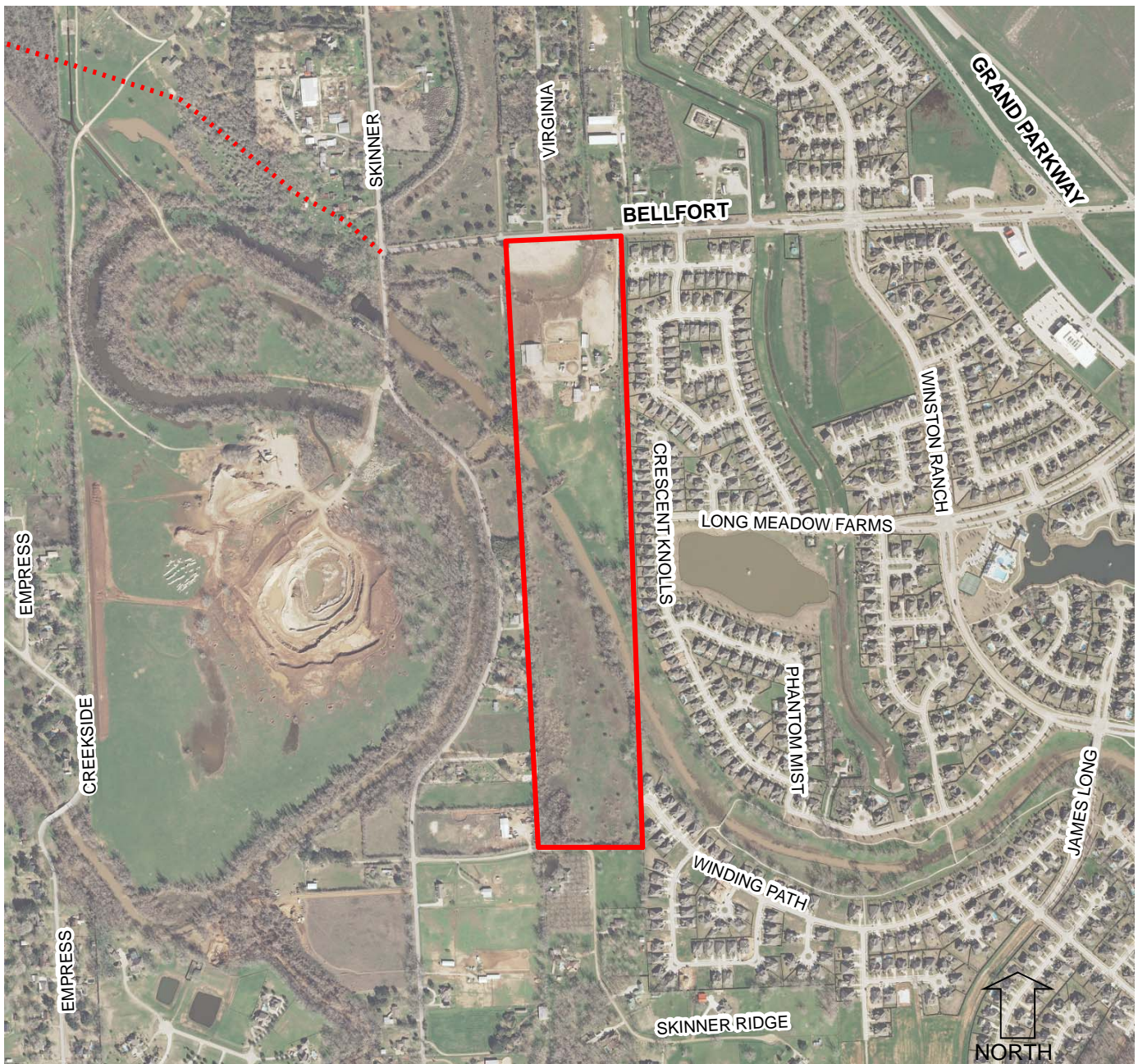
Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



TYPICAL LOT SIZE: 55' X 130'
LOT COUNT: 142

54 AC MORTON ROAD PRELIMINARY LANDPLAN

Pape-Dawson
ENGINEERS

10333 RICHMOND AVE | HOUSTON, TEXAS 77042
SUITE 900 | PHONE: 713.428.2400
FAX: 713.428.2420
TEXAS BOARD OF PROFESSIONAL ENGINEERS, PEA REGISTRATION # 493

REVISIONS:

JOB NO.	40089
DATE	JULY 2014
DESIGNER	CRJ
CHECKED	CB
DRAWN	CRJ
SHEET	1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INDISTINGUISHABLY ALTERED. FILE: R:\projects\401\501020-0-Design\2-4-Emb314\2151020-Land Plan OPC-0141.dwg Date: Mar 30, 2015, 9:44am User: GJ. Broussard



Application Number: 2015-0631

Plat Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers

Date Submitted: 03/23/2015

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

Specific Variance is being sought and extent of variance:

Seeking a variance to allow excessive intersection spacing along the east and west property boundaries.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 requires "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

We are seeking a variance from the requirement in Sec. 42-128 in connection with submitting a General Plan for Bellfort Farms (the "General Plan"). An aerial exhibit with overall general land plan is attached for reference (Exhibit A). Sec. 42-128 requires "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet ; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points." We propose not to connect the proposed Bellfort Farms Sec 1 to the existing Long Meadow Farms Sec 9 and Sec 10. While the east boundary of proposed Bellfort Farms Sec 1 is greater than 1,400 feet (approximately 2,200 feet), all of the property east of proposed Bellfort Farms Sec 1 is fully platted and developed and there are no available locations for an east-west connection. Existing homes along the entire boundary shared by proposed Bellfort Farms Sec 1 and existing Long Meadow Farms Sec 9 and Sec 10 do not allow for such an east-west connection that satisfies the minimum intersection spacing requirement. Strict application of Sec. 42-135 would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. As such, we respectfully request the Planning Commission's concurrence with this request. The proposal not to connect the proposed Bellfort Farms Sec 1 to the existing Long Meadow Farms Sec 9 and Sec 10 preserves and maintains the intent and the general purposes of the requirements in Sec. 42-128. A street extension would be impractical because all of the property east of proposed Bellfort Farms Sec 1 is fully platted and developed and there are no available locations for an east-west connection that satisfy the minimum intersection spacing requirement.

(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;

A street extension between proposed Bellfort Farms Sec 1 to the existing Long Meadow Farms Sec 9 and Sec 10 would be impractical because all of the property east of proposed Bellfort Farms Sec 1 is fully platted and developed and there are no available locations for an east-west connection that satisfy the minimum intersection spacing requirement.

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

The proposal not to connect the proposed Bellfort Farms Sec 1 to the existing Long Meadow Farms Sec 9 and Sec 10 preserves and maintains the intent and the general purposes of the requirements in Sec. 42-128.

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

Sufficient vehicular accessibility and mobility exists for both the existing development to the east and is proposed to be provided, in accordance with applicable rules and regulations, for the Bellfort Farms tract.

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

The primary basis for this request is that a street extension would be impractical because all of the property east of proposed Bellfort Farms Sec 1 is fully platted and developed and there are no available locations for an east-west connection that satisfy the minimum intersection spacing requirement. Sufficient vehicular accessibility and mobility exists for both the existing development to the east and is proposed to be provided, in accordance with applicable rules and regulations, for the Bellfort Farms tract.



Application Number: 2015-0631

Plat Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers

Date Submitted: 03/23/2015

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

Specific Variance is being sought and extent of variance:

We are seeking a variance from the requirement in Sec. 42-135(a) in connection with submitting a General Plan for Bellfort Farms (the "General Plan").

Chapter 42 Section: Sec. 42-135(a)

Chapter 42 Reference:

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

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;

We are seeking a variance from the requirement in Sec. 42-135(a) in connection with submitting a General Plan for Bellfort Farms (the "General Plan"). An aerial exhibit with overall general land plan is attached for reference (Exhibit A). Sec. 42-135(a) requires "A public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted." We propose not to connect the current extension of Winding Path Way located in the Long Meadow Farms subdivision and east of the proposed Bellfort Farms. We alternatively propose terminating this existing stub street as a cul-de-sac and constructing a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street, in compliance with the requirement at Sec. 42-135(b)(1). We request this variance at the request of the adjacent development to prevent unsafe cut-through traffic between Long Meadow Farms and proposed Bellfort Farms. Strict application of Sec. 42-135 would create unnecessary and unsafe traffic conditions. We discussed this proposal at a February 26, 2015 meeting with staff from the Fort Bend County Engineering Department and they concurred with the proposal, noting it would be their preference as well. As such, we respectfully request the Planning Commission's concurrence with this request. The proposal to terminate the existing Winding Path Way stub street as a cul-de-sac and to construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street preserves and maintains the intent and the general purposes of the requirements in Sec. 42-135. We propose modifying the existing termination of Winding Path Way that is located within the Long Meadow Farms subdivision from the existing knuckle configuration to a cul-de-sac in the existing location. This alternative would increase public safety by preventing unsafe cut-through traffic between Long Meadow Farms and proposed Bellfort Farms. A street extension would be impractical because cut-through traffic between the subdivisions would be increased to a level contrary to public health, safety, and welfare.

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

The existing Winding Path Way stub street was platted and constructed by the adjacent development to the east (Long Meadow Farms), and the residents of that development are not in support of its extension to the west into the Bellfort Farms tract.

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

The proposal to terminate the existing Winding Path Way stub street as a cul-de-sac in its existing location within Long Meadow Farms and to construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet

that extends the width of the right-of-way of the stub street preserves and complies with the general purposes of the requirements in Sec. 42-135.

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

Sufficient vehicular accessibility and mobility exists for both the existing development to the east and is proposed to be provided, in accordance with applicable rules and regulations, for the Belfort Farms tract.

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

The primary basis for this request is public safety and is as per requests from the adjacent development to the east.

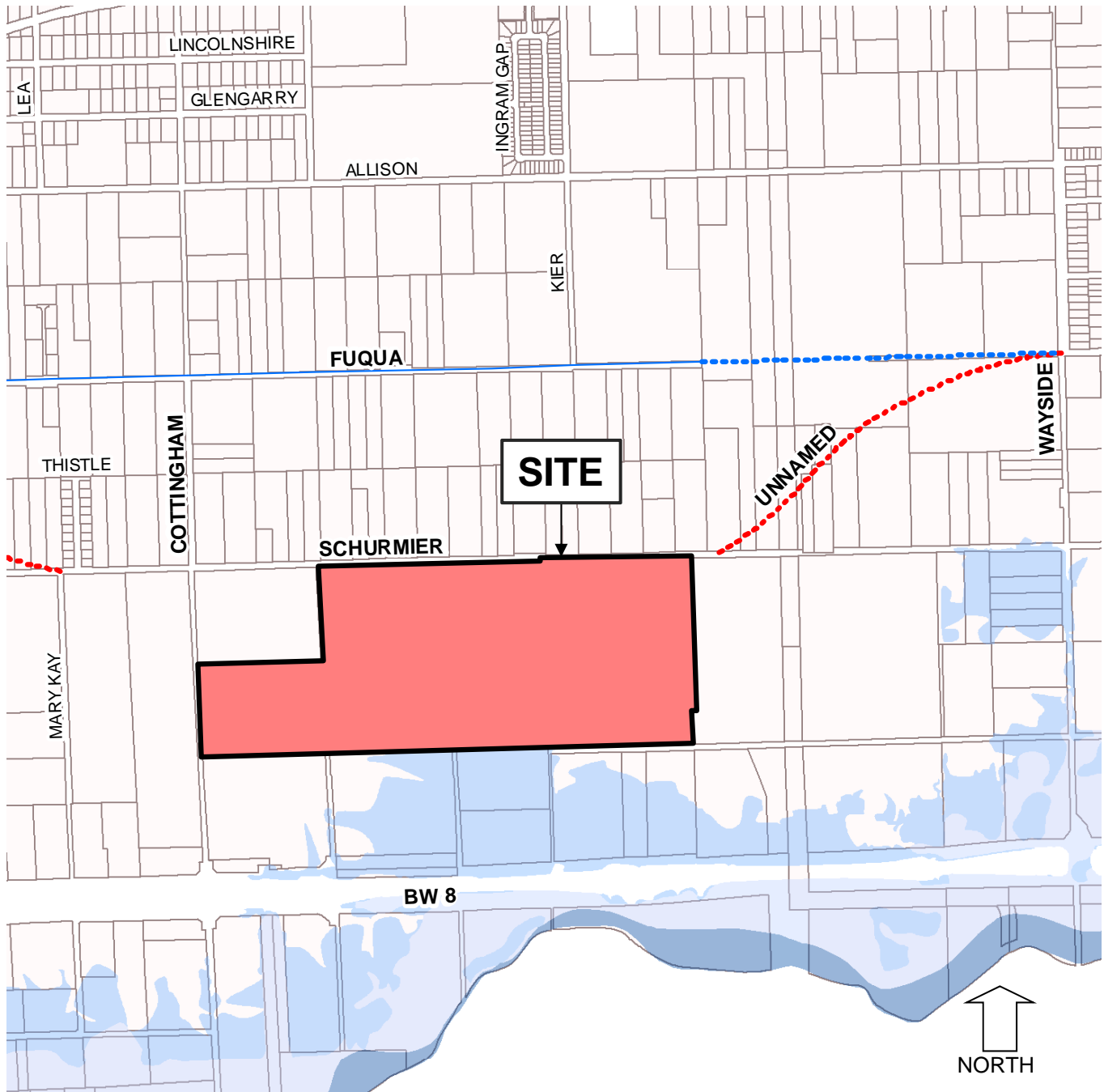
Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Brookside GP (DEF 1)

Applicant: LJA Engineering, Inc.

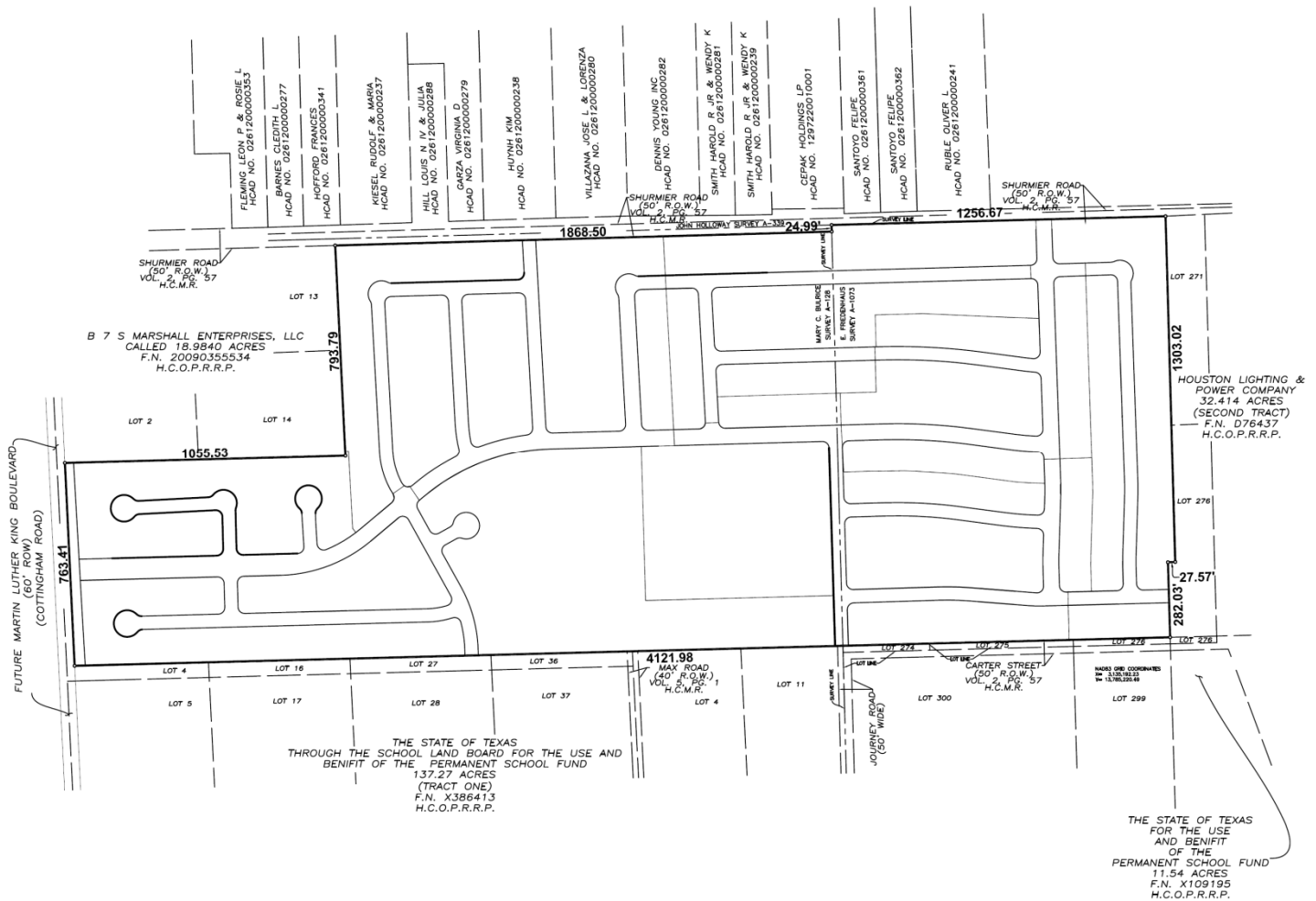


D – Variances

Site Location

Meeting Date: 04/16/2015

Applicant: LJA Engineering, Inc.



Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Brookside GP (DEF 1)

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.

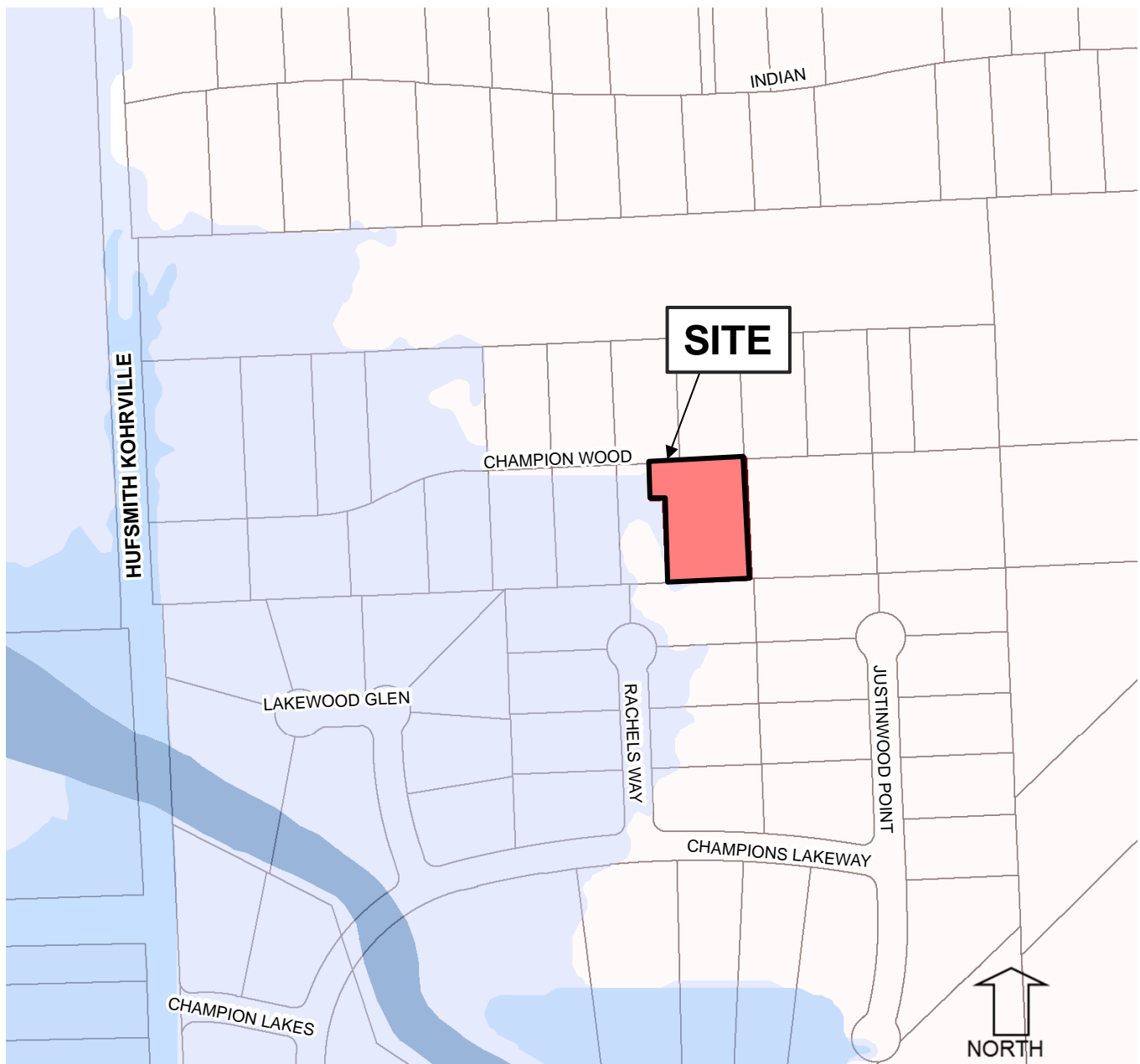
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Champion Woods Enclave

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

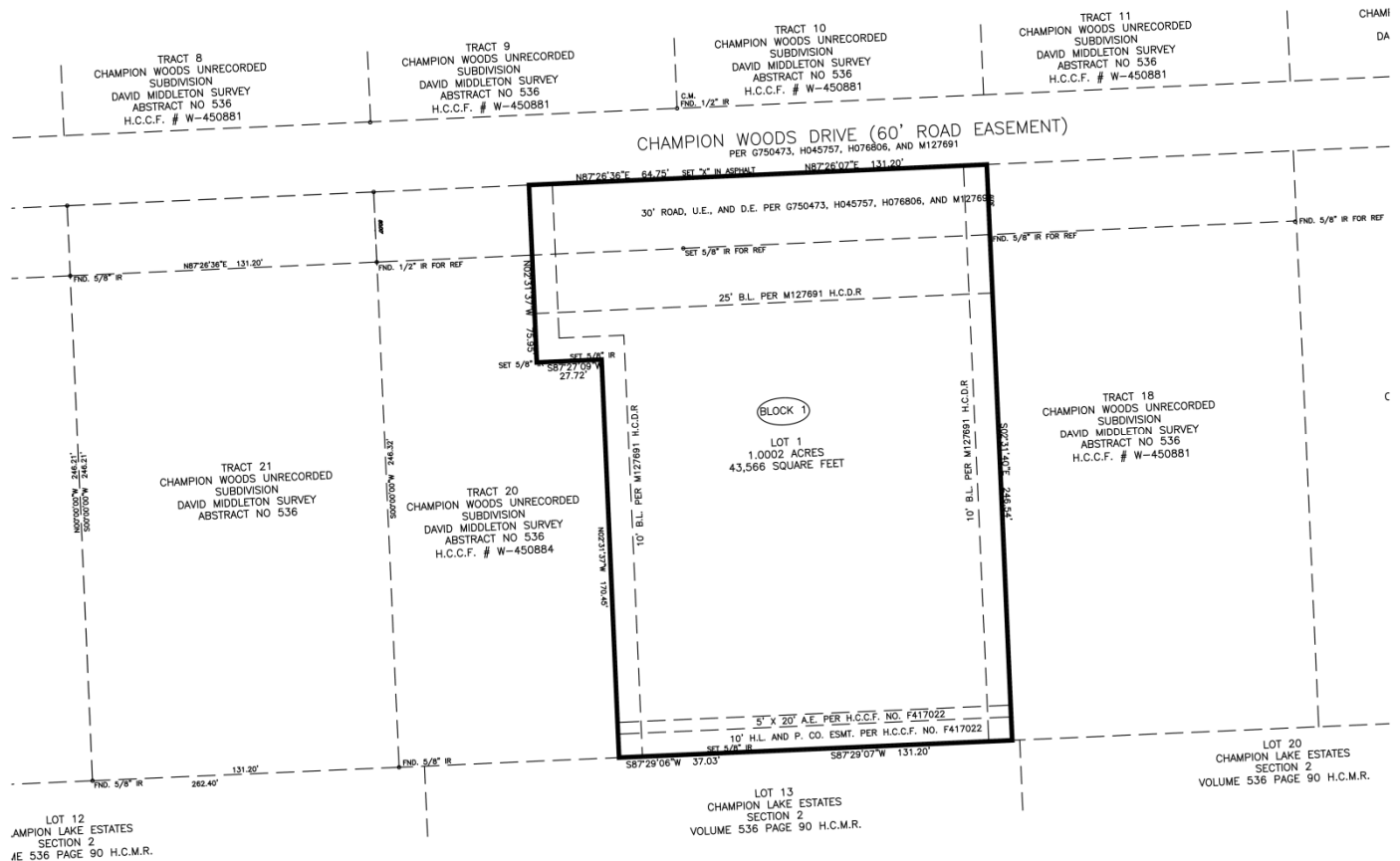
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Champion Woods Enclave

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Champion Woods Enclave

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2015-0653

Plat Name: Champion Woods Enclave

Applicant: Owens Management Systems, LLC

Date Submitted: 03/23/2015

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow a residential lot access via private access easement instead of a dedicated right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

42-188 (a) Each lot shall have access to a street or shared driveway.

Statement of Facts

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

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. Champion Woods Drive is a 60' private road easement established dedication recorded in 1980 to serve Champion Woods, an unrecorded subdivision. The 60' private easement accommodates utilities and drainage per HCFN G750473 and H045757, H076806, M127691 of the OPROHC. There is existing 30' paved asphalt road with ditches. Champion Woods Drive is approximately 1365 linear feet. Champion Woods unrecorded subdivision, per Harris County Block Book, Volume 43, page 202, created 26 lots off Huffsmith -Kohrville Road as a re-subdivision of Tract 14, David Middleton Survey, Abstract 536. The owner is proposing to construct a single family home. Of the 26 lots within the unrecorded subdivision, 10 have existing homes constructed.

(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. The circumstances were created by the developers of Champion Woods in that the subdivision wasn't recorded. However, Champion Woods Drive is in accordance with 42-188 (c) lots that front on a permanent access easement must be part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to imposed binding assessments upon the lot owners for the purpose.

(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. Champion Woods Drive exceeds the requirement for residential street width - 50 feet. The dedication includes drainage and utilities. Champion Woods Drive takes access from Huffsmith-Kohrville Road.

(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. The proposed development includes a 25' building line per . The acre tract meets Harris County requirements for water well and septic system.

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

Economic hardship is not the sole justification of the variance. It is based on the private access easement recorded in 1980. Proposed development is consistent with existing homes.

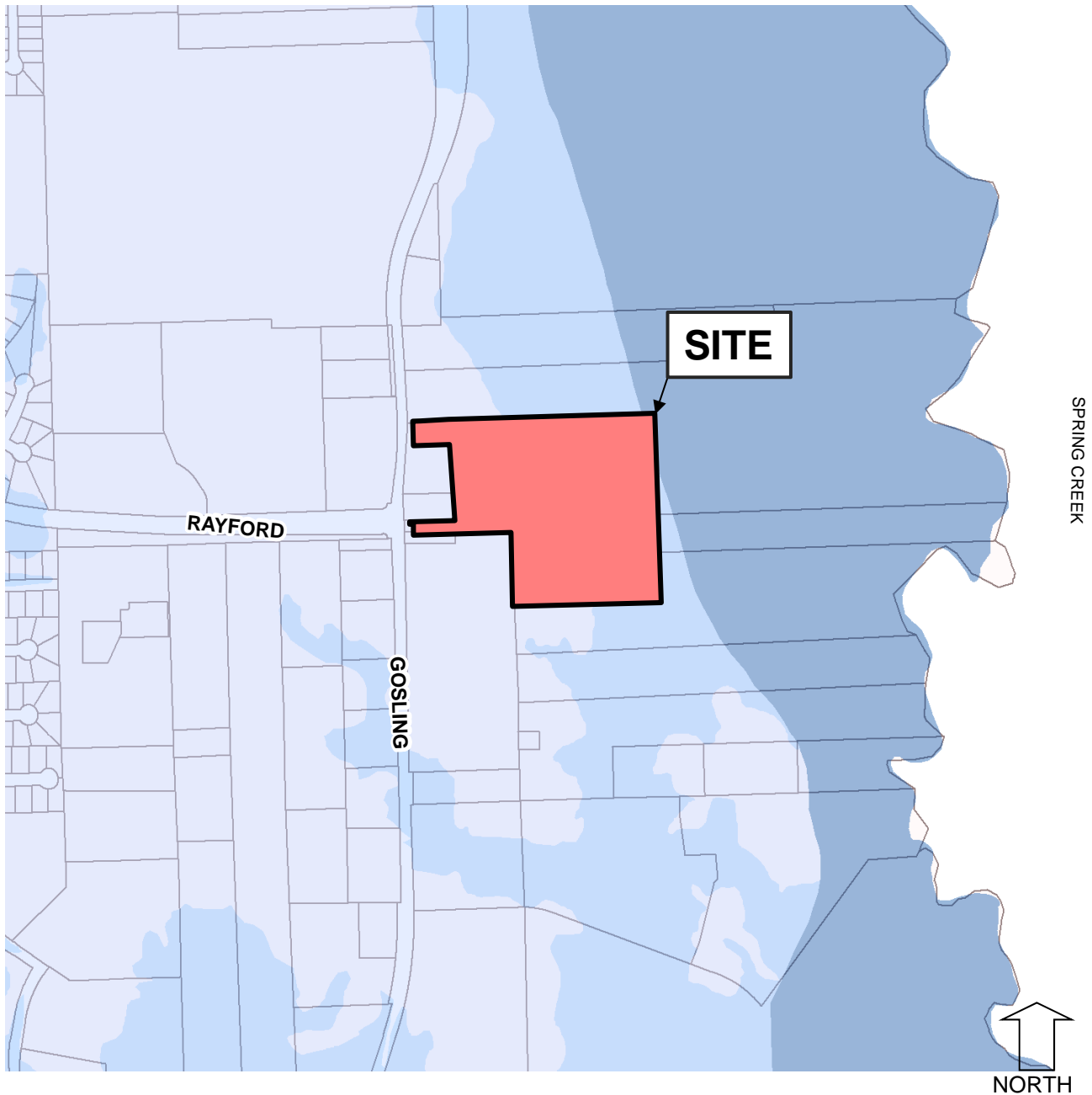
Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: CQ Gosling

Applicant: Jones & Carter, Inc.



D – Variances

Site Location

Subdivision

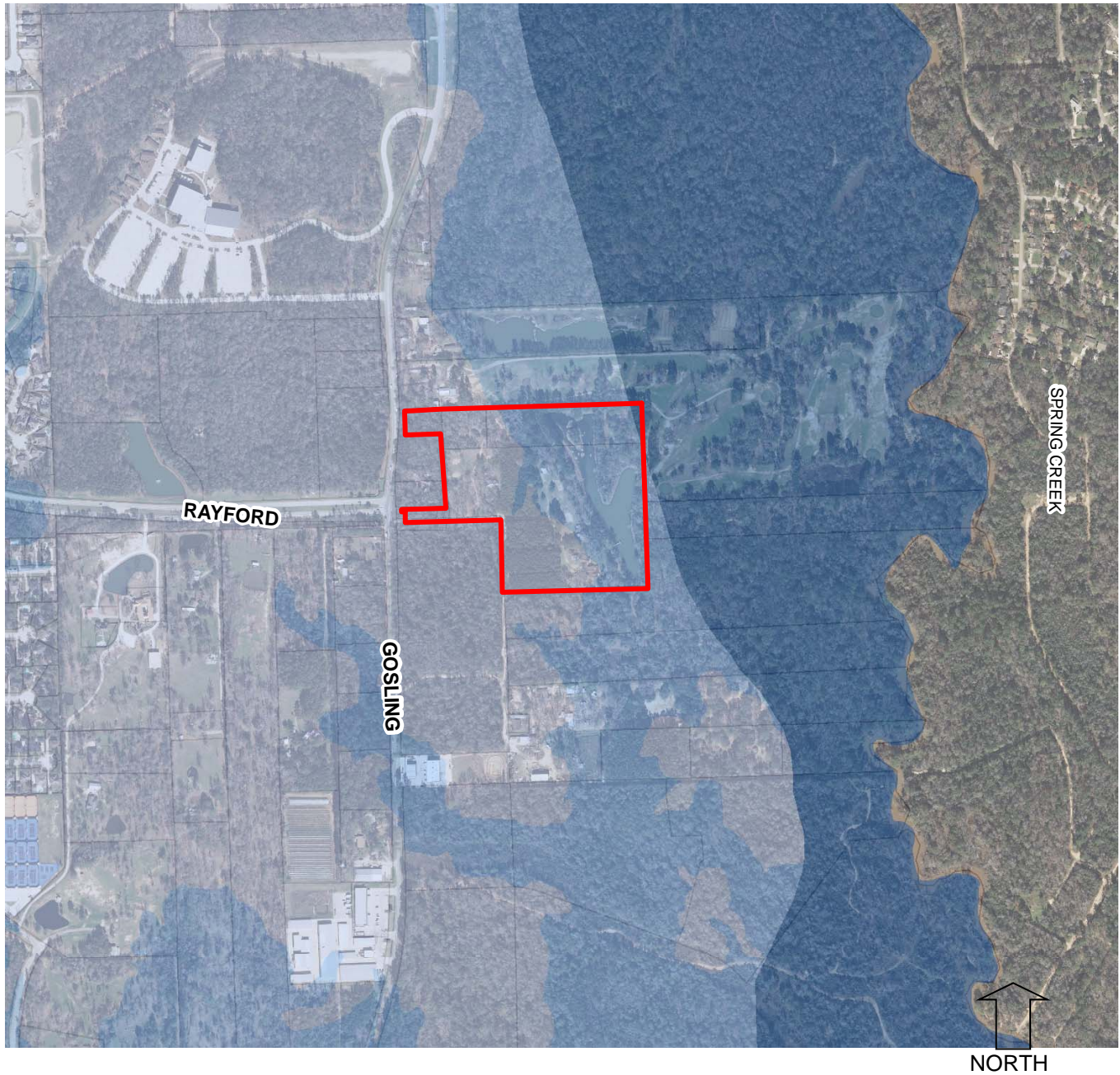
Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: CQ Gosling

Applicant: Jones & Carter, Inc.



D – Variances

Aerial



Application Number: 2015-0573

Plat Name: CQ Gosling

Applicant: Jones & Carter, Inc.

Date Submitted: 03/20/2015

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

Specific Variance is being sought and extent of variance:

To allow the platting of five single-family residential lots, which will be provided access via a permanent, private access easement. The easement will lie partly within the property being platted and partly within neighboring property within a shared access easement. The easement will be established by recorded instrument prior to plat recordation.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway.

Statement of Facts

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

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

The property lies on the east side of Gosling Road at the "T" intersection of Gosling Road and West Rayford Road in far north Harris County. Applicant does not own the property immediately opposite West Rayford Road on the east side of Gosling Road; a plat of that property has been approved (Corner Store No 1907, Ref No. 2014-1602), and a variance granted to not extend West Rayford Road east of Gosling Road. Applicant understands and agrees that an extension of West Rayford Road is undesirable, in large part due to the location of Spring Creek and its extensive floodplain just east of the property. Applicant's property has two arms that connect to Gosling Road; the northerly arm is part of a proposed Restricted Reserve (restricted to Commercial Use) and the southerly arm is part of a proposed single-family residential area. The southerly connection is offset relative to the alignment of West Rayford Road; the north line of the flag is approximately 24 feet north of the southerly right-of-way of West Rayford Road. A roadway within this flag cannot be approved because of the offset created between West Rayford Road and this roadway. The maximum offset that could be created would be twenty four (24) feet, between the south right-of-way of West Rayford Road and the north line of a 28-foot Type 1 PAE located adjoining the south line of the flag. The minimum offset required by Chapter 42 is seventy five (75) feet. Applicant understands and agrees that public safety concerns would not support such a significant variance of the street offset requirement in this location. Applicant and the Owner directly east of the intersection have put shared access easements in place to allow access to both of their properties through a driveway that is geometrically aligned with West Rayford Road. This variance request is to allow Applicant to use that shared access easement area and a portion of the proposed plat (Lot 1) to establish a private access easement to serve five large residential lots. These lots are proposed to be conveyed to family members, but in any case all lot owners will be bound together by deed restriction or other legal contract to provide continued care and maintenance of the access driveway.

(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 location of Applicant's frontage on Gosling Road relative to the intersection of Gosling Road and West Rayford Drive. Shared access easements have been put in place by the two owners of the land directly east of the intersection to allow driveway geometry that will line up with West Rayford Road with no offset.

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

Other uses in the general area are sufficiently well-served by the existing street network, which will remain and allows the access and circulation envisioned by Chapter 42. The shared access easements have been put in place specifically to allow driveway geometry that will line up with West Rayford Road with no offset. This variance request would allow

five residential lots to take access via a private access easement within the shared access easement area and extending through one of the proposed lots to serve the other four lots.

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

Public health, safety and welfare are actually directly related to the variance request. Applicant seeks to provide access to his property such that the public safety relative to the intersection of Gosling Road and West Rayford Road is enhanced.

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

The justification for the variance is the physical location of the property relative to the intersection of Gosling Road and West Rayford Road, and the need to address public safety concerns with regard to the location of driveways on the east side of this intersection.

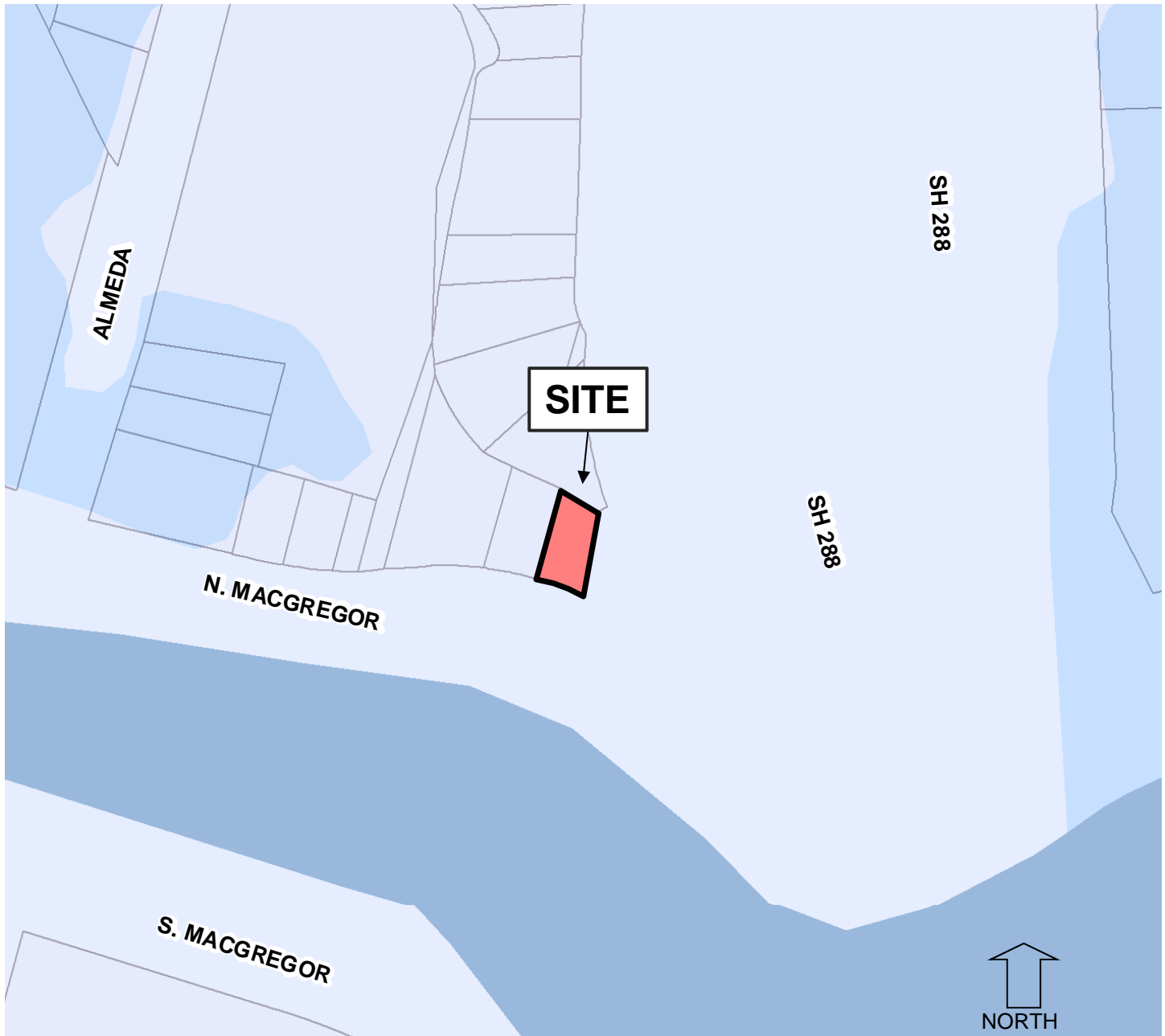
Houston Planning Commission ITEM: 132

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Crescent Island replat no 1 partial replat no 2 (DEF1)

Applicant: Tetra Surveys



D – Variances

Site Location

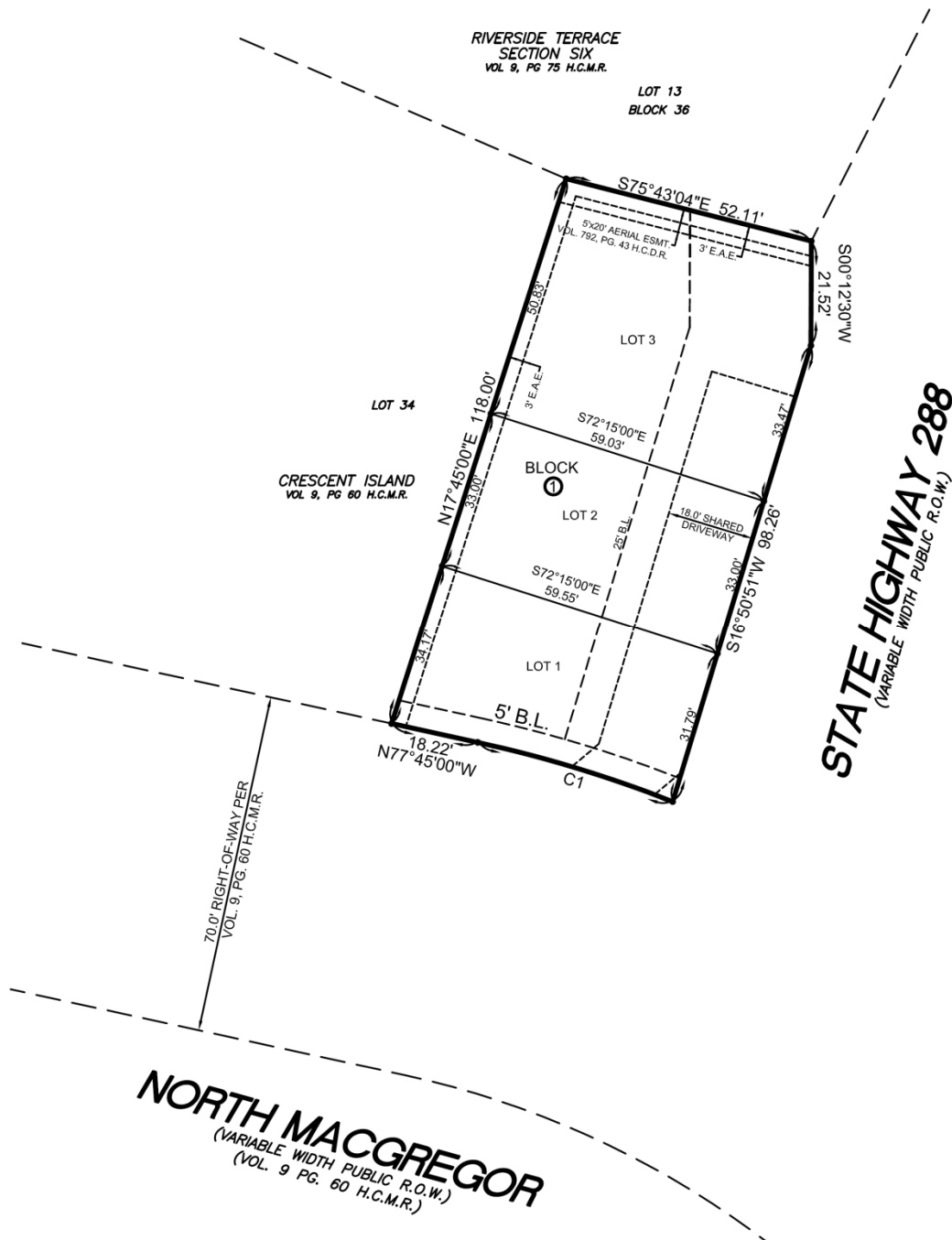
Houston Planning Commission ITEM: 132

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Crescent Island replat no 1 partial replat no 2 (DEF1)

Applicant: Tetra Surveys



D – Variances

Subdivision

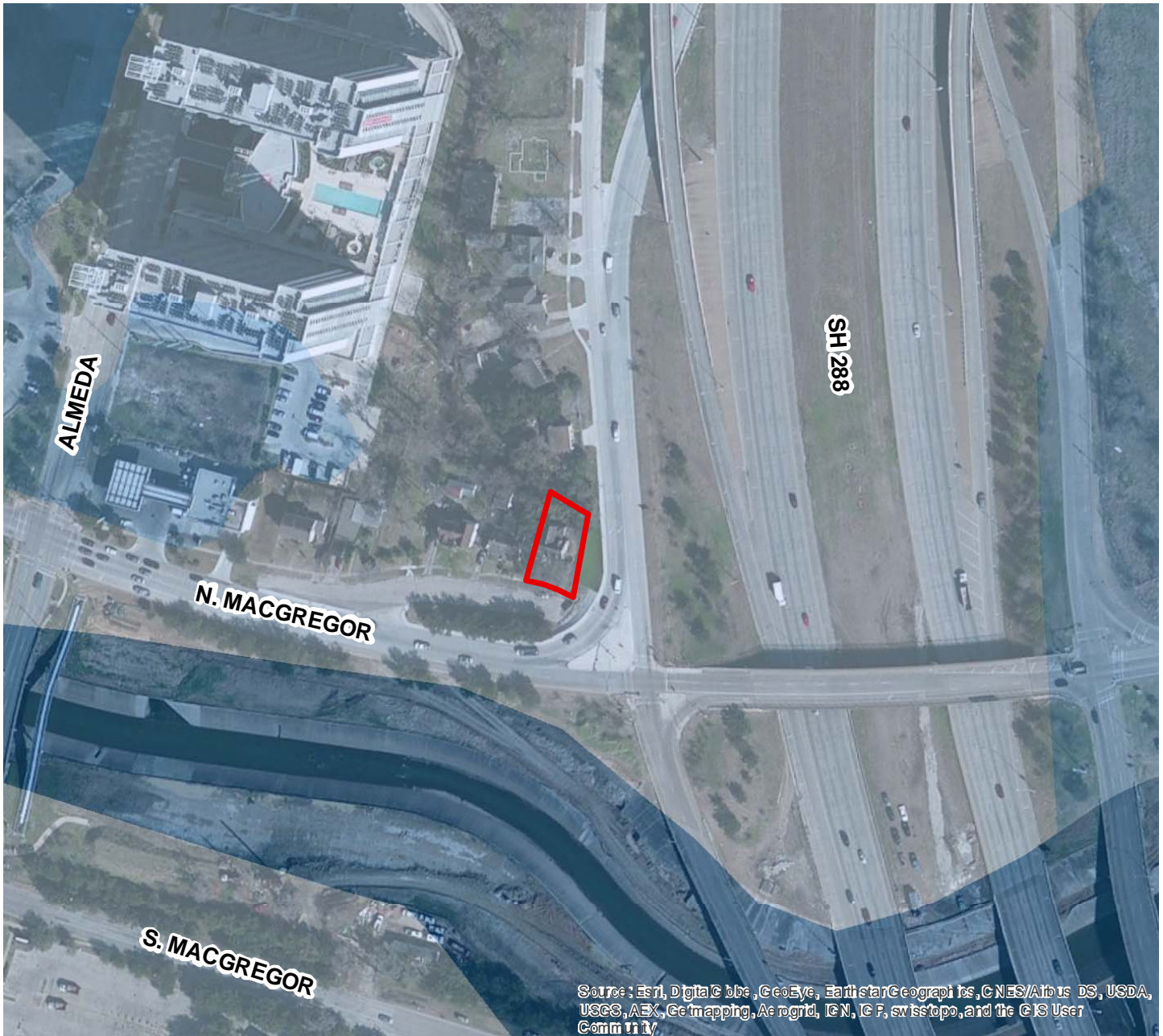
Houston Planning Commission ITEM: 132

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Crescent Island replat no 1 partial replat no 2 (DEF1)

Applicant: Tetra Surveys



NORTH

D – Variances

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-0531

Plat Name: Crescent Island replat no 1 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: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

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

The 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 : 133

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Dowling Vista

Applicant: Vista Urban Homes



D – Variances

Site Location

Houston Planning Commission

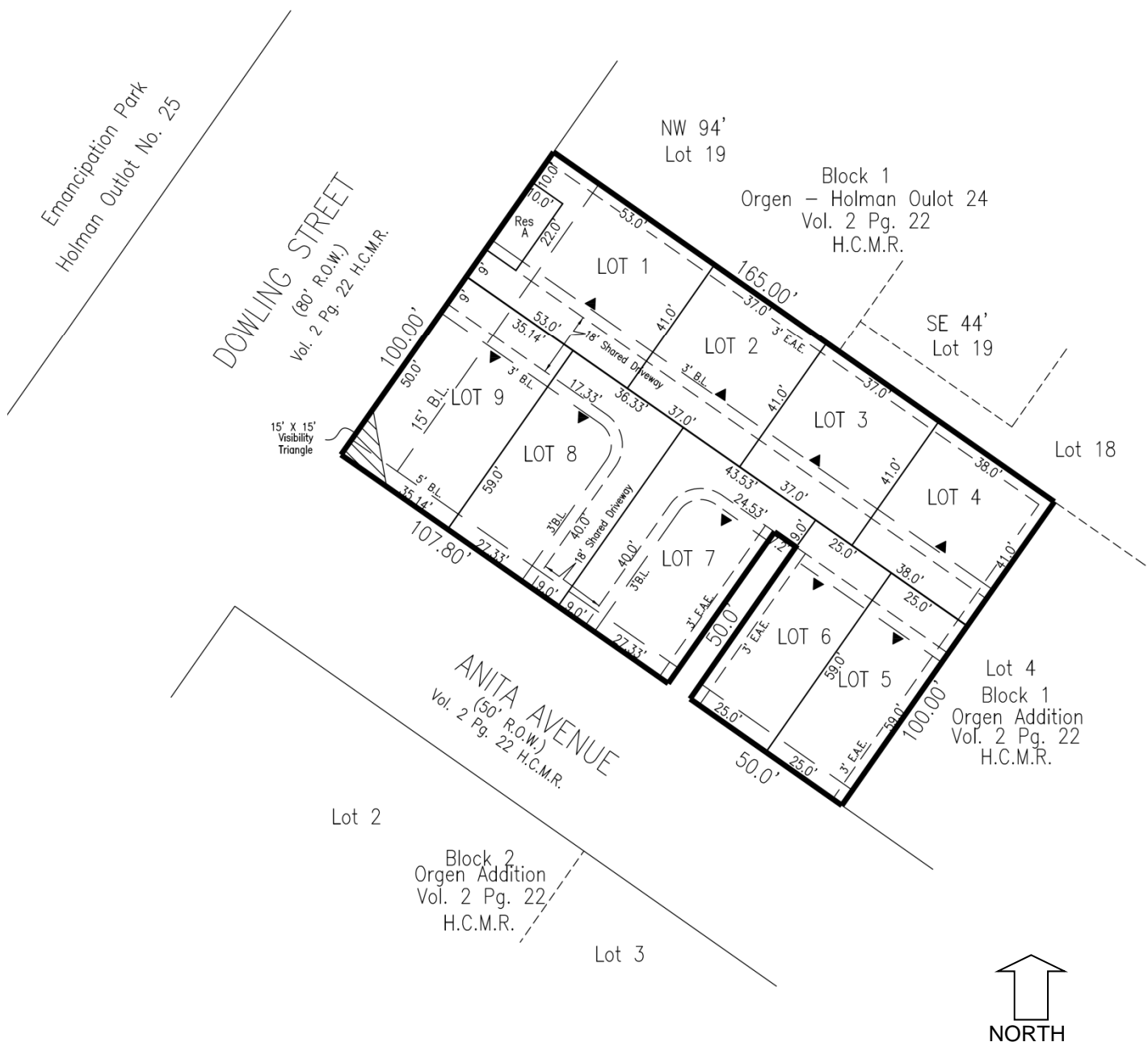
ITEM : 133

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Dowling Vista

Applicant: Vista Urban Homes



D – Variances

Subdivision

Houston Planning Commission

ITEM : 133

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Dowling Vista

Applicant: Vista Urban Homes



NORTH

D – Variances

Aerial



Dowling At Anita
Dowling Street At Anita Avenue
Houston, Texas 77004

REV.:	DATE:	DESCRIPTION:
	03/31/15	FOR REVIEW



1622 Wycliffe Drive
Houston, Texas 77043
281.685.9561 Phone
832-767-6272 Fax
yamamoto_1@hotmail.com

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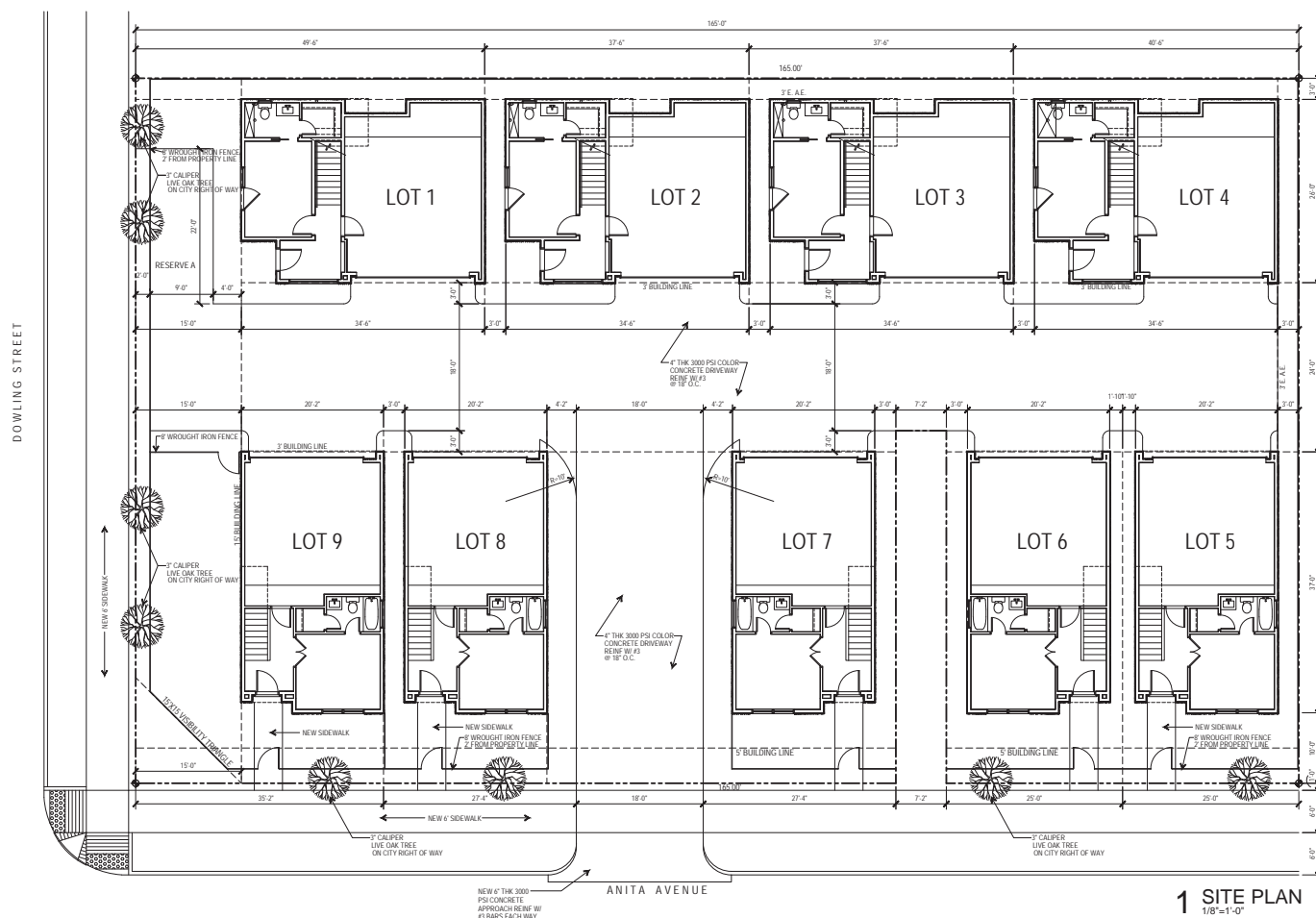
The designers of Metro Living LLC are not, and do not intend to be, permitted to practice architecture. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional." In Texas the practice of Commercial and Residential Design by a designer who is not licensed as an architect is limited and restricted to the exemptions to the Architect statute Chapter 1051.

The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. It is not permitted to copy, reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction documents. Any construction or construction depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site of the project.

SHEET TITLE:
SITE PLAN - 1

SHEET NO:

A1.00





Application Number: 2015-0478

Plat Name: Dowling Vista

Applicant: Vista Urban Homes

Date Submitted: 03/08/2015

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

Specific Variance is being sought and extent of variance:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in the third ward, which has experienced rapid town house redevelopment in the past several years. The applicant proposes to follow the development trend in the area and develop 10 town houses on the subject site. The site is located along Dowling Street, immediately across Emancipation Park. Emancipation Park was created in 1872. Over the years, many improvements have taken place in the park, resulting in a fine recreational facility. In 1998, the Parks to Standards program resulted in extensive renovations. In 2013, a plan was undertaken to improve the community center and swimming facility and to build a new building and a grand entrance way. It is expected to be finished in 2015. Once it is finished, Emancipation Park boasts tennis courts, a basketball court, a large combined softball/football field, a picnic area, exercise equipment, a playground, a huge swimming pool, and, the community center. It is surrounded by the busy city, and is in constant use. It's the applicant's opinion that town house development is the best fit for the site. With its close vicinity to downtown, medical center, and museum district, and its wonderful view on the beautiful park, the proposed townhomes would definitely be attractive homes for young professionals. The distance between the curb and the property line along Dowling Street is about 14 feet. With the proposed 15' building line, the proposed townhomes will be 29 feet from the curb. There would be sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6' sidewalk and 3" caliper street trees located between the street and the proposed wrought-iron fence at the front of the development. It will allow for easier neighborhood walkability for the fronting townhomes. In brief, the proposed development is consistent with the approved townhome development in the adjacent area.

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

The basis for the requested variance is the existing development characteristics in the adjacent area. The proposed 15' building line will allow sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ.

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

There would be sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6' sidewalk and 3" caliper street trees located between the street and the proposed wrought-iron fence at the front of the development. Sidewalks at gates in the wrought-iron fence will allow for easier neighborhood walkability for the fronting townhomes. The proposed development is consistent with the approved townhome development in the adjacent area.

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

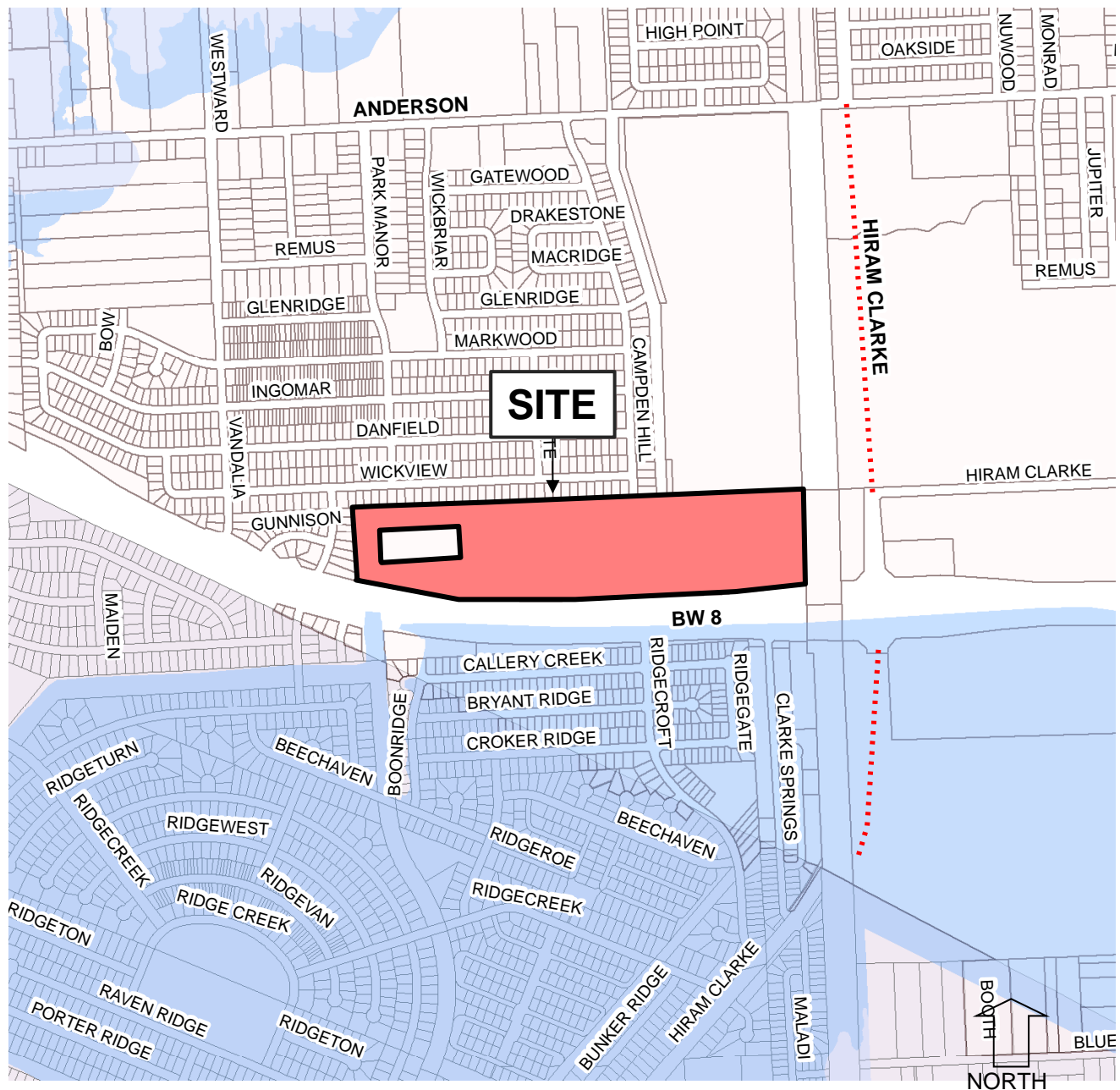
The proposed development actually helps to improve the pedestrian friendly environment for the neighborhood. It will not be injurious to the public health, safety or welfare.

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

The main justification for the requested variance is that the proposed development will be consistent with the existing development characteristics in the adjacent area.

Meeting Date: 04/16/2015

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Site Location

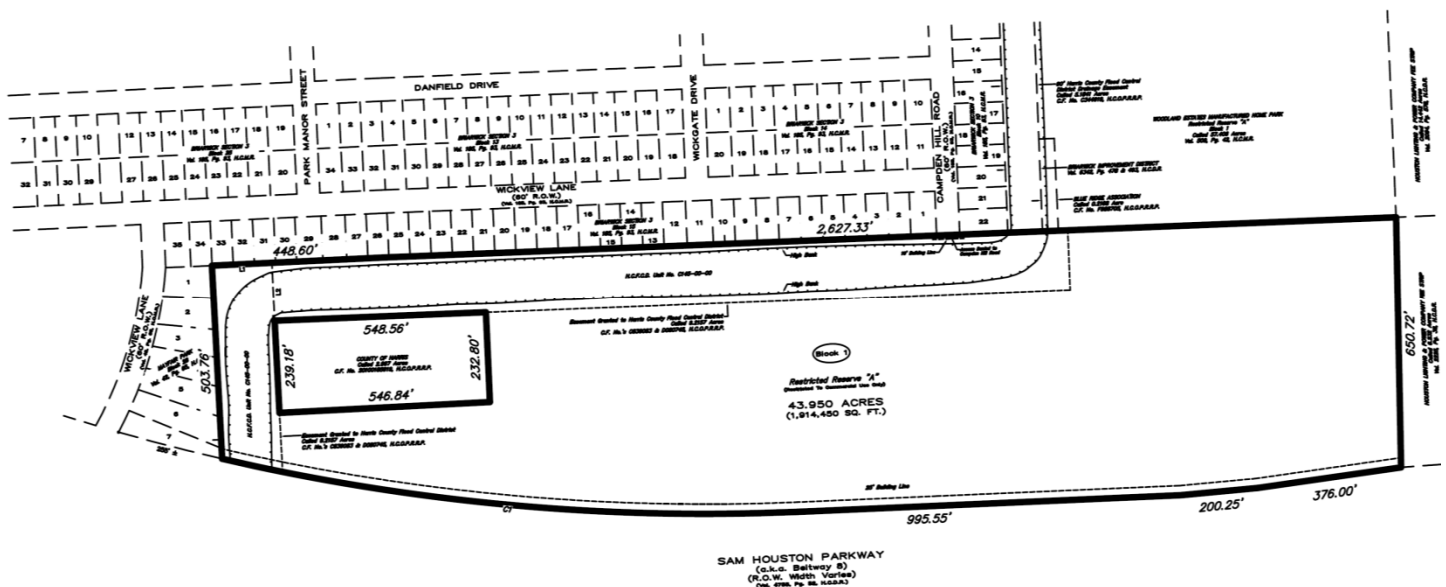
Houston Planning Commission ITEM: 134

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Levey Group Five Corners Business Center

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Levey Group Five Corners Business Center

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Aerial



Application Number: 2015-0679

Plat Name: Levey Group Five Corners Business Center

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 04/03/2015

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

Specific Variance is being sought and extent of variance:

Not to extend Camden Hill Street across the flood control ditch and through this property to Beltway 8 creating intersection spacing of 1,902 between Camden Hill and Park Manor ; not to dedicate a new street between Camden Hill and Hiram Clark creating intersection spacing of 1.623; to allow intersection spacing along Beltway 8 of 6,290' between Hiram Clark rd. and South Post Oak Road; to allow a separate ownership of a Harris County detention basin to remain without public street frontage.

Chapter 42 Section: 127,135, 190

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. 42-135. 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. 42-190. Tracts for non-single-family use -- Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.

Statement of Facts

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

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

This property along Beltway 8 is being developed as a warehouse distribution center and will have many large trucks arriving and departing daily. Allowing these trucks to have access to the long-established single family residential neighborhood would be very detrimental to the neighborhood. In addition, a direct connection between the property and the neighborhood would serve as a quick get-away for criminals from the neighborhood. An internal network of on-site driveways will provide adequate on-site circulation for the warehouse distribution development. The area along the northeastern boundary of this property is developed as a mobile home park. Park Manor is platted and paved to the south boundary of the Mayfair Park subdivision but its physical connection to the service road of Beltway 8 has been walled off by TxDOT. The Harris County Flood Control detention basin has physical access from the adjacent Flood Control Easement. It is a passive use and is only accessed for maintenance purposes. This access is taken along the easement berm.

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

The Mayfair Park subdivision was developed many years ago, prior to construction of Beltway 8, with a complete circulation system which connect to the north to Anderson Road. Land adjacent to Beltway 8 has remained vacant up to now because it is not suitable for single-family residential. The separate detention basin was need to serve existing development.

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

The residential character of the Mayfair Park neighborhood will be protected by not connecting Camden Hill to the industrial park. The industrial park will have adequate access from the Beltway and an internal circulation system from private driveways.

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

Granting the variance will protect the public by keeping incompatible traffic out of the residential neighborhood.

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

Justification for the variance is the existing conditions.

Houston Planning Commission

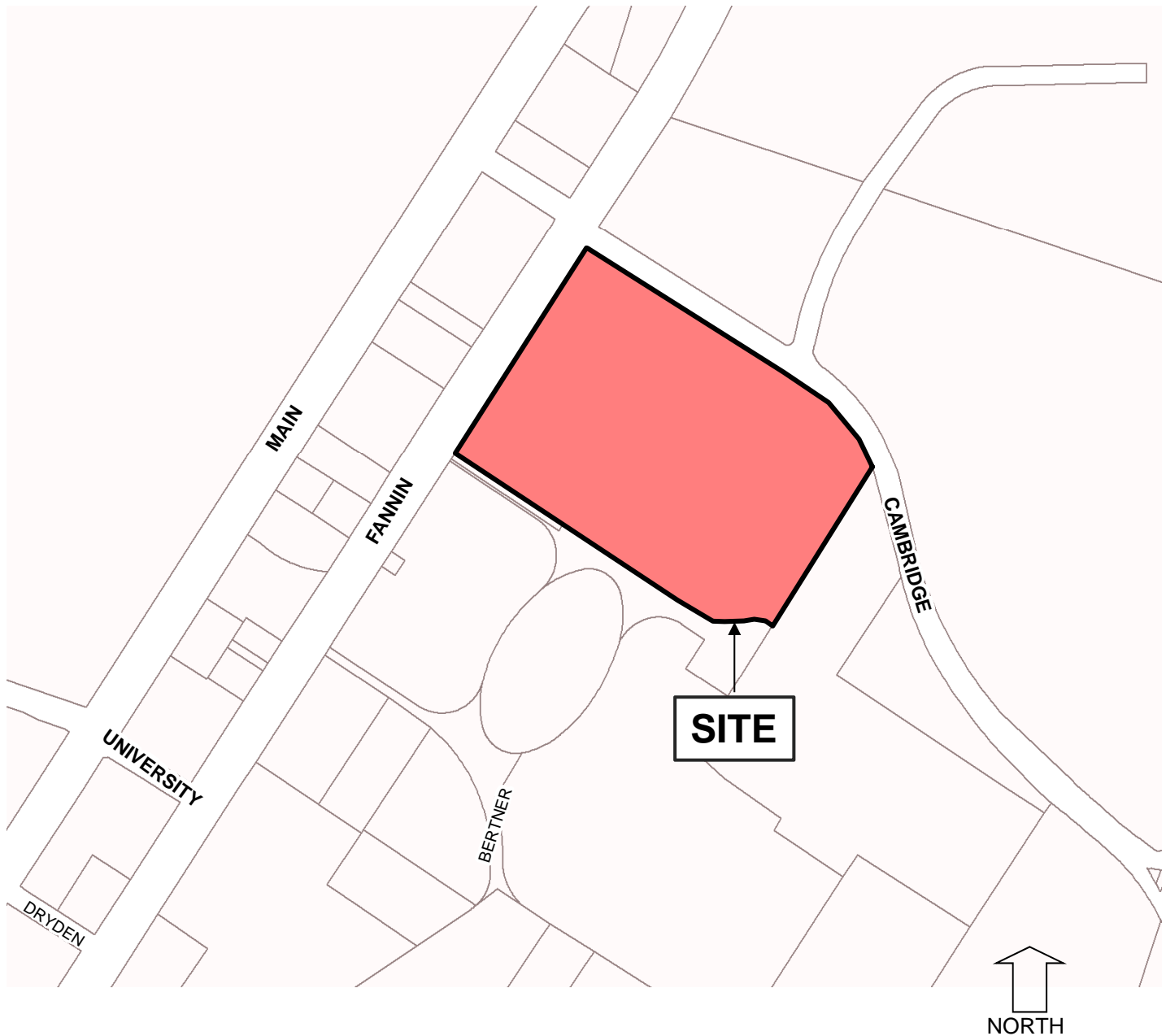
ITEM : 135

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Memorial Hermann Hospital

Applicant: Kuo & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

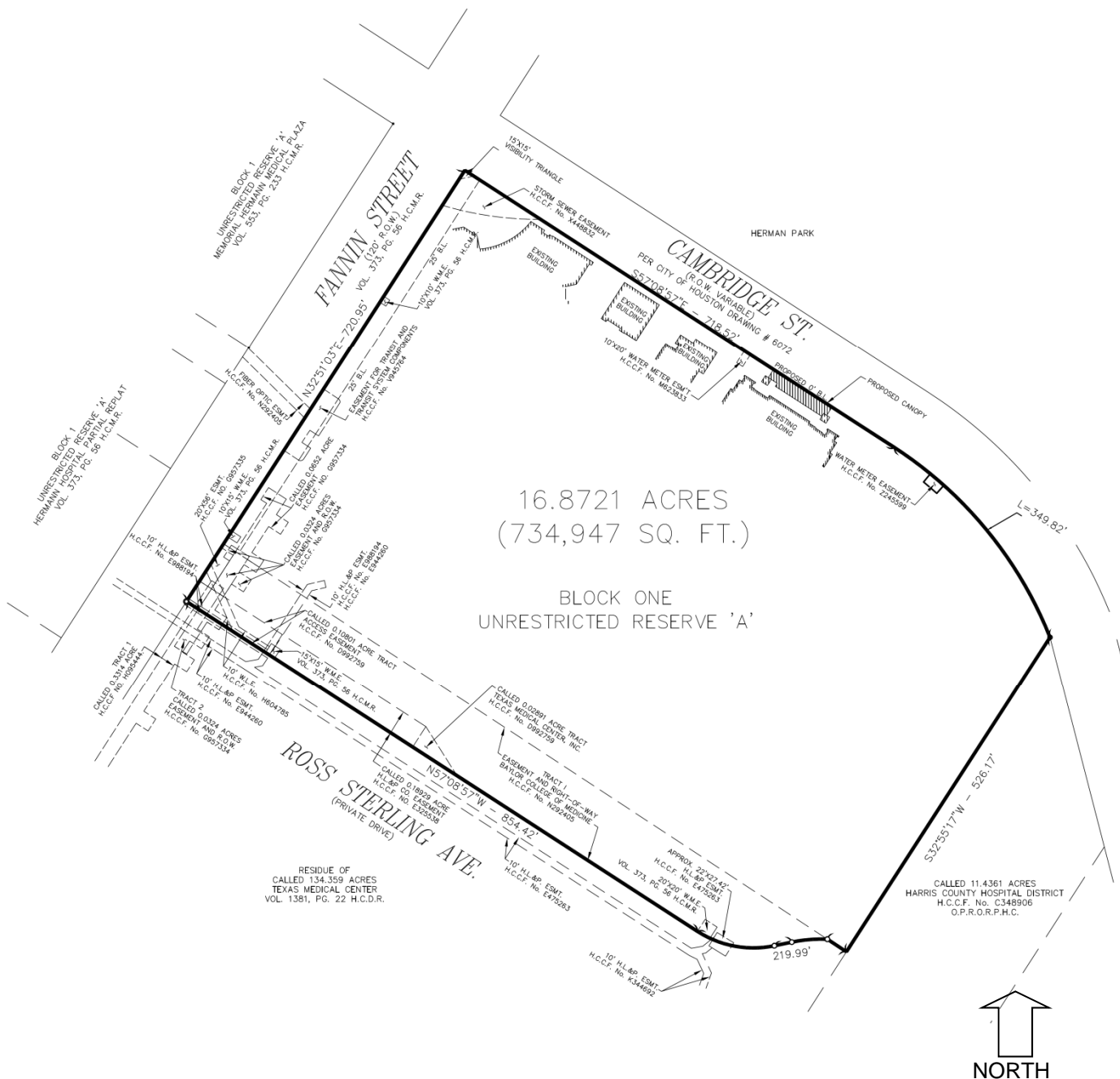
ITEM : 135

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Memorial Hermann Hospital

Applicant: Kuo & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

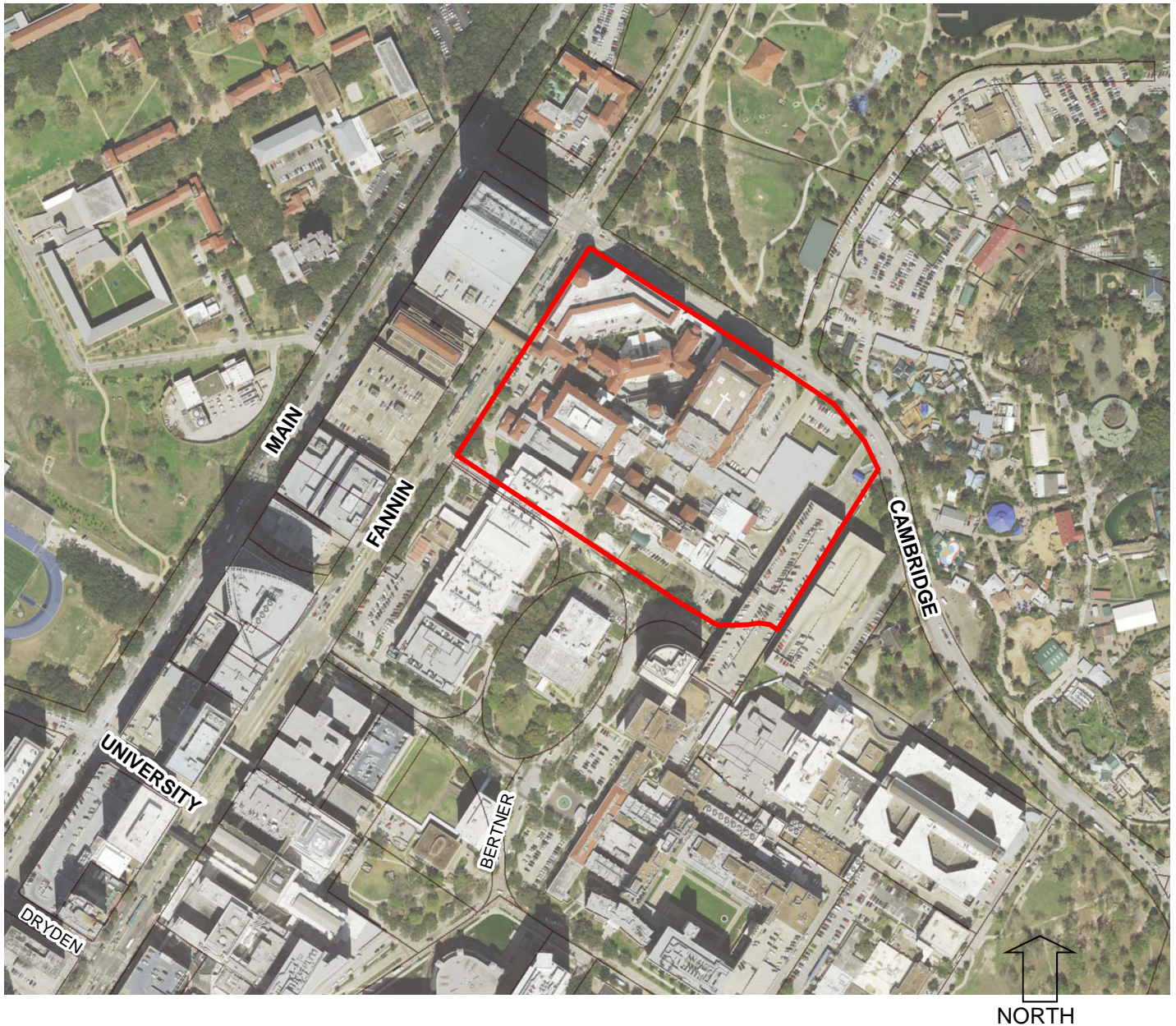
ITEM : 135

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Memorial Hermann Hospital

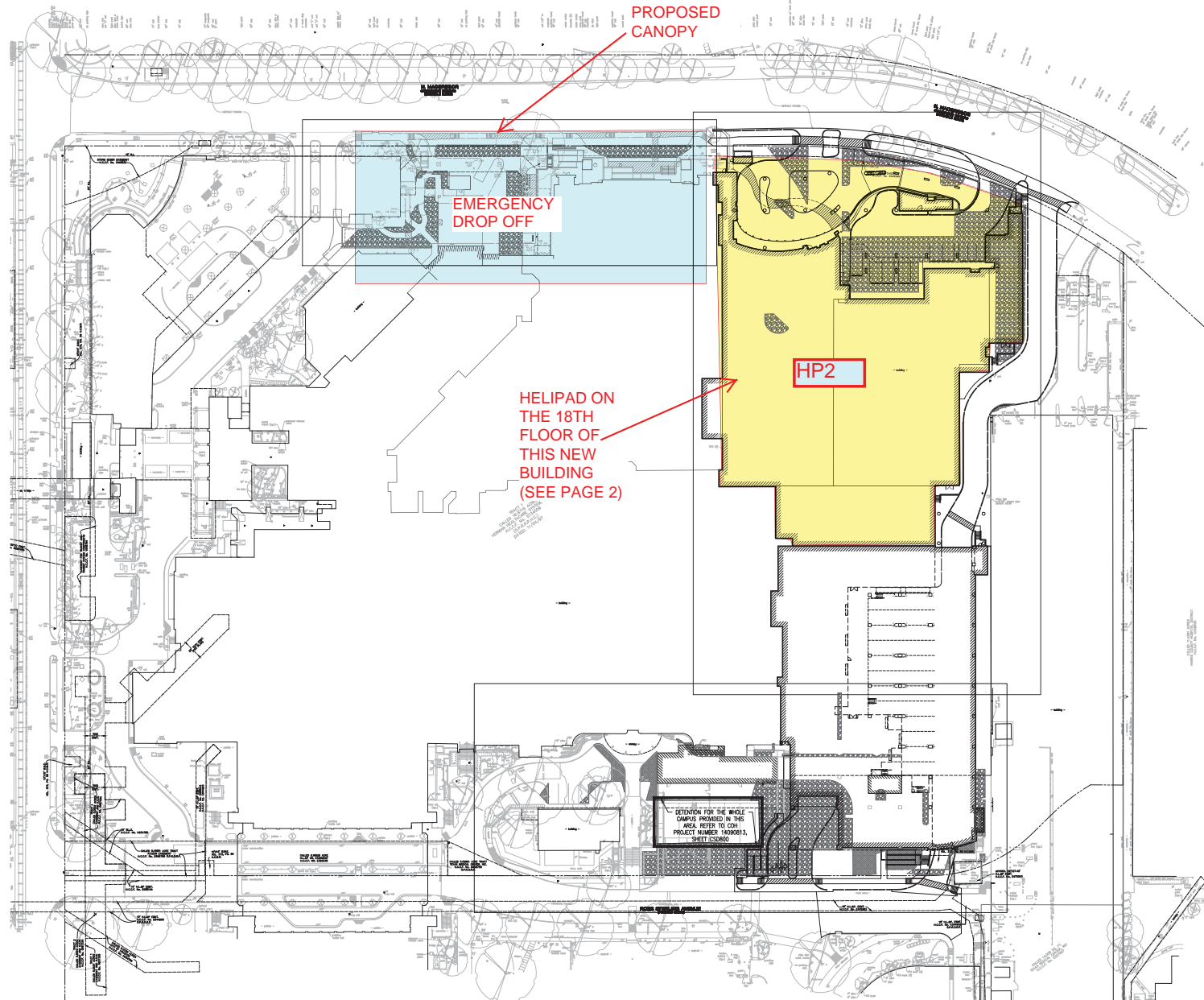
Applicant: Kuo & Associates, Inc.



D – Variances

Aerial

File Path: C:\Users\jgarcia\OneDrive\Documents\14090813\14090813.dwg
Plot Date: 07/24/2014
Plot Time: 10:40:00 AM

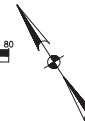


THIS SHEET PROVIDED FOR REFERENCE ONLY TO ADDRESS
DETENTION REQUIREMENTS FOR ALL PHASES OF THE PROJECT.
REFER TO CITY OF HOUSTON PROJECT NUMBER 14090813,
SHEET CSD800 FOR DETENTION DETAILS.

Benchmark:
FLOODPLAIN REFERENCE MARK NUMBER 040100 IS AN HCFCD BRASS DISK
STAMPED D100 BM13 ON BRIDGE AT HOLCOMBE BOULEVARD AND BRAYS
BROOK LOCATED ON NORTH DOWNTOWN SIDEWALK OF BRIDGE AT SYSTEM
CENTER IN KEMPAS 5336 IN THE BRAYS WATERSHED NEAR STREAM
D100-00-00 ELEV. 43.451 FEET (MAD 1988 (CDS284)*
* OBSERVED BY GPS SURVEYING AND PROCESSED IN REFERENCE TO THE
CORS DATED OCTOBER 30, 2013 & GEOD 12A.

Horizontal Datum:
ALL HORIZONTAL COORDINATES ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE. UNLESS THE COORDINATES &
DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY
MULTIPLYING BY A SCALE FACTOR OF 0.9999985.

0 40 80
SCALE: 1"=40'



LEGEND	
EXISTING	PROPOSED
Curb	
Edge of Pavement	
R.O.W.	
Curve Number	
Storm Sewer/MH	
Large Diam Storm Sewer/MH	
Curb Inlet/Grate Inlet	
Sanitary Sewer/MH/Cleanout	
Large Diam Sanitary Sewer/MH	
Water Line/Tire Hydrant/Valve	
Gas	
Electric	
Phone	
Fence	
Contour	
Slope	
Top of Pavement	
Top of Wall	
Finished Grade	
Top of Grate	
Flow Line	
Detail Number	
Detail Sheet Number	

Impervious Areas	
Total Existing Impervious Cover within boundaries of project =	648,038 sq ft
Total Proposed Impervious Cover within boundaries of project =	676,126 sq ft
Total Impervious Difference = Increased Impervious Cover =	27,087 sq ft

Legend	
	PROPOSED PERVIOUS COVER
	PROPOSED INCREASED IMPERVIOUS COVER

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Houston, Texas 77002
713.665.5665 phone • whrarchitects.com

Revisions		
No.	Date	Description
1	10/08/2014	CITY COMMENTS
2	02/06/2015	PERMIT REVISION

KEY PLAN

**INTERIM
EMERGENCY
DEPARTMENT
ENTRANCES**

**MEMORIAL
HERMANN**

6411 FANNIN - HOUSTON, TX 77030

EMERGENCY
DEPARTMENT
IMPERVIOUS COVER &
DETENTION

PHASE: CD
DATE: 07/24/2014

PROJECT NO:
H13000-02.01

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SEE NEXT PAGE

CAMBRIDGE ST.

OUTLINE OF CANOPY

NEW STREET CUTS WITH
AMBULATORY TWO-WAY DRIVEWAY,
CANOPY, RAMPS AND STEPS

OUTLINE OF CANOPY

110' - 7 3/8"

96' - 6"

PROPERTY LINE

BUILDING SETBACK

OUTLINE
OF CANOPY

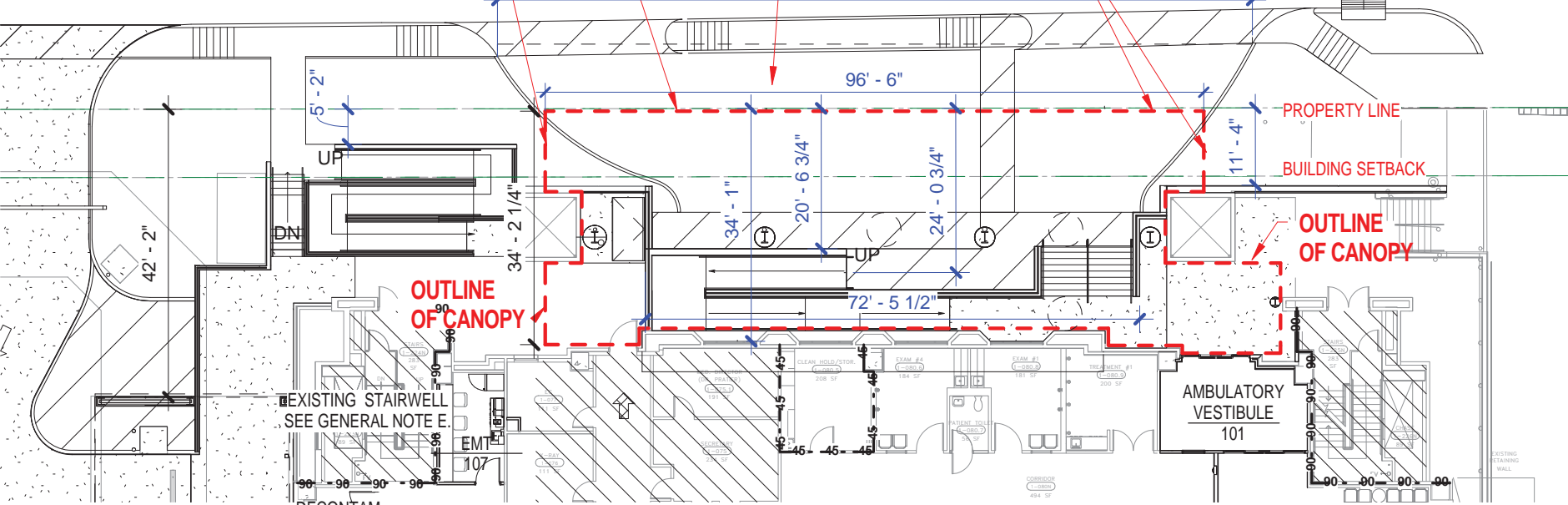
OUTLINE
OF CANOPY

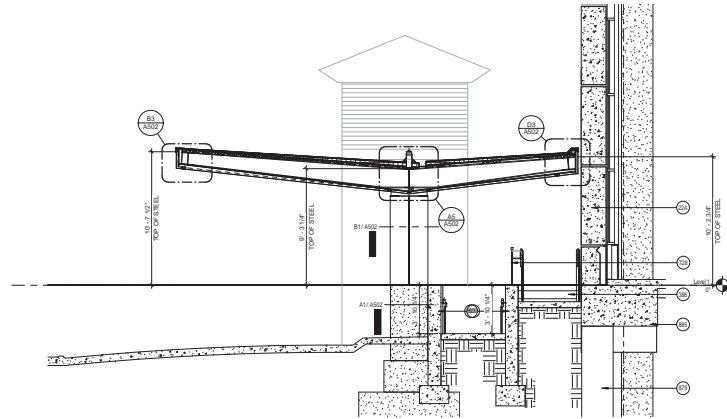
EXISTING STAIRWELL
SEE GENERAL NOTE E.

DECONTAM
110

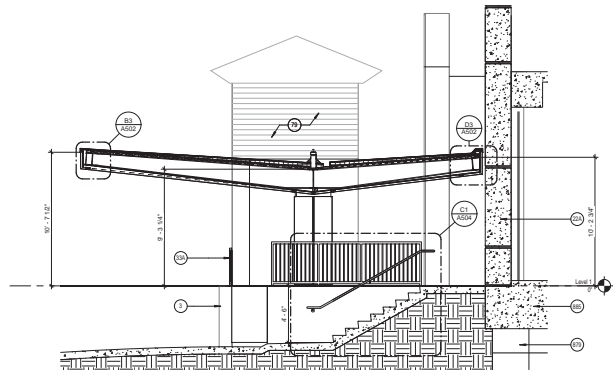
AMBULATORY
VESTIBULE
101

NORTH

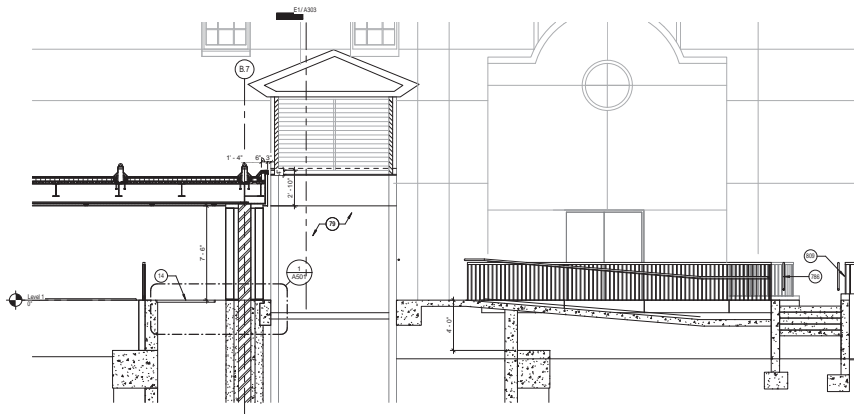




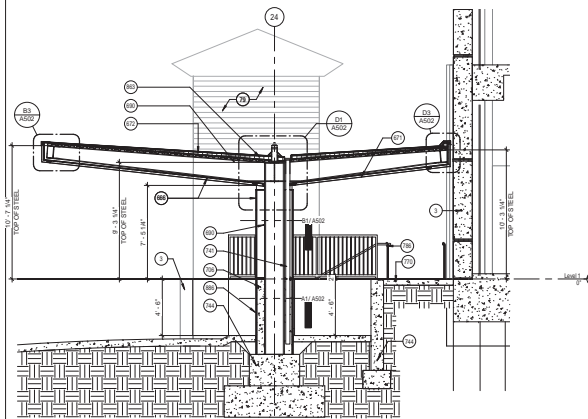
D1 SECTION AT AMBULATORY DROP OFF
SCALE: 1/4" = 1'-0"



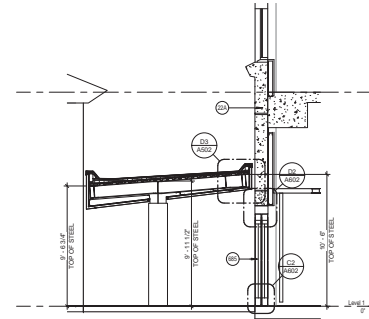
B1 SECTION AT AMBULATORY STAIRS
SCALE: 1/4" = 1'-0"



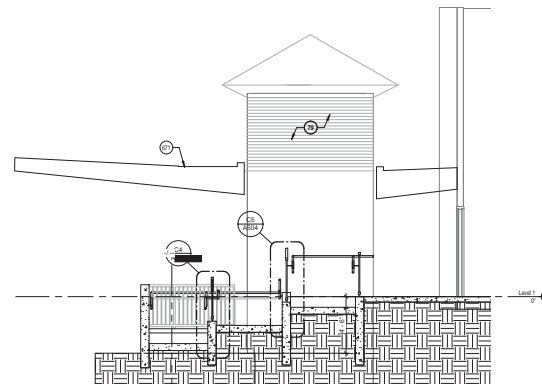
A1 SECTION AT ADA RAMP
SCALE: 1/4" = 1'-0"



D4 WS - CANOPY SECTION @ COLUMN
SCALE: 1/4" = 1'-0"



B4 CANOPY SECTION 2
SCALE: 1/4" = 1'-0"



A4 CROSS SECTION AT ADA RAMP
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A. GENERAL NOTES FOR THIS DRAWING GO HERE
- B. GENERAL NOTES FOR THIS DRAWING GO HERE
- C. GENERAL NOTES FOR THIS DRAWING GO HERE

NOTES TO SHEET

- 3 EXISTING ARCHITECTURAL PRE-CAST TO REMAIN
- 14 EXISTING AREAWAY DOOR TO REMAIN
- 22A EXISTING PRE-CAST WALL TO REMAIN
- 33A EXISTING HANDRAIL GUARDRAIL TO REMAIN
- 79 EXISTING MECHANICAL CHASE TO REMAIN, PROTECT FROM DAMAGE
- 386 CONCRETE RAMP/WALKWAY. RE: CIVIL
- 666 COMPOSITE METAL PANEL SYSTEM CANOPY
- 671 ROOF MEMBRANE
- 685 AUTOMATIC ENTRANCE
- 689 STRUCTURAL MEMBER. REFER TO STRUCTURAL
- 706 CONCRETE COLUMN. REFER TO STRUCTURAL
- 728 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL. PAINT AFTER INSTALLATION
- 741 DRAIN PIPE. REFER TO PLUMBING
- 744 CONCRETE FOOTING. REFER TO STRUCTURAL
- 770 CONCRETE PAD. REFER TO STRUCTURAL
- 786 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL. MOUNT RAIL ON EXISTING CONCRETE WALL. PAINT AFTER INSTALLATION
- 809 CONCRETE WALL. REFER TO STRUCTURAL
- 863 PRE-FINISHED ALUMINUM TRENCH DRAIN
- 879 EXISTING SOLDIER PILE
- 885 EXISTING STRUCTURE
- 886 STEEL SLEEVE

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Revisions		
No.	Date	Description

KEY PLAN

**INTERIM
EMERGENCY
DEPARTMENT
ENTRANCES
MEMORIAL
HERMANN**

**MEMORIAL
HERMANN**

6411 FANNIN - HOUSTON, TX 77030

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Date: 06-27-2014
Architect of record: Michael Worley
Owner: TDCAS
Registration No.: 9131

BUILDING/WALL SECTIONS

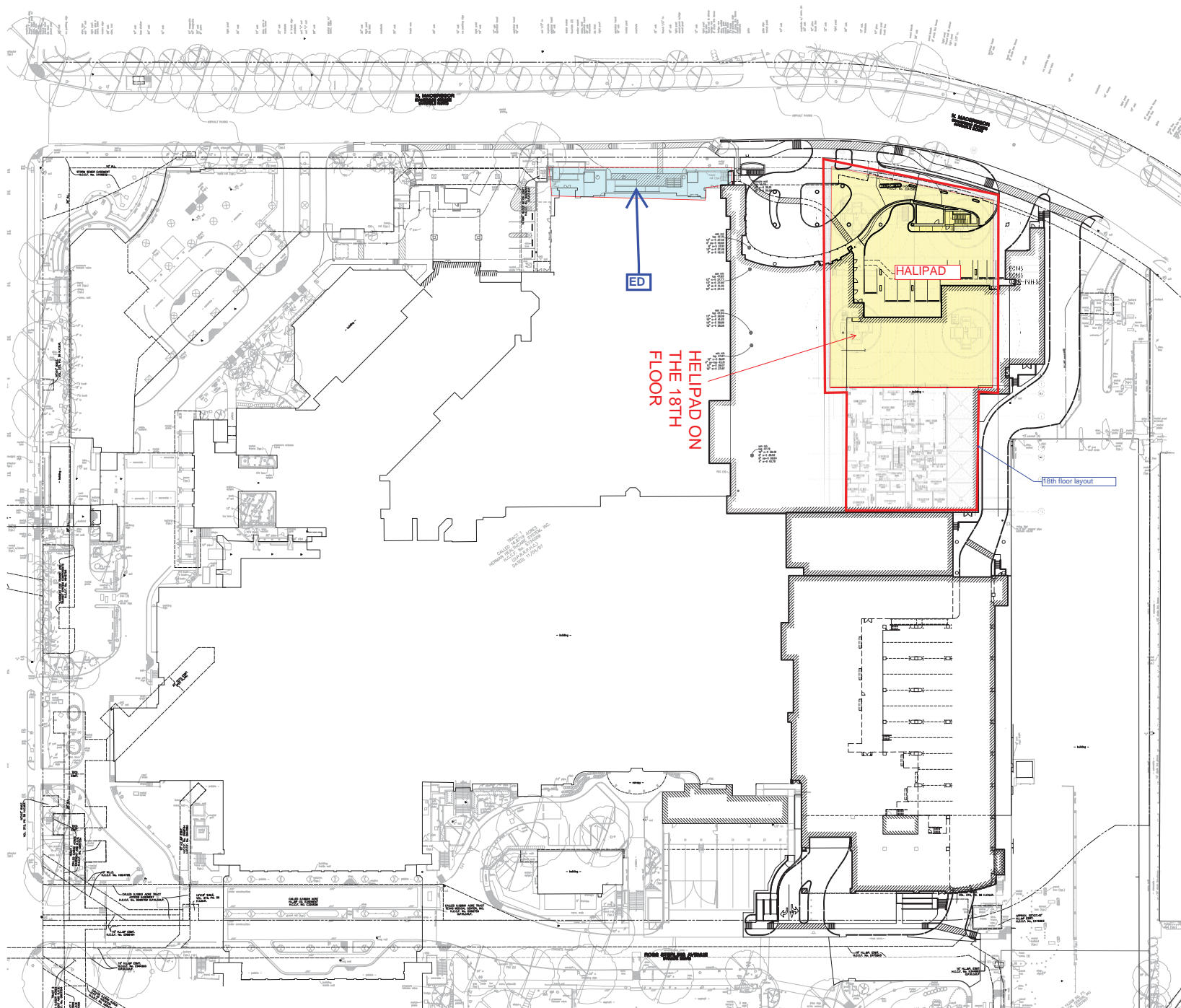
PHASE: CD
DATE: 07/24/2014

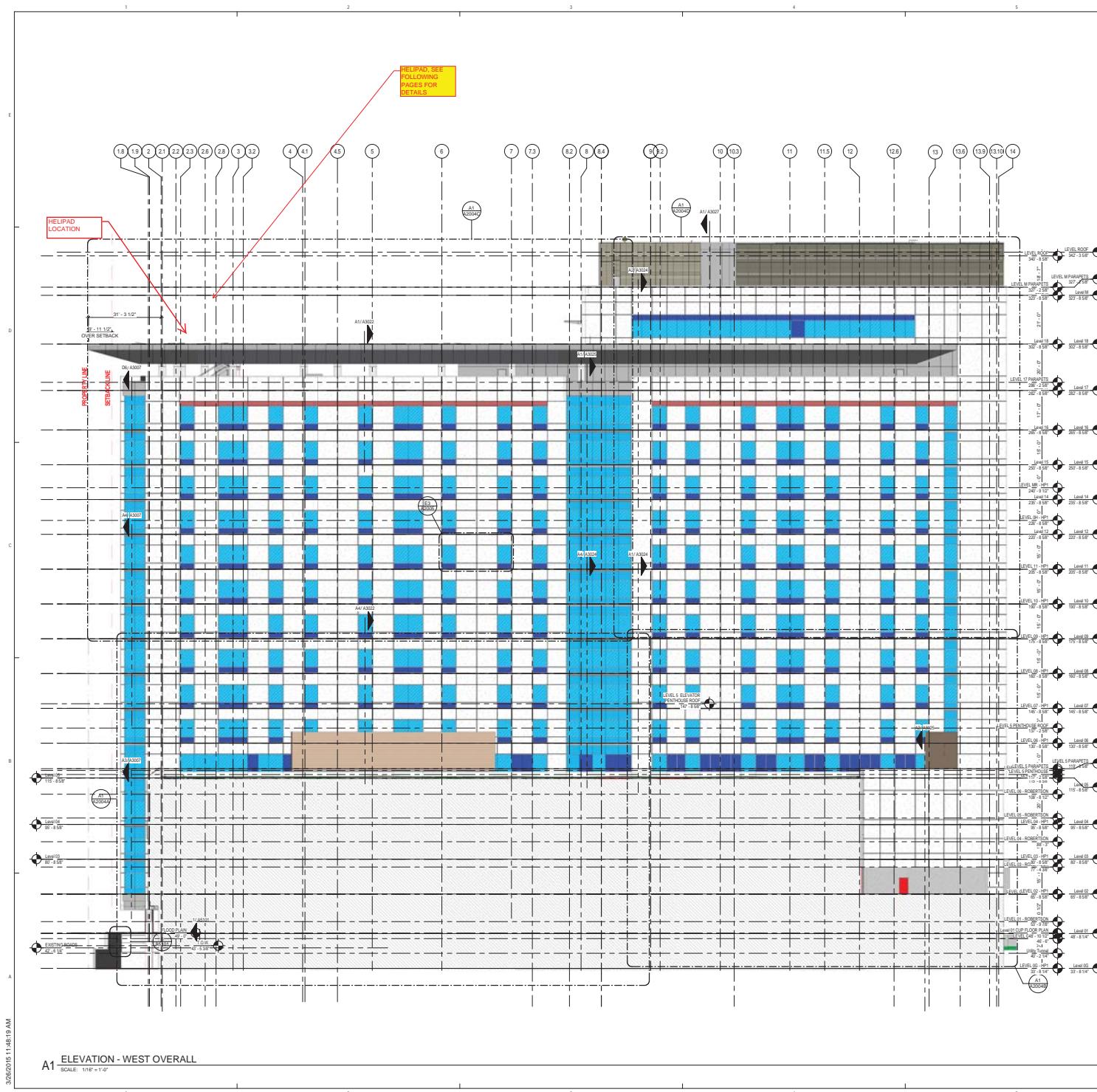
PROJECT NO.
H13000-02.01

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A302







GENERAL NOTES

- ALL PATIENT ROOMS WILL GET INTERNAL BLIND UNITS UNLESS OTHERWISE NOTED.
- FOR ALL GLAZING TYPES - REFER TO THE PROJECT MANUAL.
- REFER TO SHEET A201 FOR EXTERIOR MATERIAL FINISH SCHEDULE.

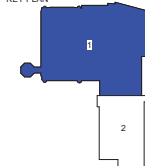
MATERIAL LEGEND

	LOW E GLASS		TERRA COTTA
	FROSTED GLASS		PRE-CAST
	SPANDREL GLASS		CEMENT PLASTER
	FROST GLASS		METAL PANEL
	CLEAR GLASS		EXPANDED METAL
			GRANITE

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KEY PLAN



**HERMANN
PAVILION II,
PARKING &
INFRASTRUCTURE
BUILDING**

**MEMORIAL
HERMANN**

**MEMORIAL
HERMANN**

MEMORIAL HERMANN

These documents are for review only
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permitting or construction.

Date: 02/06/2015
Architect of record: MITCHELL L. WORTLEY
Title: TEXAS
Registration No. 9131

**EXTERIOR - WEST
ELEVATION**

PHASE: CD PROGRESS PRINTING
DATE: 02/06/2015

PROJECT NO.
H13000.01

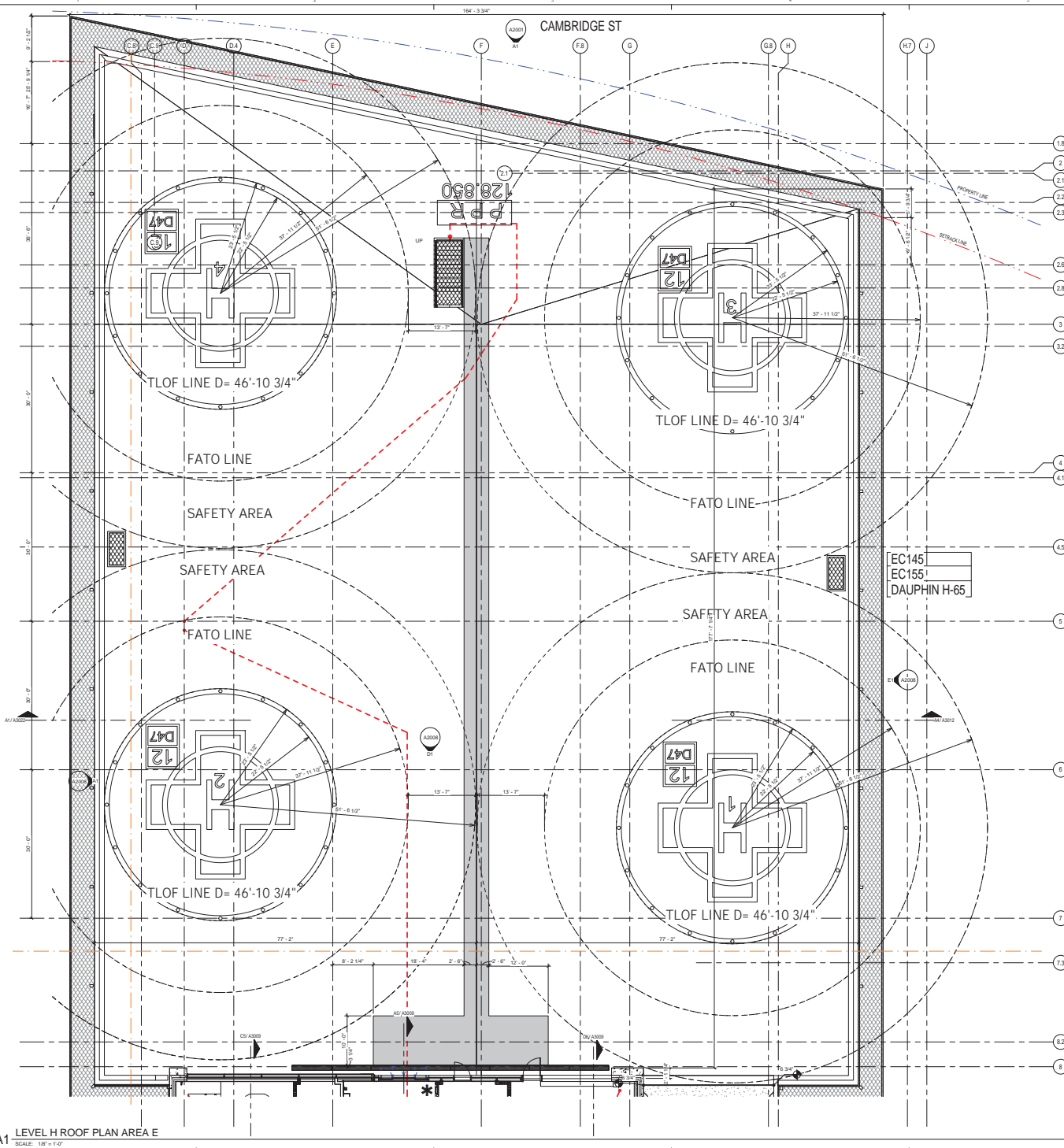
Copyright © 2015 WHR Architects Inc.

A2004

3/26/2015 11:48:19 AM

3/26/2015 11:53:44 AM

A1 LEVEL H ROOF PLAN AREA E
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- REFER TO THE PROJECT MANUAL FOR FRAMED OPENING SCHEDULE AND HARDWARE SCHEDULES.
- PARTITIONS SHALL BE TYPE (S) UNLESS NOTED OTHERWISE.
- REFER TO SHEET A404 FOR PARTITION TYPES.
- PARTITIONS ARE DIMENSIONED TO FINISH FACE OF DRYWALL UNLESS NOTED OTHERWISE.
- REFER TO SHEET A404 FOR TYPICAL INTERIOR PARTITION DETAILS.

FIRE RATING LEGEND

SYMBOL	PARTITION	DOOR
---	CORRIDOR (REQUIRED)	POSITIVE LATCH
=====	ONE HOUR SMOKE BARRIER	20 MIN.
=====	ONE HOUR	20 MIN.
=====	ONE HOUR	45 MIN.
=====	ONE HOUR	60 MIN.
=====	TWO HOUR	90 MIN.
=====	THREE HOUR	3 HR.
=====	FOUR HOUR	3 HR.
=====	EXISTING	EXISTING
➡	EXIT	

NOTE: FOR SCHEDULED DOORS WHERE SMOKE AND FIRE SEPARATIONS COINCIDE, THE MORE STRINGENT FIRE RATING SHALL APPLY.

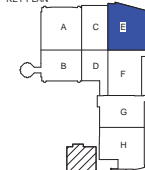
NOTES TO SHEET

EC145
EC155
DAUPHIN H-65

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KEY PLAN



**HERMANN
PAVILION II,
PARKING &
INFRASTRUCTURE
BUILDING**

**MEMORIAL
HERMANN**

**MEMORIAL
HERMANN**

MEMORIAL HERMANN

These documents are for review only
and are NOT for regulatory approval,
permitting or construction.
Date: 02/06/2015
Architect of record: MITCHELL L. WORTLEY
Title: TEXAS
Registration No.: 9131

**LEVEL 18 FLOOR PLAN
AREA E - SHELL**

PHASE: CD PROGRESS PRINTING
DATE: 02/06/2015

PROJECT NO.
H13000.01

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A1118.E



Application Number: 2015-0559

Plat Name: Memorial Hermann Hospital

Applicant: Kuo & Associates, Inc

Date Submitted: 03/20/2015

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

Specific Variance is being sought and extent of variance:

A zero building line along Cambridge Street for proposed canopy and helipad areas

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. Collector and local streets--Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

See 1b.

(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;

Applicant is requesting a subdivision plat variance for new construction at Hermann Hospital in the Medical Center. Variance is sought for zero building line along Cambridge Street for proposed canopy and helipad areas. Due to the new construction, a temporary emergency drop off is being constructed, which will be in place for two to three years. This canopy will extend past the building setback line and up to the property line. All supports and columns will be inside the setback line, as the canopy is cantilevered over the setback to the property line. There is also a proposed helicopter landing pad on Level 18, over 200 feet above ground elevation. This helipad has a required safety net that extends over the edge of the building, past the setback line, up to the property line. Neither of these will affect the views of pedestrians in the right of way, nor will either of these encroachments extend past the property line. The canopy overhang will extend to the property line for the benefit of the patients being dropped off. A dry surface is needed to ensure the safety of all involved. The helipad safety net is required by the code as a safety feature. These are both being installed to improve the safety of hospital patients and staff.

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

This is not a result of a hardship created by the applicant, these are safety recommendations for the benefit and protection of hospital patients and staff.

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

Yes, the intent and general purposes of this chapter will be preserved and maintained as neither of the two encroachments change the line of site for any pedestrian or vehicular traffic. The columns that support the canopy at the emergency drop off are all located inside the property, not in the building setback line. The canopy is cantilevered over this setback line. These are both being installed for the safety of hospital patients and staff.

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

This variance will not be injurious to the public health, safety or welfare. The canopy will not restrict any line of sight, and the safety net is designed as a safety feature in accordance with the code. Both the canopy and the safety net are being installed for the safety of hospital patients and staff.

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

Economic hardship is not the sole justification of the variance, the helipad safety net is required by the code and the cantilevered canopy over the emergency loading drive is to create a safe, dry area to unload patients. Both the canopy and the safety net are being installed to improve the safety of the hospital patients and staff.

Houston Planning Commission

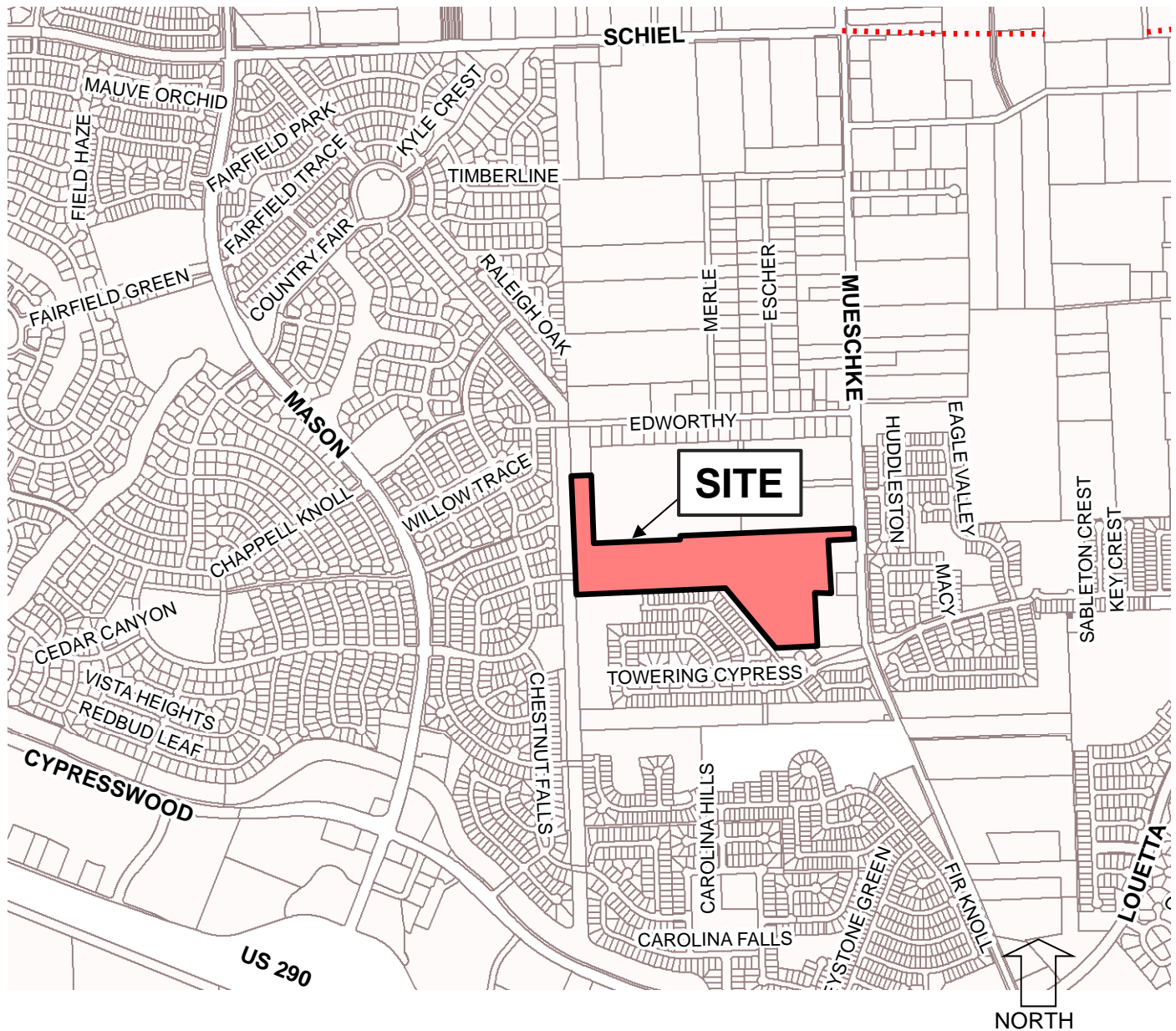
ITEM : 136

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Mueschke Road Tract

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

ITEM : 136

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Mueschke Road Tract

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM : 136

Planning and Development Department

Meeting Date: 04/16/2015

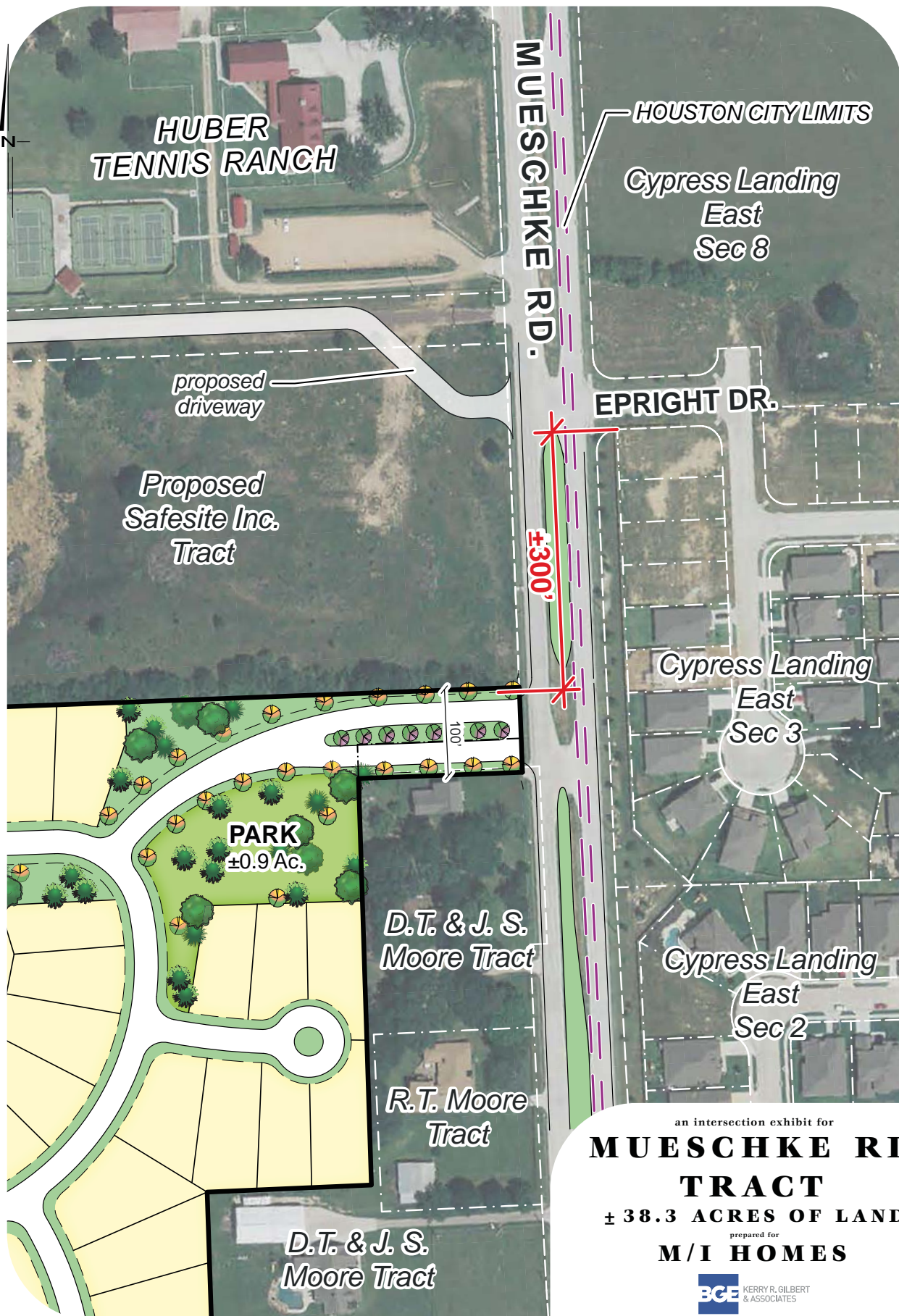
Subdivision Name: Mueschke Road Tract

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



an intersection exhibit for
MUESCHKE RD
TRACT
± 38.3 ACRES OF LAND
prepared for
M/I HOMES



— 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

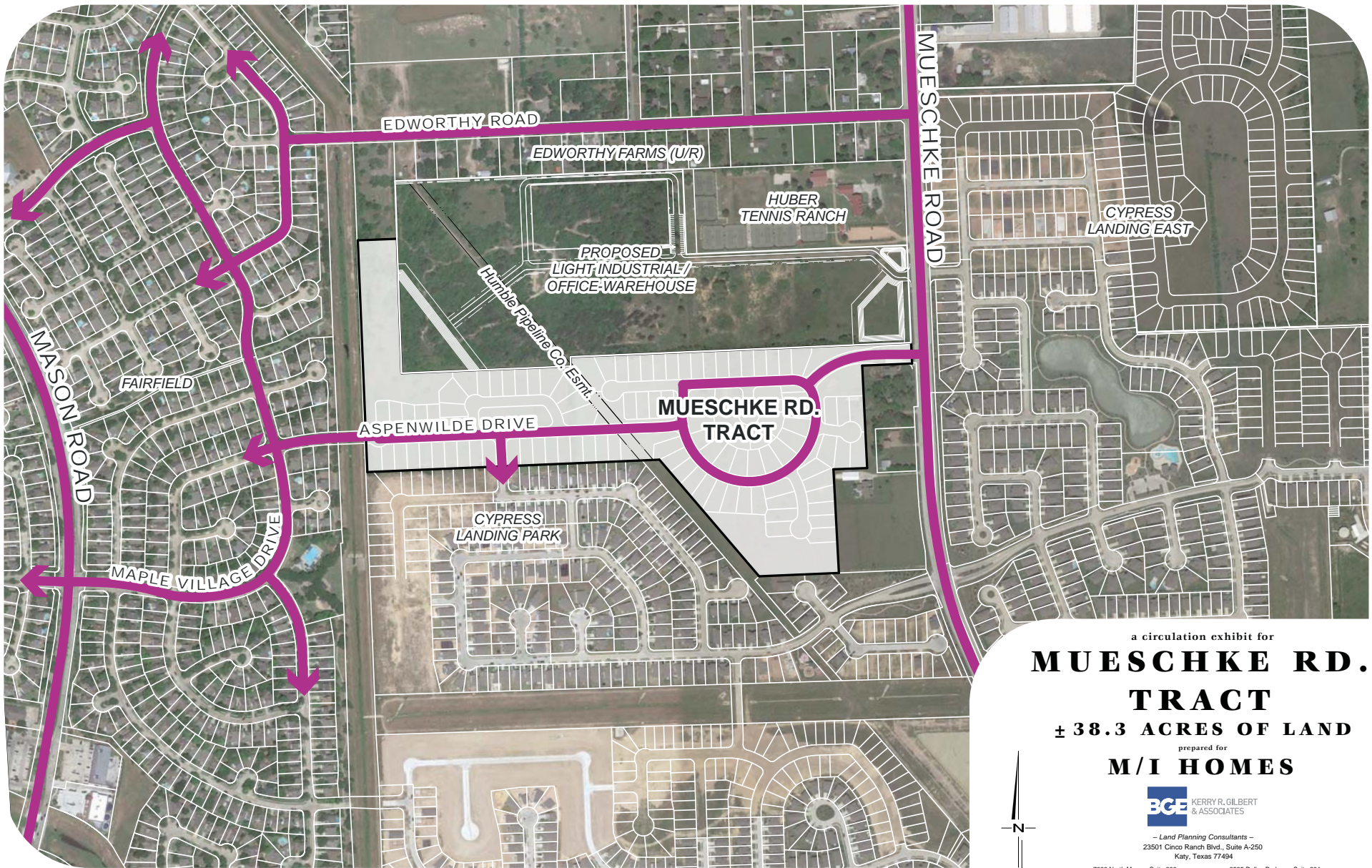
Tel: 281-579-0340

SCALE
0 25 50 100

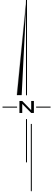
APRIL 6, 2015
KGA #30000

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a circulation exhibit for
**MUESCHKE RD.
TRACT**
± 38.3 ACRES OF LAND
prepared for
M/I HOMES



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Austin, TX 78731
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SCALE
0 50 100 200

APRIL 8, 2015
KGA #30000

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Application Number: 2015-0743

Plat Name: Mueschke Road Tract

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 04/06/2015

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

Specific Variance is being sought and extent of variance:

To allow an intersection offset of approximately 300' between existing and proposed streets along a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

(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 Mueschke Road Tract is a ±40-acre single-family development located northwest of central Houston on the major thoroughfare Mueschke Road, north of its intersection with Louetta Road and south of its intersection with Cumberland Ridge Road. The site is west of Mueschke Road, north of the Cypress Landing Park community, east of the Fairfield community, and south of a proposed light industrial / office-warehouse development. The tract has a narrow window of approximately 100' fronting on Mueschke Road, and is otherwise bounded on the east by two small acreage tracts with existing buildings on-site. On the west side of Mueschke Road, the next nearest intersections from this access window are Edworthy Road about 1050' to the north and Towering Cypress Drive / Tacoma Springs Drive about 1050' to the south. On the east side of Mueschke Road, the next nearest intersection is Epright Drive, a local street 300' to the north, which functions as a back-door connection into the Cypress Landing East community. This 300' offset is sufficient distance to establish a safe median cut spacing on Mueschke Road, however it is not in compliance with the required intersection spacing along major thoroughfares, which considers both sides of the street. The 600' intersection spacing south of the Epright Drive and north of Towering Cypress Drive / Tacoma Springs Drive falls adjacent to the existing home sites on the acreage tracts that separate the bulk of the subject site from Mueschke Road. The client purchased the rear portion of one of these acreage tracts to incorporate into the subject site, however the seller retained the portion in which the home sites exist, leaving the 100' window as the only access to Mueschke Road. The development proposes a boulevard entry within the 100' window onto Mueschke Road, which will function as the main entry into the development. However, additional connections are being made to existing stub streets from Cypress Landing Park on the south and Aspenwilde Drive from the west, so traffic circulation will not be limited to the entry from Mueschke Road.

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

The limited access to Mueschke Road created by the configuration of the site is the supporting circumstance for the variance.

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

The intersection spacing along both sides of the street is sufficient to establish safe separation between median openings, 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 median spacing along Mueschke Road will not exceed the required minimum for safe intersections, therefore the granting of the variance will not be injurious to the health, safety, and welfare.

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

The limited access to Mueschke Road created by the configuration of the site is the supporting circumstance for the variance.



Application Number: 2015-0743

Plat Name: Mueschke Road Tract

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 04/06/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum local street intersection spacing by allowing a block length of approximately 3150' between Mueschke Road and Maple Village Drive.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

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

The Mueschke Road Tract is a ±40-acre single-family development located northwest of central Houston on the major thoroughfare Mueschke Road, north of its intersection with Louetta Road and south of its intersection with Cumberland Ridge Road aka Schiel Road. The site is west of Mueschke Road, north of the Cypress Landing Park community, east of the Fairfield community, and south of a proposed light industrial / office-warehouse development. The tract makes three public street connections: east to Mueschke Road, south to the stub street Nelson Landing Drive in Cypress Landing Park, and west to the extension of Aspenwilde Drive in Fairfield. No public street connections are proposed along the northern boundary into the proposed adjacent light industrial / office-warehouse development (see plat app. # 2015-0722). The subject site is also crossed at an angle by an existing pipeline easement.

The tract immediately to the north of the subject site, called the Safesite Tract, proposes a single reserve restricted to non-residential uses, with a proposed land use of light industrial and office-warehouse facilities. This proposed adjacent development will take its access from Mueschke Road and provide private driveways to serve the various large buildings that will be constructed on-site. The site will be accessed by employees and delivery vehicles only, with no customer traffic. The proposed light industrial / office-warehouse land use is incompatible with single-family residential communities such as that proposed within the subject site. Through traffic from the adjacent development into the subject site would be injurious to the public health, safety, and welfare of the future residents living in the community.

Furthermore, the surrounding single-family developments all have ample circulation via the existing and proposed public street network, which adequately serves all the residents of the area with multiple interconnections – see attached regional circulation exhibit. East-west circulation already exists within the parameters of Chapter 42: on the north by Edworthy Road and major thoroughfare Shiel Road further to the north, as well as the excellent circulation and multiple stub streets in Fairfield; in the subject site via the connection to Aspenwilde Drive from Fairfield; as well as other connections already established in Cypress Landing Park further to the south. North-south circulation is currently handled by Mueschke Road to the east and the circulation established in Fairfield to the west, primarily Maple Village Drive, which functions as a collector-type street and makes connections to major thoroughfare Mason Road further west. The distance from Mueschke Road to Maple Village Drive is approximately 3150', which exceeds the required intersection spacing. However, all the lots within this block have immediate access to routes around the block or out to the surrounding areas; no maze-like dead-ends are being created.

A north-south through-street from Edworthy Road to the south is unlikely. The single-family tracts fronting on Edworthy Road are unlikely to ever redevelop or be platted, and even in such a case, the extension of a public street through one of these tracts would deprive that owner of the reasonable use of their land by leaving only a sliver of developable property remaining after extending a public street from Edworthy Rd. Most likely, one of these tracts would have to be condemned in order for a street connection to be made.

To further complicate matters, a public street through the subject site would have to avoid or cross over the existing pipeline easement, and account for the existing tennis club and proposed light industrial / office-warehouse buildings to the north, as well as the various detention facilities required by the two developments, all of which limit the feasible alignments for a public street.

Due to the incompatible nature of the proposed land use on the tract to the north, as well as the existing and proposed public street network that surrounds and connects through the subject site, a public stub street to the north would be both unsafe and unnecessary.

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

The incompatible nature of the proposed land use on the tract to the north is the supporting circumstance for the granting of the variance.

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

The overall circulation of the region is upheld by the major thoroughfare grid and the many public street connections that adequately serve the surrounding communities, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will prevent cross-traffic between the single-family communities and the proposed light industrial / office-warehouse development, which will protect the health, safety, and welfare of the nearby residents.

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

The existing and proposed street circulation, the incompatible nature of the proposed land use, the existing pipeline easement, and the required detention facilities are the supporting circumstances for the variance.

Houston Planning Commission

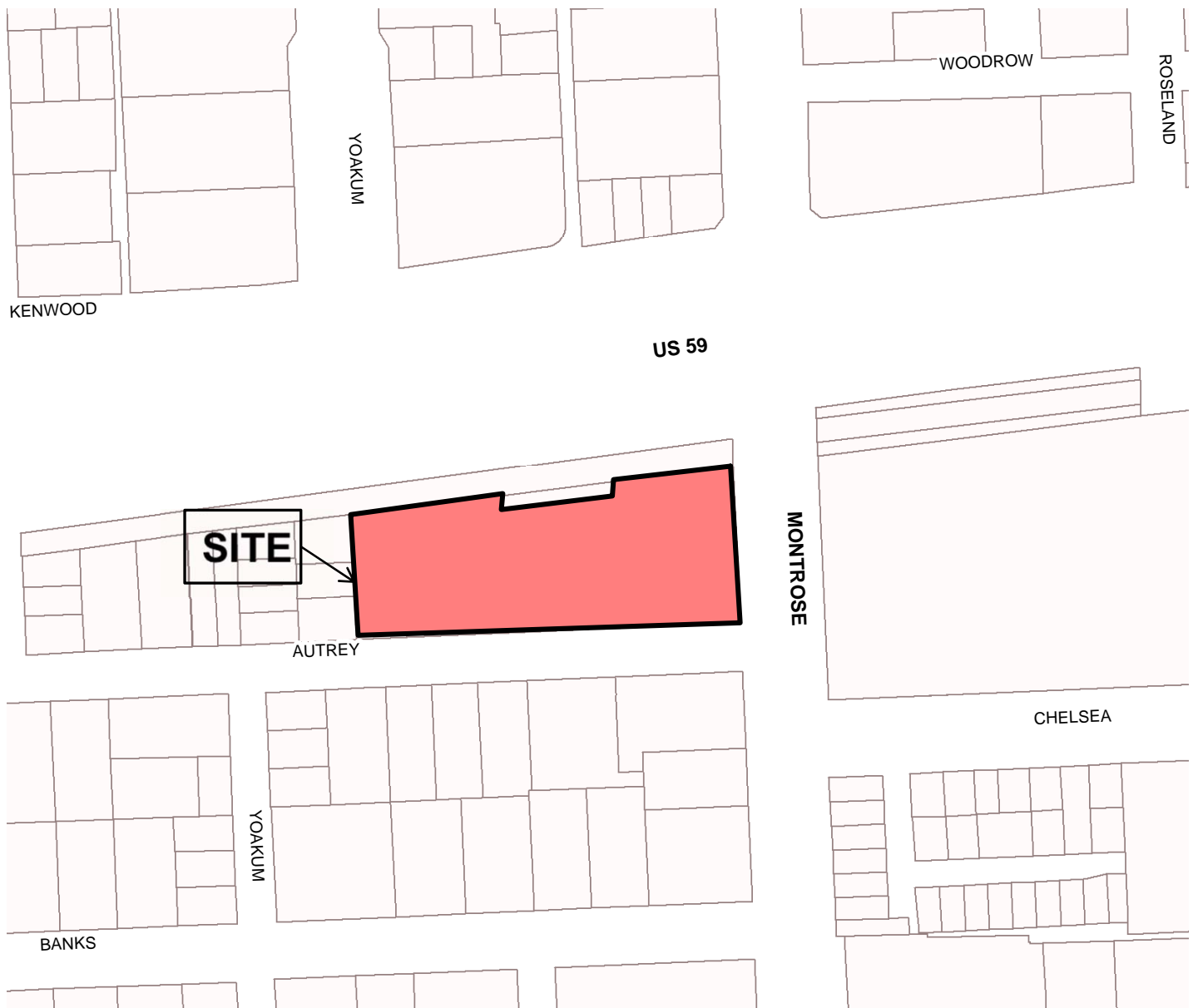
ITEM: 137

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Post Oak School (DEF1)

Applicant: Windrose Land Services, Inc.



D - Variances

Site Location

Houston Planning Commission

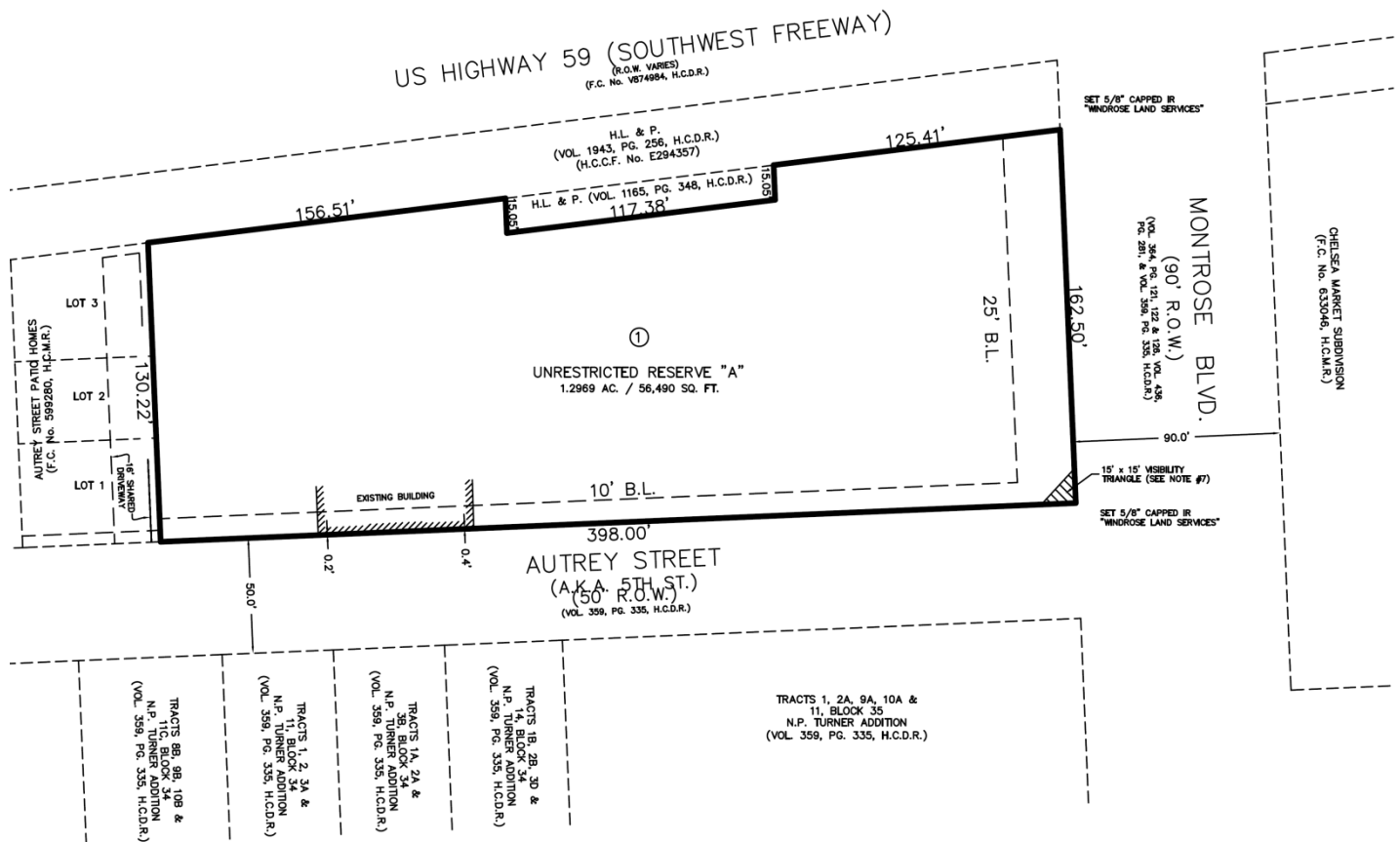
ITEM: 137

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Post Oak School (DEF1)

Applicant: Windrose Land Services, Inc.



D- Variances

Subdivision

Houston Planning Commission

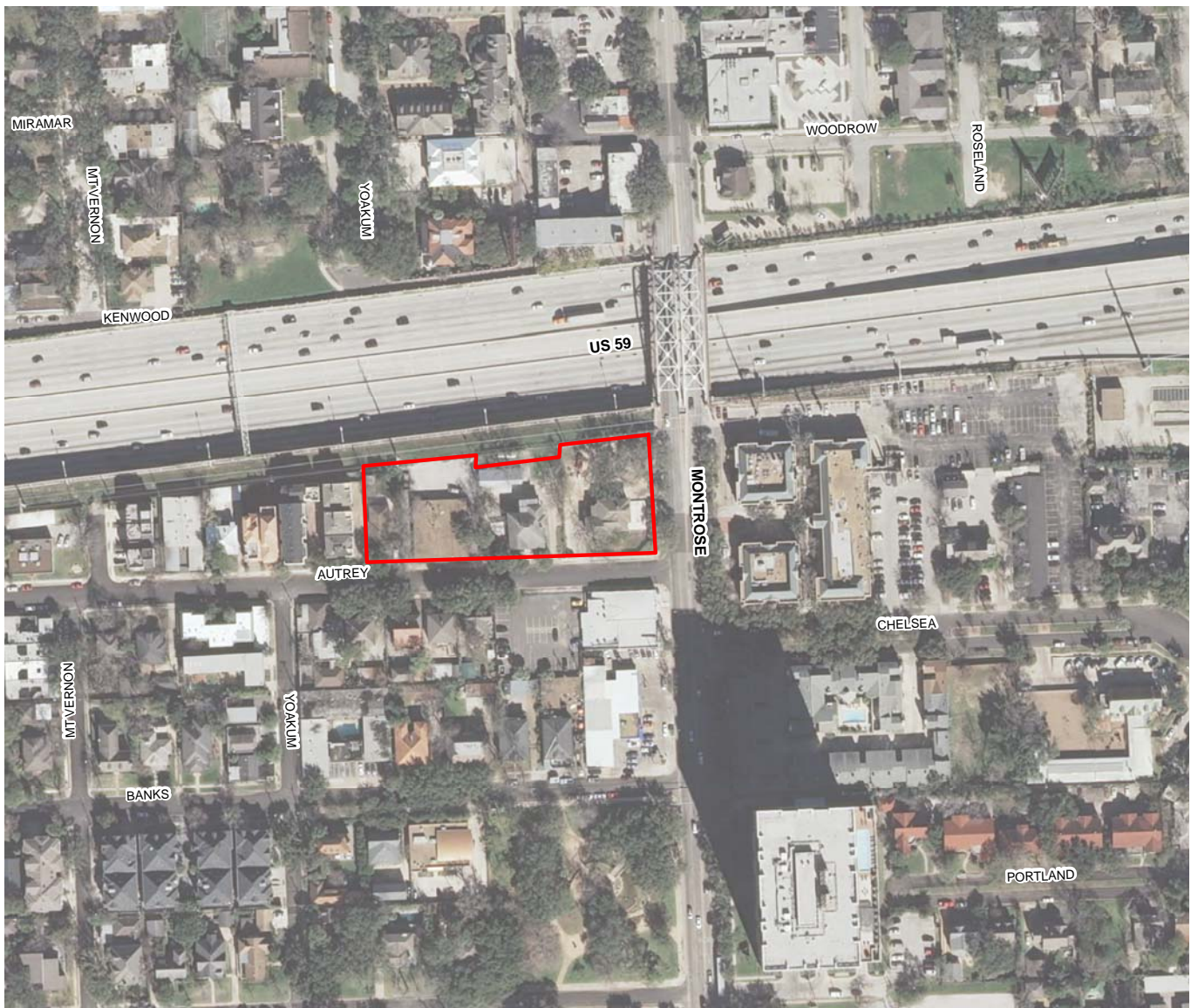
ITEM: 137

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Post Oak School (DEF1)

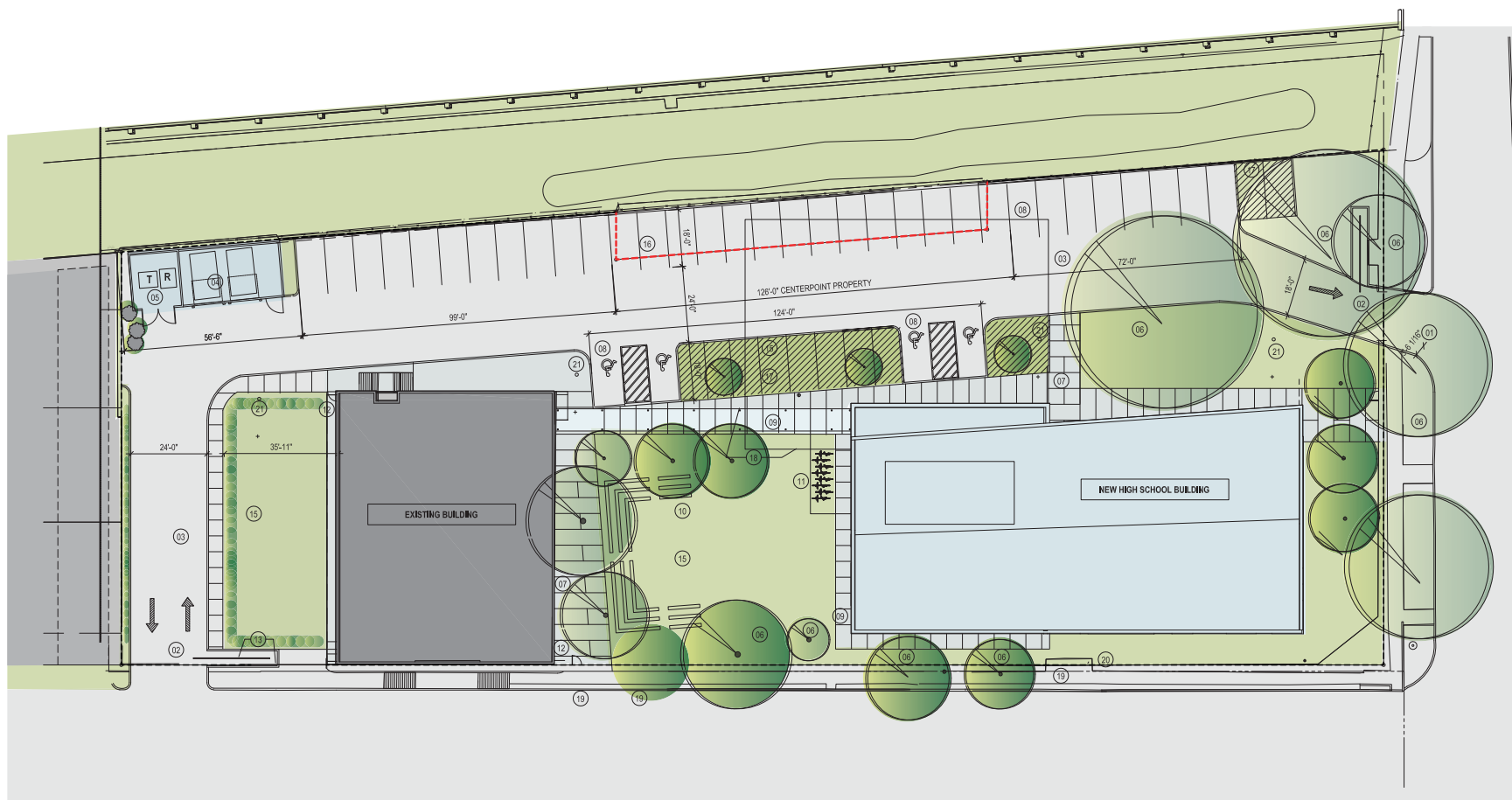
Applicant: Windrose Land Services, Inc.



D- Variances

Aerial

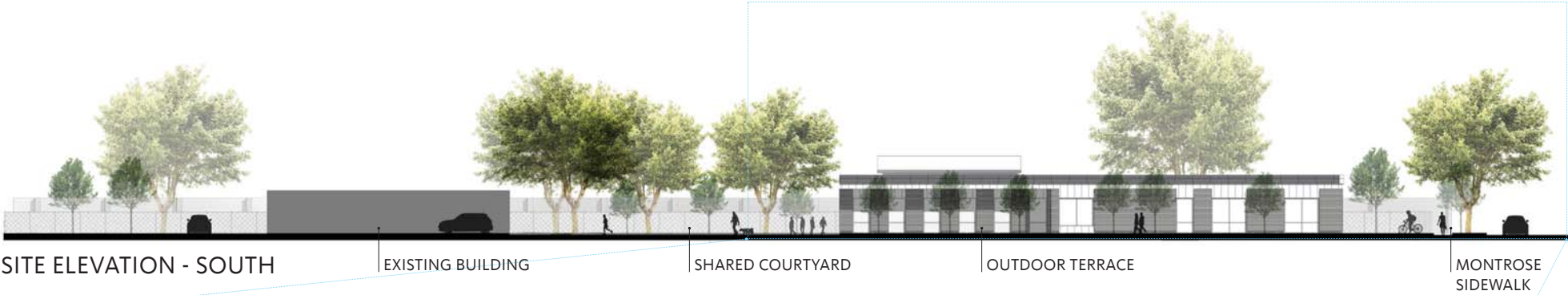
SITE PLAN | Montrose Campus



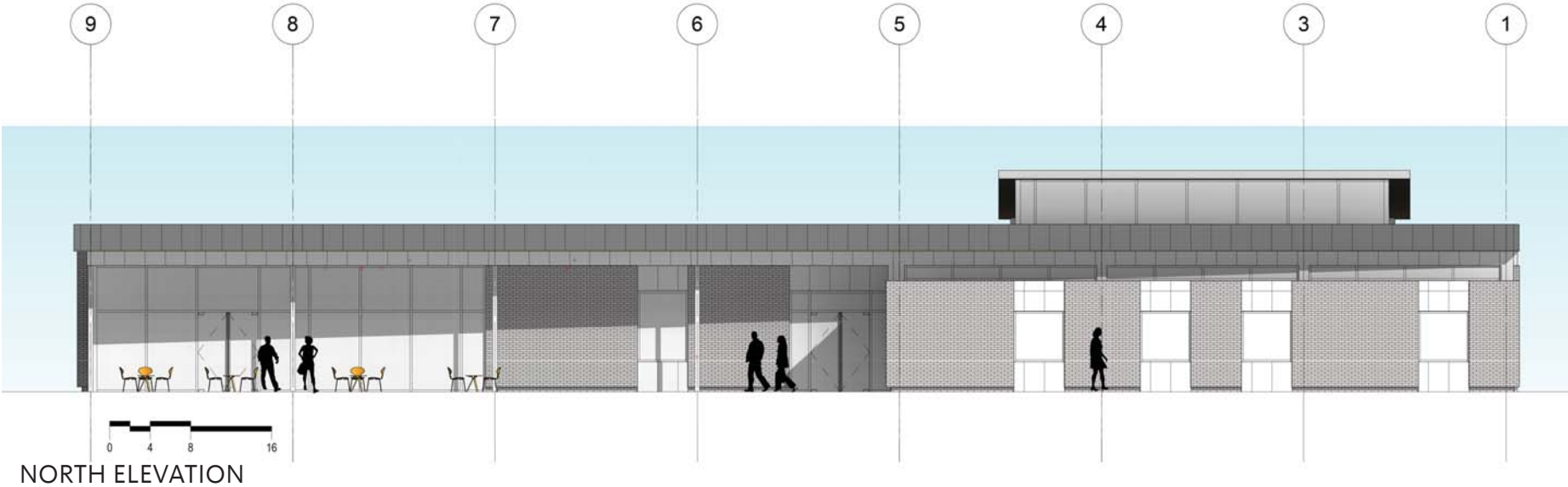
- 01 NEW CURB
- 02 NEW GATE
- 03 NEW ASPHALT DRIVEWAY
- 04 NEW CAR SHED
- 05 NEW TRASH ENCLOSURE
- 06 EXISTING TREE. PROTECT DURING CONSTRUCTION
- 07 NEW PAVEMENT
- 08 NEW PARKING
- 09 NEW COVERED WALKWAY
- 10 OUTDOOR CLASSROOM
- 11 BIKE RACKS
- 12 NEW ENTRANCE
- 13 NEW FENCE
- 15 NEW LANDSCAPING
- 16 PARKING ON CENTERPOINT'S PROPERTY
- 17 PHASE 2 PARKING
- 18 PHASE 2 OVERHANG ABOVE
- 19 REPAIR CURB AND SIDEWALK
- 20 FILL IN FENCE
- 21 NEW LIGHT POLE



EXTERIOR | SITE ELEVATIONS



EXTERIOR | ELEVATIONS





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: 155

Chapter 42 Reference:

Sec. 42-155. Collector and local streets--Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

The 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.

Houston Planning Commission

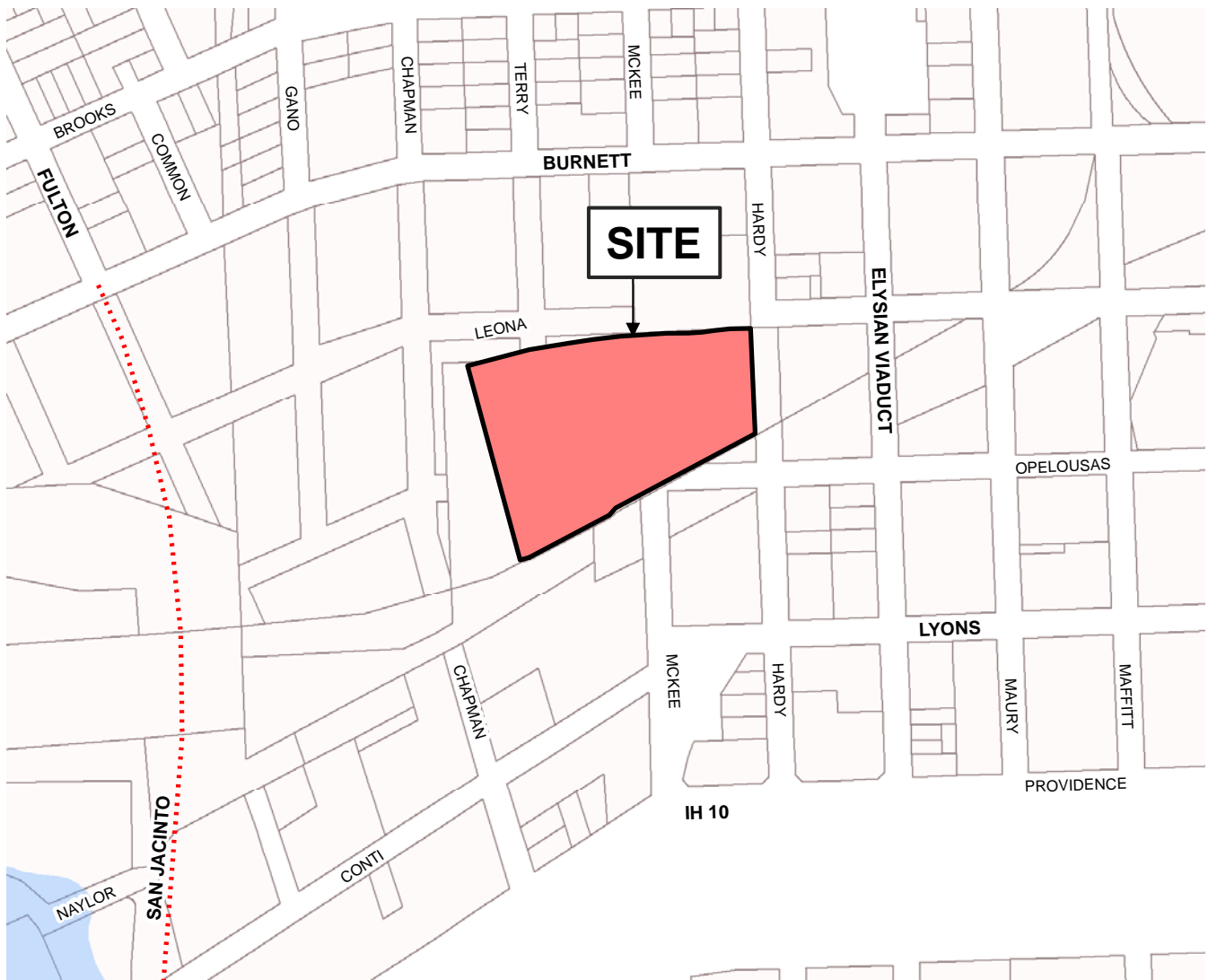
ITEM: 138

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Residences at Hardy Yards

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

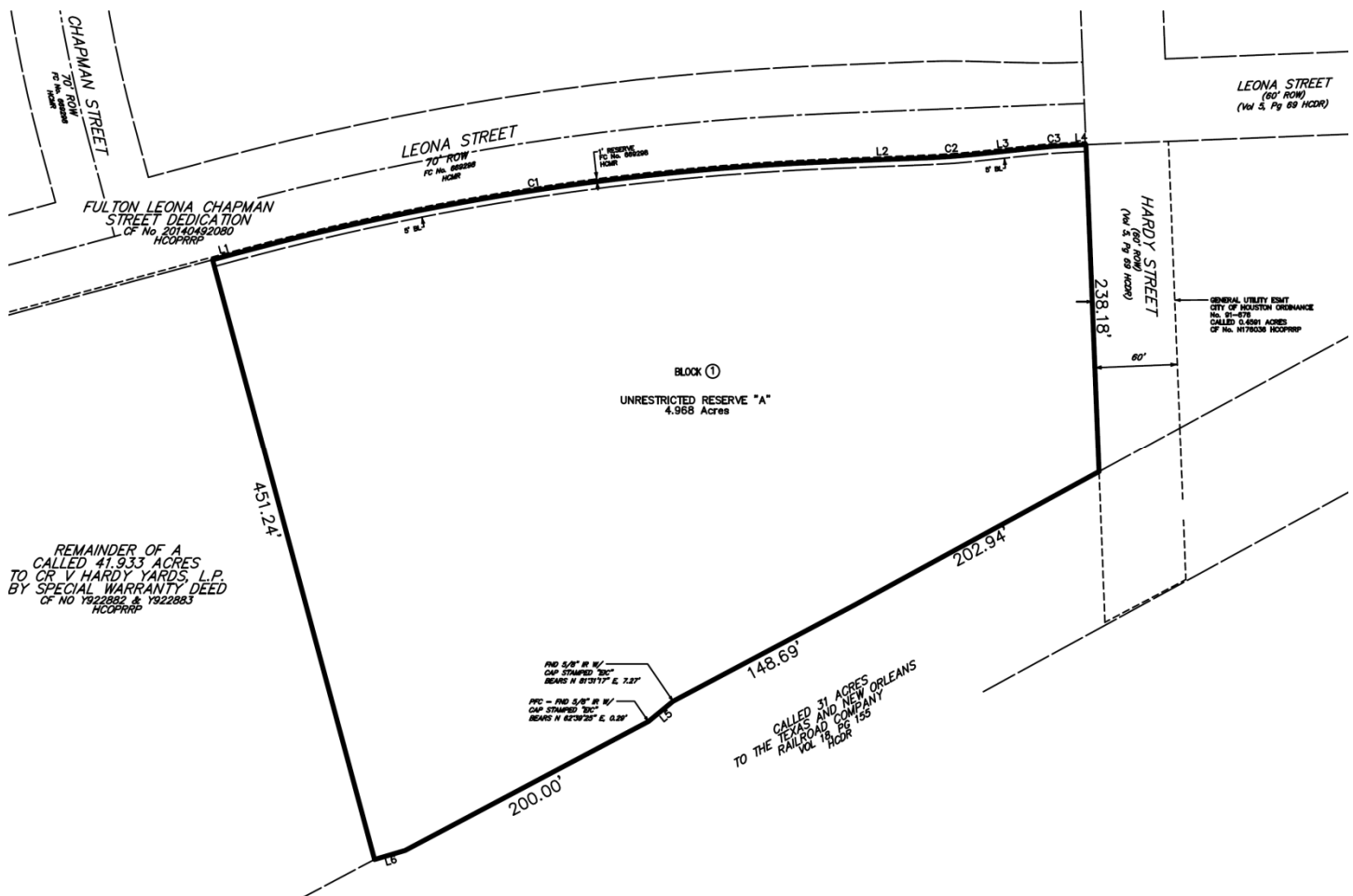
ITEM: 138

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Residences at Hardy Yards

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 04/16/2015

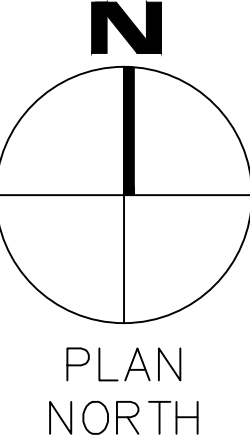
Subdivision Name: Residences at Hardy Yards

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



1 Site Plan

SCALE: 1" = 30'



1 North Elevation - Overall (facing Leona Street)

SCALE: 1" = 20'

Residences at Hardy Yards

Houston, TX

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JOB NO. 2014.038

SHEET DESCRIPTION
Leona Street Elevation

SHEET NO.

HY-04



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-0678

Plat Name: Residences at Hardy Yards

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 04/03/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance: To allow a 5' setback rather than 10' on Leona, a local street

Chapter 42 Section: 150

Chapter 42 Reference:

Building line requirement. Local streets -all others-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;

This is the first project to be built in the hard Yard redevelopment of the former rail yard. The tenants are to have mixed incomes and will have both market rate and affordable units. A substantial grant through the City Housing and Community Development Department is making this possible. The project is following the Design Guidelines adopted by the master developer, Cypress Properties, for all projects within Hardy Yards. These Guidelines are consistent with the project plan approved by City Council for the Hardy/Near Northside Zone (T.I.R.Z. #21). This Plan has specific goals including: • Goal #1 Create pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities To achieve this goal, the Guidelines for Leona Street include a 70' right-of-way, which has already been dedicated. The paving plans include two 12' moving lanes in the middle flanked by 8' parking lanes on each side. There will be 15' from the face of the curb to the property line. Close to the curb will be a 9' tree planting and amenity area, then a 6' sidewalk adjacent to the property line. Buildings are to be setback 5' from the property line at their closest point and to have articulation in their elevations. A page from the Guidelines is attached to this request and this proposed project is following these Guidelines.

(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 purchasing property with requirements set by the master developer to achieve the goals of the T.I.R.Z.

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

The intent of the Chapter is to recognize and support the unique requirements of individual neighborhoods.

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

Public health, safety, and welfare will be advanced in this area by the project proposed by creating spaces attractive to and safe for pedestrian, who will be encouraged to walk to the planned open space amenities as well as to the nearby transit station.

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

The justification for the variance is the character of the development planned for the area.

Houston Planning Commission

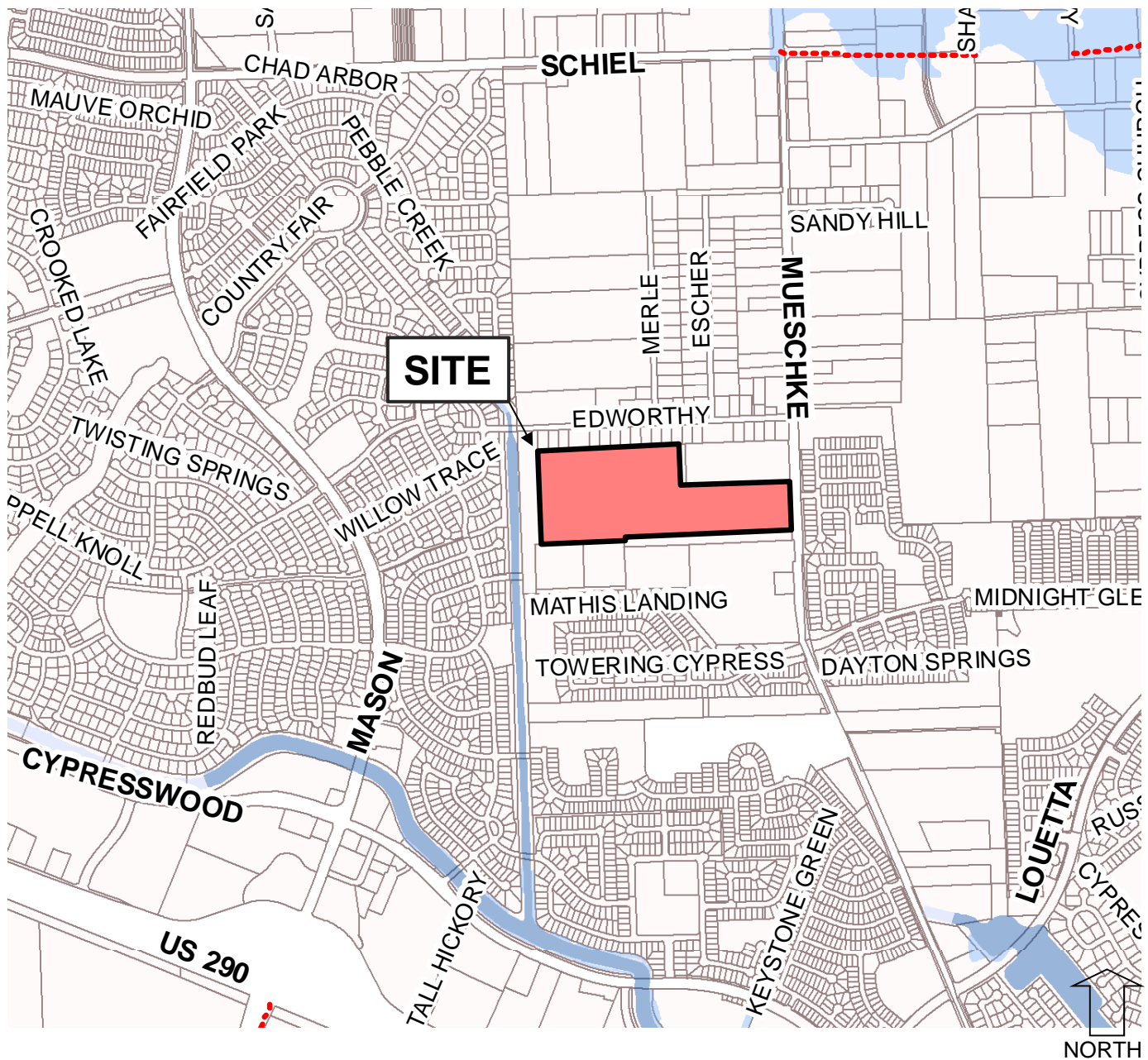
ITEM: 139

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Safesite Tract

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

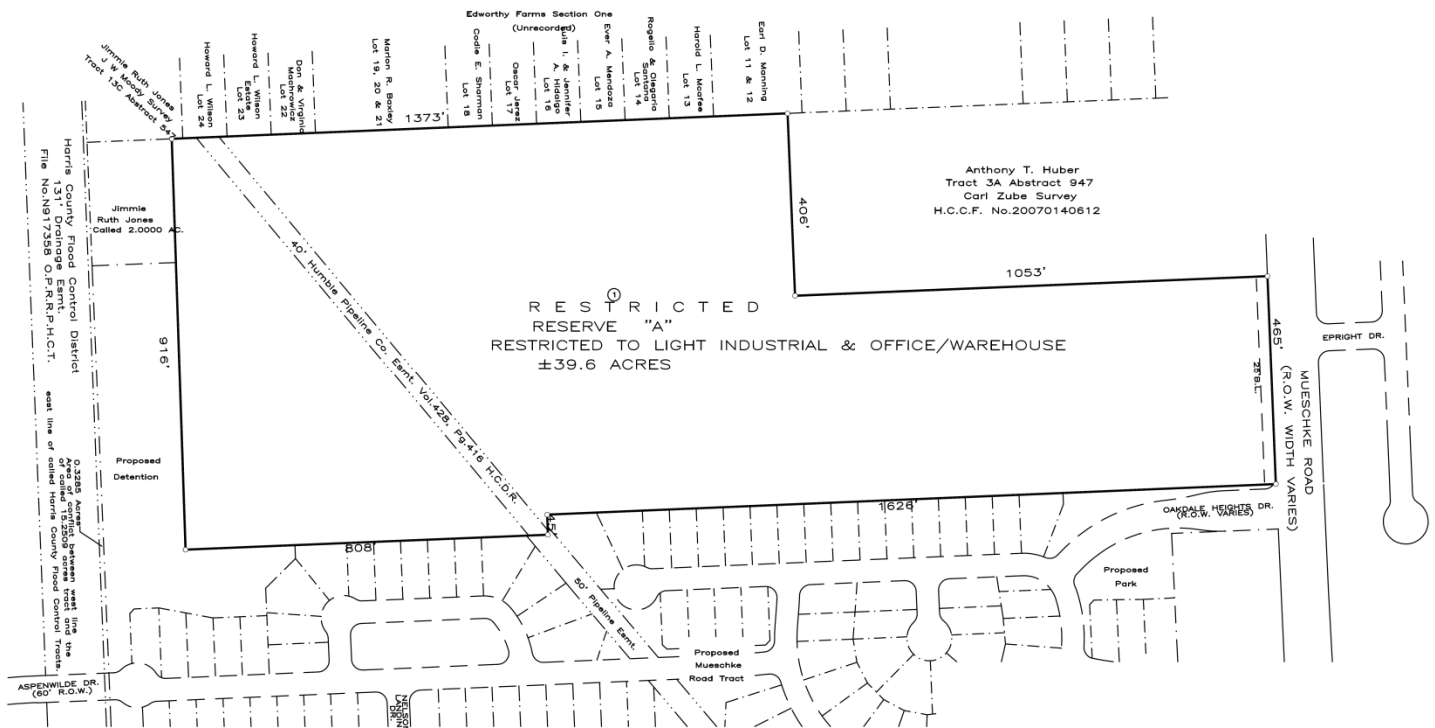
ITEM: 139

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Safesite Tract

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Safesite Tract

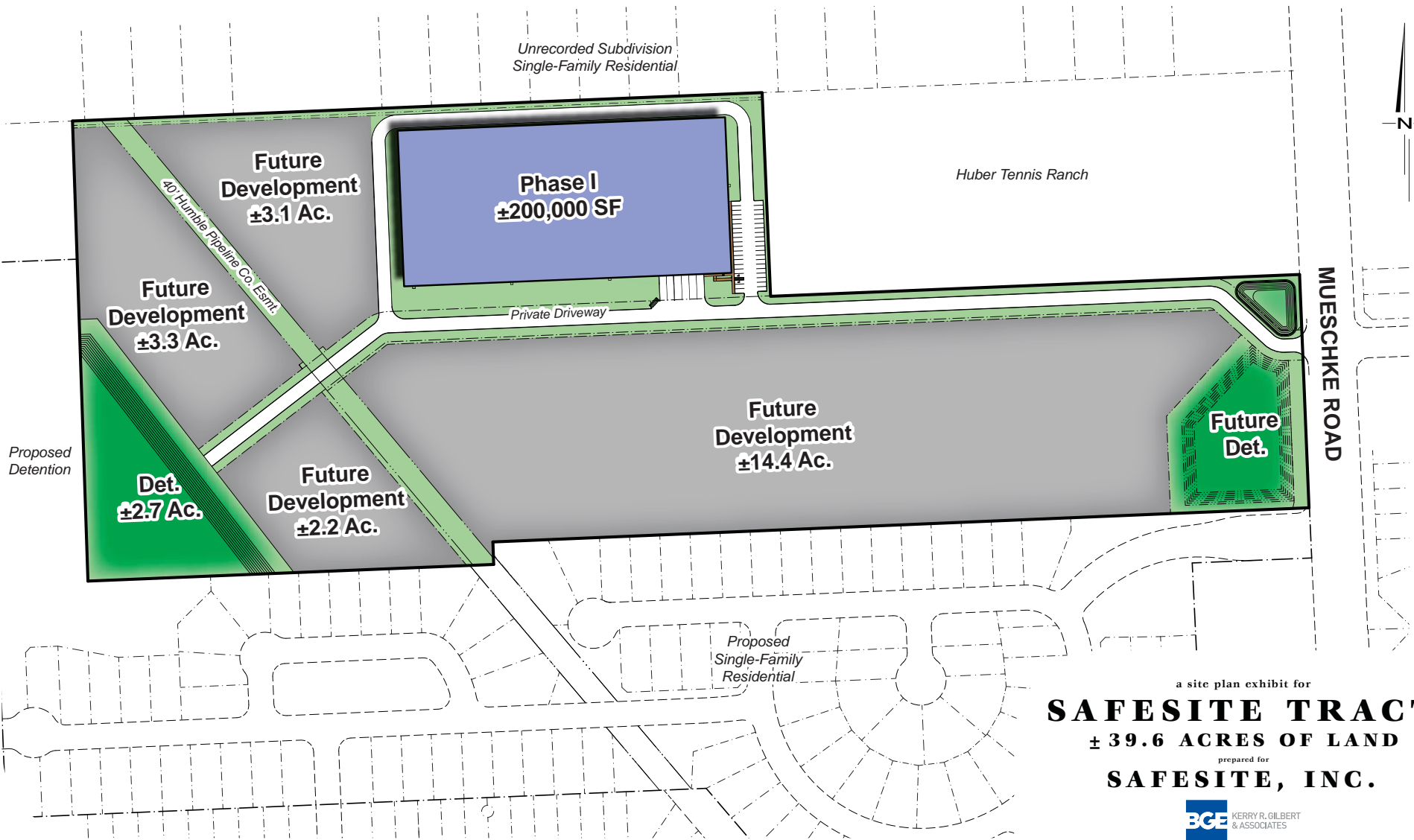
Applicant: BGE|Kerry R. Gilbert Associates



NORTH

D – Variances

Aerial



a site plan exhibit for
SAFESITE TRACT
 ± 39.6 ACRES OF LAND
 prepared for
SAFESITE, INC.



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 23501 Cinco Ranch Blvd., Suite A-250
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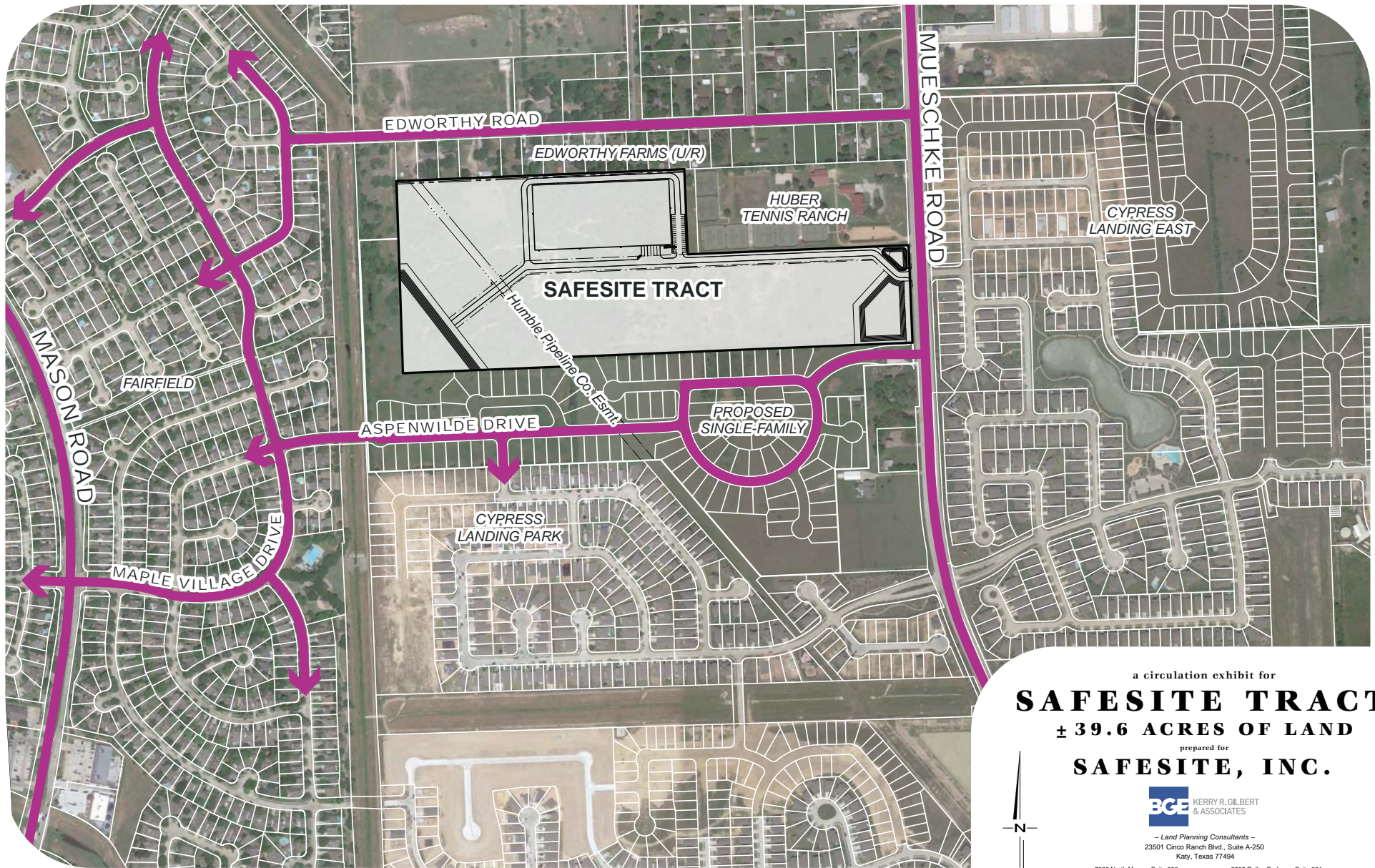
Tel: 281-579-0340

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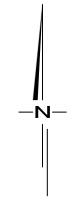
APRIL 6, 2015
 KGA #30000A

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a circulation exhibit for
SAFESITE TRACT
± 39.6 ACRES OF LAND
prepared for
SAFESITE, INC.



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Application Number: 2015-0722

Plat Name: Safesite Tract

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 04/06/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum local street intersection spacing by allowing a block length of approximately 3150' between Mueschke Road and Maple Village Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The Safesite Tract is a proposed \pm 40-acre light industrial/office-warehouse development located generally northwest of central Houston on the major thoroughfare Mueschke Road. Mueschke Road forms the eastern-most boundary of the tract and provides access to the site. To the northeast of the subject site is an existing tennis club facility with several tennis courts, also taking access from Mueschke Road. North of the site is an unrecorded subdivision of single-family lots in one row, all of which front on the east-west street Edworthy Road, which intersects Mueschke Road. To the west is a small acreage tract and proposed detention pond, a \pm 130'-wide HCFCD drainage ditch, and the Fairfield community. Directly to the south of the subject site is a proposed single-family residential development, which connects to both Fairfield on the west and the Cypress Landing Park community further south, as well as to Mueschke Road on the east. The site is crossed at an angle by an existing pipeline easement.

The Safesite Tract proposes a single reserve restricted to non-residential uses, with a proposed land use of light industrial and office-warehouse facilities. The proposed development will take its access from Mueschke Road and provide private driveways to serve the various large buildings that will be constructed on-site. The attached site plan illustrates the first phase of the development, which includes a \pm 200,000 SF building and the required detention, utilities, private driveways and parking, etc. This facility will be accessed by employees and delivery vehicles only, with no customer traffic. No public streets are proposed within the subject site. The proposed light industrial / office-warehouse land use is incompatible with the single-family residential developments which surround the tract on all sides. Through traffic from the subject site into the single-family developments would be injurious to the public health, safety, and welfare of the residents living in these communities.

Furthermore, the surrounding single-family developments all have ample circulation via the existing and proposed public street network, which adequately serves all the residents of the area with multiple interconnections – see attached regional circulation exhibit. East-west circulation already exists within the parameters of Chapter 42: on the north by Edworthy Road and major thoroughfare Shiel Road further to the north, as well as the excellent circulation and multiple stub streets in Fairfield; and on the south via the proposed single-family development adjacent to the subject site, which will create a connection from Aspenwilde Drive in Fairfield to Mueschke Road, as well as other connections already established in Cypress Landing Park further to the south. North-south circulation is currently handled by Mueschke Road to the east and the circulation established in Fairfield to the west, primarily Maple Village Drive, which functions as a collector-type street and makes connections to major thoroughfare Mason Road further west. However, the distance from Mueschke Road to Maple Village Drive is approximately 3150', which exceeds the required intersection spacing.

A north-south through-street from Edworthy Road to the south is unlikely. The single-family tracts fronting on Edworthy Road are unlikely to ever redevelop or be platted, and even in such a case, the extension of a public street through one of these tracts would deprive that owner of the reasonable use of their land by leaving only a sliver of developable property remaining after extending a public street from Edworthy Rd. Most likely, one of these tracts would have to be condemned in order for a street connection to be made. To further complicate matters, a public street through the subject site would have to avoid or cross over the existing pipeline easement and take into account the configuration of the adjacent tennis club as well as the required on-site detention, all of which limit the feasible alignments for a public through-street.

Due to the incompatible nature of the proposed land use on the subject site, as well as the existing and proposed public street network surrounding the site, a public through-street across the subject site would be both unsafe and unnecessary.

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

The surrounding single-family residential communities, the incompatible nature of the proposed land use, and the limiting characteristics of the subject site are the supporting circumstances for the variance.

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

The overall circulation of the region is upheld by the major thoroughfare grid and the many public street connections that adequately serve the surrounding communities, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will prevent cross-traffic between the single-family communities and the proposed light industrial / office-warehouse development, which will protect the health, safety, and welfare of the nearby residents.

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

The surrounding single-family residential communities, the incompatible nature of the proposed land use, and the limiting characteristics of the subject site are the supporting circumstances for the variance.

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Swan Terrace

Applicant: Jalayer and Associates, INC.



D – Variances

Site Location

Houston Planning Commission

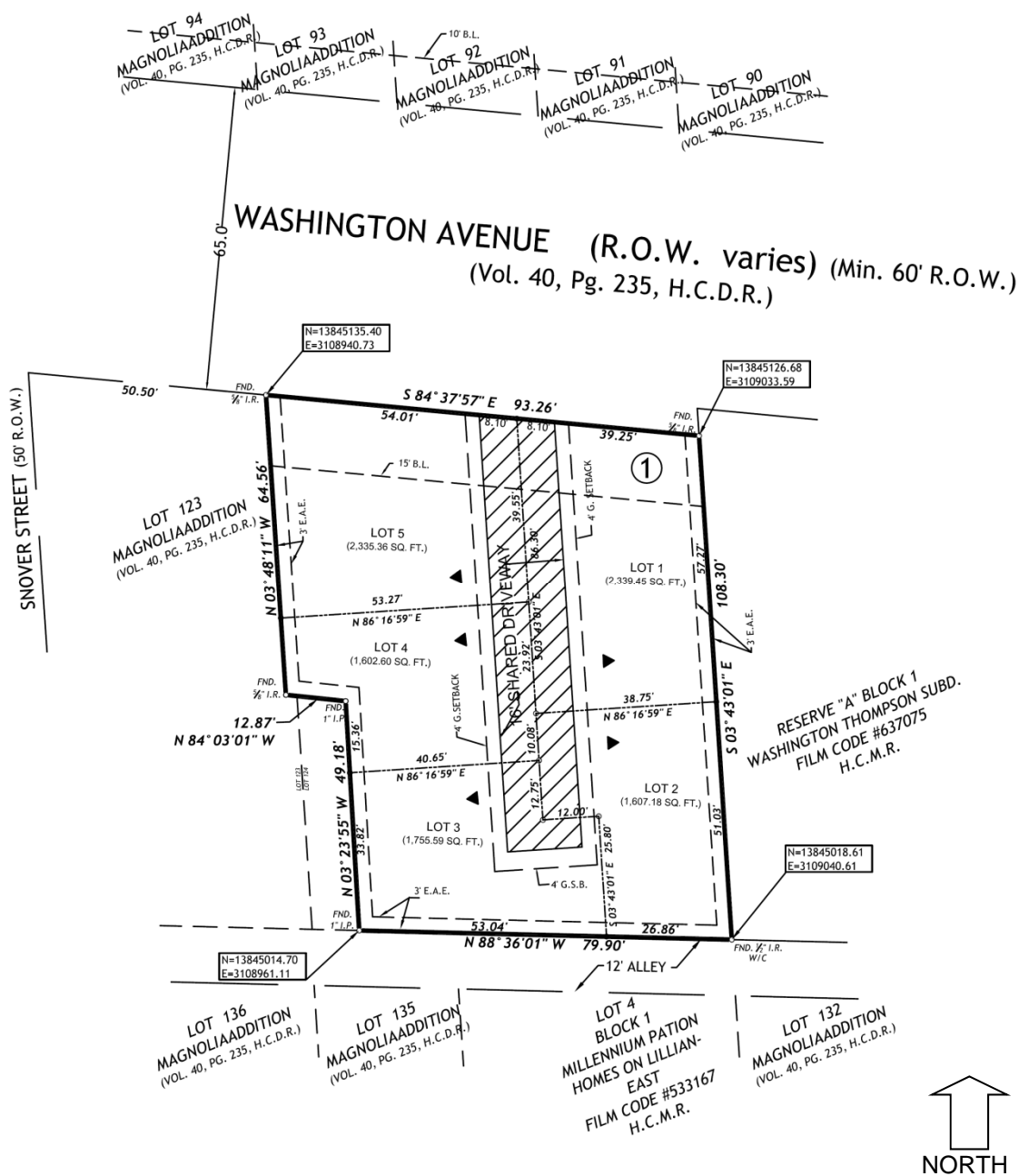
ITEM: 140

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Swan Terrace

Applicant: Jalayer and Associates, INC.



D – Variances

Subdivision

Houston Planning Commission

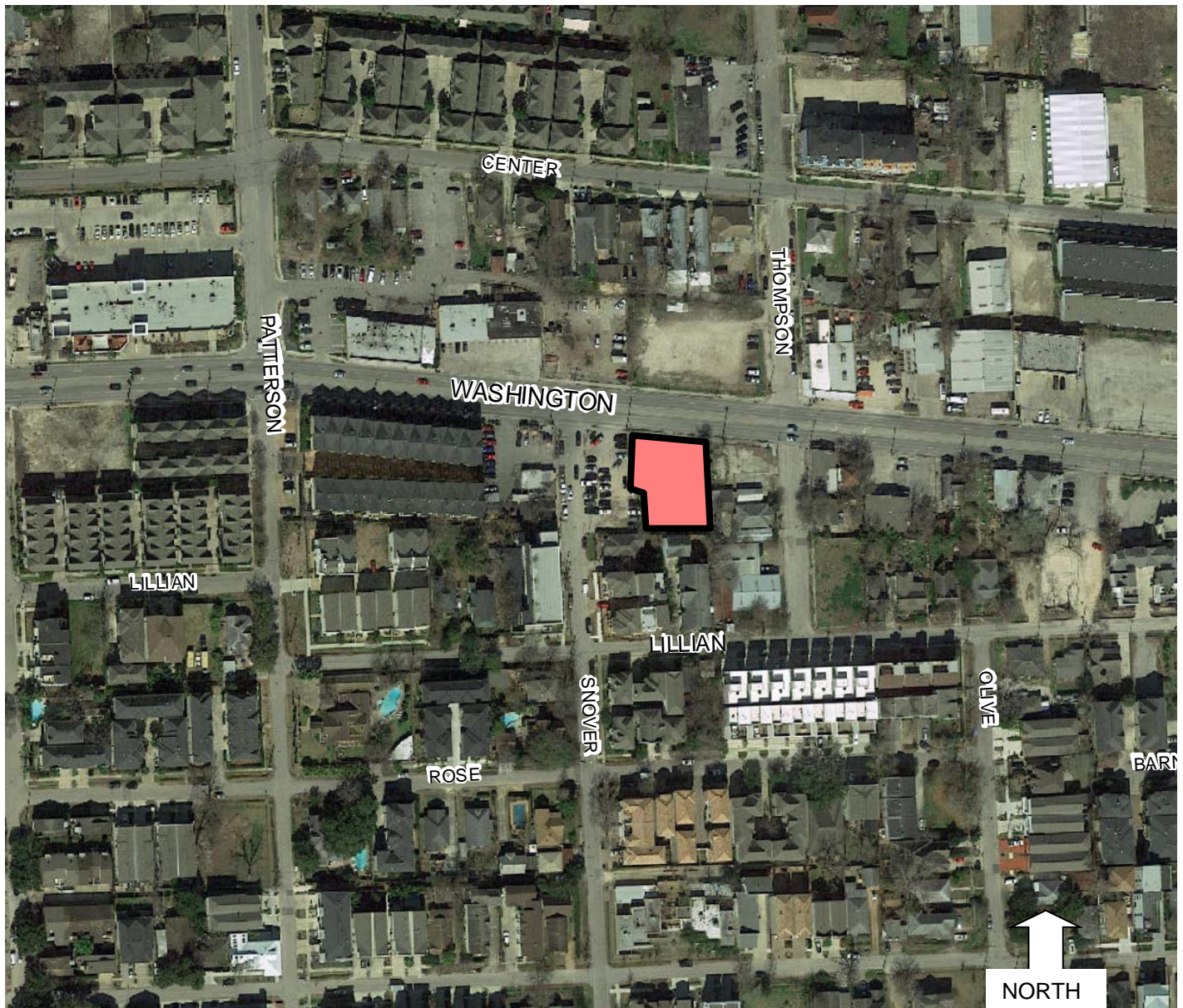
ITEM: 140

Planning and Development Department

Meeting Date: 04/16/2015

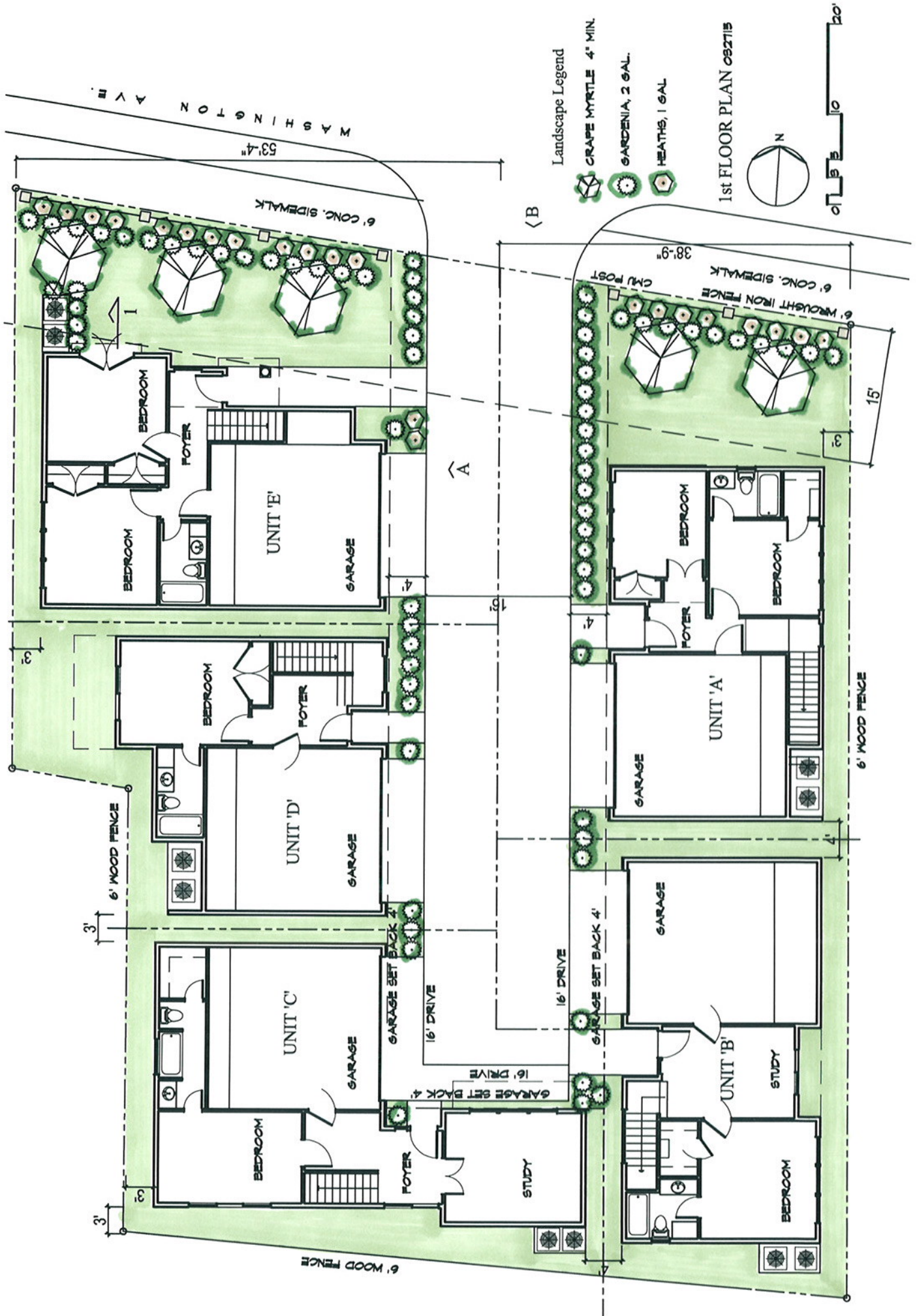
Subdivision Name: Swan Terrace

Applicant: Jalayer and Associates, INC.



D – Variances

Aerial



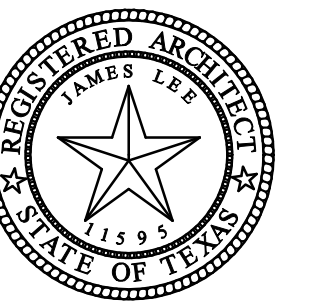


STREET DEVELOPMENT SECTION

0 1 3 5 10 20'

Swan Terrace Subdivision
4315 Washington Ave., Houston, Texas 77007

Citiscap
International
Inc.



Streetfront
Development
Section

DWG. TITLE:
JOB NO.: 150101
SCALE: 1/4" = 1'-0"
DRAWN:
CHECKED:
DWG. NO.:

SD.1



Development Statement

We proposed a multi-unit single family residential development on this site. The proposed project is based on traditional with contemporary touch theme. We believe the proposed design will not only enhance the ongoing upscale re-development of the area but also contribute to the property value increasing of this site and neighborhood properties as well.

The distinguish design features are listed as follows :

1. A 6' wrought iron fence with masonry column system is proposed along Washington ave. provides security and aestheically pleased enhansement along the street.
2. Strubs and ground covers behind the fence will beautify the street front and also provide privacy to the home owner.
3. Street trees also will add greenery to the neighborhood.
4. Combination of stone and fiber cement panel are aesthetically pleased, low maintenance building materials will help to maintain property value.
5. Balconies provide natural lighting to the home owner and re-inforce the design statement of the project



Application Number: 2015-0591

Plat Name: Swan Terrace

Applicant: Jalayer And Associates, Inc.

Date Submitted: 03/22/2015

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

Specific Variance is being sought and extent of variance:

Not to apply the 25' building line along Washington Avenue

Chapter 42 Section: 152(a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Subject property as of now is a commercial reserve, present owner wishes to develop it to a single family residential community of five single family lots with one 16' shared driveway taken access from Washington Avenue. Although these lots are not back onto Washington Avenue, they are alongside the major thoroughfare and will take access from the shared driveway only. All vehicle access to and from the Washington Avenue will be denied and will be noted on the plat. The proposed development plan will not only enhance the ongoing upscale re-development of the area but also contribute and assist City's redevelopment effort to this area by providing new buildings of traditional theme with contemporary touch.

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

The subject property is not rectangular and the property lines are not 90 degrees, the physical nature of the land is difficult to manage to satisfy all the requirements. And to allow the development of this project, it would beautify the neighborhood by adding colors and greenery along Washington Avenue. New street trees, colorful shrubs and ground cover plus a new 6' concrete sidewalk would greatly improve the walkability of this redeveloping neighborhood.

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

There is an existing driveway so the number of driveway to Washington Avenue would remain the same. All residents would take access from the only shared driveway and there would be no different road configuration after the development.

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

The shared driveway crossing the building line would be perpendicular to the adjacent major thoroughfare and the building line, all vehicle access would be taken from the shared drive, and thus no vehicle would be back onto Washington Avenue. Plus, a wide, comfortable 6 foot concrete sidewalk with plenty of lights shine from the building balconies and site at night will provide extra lights to the neighborhood. A nice 6' wrought iron fence, 6' concrete sidewalk to increase the walkability, new street trees, shrubs, ground covers and plenty of lights at nights are the extra comfort this project would bring to this neighborhood.

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

This project would become a plus to city's redevelopment of this area. Also by granting the 15' building line, this exterior fence of this project would line up with another already developed project "Washington Brownstone" located on the west side along Washington Avenue. The line up of these single home communities will further please the eyes of the public.

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Walmart USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

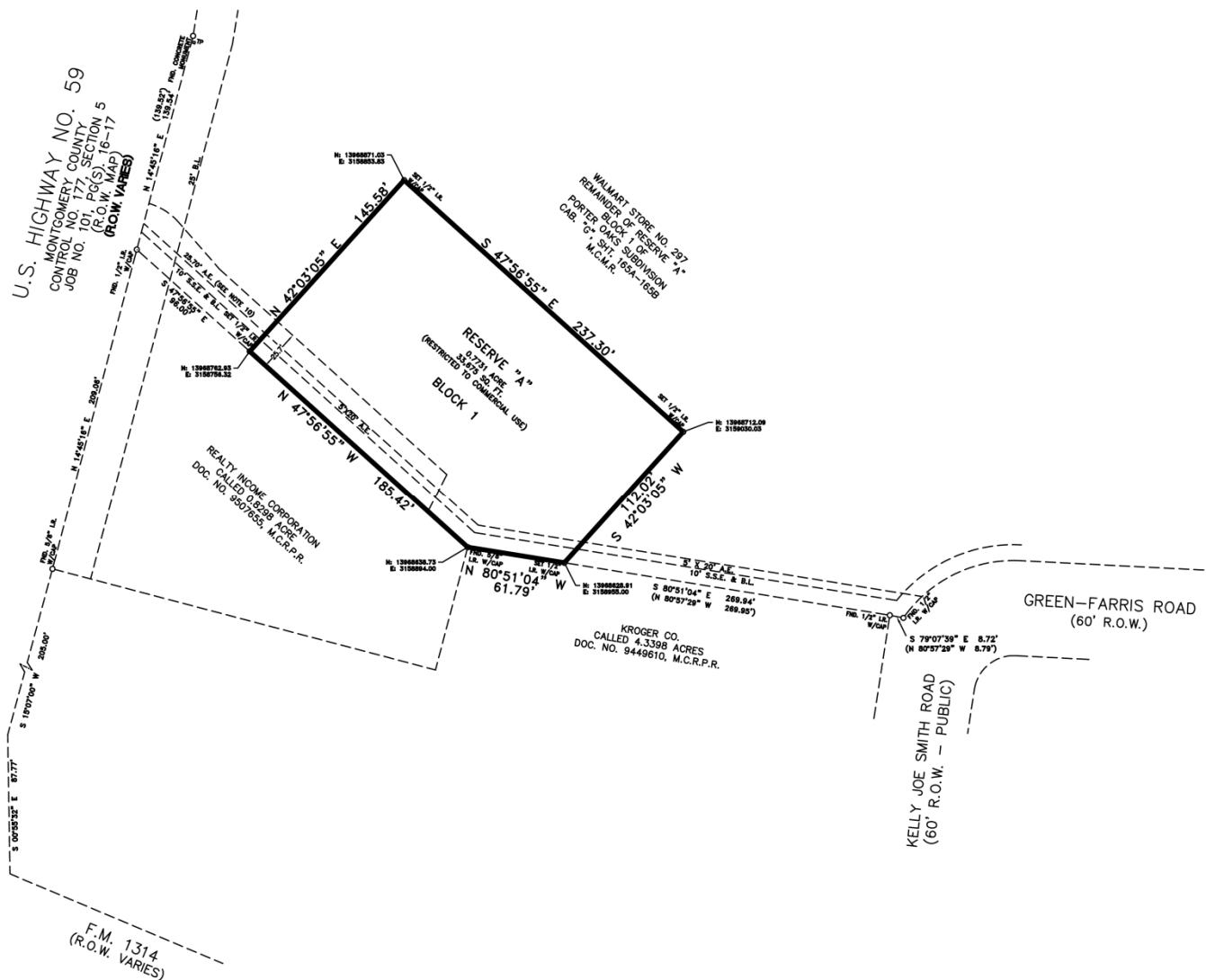
ITEM: 141

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Walmart USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 04/16/2015

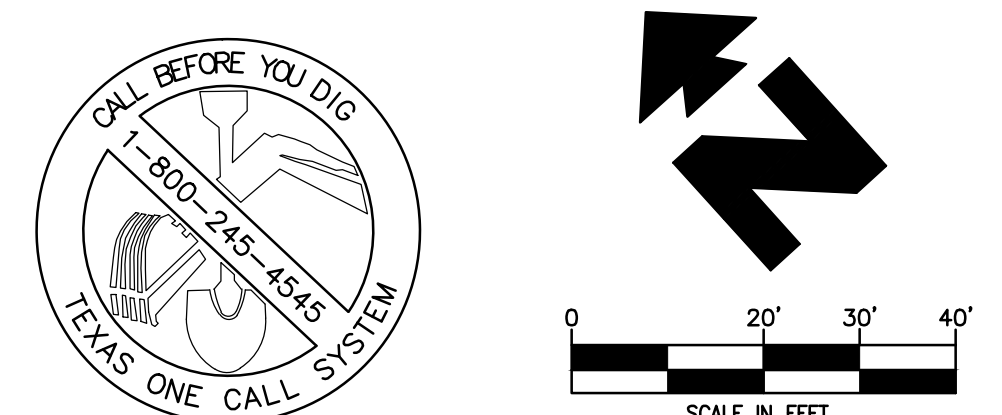
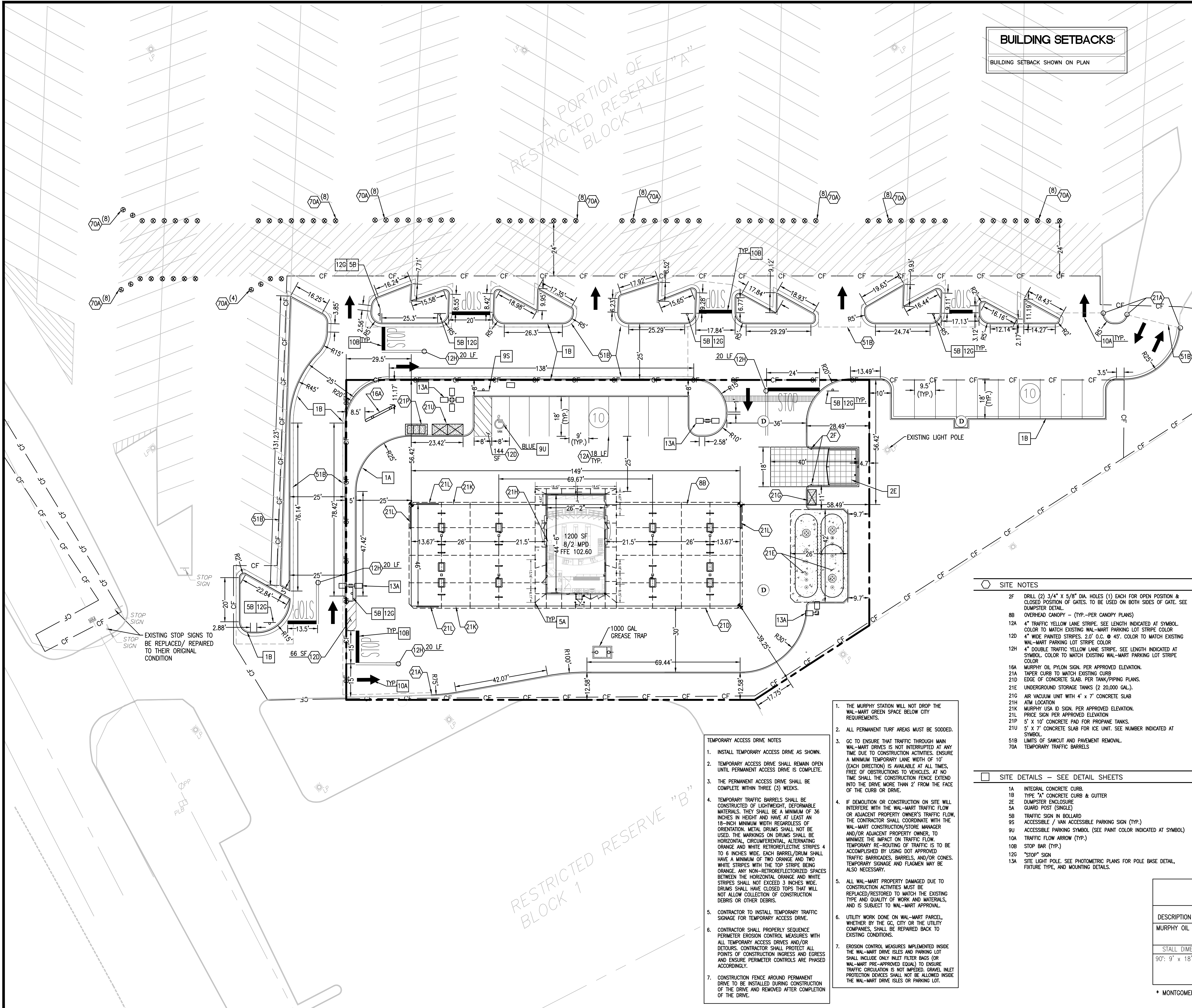
Subdivision Name: Walmart USA Store No 297

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



LEGEND

EXISTING	PROPOSED
<ul style="list-style-type: none">PIPELINE VENTGAS METERGROUND LIGHTPIPELINE MARKMAIL BOXBUSHCURB INLETW/ M/L COVERSAN. SEW. M.H.GUY WIRECLEAN OUTFLAG POLEELEC TRANSFIBER OPTICUNDERGROUND TANK ACCESSCONCRETETRAFFIC DIRECTIONTR - TOP OF RIMFL - FLOW LINE	<ul style="list-style-type: none">TELE. PED.ELEC. PEDESTALWATER VALVEPOWER POLEPULL BOXFIRE HYDRANTSTIM. SEW. M.H.GUARD POSTTV PEDLIGHT POLEMONITOR WELLSTORM SEWEROVERHEAD ELECTRICWATER HYDRANTTRAFFIC CONTROL BOXROAD SIGNPOWER MANHOLESANITARYUTILITY POLEGAS VALVETEL. U.S. MARKTELE. MANHOLEELEC. MANHOLESTOCKADE FCER.O.W. - RIGHT-OF-WAYFENCEBARB WIRE FCEDIAMETERBLVD. - BOULEVARDB/L - BUILDING SETBACKESMT. - EASEMENTA/S - AUTO-SPRINKLERTRASH CANBRNG. - BEARINGW/UGS - WITH UNDERGROUNDWATER LINEMW - MONITOR WELLSTAT. - STATUTORYHANDICAPMEASUREDP - PLAT DIMENSIONIG - IRON GRATER - RECORD DIMENSIONRD - ROOF DRAINP.O.M. - POINT OF MEASUREMENT

GENERAL SITE NOTES
A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B. ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
E. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
F. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
G. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.
H. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
I. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
J. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGES THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
K. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
L. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

SITE NOTES

- 2F DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSTION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
- 8B OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE. SEE LENGTH INDICATED AT SYMBOL. COLOR TO MATCH EXISTING WAL-MART PARKING LOT STRIPE COLOR.
- 12D 4" WIDE PAINTED STRIPES. 22' O.C. @ 45°. COLOR TO MATCH EXISTING WAL-MART PARKING LOT STRIPE COLOR.
- 12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE. SEE LENGTH INDICATED AT SYMBOL. COLOR TO MATCH EXISTING WAL-MART PARKING LOT STRIPE COLOR.
- 16A MURPHY OIL PYLON SIGN. PER APPROVED ELEVATION.
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21D EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
- 21E UNDERGROUND STORAGE TANKS (2 20,000 GAL.)
- 21G AIR VACUUM UNIT WITH 4" X 7" CONCRETE SLAB
- 21H ATN LOCATION
- 21K MURPHY USA ID SIGN. PER APPROVED ELEVATION.
- 21L PRICE SIGN PER APPROVED ELEVATION
- 21P 5' X 10' CONCRETE PAD FOR PROPAANE TANKS.
- 21U 5' X 7' CONCRETE SLAB FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- 70A TEMPORARY TRAFFIC BARRELS

SITE DETAILS - SEE DETAIL SHEETS

- 1A INTEGRAL CONCRETE CURB.
- 1B TYPE "A" CONCRETE CURB & GUTTER
- 2E DUMPSTER ENCLOSURE
- 5A GUARD POST (SINGLE)
- 5B TRAFFIC SIGN IN BOLLARD
- 9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS.

TEMPORARY ACCESS DRIVE NOTES

- 1. INSTALL TEMPORARY ACCESS DRIVE AS SHOWN.
- 2. TEMPORARY ACCESS DRIVE SHALL REMAIN OPEN UNTIL PERMANENT ACCESS DRIVE IS COMPLETE.
- 3. THE PERMANENT ACCESS DRIVE SHALL BE COMPLETE WITHIN THREE (3) WEEKS.
- 4. TEMPORARY TRAFFIC BARRELS SHALL BE CONSTRUCTED OF LIGHTWEIGHT, DEFORMABLE MATERIALS. THEY SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND HAVE AT LEAST AN 18-INCH MINIMUM WIDTH REGARDLESS OF ORIENTATION. METAL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 4 TO 6 INCHES WIDE. EACH BARREL/DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES WITH THE TOP STRIPE BEING ORANGE. ANY NON-RETROREFLECTORIZED SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES SHALL NOT EXCEED 3 INCHES. WHITE DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF CONSTRUCTION DEBRIS OR OTHER DEBRIS.
- 5. CONTRACTOR TO INSTALL TEMPORARY TRAFFIC SIGNAGE FOR TEMPORARY ACCESS DRIVE.
- 6. CONTRACTOR SHALL PROPERLY SEQUENCE PERIMETER EROSION CONTROL MEASURES WITH ALL TEMPORARY ACCESS DRIVES AND/OR DETOURS. CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS AND ENSURE PERIMETER CONTROLS ARE PHASED ACCORDINGLY.
- 7. CONSTRUCTION FENCE AROUND PERMANENT DRIVE TO BE INSTALLED DURING CONSTRUCTION OF THE DRIVE AND REMOVED AFTER COMPLETION OF THE DRIVE.

- 1. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
- 2. ALL PERMANENT TURF AREAS MUST BE SOODED.
- 3. GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
- 4. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- 5. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- 6. UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
- 7. EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY INLET FILTER BASIS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.

PARKING INFORMATION: MURPHY OIL						
DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				
		RATIO	SPACES			
MURPHY OIL	1,200	/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		*	*	*	*	*
STALL DIMENSIONS:		PROVIDED:				
90': 9' x 18'		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		10.00	9	—	1	10

* MONTGOMERY COUNTY, TX DOES NOT HAVE A PARKING ORDINANCE OR ANY PARKING REQUIREMENTS.

SHEET NO.

C-1

GreenbergFarrow

1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
TEL: (404) 524-4400
FAX: (404) 524-4401
DWC NAME: MURPHY OIL USA, INC.
JOB NO.: 20100388.0
TX REGISTRATION NO.: F-480

MURPHY OIL USA, INC.

200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000

MURPHY

USA

SITE PLAN

WALMART SUPERCENTER #297

23661 US HWY 59

PORTER TEXAS

08-27-14

DATE

UN

PRN

MP

PM

DES

KK

DRW

REV-0



Application Number: 2015-0727

Plat Name: WalMart USA Store No 297

Applicant: Owens Management Systems, LLC

Date Submitted: 04/06/2015

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

Specific Variance is being sought and extent of variance:

Variance is sought to allow a Reserve not to front on a public street

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the requirements for 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.

Statement of Facts

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

The proposed replat is a 0.7731 acre tract of out of Reserve A, 21.6625 acres in the Porter Oaks subdivision, recorded in 1993 and owned by Wal-Mart Stores, Inc. The development is situated along US 59 North in Porter, Montgomery County, Texas. There is a 3-lane service road that separates the property and US 59 Highway. There is an existing Wal-Mart Super Store and Home Depot on Reserve A. Wal-Mart is proposing to construct a gas station. The gas station will be owned and operated by Murphy Oil, consistent with Wal-Mart Super Stores that have gas stations. However, Murphy Oil Corporation requires the gas station property to be platted separately.

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

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

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

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

The southwest corner of the gas station will be located 96-feet from the Reserve A property boundary at the US 59 service road. The existing drive lane pattern in the parking lot will allow for traffic flow around the gas station that leads to ingress/egress locations. The location also allows for tankers to access the gas station and be within sufficient distance from the Super Center in case of an emergency. The replat includes a 60- access easement to US 59 service road on the face of plat and separately filed perpetual Easement With Covenants and Restrictions Affecting the Land.

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

The granting of the variance will not cause traffic circulation problems. The existing green space

between the service road and parking lot will be preserved.

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

Economic hardship is no the sole justification of the variance. It is based on the location of the gas station to allow vehicular ascess.

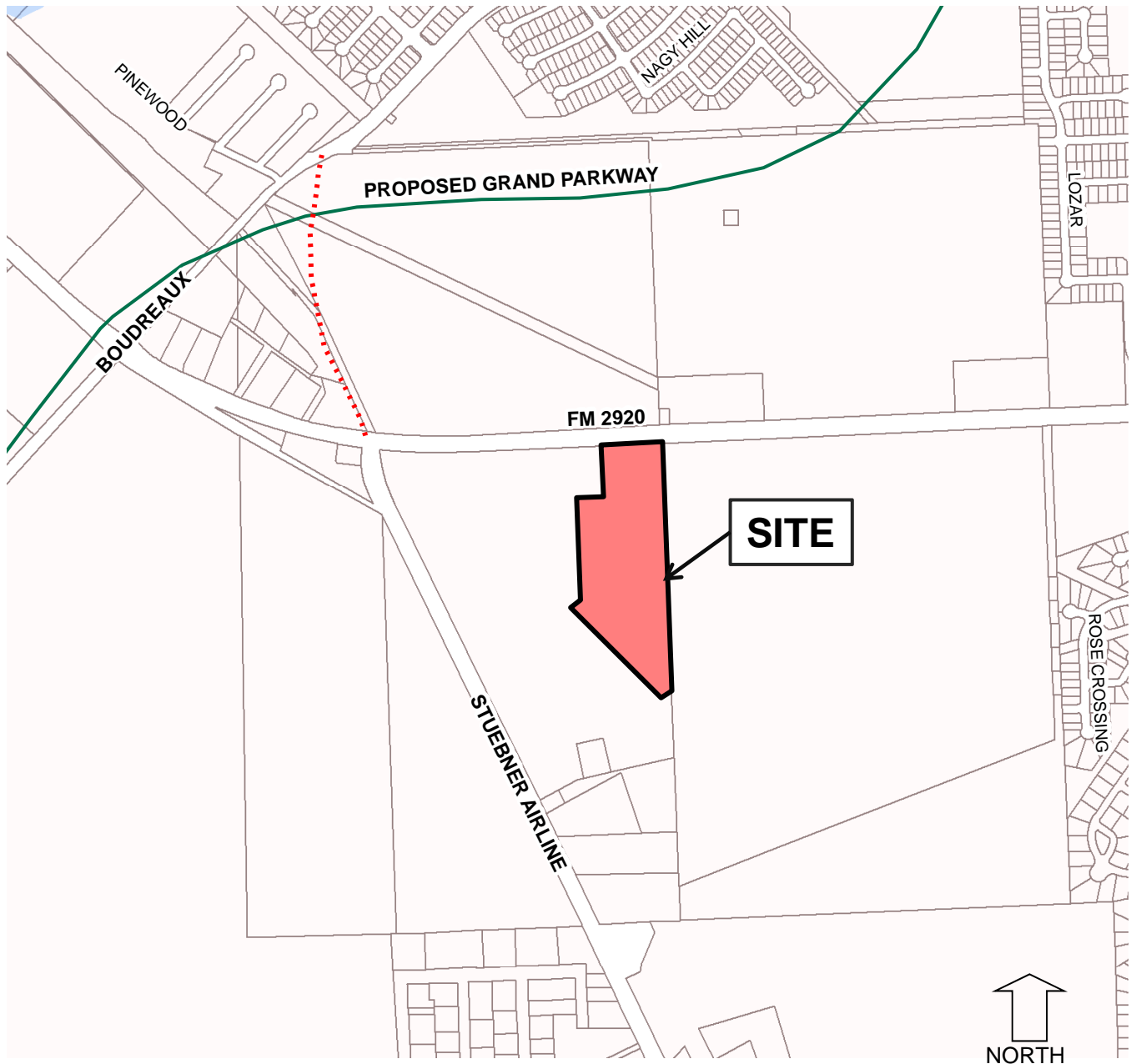
Houston Planning Commission ITEM: 142

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Waterford Trails Sec 1 (DEF1)

Applicant: Terra Surveying Company, Inc.

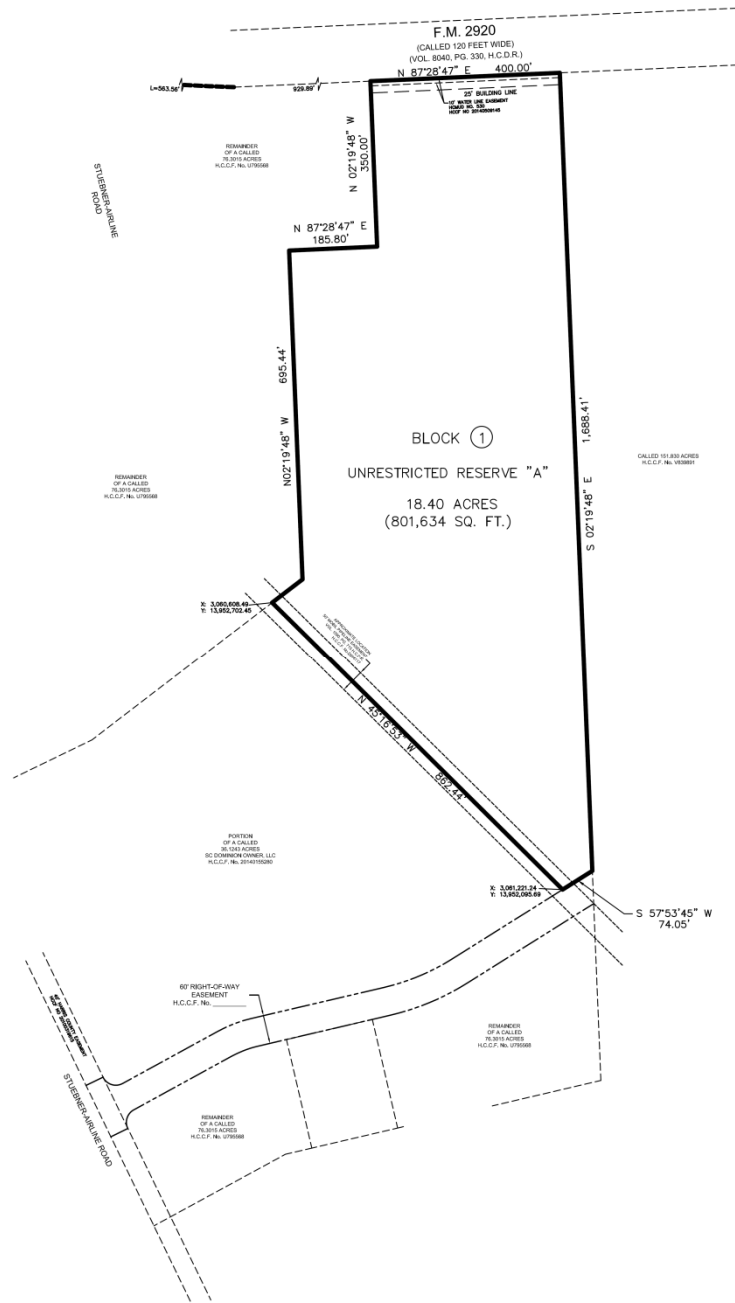


F- Reconsideration of Requirements

Site Location

Meeting Date: 04/16/2015

Applicant: Terra Surveying Company, Inc.



Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department

Meeting Date: 04/16/2015

Subdivision Name: Waterford Trails Sec 1 (DEF1)

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Site Location

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°11'03" E	40.00'
L2	S 02°19'48" E	69.13'
L3	S 64°11'03" W	40.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.62'	30.00'	92°51'20"	S 72°14'39" E	43.47'
C2	77.20'	285.00'	15°31'11"	N 69°05'15" E	76.96'
C3	155.46'	470.00'	18°57'06"	N 67°22'18" E	154.75'
C4	175.31'	530.00'	18°57'06"	S 67°22'18" W	174.51'
C5	60.95'	225.00'	15°31'11"	S 69°05'15" W	60.76'
C6	45.63'	30.00'	87°08'38"	S 17°45'22" W	41.36'

CALLED 36.1243 ACRES
SC DOMINION OWNER, LLC
H.C.C.F. No. 20140155280

SET = SET 5/8" IR w/"TERRA" CAP

60' RIGHT-OF-WAY EASEMENT
1.656 ACRES
(72,132 SQ. FT.)

APPROXIMATE LOCATION
60' MOBILE PIPELINE EASEMENT
VOL. 1490 PG. 1715 H.C.D.R.
H.C.C.F. No. D688117

N 57°53'45" E 349.92'
S 57°53'45" W 315.59'

CALLED 151.830 ACRES
DISTRICT & URBAN (TEXAS), INC.
H.C.C.F. No. V638891

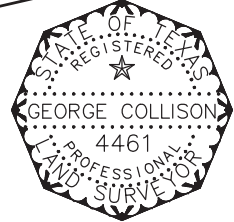
REMAINDER OF CALLED 76.3015 ACRES
DISTRICT & URBAN (TEXAS), INC.
H.C.C.F. No. U759568

CALLED 1.003 ACRES
DISTRICT & URBAN (TEXAS), INC.
H.C.C.F. No. 20140527787

REMAINDER OF CALLED 76.3015 ACRES
DISTRICT & URBAN (TEXAS), INC.
H.C.C.F. No. U759568

NOTES:

1. This easement is not staked, unless otherwise noted.
2. A separate metes and bounds description accompanies this exhibit.
3. Bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surface by applying the following combined scale factor 0.999870017.



AN EXHIBIT OF A 60' RIGHT-OF-WAY EASEMENT OUT OF MILTON YATES SURVEY, A-945 HARRIS COUNTY, TEXAS

TERRA

SURVEYING CO., INC.

3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP:	290S
FIELD BOOK:	---
SCALE:	1" = 100'
JOB NO.	1617-1423-S
DATE:	03-06-15
DRAWN BY:	JS
CHECKED BY:	GC
DWG. NO.	1



40' HARRIS COUNTY EASEMENT
H.C.C.F. NO. 20100319615
STUEBNER-AIRLINE ROAD
(120' R.O.W.)
VOL. 4054, PG. 270, H.C.D.R.

N 25°48'57" W 120.15'
L1
C1
N 61°19'41" E 228.67'
C2
S 61°19'41" W 234.66'
C5
S 76°50'51" W 286.70'
C4
N 76°50'51" E 286.70'
C3
39.67'
SET
P.O.B.
SET 5/8" IR
w/"TERRA" CAP



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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/16/15

ITEM: 145

Applicant: MARIA ELIZABETH JUAREZ

Contact Person: MARIA ELIZABETH JUAREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	15-1050	77365	5771	296-R	ETJ
EAST OF: WOODLAND HILLS DR NORTH OF: NORTHPARK DR					

ADDRESS: 25371 Needham Road

ACREAGE:

LEGAL DESCRIPTION:

LOT FOUR (4), BLOCK ONE (1), PORTER PLACE SECTION ONE (1), A SUBDIVISION OF 28.598 ACRES OF LAND LOCATED IN THE ANDREW J. MCSAHN SURVEY, A-698, THE H.T. & B.R.R. CO. SURVEY, A-283 AND H.T. & B.R.R. CO. SURVEY, A-282, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET T SHEETS 136-138 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/16/15

ITEM: 146

Applicant: SALVADOR RODRIGUEZ

Contact Person: SALVADOR RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: US 59 SOUTH OF: FM 1314	15-1051	77365	5672	296-E	ETJ

ADDRESS: 23737 Briar Tree Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 10, BLOCK 1, OF BRIAR TREE COURT, A SUBDIVISION OF 9.449 ACRES OF LAND IN THE ERASTUS S. PERKINS SURVEY, A-425 IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 254 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Striker's Lamferra	Chad Burns	281-814-6904	titleist523@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1035 Herkimer	4118078	77008	5358	452Z	C

HCAD ACCOUNT NUMBER(S): 0202050000036
PROPERTY LEGAL DESCRIPTION: Lt 36 Blk 209 Houston Heights
PROPERTY OWNER OF RECORD: Bruce Richardson
ACREAGE (SQUARE FEET): 3,960 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY: 11th Street 80' R.O.W. / Herkimer Street 40' R.O.W.
EXISTING PAVING SECTION(S); 11th Street (40' +/- wide) / Herkimer Street (18' +/- wide)
OFF-STREET PARKING REQUIREMENT: 2 spaces required
OFF-STREET PARKING PROVIDED: 2 spaces provided
LANDSCAPING REQUIREMENTS: Project complies
LANDSCAPING PROVIDED: Project complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1 Story Wood Frame House (1,168 SQ. FT.)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,404 sq. ft.

PURPOSE OF VARIANCE REQUEST: To remove existing dilapidated structure and to build new construction, 3 level single family home with detached existing garage. This will improve appraised value tremendously for the neighborhood which is already undergoing extensive teardown and new construction builds for new homeowners.

CHAPTER 42 REFERENCE(S): **Sec. 42-152 Building Line Requirement along Major Thoroughfare.** The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

To allow a 1 foot building line for new construction proposed plans that we have been awarded the 1 foot building line variance to be grandfathered in. This will add treble value to the neighborhood as well as design and appeal for sustaining future appraised value.

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**

Our one foot variance building line has been approved to make use for our proposed new construction plans. The existing building is unsafe to work under or with any condition of remodel due to the age and termite destruction that has occurred to the building. The existing building will not add any economic value to the new construction but will hinder the new construction build due to its current condition state of the home and unreasonable amount of funds it will incur to preserve the existing structure.

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

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

After completion and 1 foot building line variance was approved for of our project, we came to a halt after raising the existing home. We found that the structure was too unsafe to work underneath or rehabilitate for our construction workers. We have found the existing structure is termite infested, crumbling and deemed unsafe with our builder to properly set the footings for our foundation work. After raising the existing structure as needed per our previous approved variance to do our foundation work we have concluded that the project has become unsafe due to its current state of condition. The safety of our contractors must be taken into consideration and removal of the existing building is our only solution to completing our project safely and economically.

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

A new variance is being requested to remove existing unsafe structure to continue our new construction build to insure continual value increase for the neighborhood.

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

In no way will granting this variance be harmful to the health, safety, or welfare of the public. Instead this improvement will give character to the property and, furthermore, the entire neighborhood. Also it will not take away from the existing history; instead it will add to it. Note: The present house is located 14' +/- from

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

the back of curb on 11Th Street and the existing garage is located about 19' from back of curb on 11th Street.

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

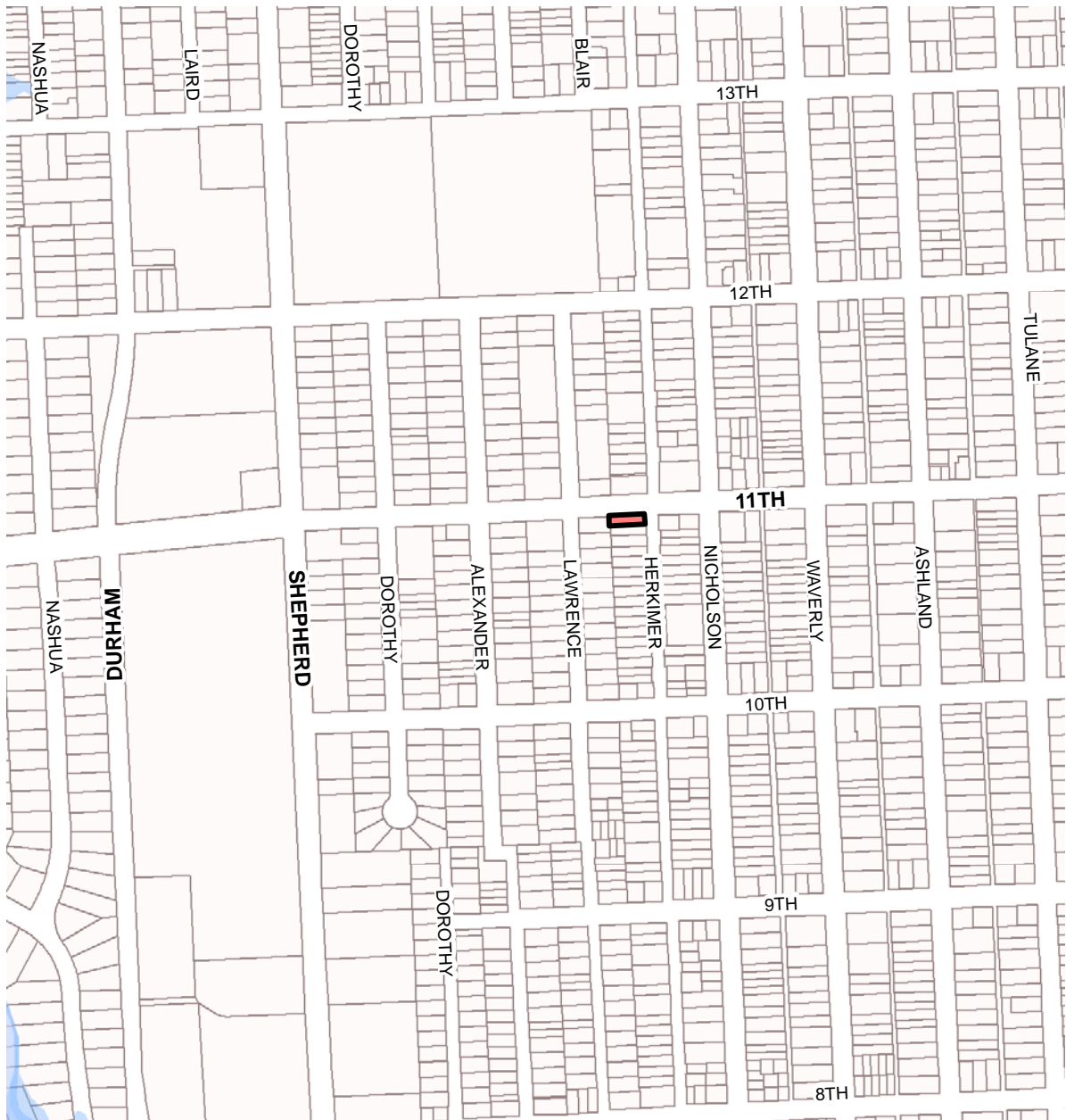
It is not the sole purpose, however this will allow us to make this house a nice home, a place where we could live and be proud to be in the neighborhood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE MAP



DEVELOPMENT PLAT VARIANCE



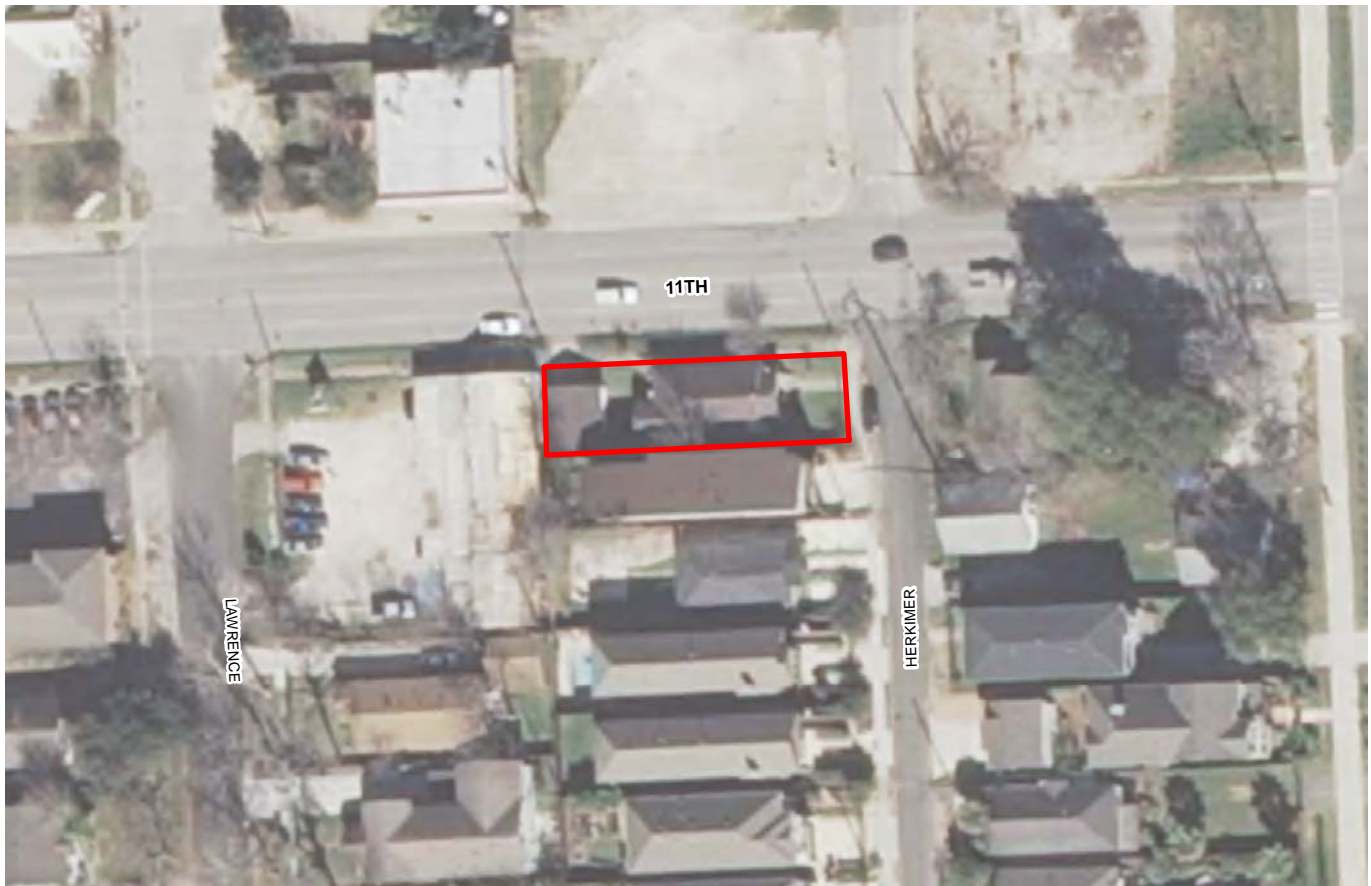
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 04-16-15

Houston Planning Commission

AERIAL MAP

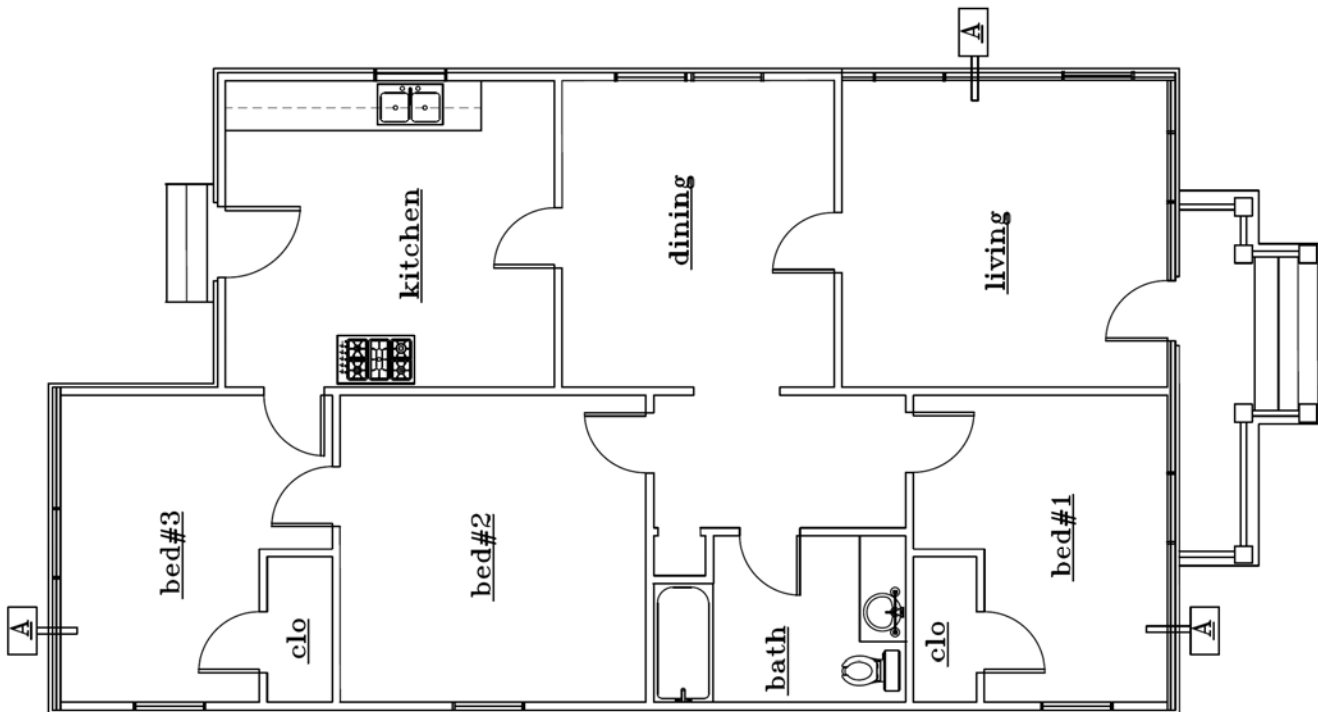


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

DEMOLITION PLAN



LEGEND

- DEMO WALL
- EXISTING WALL

DEMO NOTES:

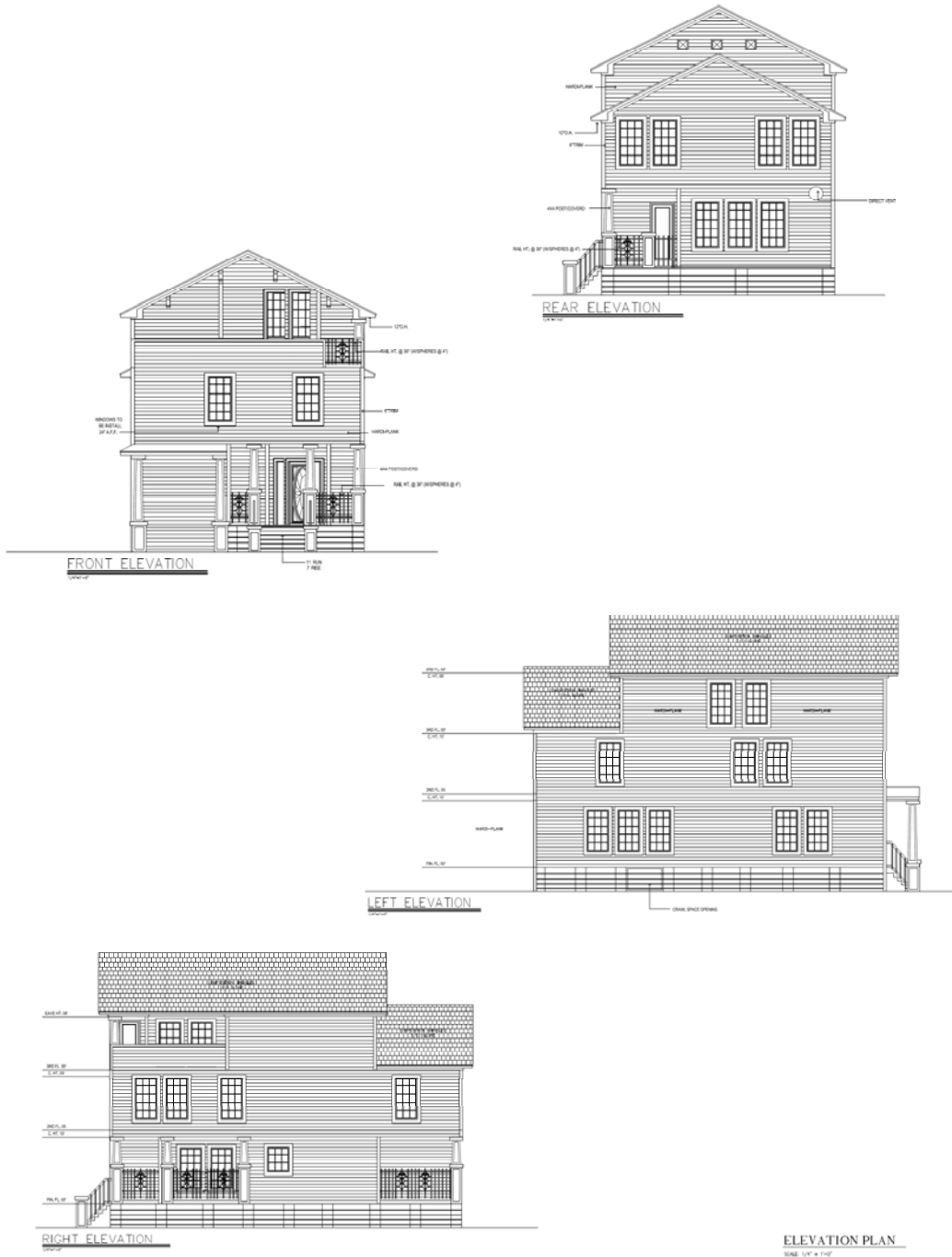
1. ALL A LABEL WALLS TO BE DEMO.
2. CONTRACTOR SHALL VERIFY ALL SITE LOCATION PRIOR TO DEMO.
3. CONTRACTOR SHALL PULL ALL PERMITS NEEDED FOR DEMO.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Brown & Gay Engineers, Inc.	Gerald W. Grissom	281-558-8700	plats@browngay.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1235 Nasa Parkway	15013897	77058	6048	618V	E

HCAD ACCOUNT NUMBER(S):	130-627-001-0001 & 130-627-001-0002
PROPERTY LEGAL DESCRIPTION:	All of Reserve A and C of Flight Center, F.C. No. 620164, H.C.M.R.
PROPERTY OWNER OF RECORD:	Finger Development Company
ACREAGE (SQUARE FEET):	8.573 Acres / 373,440 s.f.
WIDTH OF RIGHTS-OF-WAY:	Nasa Parkway (F.M. 528) +/- 176' to +/- 165'
EXISTING PAVING SECTION(S):	Nasa Parkway (F.M. 528) - Boulevard (2 - +/-57' to 71')
OFF-STREET PARKING REQUIREMENT:	433 parking spaces required
OFF-STREET PARKING PROVIDED:	603 parking spaces provided
LANDSCAPING REQUIREMENTS:	Project complies
LANDSCAPING PROVIDED:	Project complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: n/a

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Multi-family development, +/-354,877 s.f.

PURPOSE OF VARIANCE REQUEST: To allow a drive aisle to be less than 20-feet in width for a length of \pm 100-feet at an existing private divided drive at a TxDOT controlled signalized intersection. The existing private drive is projected to provide an access point to the proposed multi-family residential development. To allow fire protection hose lay along the west side of building one to increase to 300 feet which is acceptable per 42-235 Performance Standards.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Sec. 42-231 Private Streets – General Standards (b)(2) At the option of an applicant, for a distance of not more than 100 feet from the intersection of the private street and the right-of-way of a public street, the right-of-way width of the private street may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than 20 feet in width.

Sec. 42-233 Fire Protection (a) Fire hydrants shall be located along each private street in a manner that will allow fire fighting apparatus to park and connect by hose to a hydrant not more than 300 feet away and reach any part of any building within the development with a 200-foot long hose extending from the equipment. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Notwithstanding the foregoing, fire hydrants shall be located not more than 600 feet apart, unless the fire chief approves a different configuration where, in his professional judgment, fire protection needs can be adequately provided.

APPLICANT'S STATEMENT OF FACTS

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

The site consists of 8.573 acres, also being all of Unrestricted Reserve A and C of Flight Center, recorded at F.C. No. 620164, H.C.M.R. The site is located north of Nasa Road 1 (F.M. 528) at the intersection with Nassau Bay Drive. The subject drive, constructed in 2008, currently serves as one of two access points from Nasa Parkway (F.M. 528) for Walgreens and the Clear Lake Area Chamber of Commerce.

The development proposes a four story building with 350 multi-family units with a five story parking garage for residents. Access and fire protection is accomplished through two points of access from Nasa Parkway (F.M. 528) and a looped internal 28-foot private street. In addition, fire hydrants will be located to meet fire protection requirements.

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

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the requirements of this chapter would create an impractical development due to the existing physical characteristics of the subject property. The existing private divided driveway, consisting of

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

a 24-foot wide paving section and a 15-foot wide paving section, currently provides access to an existing Walgreens and the Clear Lake Area Chamber of Commerce. The existing private divided driveway, constructed in 2008, centerline ties with Nassau Bay Drive at a TxDOT controlled signalized intersection along Nasa Parkway (F.M. 528) immediately east of the Nasa Bypass. The subject one-way 15-foot drive forces vehicular traffic to travel approximately 100-feet into the subject property to prevent queuing of vehicles into the signalized intersection.

The subject property is also encumbered by an existing 10 foot Centerpoint utility and aerial easement. The existing private utility and aerial easement provides electric service to several nearby facilities; the easement is unable to be relocated. The looped 28 foot private street is encumbered by aerial easement along the western portion of the site. The resulting hose lay lengthen is approximately 485 feet; under performance standards requirements the maximum hose lay length is 300 feet for a combined length of 600 feet.

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

The circumstances supporting the granting of the variance are based upon the physical geometrics of the divided driveway constructed in 2008 at the signalized intersection of Nasa Parkway (F.M. 518) and Nassau Bay Drive. In addition, the existing 10 foot Centerpoint utility easement with aerial easement was established before the proposed development was contemplated. Per the City of Houston Fire Marshal, fire protection requirements are not to be calculated from private streets having aerial easement encroachments.

(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 ingress/egress will continue to be satisfied through the use of the two existing access points from Nasa Parkway (F.M. 518). Fire protection will be served with ground access from the "T-Type" turn around located north and south of building one.

(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. The divided driveway will continue to provide adequate access for emergency vehicles along with residents and the public patronizing the existing Walgreens and/or the Clear Lake Area Chamber of Commerce. Fire protection will be served from the "T-Type" turn around located north and south of building one.

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

The existing physical conditions of the site are the justification for granting the variance; economic hardship is not the justification of the variance request.

DEVELOPMENT PLAT VARIANCE



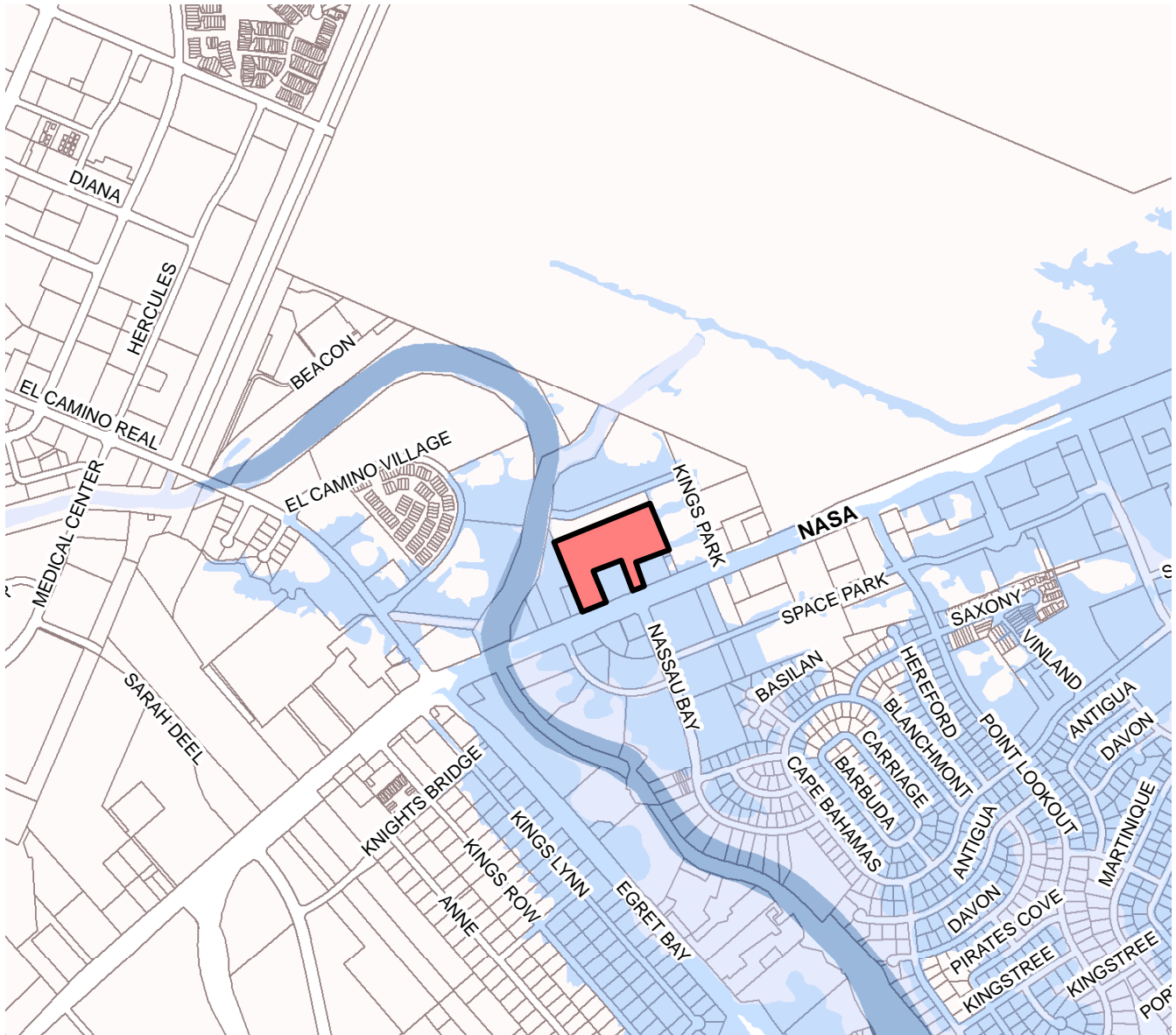
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 148

Meeting Date: 04.16.15

Houston Planning Commission

Location Map



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



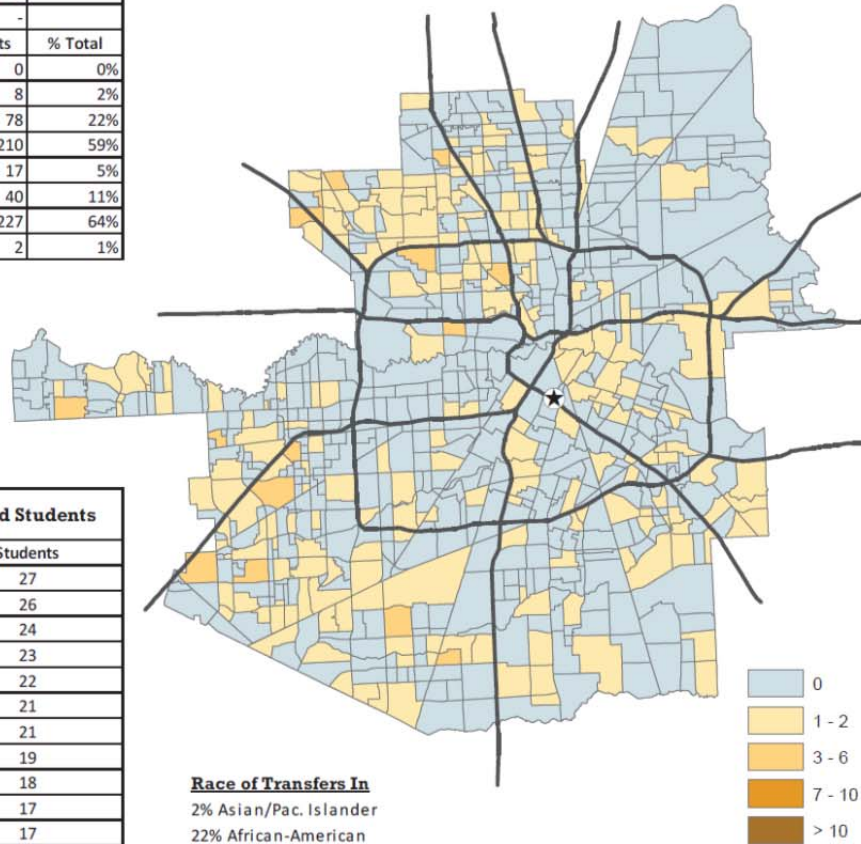
Houston Planning Commission



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%



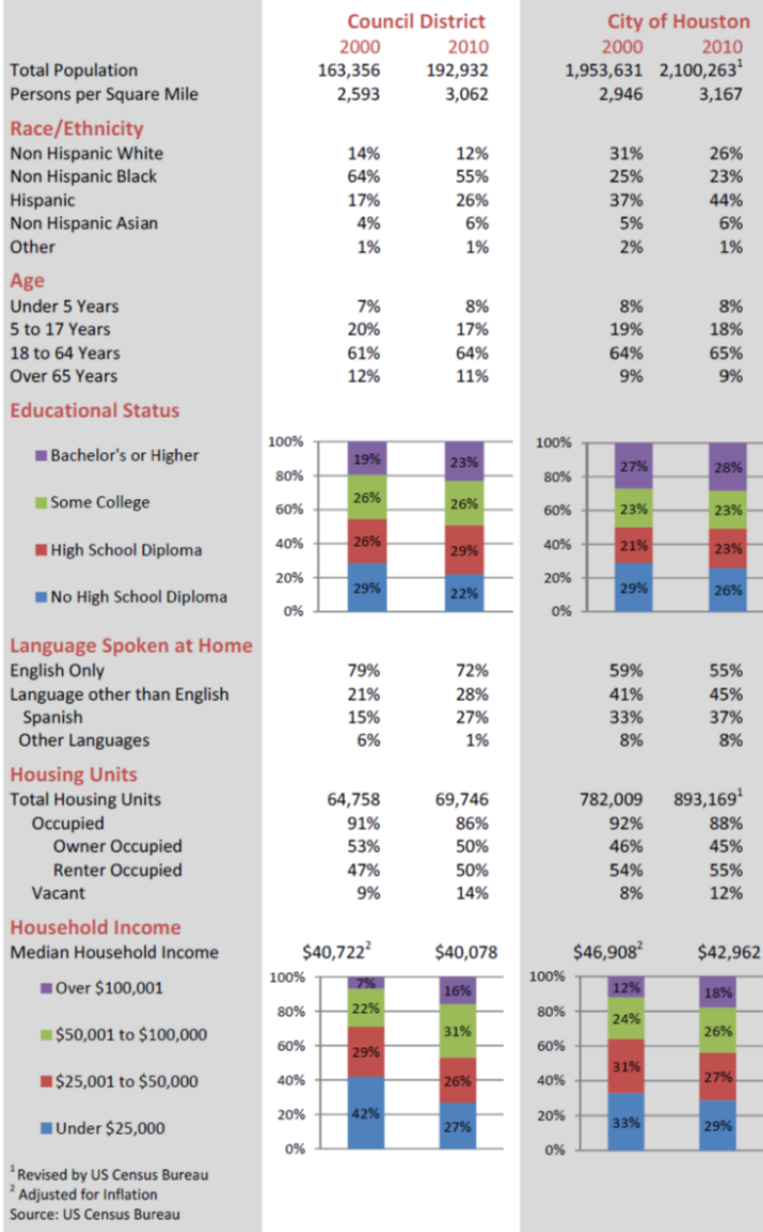
Home Campus of Enrolled Students	
Campus	Students
Scarborough	27
Waltrip	26
Sharpstown	24
Madison	23
Westbury	22
Lee	21
Sam Houston	21
Worthing	19
Reagan	18
Out of District	17
Sterling	17
Washington	16
Wheatley	14
Westside	13
Davis	12
Austin	12
Lamar	11
Chavez	9
All Other Schools	31

OFF-STREET PARKING VARIANCE



Houston Planning Commission

D Council District Profile



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 / Alameda 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 &
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DEPARTMENT

713-837-7701 pd.planning@HoustonTX.gov

OFF-STREET PARKING VARIANCE



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

ITEM: IV

Meeting Date: 04/16/15



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 COH # TBD pending ROL Review
Mailing Address:	Houston, TX 77004		
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.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional 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.
- Enter the sum of boxes 10, 11, and 12 (if used).

PART III. FEES

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

FOR OFFICE USE ONLY			
Approving Initials	Building Official	Date	Receipt #

Form No: CE-1131 01/03/112

(832) 394-6039

Public Works & Engineering

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OFF-STREET PARKING VARIANCE



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

ITEM: IV

Meeting Date: 04/16/15



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@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:	(1 of 2) - Building 'A'	12. Total TEA student allocation per building:	507 (Bldg. A)
(1 unless Temporary Buildings)		13. Assigned School Staff per building:	+ 24 (Bldg. A)
10. Number of Classrooms:	14	14. Additional Occupant Load:	+ **Optional**
11. Design Occupant Load:	615	15. Actual Occupant Load:	= 531 (Bldg. A)

DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED**

Note: Applications without the signature will not be processed.

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>2/23/15</i>	Receipt #

Form No: CE-1131 01/03/112

(832) 394-9039

Public Works & Engineering

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OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/16/15

Houston Planning Commission

SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 04/16/15

Houston Planning Commission

AERIAL MAP

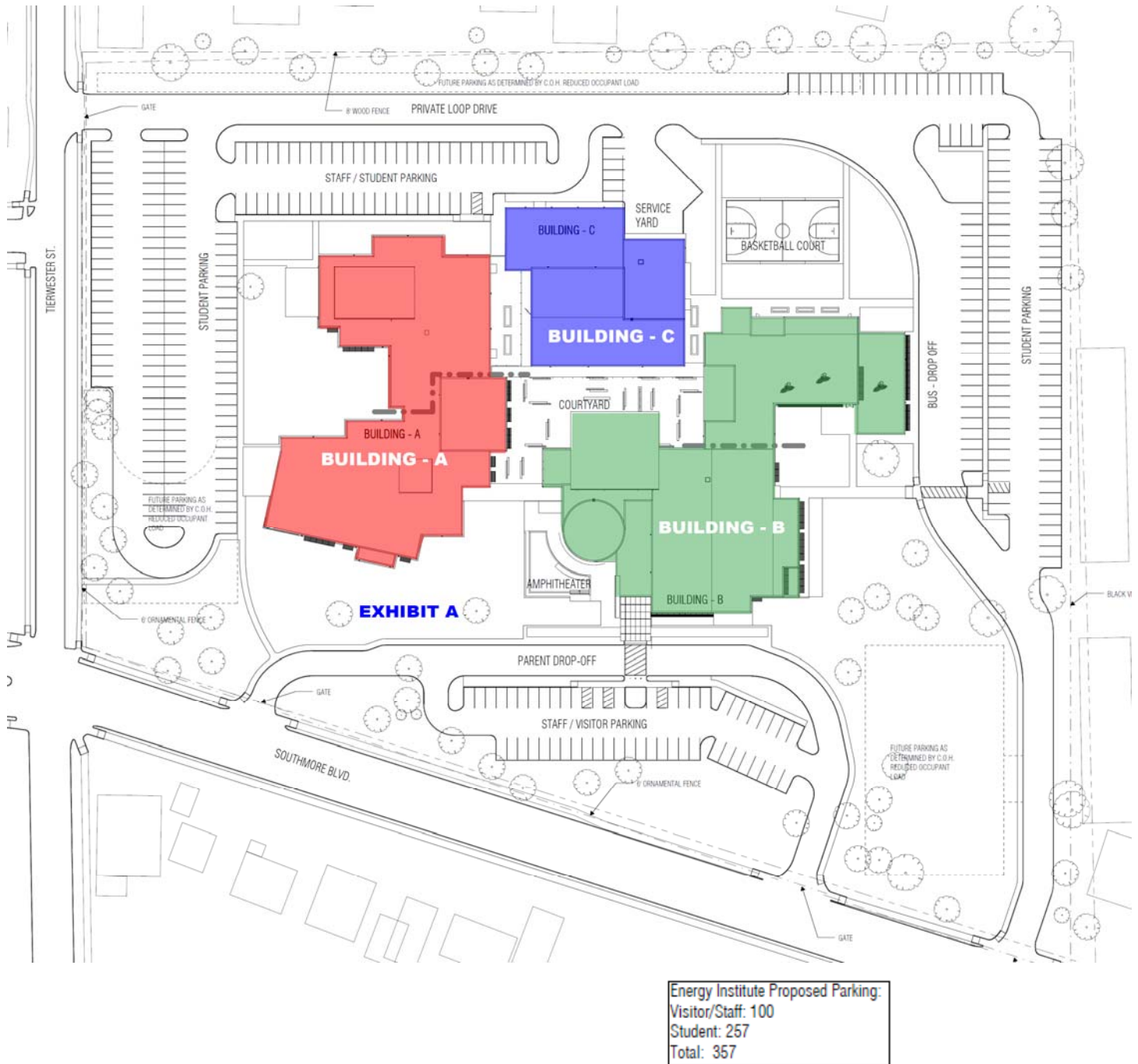


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN _ EXHIBIT A

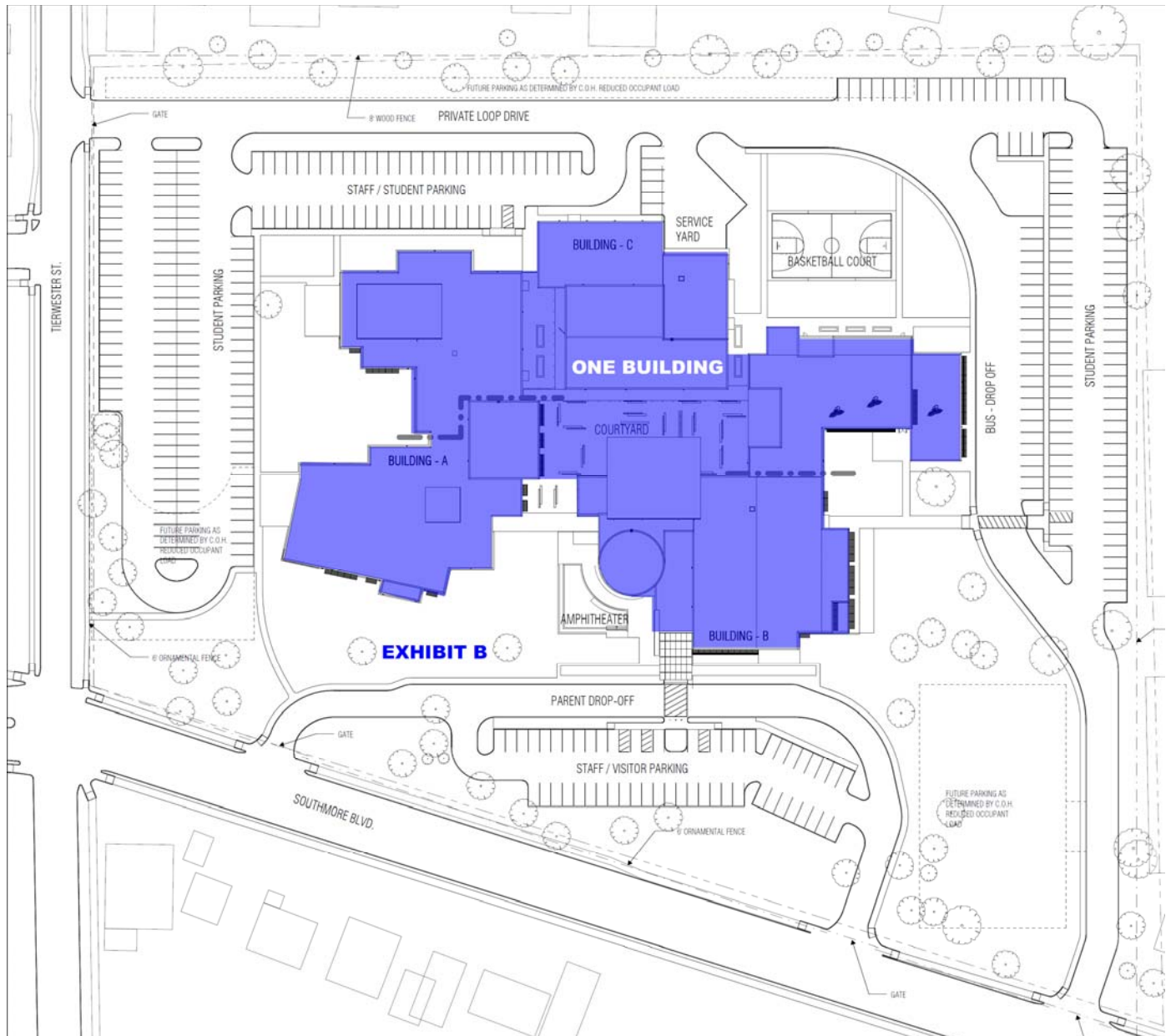


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN _ EXHIBIT B

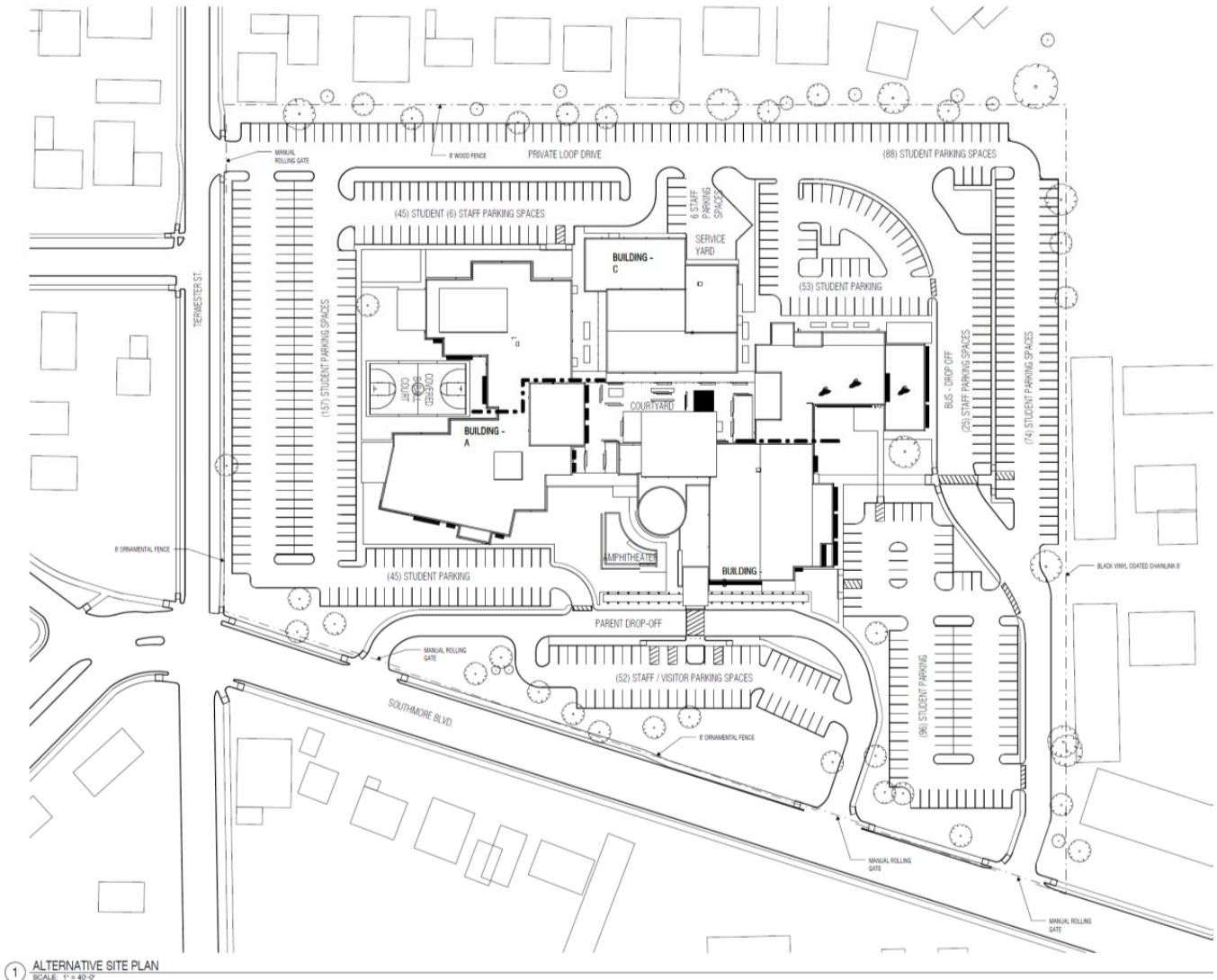


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN _ REQUIRED PARKING



OFF-STREET PARKING VARIANCE



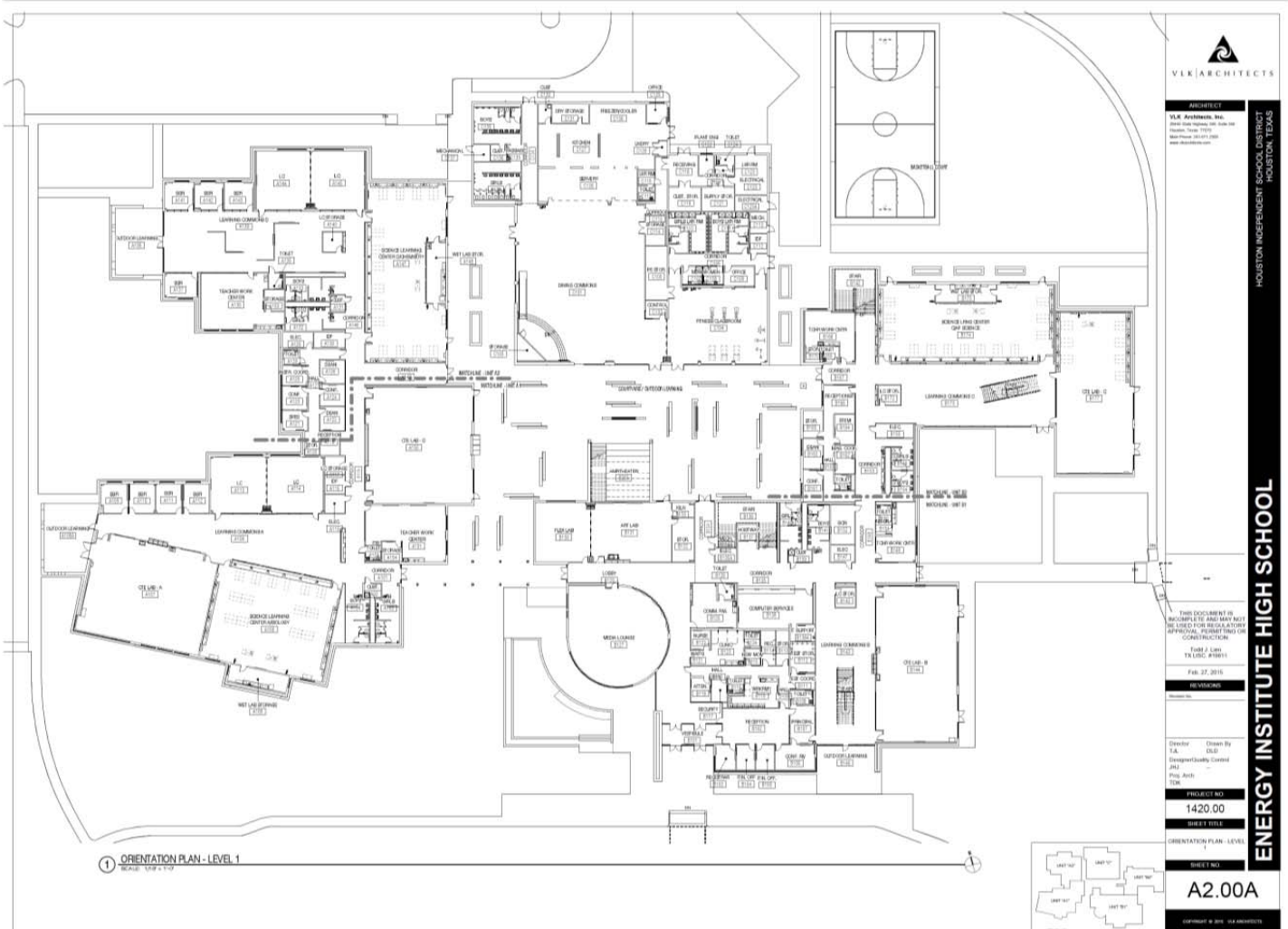
PLANNING &
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DEPARTMENT

Houston Planning Commission

ITEM: IV

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PROPOSED FLOOR PLANS



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE/FLOOR LEVEL 1 PLAN



SITE/FLOOR PLAN LEVEL 1

OFF-STREET PARKING VARIANCE



PLANNING &
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DEPARTMENT

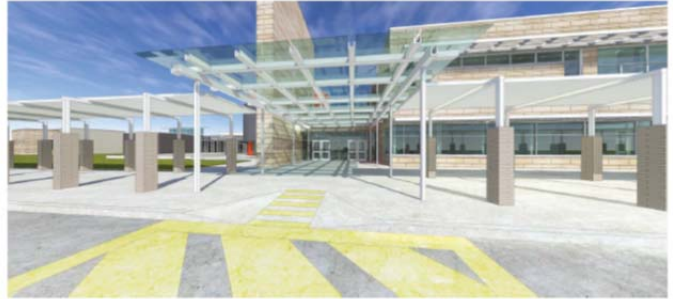
ITEM: IV

Meeting Date: 04/16/15

Houston Planning Commission



FRONT



ENTRY



CENTRAL COURTYARD



INTERIOR

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Houston Independent School District	Kedrick Wright	751-556-9329	kwright7@houstonisd.org

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

HCAD ACCOUNT NUMBER(S):	0432110000019
PROPERTY LEGAL DESCRIPTION:	TRS 1D & 58 ABST 545 C MARTINEZ
PROPERTY OWNER OF RECORD:	Houston Independent School District
ACREAGE (SQUARE FEET):	96,900 SF
WIDTH OF RIGHTS-OF-WAY:	Oates - 60ft; Mercury - 100 ft
EXISTING PAVING SECTION(S):	Oates - Asphalt, open ditch; Mercury - Concrete curb and gutter
OFF-STREET PARKING REQUIREMENT:	562 off-street parking spaces (with 256 bicycle spaces)
OFF-STREET PARKING PROVIDED:	295 off-street parking spaces provided
LANDSCAPING REQUIREMENTS:	Project Complies

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

PURPOSE OF VARIANCE REQUEST: To request a reduction in the required number of off-street parking spaces provided on site from 562 parking spaces to 295. (Current onsite parking space is 282 parking spaces.)

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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.

APPLICANT STATEMENT OF FACTS

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

Houston Independent School District strives to provide each new high school campus with, at minimum, a regulation sized football field, soccer field, softball field, baseball field and tennis courts. Building the required 624 off-street parking spaces would prevent the new Furr HS from having a regulation baseball and softball fields and tennis courts, which are all part of the Physical Education program. These exclusions would prevent the new Furr from having comparable athletic and Physical Education facilities to other new high schools in HISD. HISD is requesting a reduction in the required number of off-street parking spaces from 562 to 295 at the new Furr High School. This request is based on the projected parking needs of the proposed new school. Based on demographic analysis of the current school, comparative analysis with similar programs/schools within HISD, development projections of the surrounding area and demographic analysis of the surrounding community, we feel 295 off-street parking spaces will adequately serve the new campus now and for the next 25-30 years, please see the attached demographic analysis. HISD is committed to providing an equitable educational experience as part of the 2012 Bond Program. The District has made sacrifices to the athletic and Physical Education program to fit the proposed 410 off-street parking 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@cityofhouston.net.

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

If Houston ISD is required to build the required number of off-street parking spaces, the District will not have adequate room on-site to provide the new Furr High School with comparable athletic and Physical Education facilities as compared to other new high schools in the District. Specifically, Furr will not have regulation sized baseball and softball fields and tennis courts. All of which are vital to the athletic and physical educational programs

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

Existing Campus Transportation Comparison													
School Name	Magnet/Charter Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Sharpstown	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	205	351
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Furr HS	STEM Magnet	1021	260	361	66	33%	57	4%	797	62%	80	137	205
*This data was collected from the business managers and principals at each campus, the District's General Manager of Transportation and independent Traffic Impact Analysis.													

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

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

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

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

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

OFF-STREET PARKING VARIANCE



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: <u>Ebbert L. Furr High School</u>		5. Date: <u>February 09, 2015</u>	
School District: <u>Houston Independent School District</u>			
2. Project Address <u>520 mercury Drive, Houston, Texas 77013</u>		6. Project Number: <u>1411407</u>	
Mailing Address: <u>3200 Center Street, Houston, Texas 77007</u>			
3. Contact Name: <u>Roderick Sias</u>		7. Phone: <u>281-841-1507</u>	
Email: <u>Rod.Sias@Vanir.com</u>		Fax: <u>281-370-6504</u>	
4. District Representative: <u>Kedrick Wright</u>		8. Phone: <u>751-556-9329</u>	
Email: <u>kwright7@houstonisd.org</u>		Fax: <u>281-370-6504</u>	

Occupant Load Calculation.			
9. Number of Buildings: (1 unless Temporary Buildings)	<u>1</u>	12. Total TEA student allocation per building:	<u>1,731</u>
10. Number of Classrooms:	<u>45</u>	13. Assigned School Staff per building:	+ <u>141</u>
11. Design Occupant Load:	Floor 1 = 381+180 = 561 Floor 2 = 516+104 = 620 Floor 3 = 319+231 = 550	14. Additional Occupant Load: **Optional**	+
DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED** <i>Note: Applications without the signature will not be processed.</i>		15. Actual Occupant Load:	= <u>1,872</u>

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

PART II. DEFINITIONS AND INSTRUCTIONS

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

TEA - The Texas Education Agency.

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

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

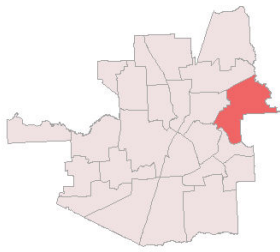
Instructions: Use these instructions to complete the Occupant Load Calculation of Part I. Application.

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

PART III. FEES

STANDARD REQUEST \$69.56 (\$42.81 + \$26.75 Administrative Fee)

FOR OFFICE USE ONLY			
Approving Initials: <u>[Signature]</u>	Building Official: <u>[Signature]</u>	Date: <u>2-20-15</u>	Receipt # _____



Furr High School

Technology and Arts Magnet

Campus Population

Membership: Snapshot 2013

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

Race/Ethnicity

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

Economically Disadvantaged

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

Zone Population of Grades 9-12

Campus of Enrollment

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

Change in Enrolled Students by Race/Ethnicity

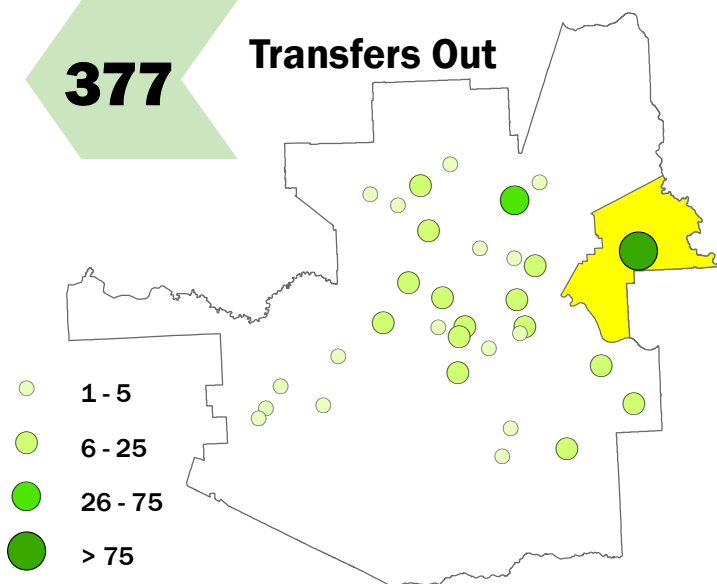
Grouping	2006	2011	2013	2-yr	7-yr
	Total	Total	Total %		
American Indian	1	2	0	0%	-100%
Asian/Pac. Islander	7	10	9	1%	29%
African-American	339	284	251	23%	-26%
Hispanic	711	786	796	74%	12%
Multi-Racial	0	1	2	0%	-
White	41	22	20	2%	-51%
Total	1,099	1,105	1,078	100%	-2%

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

Transfers within Houston ISD Campuses

377

Transfers Out



Receiving Campus

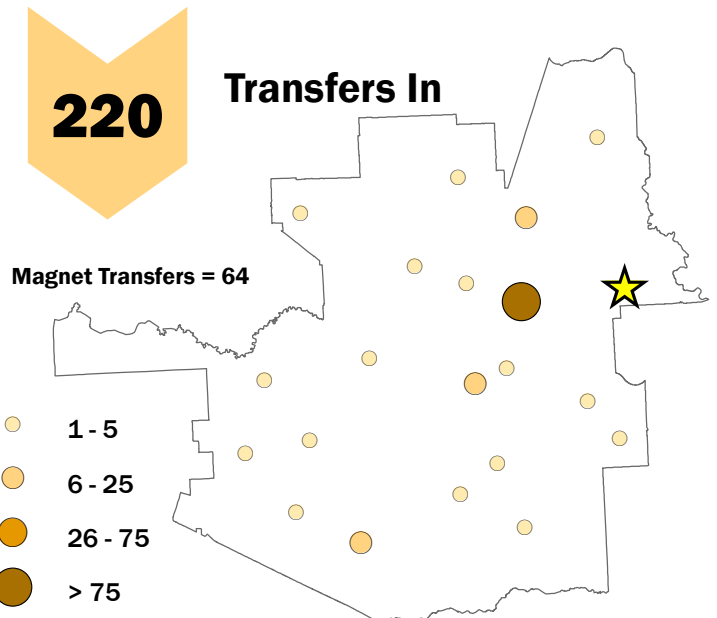
Reach	115
Jordan	47
Lamar	21
Reagan	21
Milby	20
Int. Studies	16
Wheatley	15
Chavez	12
LECJHS	12
Mount Carmel	11
Other	87
Total	377

Ethnicity of Transfers Out

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

220

Transfers In



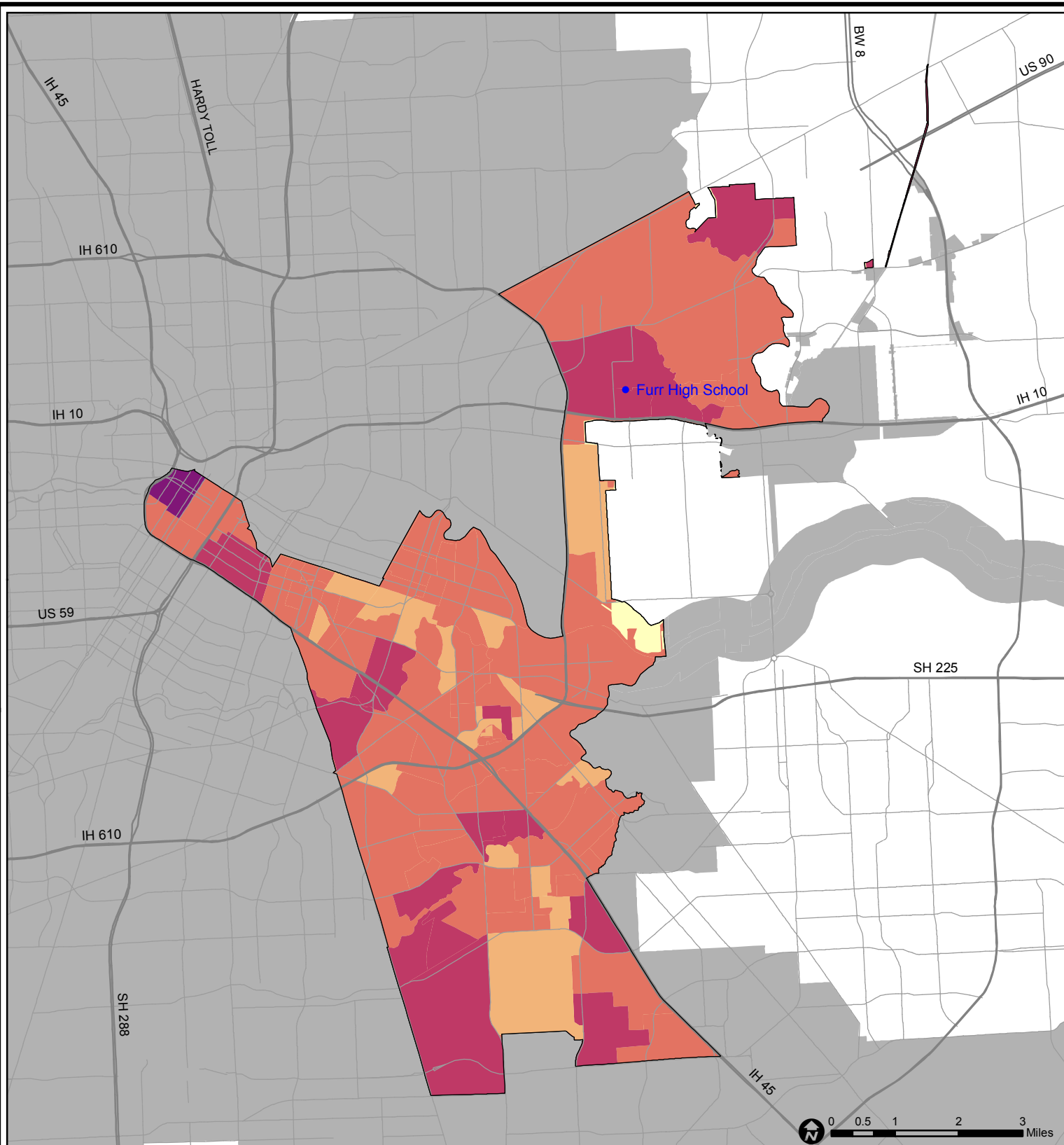
Magnet Transfers = 64

Home Campus

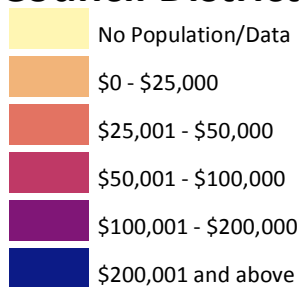
Wheatley	154
Kashmere	17
Madison	7
Yates	6
Sterling	4
Out of District	4
Jones	3
Austin	3
Worthing	3
North Forest	3
Other	16
Total	220

Ethnicity of Transfers In

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



Council District I: Median Household Income



— Freeway
 — Major Street
 City of Houston

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

Source: City of Houston GIS Database, ACS 2010

Date: September 2012

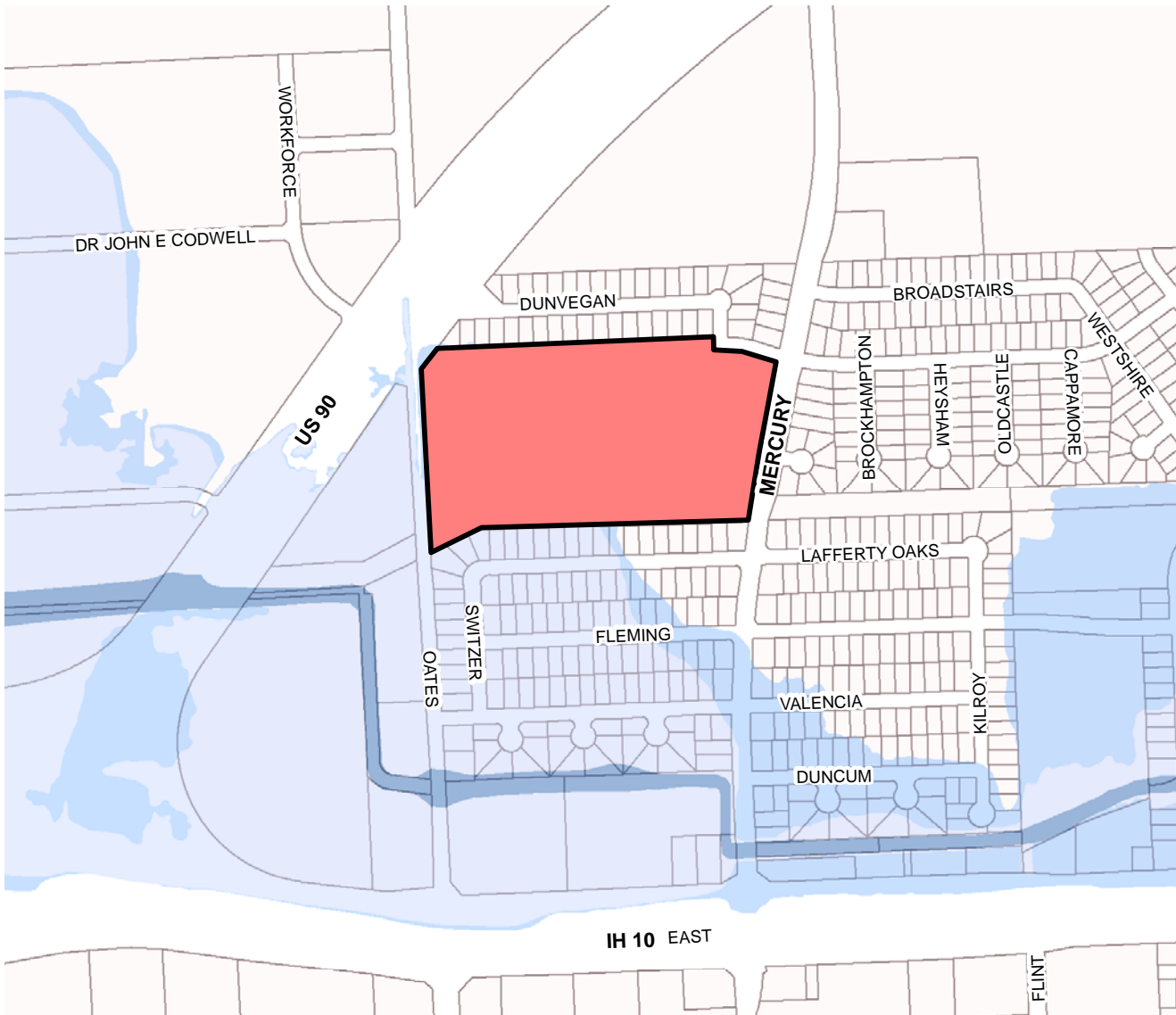
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**



SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 04/16/15

AERIAL MAP



OFF-STREET PARKING VARIANCE



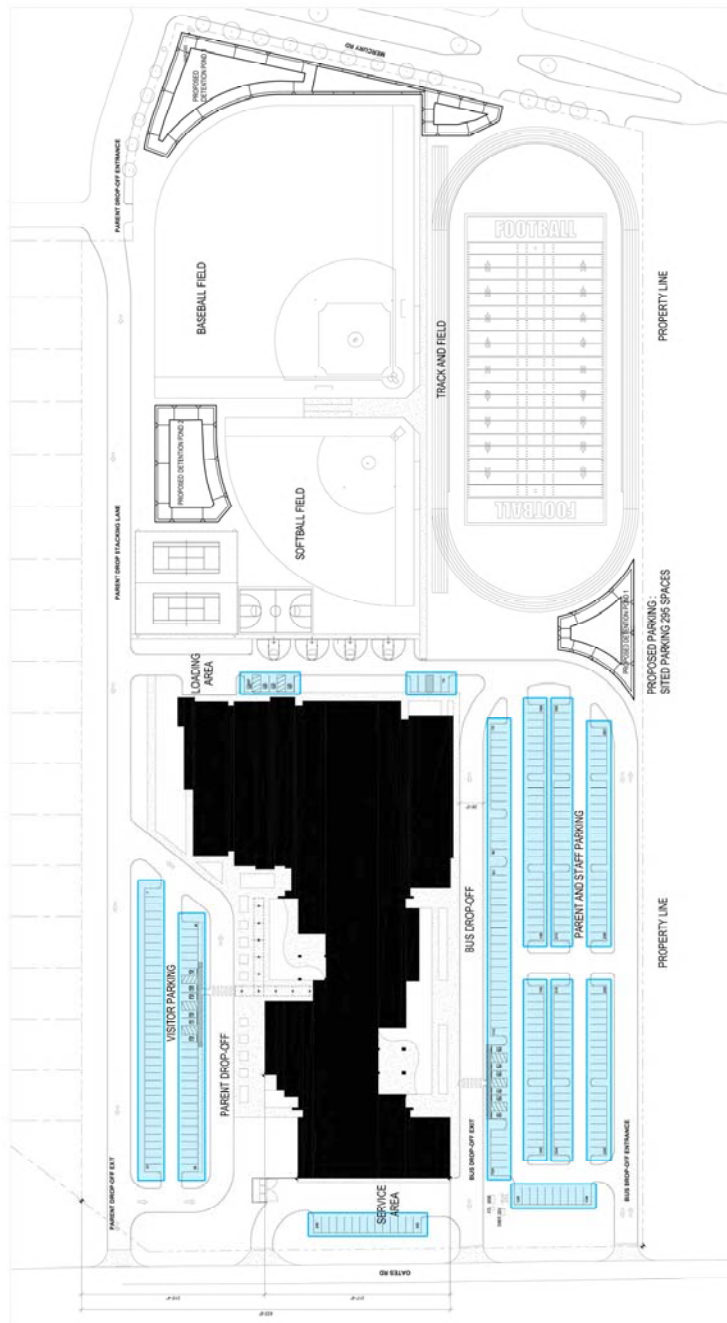
PLANNING &
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Houston Planning Commission

ITEM: V

Meeting Date: 04/16/15

SITE PLAN WITH REQUIRED SPACES



A1 SITE PLAN WITH REDUCED NUMBER OF PARKING SPACES
1" = 100'

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@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		
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: The hardship presently onsite is that 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. The project was originally permitted during the 2011 calendar year where at the time the market was in a slump and therefore the construction of the building was placed on hold. Only site paving was installed and the building proceeded within the 2014 year where a mis-coordination grading onsite field condition prevents the support of healthy trees alongside the Campbell frontage. We are requesting for an alternate landscape area to be approved in favor of screening the Campbell Rd. frontage by use of evergreen vines on a fence line as well as well as concentrating trees at the corner of Campbell Rd & W. Wingfoot.

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 given that the field conditions pose spatial limitations to plant along Campbell frontage given the existing ditch is parallel along a paved fire lane of the building. The building use for storage of combustible materials requires the building owner to provide adjacent access (by means of a fire lane 26ft wide) to the building for the sole fire protection in an event of an emergency.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

- (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; please refer to attached proposed planting.

- (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.

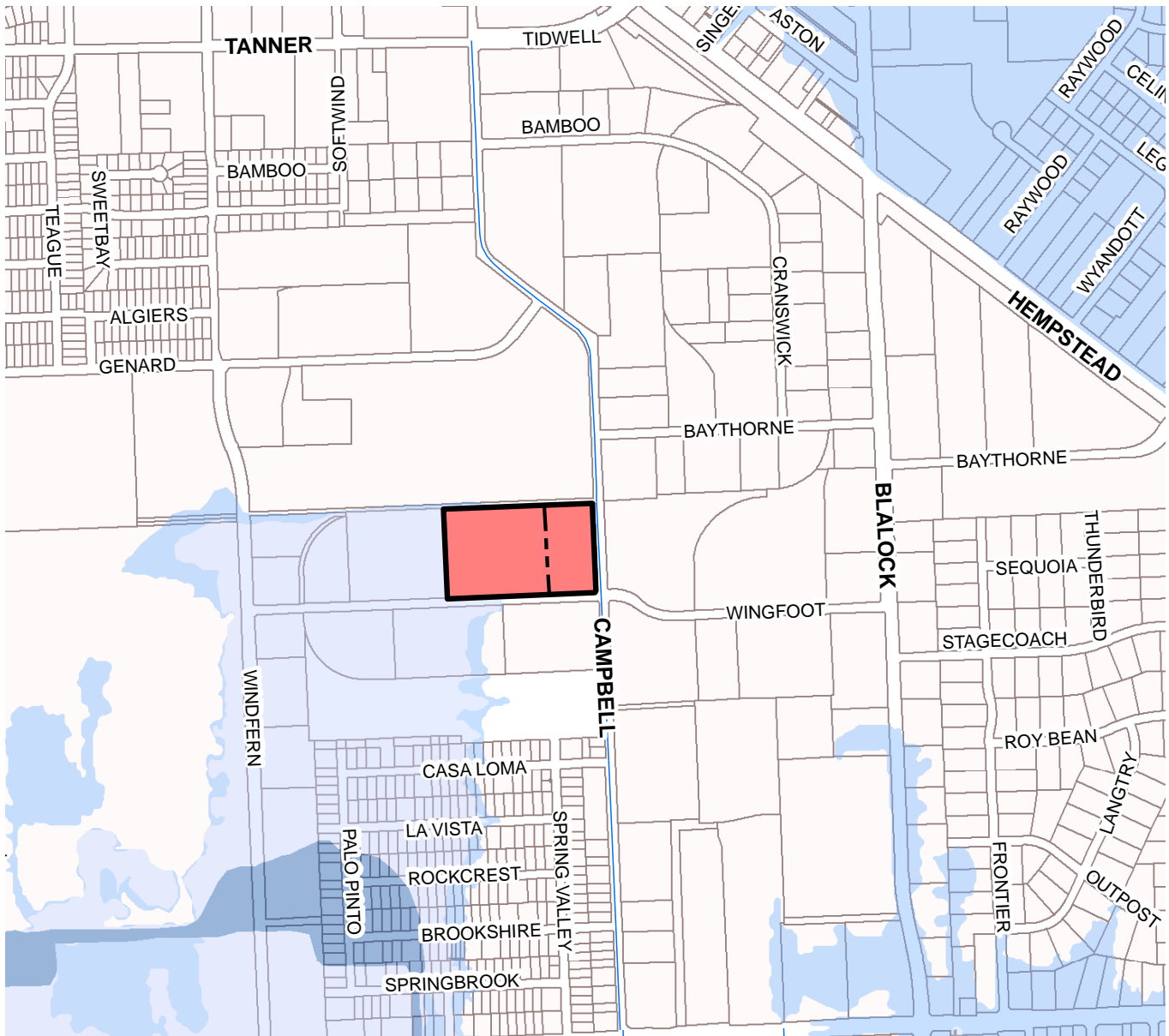
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a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

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

LOCATION MAP



LANDSCAPE PLAN VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 04.16.15

Houston Planning Commission

AERIAL MAP



LANDSCAPE PLAN VARIANCE



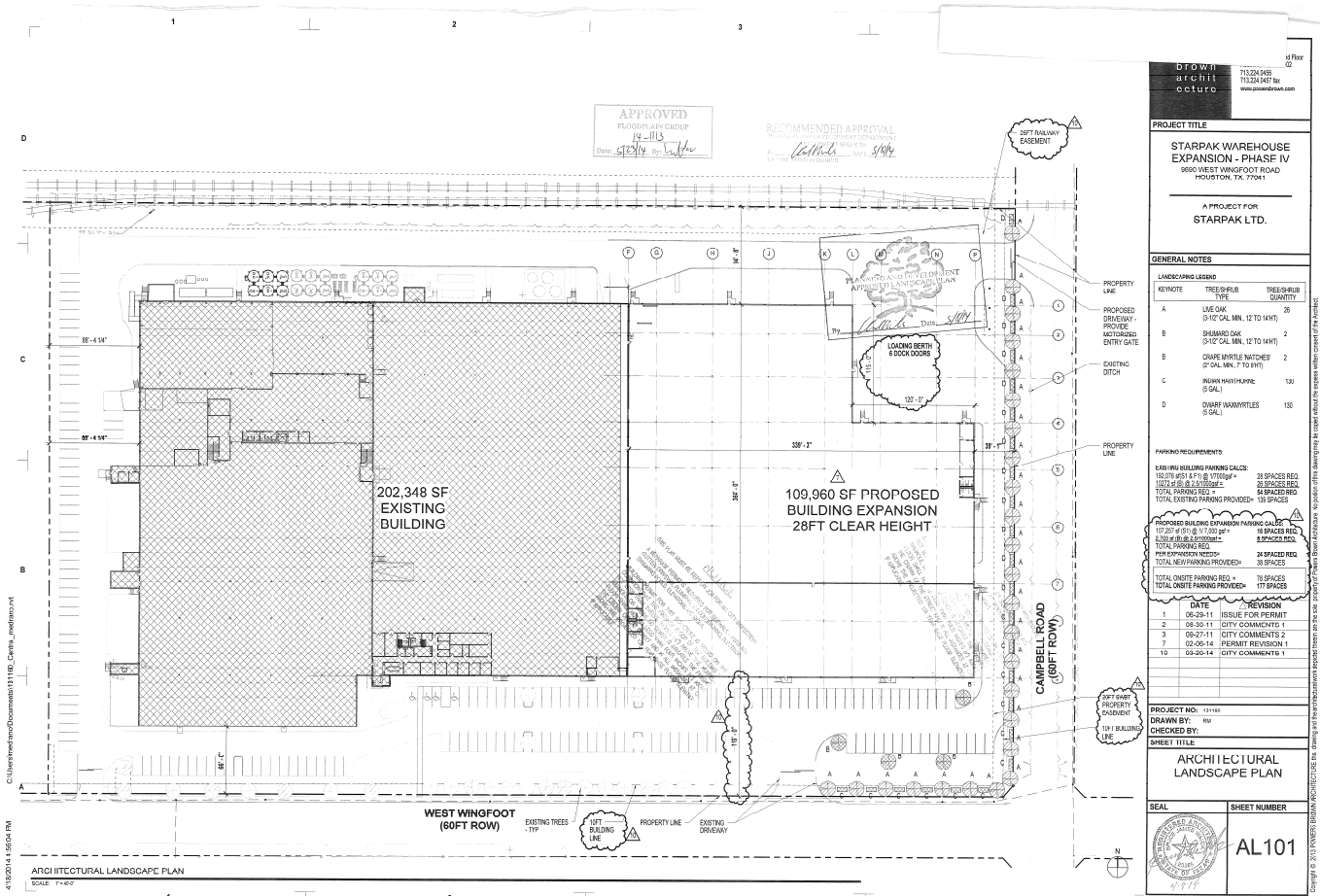
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 04.16.15

PREVIOUSLY APPROVED SITE PLAN



LANDSCAPE PLAN VARIANCE

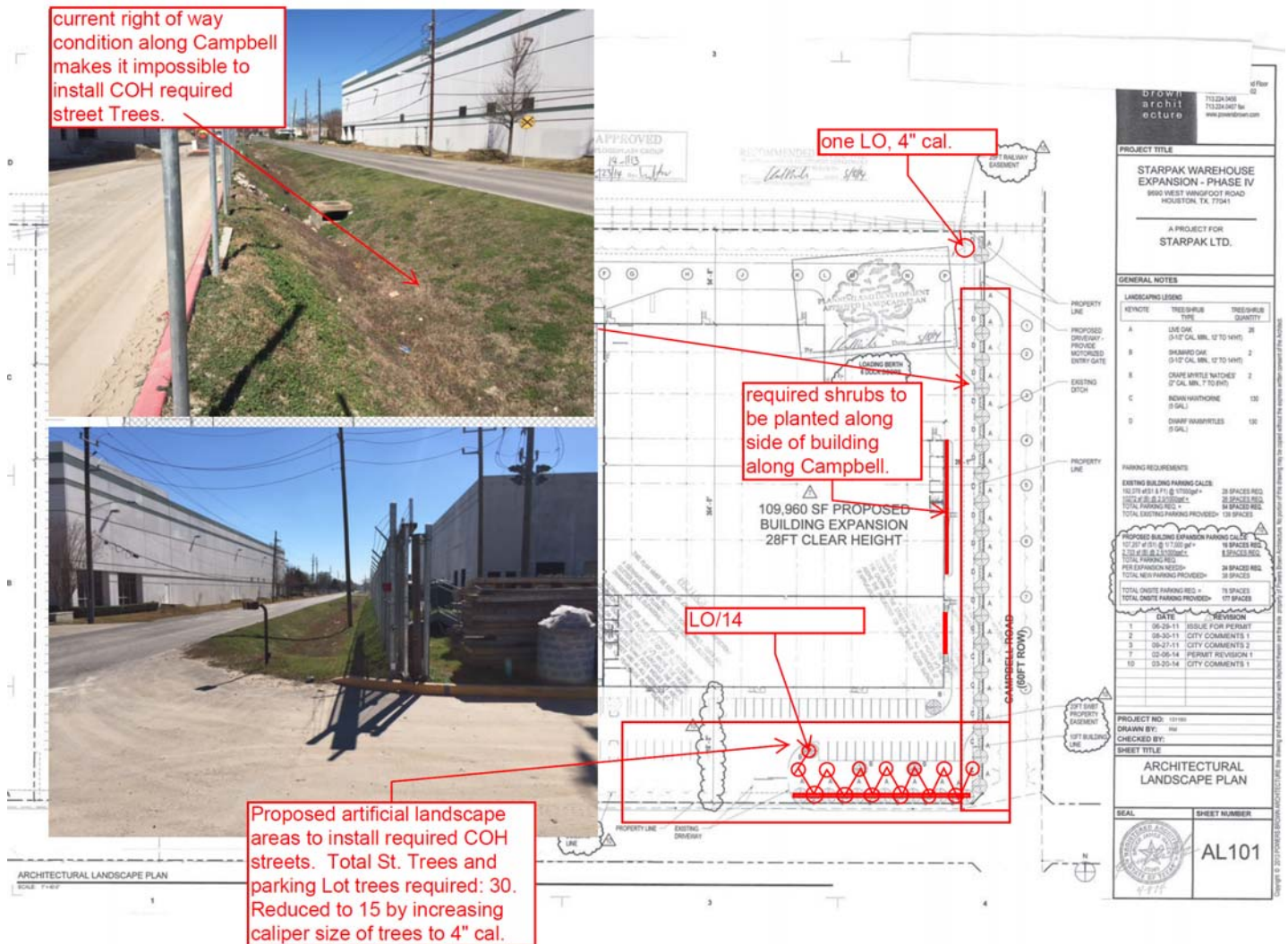


Houston Planning Commission

ITEM: VI

Meeting Date: 04.16.15

PROPOSED SITE PLAN WITH REVISED LOCATION FOR TREE AND SHRUB PLANTING



LANDSCAPE PLAN VARIANCE



Meeting Date: 04.16.15

NOTICE

THIS MAP WAS PREPARED BY THE SURVEYOR GENERAL OF HARRIS COUNTY, TEXAS, FOR THE PURPOSE OF RECORDING THE SURVEY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR GENERAL. THE SURVEYOR GENERAL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, NOR DOES HE GUARANTEE THE RESULTS OF ANY SURVEY CONDUCTED IN RELIANCE ON THIS MAP. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

LEGEND

- AS. ADJ. EASEMENT
- BL. BOUNDARY LINE
- BO. BOUNDARY
- BN. BOUNDARY
- CL. FENCE
- CO. CONCRETE
- CS. CONCRETE SIGN
- CU. CEMENT
- CV. CEMENT
- EW. ELECTRICITY
- EX. EXISTING
- FL. FENCE LINE
- FM. FENCE MARKER
- FO. FENCE
- FR. FENCE
- FS. FENCE
- FW. FENCE
- FX. FENCE
- GY. GY. FENCE
- HA. HATCH
- IB. IRON BOLT
- IC. IRON C
- ID. IRON D
- IE. IRON E
- IF. IRON F
- IG. IRON G
- IH. IRON H
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- UR. UPRIVER
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- UT. UPRIVER
- UU. UPRIVER
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- UW. UPRIVER
- UX. UPRIVER
- UY. UPRIVER
- UZ. UPRIVER
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Feb 27, 2015



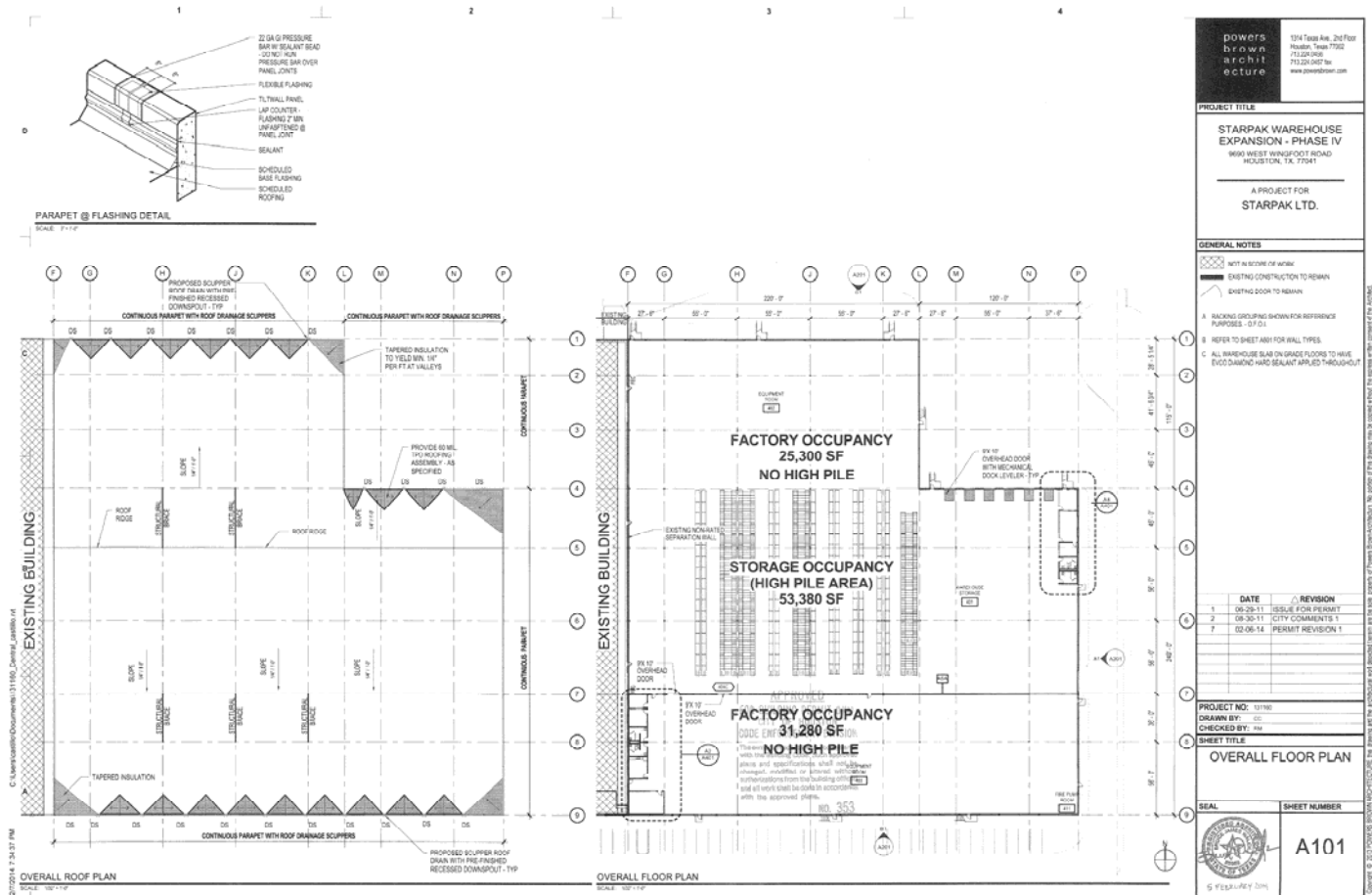
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 04.16.15

FLOOR PLANS FOR EXPANSION



LANDSCAPE PLAN VARIANCE

AGENDA: VII

SMLSB Application No. 521: 900 block of Allston Street, east and west sides, between W 9th and W 10th Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 900 block of Allston Street, east and west sides, between W 9th and W 10th Streets. Analysis shows that a minimum lot size of 6,600 sf exists for the block face. A petition was signed by the owners of 51% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-four (24) lots along the 900 block of Allston Street, east and west sides, between W 9th and W 10th Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two block faces, the east and west sides of Allston Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty-two (22) single-family residential properties (representing 92% of the total lots within the boundary area) and two (2) vacant lots.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained twelve (12) of twenty-four (24) signatures of support from property owners in the proposed SMLSB (owning 51% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,600 sf exists on eighteen (18) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1892. The houses originate from the 1900s. The establishment of a 6,600 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Eighteen (18) out of twenty-four (24) lots (representing 85% of the application area) are at least 6,600 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Protest Letter
4. Application
5. Boundary Map

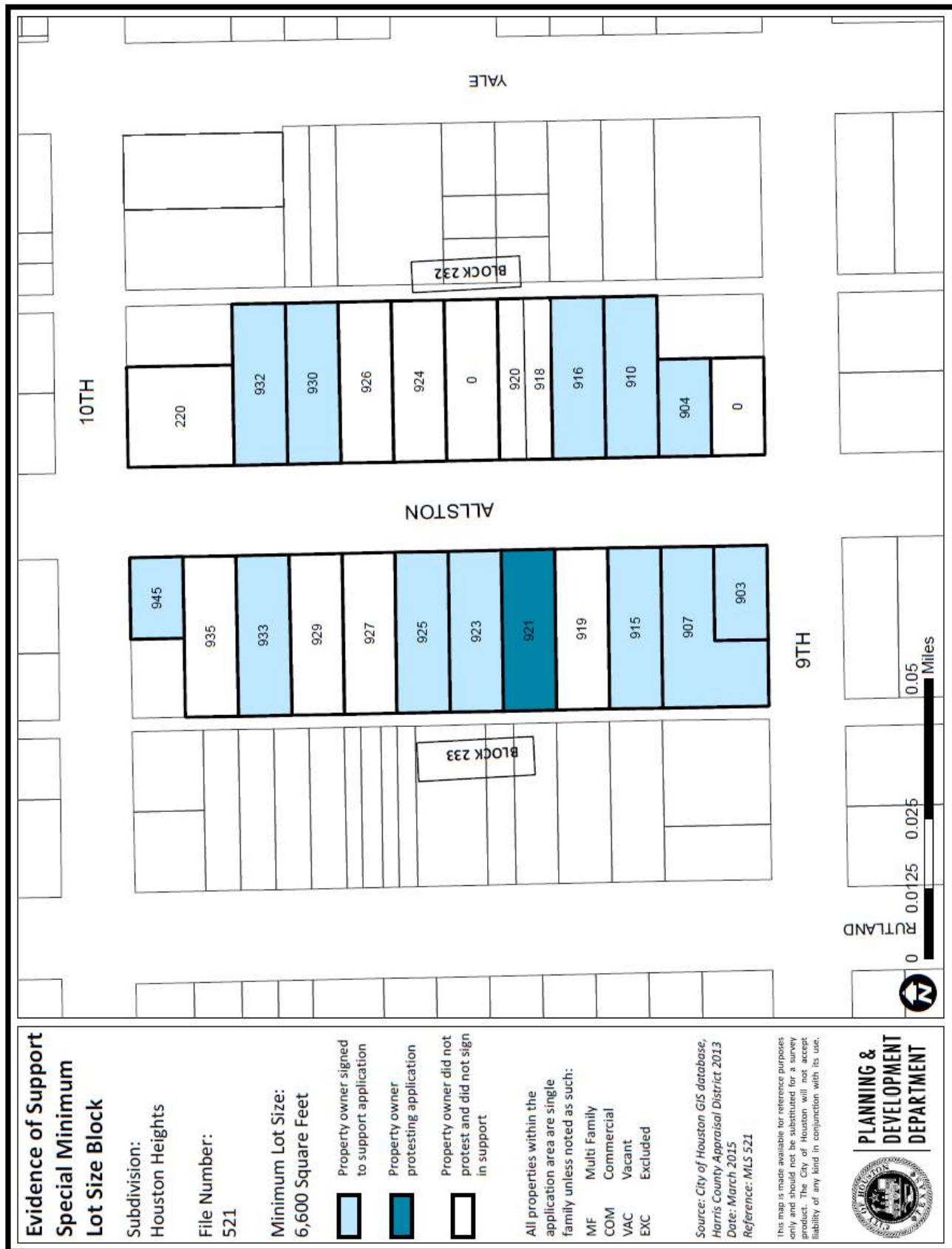
SPECIAL MINIMUM LOT SIZE BLOCK

Application	521		
Date Received:	2/5/2015	Date Complete:	2/6/2015
Street(s) Name:	Allston Street	Lot(s)	900 block Allston Street
Cross Streets:	W 9th Street and W 10th Street		
Side of street:	East and west		

MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
903 Allston	SFR	Y	3,850
904	SFR	Y	4,000
907	SFR	Y	9,325
910	SFR	Y	6,600
915	SFR	Y	6,600
916	SFR	Y	6,600
918	SFR		3,300
919	SFR		6,600
920	SFR		3,300
921	SFR		6,600
923	SFR	Y	6,600
0 Allston	VAC		6,600
924	SFR		6,600
925	SFR	Y	6,600
926	SFR		6,600
927	SFR		6,600
929	SFR		6,600
930	SFR	Y	6,600
932	SFR	Y	6,600
933	SFR	Y	6,600
935	SFR		6,600
945	SFR	Y	3,350
220 W 10th	SFR		8,200
0 W 9th	VAC		4,100

Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	145,025	Square Feet in the Proposed Application Area	73,325	Square Feet are Owned by Property Owners Signing in Support of the Petition =	51%		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	22	# developed or restricted to no more than two SFR Units	Of	22	Total number of SFR lots in the Proposed Application Area	24	Total number of lots in the Proposed Application Area 92%
	0	# of Multifamily lots					
	0	# of Commercial lots					
	2	# of Vacant Lots					
	24	Total					



Mitchell, Annette - PD

From: [REDACTED] on behalf of Jason Ezer [REDACTED]
Sent: Friday, March 13, 2015 3:48 PM
To: Mitchell, Annette - PD
Subject: Re: FW: 900 Block of Allston - 77008

I plan to protest the minimum lot size. I would like to see a 3300 sf min lot size, if anything. 6600sf s too restrictive

I would like to speak at hearing

Thank you
JE

On Mar 13, 2015 2:55 PM, "Mitchell, Annette - PD" <Annette.Mitchell@houstontx.gov> wrote:

Good afternoon Mr. Ezer,

I'm just following up to see if you still want to file a protest to the Minimum Lot Size application for the 900 block of Allston? Please note that Monday, March 16th will be the final day to do that.

Regards,

Annette M. Mitchell, Planner

City of Houston Planning & Development Department, Community Sustainability Division

611 Walker, 6th Floor, Houston, Texas 77002

832-393-6563 *Please make note of my new phone number.*

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City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department

Special Minimum Lot Size Block Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location:

East and West sides of Allston between 9th + 10th streets

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

Block 233, 900 block of Allston, Houston Heights 23rd amendmen

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant Linda Poyser Phone # 713 291 7545

Address 907 Allston E-mail [REDACTED]

City Houston, TX State TX Zip 77008

Alternate Applicant Phone #

Address E-mail

City State Zip

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

File # 521 Key Map # TIRZ

Lambert # Super N'hood Census Tract

City Council District C

4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 4)	<input checked="" type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>

City of Houston

Special Minimum Lot Size Block

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