

HOUSTON PLANNING COMMISSION

AGENDA

JUNE 11, 2015



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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Dale A. Rudick, P.E.
Dawn Ullrich
Gilbert Andrew Garcia, CFA

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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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

June 11, 2015

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

Call to Order

Director's Report

- **Approval of the May 28, 2015 Planning Commission Meeting Minutes**

I. Presentation on the status of Plan Houston (Jennifer Ostlind)

II. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Christa Stoneham)
- Replats (Christa Stoneham)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi)
- Subdivision Plats with Variance Requests (Dipti Mathur, Mikalla Hodges and Suvidha Bandi)
- Subdivision Plats with Special Exception Requests (Dipti Mathur)
- Reconsiderations of Requirement (Dipti Mathur)
- Extension of Approvals (Chad Miller)
- Name Changes (Chad Miller)
- Certificates of Compliance (Chad Miller)
- Administrative
- Development Plats with Variance Requests (Kimberly Bowie and Christa Stoneham)

III. Establish a public hearing date of July 9, 2015

- Blodgett Landing replat no 1
- Craig Woods partial replat no 16
- Crescent Island replat no 1 partial replat no 2
- Melody Oaks partial replat no 15
- Rockhurst replat no 1
- Villas at Antoine Sec 2 replat no 1
- West Court partial replat no 4
- Westhaven Estates Sec 2 partial replat no 4
- Westheimer Estates partial replat no 5

IV. Consideration of a Landscape Variance for a property located at 2951 Wilcrest Drive – General Consulate of Saudi Arabia (Kimberly Bowie)

V. Consideration of a Hotel Motel variance located at 3414 Sage Road (Marlon Connley)

VI. Public Hearing and Consideration of a Hotel Motel variance located at 3825 Wilcrest Drive (Marlon Connley)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Navigation Subdivision (Misty Staunton)

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

May 28, 2015

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Absent

Susan Alleman

Fernando Brave

Arrived at 2:37 pm during the director's report

Kenneth Bohan

Arrived at 2:48 pm during agenda item #106

Antoine Bryant

Arrived at 3:07 pm during agenda item # 111

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Mark Sikes

Absent

Martha Stein

Arrived at 2:43 pm during the director's report

Eileen Subinsky

Absent

Blake Tartt III

Arrived at 2:50 pm during agenda item #106

Shaukat Zakaria

Mark Mooney for

Left at 3:25 pm during agenda item #117

Commissioner James Noack

Clay Forister for

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 MAY 14, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 14, 2015 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Brave**

Vote: **Carries**

Abstaining: **Alleman**

I. PLATTING ACTIVITY (Consent items A and B)

Items removed for separate consideration: **38, 62, 63, 64, 66, 88 and 89.**

Staff recommendation: Approve staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

Motion: **Brave**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff's recommendation to approve items **38, 62, 63, 64, 66, 88 and 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **38, 62, 63, 64, 66, 88 and 89** subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Commissioner Edminster returned.

C PUBLIC HEARINGS

106 Aliana Sec 15 replat no 3 and extension partial replat no 1 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: **Jard**

Second: **Foriester**

Vote: **Unanimous**

Abstaining: **None**

107 Douglas E Bundy Amenity Lake no 1 replat no 1 and extension 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: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

108 Lakeview Homes Addition partial replat no 2 C3N Approve

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

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

Motion: **Porras-Pirtle**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

109 Long Point Woods Sec 1 partial replat no 1 C3N Approve

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

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

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

Speakers: John Hall – opposed; Cyd Dillahunty - undecided

110 Melody Oaks partial replat no 14 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

111 Scenic Woods partial replat no 2 C2 Approve

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

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

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

112 Scottcrest partial replat no 1 C3N Withdrawn

113 Spring Village Estates 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

114 Terrace Oaks partial replat no 1 C3N Defer

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

Commission action: Deferred the plat for two weeks to allow time for the neighborhood to get a better understanding of the project.

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

Speakers: Joyce Owens, Rep. Developer – supportive; Charlotte Jones, and Jamie Aycock – opposed.

115 Washington Terrace partial replat no 2 C3N Approve

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

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

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

Speaker: Marlena Jones – supportive

D – Variances

116 Adara Pointe GP GP Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions,

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

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Edminster**

Items 117 and 118 were taken together at this time.

| | | | |
|------------|-----------------------------------|------------|----------------|
| 117 | Albion partial replat no 1 | C2R | Approve |
| 118 | Albion partial replat no 2 | C2R | Approve |

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

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

| | | | |
|----------------------|----------------------|----------------------|-----------------------|
| Motion: Brave | Second: Bohan | Vote: Carries | Opposed: Stein |
|----------------------|----------------------|----------------------|-----------------------|

| | | | |
|------------|---------------------------------------|-----------|------------------|
| 119 | Aldine Westfield Business Park | C2 | Withdrawn |
|------------|---------------------------------------|-----------|------------------|

| | | | |
|------------|-----------------------|------------|----------------|
| 120 | Kubricht White | C2R | Approve |
|------------|-----------------------|------------|----------------|

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

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

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|----------------------|-----------------------|------------------------|-------------------------|
| Motion: Stein | Second: Bryant | Vote: Unanimous | Abstaining: None |
|----------------------|-----------------------|------------------------|-------------------------|

| | | | |
|------------|----------------------------|-----------|----------------|
| 121 | Polk Avenue Landing | 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.

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|----------------------|----------------------|------------------------|-------------------------|
| Motion: Bohan | Second: Tartt | Vote: Unanimous | Abstaining: None |
|----------------------|----------------------|------------------------|-------------------------|

| | | | |
|------------|-----------------------|-----------|-------------|
| 122 | Rosine Gardens | C2 | Deny |
|------------|-----------------------|-----------|-------------|

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

Commission action: Denied the requested variance and disapproved the plat.

| | | | |
|----------------------|-----------------------|------------------------|-------------------------|
| Motion: Tartt | Second: Nelson | Vote: Unanimous | Abstaining: None |
|----------------------|-----------------------|------------------------|-------------------------|

Speakers: Mary Villareal, applicant, Mike Dishberge, builder, Mike Salomon – supportive; Steven Rapoport, Richard Brian, Teresa McOmber and Jerome Goldstein – opposed.

Items 123, 141, and IV were taken together at this time and voted on separately.

| | | | |
|------------|-------------------------------------|------------|--------------|
| 123 | Saudi Arabia Royal Consulate | C2R | Defer |
|------------|-------------------------------------|------------|--------------|

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

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

| | | | |
|---------------------|----------------------|------------------------|-------------------------|
| Motion: Jard | Second: Tartt | Vote: Unanimous | Abstaining: None |
|---------------------|----------------------|------------------------|-------------------------|

Speakers: Faisal Shah, Micah Simecek, applicant - supportive

| | | | |
|------------|----------------------------|------------|--------------|
| 141 | 2951 Wilcrest Drive | DPV | Defer |
|------------|----------------------------|------------|--------------|

Staff recommendation: Grant the variance to allow an internal 24' driveway instead of a 28' private street to provide access and fire protection on the site.

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

| | | | |
|---------------------|-----------------------|------------------------|-------------------------|
| Motion: Jard | Second: Bryant | Vote: Unanimous | Abstaining: None |
|---------------------|-----------------------|------------------------|-------------------------|

IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE – GENERAL CONSULATE OF SAUDI ARABIA

Staff recommendation: Grant to approve the requested variance and allow an alternative landscaping plan in lieu of required landscaping per Chapter 33 along major thoroughfare Wilcrest Drive and within the subject site.

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

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

124 Thrustmaster Sec 2 C2 Approve

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

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

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

Commissioner Edminster recused and left the room.

125 Willowcreek Ranch GP GP Defer

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

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

Motion: **Tartt** Second: **Bohan** Vote: **Carries** Abstaining: **None**

Commissioner Edminster returned.

E SPECIAL EXCEPTIONS

126 Sendero Tract GP GP Approve

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

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

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

F RECONSIDERATION OF REQUIREMENTS

127 Aliana Sec 45 C3P Defer

Staff recommendation: Defer the plat per applicant request.

Commission action: Deferred the plat per applicant request.

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

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

G EXTENSIONS OF APPROVAL

| | | | |
|------------|------------------------------------|------------|----------------|
| 128 | Briscoe Falls Sec 5 | EOA | Approve |
| 129 | DNA Properties | EOA | Approve |
| 130 | East End on the Bayou Sec 2 | EOA | Approve |
| 131 | Foley Road Ranch | EOA | Approve |
| 132 | Greenwood Plaza | EOA | Approve |
| 133 | Hidden Oaks replat no 2 | EOA | Approve |

| | | | |
|-----|-----------------------------------|-----|---------|
| | partial replat no 1 and extension | | |
| 134 | Lakecrest Village Sec 5 | EOA | Approve |
| 135 | Pine Trace Sec 6 | EOA | Approve |
| 136 | Pros Drywall | EOA | Approve |
| 137 | WPW Management Corporation | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|-----|------------------|-----|---------|
| 138 | 24254 Kelly Road | COC | Approve |
|-----|------------------|-----|---------|

Staff recommendation: Approve staff's recommendation for items 128 - 138.

Commission action: Approved staff's recommendation for items 128 - 138.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

| | | | |
|-----|----------------------------------|-----|---------|
| 139 | 768 East 16 th Street | DPV | Approve |
|-----|----------------------------------|-----|---------|

Staff recommendation: Approve the requested variances to allow a 20' 10" garage building line and a 10' 9" building line for the addition to the existing single family home.

Commission action: Approved the requested variances to allow a 20' 10" garage building line and a 10' 9" building line for the addition to the existing single family home.

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

| | | | |
|-----|-------------------|-----|------|
| 140 | 12819 Hansel Lane | DPV | Deny |
|-----|-------------------|-----|------|

Staff recommendation: Deny the requested variance to allow a 5' BL for an addition to an existing single family home.

Commission action: Denied the requested variance to allow a 5' BL for an addition to an existing single family home.

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

Item 141 was taken at an earlier time with items 123 and IV.

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|-----|---------------|-----|------|
| 142 | 2100 Woodhead | DPV | Deny |
|-----|---------------|-----|------|

Staff recommendation: Disapprove the requested variance require that the applicant comply with the current Chapter 42 – 10' Building Line along both Woodhead and Indiana Streets.

Commission action: Disapproved the requested variance and require that the applicant comply with the current Chapter 42 – 10' Building Line along both Woodhead and Indiana Streets.

Motion: **Bryant** Second: **Brave** Vote: **Carries** Opposing: **Bohan**

Speakers: Scott Leichtenberg, owner/applicant – supportive; Sam Schon, Dave Johnson, Cindy Brown – opposed; and Mary Lou Henry.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2015 FOR:

- Amended Plat of Almeda Place partial replat no 5
- Briarcroft Subdivision partial replat no 1
- King Village North partial replat no 5
- King Village North partial replat no 6
- Memorial Green Sec 2 replat no 1 and extension
- Northborough Sec 2 partial replat no 1

- g. Richwood partial replat no 1
- h. Shady Acres Extension no 3 partial replat no 9
- i. Shady Acres Extension no 3 partial replat no 10
- j. Walden on Lake Houston Phase 5 Champions Village replat no 1
- k. West Court partial replat no 3
- l. Whispering Pines Estates partial replat no 9

Staff recommendation: Establish a public hearing date of June 25, 2015 for items II a-l.

Commission action: Established a public hearing date of June 25, 2015 for items II a-l.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2015 FOR A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE

Staff recommendation: Establish a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.

Commission action: Established a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.

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

Item IV was taken at an earlier time with items 123 and 141.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLEN PARK SUBDIVISION MLSA 482

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

Commission action: Approved the consideration of a special minimum lot size area application for the Glen Park Subdivision and forward to City Council for approval.

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

Speaker: Beth Lousteau, applicant – supportive.

Items VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2, 4, 6, and 8. MLSA 420

Staff recommendation: Approve the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2 and 6 MLSA 421

Staff recommendation: Approve the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6 and forward to City Council for approval.

Commission action: Deferred the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6.

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

Speaker for VI and VII: Donald Perkins - supportive

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON APRIL 23, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST.

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street Houston Heights Historic District East.

Motion: **Stein** Second: **Bohan** Vote: **Carries** Abstaining: **Brave** Opposing: **Clark**
Speaker: Matthew Ager, owner – supportive.

IX. Excuse the absences of Commissioners Alleman and Kilkenny

Commissioner Alleman and Kilkenny present no Commission action required.

X. PUBLIC COMMENT

NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:01 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

| Item No. | Subdivision Plat Name | App Type | Deferral |
|-----------|---|----------|----------|
| A-Consent | | | |
| 1 | Aldine Fire Station | C2 | DEF1 |
| 2 | Aliana Recreation Center Sec 2 | C2 | |
| 3 | Bachara Express | C2 | |
| 4 | Bissonnet Street Dedication Sec 1 | SP | |
| 5 | Breckenridge Park partial replat no 2 | C3F | |
| 6 | Bridgeland Mason Road Street Dedication Sec 1 | SP | |
| 7 | Bridgeland Westgreen Boulevard Street Dedication Sec 1 | SP | |
| 8 | Carpenters Landing Sec 7 | C3F | |
| 9 | Cinco Ranch Northwest Sec 16 | C3P | |
| 10 | Cinco Ranch Northwest Sec 18 | C3P | |
| 11 | Cinco Ranch Northwest Sec 19 | C3P | |
| 12 | Cypress Oaks Sec 2 | C3F | |
| 13 | Dobie High School Ninth Grade Campus | C2 | |
| 14 | Douglas E Bundy Amenity Lake No 1 replat no 1 and extension | C3F | |
| 15 | Dyer Vistas | C3F | DEF1 |
| 16 | Elyson Sec 6 | C3F | |
| 17 | Fall Creek Sec 43 | C3F | |
| 18 | Fall Creek Sec 44 | C3F | |
| 19 | Fieldstone Sec 11 | C3F | |
| 20 | Grand Park Professional Place | C2 | DEF1 |
| 21 | Iggy and Karim | C2 | |
| 22 | Kenroc Sec 3 | C3F | |
| 23 | Keslie Business Park | C2 | |
| 24 | Keystone at Wycliffe Drive | C2 | |
| 25 | Lakes of Bella Terra commercial reserve no 1 | C3P | |
| 26 | Lakes of Bella Terra Sec 35 | C3F | |
| 27 | Lakeview Homes Addition partial replat no 2 | C3F | |
| 28 | Lund RV Park | C2 | DEF1 |
| 29 | Marcello Lakes GP | GP | |
| 30 | Mayfair at Hempstead | C2 | |
| 31 | Mayo Trucking | C2 | DEF1 |
| 32 | McCrary Meadows Lift Station | C2 | |
| 33 | McCrary Meadows Wastewater Treatment Plant | C2 | |
| 34 | Mccrary Meadows Water Plant | C2 | |
| 35 | McKenzie Park Sec 4 partial replat no 1 | C3F | |
| 36 | Medrano Farms | C1 | |
| 37 | Melody Oaks partial replat no 14 | C3F | |
| 38 | Northgrove GP | GP | |
| 39 | Northgrove Sec 7 | C3P | |
| 40 | Northgrove Sec 8 | C3P | |
| 41 | Oakview Farms | C3F | |
| 42 | Park West Green Sec 1 | C3F | |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

| Item No. | Subdivision Plat Name | App | |
|----------|--|------|----------|
| | | Type | Deferral |
| 43 | Park West Reserve | C2 | |
| 44 | Popeyes East Sam Houston | C2 | |
| 45 | Shamrock Manor partial replat no 1 | C3F | |
| 46 | Silver Ranch Sec 13 | C3P | |
| 47 | Stillwater Cove GP | GP | |
| 48 | Stillwater Cove Sec 1 | C3P | |
| 49 | Sunset Ridge West Sec 4 | C3F | |
| 50 | Sunset Ridge West Sec 5 | C3F | |
| 51 | Sunset Ridge West Sec 6 | C3F | |
| 52 | The Woodlands Lake Woodlands East Shore GP | GP | |
| 53 | Trans Workshop | C2 | |
| 54 | Treviso replat no 1 | C3F | |
| 55 | Ventana Lakes Sec 12 | C3P | |
| 56 | Verizon Village Green GP | GP | |
| 57 | West Cross Villas | C2 | |
| 58 | West Orem Drive Street Dedication Sec 1 | C3P | |
| 59 | Westcott Place Sec 2 partial replat no 1 | C3F | |
| 60 | Wildwood at Oakcrest North Sec 19 | C3F | |
| 61 | Woodlands Creekside Forest Drive Street Dedication Sec 2 | SP | |

B-Replats

| | | | |
|----|--|-----|------|
| 62 | Aliana Sec 49 | C3R | DEF1 |
| 63 | Autumn Commons | C2R | DEF2 |
| 64 | Bradley Complex | C2R | |
| 65 | Champions Stonebridge Commercial | C2R | |
| 66 | Crossing at Cinco Ranch replat no 1 | C2R | |
| 67 | CVS at FM 529 and Barker Cypress | C2R | |
| 68 | Deerbrook Crossing Sec 4 partial replat no 1 and extension | C2R | DEF2 |
| 69 | Everett Street Townhomes | C2R | |
| 70 | Fairway Plaza | C2R | |
| 71 | Falba Road Reserve | C2R | |
| 72 | Felro Trail | C2R | DEF1 |
| 73 | Garden Homes on Brinkman | C2R | |
| 74 | Greens Road Business Park replat no 1 | C2R | |
| 75 | Harrow Center partial replat no 2 | C2R | DEF2 |
| 76 | Heights White Oak Estates | C2R | |
| 77 | HISD Eastwood Academy replat no 1 | C2R | |
| 78 | Houston Suburban Gardens partial replat no 1 | C2R | |
| 79 | I 10 East at Freeport | C2R | |
| 80 | Kensington Green | C3R | DEF1 |
| 81 | Kern Villas | C2R | |
| 82 | Miller Crossing | C2R | DEF1 |
| 83 | Minamax Automotive and Commercial Center replat no 1 | C2R | |
| 84 | Rankin Investment | C2R | |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

| Item No. | Subdivision Plat Name | App | |
|----------|--|------|----------|
| | | Type | Deferral |
| 85 | Reserve at Canniff | C2R | |
| 86 | Richton Street Landing | C2R | |
| 87 | Sunnyside Estates | C2R | |
| 88 | Tabares Addition Replat of Lot 33 Lowell Acres | C2R | |
| 89 | Texas Express Plumbing Inc | C2R | DEF1 |
| 90 | Trails on Peden Street | C2R | |
| 91 | University Place replat no 1 | C2R | |

C-Public Hearings Requiring Notification

| | | | |
|-----|---|-----|------|
| 92 | Cypress Creek Lakes Sec 26 replat no 1 | C3N | |
| 93 | Decker Place partial replat no 1 | C3N | |
| 94 | Martin partial replat no 1 | C3N | |
| 95 | McIlhenny Street Landing | C3N | |
| 96 | Olde Oaks Sec 2 partial replat no 1 | C3N | |
| 97 | Riverside Terrace Sec 1 partial replat no 3 | C3N | |
| 98 | Sage partial replat no 4 | C3N | |
| 99 | Terrace Oaks partial replat no 1 | C3N | DEF1 |
| 100 | West Houston partial replat no 2 | C3N | |

D-Variances

| | | | |
|-----|--|-----|------|
| 101 | Aliana GP | GP | |
| 102 | Aliana Sec 54 | C3P | DEF1 |
| 103 | Burcaw Acres | C2 | |
| 104 | Cypress Creek Apartment Homes at Wayside South | C2R | |
| 105 | Groves GP | GP | |
| 106 | Museum at Caroline | C2R | |
| 107 | Saudi Arabia Royal Consulate | C2R | DEF1 |
| 108 | Willowcreek Ranch GP | GP | DEF1 |

E-Special Exceptions

None

F-Reconsideration of Requirements

| | | | |
|-----|---------------------------------|-----|------|
| 109 | Aliana Sec 45 | C3P | DEF2 |
| 110 | Meadows at Cypress Creek | C2 | |
| 111 | Technical Realty Group of Texas | C2R | |

G-Extensions of Approval

| | | | |
|-----|---|-----|--|
| 112 | Broadmoor Addition partial replat no 1 | EOA | |
| 113 | Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves | EOA | |
| 114 | FMT Group | EOA | |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

| Item No. | Subdivision Plat Name | App | |
|-------------|--|------|----------|
| | | Type | Deferral |
| 115 | HISD Young Mens Preparatory School | EOA | |
| 116 | Trajan Estates | EOA | |
| 117 | Villas at Shady Acres | EOA | |
| 118 | West Oaks Plat No 2 partial replat no 2 | EOA | |
| 119 | World Houston International Business Center Sec 11 partial replat no 1 | EOA | |

H-Name Changes

| | | |
|-----|---|----|
| 120 | City Heights at Brittmoore (prev. Brittmoore Place) | NC |
| 121 | Lakemont Congregation (prev. Lakemont) | NC |

I-Certification of Compliance

| | | |
|-----|------------------------|-----|
| 122 | 20309 Ravenwood Drive | COC |
| 123 | 20179 Ravenwood Dr. | COC |
| 124 | 26762 Burning Tree Ln. | COC |
| 125 | 18576 Wisp Willow Way | COC |

J-Administrative

None

K-Development Plats with Variance Requests

| | | |
|-----|---------------------|-----|
| 126 | 3842 Overbrook Lane | DPV |
| 127 | 2951 Wilcrest Drive | DPV |

Platting Summary**Houston Planning Commission****PC Date: June 11, 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 | Aldine Fire Station (DEF1) | 2015-0956 | C2 | Harris | ETJ | 333J | 8.41 | 8.41 | 0 | Harris County Emergency Service District #24 | Gessner Engineering |
| 2 | Aliana Recreation Center Sec 2 | 2015-1173 | C2 | Fort Bend | ETJ | 566D | 3.53 | 3.53 | 0 | Aliana Development | LJA Engineering, Inc.- (West Houston Office) |
| 3 | Bachara Express | 2015-1172 | C2 | Harris | ETJ | 369E | 0.66 | 0.66 | 0 | Continental Builders | Tetra Surveys |
| 4 | Bissonnet Street Dedication Sec 1 | 2015-1166 | SP | Fort Bend | ETJ | 527S | 5.46 | 0.00 | 0 | Victorian Gardens, LTD. A Texas Limited Liability Partnership; At El | EHRA |
| 5 | Breckenridge Park partial replat no 2 | 2015-1119 | C3F | Harris | ETJ | 293U | 7.67 | 0.42 | 44 | Woodmere Development Company, Limited | Van De Wiele & Vogler, Inc. |
| 6 | Bridgeland Mason Road Street Dedication Sec 1 | 2015-1174 | SP | Harris | ETJ | 365V | 3.07 | 0.00 | 0 | Bridgeland Development, LP | Brown & Gay Engineers, Inc. |
| 7 | Bridgeland Westgreen Boulevard Street Dedication Sec 1 | 2015-1157 | SP | Harris | ETJ | 366T | 2.46 | 0.00 | 0 | Bridgeland Development, LP | Costello, Inc. |
| 8 | Carpenters Landing Sec 7 | 2015-1109 | C3F | Harris | ETJ | 457V | 11.04 | 2.69 | 52 | MJD Landing, LP | LJA Engineering, Inc.- (West Houston Office) |
| 9 | Cinco Ranch Northwest Sec 16 | 2015-1154 | C3P | Fort Bend | ETJ | 484N | 24.00 | 1.88 | 62 | Newland Communities | BGE Kerry R. Gilbert Associates |
| 10 | Cinco Ranch Northwest Sec 18 | 2015-1155 | C3P | Fort Bend | ETJ | 484N | 39.40 | 19.71 | 40 | Newland Communities | BGE Kerry R. Gilbert Associates |
| 11 | Cinco Ranch Northwest Sec 19 | 2015-1158 | C3P | Fort Bend | ETJ | 484N | 14.70 | 0.92 | 49 | Newland Communities | BGE Kerry R. Gilbert Associates |
| 12 | Cypress Oaks Sec 2 | 2015-1099 | C3F | Harris | ETJ | 406N | 18.73 | 1.28 | 88 | JNC Development, Inc. | Van De Wiele & Vogler, Inc. |
| 13 | Dobie High School Ninth Grade Campus | 2015-1003 | C2 | Harris | City | 575U | 34.09 | 34.09 | 0 | Pasadena Independent School District | Knudson, LP |
| 14 | Douglas E Bundy Amenity Lake No 1 replat no 1 and extension | 2015-1169 | C3F | Harris | ETJ | 445M | 10.10 | 10.10 | 0 | Harris County Municipal Utility District No. 71 | Brown & Gay Engineers, Inc. |
| 15 | Dyer Vistas (DEF1) | 2015-1040 | C3F | Harris | City | 412S | 2.10 | 0.00 | 17 | vistamont realty | Texas Engineering.dwg |
| 16 | Elyson Sec 6 | 2015-1126 | C3F | Harris | ETJ | 405P | 22.29 | 3.82 | 84 | NASH FM 529, LLC | Brown & Gay Engineers, Inc. |
| 17 | Fall Creek Sec 43 | 2015-1159 | C3F | Harris | ETJ | 376W | 7.49 | 1.39 | 23 | RH Of Texas Limited Partnership | Brown & Gay Engineers, Inc. |
| 18 | Fall Creek Sec 44 | 2015-1162 | C3F | Harris | ETJ | 376W | 8.14 | 0.56 | 32 | Westin Homes and Properties, LP | Brown & Gay Engineers, Inc. |
| 19 | Fieldstone Sec 11 | 2015-1116 | C3F | Fort Bend | ETJ | 526S | 28.49 | 3.96 | 85 | Fieldstone (Houston) ASLI VI, L.L.L.P. | Jones & Carter, Inc. |
| 20 | Grand Park Professional Place (DEF1) | 2015-1023 | C2 | Fort Bend | ETJ | 525L | 5.29 | 5.29 | 0 | Grand Park Professional Place, LLC | Windrose Land Services, Inc. |

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| 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 |
| 21 | Iggy and Karim | 2015-1132 | C2 | Harris | City | 572M | 2.08 | 2.08 | 0 | Orem Business, Inc. | HRS and Associates, LLC |
| 22 | Kenroc Sec 3 | 2015-1178 | C3F | Harris | ETJ | 292N | 30.19 | 30.19 | 0 | Kenroc TR2, LP | IDS Engineering Group |
| 23 | Keslie Business Park | 2015-1146 | C2 | Harris | ETJ | 447Q | 6.00 | 5.95 | 0 | Sundance Moon Real Estate, LP | Hovis Surveying Company Inc. |
| 24 | Keystone at Wycliffe Drive | 2015-1102 | C2 | Harris | City | 449X | 0.71 | 0.02 | 15 | Taft Townhomes LLC | MOMENTUM ENGINEERING |
| 25 | Lakes of Bella Terra commercial reserve no 1 | 2015-1182 | C3P | Fort Bend | ETJ | 525J | 7.33 | 0.00 | 0 | LOB Limited Partnership | Benchmark Engineering Corp. |
| 26 | Lakes of Bella Terra Sec 35 | 2015-0983 | C3F | Fort Bend | ETJ | 525J | 8.88 | 1.53 | 36 | LOB Limited Partnership | Benchmark Engineering Corp. |
| 27 | Lakeview Homes Addition partial replat no 2 | 2015-1115 | C3F | Harris | ETJ | 498H | 0.19 | 0.00 | 1 | N/A | E.I.C. Surveying Company |
| 28 | Lund RV Park (DEF1) | 2015-0985 | C2 | Montgomery | ETJ | 256P | 27.03 | 27.03 | 0 | Lund Ventures LLC | Precision Land Surveying |
| 29 | Marcello Lakes GP | 2015-1161 | GP | Harris | ETJ | 445J | 546.00 | 0.00 | 0 | Marcello Lakes Ltd. | EHRA |
| 30 | Mayfair at Hempstead | 2015-1106 | C2 | Harris | City | 492A | 0.90 | 0.10 | 18 | Beacon Builders LLC | MOMENTUM ENGINEERING |
| 31 | Mayo Trucking (DEF1) | 2015-1073 | C2 | Harris | City | 455T | 2.31 | 2.31 | 0 | Mayo Trucking | Replat Specialists |
| 32 | McCrary Meadows Lift Station | 2015-1111 | C2 | Fort Bend | ETJ | 565G | 0.55 | 0.42 | 0 | Ventana Development | LJA Engineering, Inc. - (West Houston Office) |
| 33 | McCrary Meadows Wastewater Treatment Plant | 2015-1113 | C2 | Fort Bend | ETJ | 565C | 4.66 | 4.66 | 0 | Ventana Development | LJA Engineering, Inc. - (West Houston Office) |
| 34 | McCrary Meadows Water Plant | 2015-1110 | C2 | Fort Bend | ETJ | 565G | 1.89 | 1.64 | 0 | Ventana Development | LJA Engineering, Inc. - (West Houston Office) |
| 35 | McKenzie Park Sec 4 partial replat no 1 | 2015-1164 | C3F | Harris | ETJ | 291E | 0.84 | 0.05 | 1 | Tres Lagos Development, A Texas Limited Liability Company | EHRA |
| 36 | Medrano Farms | 2015-1019 | C1 | Harris | ETJ | 416Y | 2.50 | 0.00 | 1 | Veronica Medrano | Stewart Engineering |
| 37 | Melody Oaks partial replat no 14 | 2015-1139 | C3F | Harris | City | 451X | 0.24 | 0.00 | 2 | KAR Capital Enterprises Inc | Owens Management Systems, LLC |
| 38 | Northgrove GP | 2015-1191 | GP | Montgomery | ETJ | 249K | 595.00 | 0.00 | 0 | Toll Brothers | Costello, Inc. |
| 39 | Northgrove Sec 7 | 2015-1188 | C3P | Montgomery | ETJ | 249K | 31.42 | 3.13 | 58 | Toll Brothers | Costello, Inc. |
| 40 | Northgrove Sec 8 | 2015-1195 | C3P | Montgomery | ETJ | 249K | 35.87 | 7.27 | 109 | Toll Brothers | Costello, Inc. |
| 41 | Oakview Farms | 2015-1105 | C3F | Harris | ETJ | 290J | 14.15 | 2.98 | 29 | OAKVIEW FARMS LLC | Provident |
| 42 | Park West Green Sec 1 | 2015-1199 | C3F | Harris | ETJ | 445W | 44.76 | 41.42 | 0 | Katy Promise Joint Venture | EHRA |
| 43 | Park West Reserve | 2015-1200 | C2 | Harris | ETJ | 445W | 9.19 | 9.19 | 0 | Katy Promise Joint Venture | EHRA |
| 44 | Popeyes East Sam Houston | 2015-1127 | C2 | Harris | ETJ | 457A | 0.95 | 0.95 | 0 | Sun Development Limited Partnership | Catalyst Technical Group, Inc. |
| 45 | Shamrock Manor partial replat no 1 | 2015-1013 | C3F | Harris | City | 573Q | 0.33 | 0.00 | 2 | W&E MITCHELL PROPERTIES INC. | holloway designs |
| 46 | Silver Ranch Sec 13 | 2015-1147 | C3P | Fort Bend | ETJ | 484N | 14.80 | 0.15 | 70 | Ersa Grae | BGE Kerry R. Gilbert Associates |
| 47 | Stillwater Cove GP | 2015-1150 | GP | Harris | City/ ETJ | 616H | 33.70 | 0.00 | 0 | Meritage Homes | BGE Kerry R. Gilbert Associates |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

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|----------|--|-----------|----------|------------|-----------|---------|-----------|--------|------|---|---|
| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |
| 48 | Stillwater Cove Sec 1 | 2015-1151 | C3P | Harris | ETJ | 617E | 22.60 | 9.10 | 64 | Meritage Homes | BGE Kerry R. Gilbert Associates |
| 49 | Sunset Ridge West Sec 4 | 2015-1179 | C3F | Harris | ETJ | 376T | 19.46 | 2.55 | 97 | LANDO DEVELOPMENT | Benchmark Engineering Corp. |
| 50 | Sunset Ridge West Sec 5 | 2015-1180 | C3F | Harris | ETJ | 376T | 12.53 | 0.00 | 79 | LANDO DEVELOPMENT | Benchmark Engineering Corp. |
| 51 | Sunset Ridge West Sec 6 | 2015-1181 | C3F | Harris | ETJ | 376T | 4.68 | 0.01 | 28 | LANDO DEVELOPMENT | Benchmark Engineering Corp. |
| 52 | The Woodlands Lake Woodlands East Shore GP | 2015-1194 | GP | Montgomery | ETJ | 251G | 270.85 | 0.00 | 0 | The Woodlands Land Development Company, L.P. | LJA Engineering, Inc - (Woodlands Office) |
| 53 | Trans Workshop | 2015-1152 | C2 | Fort Bend | ETJ | 527X | 2.00 | 2.00 | 0 | Continental Builders | Tetra Surveys |
| 54 | Treviso replat no 1 | 2015-1203 | C3F | Harris | City | 450Q | 3.67 | 0.15 | 17 | Devlan Group, Inc. | LJA Engineering, Inc. - (West Houston Office) |
| 55 | Ventana Lakes Sec 12 | 2015-1183 | C3P | Harris | ETJ | 445A | 23.11 | 2.58 | 96 | D. R. Horton - Texas, Ltd., A Texas Limited Partnership | EHRA |
| 56 | Verizon Village Green GP | 2015-1190 | GP | Harris | City | 572P | 15.00 | 0.00 | 0 | Verizon Wireless | Jones & Carter, Inc. |
| 57 | West Cross Villas | 2015-1130 | C2 | Harris | City | 452M | 0.88 | 0.02 | 20 | Contemporary Garden Homes, Ltd., LLP | Karen Rose Engineering and Surveying |
| 58 | West Orem Drive Street Dedication Sec 1 | 2015-1149 | C3P | Harris | City | 573K | 3.06 | 0.00 | 0 | GBF LIC 288, LTD. | AECOM |
| 59 | Westcott Place Sec 2 partial replat no 1 | 2015-1134 | C3F | Harris | City | 453R | 0.50 | 0.00 | 4 | GEYFA Investments, LLC | Hovis Surveying Company Inc. |
| 60 | Wildwood at Oakcrest North Sec 19 | 2015-1108 | C3F | Harris | City/ ETJ | 328A | 31.99 | 10.78 | 57 | Lennar Homes of Texas Land and Construction, LTD | LJA Engineering, Inc. - (West Houston Office) |
| 61 | Woodlands Creekside Forest Drive Street Dedication Sec 2 | 2015-1118 | SP | Harris | ETJ | 249Q | 1.36 | 0.00 | 0 | The Woodlands Land Development Company, L.P. | IDS Engineering Group |

B-Replats

| | | | | | | | | | | | |
|----|---|-----------|-----|-----------|------|------|-------|-------|----|-------------------------------------|---|
| 62 | Aliana Sec 49 (DEF1) | 2015-1076 | C3R | Fort Bend | ETJ | 526Z | 10.40 | 1.00 | 34 | Aliana Development | LJA Engineering, Inc. - (West Houston Office) |
| 63 | Autumn Commons (DEF2) | 2015-0914 | C2R | Harris | City | 454G | 0.13 | 0.00 | 1 | Greater Love Baptist Church | TKE Development Services, Ltd. |
| 64 | Bradley Complex | 2015-1138 | C2R | Harris | City | 533Q | 0.22 | 0.22 | 0 | Leroy Bradley | Owens Management Systems, LLC |
| 65 | Champions Stonebridge Commercial | 2015-1100 | C2R | Harris | ETJ | 370F | 1.35 | 1.35 | 0 | Arrowrock Champions Stonebridge, LP | Windrose Land Services, Inc. |
| 66 | Crossing at Cinco Ranch replat no 1 | 2015-1144 | C2R | Fort Bend | ETJ | 524G | 32.70 | 32.70 | 0 | HRC Partners #3 & Thor Ranch, LLC | Windrose Land Services, Inc. |
| 67 | CVS at FM 529 and Barker Cypress | 2015-1121 | C2R | Harris | ETJ | 407P | 1.43 | 1.43 | 0 | Horizon Special Projects, LLC | Windrose Land Services, Inc. |
| 68 | Deerbrook Crossing Sec 4 partial replat no 1 and extension (DEF2) | 2015-0872 | C2R | Harris | City | 375B | 12.65 | 12.65 | 0 | Bleyl & Associates | Civil Concepts, Inc. |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

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|----------|--|-----------|----------|-----------|-----------|---------|-----------|--------|------|---|--|
| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |
| 69 | Everett Street Townhomes | 2015-1186 | C2R | Harris | City | 493H | 0.30 | 0.00 | 4 | townsend commercial services | Tetra Surveys |
| 70 | Fairway Plaza | 2015-1153 | C2R | Harris | City | 534L | 1.52 | 1.52 | 0 | Individual | South Texas Surveying Associates, Inc. |
| 71 | Falba Road Reserve | 2015-1170 | C2R | Harris | ETJ | 370A | 2.00 | 2.00 | 0 | Dermatouch Esthetic Nursing LLC | Total Surveyors, Inc. |
| 72 | Felro Trail (DEF1) | 2015-1043 | C2R | Fort Bend | ETJ | 651C | 19.53 | 2.55 | 12 | Felro Development | Broussard Land Surveying, LLC |
| 73 | Garden Homes on Brinkman | 2015-1107 | C2R | Harris | City | 452Q | 0.23 | 0.00 | 3 | Sandcastle Homes, INC. | MOMENTUM ENGINEERING |
| 74 | Greens Road Business Park replat no 1 | 2015-1171 | C2R | Harris | City | 375N | 8.35 | 8.35 | 0 | Benchmark Engineering | Benchmark Engineering Corp. |
| 75 | Harrow Center partial replat no 2 (DEF2) | 2015-0681 | C2R | Harris | ETJ | 448A | 9.26 | 9.26 | 0 | HARROW RENTAL REAL ESTATE, LLC - SERIES ONE | Broussard Land Surveying, LLC |
| 76 | Heights White Oak Estates | 2015-1140 | C2R | Harris | City | 493A | 0.20 | 0.20 | 0 | Ace Watch and Jewelry | Boundary One, LLC |
| 77 | HISD Eastwood Academy replat no 1 | 2015-1175 | C2R | Harris | City | 494X | 6.59 | 6.59 | 0 | Houston Independent School District | Jones & Carter, Inc. |
| 78 | Houston Suburban Gardens partial replat no 1 | 2015-1120 | C2R | Harris | City | 413V | 2.00 | 2.00 | 0 | Juan Jose Chavez Duelos | Town and Country Surveyors |
| 79 | I 10 East at Freeport | 2015-1097 | C2R | Harris | ETJ | 497K | 16.88 | 16.88 | 0 | I-10 Hayden, Ltd. | Windrose Land Services, Inc. |
| 80 | Kensington Green (DEF1) | 2015-1030 | C3R | Harris | City | 492A | 1.78 | 0.03 | 36 | City Choice Homes L.L.C. | ICMC GROUP INC |
| 81 | Kern Villas | 2015-1193 | C2R | Harris | City | 453T | 0.23 | 0.01 | 6 | N/A | The Interfield Group |
| 82 | Miller Crossing (DEF1) | 2015-1046 | C2R | Harris | ETJ | 458N | 2.10 | 1.95 | 0 | Rosendo Galindo | Owens Management Systems, LLC |
| 83 | Minamax Automotive and Commercial Center replat no 1 | 2015-1125 | C2R | Fort Bend | ETJ | 527E | 0.87 | 0.87 | 0 | Minamax Inc. | Texas Engineering And Mapping Company |
| 84 | Rankin Investment | 2015-1141 | C2R | Harris | ETJ | 371K | 0.84 | 0.84 | 0 | Rankin Investment LLC | Hovis Surveying Company Inc. |
| 85 | Reserve at Canniff | 2015-1133 | C2R | Harris | City | 535Z | 1.26 | 1.26 | 0 | Saba Nassif | Hovis Surveying Company Inc. |
| 86 | Richton Street Landing | 2015-1124 | C2R | Harris | City | 492Y | 0.12 | 0.00 | 3 | Mazzarino Development | Total Surveyors, Inc. |
| 87 | Sunnyside Estates | 2015-1136 | C2R | Harris | City | 533V | 0.51 | 0.00 | 4 | Weldon Elbert | Owens Management Systems, LLC |
| 88 | Tabares Addition Replat of Lot 33 Lowell Acres | 2015-1123 | C2R | Harris | City | 452G | 0.84 | 0.00 | 3 | Pedro Tabares | Alta Vista Surveying |
| 89 | Texas Express Plumbing Inc (DEF1) | 2015-1009 | C2R | Harris | City | 450E | 0.82 | 0.82 | 0 | Texas Express Plumbing | The Interfield Group |
| 90 | Trails on Peden Street | 2015-1128 | C2R | Harris | City | 493N | 0.15 | 0.00 | 3 | UPI GROUP, LLC | ICMC GROUP INC |
| 91 | University Place replat no 1 | 2015-1148 | C2R | Harris | City | 532H | 1.38 | 1.38 | 0 | Medistar Corporation | C.L. Davis & Company |

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|----------|-----------------------|---------|----------|----------|-----------|---------|-----------|--------|------|-----------|---------------------|
| | | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |

C-Public Hearings Requiring Notification

| | | | | | | | | | | | |
|-----|---|-----------|-----|--------|------|------|-------|------|-----|---|--|
| 92 | Cypress Creek Lakes Sec 26 replat no 1 | 2015-0944 | C3N | Harris | ETJ | 366U | 39.50 | 8.08 | 120 | Mischer Investments, LP | BGE Kerry R. Gilbert Associates |
| 93 | Decker Place partial replat no 1 | 2015-0866 | C3N | Harris | City | 494J | 1.66 | 0.13 | 39 | Urban Lofts Townhomes | Asakura Robinson Co. |
| 94 | Martin partial replat no 1 | 2015-0899 | C3N | Harris | City | 492M | 0.13 | 0.00 | 3 | N/A | The Interfield Group |
| 95 | McIlhenny Street Landing | 2015-0860 | C3N | Harris | City | 493U | 0.34 | 0.00 | 9 | Cityside Homes, LLC | Total Surveyors, Inc. |
| 96 | Olde Oaks Sec 2 partial replat no 1 | 2015-0991 | C3N | Harris | ETJ | 330V | 0.86 | 0.00 | 2 | Macias Construction | The Interfield Group |
| 97 | Riverside Terrace Sec 1 partial replat no 3 | 2015-0977 | C3N | Harris | City | 533B | 0.32 | 0.00 | 6 | AP Construction | The Interfield Group |
| 98 | Sage partial replat no 4 | 2015-0951 | C3N | Harris | City | 491U | 0.21 | 0.00 | 1 | South Texas Surveying Associates, Inc. | South Texas Surveying Associates, Inc. |
| 99 | Terrace Oaks partial replat no 1 (DEF1) | 2015-0708 | C3N | Harris | City | 533G | 0.16 | 0.00 | 2 | Baylor Asset Management | Owens Management Systems, LLC |
| 100 | West Houston partial replat no 2 | 2015-0822 | C3N | Harris | City | 532C | 0.83 | 0.83 | 0 | Kliebert Development LLC and BKM Development LP | Vernon G. Henry & Associates, Inc. |

D-Variances

| | | | | | | | | | | | |
|-----|--|-----------|-----|-----------|------|------|---------|------|----|---|---|
| 101 | Aliana GP | 2015-1197 | GP | Fort Bend | ETJ | 527X | 1999.56 | 0.00 | 0 | Aliana Development | LJA Engineering, Inc. - (West Houston Office) |
| 102 | Aliana Sec 54 (DEF1) | 2015-1092 | C3P | Fort Bend | ETJ | 526Z | 21.92 | 3.20 | 74 | Aliana Development | LJA Engineering, Inc. - (West Houston Office) |
| 103 | Burcaw Acres | 2015-1065 | C2 | Harris | ETJ | 287H | 3.71 | 0.00 | 2 | Rod Burcaw | C & C Surveying, Inc |
| 104 | Cypress Creek Apartment Homes at Wayside South | 2015-1189 | C2R | Harris | City | 574X | 7.13 | 7.13 | 0 | Stuart Shaw Family Partnership, Ltd. | R.G. Miller Engineers |
| 105 | Groves GP | 2015-1058 | GP | Harris | ETJ | 377J | 991.50 | 0.00 | 0 | Crescent Communities | TBG Partners |
| 106 | Museum at Caroline | 2015-1204 | C2R | Harris | City | 493X | 0.23 | 0.23 | 0 | Cisneros Design Studio | The Interfield Group |
| 107 | Saudi Arabia Royal Consulate (DEF1) | 2015-1049 | C2R | Harris | City | 489Y | 3.50 | 3.50 | 1 | Kingdom of Saudi Arabia | Studio Red Architects |
| 108 | Willowcreek Ranch GP (DEF1) | 2015-1075 | GP | Harris | ETJ | 288S | 684.89 | 0.00 | 0 | CC Telge Road, L.P. - A Texas Limited Partnership | EHRA |

E-Special Exceptions

None

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

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

F-Reconsideration of Requirements

| | | | | | | | | | | | |
|-----|---------------------------------|-----------|-----|-----------|-----|------|-------|-------|----|--------------------------------------|---|
| 109 | Aliana Sec 45 (DEF2) | 2015-0993 | C3P | Fort Bend | ETJ | 567A | 58.55 | 29.31 | 95 | Aliana Development | LJA Engineering, Inc. - (West Houston Office) |
| 110 | Meadows at Cypress Creek | 2015-1184 | C2 | Harris | ETJ | 368K | 21.81 | 21.81 | 0 | Nantucket Housing, LLC | Brown & Gay Engineers, Inc. |
| 111 | Technical Realty Group of Texas | 2015-1165 | C2R | Harris | ETJ | 291V | 9.87 | 9.87 | 0 | Technical Realty Group of Texas, LLC | Pape-Dawson Engineers |

G-Extensions of Approval

| | | | | | | | | | | | |
|-----|---|-----------|-----|--------|------|------|-------|-------|----|-------------------------------------|------------------------------------|
| 112 | Broadmoor Addition partial replat no 1 | 2014-1555 | EOA | Harris | City | 494X | 0.13 | 0.00 | 2 | Lumina Global | Teran Group LLC |
| 113 | Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves | 2014-1288 | EOA | Harris | ETJ | 372Y | 6.84 | 0.63 | 0 | Pinto Realty Development, Inc. | Brown & Gay Engineers, Inc. |
| 114 | FMT Group | 2014-1349 | EOA | Harris | ETJ | 456L | 3.14 | 3.14 | 0 | ML Deer Construction | Hovis Surveying Company Inc. |
| 115 | HISD Young Mens Preparatory School | 2014-1388 | EOA | Harris | City | 494F | 9.48 | 9.47 | 0 | Houston Independent School District | C.L. Davis & Company |
| 116 | Trajan Estates | 2014-1315 | EOA | Harris | City | 494X | 0.54 | 0.11 | 10 | QUEST IRA INC. FBO REX D. HEMME | Teran Group LLC |
| 117 | Villas at Shady Acres | 2014-1618 | EOA | Harris | City | 452U | 0.52 | 0.01 | 9 | Cityside Homes, LLC | Total Surveyors, Inc. |
| 118 | West Oaks Plat No 2 partial replat no 2 | 2014-1357 | EOA | Harris | City | 491Q | 3.87 | 3.87 | 0 | Palmetto Wynden, LP | Vernon G. Henry & Associates, Inc. |
| 119 | World Houston International Business Center Sec 11 partial replat no 1 | 2014-1373 | EOA | Harris | City | 374Q | 66.02 | 66.02 | 0 | Eastgroup Properties, L.P. | Paksima Group, Inc. |

H-Name Changes

| | | | | | | | | | | | |
|-----|---|-----------|----|-----------|------|------|------|------|-----|--|---|
| 120 | City Heights at Brittmoore (prev. Brittmoore Place) | 2015-0553 | NC | Harris | City | 449U | 9.77 | 1.68 | 118 | K. Hovnanian of Houston II, LLC | LJA Engineering, Inc. - (West Houston Office) |
| 121 | Lakemont Congregation (prev. Lakemont) | 2015-0668 | NC | Fort Bend | ETJ | 526Q | 4.24 | 4.24 | 0 | Lakemont Congregation of Jehovah's Witnesses | Civil Concepts, Inc. |

I-Certification of Compliance

| | | | | | | | | | | | |
|-----|------------------------|---------|-----|-------|-----|------|--|--|--|-----------------------|-----------------|
| 121 | 20309 Ravenwood Drive | 15-1054 | COC | Mont. | ETJ | 295R | | | | Johnny Navarro | Matthew Johnson |
| 122 | 20179 Ravenwood Drive | 15-1055 | COC | Mont. | ETJ | 295Q | | | | Carlos Antonio Flores | Matthew Johnson |
| 123 | 26762 Burning Tree Ln. | 15-1056 | COC | Mont. | ETJ | 258J | | | | Angelina Molina | Wes Hubert |

Platting Summary**Houston Planning Commission****PC Date: June 11, 2015**

| Item | | App No. | App Type | Location | | | Plat Data | | | Customer | |
|------|-----------------------|------------|-------------|----------|--------------|------------|------------|-----------|------|--------------|------------------------|
| No. | Subdivision Plat Name | | | Co | City/ ETJ | Key Map | Plat Ac | Rsv Ac | Lots | Developer | Applicant's Company |
| 124 | 18576 Wisp Willow Way | 15-1057 | COC | Mont. | ETJ | 295K | | | | Juana Espino | Cindy Espino |

J-Administrative

None

K-Development Plats with Variance Requests

| | | | | | | | | | | | |
|-----|---------------------|--------------|--------|------|------|--|--|--|--|---------------|-----------------------|
| 125 | 3842 Overbrook Lane | 15052419 DPV | Harris | CITY | 492S | | | | | Jenifer Pool | JRP Company |
| 126 | 2951 Wilcrest Drive | 15053171 DPV | Harris | CITY | 489Y | | | | | Micah Simecek | Studio RED Architects |

Houston Planning Commission

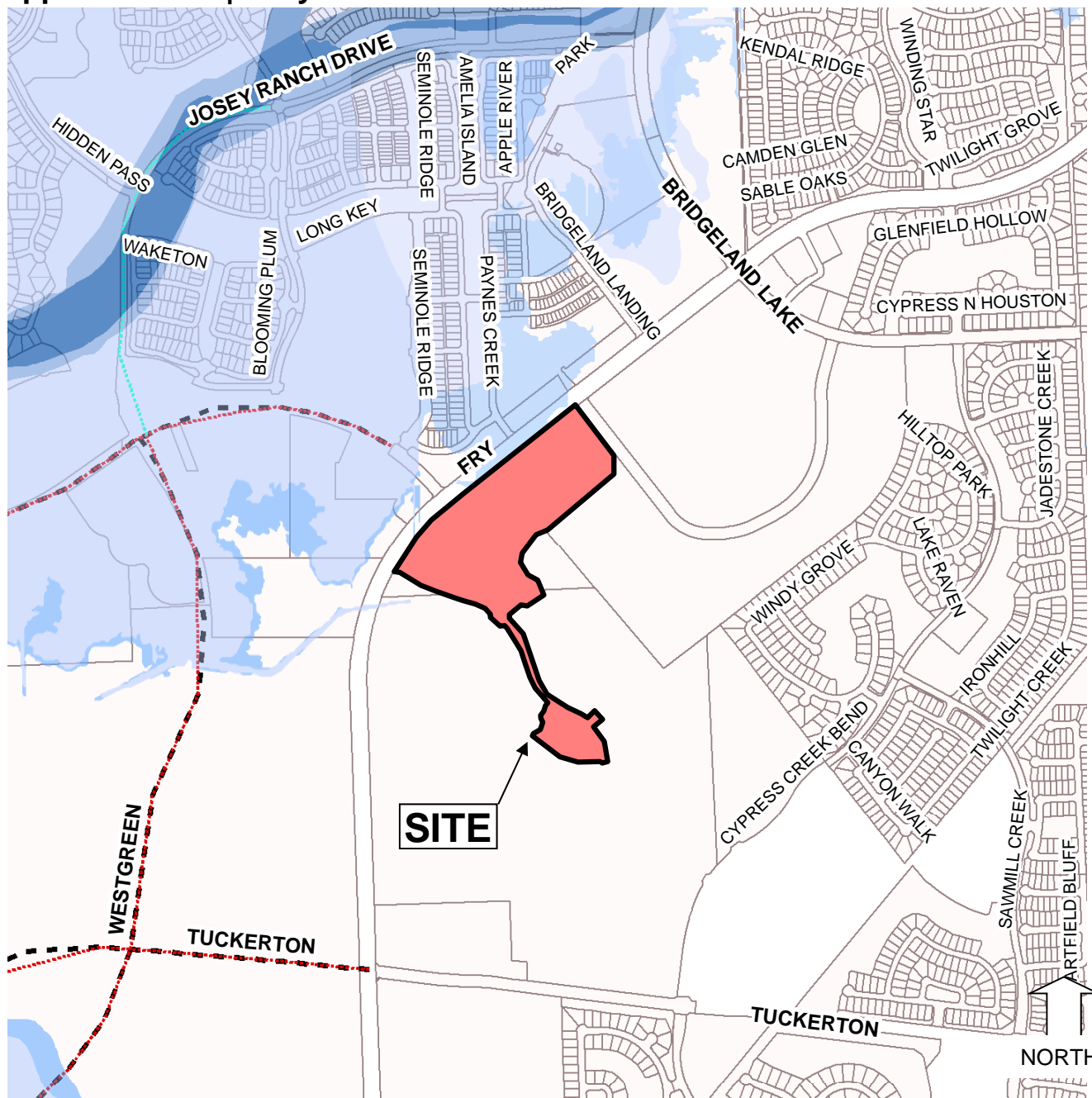
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Lakes Sec 26 replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Site Location

Houston Planning Commission

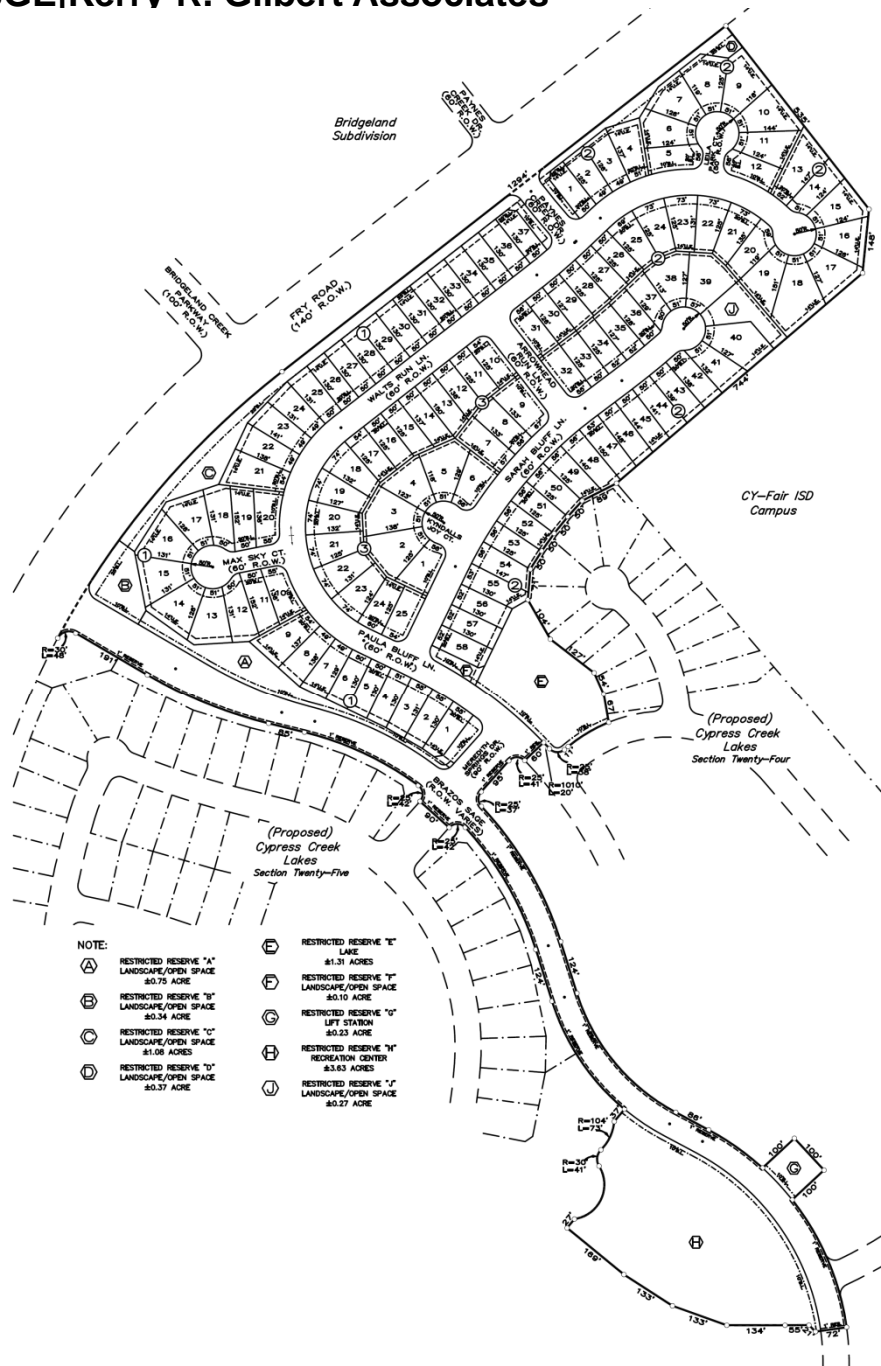
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Lakes Sec 26 replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Subdivision

Houston Planning Commission

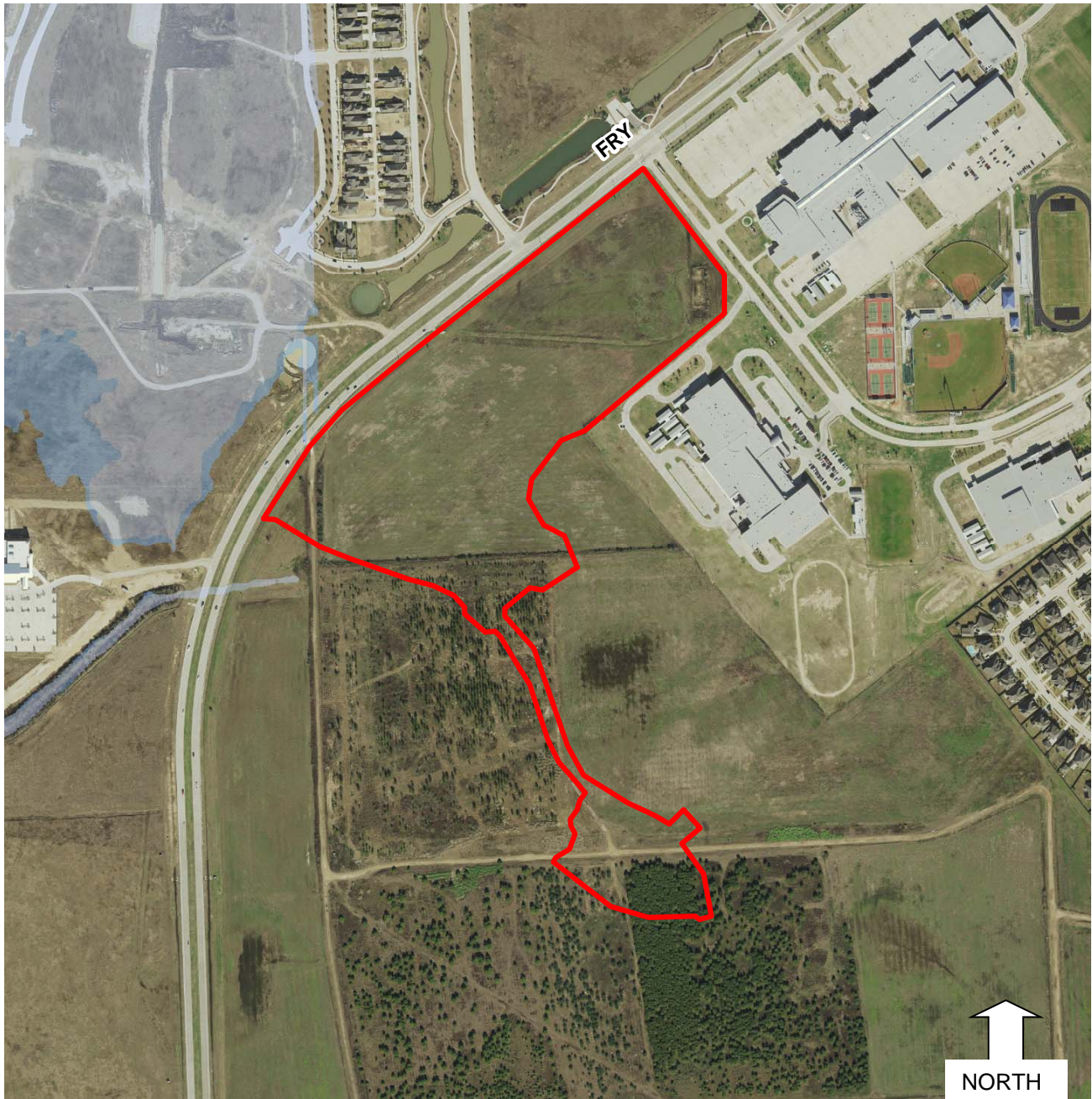
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Lakes Sec 26 replat no 1

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Decker Place partial replat no 1

Applicant: Asakura Robinson Co.



C – Public Hearing

Site Location

Houston Planning Commission

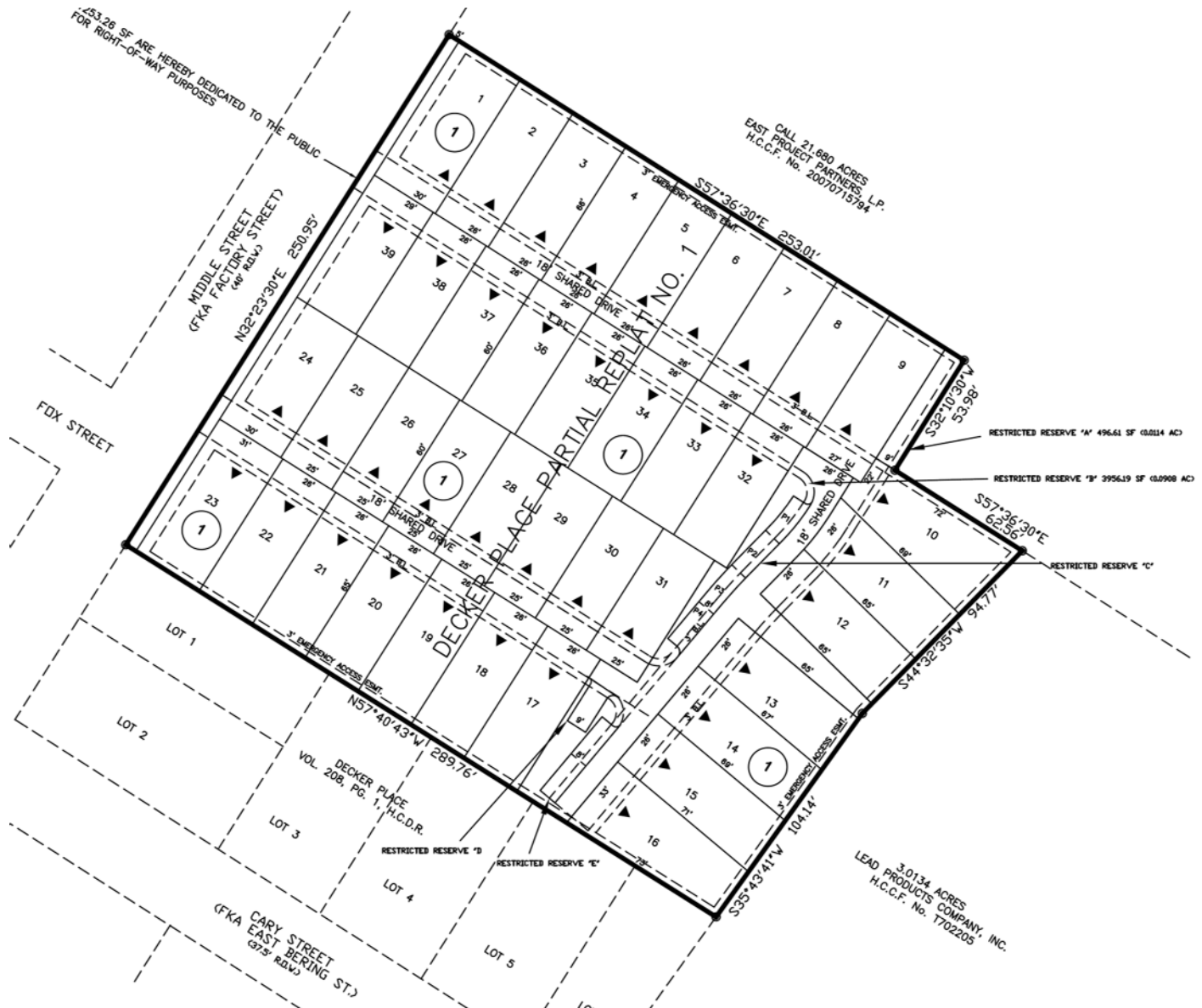
ITEM: 93

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Decker Place partial replat no 1

Applicant: Asakura Robinson Co.



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Decker Place partial replat no 1

Applicant: Asakura Robinson Co.



C – Public Hearing

Aerial



Application Number: 2015-0866

Plat Name: Decker Place partial replat no 1

Applicant: Asakura Robinson Co.

Date Submitted: 04/20/2015

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

Specific Variance is being sought and extent of variance:

TO Allow a shared drive length of 295', exceeding the 200' shared drive length minimum per Sec 42-145 (2) when measured along the center line of the 18' shared drives from Middle St.

Chapter 42 Section: 42-145 (2)

Chapter 42 Reference:

(2) The total length of the shared driveway shall be 200 feet or less as measured along the centerline of the shared driveway starting from the intersection of the public street, provided however that a shared driveway may be more than 200 feet in length if all lots that take access from shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a public street that is not an alley and that contains a roadway.

Statement of Facts

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

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

THE SUBDIVISION IS LOCATED ON A RELATIVELY SMALL BLOCK IN THE EAST END OF HOUSTON. THE NORTH/SOUTH LENGTH IS 250.91' AND THE EAST/WEST LENGTH IS 289.76'. THE SUBDIVISION TAKES ACCESS FROM MIDDLE ST. IN TWO LOCATIONS AND PROVIDES A LOOPED 18' SHARED DRIVEWAY ACCESS TO 39 LOTS. NO LOTS REAR THE PUBLIC ROW.

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

The applicant does not impose this hardship. Two access points (2) are provided to public ROW for this small, urban block.

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

The shared drives take access from the public ROW in 2 locations providing a looped access which is ample for 39 lots.

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

The shared drives take access from the public ROW in 2 locations providing ample emergency access to all lots.

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

Economic hardship is not the sole justification of the variance. The variance is justified due to the small block size and all lots without public ROW frontage are provided access to a public ROW. These lots are provided ample access through multiple points of access for emergency vehicle access.

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Martin partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Site Location

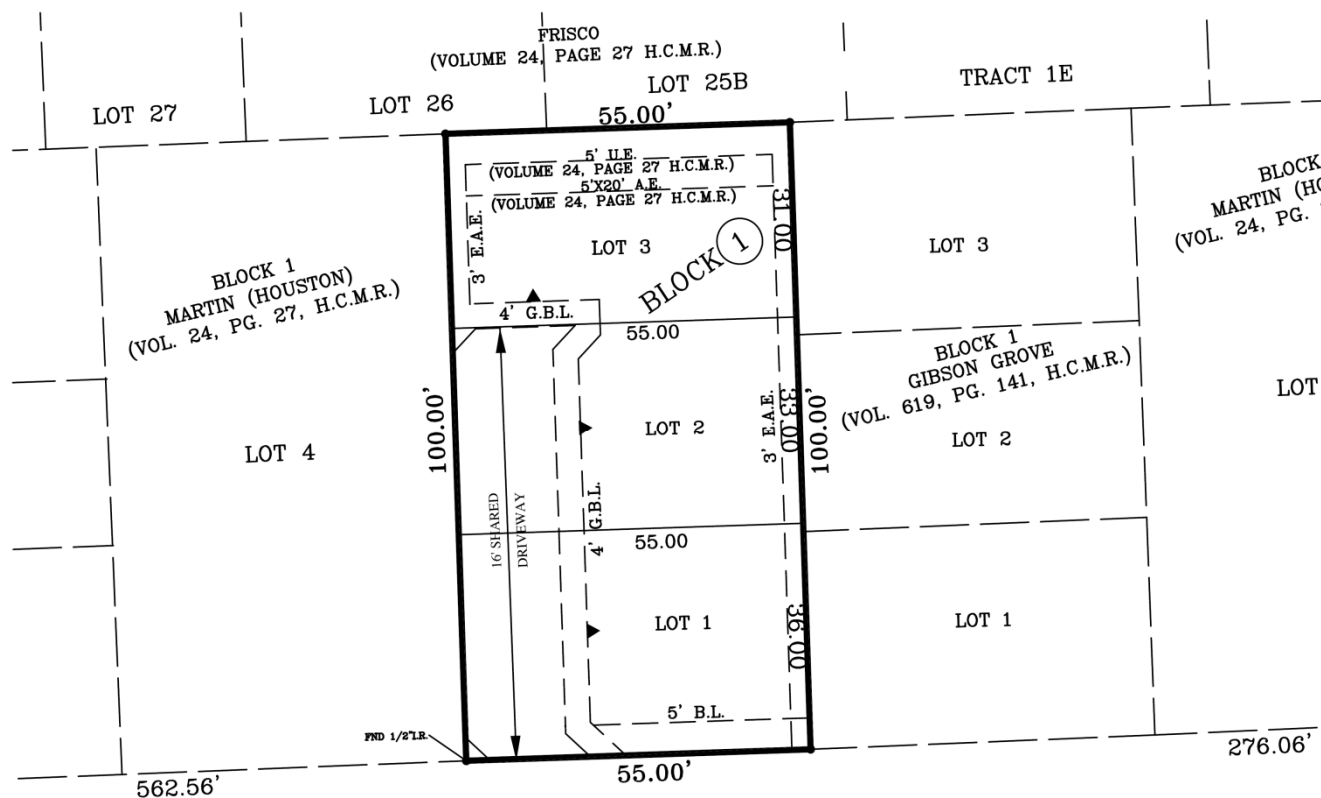
ITEM: 94

Planning and Development Department

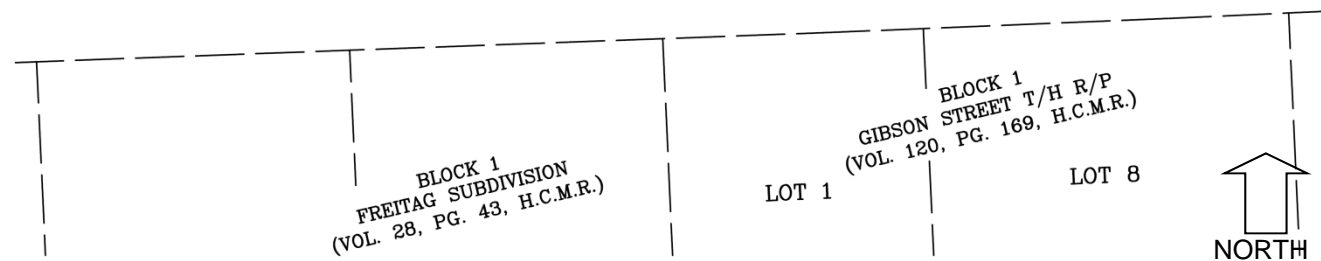
Meeting Date: 06/11/2015

Subdivision Name: Martin partial replat no 1

Applicant: The Interfield Group



GIBSON STREET
(50' R.O.W.)
(VOLUME 24, PAGE 27 H.C.M.R.)



C – Public Hearing

Subdivision

Houston Planning Commission

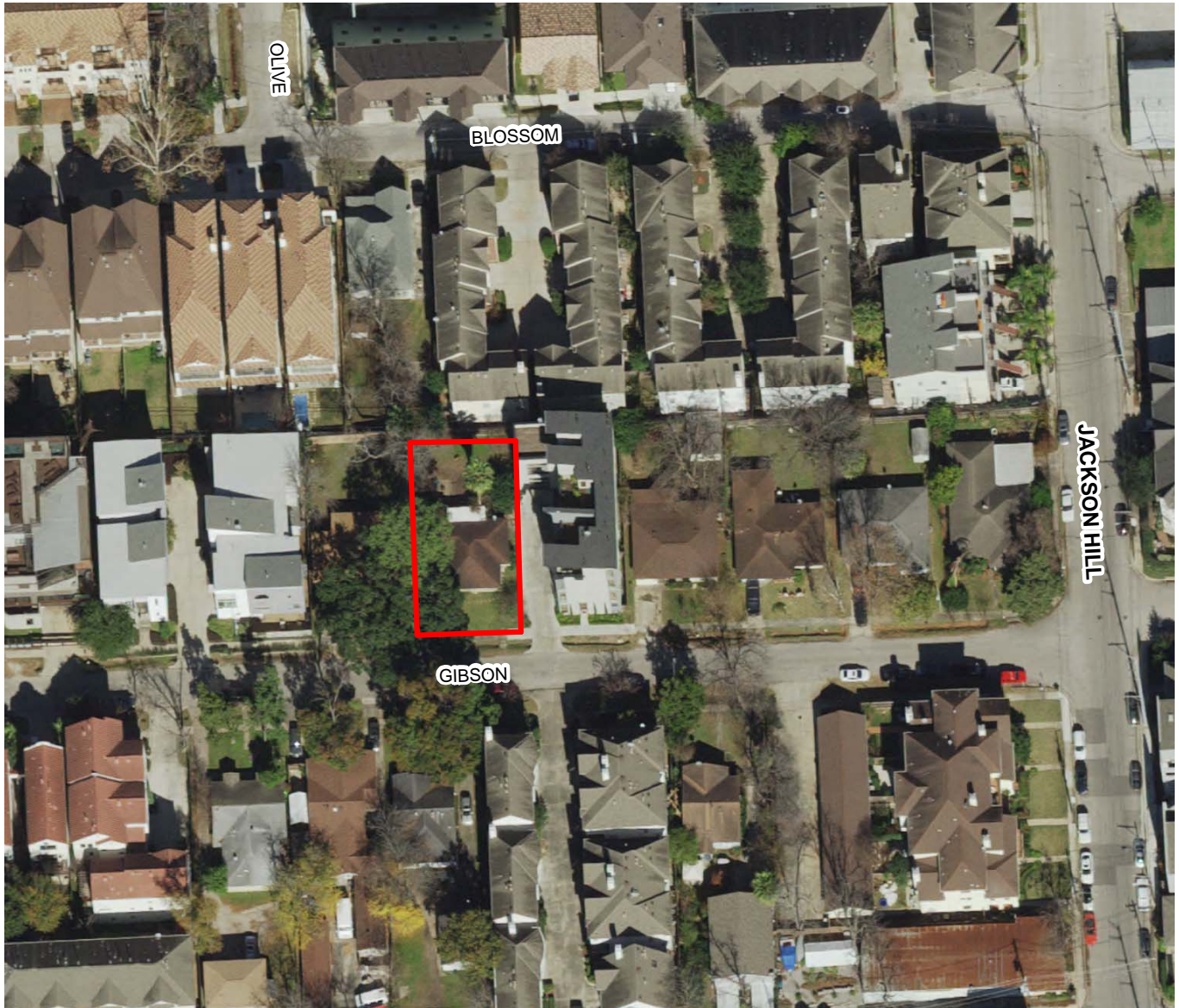
ITEM: 94

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Martin partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Aerial

Houston Planning Commission

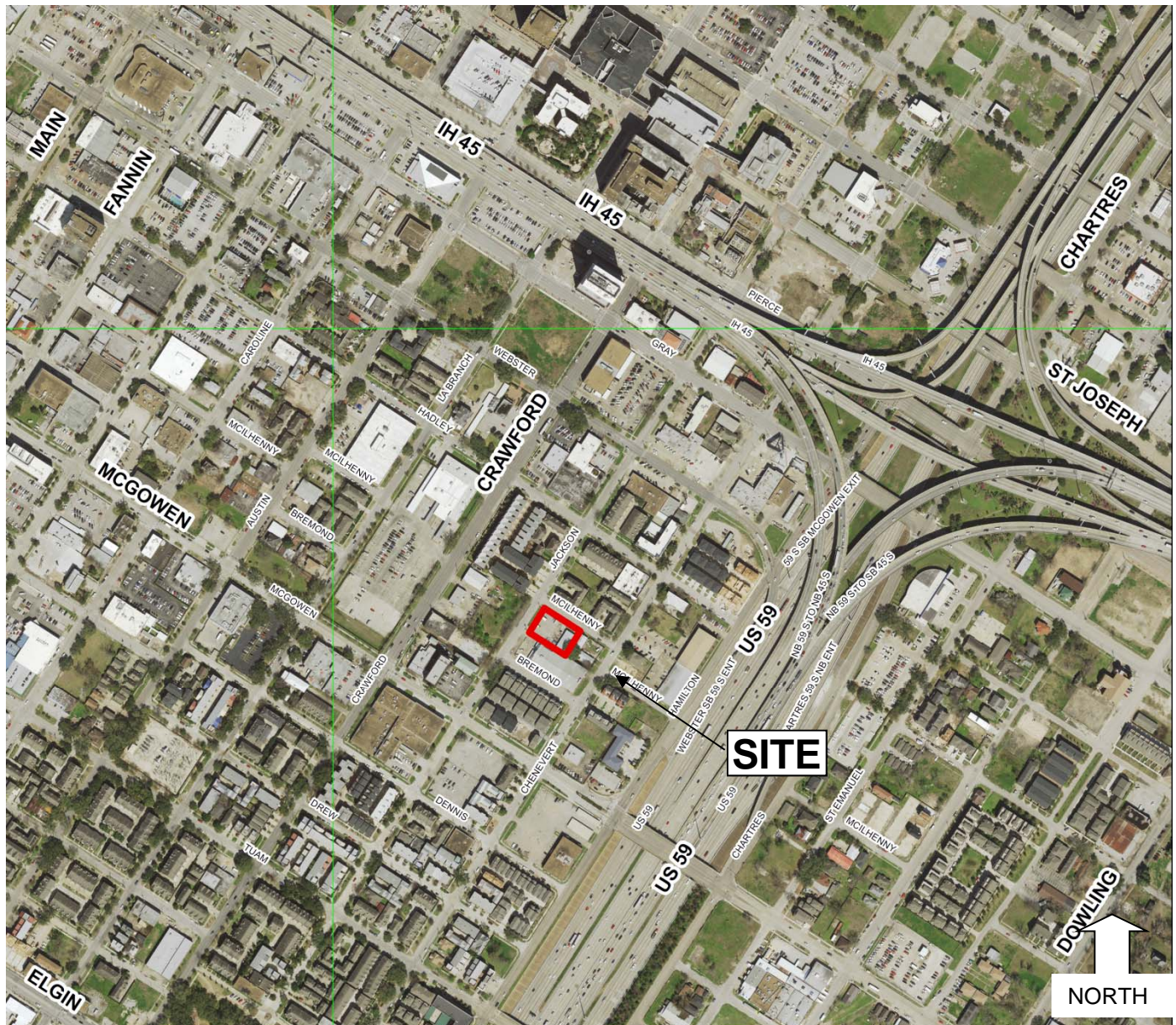
ITEM: 95

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: McIlhenny Street Landing

Applicant: Total Surveyors, Inc.



C – Public Hearing

Site Location

Houston Planning Commission

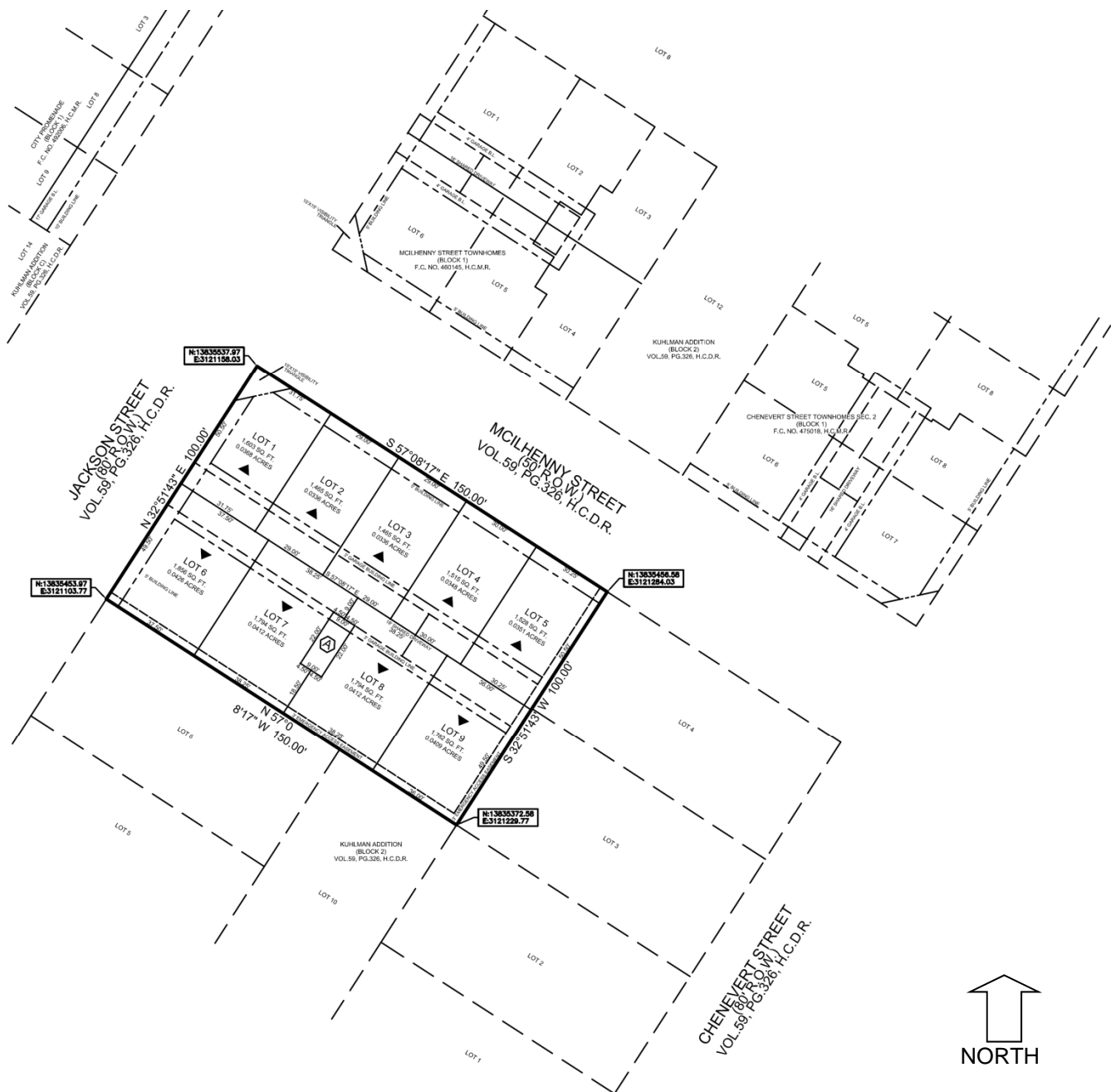
ITEM: 95

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: McIlhenny Street Landing

Applicant: Total Surveyors, Inc.



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: McIlhenny Street Landing

Applicant: Total Surveyors, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

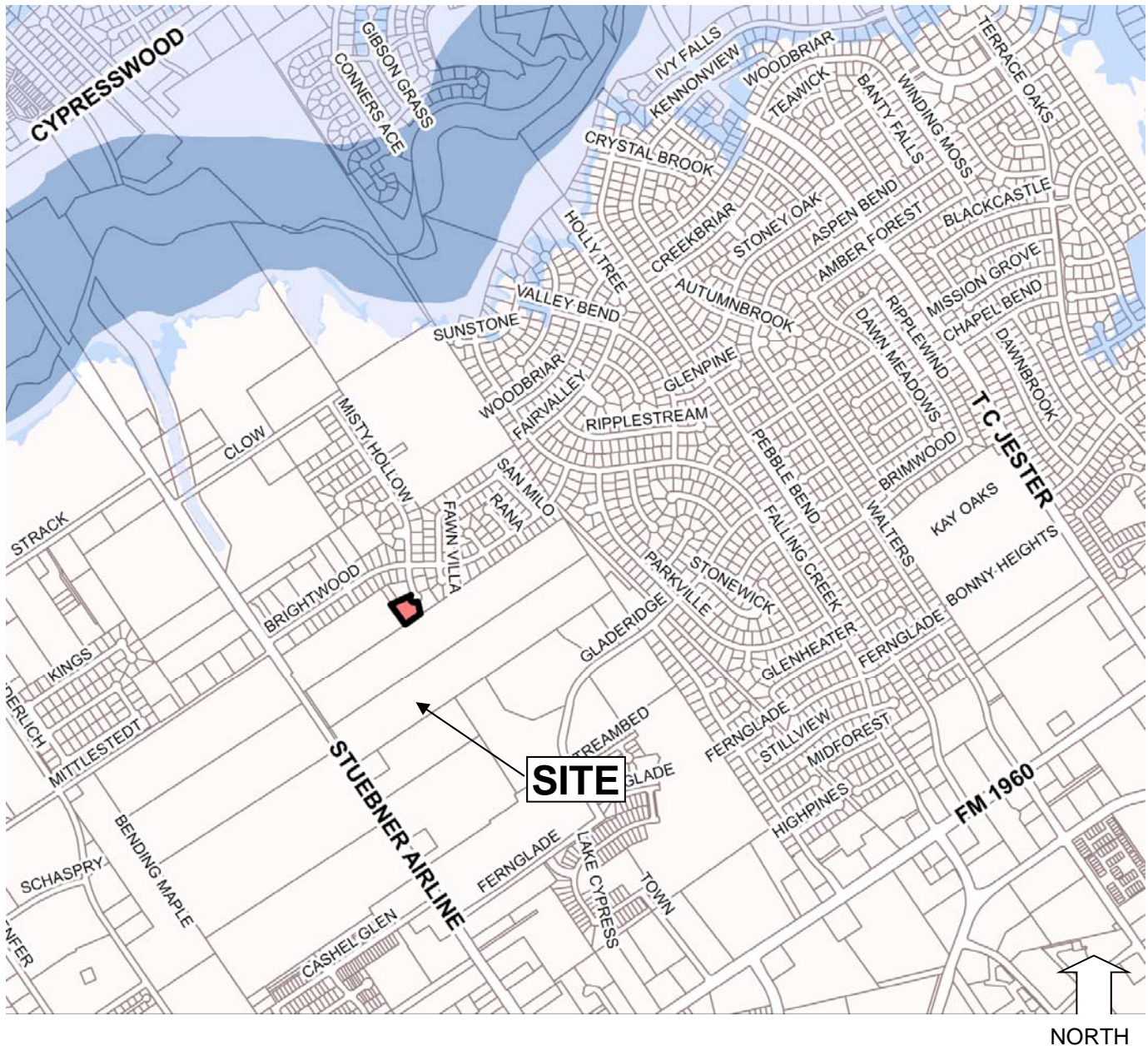
ITEM: 96

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Olde Oaks Sec 2 partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Site Location

ITEM: 96

Meeting Date: 06/11/2015

Applicant: The Interfield Group



Subdivision

Houston Planning Commission

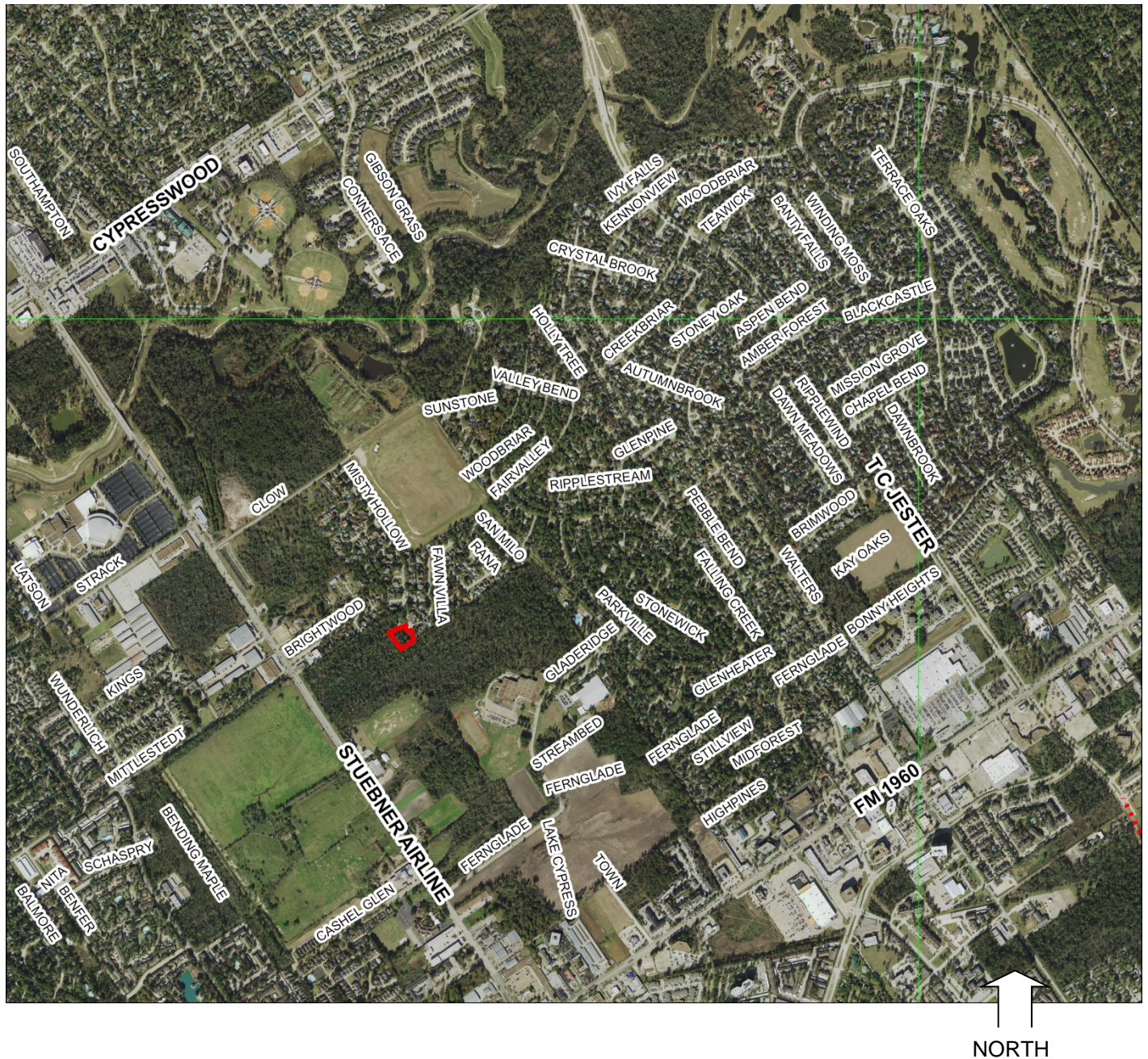
ITEM: 96

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Olde Oaks Sec 2 partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3

Applicant: The Interfield Group



C – Public Hearing

Site Location

Houston Planning Commission

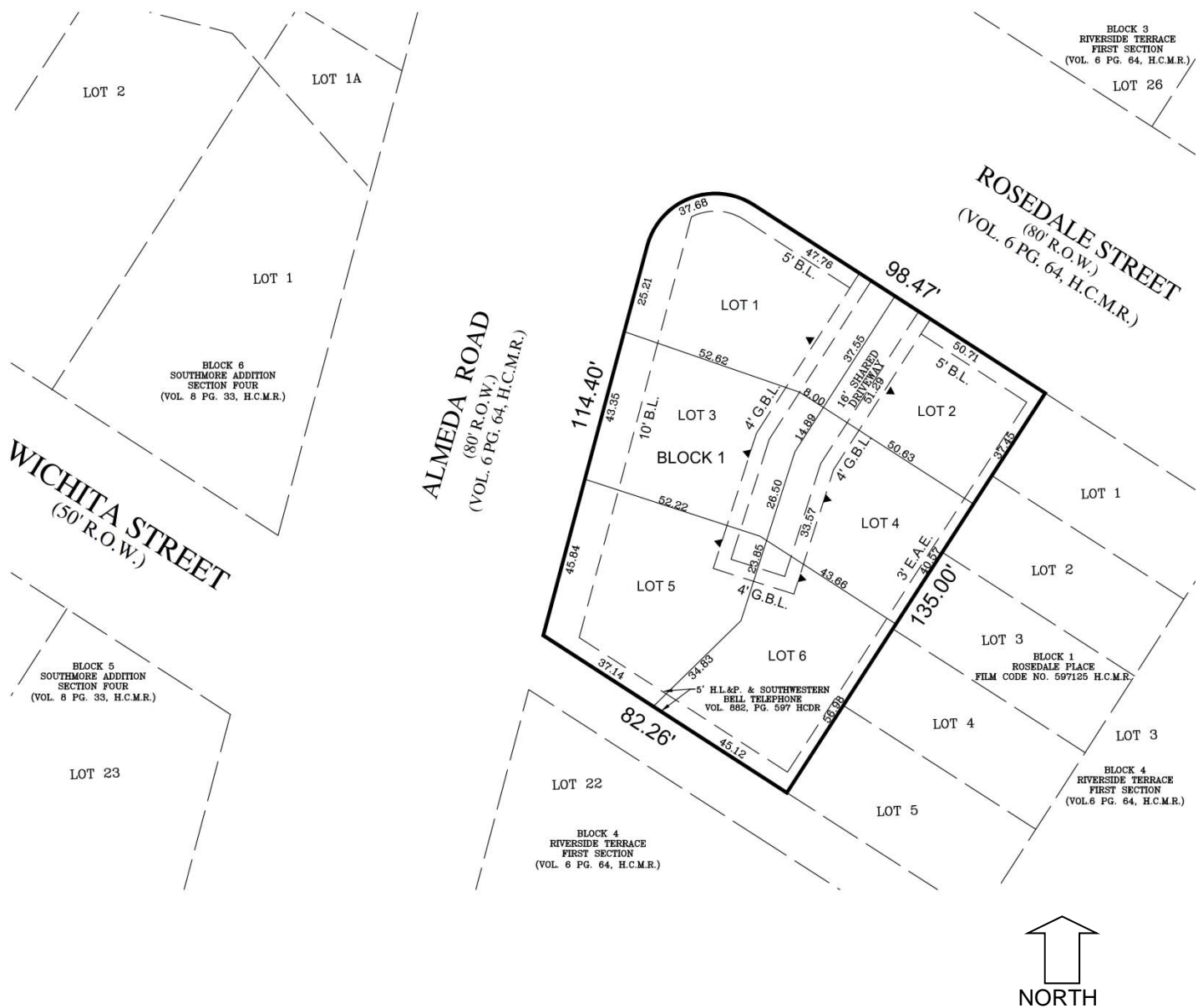
ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3

Applicant: The Interfield Group



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3

Applicant: The Interfield Group



C – Public Hearing

Aerial

ADDRESS: 2004 ROSEDALE STREET
HOUSTON, TEXAS 77004
BORROWER: THE 3H GENERAL SERVICES LLC

LOT 1, BLOCK 4
RIVERSIDE TERRACE, 1ST SECTION

A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 6, PAGE 64, OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48201C 0860 L
MAP REVISION: 6/18/2007
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

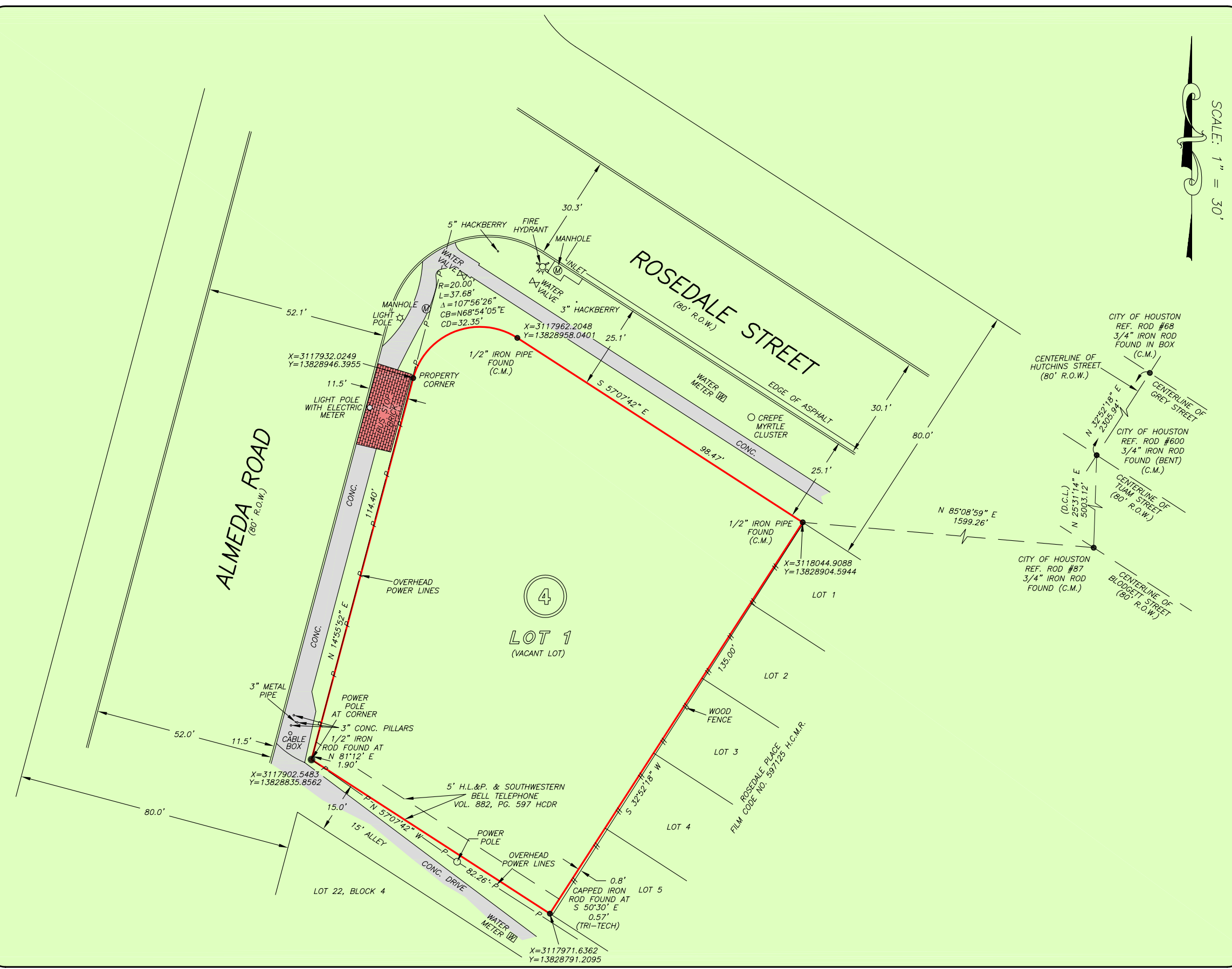
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING; TEXAS SOUTH CENTRAL ZONE NO. 4204
STATE PLANE GRID COORDINATES (NAD83)

DRAWN BY: BR/RC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY.

EDILBERTO V. BARRIENTOS
PROFESSIONAL LAND SURVEYOR
NO. 5364
JOB NO. 15-03053
APRIL 14, 2015
REVISED: APRIL 20, 2015



PRECISION
surveyors

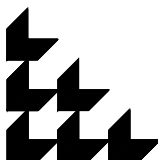
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700



THE INTERFIELD GROUP CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
FAX (713) 780-8550



TITLE

PAVEMENT SECTION

PROJECT

RIVERSIDE TERRACE 1 PARTIAL REPLAT NO.2

DATE: 04/23/15

JOB #: 15056.00

SHEET NO.

DRAWN BY: RA

CHECKED BY: MLV

1



Application Number: 2015-0977

Plat Name: Riverside Terrace Sec 1 partial replat no 3

Applicant: The Interfield Group

Date Submitted: 05/04/2015

(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 is to allow a reduced building line of 10' along Alameda Road.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

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;

Rosedale Park Villas will be located north of Witchita Street, south of Rosedale Avenue, east of the South Freeway and west of Alameda Road. Rosedale Park Villas is a planned six-unit townhome development that will utilize a shared driveway off of Rosedale Avenue. The homes will back on to Alameda Road, with no direct access to and from the Alameda Road. The peculiar shape and dimensions of the tract, along with a 25 foot building line along Alameda Road would prevent owner from having reasonable use of approximately 0.08-acres (3,373 SF or 27%) of land. There are unusual factors along Alameda Road that we would like to be taken into consideration. These items include: 1. There are several nearby shops and commercial buildings which appear to be constructed at approximately 5 feet or less, from Alameda Road right-of-way, with wide sidewalks. 2. Existing conditions on Alameda Road, along subject tract's west property line consists of a 6" curb, six foot sidewalk and 5 feet of grassy area, for a combined distance of approximately 11.5' from this property line. This distance plus the 10' building line will cause proposed units to be constructed 21.5 feet from the travelled lanes of Alameda Road. 3. There is an existing bus stop that measures approximately 11.5'x23', with a bench, which abuts subject tracts west property line, near the intersection of Rosedale Street and Alameda Road. The location these transit facilities are most likely strictly evaluated, from the aspect of safety, which leads us to believe that constructing proposed units 21.5 feet would also not compromise public safety.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property and to be consistent with nearby existing developments.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Rosedale Street b. Yard between building and right-of-way will be landscaped, and will preserve and enhance the general character of block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare, on the contrary, will contribute to the beautification of the block face, without any way compromising public health or safety.

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

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

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Sage partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing

Site Location

Houston Planning Commission

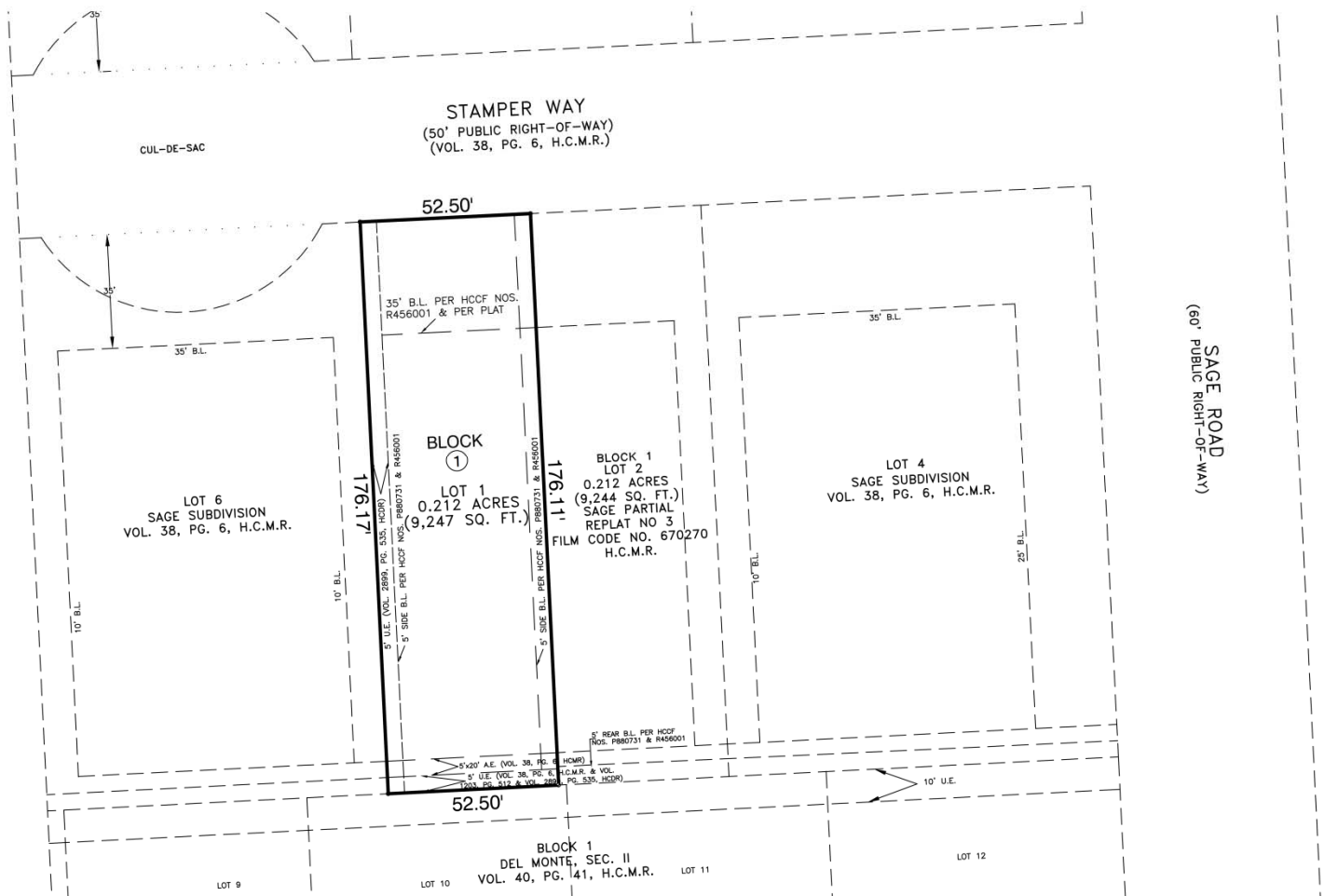
ITEM: 98

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Sage partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing

Subdivision

Houston Planning Commission

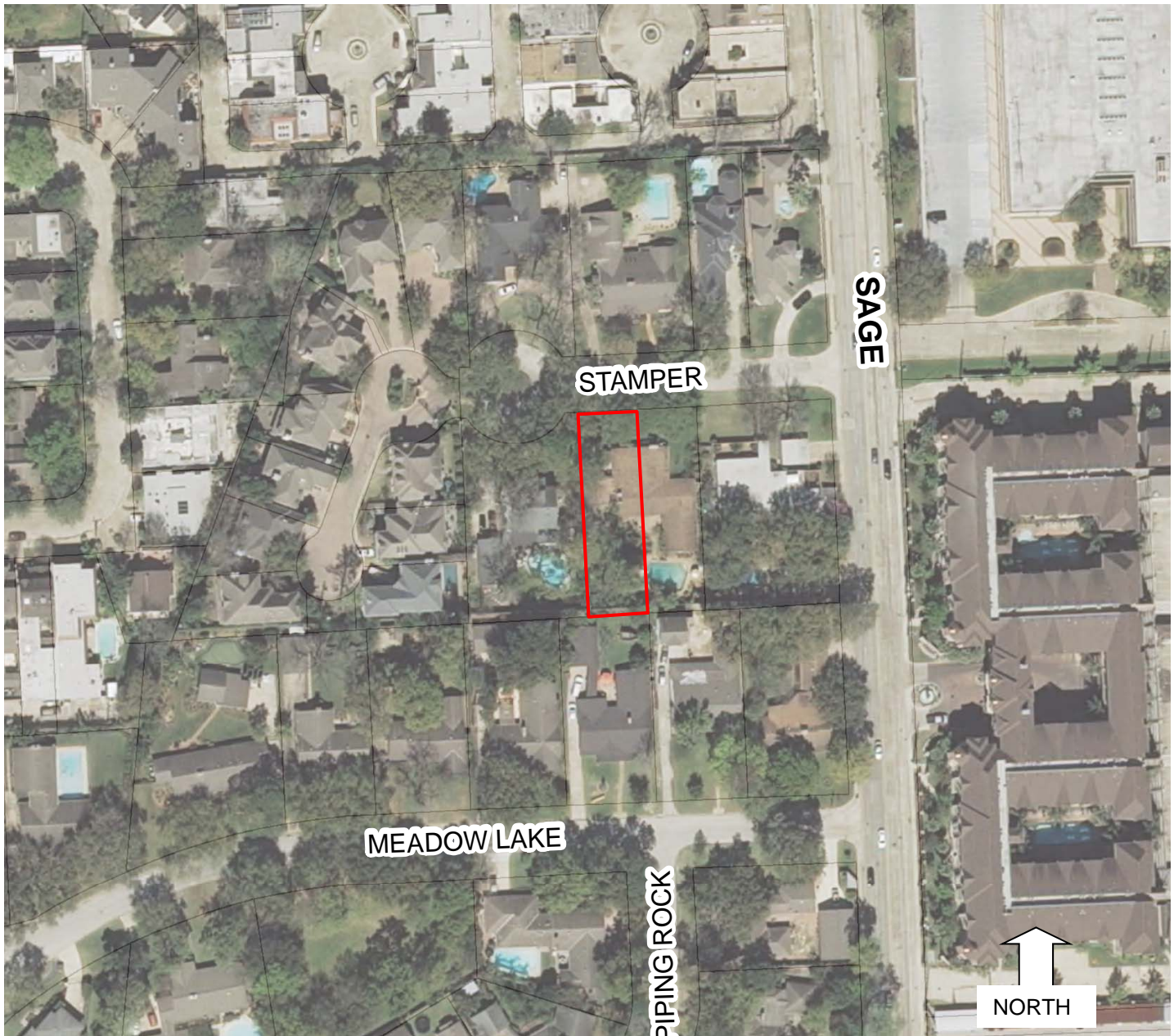
ITEM: 98

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Sage partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Terrace Oaks partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

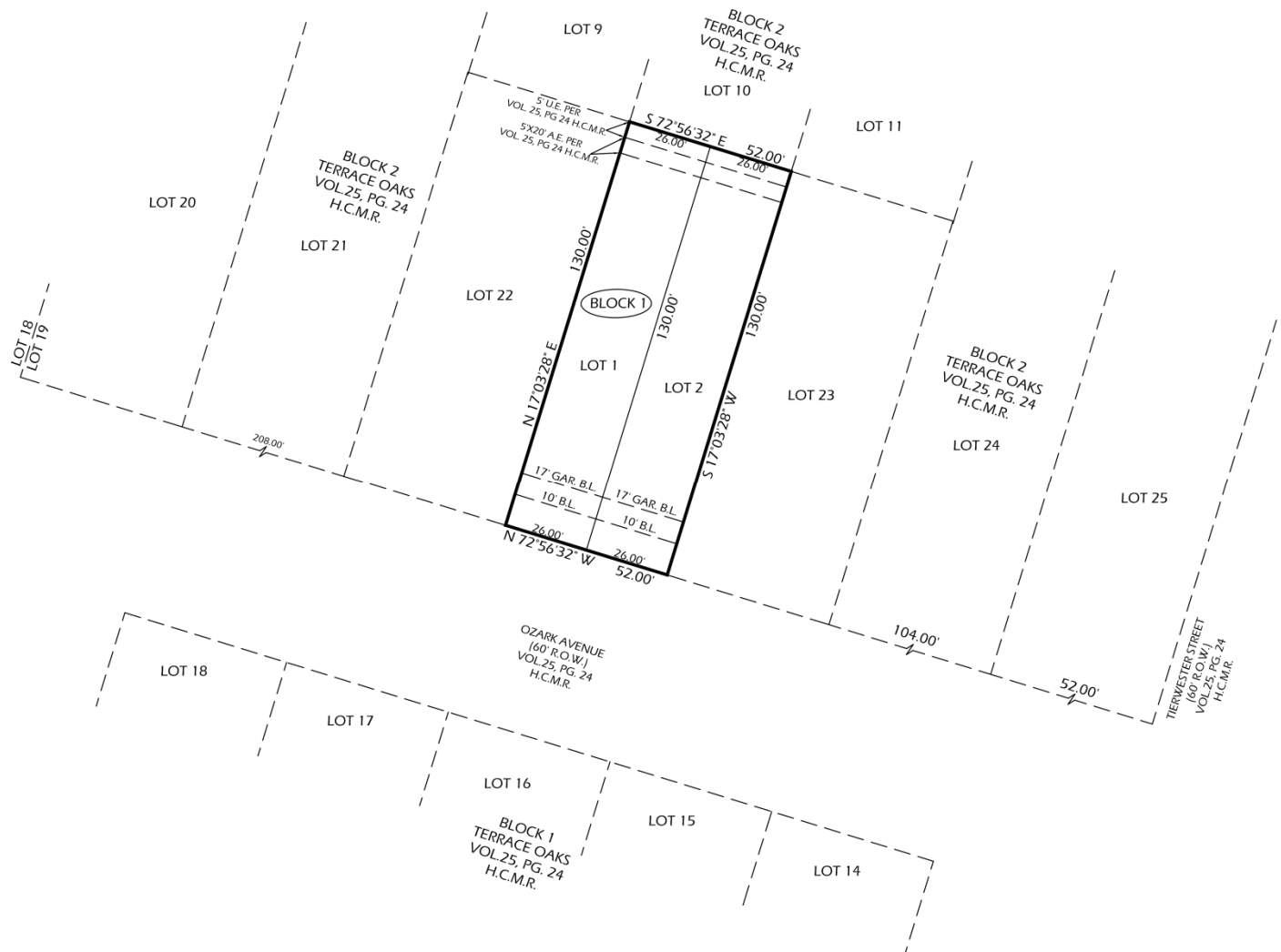
ITEM: 99

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Terrace Oaks partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

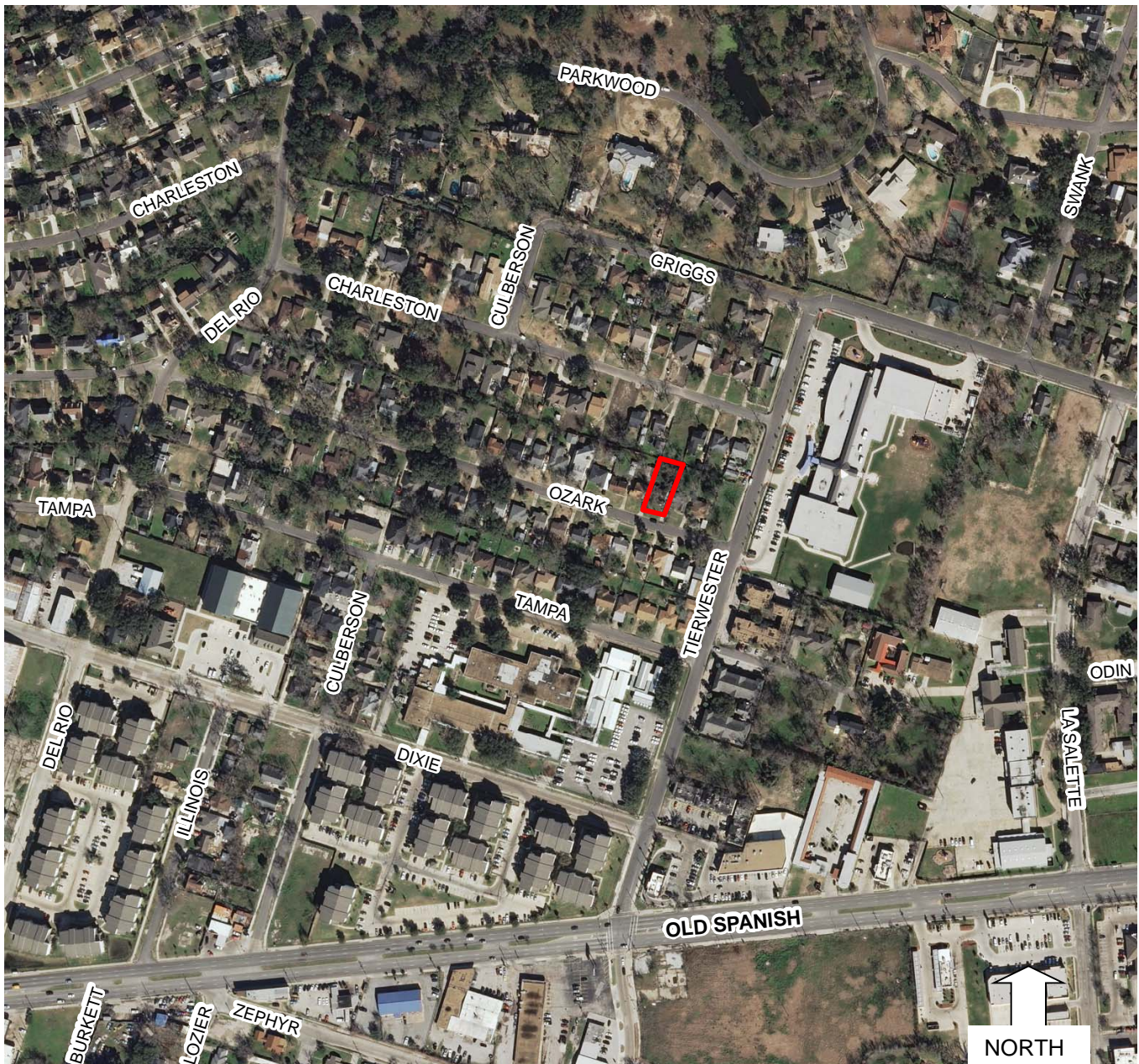
ITEM: 99

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Terrace Oaks partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

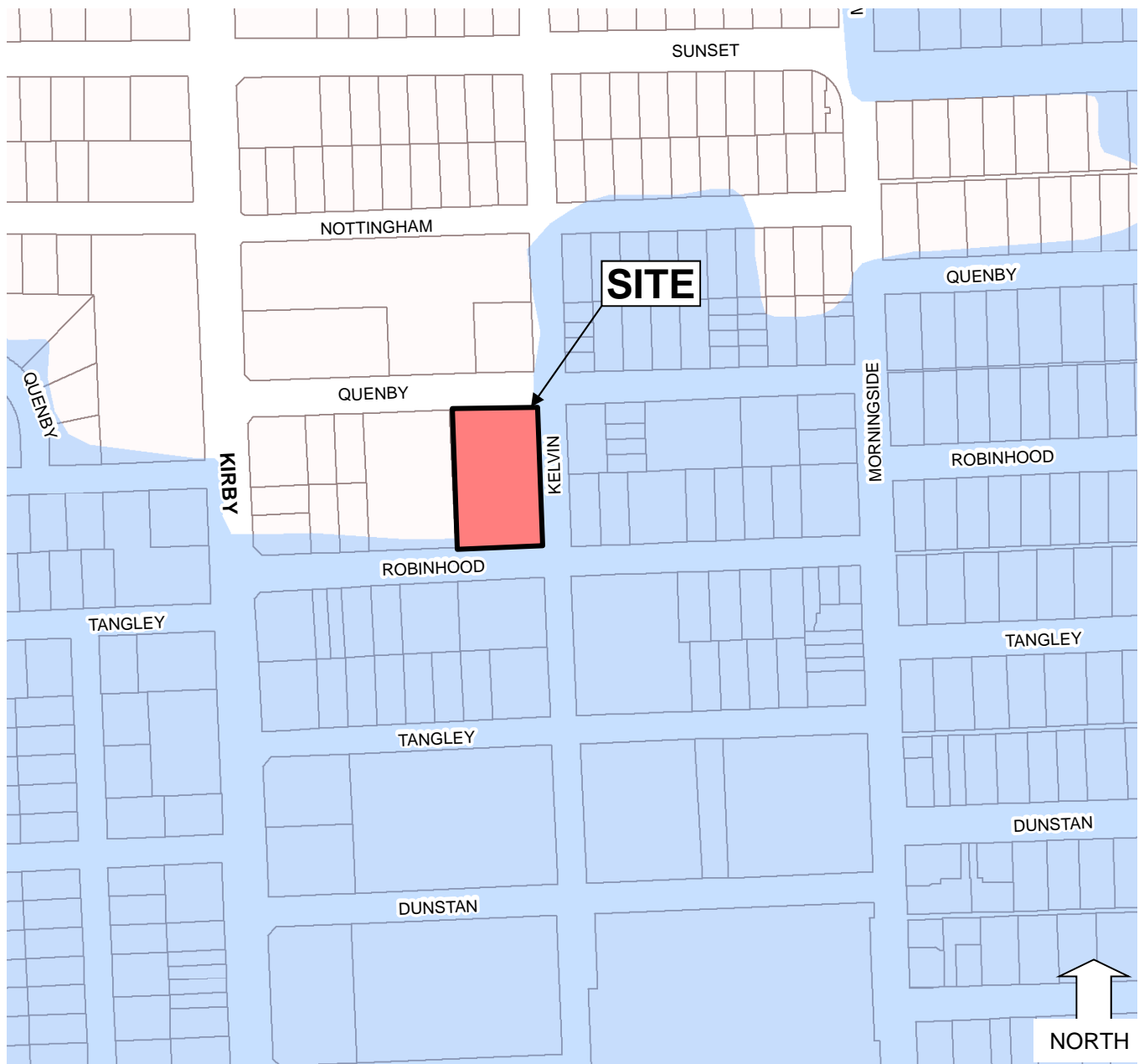
ITEM: 100

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: West Houston partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.

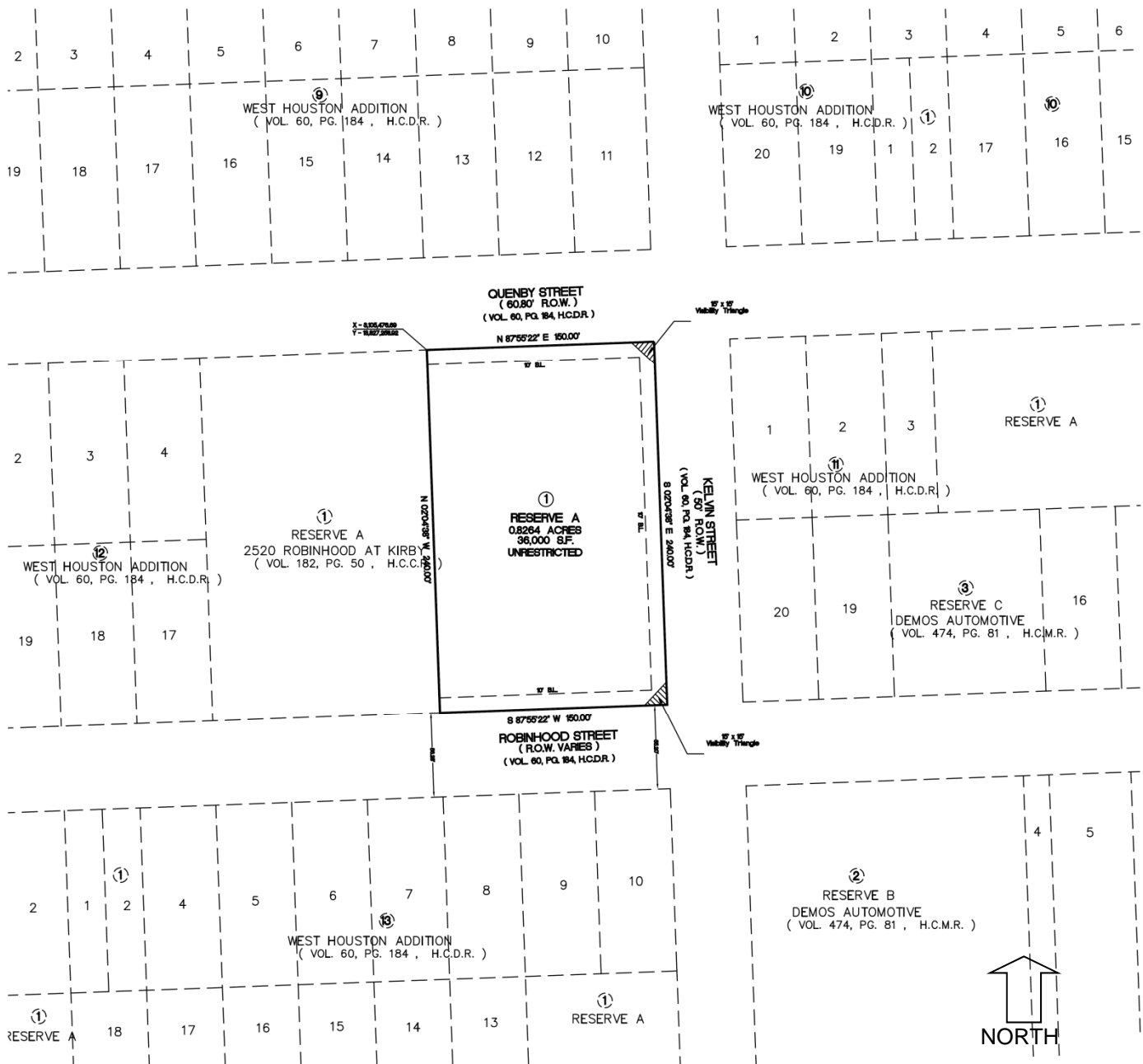


C – Public Hearings

Site Location

Meeting Date: 06/11/2015

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision

Houston Planning Commission

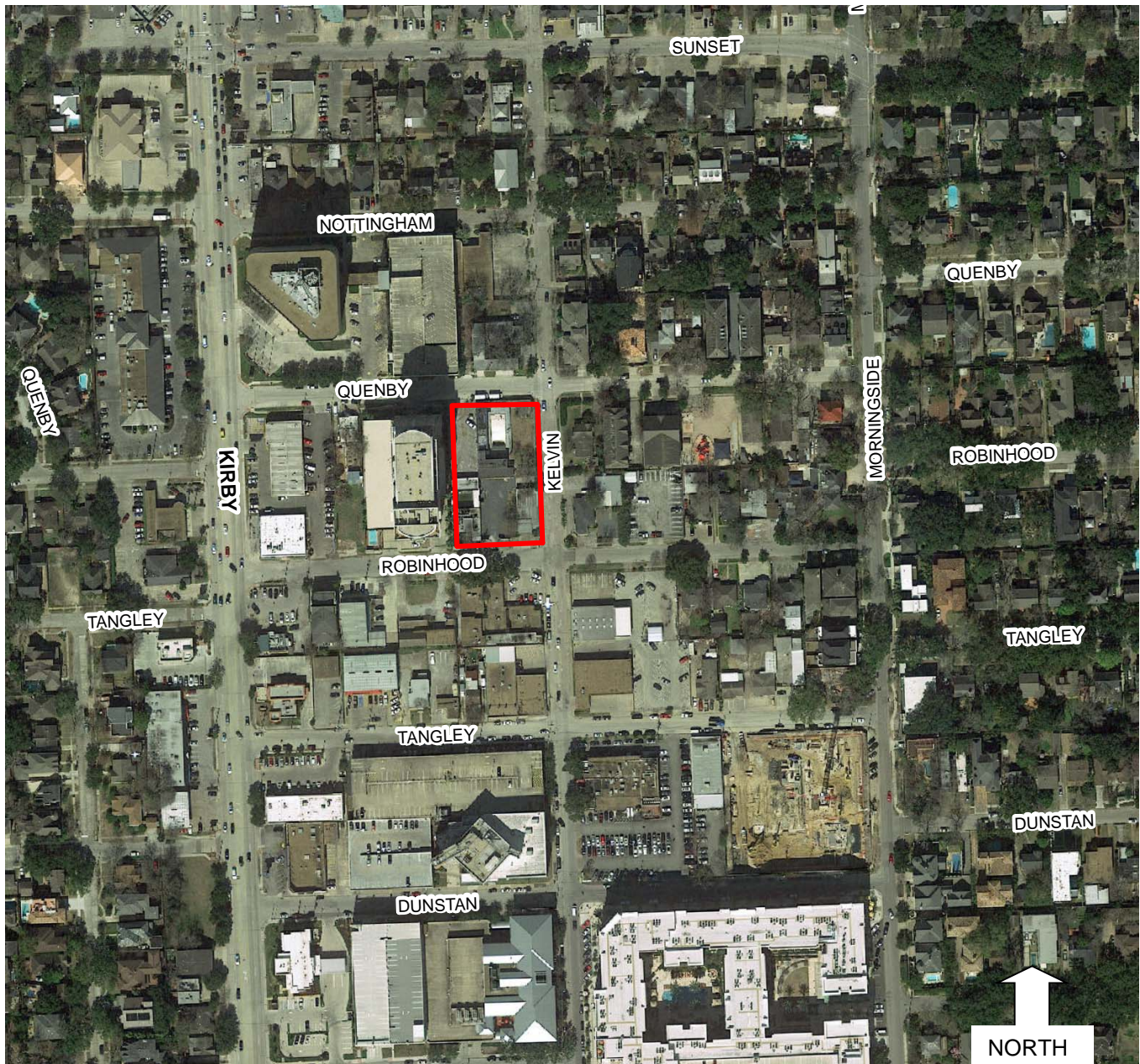
ITEM: 100

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: West Houston partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

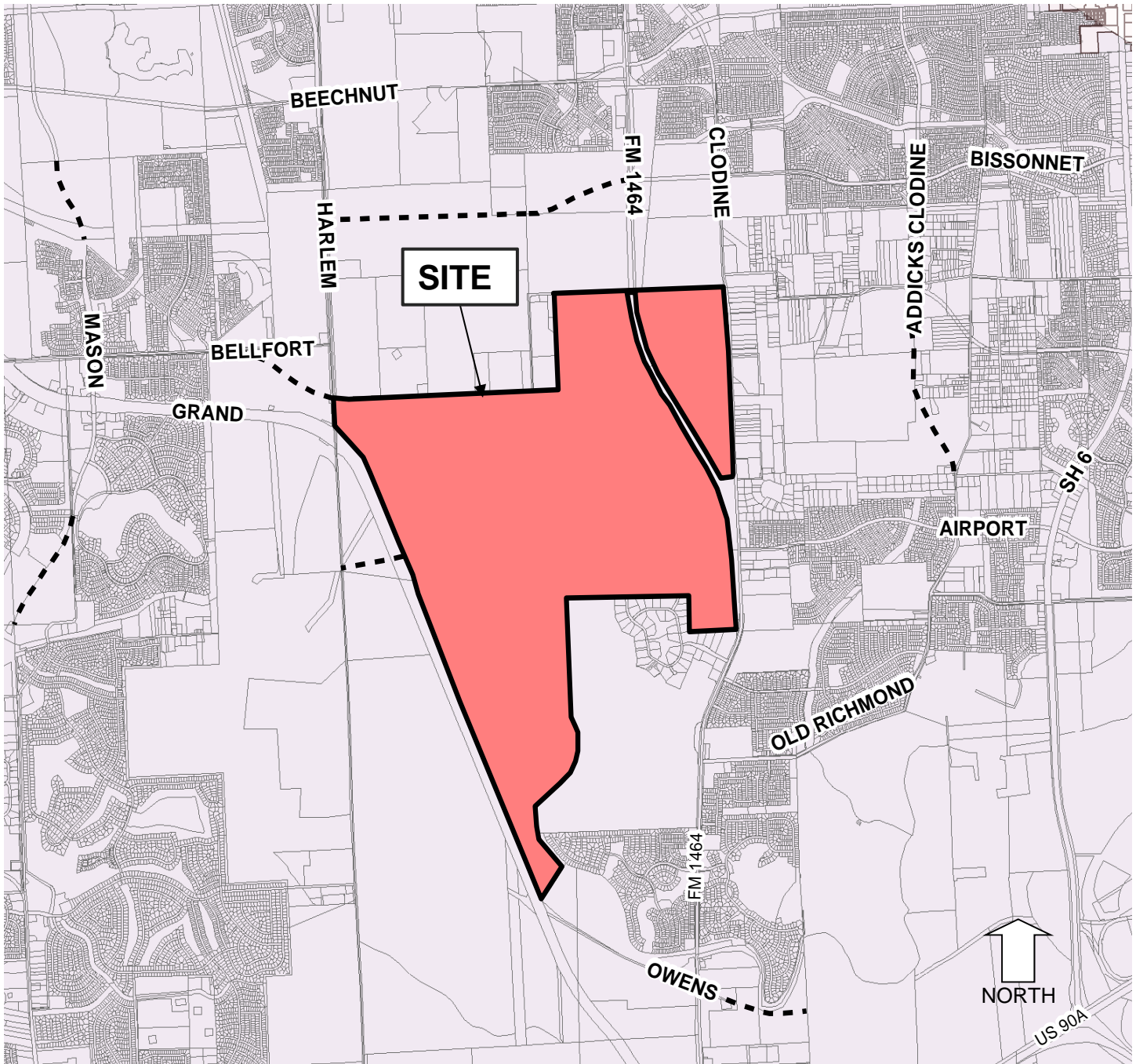
Houston Planning Commission ITEM : 101

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Aliana GP

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



D – Variances

Site Location

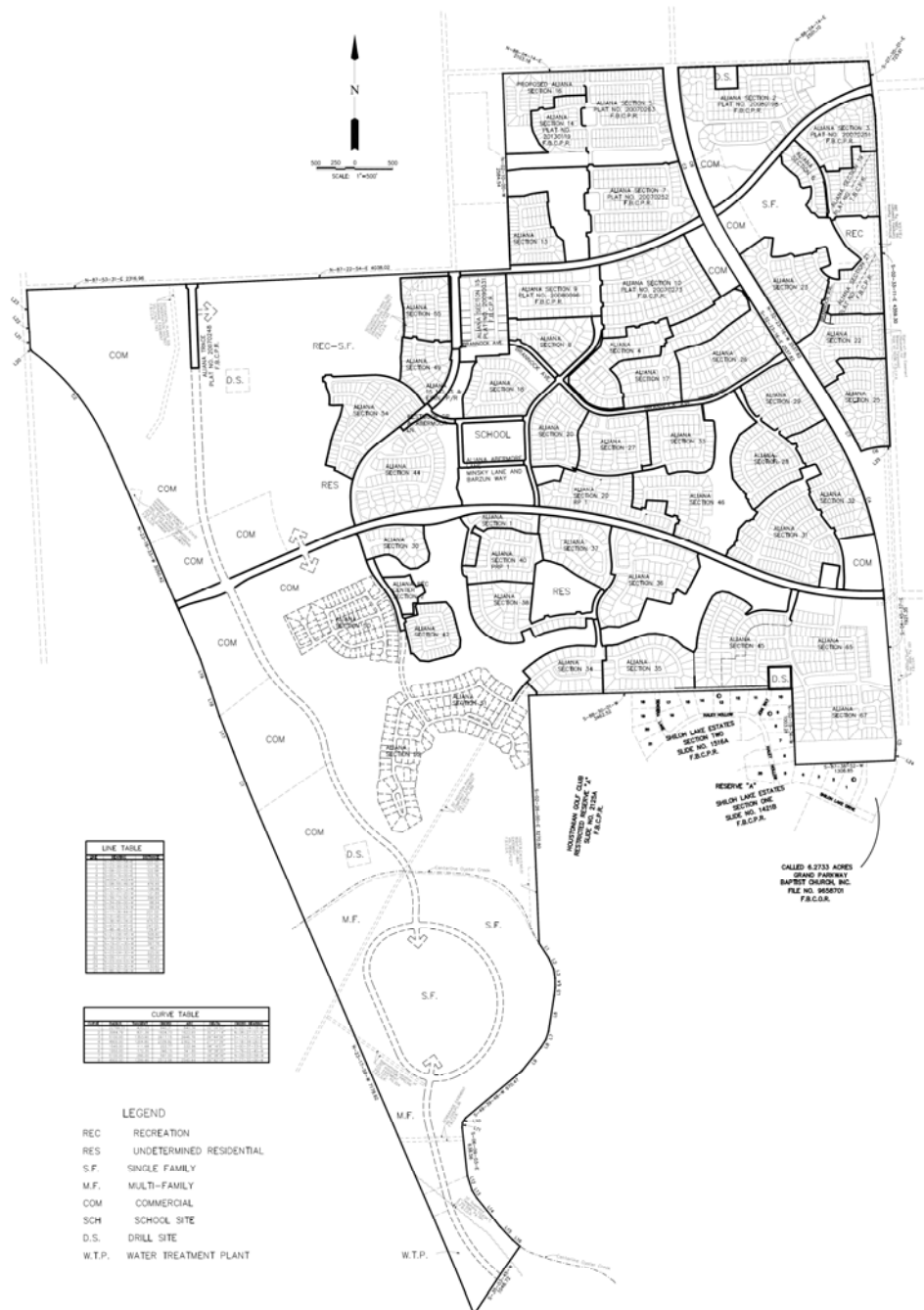
Houston Planning Commission

ITEM : 101

Planning and Development Department Meeting Date: 06/11/2015

Subdivision Name: Aliana GP

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



D – Variances

Subdivision

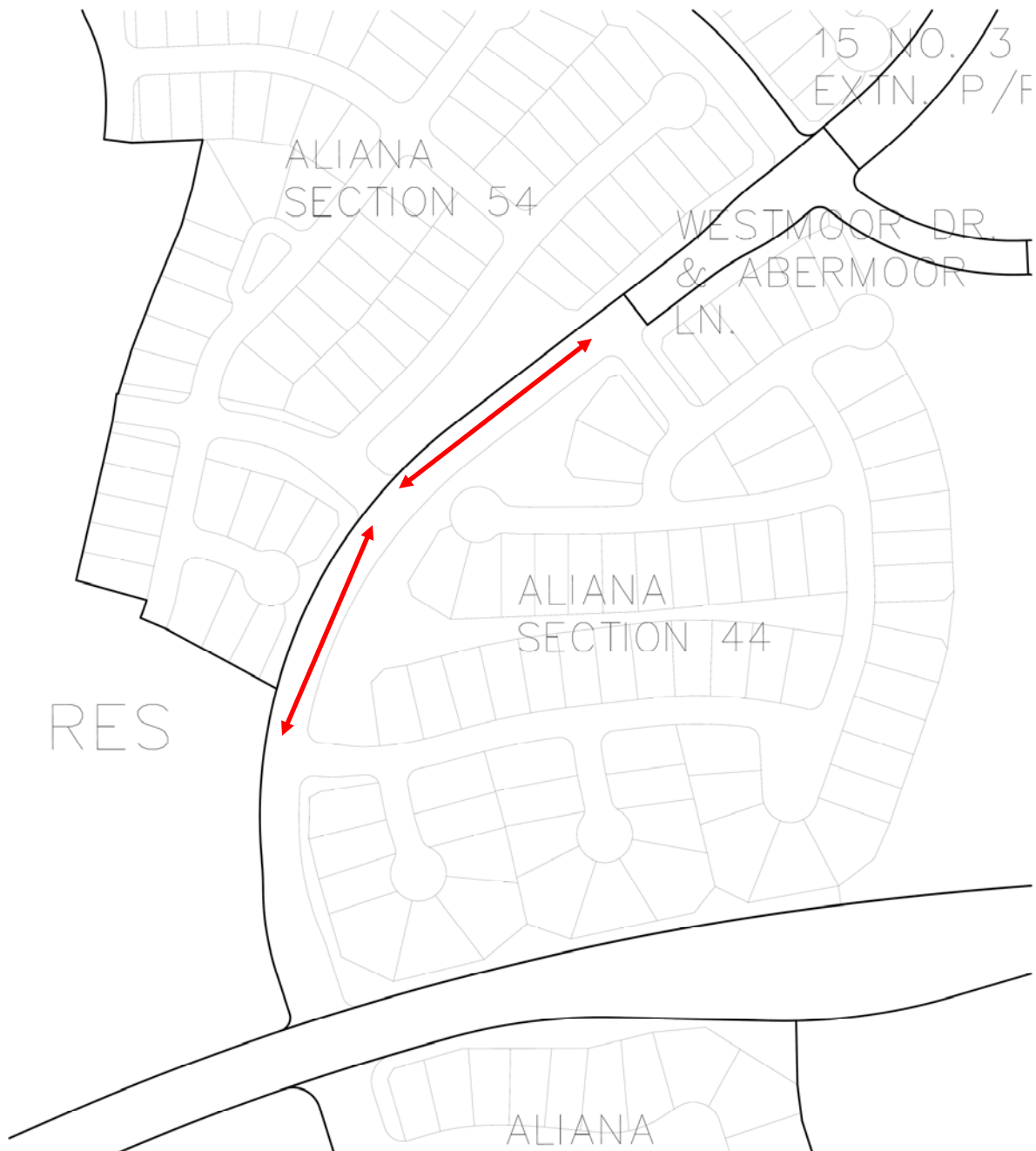
Houston Planning Commission ITEM : 101

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Aliana GP

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



D – Variances

Detail

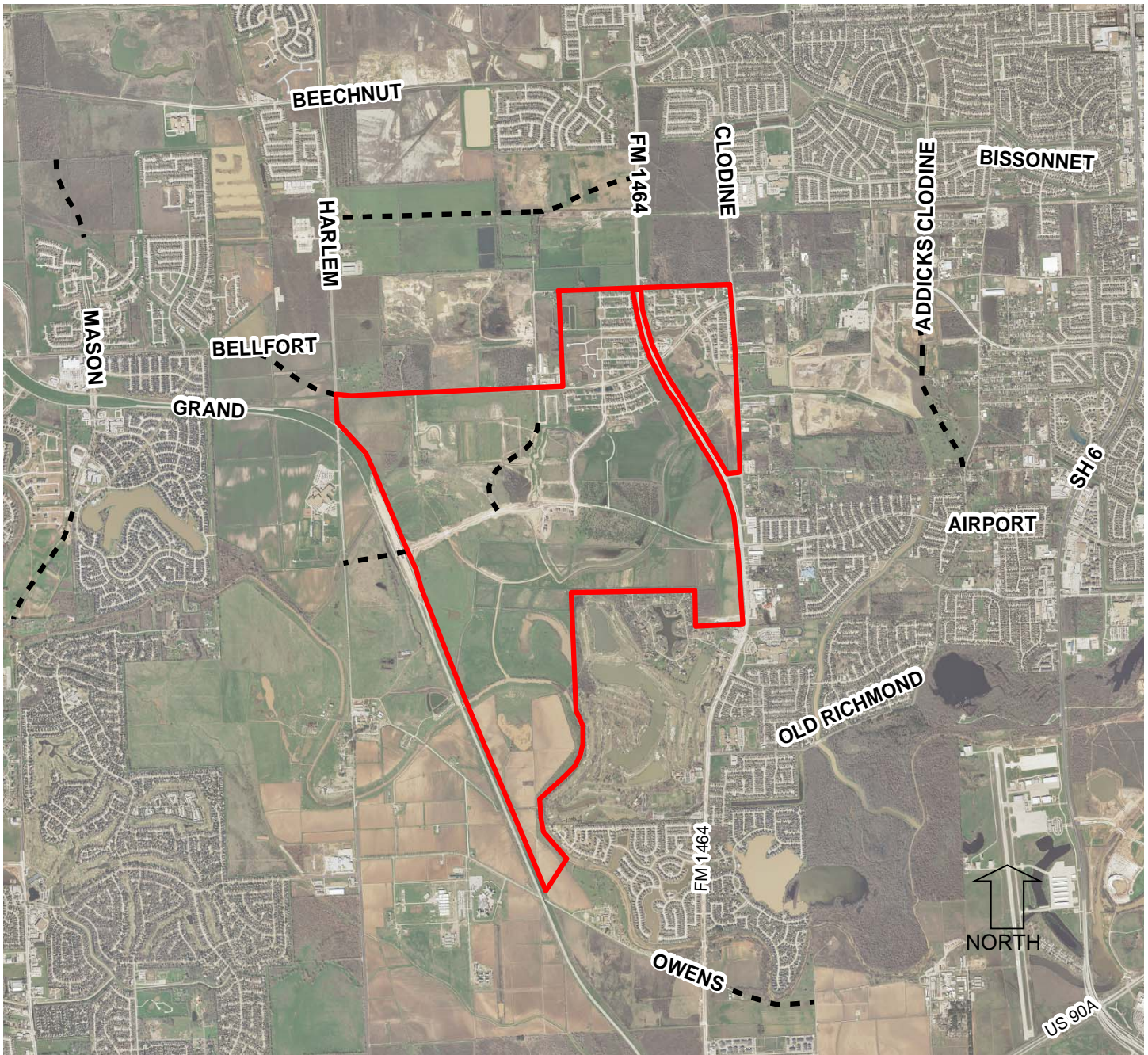
Houston Planning Commission ITEM : 101

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Aliana GP

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



D – Variances

Aerial



Application Number: 2015-1197

Plat Name: Aliana GP

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

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

To allow minimum intersection spacing to exceed the 600' along a major thoroughfare

Chapter 42 Section: 127(b)

Chapter 42 Reference:

42-127(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;

Fort Bend County Commissioner's Court declassified Westmoor from a major thoroughfare to a collector street on February 10, 2015. On March 2nd 2015 LJA Engineering on behalf of Aliana Development made a request to the City of Houston Planning Department to declassify Westmoor from a major thoroughfare to a collector. The intersection spacing along a collector street is 75' and therefore this plat and all of the sections proposed along Westmoor from Madden to West Airport will be in compliance. Additionally, the City of Houston allowed segments of Westmoor to be treated as a collector by granting variances to allow for radius of less than 2000' in Aliana Sec 44 and Aliana Sec 15 replat no 3 and extension partial replat no 1. On the mark-up of Aliana Sec 44 it was indicated the Skipton Lane was less than 600' from the proposed Abermore Lane that would be developed at a later time. The mark-up indicated that this intersection spacing would be need to be addressed. Aliana Westmoor Abermore 2015-0078 was originally submitted with a variance to address the minimum intersection spacing. It was determined by staff to meet the requirements and was processed administratively. Strict application of this requirement would make the project infeasible.

(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 the variance are not the result of a hardship created or imposed by the applicant and is more an issue of timing than it is how Westmoor functions. Westmoor has been designed with as a collector street and has been issued variances for minimum radius and width of the road. There are portions of Westmoor that the City and County have allowed to be 70' wide. Additionally, the declassification of Westmoor to a collector should be finalized in September or October of 2015. Westmoor will be considered a collector street by both City and County at this time.

(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 Westmoor is designed and being reclassified as a collector street. The street in Aliana Sec 54, Port Dundas Drive is 440'north of Liberton Drive in Aliana Sec 44 and about 445' south of Skipton Lane in Aliana Sec 44. The spacing of 400+ feet is well over the minimum for a collector street. Westmoor has variances and has also been administratively allowed to be treated as a collector street. Westmoor will officially be a collector street by the end of the year.

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

The granting of the variance will not be injurious to the public health or safety of the area. In fact the spacing requirements of over 400' is more than sufficient to provide good vehicle circulation to the area.

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

Aliana is a master planned community that has different streets that provide certain types of circulation for the neighborhoods that it serves. The declassification of Westmoor to a collector will make the intersection spacing issue moot.

Meeting Date: 06/11/2015

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



Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Burcaw Acres

Applicant: C & C Surveying, Inc



D – Variances

Site Location

Houston Planning Commission

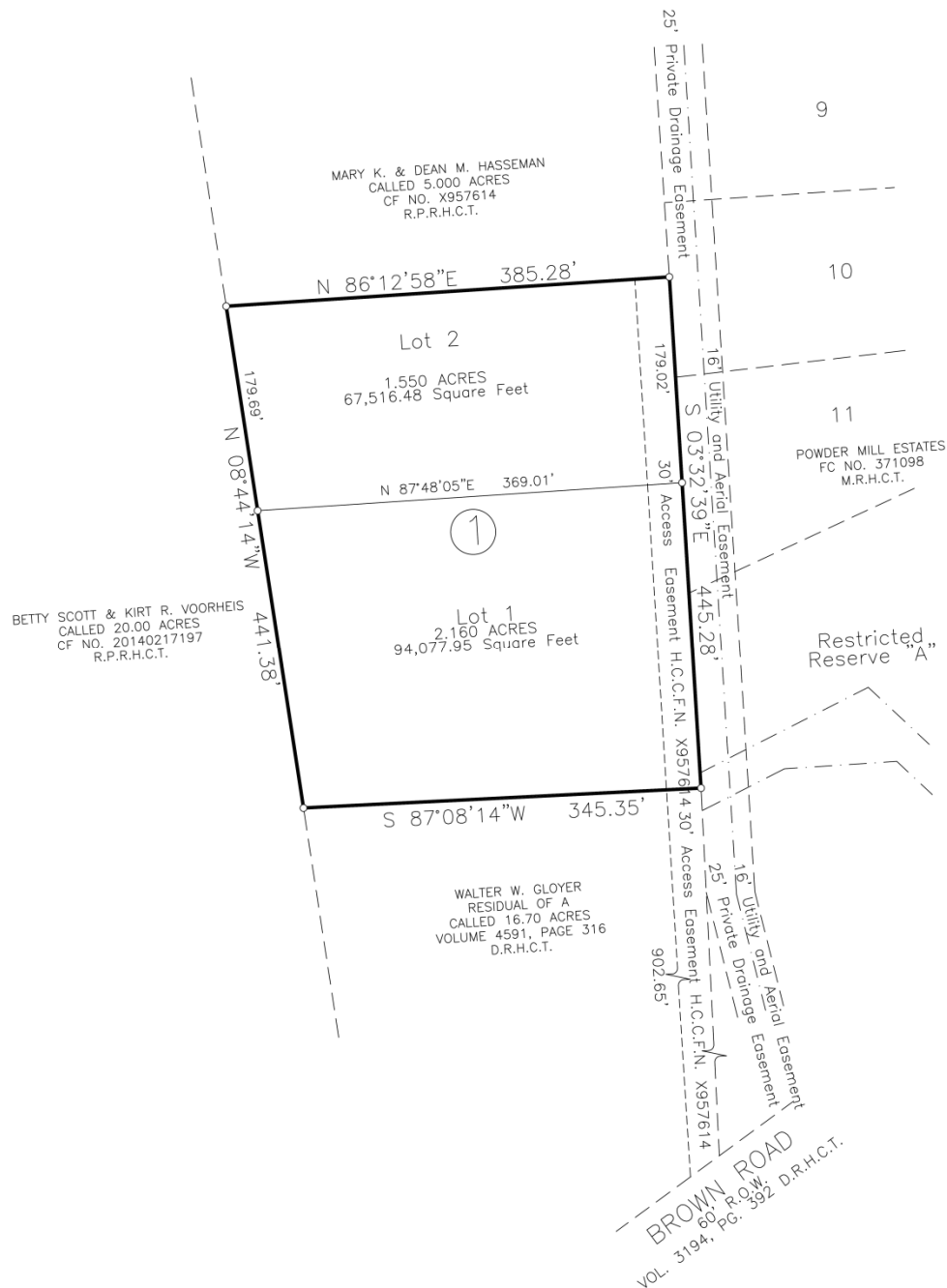
ITEM: 103

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Burcaw Acres

Applicant: C & C Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 06/011/2015

Subdivision Name: Burcaw Acres

Applicant: C & C Surveying, Inc



D – Variances

Aerial



Application Number: 2015-1065

Plat Name: Burcaw Acres

Applicant: C & C Surveying, Inc

Date Submitted: 05/18/2015

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

Specific Variance is being sought and extent of variance:

Allow platting of 2 lots (total of 3.7094 acres) whose sole access is via a 30 foot access easement.

Chapter 42 Section: 7

Chapter 42 Reference:

Utility connections are being denied until the owner, Rod Burcaw, files a subdivision plat for his parcel of land. Said parcel was sold to Mr. Burcaw in the year 1992 and his primary residence was constructed in 1994.

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

Mr. Burcaw was deeded his parcel in 1992 without a plat being required or filed at that time. He constructed his primary residence on the parcel in 1994 and no plat was required or filed at that time. The construction and occupation of the second residence is being delayed and halted by Harris County until his plat is approved.

(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;

Mr. Burcaw was deeded his parcel in 1992 without a plat being required or filed at that time. He constructed his primary residence on the parcel in 1994 and no plat was required or filed at that time. The construction and occupation of the second residence is being delayed and halted by Harris County until his plat is approved.

(2) 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 grantor of the parcel to Mr. Burcaw in 1992. Additionally, Mr. Burcaw was allowed to construct his primary residence in 1994 without a plat being filed.

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

Nothing is being changed pertaining to this parcel except that a secondary residence is being constructed, and the parcel is being divided into two lots.

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

Nothing is being changed over existing conditions other than the owner Rod Burcaw, is constructing a residence for his parents or in-laws, and the parcel is being divided into two lots.

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

The owner, Rod Burcaw, is simply attempting to complete a residence for his parents or in-laws and is being required by the Harris County Permit Department to plat his parcel even though he has only an easement for access to his parcel.

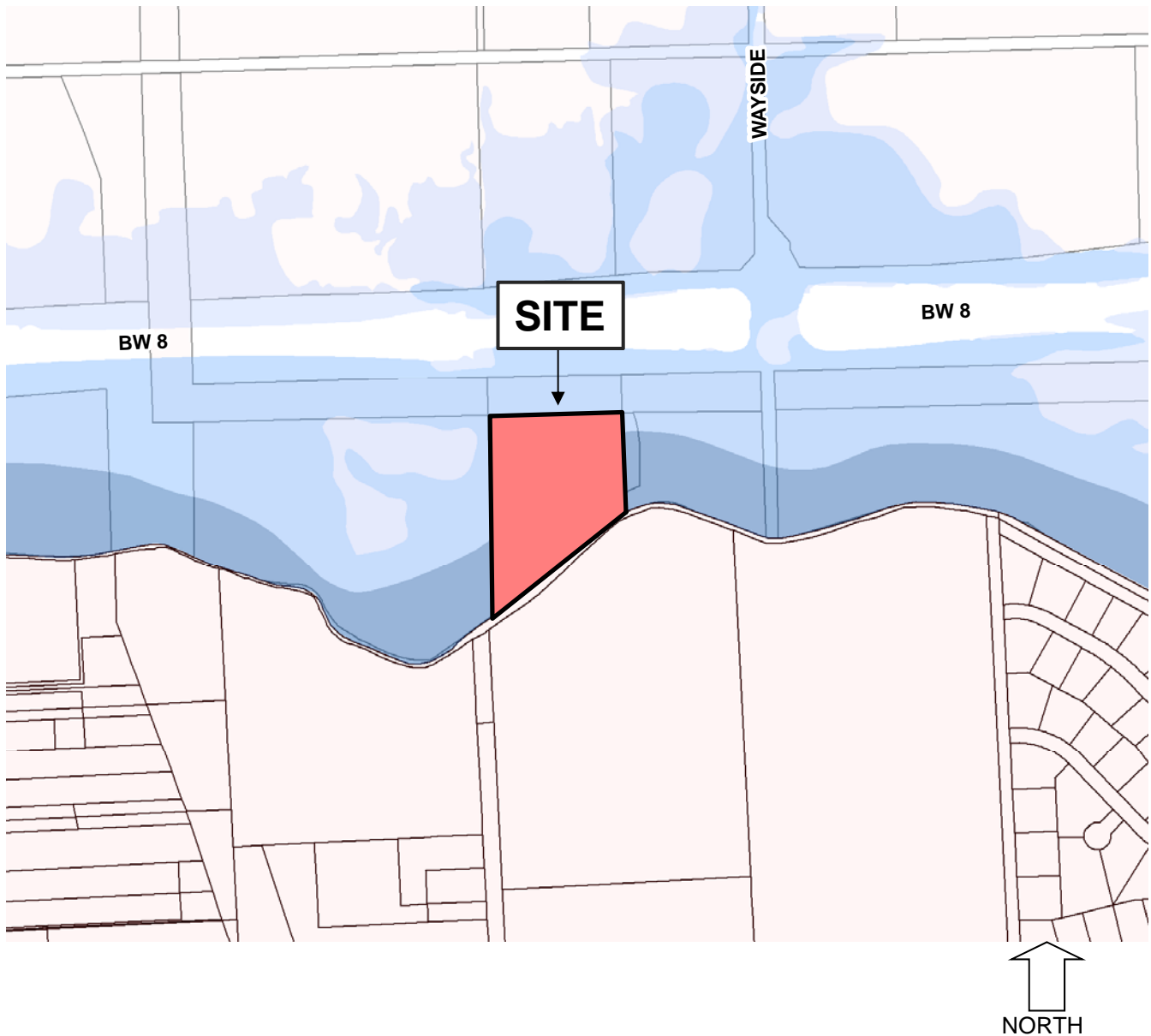
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Apartment Homes at Wayside South

Applicant: R.G. Miller Engineers



D – Variances

Site Location

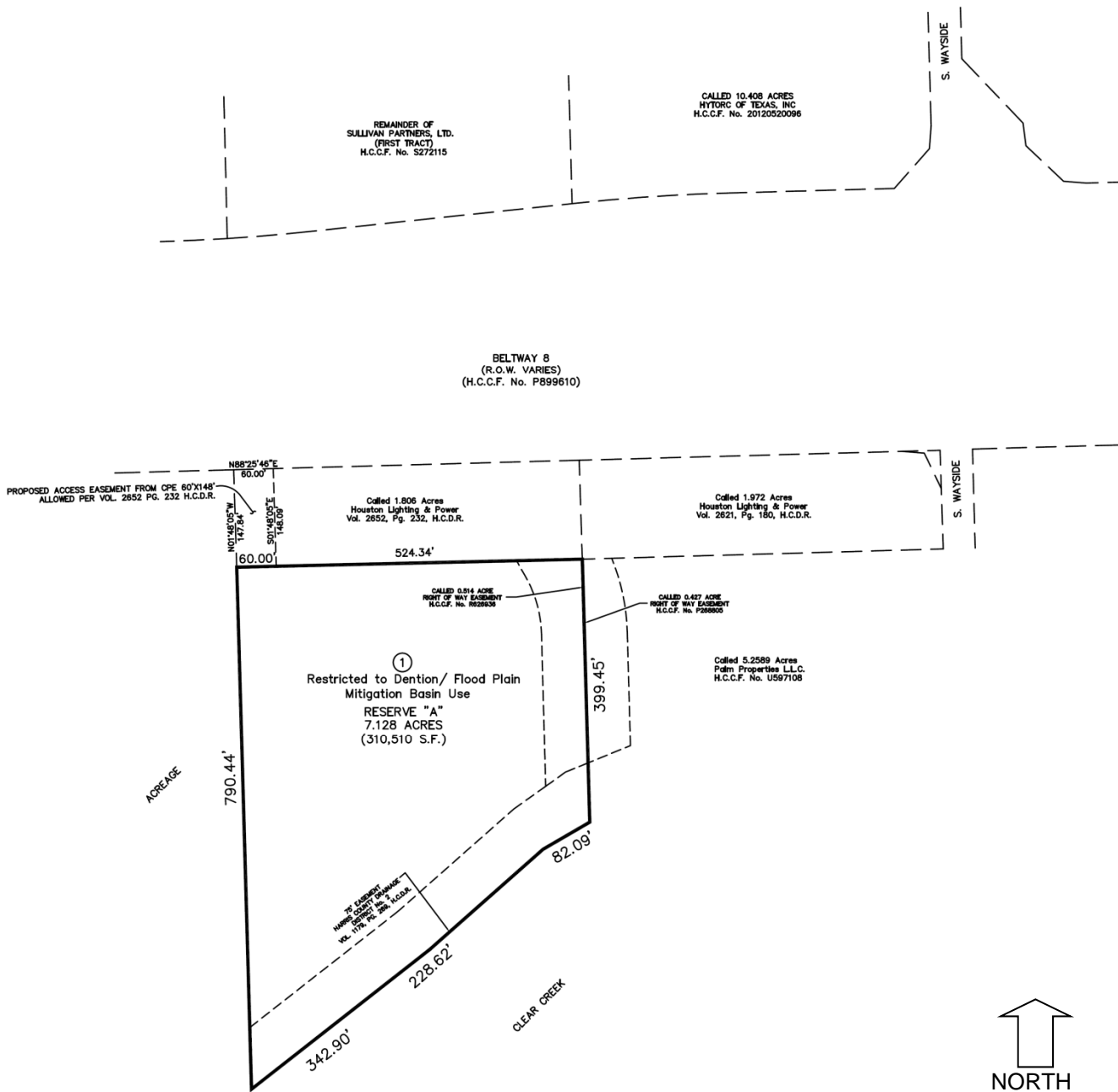
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Apartment Homes at Wayside South

Applicant: R.G. Miller Engineers



D – Variances

Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Cypress Creek Apartment Homes at Wayside South

Applicant: R.G. Miller Engineers



D – Variances

Aerial

NOTICE:
AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR EASEMENTS CALL THE LONE STAR NOTIFICATION 713-223-4567.

PRIVATE UTILITY LINES SHOWN

DATE:
AT&T TEXAS/SWBT UTILITY LINES SHOWN
APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY
SIGNATURE VALID FOR ONE YEAR

NOTICE:
TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222

For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig so that underground line can be marked. This Verification does not fulfill your obligation to call 811.

VERIFICATION OF PRIVATE UTILITY LINES

Date

CenterPoint Energy/Natural Gas Facilities Verification ONLY.
(This Signature verifies that you have shown CNP Natural Gas lines correctly - not to be used for conflict verification.) (Gas service lines are not shown.)
Signature Valid for six months.

Date

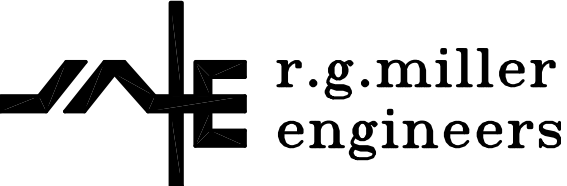
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This signature verifies existing underground facilities - not to be used for conflict verification.)
Signature Valid for six months.

BENCHMARK:
RM NO. 010170: A BRASS DISK STAMPED RM 010170. FROM CULLEN AT BELTWAY 8, TRAVEL EAST ON EAST BOUND FEEDER ROAD ±1.5 MILES TO TOLL PLAZA. MONUMENT IS ON AN INLET ON THE NORTH SIDE OF EASTBOUND FEEDER AT EAST END OF TOLL PLAZA BUILDING.
ELEV=48.41' NAVD 88, 2001 ADJUSTMENT.

T.B.M. "A": A BOX CUT IN CONCRETE CURB INLET ON THE NORTH SIDE OF THE WEST BOUND FEEDER OF BELTWAY 8, APPROXIMATELY 1,050 FEET WEST OF INTERSECTION OF BELTWAY 8 AND WAYSIDE DRIVE.
ELEV=46.31' NAVD 88, 2001 ADJUSTMENT.

T.B.M. "B": A BOX CUT IN CONCRETE CURB INLET ON THE SOUTH SIDE OF THE EAST BOUND FEEDER OF BELTWAY 8, APPROXIMATE 900 FEET WEST OF INTERSECTION OF BELTWAY 8 AND WAYSIDE DRIVE.
ELEV=45.99' NAVD 88, 2001 ADJUSTMENT.

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C1030L, REVISED DATE JUNE 18, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONES: "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN; "X" (SHADED), AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD; AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANGE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED; AND FLOODWAY AREAS IN ZONE AE.



16340 park ten place
suite 350
houston, texas 77084
phone: 713-461-9600

TEXAS FIRM REGISTRATION NO. F-487

INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE: Not Intended for permit, or construction.
Engineer: Randall E. Siemon
P.E. License No. 73607
DATE: May, 2015

CITY OF HOUSTON
CYPRESS CREEK APARTMENTS AT WAYSIDE
MITIGATION BASIN

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY
AFTER DATE OF SIGNATURES

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

| | |
|-----------------|--------------------------|
| WATER | TRAFFIC & TRANSPORTATION |
| WASTEWATER | STORM WATER QUALITY |
| STORM | FACILITIES |
| STREET & BRIDGE | |

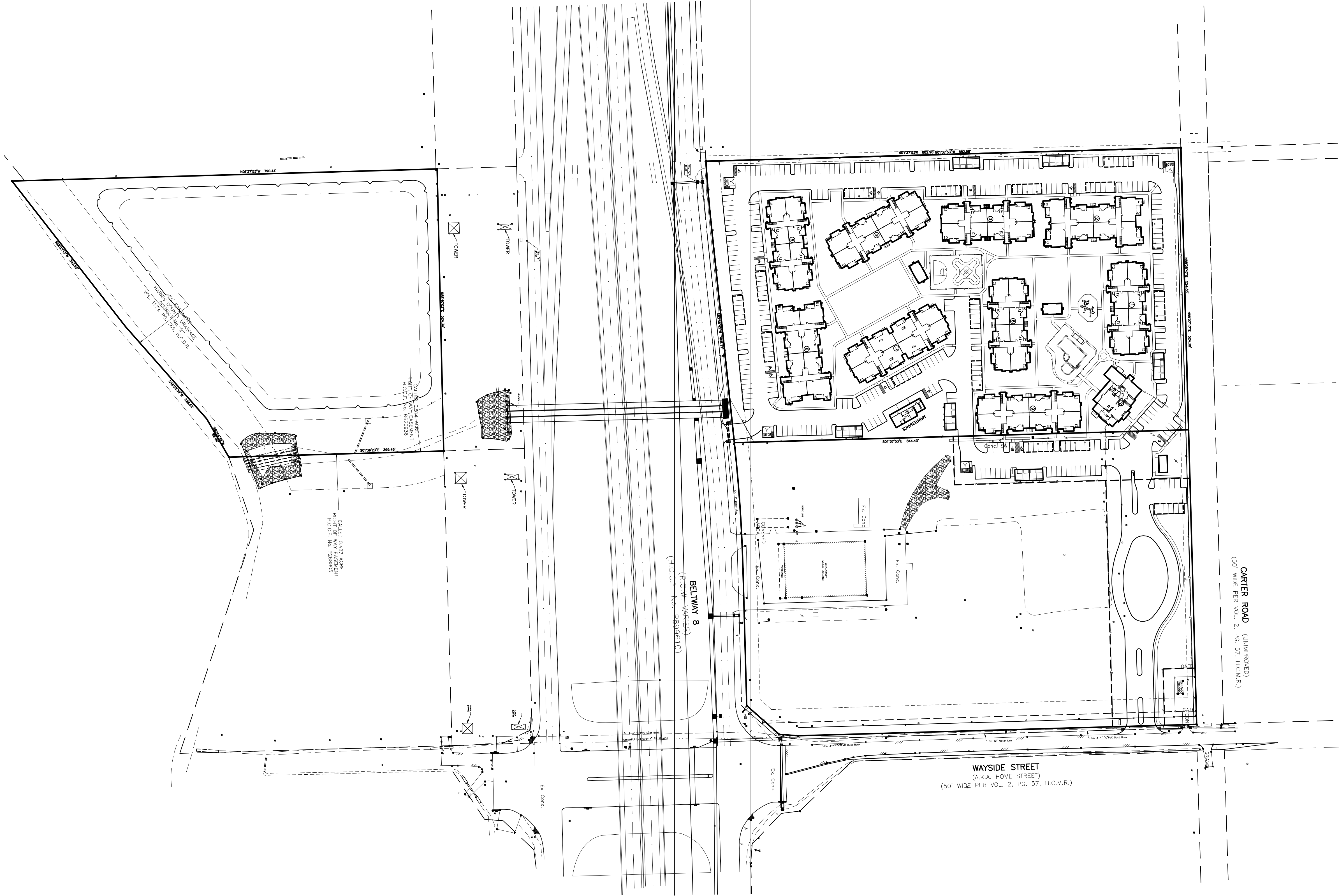
FILE NO:

DRAWING SCALE

1"=100'

SHEET No: 10 OF 10

FOR CITY OF HOUSTON USE ONLY





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1189

Plat Name: Cypress Creek Apartment Homes at Wayside South

Applicant: R.G. Miller Engineers

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

Variance is being sought to allow a Reserve not to front on a public street and take access from a 60' access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use—Reserves. c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Restricted reserve—Drainage or detention MINIMUM SIZE: None Required TYPE OF STREET OR SHARED DRIVEWAY: Public Street MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 20 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

Paragraph 1a applies as justification for this variance due to the taking of a 300' wide by 528' tract by TXDOT and a 528' long (E-W) and 150' wide (N-S) parcel of land out of the original "one-half" of the east 47.85 acres of Lot 297, Minnetex Place Vol. 2 Pg. 57 H.C.M.R.

(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;

Clear Creek is located along the south edge of the subject tract. The BW 8 and CenterPoint corridor is located along the north edge. The subject tract and the 10 acre tract immediately to the north are under common ownership. The developer is engaged in the design and construction of a 200 unit, tax credit, Senior Living Multi-family development on the 10 acre tract immediately north of the subject tract and another 10 acre Commercial/ Retail tract that is partnered with the Multi-family developer. The two tracts on the north side of BW 8 are positioned to use a large culvert, installed when the BW was constructed, crossing the BW 8 ROW and the CPE easement to the south. The requested variance will allow for the 8 acre tract to the south to be used as a detention/ mitigation basin for the two 10 acre tracts to the north. Strict application of this ordinance will make this land unusable. An easement was agreed to be the seller and CPE (recorded at 2652-232 HCDR) to grant the future owners the right to cross the CPE easement with a road. This document specifically grants the owner of the subject tract the right to cross the 150' CenterPoint Easement as needed. Granting of the easement will allow the tract to the south to be brought to its highest and best use (flood Control)

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

The current conditions were caused by the construction of the Toll Road and the transmission power line corridor construction.

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

The subject tract is intended to be platted as a Detention Reserve only and will not be used for any other purpose. Thus the intent of Chapter 42 is preserved.

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

Access to the tract will be for maintenance and operation of the detention basin on the tract and not for public use. A driveway permit is in the process of being granted by TXDOT for the driveway approach that will serve the proposed 60' wide access easement crossing the Centerpoint Energy owned strip of land.

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

No other engineering solution is feasible to extend public R-O-W from the west or east (Soputh wayside) without the attempted taking of Land that is not legally bound to provide access to the subject tract.

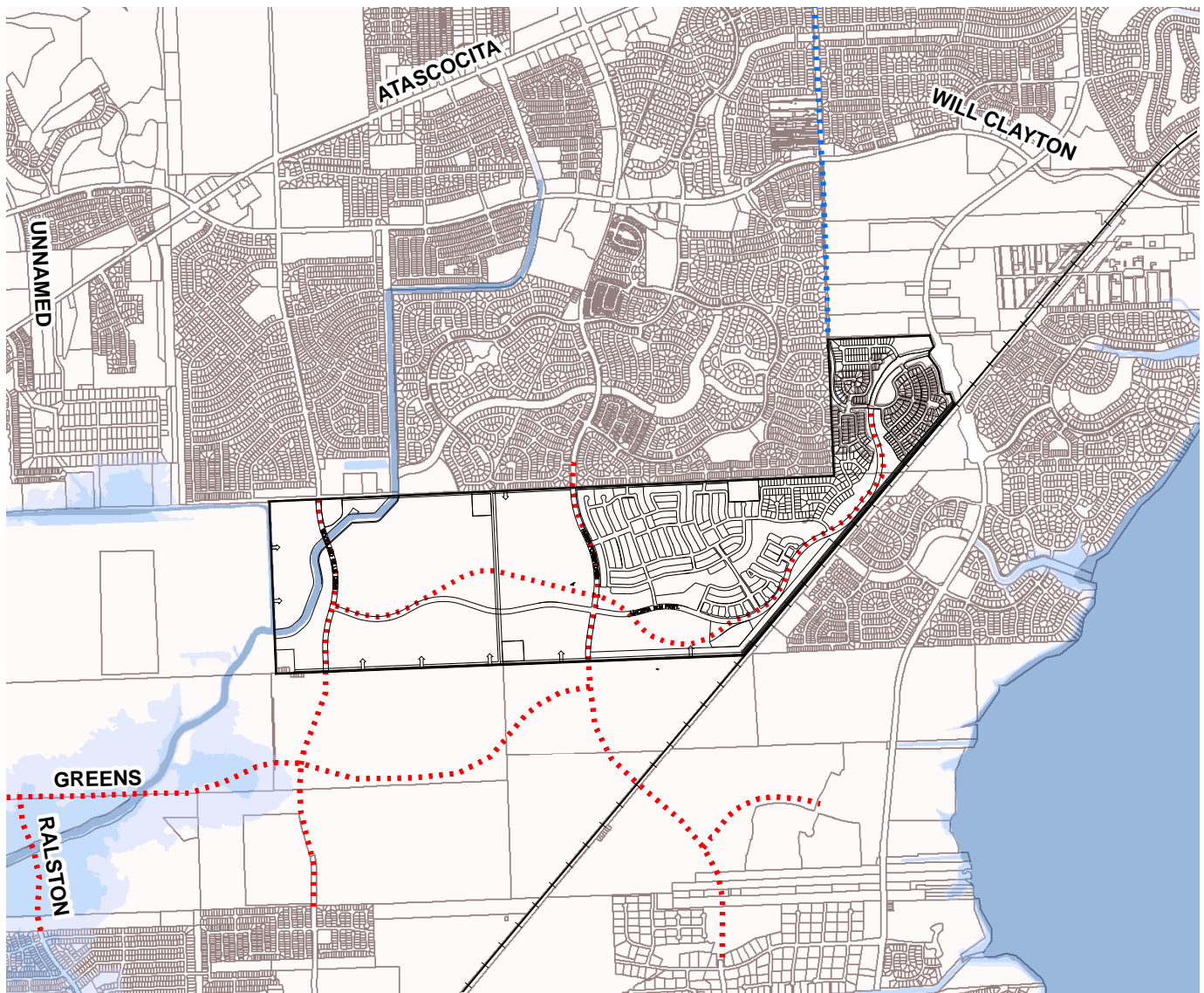
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Groves GP

Applicant: TBG Partners



D – Variances

Site Location

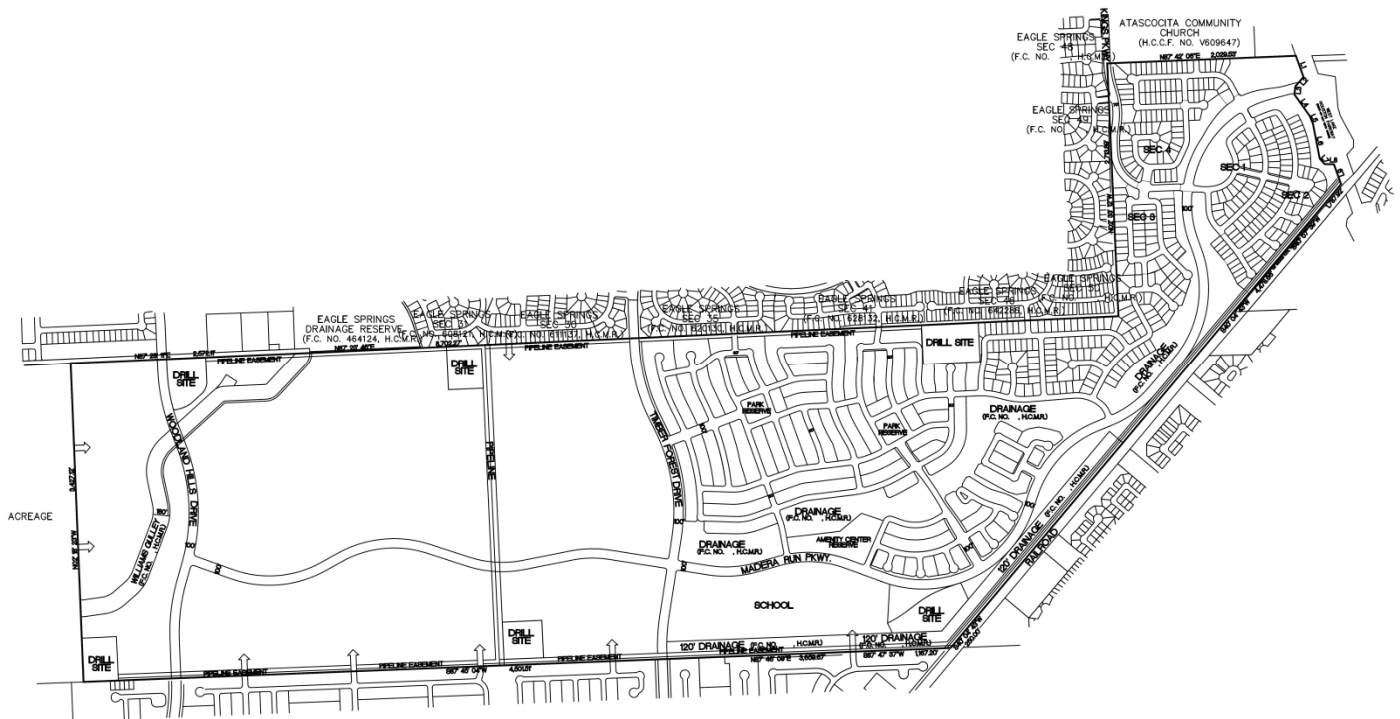
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Groves GP

Applicant: TBG Partners



D – Variances

Subdivision

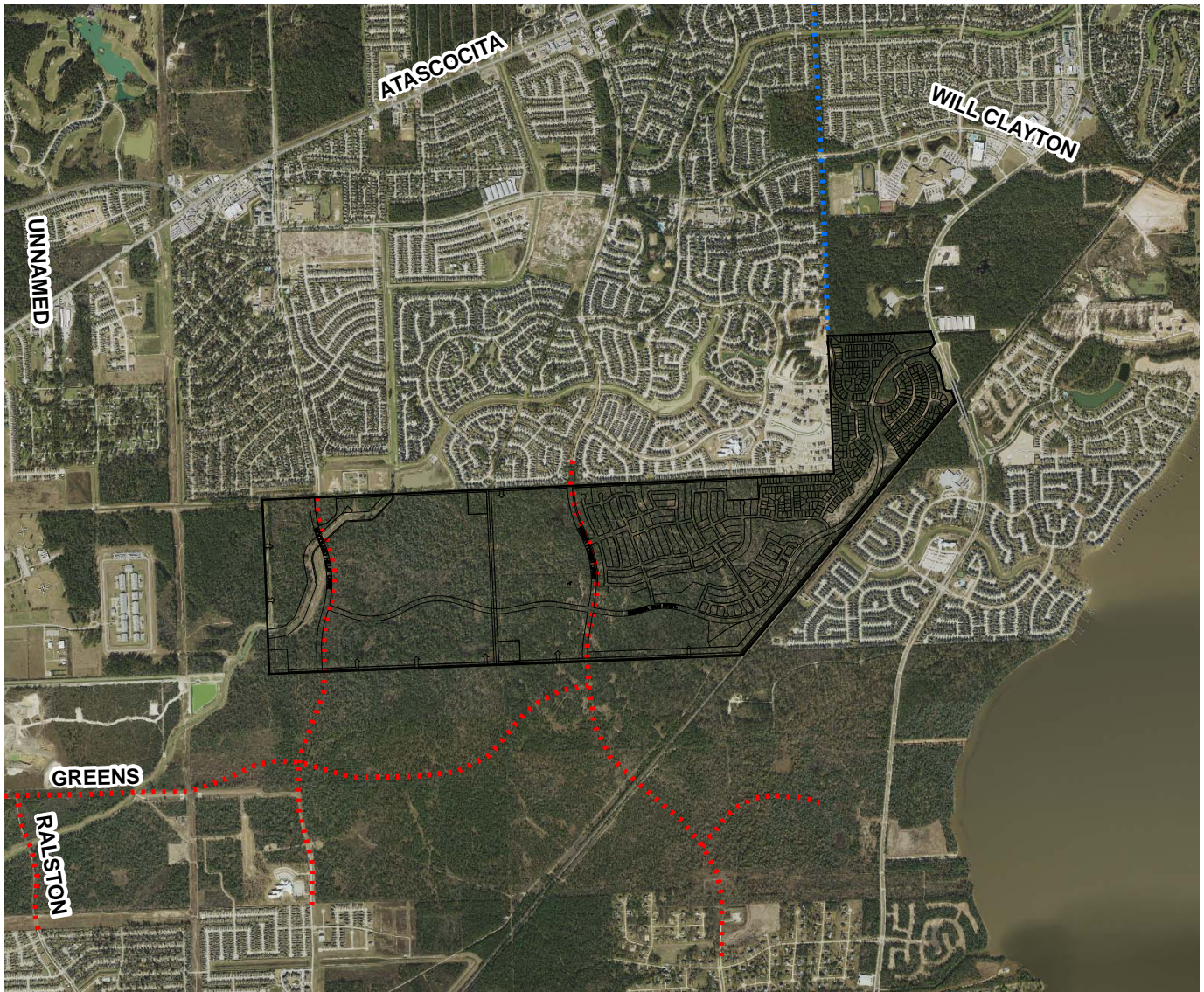
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Groves GP

Applicant: TBG Partners



D – Variances

Aerial



| Segment A | | | | |
|-----------|----------|----------|----------------------|---------|
| Number | Length | Radius | Line/Chord Direction | A Value |
| C1 | 577.153 | 1200.000 | S53° 51' 25.83"W | |
| L1 | 157.162 | | S67° 38' 08.49"W | |
| C2 | 1028.830 | 1200.000 | S43° 04' 27.06"W | |
| L2 | 154.979 | | S18° 30' 45.62"W | |
| C3 | 1916.290 | 1200.000 | S64° 15' 38.63"W | |
| L3 | 435.839 | | N69° 59' 28.36"W | |
| C4 | 748.166 | 1200.000 | N87° 51' 08.46"W | |
| L4 | 246.432 | | S74° 17' 11.44"W | |
| C5 | 515.600 | 1200.000 | S86° 35' 44.01"W | |
| L5 | 317.690 | | N81° 05' 43.42"W | |



THE GROVES / GP MADERA RUN RADII EXHIBIT

Humble, Texas

4 June 2015





Application Number: 2015-1058

Plat Name: Groves GP

Applicant: TBG Partners

Date Submitted: 05/18/2015

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

Specific Variance is being sought and extent of variance:

To allow a 1200' centerline radius with a 2% super elevation on a Major Thoroughfare in lieu of a 2,000' centerline radius.

Chapter 42 Section: 132

Chapter 42 Reference:

42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet. (b) Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. (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 than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet. (d) At the request of an applicant, the commission shall approve a lesser curve radius upon certification by the director of public works and engineering that the lesser radius meets nationally accepted standards set forth in either the "Guidelines for Urban Major Streets Design" of the Institute of Transportation Engineers or "A Policy on Geometric Design of Highways and Streets" of the American Association of State Highway and Transportation Officials.

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

NA

(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;

Madera Run Parkway (formerly Rankin Road) is an approximate 2.5 mile long segment of major thoroughfare beginning and ending within the Groves master planned community. The Groves will be low density single family residential keeping large amounts of open space to preserve the natural forest. The design intent of this community is to preserve as much natural forest as possible and to create a quiet escape from the City. Allowing a 1200' centerline radius will aid in calming traffic through the site creating a safer environment for pedestrians in the area. Immediately north of the thoroughfare is the second amenity center, and to the south is a planned school site, creating a need for traffic calming. A super elevation of 2% will be provided on the subject thoroughfare section, meeting AASHTO standards for a 45 MPH thoroughfare in order to accommodate the reduced radius.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the existing physical constraints of the subject property combined with the location of the railroad, school, and amenity centers.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The intent of this chapter is to provide adequate circulation and safe thoroughfares which will both be met with this variance. The reduced radius does not affect the flow of traffic and by super elevating the thoroughfare public safety is preserved.

(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 1200' centerline radius meets the AASHTO safety standards with the 2% super elevation and therefore, will not be injurious to public safety or welfare.

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

Economic hardship is not the sole justification of the variance. The physical characteristics of the subject property are the justification for the variance.

Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Museum at Caroline

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Museum at Caroline

Applicant: The Interfield Group



D – Variances

Subdivision

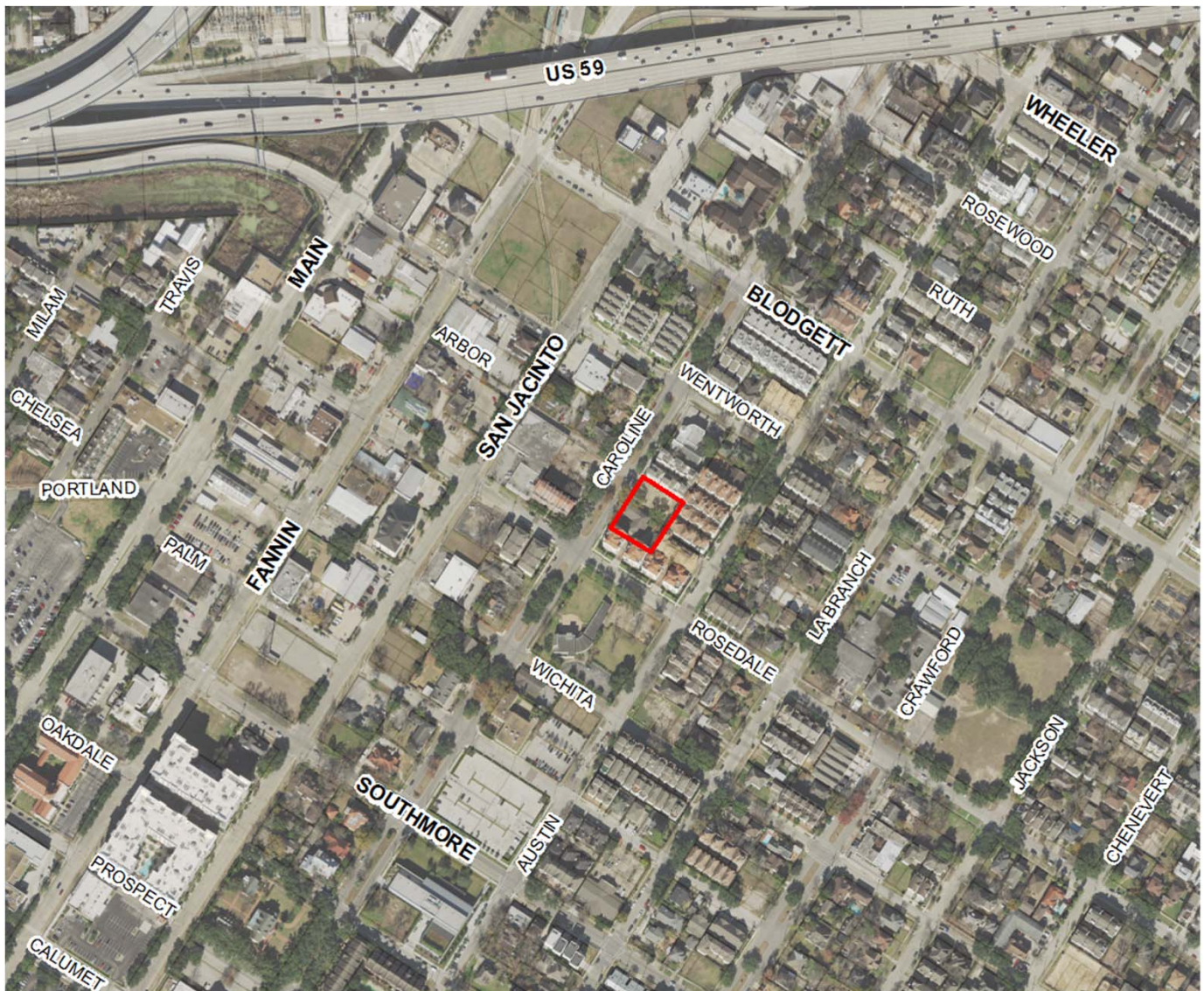
Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Museum at Caroline

Applicant: The Interfield Group



D – Variances

Aerial



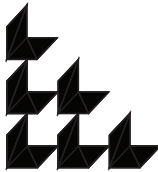
LEGEND:

- 1. "W" INDICATES WATER VALVE
- 2. "M" INDICATES WATER METER
- 3. "S" INDICATES SANITARY MANHOLE
- 4. "P" INDICATES POWER POLE
- 5. "T" PROPOSED 3" CALIPER TREE

THE INTERFIELD GROUP
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
FAX (713) 780-8550



TITLE
PAVEMENT SECTION

PROJECT
MUSEUM AT CAROLINE

DATE: 06/03/15 JOB #: 15119.00

DRAWN BY: RA

CHECKED BY: MLV

SHEET NO.

1



Application Number: 2015-1204

Plat Name: Museum at Caroline

Applicant: The Interfield Group

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow a reduced building line of 5 feet, along Caroline

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Summary of Minimum Building Line Requirements Type of Street or Private Roadway: Local streets Tract Description: Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more Minimum Building Line Requirement: Lesser of 25 feet or the greatest platted building line on the single-family residential

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;

Upper Richton subdivision will be located north Rosedale Street, east of San Jacinto Street, west of Austin Street and south of Wentworth Street. Proposed development consists of fifteen (15) attached single-unit condominiums that will simulate a townhome development, in that development will provide two 24' private drives and no units will take direct access from Caroline Street. Please note the following: 1. Caroline Street runs northeast to southwest, consisting of two lanes separated by an approximately 25' median. Aerial photo shows that parking is allowed on both sides of Caroline Street. 2. There are nearby townhome developments that provide a shared driveway and 5' setback from Caroline Street. Upper Richton will be consistent in that units will face the private drive and will not have direct access to Caroline Street. 3. Back of curb to property line is approximately 17'; therefore, units will be constructed 22' from traveled lane. Upper Richton will add to the beautification of the block face and landscaping; therefore, allowing Upper Richton to be consistent with building lines of existing developments along Caroline Street, as well as nearby blocks, would make Upper Richton more balanced with the other façades of this community. We are of the opinion that by allowing the 5' setback, Upper Richton will be in conformance with the general intent of Chapter 42. All other aspects of proposed development will be in compliance with jurisdictional requirements.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Caroline Street b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby conditions.

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Saudi Arabia Royal Consulate (DEF 1)

Applicant: Studio Red Architects



D – Variances

Site Location

Houston Planning Commission

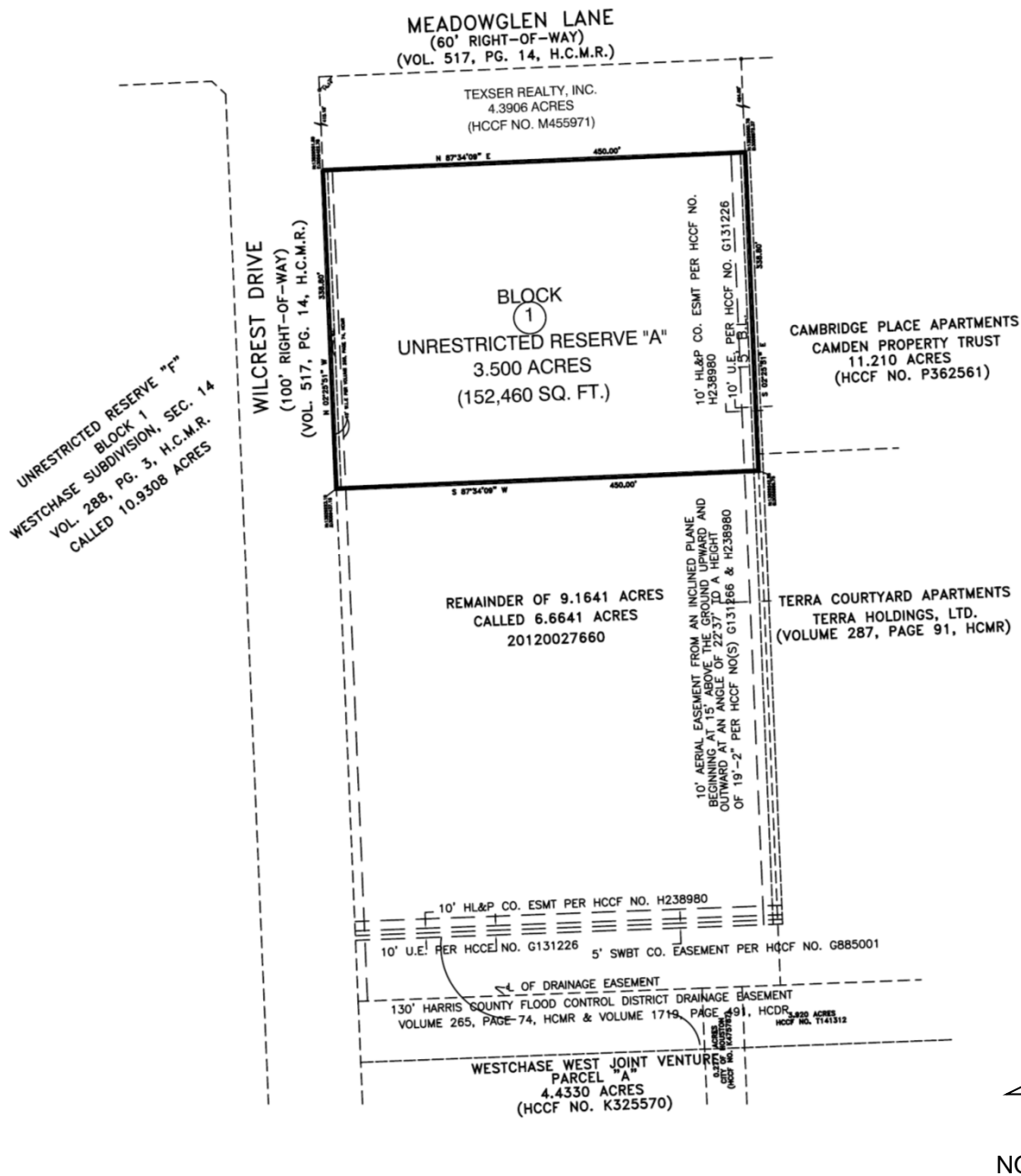
ITEM: 107

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Saudi Arabia Royal Consulate (DEF 1)

Applicant: Studio Red Architects



D – Variances

Subdivision

Houston Planning Commission

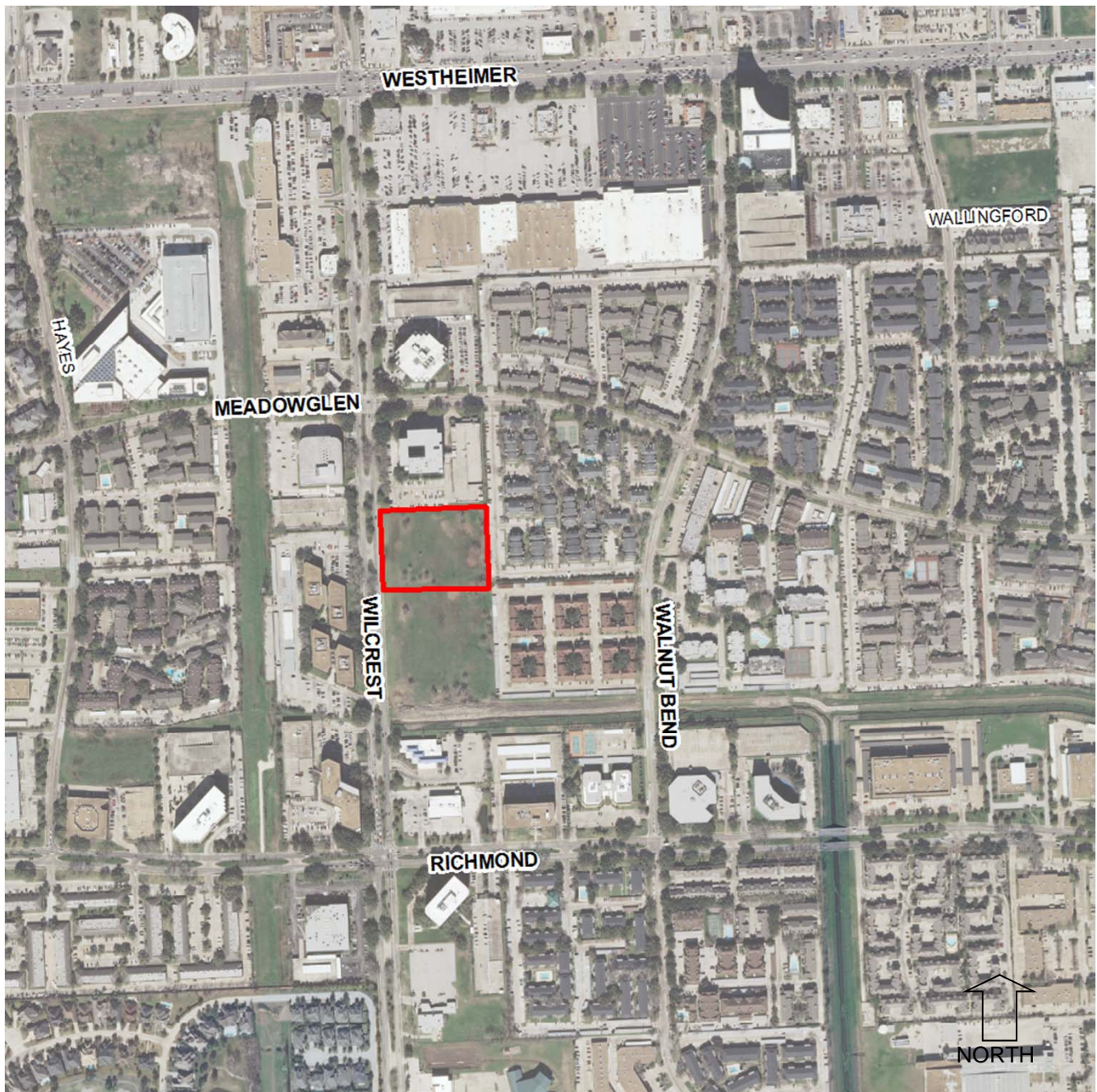
ITEM: 107

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Saudi Arabia Royal Consulate (DEF 1)

Applicant: Studio Red Architects



D – Variances

Aerial

SAUDI ARABIA GENERAL CONSULATE OF HOUSTON

ISSUE FOR PLANNING COMMISSION APPROVAL
APRIL 20, 2015



Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015

Legend

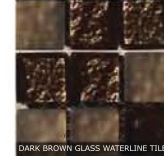
- (A) Concrete Sidewalk, 4 1/2" Thick
- (B) Granite Cobble, Cambrian Black - Natural, 4" x 4" (IN), 4" (IN) Thick
- (C) Granite Paver Field, Cambrian Black - Flamed, 30" x 30" (IN), 3 cm Thick
- (D) Granite Paver Curb, Cambrian Black - Flamed
- (E) Granite Paver Parking Striping, Cambrian Black - Hammered, 4" x 4" (IN), 3 cm Thick
- (F) Granite Paver Crosswalk, Kashmir Cream - Flamed, 30" x 30" (IN), 3 cm Thick
- (G) Granite Paver Accent Band, Cambrian Black - Hammered, 6" x 6" (IN), 3 cm Thick
- (H) Granite Paver Accent Band, Walnut Dark - Polished, 4" x 4" (IN), 3/4" (IN) Thick
- (I) Granite Paver Field, Kashmir Cream - Flamed, 30" x 30" (IN), 3 cm Thick
- (J) Sandstone Paver Field, Sahara Fleuri - Hammered, 30" x 30" (IN), 3 cm Thick
- (K) Concrete Unit Paver Banding, Limestone, 6" x 12" (IN), 8 cm Thick
- (L) Concrete Unit Paver Field, Dark Brown, 6" x 12" (IN), 8 cm Thick
- (M) Roof Terrace Concrete Unit Paver Field, Hanover M1983 Tudor Finish, 24" x 24" (IN), 2" (IN) Thick
- (N) Planter, to be Selected by L.A.
- (O) Planter Edging, Quartzite - 'Bianco Mist'
- (P) Raised Planter, Architectural Concrete Wall and Cap to be White Quartzite - 'Bianco Mist' - Sand Blasted
- (Q) Retaining Wall, Architectural Concrete Wall with Cap to be Quartzite - 'Bianco Mist'
- (R) Weir Water Feature, Pebble Sheen White Diamond and Waterline Tile to be Quartzite - 'Bianco Mist', Breakfront 1' x 1" (IN)
- (S) Weir Water Feature Steps, Veneer to be Quartzite Slab - 'Bianco Mist'
- (T) Reflection Pool, Pebble Sheen - Ocean Blue Reflection Pool Coping, Sandstone, Sahara Fleuri - Natural Finish
Reflection Pool Waterline Tile, Dark Brown Glass
Reflection Pool Bottom Accent Tile, Brown Glass
- (U) Reflection Pool Steps, Stone to be Quartzite Bianco Mist Slab
- (V) Water Wall Surround, Veneer to be Midnight Chocolate - Polished
Water Wall Accent, San Mai Blend, Prairie/Oro, Honed/Glass, or San Mai Blend, Black and Gold/Copper, Cleft/Natural
- (W) Screen Wall, Architectural Concrete. Cap to be Quartzite 'Bianco Mist'
- (X) Decomposed Granite with 6" (IN) Concrete Edging
- (Y) Raised Pool Planter, Sandstone Veneer and Cap to be Sahara Fleuri

Tree Legend

- (Live Oak)
- (Mexican Sycamore)
- (Japanese Blueberry Tree)
- (Bald Cypress)
- (Crape Myrtle)
- (Medjool Palm)

*Palmeri generating water for rainfall or over the project close from generation meaning

WILCREST DRIVE



Materials Plan

Scale: 1" = 20' - 0"

Date: October 2014

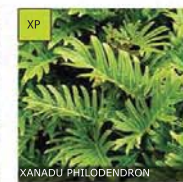
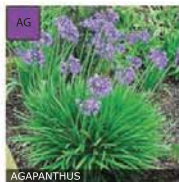
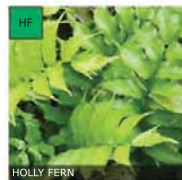
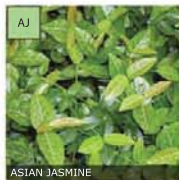
Saudi General Consulate

StudioRED Architects



Landscape Architects
7135 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6907

HOUSTON - SAN ANTONIO



Planting Plan

Scale: 1"= 20'-0"

Date: October 2014

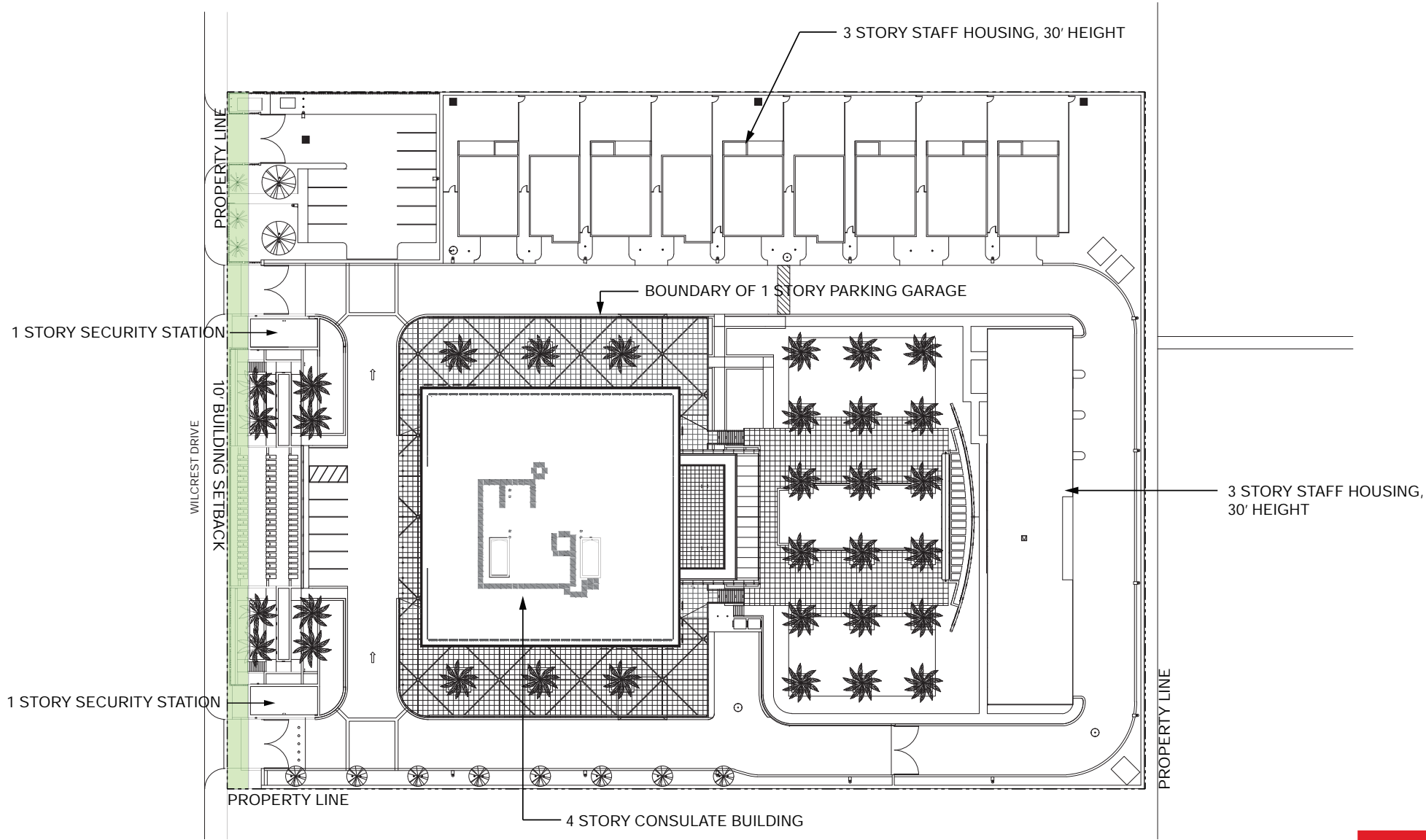
Saudi General Consulate

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Suite 270
Houston, Texas 77024
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HOUSTON - SAN ANTONIO





Sidewalk Condition
Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015



Exterior View - Main Entrance
Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015



Exterior View - Reflecting Pool
Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015



Exterior View - Villas
Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015



Exterior View- Reflecting Pool
Saudi General Consulate Office Building and Staff Housing; Houston, Texas
April 20, 2015



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-1049

Plat Name: Saudi Arabia Royal Consulate

Applicant: Studio Red Architects

Date Submitted: 05/18/2015

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

Specific Variance is being sought and extent of variance:

To reduce the minimum required building line setback from 25 feet to 10 feet.

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

As a Diplomatic Mission of the Kingdom of Saudi Arabia, the Royal Consulate in Houston is an extension of the Royal Embassy in Washington, DC; one of only three in the United States. As such, the consulate represents the KSA in conducting official state business, overseeing minor diplomatic issues and economic outreach, facilitating trade relationships, and administering tourist and nationalization matters. With this context, this project has the unique obligation to comply with City of Houston codes and ordinances as well as the security standards established by the Ministry of Foreign Affairs in the KSA. Specifically, the Ministry's Technical Security Requirements strictly dictates that access to the site be controlled at the property line by means of a perimeter barrier, a Security Station and a security checkpoint for vehicles accessing the property. Because this requirement would not provide adequate space for a vehicle in queue at the gate to pull completely out of the lane of traffic on Wilcrest Drive, it is not reasonably feasible to meet this provision. As such, we have located the Security Stations at 10 feet from the property line to provide adequate access for vehicles and pedestrians and maintain a reasonable security perimeter. The remaining structures on the property including the Consulate Building and associated parking garage are located no closer than 40 feet from the property line. Thus, we are requesting a variance for a 10 foot building line setback from Wilcrest Drive for the Security Stations only. The 10 foot building line setback would be in lieu of the 25 foot building setback line required by Section 42-150.

(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;

N/A

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

Given the nature of its function as a Diplomatic entity, the Consulate is a symbol of the Saudi government and will be a publically recognizable building. The mere presence of foreign governments can serve as an impetus for negative attention and can draw potential threats from any source. Coincidentally, users of the Consulate include diplomats such as the Saudi Ambassador, the Consul General and other Ministry officials, Consulate Staff, Public Officials such as the Mayor of Houston or City Council Members, and the general public of both Saudi and Americans citizenry. A threat to the building would be a threat to the users of the building as well as the general public in and around the area. As such, security of the property and buildings is a serious matter to the Ministry and is intended to protect all users and the general public as well as deter from potential threats. The provision of security starts with screening all who enter the property at the Security Station before they enter the compound. Additionally, an act of violence or unwarranted intrusion onto the property may be seen as a violation of the sanctity of sovereign land. Therefore, it is difficult for the Consulate to maintain vigilance if portions of the property are not within the perimeter boundary. Thus, the Ministry feels it is paramount to include as much of the compound within the secured boundary as possible.

(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 while providing a reasonable accommodation for security. As dictated by the Security Protocol set forth by the Ministry of Foreign Affairs in the KSA, a secure perimeter must be provided at the property line. This includes the location of Security Stations, access gate and retractable bollards. As referenced previously, locating the Security Station as directed by the Ministry creates a hardship for queuing vehicles at the security checkpoint which is not only dangerous to the drivers on Wilcrest but also counterproductive maintaining the safety of visitors and staff. Therefore, the Ministry has already compromised on this issue and granted this project a waiver from this requirement, allowing the Security Station and checkpoint be located 10 feet from the property line. In doing so, the Consulate wishes to be respectful of the local planning guidelines without making unreasonable concessions on security to the property and its inhabitants.

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

The need for a high level of security to protect the diplomats, employees and visitors to the complex is of the upmost importance to the Consulate. High level diplomats and public officials from not only the KSA, but also the United States and other countries are regular visitors to the Consulate. Per standard practice by the Ministry, the Consulate will employ a dedicated, 24/7 security force to oversee the safety and security of all staff and visitors as well as the structures on the site. The facility is under constant surveillance both digitally and via personnel. The Security Station is more than a guard shack; the two space houses up to 3 staff people each who process pedestrian visitors, screen vehicles, monitor the security of the perimeter, monitor traffic moving within the site, screen for weapons and explosives, and greet visitors to the Consulate. The security checkpoints includes a vehicular access gate and an area separated by retractable bollards which accommodates a single vehicle to be processed before entering the Consulate grounds. Vehicles are screened in the queue before being allowed to proceed into the Consulate grounds. The spacing of the access gate and retractable bollards are located 10 feet away from the property line to provide adequate space for a car pull completely off the street to wait in queue without obstructing the lanes of traffic on Wilcrest Drive. The design of the security screening areas would accommodate one car in screening and one in queue for a total of two cars, both out of the lane of traffic. The Security Stations are vital components of the network of security and monitoring employed within the compound in addition to being the front line of defense. Their presence also allows them to monitor the external environment beyond the property for potential threats to safety and security. Further, the proposed 10 foot setback would not impact the currently recorded 10 foot water line easement running along Wilcrest Drive and would provide adequate access for maintenance to the water line. Therefore, granting this variance would be advantageous to the public health, safety or welfare.

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

As a Diplomatic entity, the Consulate is a symbol of the Saudi government and will be a publically recognizable building. As such, the Consulate has a duty to protect all users and the general public from potential threats as well as deter such threats from happening. The Consulate cannot adequately achieve this without an adequate security barrier and processing area for visitors and vehicles. As such, the Ministry has developed an extensive Security Protocol outlining specific requirements for such matters which this project has taken great strife to follow. On the matter of the setback, the Ministry has already made concessions to allow the 10 foot setback in order to respect the existing water line easement and local planning guidelines without making unreasonable concessions on security to the property and its inhabitants. Therefore we think it is reasonable that such a variance be approved.

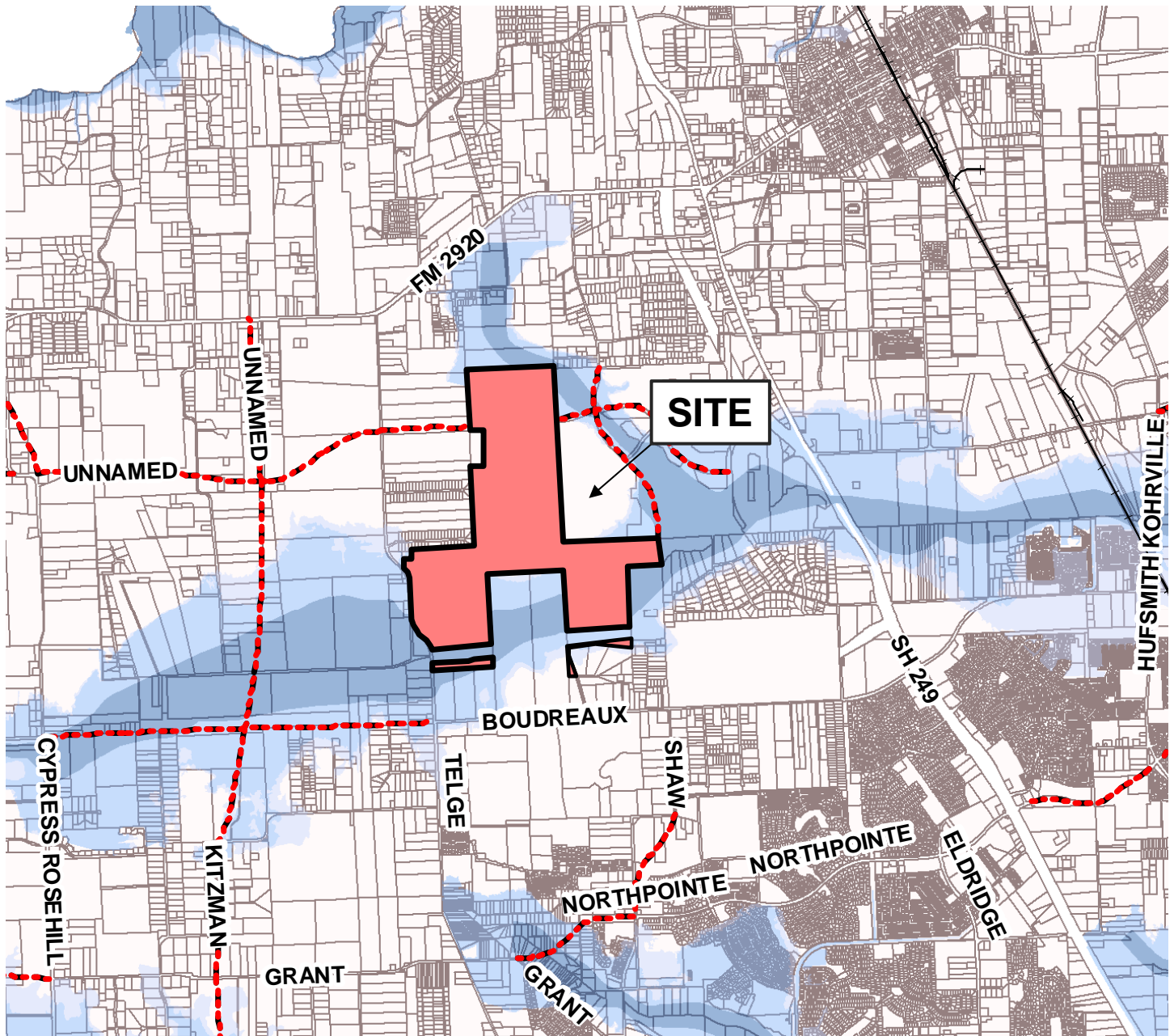
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Willowcreek Ranch GP (DEF 1)

Applicant: EHRA



D – Variances

Site Location

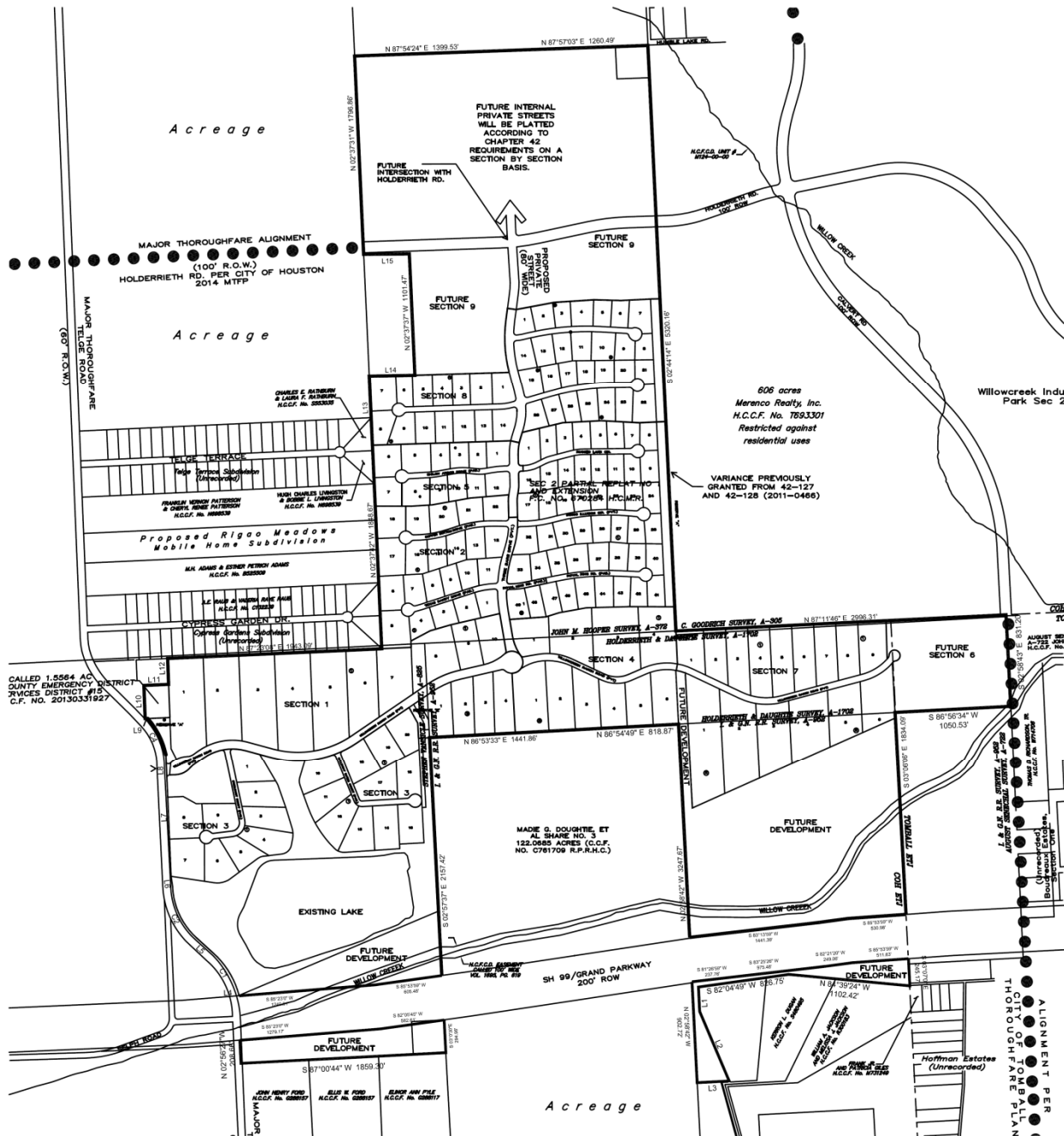
Houston Planning Commission

ITEM: 108

Planning and Development Department Meeting Date: 06/11/2015

Subdivision Name: Willowcreek Ranch GP (DEF 1)

Applicant: EHRA



D – Variances

Subdivision

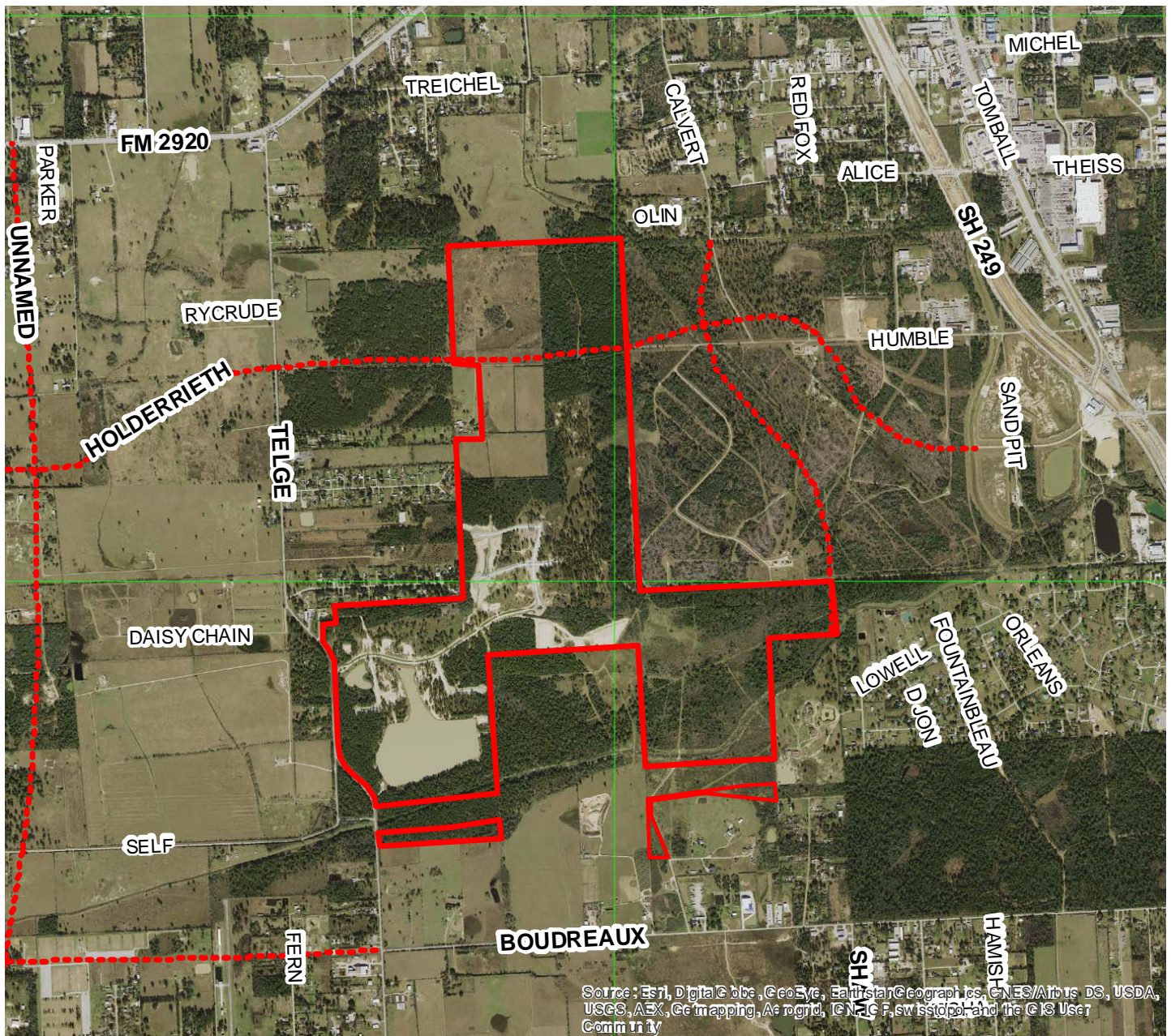
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Willowcreek Ranch GP (DEF 1)

Applicant: EHRA



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-1075

Plat Name: Willowcreek Ranch GP

Applicant: EHRA

Date Submitted: 05/18/2015

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

Specific Variance is being sought and extent of variance:

Variance to allow a maximum of 350 lots to take access from a private street system.

Chapter 42 Section: 42-189

Chapter 42 Reference:

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

Statement of Facts

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

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

Willowcreek Ranch is a gated community catering to large acreage home sites, many over several acres in size. The development is designed with equestrian trails throughout the site and includes an equestrian stable as well. In 2011, a Willowcreek Ranch GP (2011-0466) was granted a variance to allow a maximum of 300 lots to take access from a single existing public street intersection on Telge Road provided that a second point of access would be constructed once Holderrieth Road is also constructed. Subsequent GP submittals on this tract make reference to the fact that crossing the 300 lot threshold may require additional variances. Thus, this GP application is seeking to add an additional 50 lots to the maximum number of lots which can be platted in Willowcreek Ranch through this variance request. It is understood that the original 300 lot threshold was also due to a concern by the City of Houston Planning Department that the collector roads within Willowcreek Ranch are private streets. The overall size of the tract would have required multiple public street collectors but the large lot sizes within the development limit the number of vehicle trips. This fact gave the Department the ability to approve the variance request since overall traffic impact is considerably less on this tract than if the same acreage were developed in a more typical single family lot size.

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

The original tract boundaries as acquired by the developer dictated the variance request for private streets and the 300 lot threshold in 2011. It is now possible that the developer can acquire additional acreage connected to the Willowcreek Ranch GP which would otherwise be landlocked or infeasible to develop because of the extensive floodplain and floodway in the Willow Creek watershed. Raising the maximum lot count by 50 lots would give the developer the ability to add acreage to the tract and increase future connectivity to public streets while maintaining internal private streets.

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

Chapter 42 requires multiple access points for subdivisions based on vehicle trips and thus dictates the total number of lots. Once completed, Willowcreek Ranch will have multiple public street access to Telge Road and Holderrieth Road. The only difference (and the need for this variance) is that the connectivity within the subdivision is via private streets rather than public streets. The requirement for a second point of access after platting 150 lots will still be met – only the maximum total number of lots allowed within the completed subdivision is being requested to be raised to 350.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the completed subdivision is well within the allowable number of lots and will provide appropriate points of access.

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

Justification for the variance is the fact that additional acreage available to the developer is potentially landlocked and must take access through Willowcreek Ranch. Thus, additional developed lots will increase the total lot count and cross the previously approved threshold.

Houston Planning Commission

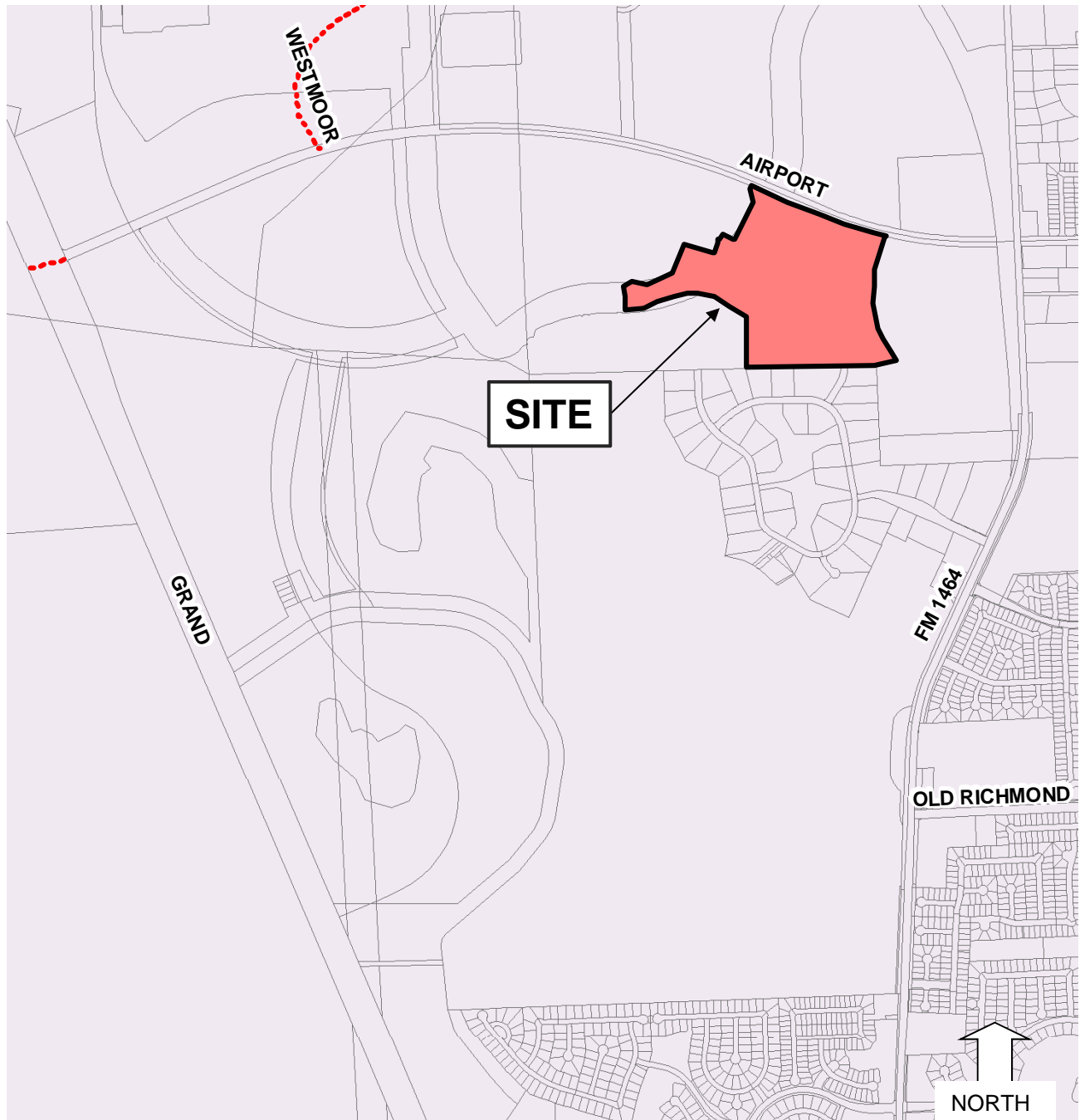
ITEM: 109

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Aliana Sec 45 (DEF 2)

Applicant: LJA Engineering, Inc.



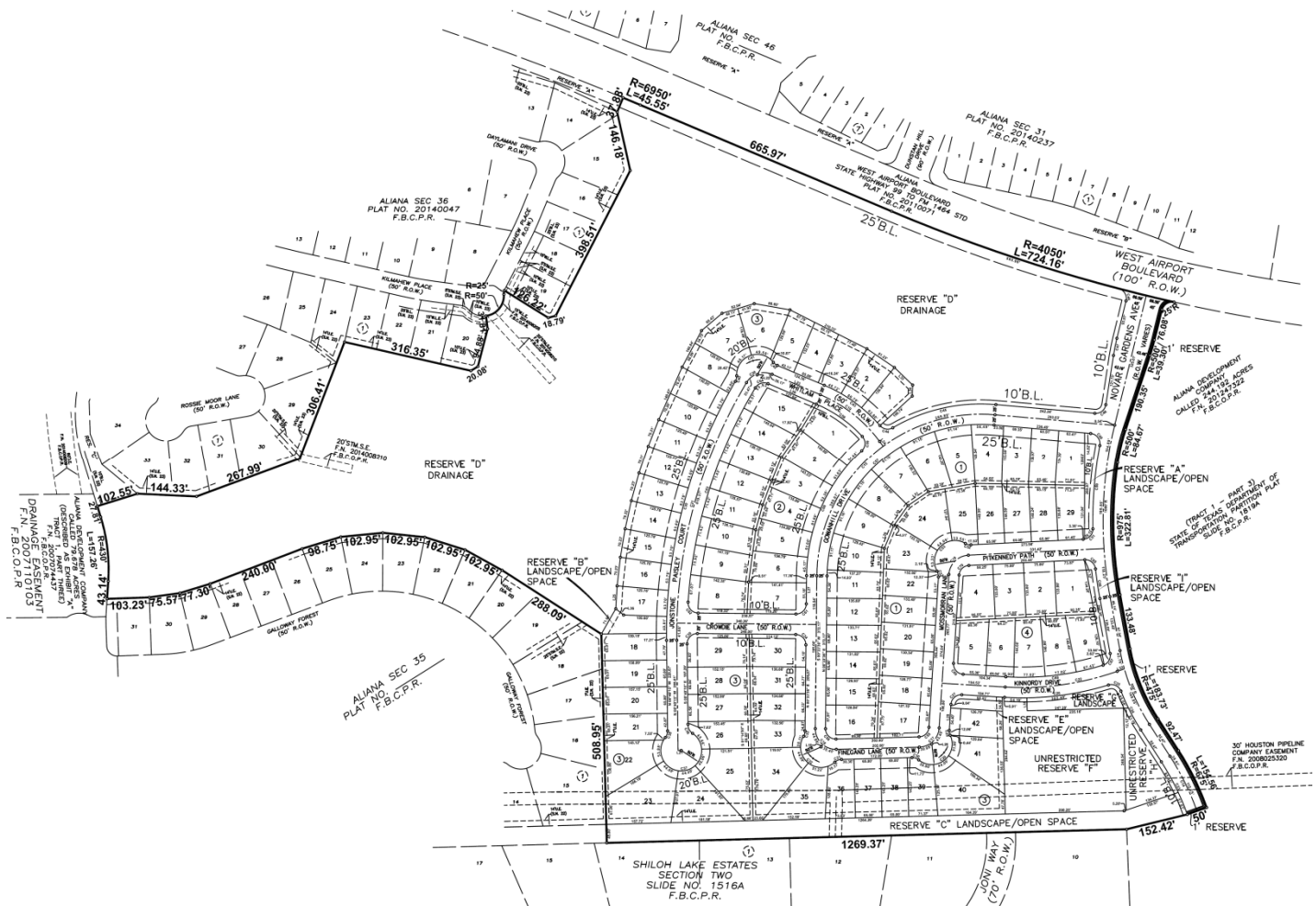
F – Reconsideration of Requirements

Site Location

ITEM: 109

Meeting Date: 06/11/2015

Applicant: LJA Engineering, Inc.



Subdivision

Houston Planning Commission

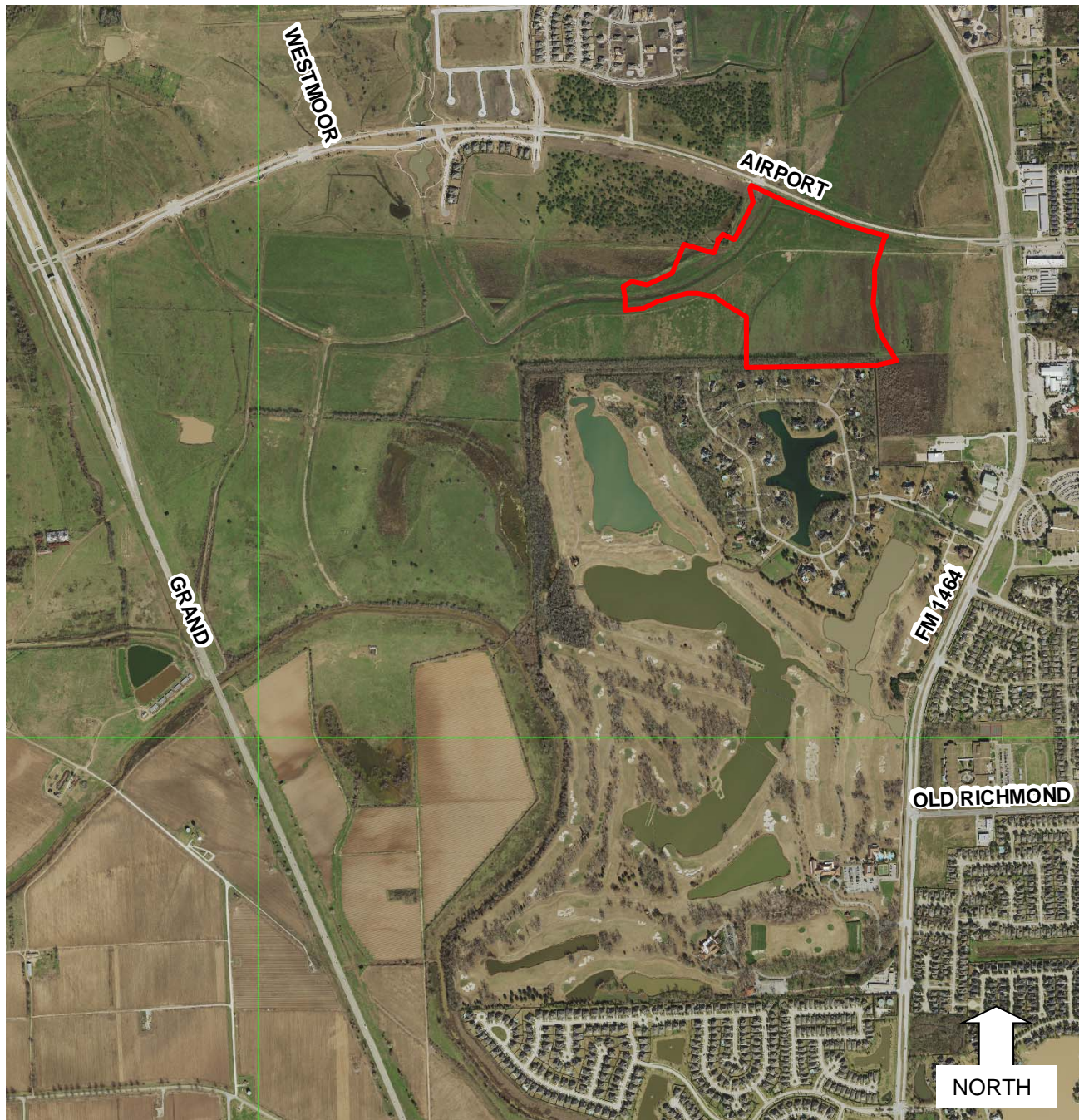
ITEM: 109

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Aliana Sec 45 (DEF 2)

Applicant: LJA Engineering, Inc.



F – Reconsideration of Requirements

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2015-0993
Plat Name: Aliana Sec 45
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 05/04/2015

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

Specific requirement or condition being sought:

42-127b Allow an intersection of less than 600' between two streets along a major thoroughfare

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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

STATEMENT OF FACTS:

A variance is being submitted to address the minimum of 600' intersection spacing.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-0993

Plat Name: Aliana Sec 45

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

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

42-127(b). To allow a street intersection spacing of less than 600' along a major thoroughfare.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (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;

Aliana Section 45 is south of West Airport and west of FM 1464 in Fort Bend County. This proposed plat has 58.5 acres of land and includes 95 lots and 29 acres of reserve most of which is for drainage. Novar Gardens Avenue is a street on the eastern end of the plat. This street is as far east from Dunstan Hill Drive in Aliana Sec 31 as is possible. Dunstan Hill Drive (on the north end of West Airport Boulevard) and Novar Gardens Avenue are 500' apart. Aliana Section 31 is recorded so this street can not move. The proposed Novar Gardens Avenue has been pushed to the eastern boundary of the plat and can not move any further.

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

The circumstance supporting the granting of the variance is that the entire northern boundary of Aliana Section 45 is restricted to drainage (Reserve D) and the 95 lots proposed in Section 45 will have a second point of access in the future. The impact of the 500' length is somewhat minimized by 90' ROW where Novar Gardens Avenue intersects with West Airport Boulevard.

(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 Aliana Section 45 will have two points of access. Additionally the 90' ROW will allow for a turning radius into the proposed subdivision. The subdivision allows for good vehicular access into the area and the 500' distance should allow for the safety of the area.

(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 and safety as the distance is 500' and the lots in this section will have two points of access. The granting of this variance will allow the developers to provide the surrounding master planned community to provide the area with the drainage and recreation that is needed.

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

Feasibility is the hardship and not economic. The existing Dunstan Hill Drive makes providing a ROW greater than 600' from it impossible within the proposed subdivision. Novar Gardens Avenue is as far to the east as possible.

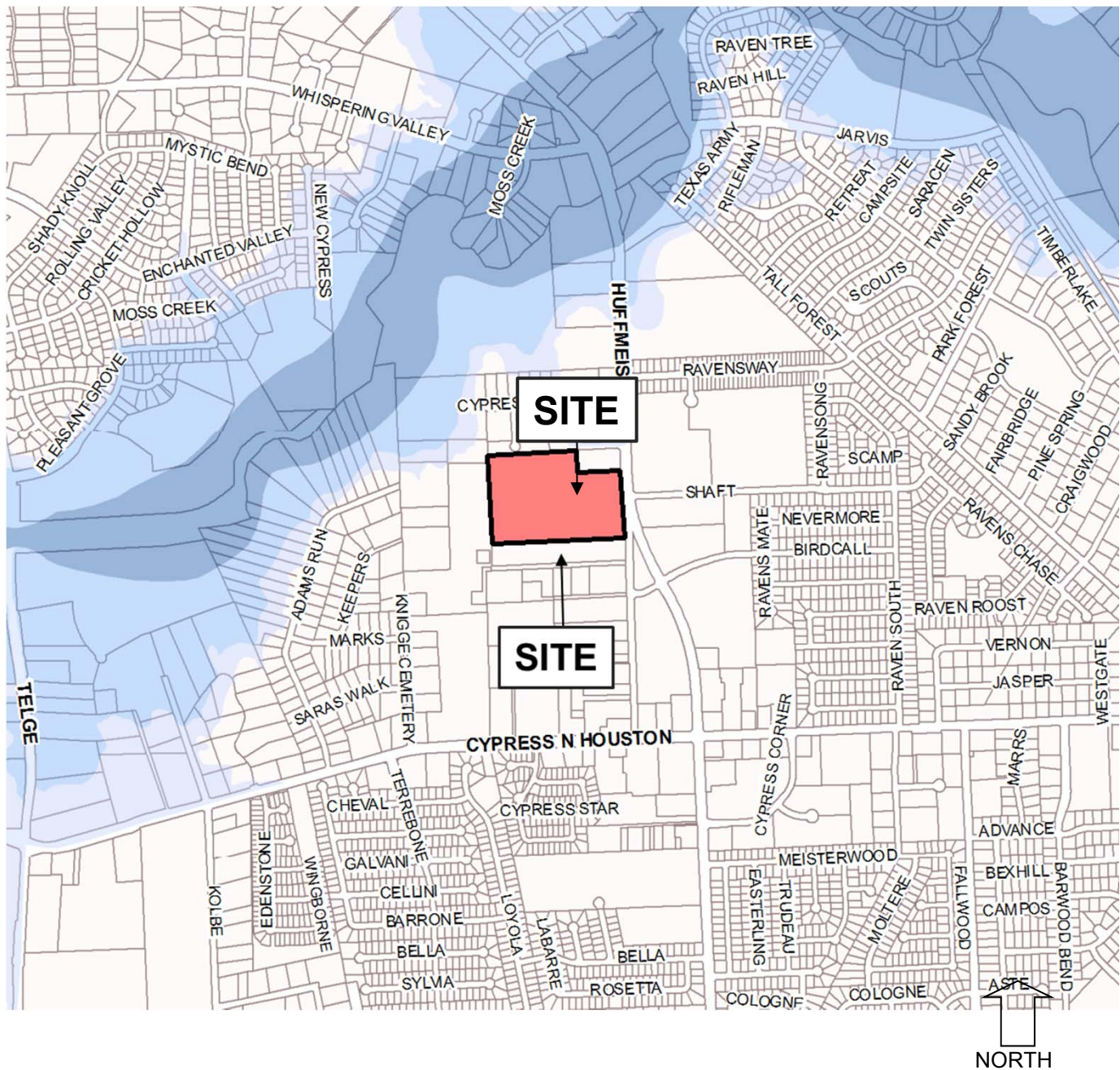
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Meadows at Cypress Creek

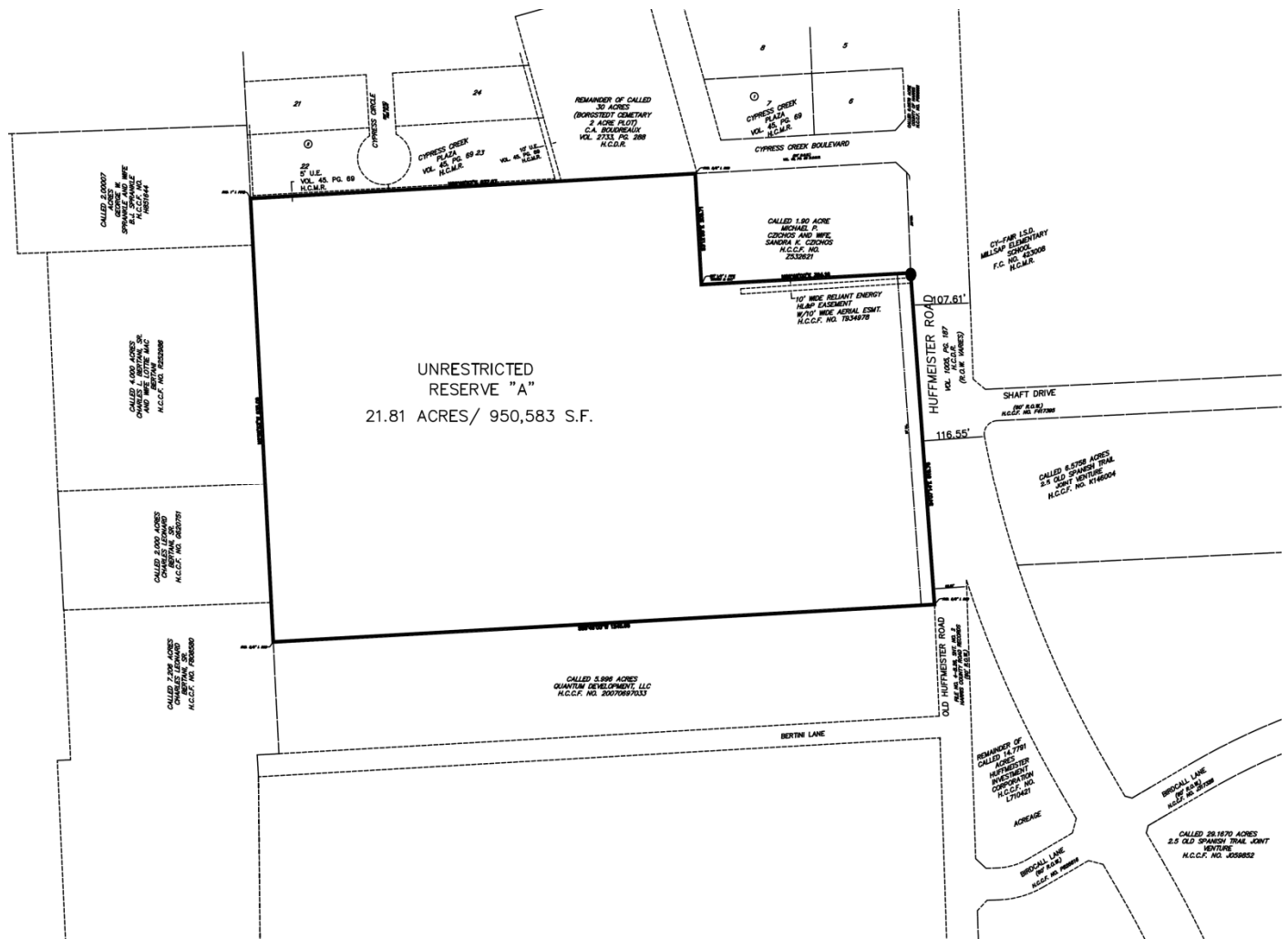
Applicant: Brown & Gay Engineers, Inc.



F – Reconsideration of Requirements Site Location

Meeting Date: 06/11/2015

Applicant: Brown & Gay Engineers, Inc.



Subdivision

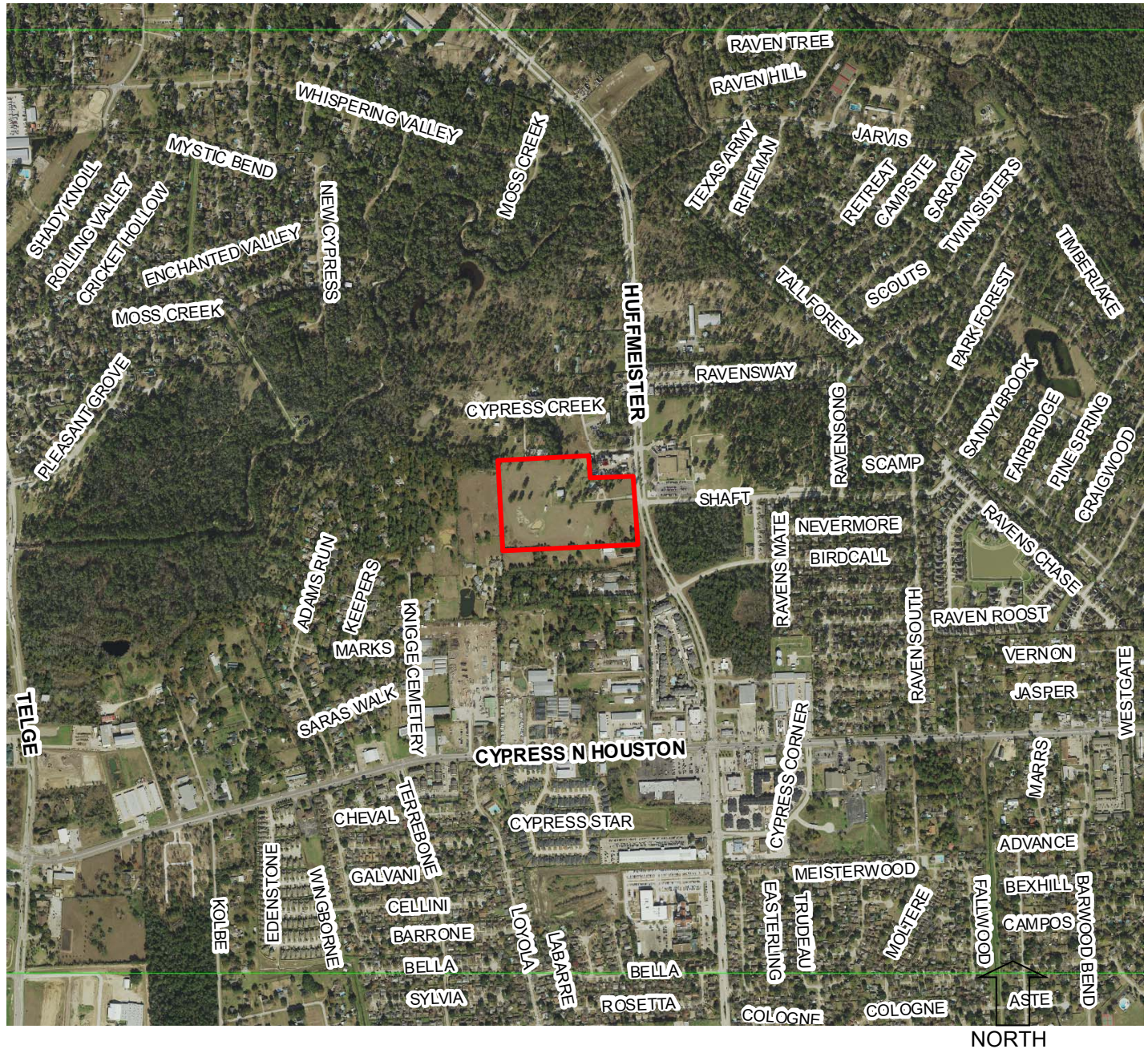
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Meadows at Cypress Creek

Applicant: Brown & Gay Engineers, Inc.



F – Reconsideration of Requirements

Aerial

February 13, 2015

| | | | |
|-------------------------|------------------------------|-----------|------------|
| A1 | One Bedroom, 1 Bath | 96 | 708 s.f. |
| A2 | One Bedroom, 1 Bath (Garage) | 16 | 791 s.f. |
| A3 | One Bedroom, 1 Bath (Garage) | 6 | 823 s.f. |
| Total One Bedroom Units | | 118 Units | |
| B1 | Two Bedroom, 2 Bath | 44 | 921 s.f. |
| B2 | Two Bedroom, 2 Bath (Garage) | 8 | 1,098 s.f. |
| B3 | Two Bedroom, 2 Bath (Garage) | 12 | 1,098 s.f. |
| Total Two Bedroom Units | | 64 Units | |

Project Total 182 Units 147,738 s.f.

| | | |
|------------------|----------|---------------------------|
| Parking: | | |
| Attached Garages | 42 Cars | |
| Open Parking | 207 Cars | |
| Parking Total | | 249 Cars (1.37 cars/unit) |



BROWN & GAY ENGINEERS, INC.
11000 West Loop West, Suite 400, Houston, Texas 77042
Tel: 281-558-8700 • TPE Registration No. F-1046
www.browngay.com



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT
Request Information Form**

Application No: 2015-1184
Plat Name: Meadows at Cypress Creek
Applicant: Brown & Gay Engineers, Inc.
Date Submitted: 06/01/2015

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

Specific requirement or condition being sought:

To allow intersection distance along Huffmeister Road to exceed 2,600 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The subject site is located west and adjacent to Huffmeister Road, a 100 right of way and major thoroughfare. Birdcall Lane, a local street, intersects Huffmeister Road 493.48 feet south of the subject site. Cypress Creek Boulevard, a local street, intersects Huffmeister Road 188.85 feet north of the subject site. Shaft Road intersects Huffmeister Road to the east of the subject site and is located 786.92 feet north of Birdcall Lane and 434.24 feet south of Cypress Creek Boulevard. Old Huffmeister Road, a local street, extends 43.55 feet past the south boundary line at which point it intersects Huffmeister Road. The intersection of Old Huffmeister Road and Huffmeister Road is located 277.09 feet south of Shaft Road. Cypress Creek and 111 acre Telge Park is located approximately 1,350 feet west of the subject site. Marks-Glen, an un-recorded, single family residential subdivision in existence since the early 1980's, is located approximately 840 feet west of the site. The addition of an intersection with Huffmeister Road is impossible along the frontage of the subject site and be in compliance with to Chapter 42-127, minimum intersection spacing of 600 feet.



PLANNING &
DEVELOPMENT
DEPARTMENT

**SPECIAL EXCEPTION
Request Information Form**

Application Number: 2015-1184

Plat Name: Meadows at Cypress Creek

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 06/01/2015

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

Specific requirement for which the special exception is being sought:

To allow intersection distance along Huffmeister Road to exceed 2,600 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

The subject site is located west and adjacent to Huffmeister Road, a 100 right of way and major thoroughfare. Birdcall Lane, a local street, intersects Huffmeister Road 493.48 feet south of the subject site. Cypress Creek Boulevard, a local street, intersects Huffmeister Road 188.85 feet north of the subject site. Shaft Road intersects Huffmeister Road to the east of the subject site and is located 786.92 feet north of Birdcall Lane and 434.24 feet south of Cypress Creek Boulevard. Old Huffmeister Road, a local street, extends 43.55 feet past the south boundary line at which point it intersects Huffmeister Road. The intersection of Old Huffmeister Road and Huffmeister Road is located 277.09 feet south of Shaft Road. Cypress Creek and 111 acre Telge Park is located approximately 1,350 feet west of the subject site. Marks-Glen, an un-recorded, single family residential subdivision in existence since the early 1980's, is located approximately 840 feet west of the site. The addition of an intersection with Huffmeister Road is impossible along the frontage of the subject site and be in compliance with to Chapter 42-127, minimum intersection spacing of 600 feet. The dedication of Old Huffmeister Road, Huffmeister Road, Birdcall Road, Shaft Road, and Cypress Creek Boulevard pre-dates the establishment of Chapter 42 in 1999.

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

Cypress Creek Boulevard, Shaft Road, Old Huffmeister Road and Birdcall Lane intersect Huffmeister Road within 600 feet of the site. Birdcall Lane intersects Huffmeister Road 1,406 feet north of Cypress North Houston.

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

Cypress Creek Boulevard intersects Huffmeister Road 2,750 feet north of Cypress North Houston, a major thoroughfare, which is a deviation of 5.4%. However, Birdcall Lane intersects Huffmeister Road 493.48 feet south of the subject site.

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

The intent and general purposes of this chapter are preserved and maintained due to 4 existing local streets intersecting Huffmeister Road within 600 feet of the subject site.

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

Granting of the special exception will not be injurious to the public health, safety, and welfare as the existing intersections along Huffmeister Road allow for future cross access to adjoining properties.

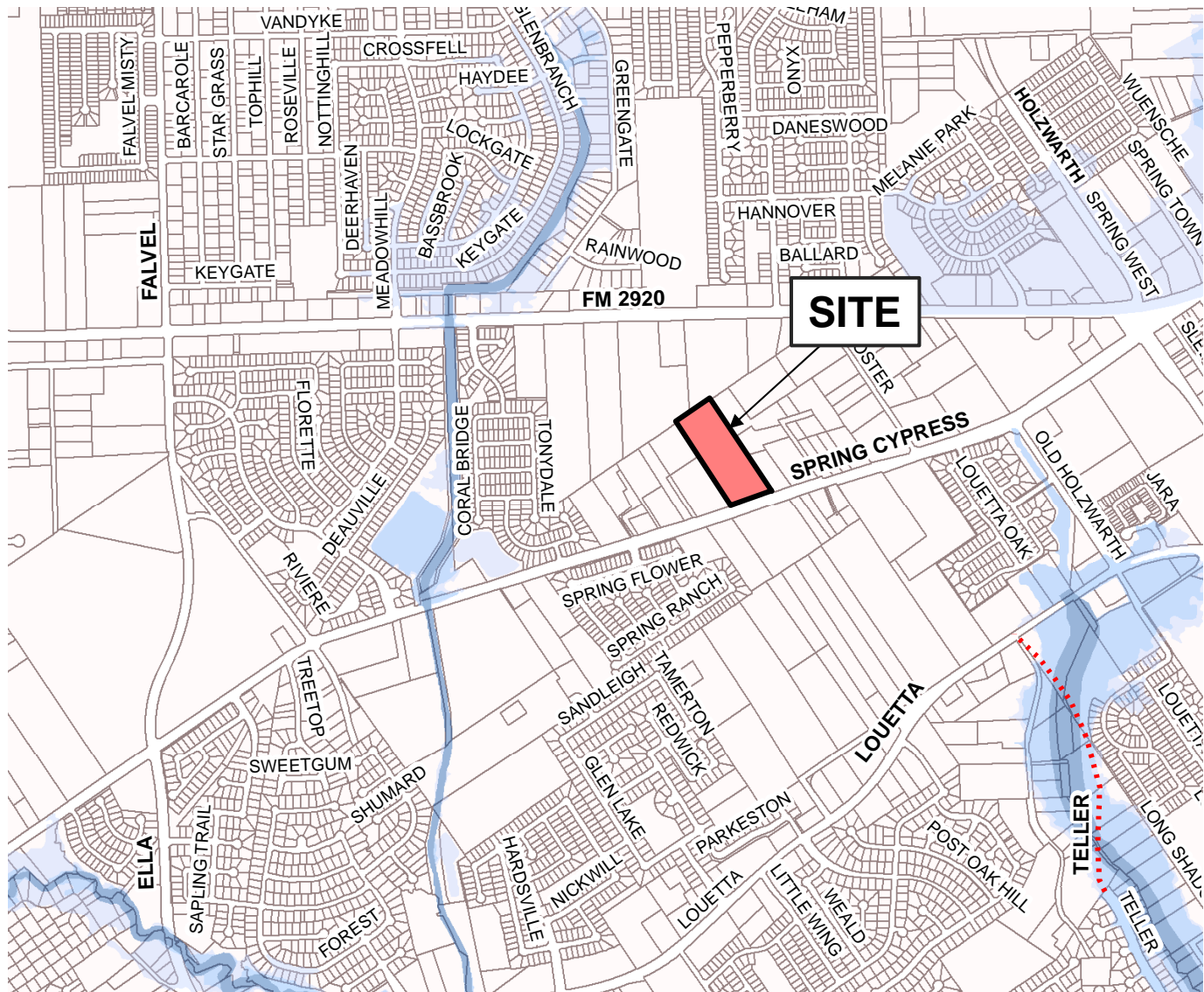
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Technical Reality Group of Texas

Applicant: Paper – Dawson Engineers



F – Reconsideration of Requirements Site Location

Houston Planning Commission

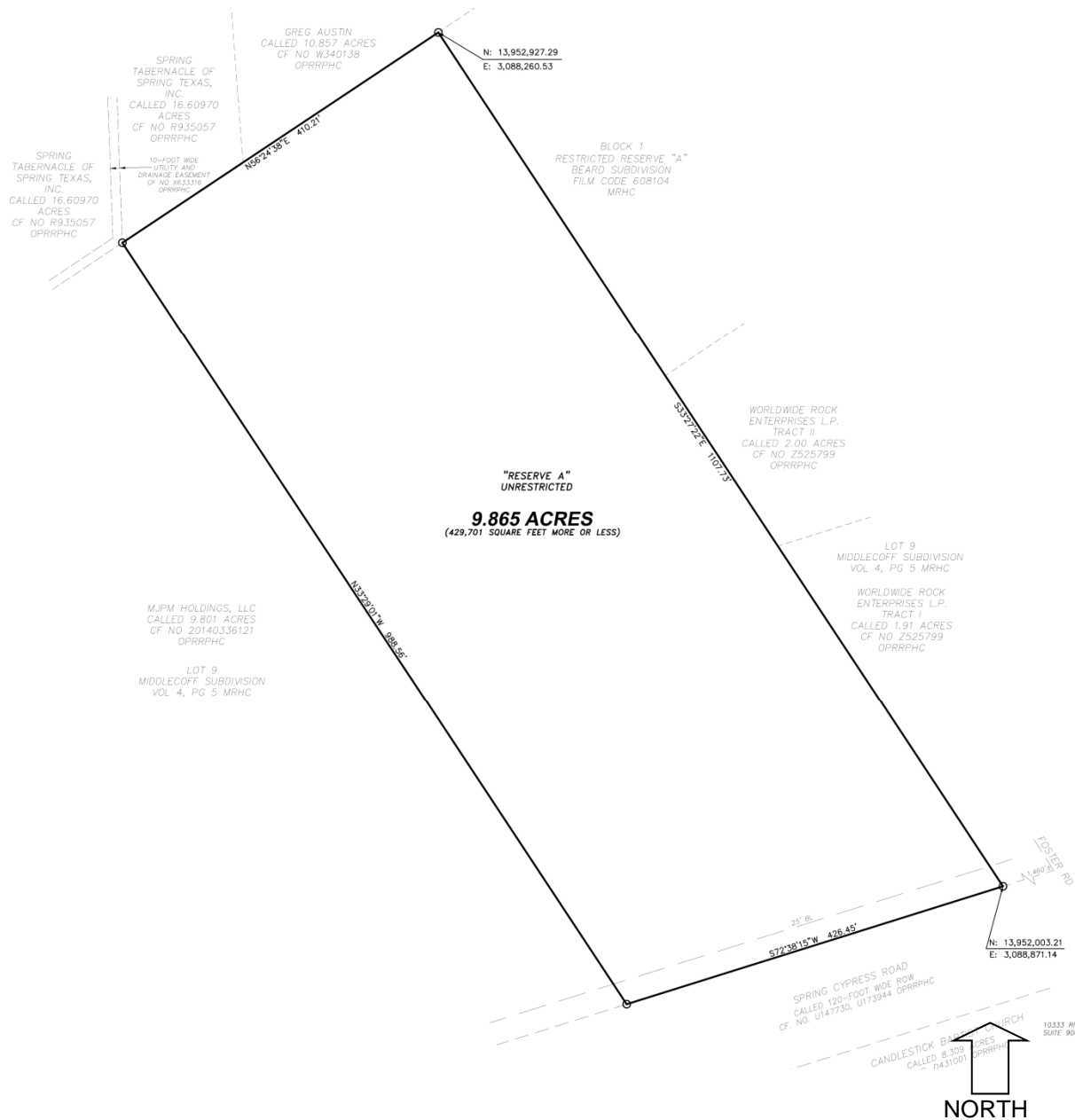
ITEM: 111

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Technical Reality Group of Texas

Applicant: Paper – Dawson Engineers



F – Reconsideration of Requirements

Subdivision

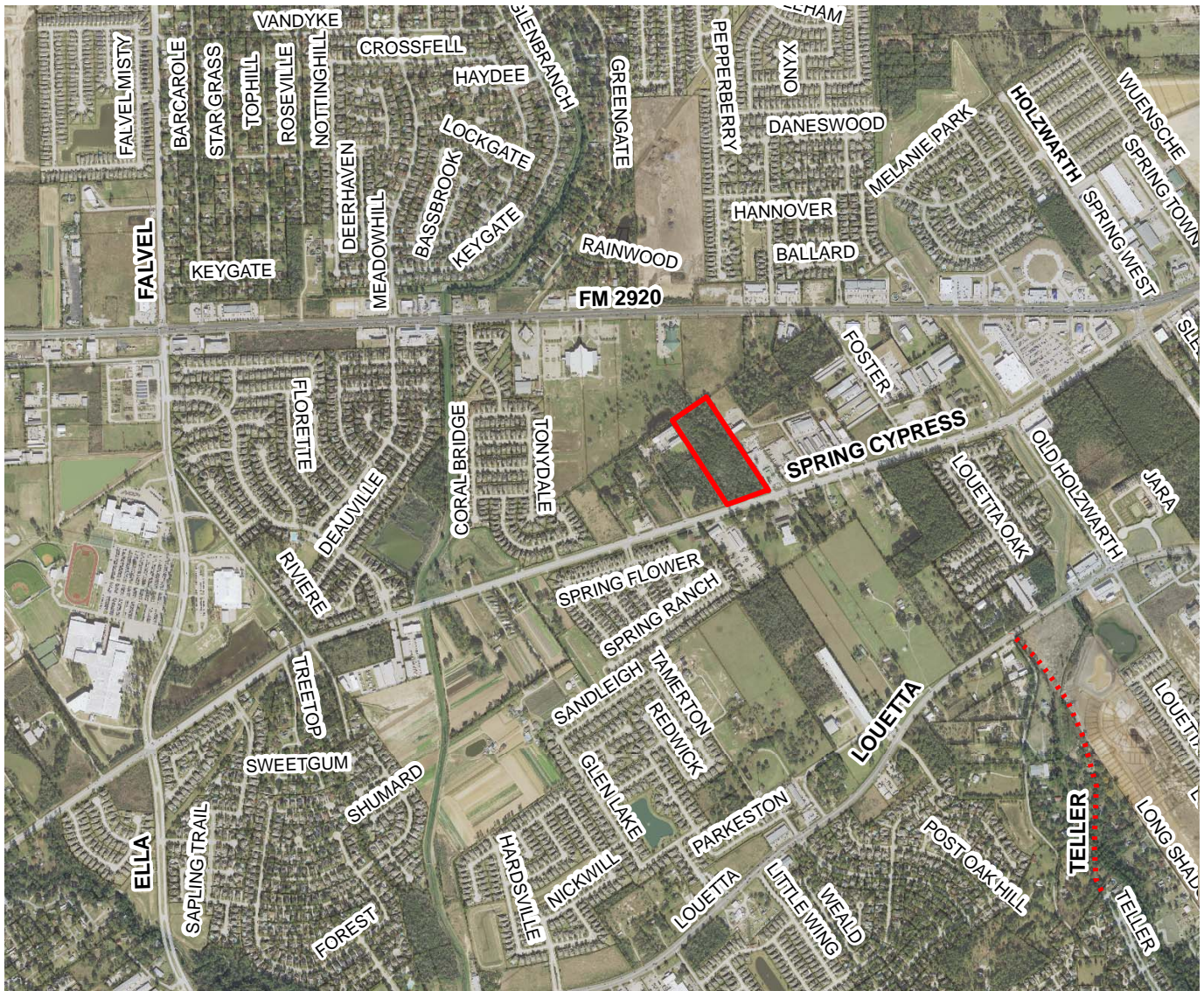
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 06/11/2015

Subdivision Name: Technical Reality Group of Texas

Applicant: Paper – Dawson Engineers



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1165
Plat Name: Technical Realty Group of Texas
Applicant: Pape-Dawson Engineers
Date Submitted: 06/01/2015

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

Specific requirement or condition being sought:

In submitting this Request for Reconsideration of a Requirement, we are seeking a variance from the requirement in Sec. 42-127 in connection with the conditionally approved Technical Realty Group of Texas replat. An aerial exhibit is attached for reference (Exhibit A). Per City of Houston Planning & Development Department Staff Recommendations, the Planning Commission approved this replat subject to certain conditions listed in the Meeting CPC 101 Form, including the requirement in Sec. 42-147. Sec. 42-127(a) states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." As illustrated in Exhibit A, the distance between the existing intersections along Spring Cypress Road east (Foster Road) and west (Settlers Bridge Lane) of the site is 3,685 feet. We are seeking a variance from this intersection spacing requirement, and respectfully ask the Planning Commission to reconsider this requirement and approve development of this site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site. The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly sensitive, proprietary and personal data. This site was selected on the basis of various factors, including but not limited to proximity to rail lines and to commercial aviation flight routes, crash protection, physical security, distance to fiber optic cable, and the property is outside of the 100-year flood plain. The site's physical configuration was determined to be closely related to the owners' redundancy design, and has been optimized specifically for the proposed layout of this site. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project. Although the current intersection spacing exceeds the allowable maximum, an on-site street would compromise the site's intended use as an inconspicuous, highly secured facility for storage of extremely sensitive, personal and proprietary computerized data. This proposal was discussed at a May 19, 2015 meeting with Fred Mathis, Manager of Planning and Development, Harris County Engineering Department, and he concurred with Loyd Smith that Harris County Traffic has no object

Chapter 42 Section: Sec. 42-127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

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; The proposal to develop the site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site preserves and maintains the intent and general purpose of the requirement in Sec. 42-147. The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly sensitive, proprietary and personal data. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project. Although the current intersection spacing exceeds the allowable maximum, an on-site street would compromise the site's intended use as an inconspicuous, highly secured facility for storage of extremely sensitive, personal and proprietary computerized data. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a

very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly sensitive, proprietary and personal data. This site was selected on the basis of various factors, including but not limited to proximity to rail lines and to commercial aviation flight routes, crash protection, physical security, distance to fiber optic cable, and the property is outside of the 100-year flood plain. The site's physical configuration was determined to be closely related to the owners' redundancy design, and has been optimized specifically for the proposed layout of this site. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project. (3) The intent and general purpose of this chapter will be preserved and maintained; The proposal to develop the site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site preserves and maintains the intent and g



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1165

Plat Name: Technical Realty Group of Texas

Applicant: Pape-Dawson Engineers

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

To allow an excessive block length along Spring Cypress Road.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposal to develop the site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site preserves and maintains the intent and general purpose of the requirement in Sec. 42-147. The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly sensitive, proprietary and personal data. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project. Although the current intersection spacing exceeds the allowable maximum, an on-site street would compromise the site's intended use as an inconspicuous, highly secured facility for storage of extremely sensitive, personal and proprietary computerized data.

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

The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly sensitive, proprietary and personal data. This site was selected on the basis of various factors, including but not limited to proximity to rail lines and to commercial aviation flight routes, crash protection, physical security, distance to fiber optic cable, and the property is outside of the 100-year flood plain. The site's physical configuration was determined to be closely related to the owners' redundancy design, and has been optimized specifically for the proposed layout of this site. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project.

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

The proposal to develop the site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site preserves and maintains the intent and general purpose of the requirement in Sec. 42-147.

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

The proposal to develop the site without a north/south street beginning at Spring Cypress Road and extending to the northern boundary of the site will not be injurious to the public health or welfare.

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

The site is intended to be used as a datacenter storage facility leased by third-party enterprises requiring a very high degree of electrical, mechanical, network, and physical security to ensure the integrity of its digital operations and highly

sensitive, proprietary and personal data. This site was selected on the basis of various factors, including but not limited to proximity to rail lines and to commercial aviation flight routes, crash protection, physical security, distance to fiber optic cable, and the property is outside of the 100-year flood plain. The site's physical configuration was determined to be closely related to the owners' redundancy design, and has been optimized specifically for the proposed layout of this site. This location was chosen for its known favorable characteristics and aspect ratio, and any major modifications will render the design and property unusable for this project. Although the current intersection spacing exceeds the allowable maximum, an on-site street would compromise the site's intended use as an inconspicuous, highly secured facility for storage of extremely sensitive, personal and proprietary computerized data. This proposal was discussed at a May 19, 2015 meeting with Fred Mathis, Manager of Planning and Development, Harris County Engineering Department, and he concurred with Loyd Smith that Harris County Traffic has no objections to granting the variance for block length along Spring Cypress. Mr. Mathis reiterated Harris County's support in a May 20, 2015 e-mail (Exhibit B). Strict application of Sec. 42-127 would pose an undue hardship on the applicant by comprising the high degree of security required for the intended land use and would render this project infeasible.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/11/15

ITEM: 122

Applicant: JOHNNY NAVARRO

Contact Person: MATTHEW JOHNSON

| Location | File No. | Zip | Lamb. No. | Key Map | City/ETJ |
|---|----------|-------|-----------|---------|----------|
| | 15-1054 | 77365 | 5671 | 295-R | ETJ |
| SOUTH OF: MILLS BRANCH DR. EAST OF: SORTERS RD. | | | | | |

ADDRESS: 20309 Ravenwood Drive

ACREAGE: 0.3616

LEGAL DESCRIPTION: LOT THIRTY-THREE (33) OF RAVENWOOD SUBDIVISION IN THE ROBERT T. HOWELL SURVEY, A-254, RECORDED IN VOLUME 277, PAGE 291, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

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: 06/11/15

ITEM: 123

Applicant: CARLOS ANTONIO FLORES

Contact Person: MATTHEW JOHNSON

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|---|----------------|-------|--------------|------------|--------------|
| | 15-1055 | 77365 | 5671 | 295-Q | ETJ |
| SOUTH OF: MILLS BRANCH DR. EAST OF: SORTERS RD. | | | | | |

ADDRESS: 20179 Ravenwood Dr.

ACREAGE: 0.3616

LEGAL DESCRIPTION: LOT TWENTY (20) OF RAVENWOOD SUBDIVISION IN THE ROBERT T. HOWELL SURVEY, A-254,
RECORDED IN VOLUME 277, PAGE 291, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

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: 06/11/15

ITEM: 124

Applicant: ANGELINA MOLINA

Contact Person: WES HUBERT

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|-------------------------------------|-------------|-------|--------------|------------|--------------|
| | 15-1056 | 77357 | 5874 | 258-J | ETJ |
| NORTH OF: FM 1485 WEST OF: DEER RUN | | | | | |

ADDRESS: 26762 Burning Tree Ln.

ACREAGE:

LEGAL DESCRIPTION: LOT EIGHT HUNDRED TWENTY-ONE (821) OF PEACH CREEK FOREST SEC 5, 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: 06/11/15

ITEM: 125

Applicant: JUANA ESPINO

Contact Person: CINDY ESPINO

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|--|----------------|-------|--------------|------------|--------------|
| | 15-1057 | 77365 | 5571 | 295-K | ETJ |
| SOUTH OF: FM 1314 WEST OF: SORTERS RD. | | | | | |

ADDRESS: 18576 Wisp Willow Way

ACREAGE:

LEGAL DESCRIPTION: LOT ONE HUNDRED- EIGHTY (180) OF SUMMER HILLS SEC 1, RECORDED IN CABINET C, SHEET 118, 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 |
|-------------------|-------------------------------|------------------------------|--|
| JRP Company | Mendi Shekari Jenifer Pool | 832-256-8064 832-594-8420 | eddie.shekari@gmail.com jrpcom@aol.com |

| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|---------------------|-------------|----------|---------|---------|----------|
| 3842 Overbrook Lane | 15052419 | 77027 | 5256A | 492S | G |

| | |
|---------------------------------|--|
| HCAD ACCOUNT NUMBER(S): | 07313400800001 |
| PROPERTY LEGAL DESCRIPTION: | Lot 1, Block 8 Royden Oaks Sec 2 |
| PROPERTY OWNER OF RECORD: | Mendi & Maryam A Shekari |
| ACREAGE (SQUARE FEET): | 10,363 |
| WIDTH OF RIGHTS-OF-WAY: | Overbrook Lane 60'; Willowick Road 60' (Divided Roadway) |
| EXISTING PAVING SECTION(S): | Overbrook Lane 35'; Willowick Road 35' (Divided Roadway) |
| OFF-STREET PARKING REQUIREMENT: | 2 |
| OFF-STREET PARKING PROVIDED: | 2 |
| LANDSCAPING REQUIREMENTS: | Complies |
| LANDSCAPING PROVIDED: | Complies |

| | |
|--|----------|
| EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: | 2,973 SF |
| PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: | 6,522 SF |

PURPOSE OF VARIANCE REQUEST:

To allow 10' building setback line, as shown on 1946 plat, in lieu of 25' building setback line and allow a curb cut with driveway for garage access from Willowick Road, a major thoroughfare. Allow a 17' garage building set back line, per Chapter 42, notwithstanding the other provisions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE (S):

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

Sec. 42-188. Lot Access To Streets (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot is greater than one acre in size; and (2) The subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lot 1, Block 8 Royden Oaks Sec 2 located at 3742 Overbrook Lane. Property currently has a house on a 10' building line per original Royden Oaks plat of 1946. This is a well developed area and most of the houses that abut Willowick Road are built using the 10' building line the and many have garage access from Willowick Road.

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

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

This is a tract that has functioned as a single family home lot for many years. This lot currently has a single family home that has been there since 1950. Requiring a 25' building line for the Willowick Road portion of the property would create an undue hardship in that there is a 25' building line on Overbrook Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

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

Requiring a 25' building line per Sec. 42-152 (a) along Willowick Road which has a 10' building line per subdivision plat, the property would create an undue hardship in conjunction with the 25' building line per on Overbrook Lane.

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

(42-150) The property was originally sized and platted in 1946 with 10' building line setback along

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Willowick Road. The imposition of 25' building setback is an unreasonable hardship imposed on this property by the Development Ordinance not passed until 1982.

The lot is about 77.21' wide, after east side 5' BL, if we use 25' BL on the Willowick Road, the buildable area of the lot is limited to 47.21' x 98.9'; this creates an unreasonable hardship.

(42-188) The prescribed solutions in this ordinance are being provided in the design of a turnaround to allow forward access to Willowick Road. Every house that west side on Willowick Street side has a 10' Building set back line and the fence line on the property line.

So the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 1, Block 8 Royden Oaks Sec 2 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-150) Our structure honors the prevailing 10' setback conditions along Willowick Road. The Garage adheres to the 17' building setback line

(42-188) By providing a turnaround or car 'turntable,' vehicles would enter the major thoroughfare head first just as they would in a "shared driveway" application prescribed in Sec. 42-145. The forward vehicular access on our site would mimic that of any commercial site including those currently along Willowick Road.

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

Overbrook Lane is a local street that serves as a major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the west side of the properties along Willowick Road that are generally the same size.

(42-150) The new structure's location itself poses no jeopardy to public safety using the 10' setback;

(42-188) The face of the garage door is set back 17' from property line. With the granting of the variance we are providing an onsite turnaround that allows vehicles to approach the major thoroughfare head first, meeting similar requirements of other properties along Willowick Road.

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

The hardship is that Lot 1, Block 8 Royden Oaks Sec 2 is an existing lot platted for a single family homes. The request to not provide a 25' building line per Sec. 42-152 (a) and driveway access to Willowick Road (42-188) will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



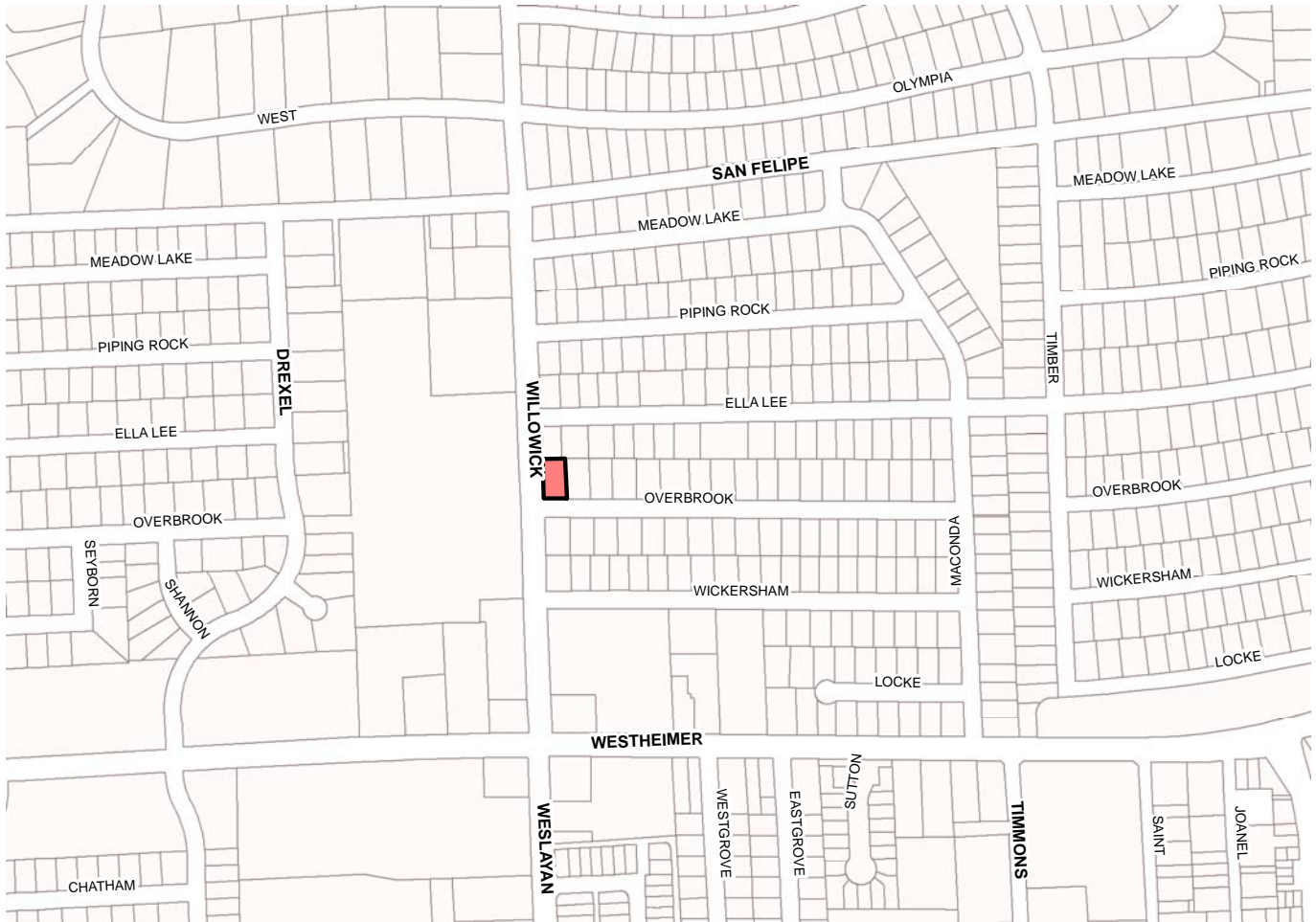
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 6.11.15

Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



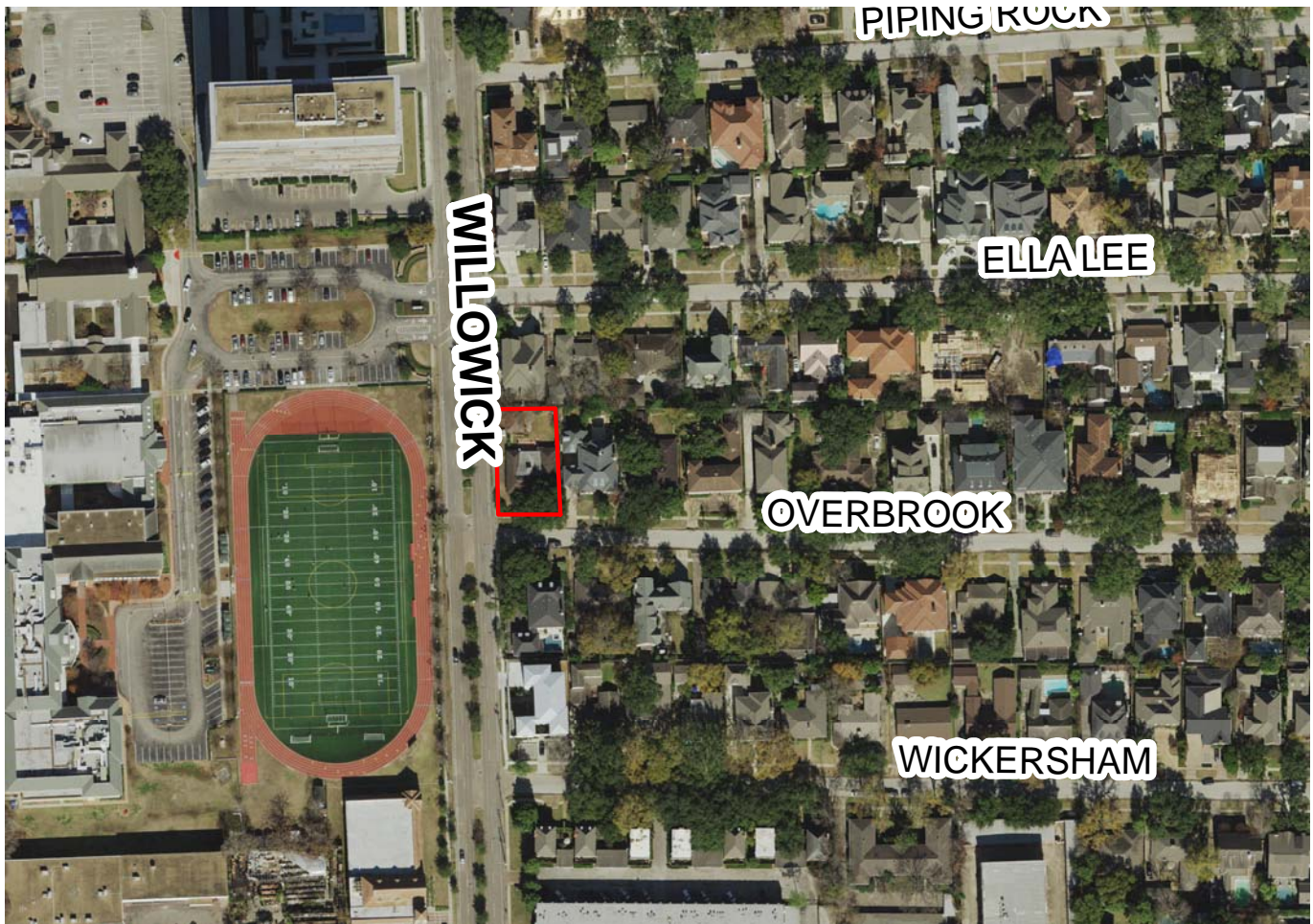
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 6.11.15

Houston Planning Commission

AERIAL MAP

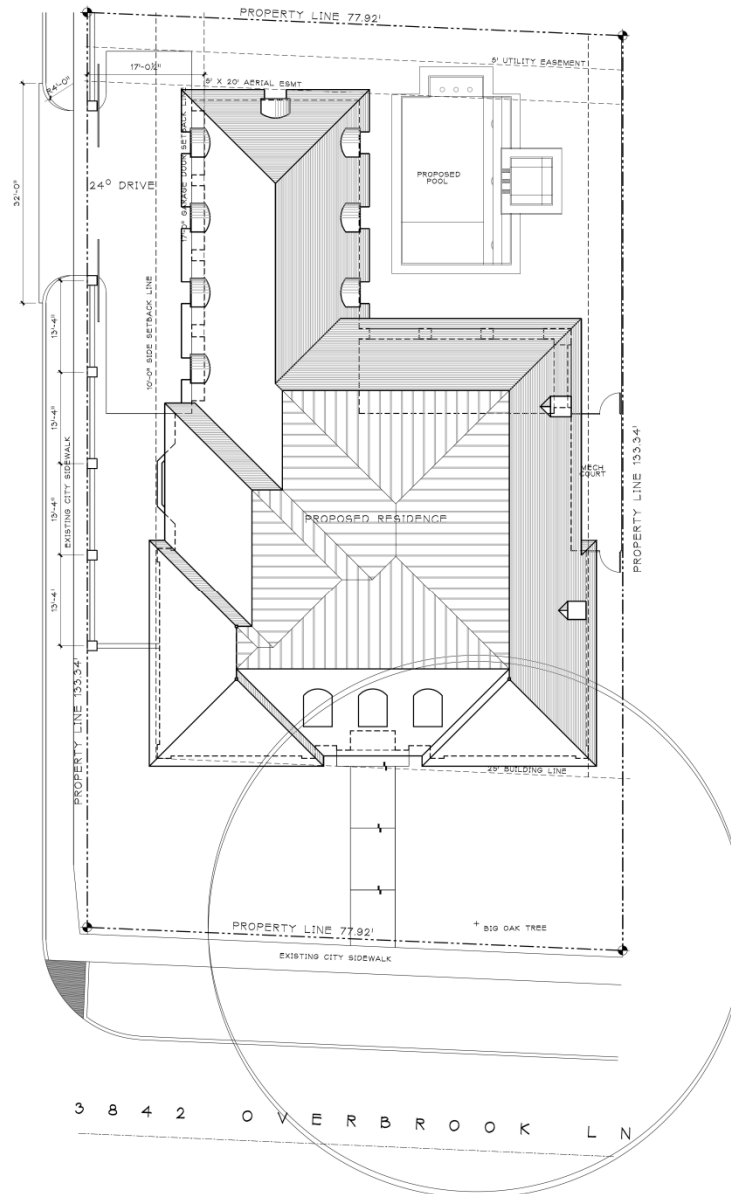


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

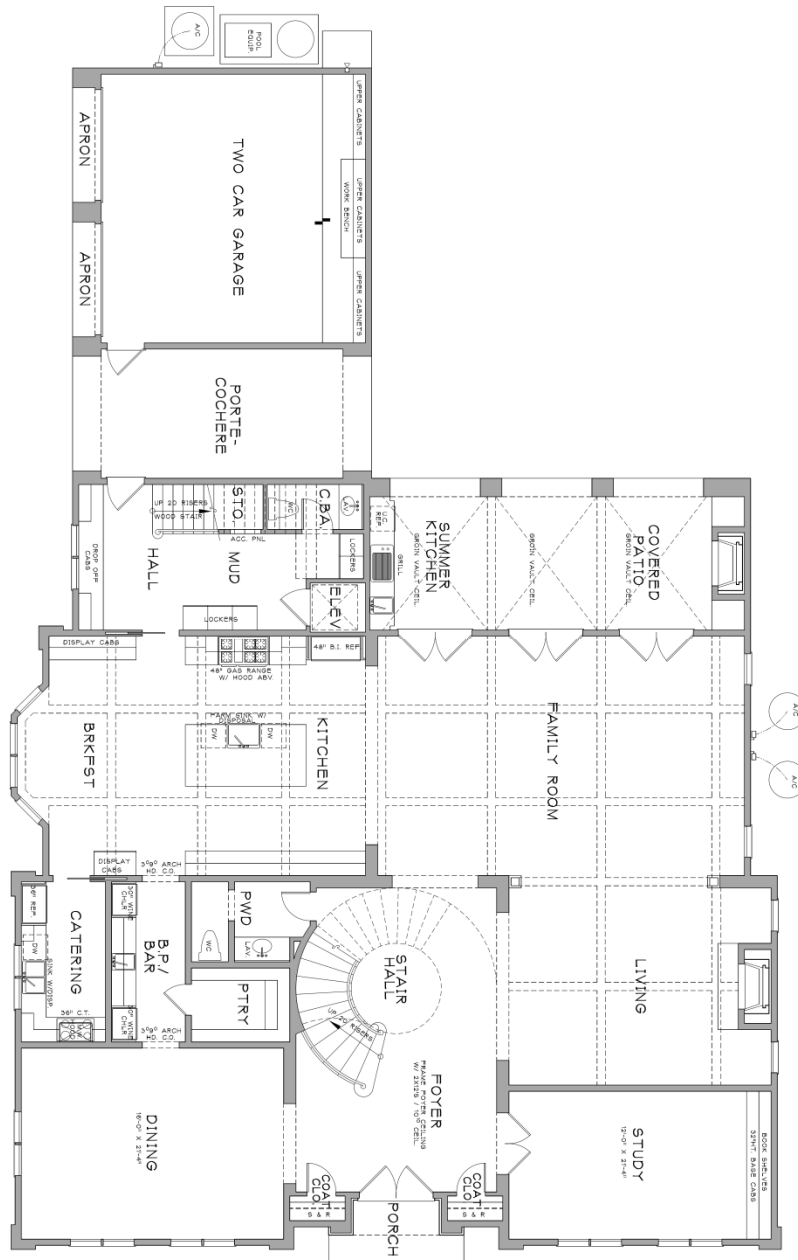
SITE PLAN



DEVELOPMENT PLAT VARIANCE



GROUND FLOOR PLAN



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 126

Meeting Date: 6.11.15

ELEVATIONS



DEVELOPMENT PLAT 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 | | |
|-----------------------|----------------|--------------|-----------------------------------|---------|----------|
| Studio RED Architects | Micah Simecek | 713.255.8824 | simecek@studioreredarchitects.com | | |
| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
| 2951 Wilcrest Drive | 15053171 | 77042 | 4956-C | 489-Y | F |

| | |
|---|---|
| PROJECT NAME: | General Consulate of Saudi Arabia |
| HCAD ACCOUNT NUMBER(S): | 1127640000012 and a portion of 1127640000010 |
| PROPERTY LEGAL DESCRIPTION: | Unrestricted Reserve B Block 2 Westchase Section 12 |
| PROPERTY OWNER OF RECORD: | Royal Consulate General of Saudi Arabia |
| ACREAGE (SQUARE FEET): | 3.50 Acres (152,460 square feet) |
| WIDTH OF RIGHTS-OF-WAY: | Wilcrest - 100' R.O.W. |
| EXISTING PAVING SECTION(S): | Wilcrest - 80' with 32' median |
| OFF-STREET PARKING REQUIREMENT: | Project complies |
| OFF-STREET PARKING PROVIDED: | Project Complies |
| LANDSCAPING REQUIREMENTS: | Project to Comply (seeking landscape variance) |
| LANDSCAPING PROVIDED: | Project to Comply (seeking landscape variance) |
| EXISTING STRUCTURE(S) [SQ. FT.]: | 0 SF (Vacant) |
| PROPOSED STRUCTURE(S) [SQ. FT.]: | Commercial Office Building (76,887 sf); Temporary Staff Housing (45,901 sf) |
| PURPOSE OF VARIANCE REQUEST: | To provide a 24 foot wide driveway within the site in lieu of a 28 foot private street. |

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): 42-231 PRIVATE STREET-GENERAL STANDARDS (a) A development plat that contains a multi-family residential building shall provide at least one private street. The private street shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the private street. Except as provided in section 42-235 of this Code, a private street shall comply with the requirements of this section. (b) Width: (1) The minimum right-of-way width for a private street shall be 28 feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement

APPLICANT STATEMENT OF FACTS

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

As a Diplomatic Mission of the Kingdom of Saudi Arabia, the Royal Consulate in Houston is an extension of the Royal Embassy in Washington, DC; one of only three in the United States. As such, the consulate represents the KSA in conducting official state business, overseeing minor diplomatic issues and economic outreach, facilitating trade relationships, and administering tourist and nationalization matters. The Consulate itself is a compound comprising of an office building and medium-term staff housing by way of private villas and a multi-unit residential building. The residential units are reserved for the use of Diplomats and Staff who are serving a fixed-duration commission from the Ministry to visit or work in the Royal Consulate in Houston. Their functional layout, includes habitable rooms for living, sleeping, cooking and eating. Two private parking spaces are reserved for each unit and are separate from the parking provided to the Consulate for employees and visitors. These residential units are strictly not available to the general public. This Variance requests that interior access within the site be made with a 24 foot wide, one-way drive in lieu of a 28 foot wide private street. On-street parking will be prohibited and violations will be addressed quickly by the on-site security. A 24 foot wide drive would be sufficient to provide vehicular access as well as emergency access to all buildings within the site.

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

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

The provisions of Section 42-231 are intended for multi-family and single-family residential use and would require additional restrictions within the site. These restrictions are intended to protect the health, safety and welfare of the general public in residential uses. Because the nature of the Consulate is more commercial in nature, the additional restrictions are extraneous. The residential units are for the use of Consulate Staff and Diplomats only on a medium-term basis. These users have prior knowledge of the compound and the security protocols for access to and within the site. Unauthorized vehicles are not allowed within the site nor are vehicles parked in unauthorized areas. Because of the advanced security and surveillance provided on the site, there is a minimal likelihood that obstructions from parked cars or vehicular traffic would impede the ready access by emergency personnel to buildings within the site. Additional restrictions for wider drives and setbacks from the drive are not necessary.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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;** N/A

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

The provisions of Section 42-231 require additional restrictions to access within the site without regard to the type and function of residential units being provided. Although the residential units are configured in single-family and multi-family configurations, they are strictly reserved for Diplomats and Consulate Staff serving medium-term commissions on behalf of the Ministry. The residential units are not available to the general public. Access to and use of the residential units is strictly governed by the Consulate under Ministry and Saudi Government requirements. These users have prior knowledge of the compound and the security protocols for access to and within the site. Unauthorized vehicles are not allowed within the site nor are vehicles parked in unauthorized areas. Consideration to the unique mix of use and function of this property is warranted in whether to apply the requirements of Section 42-231 to this project.

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

The Consulate functions to conduct official state business, oversee minor diplomatic issues and economic outreach, facilitate trade relationships, and administer tourist and nationalization matters. The Consulate is also a symbol of the Saudi government and will be a publically recognizable building. Coincidentally, users of the Consulate include diplomats such as the Consul General, Consulate Staff, Public Officials such as the Mayor of Houston or City Council Members, Saudi Ministry Officials and the general public of both Saudi and Americans citizenry. A threat to the building would be a threat to the users of the building as well as the general public in and around the area. Thus, the Consulate has a duty to secure the property and protect the safety of all users and the general public. This minimizes the likelihood of impediments to access in the event of emergency. Where Section 42-231 intends to provide additional assurances for access to residential buildings in order to preserve the health, safety and welfare of occupants so too does the Ministry's Security Protocol. Therefore, with a 24 foot interior drive, the intent and general purpose of Chapter 42 will be preserved and maintained.

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

Given of the nature of this property and its use, the need for a high level of security to protect the diplomats, employees and visitors to the complex is of the utmost importance. The Consulate regularly entertains high level diplomats and public officials from not only the KSA, but also the United States and other countries. Per standard practice by the Ministry, the Consulate will employ a dedicated, 24/7 security force to oversee the safety and security of all staff and visitors as well as the structures on the site. The facility is under constant surveillance both digitally and via personnel. Security and fire alarm equipment are continuously monitored. Unauthorized vehicles are not allowed within the site vehicles parked in unauthorized areas are strictly prohibited. Such obstructions would be removed immediately because of the safety and security threat. A one-way, 24 foot drive accessing the interior of the site would be sufficient to serve as access for emergency personnel especially given the minimal likelihood for impediments to access as is consistent with other commercial developments.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The Consulate functions to conduct official state business, oversee minor diplomatic issues and economic outreach, facilitate trade relationships, and administer tourist and nationalization matters. The Consulate is also a symbol of the Saudi government and will be a publically recognizable building. Coincidentally, users of the Consulate include diplomats such as the Consul General, Consulate Staff, Public Officials such as the Mayor of Houston or City Council Members, Saudi Ministry Officials and the general public of both Saudi and Americans citizenry. A threat to the building would be a threat to the users of the building as well as the general public in and around the area. Thus, the Consulate has a duty to secure the property and protect the safety of all users and the general public. This minimizes the likelihood of impediments to access in the event of emergency.

DEVELOPMENT PLAT VARIANCE



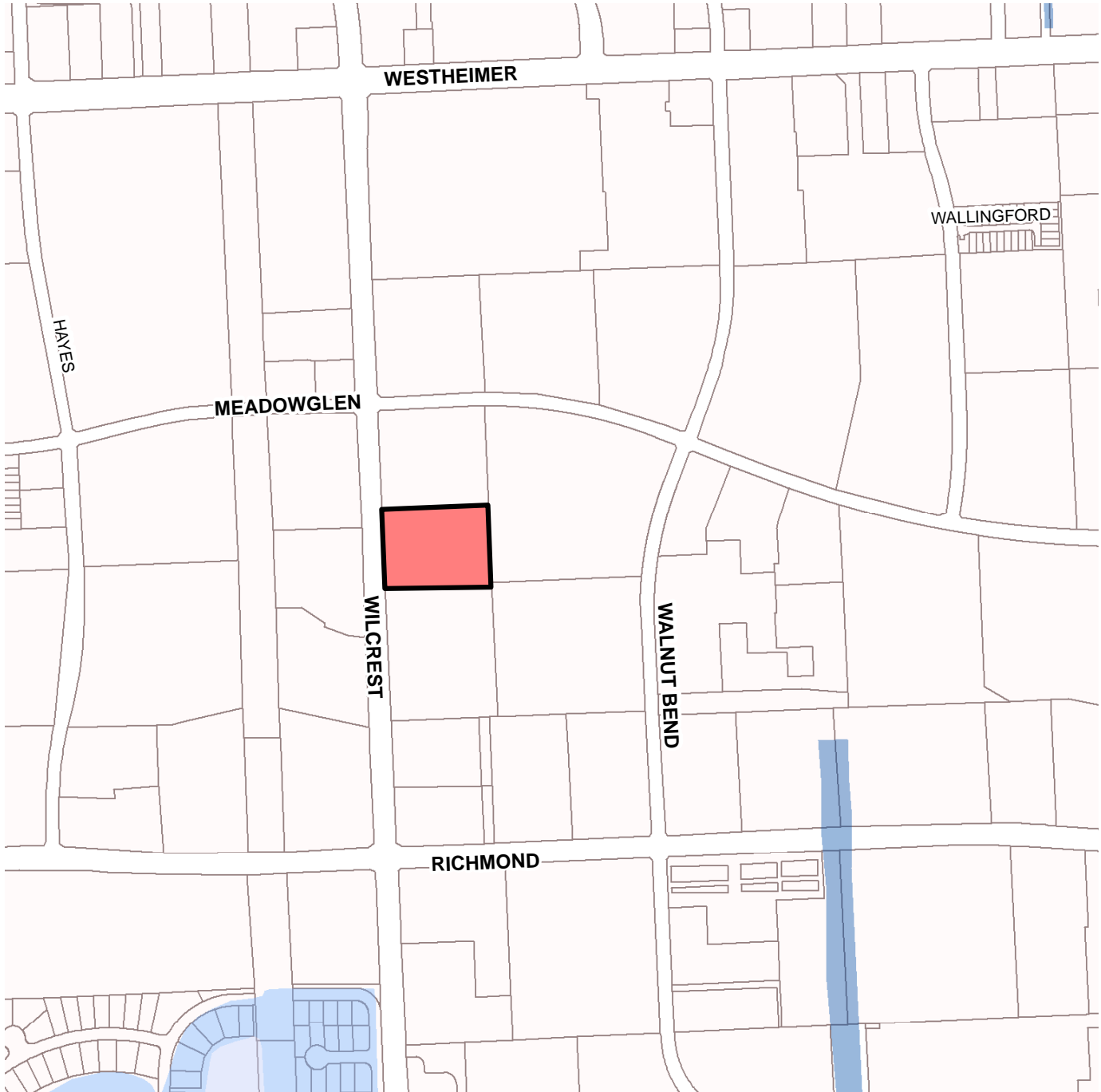
PLANNING &
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DEPARTMENT

ITEM: 127

Meeting Date: 06.11.15

Houston Planning Commission

SITE MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 127

Meeting Date: 06.11.15

Houston Planning Commission

AERIAL MAP

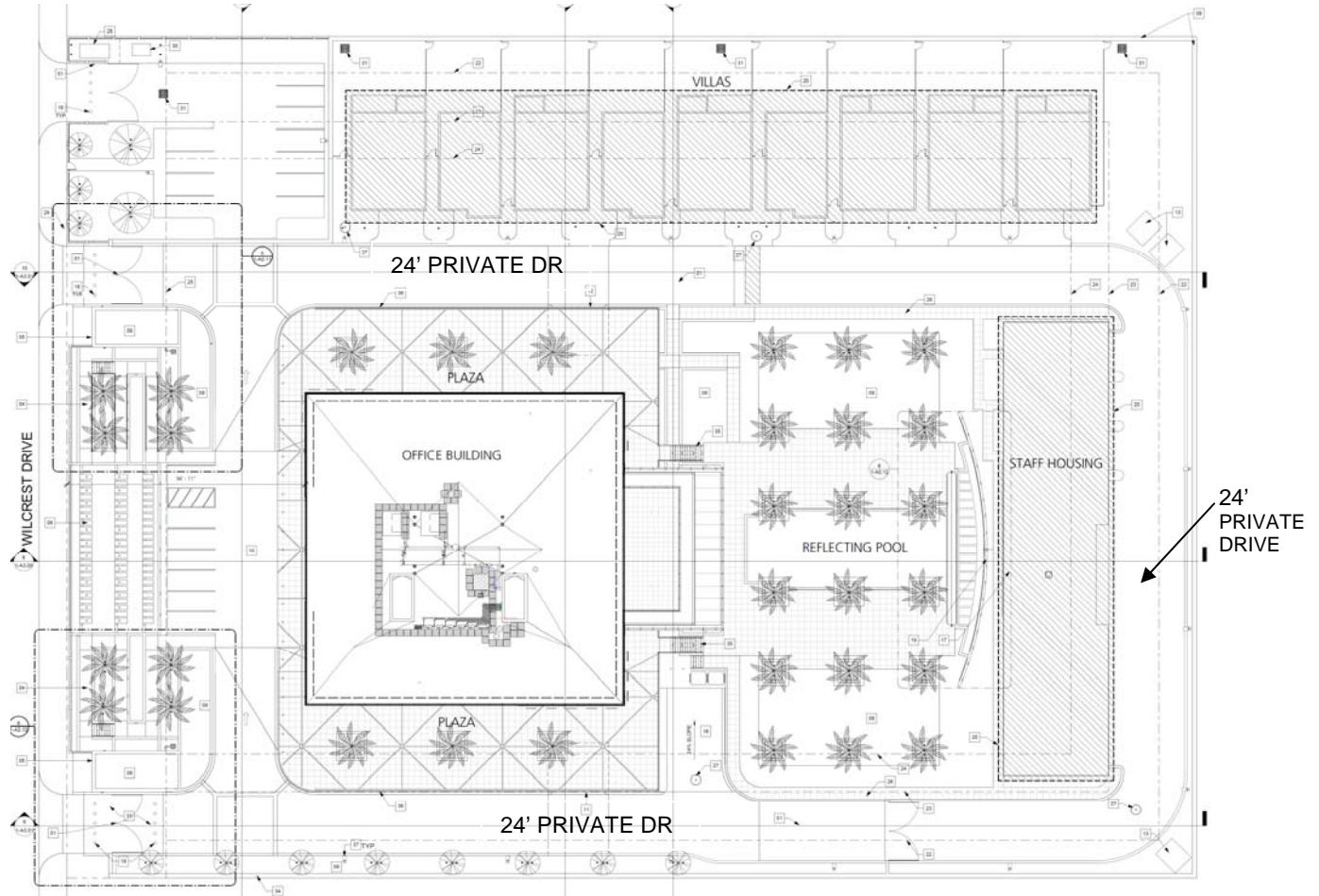


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN



01. SECURITY GATE
02. CEREMONIAL ENTRANCE
03. VISA HALL ENTRANCE
04. SLOPED WALKWAY AND LANDSCAPING, RE: LANDSCAPE DWGS
05. GUARD HOUSE
06. WATER FEATURE
07. SIDEWALK, RE: CIVIL DRAWINGS
08. CONCRETE SECURITY WALL W/ ANTI-GRAFFITI COATING AND W/ RAZOR WIRE TOP GUARD AT PROPERTY LINE, TYP.
09. LANDSCAPING, RE: LANDSCAPE DRAWINGS
10. PAVERS, RE: LANDSCAPE DWGS
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13. TRANSFORMER, RE: ELECTRICAL DRAWINGS
14. GENERATOR, RE: ELECTRICAL DRAWINGS
15. DUMPSTERS
16. SERVICE DRIVE
17. PUMP ROOM FOR WATER FEATURES
18. RETRACTABLE BOLLARDS
19. FOUNTAIN WALL FEATURE

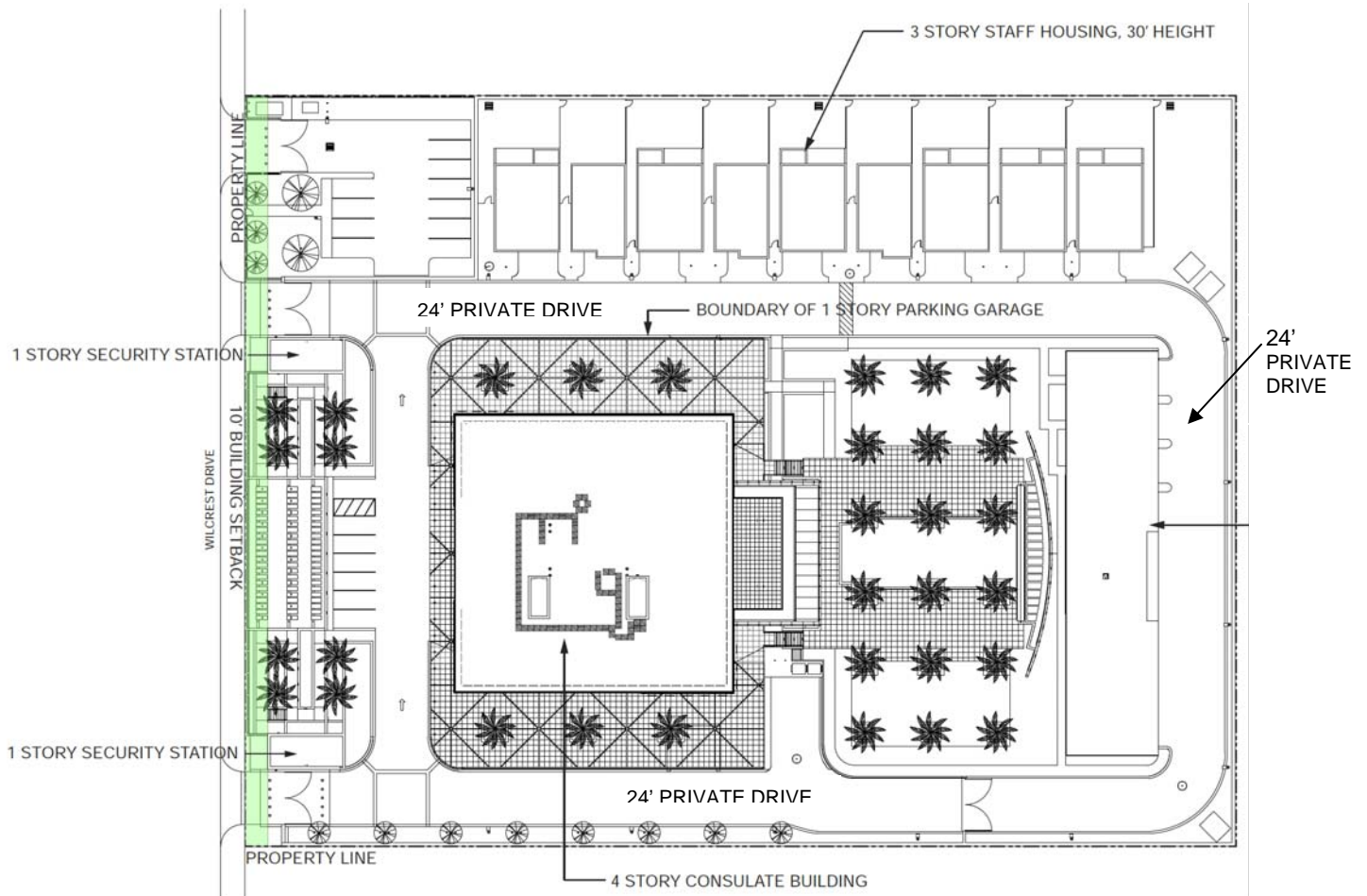
20. STAFF HOUSING SCOPE OF WORK, UNDER SEPERATE DRAWING SET
21. PEDESTRIAN CROSSWALK
22. 15' BUILDING LINE (2 STORIES OR LESS)
23. 35' BUILDING LINE (3 OR 4 STORIES)
24. 50' BUILDING LINE (5 OR MORE STORIES)
25. 39.5' LANDSCAPE SETBACK
26. SIDEWALK
27. MANHOLE, RE: CIVIL DWGS
28. WATER METER AND WATER METER EASEMENT, RE; CIVIL DWGS
29. TAP, RE: CIVIL DWGS
30. BACKFLOW PREVENTER, RE: CIVIL DWGS
31. GRATE, RE: CIVIL DWGS
32. AXLE & TIRE DESTROYER
33. UNDER-VEHICLE SURVEILLANCE SYSTEM
34. BARBED WIRE TOP GUARD ALONG TOP OF PERIMETER WALL
35. STONE-CLAD CAST-IN-PLACE CONCRETE STAIR
36. GLASS GUARDRAIL
37. EXTERIOR POLE-MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ANNOTATED PROPOSED SITE PLAN



DEVELOPMENT PLAT 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 | | |
|-----------------------|----------------|--------------|-----------------------------------|---------|----------|
| Studio RED Architects | Micah Simecek | 713.255.8824 | simecek@studioreredarchitects.com | | |
| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
| 2951 Wilcrest Drive | 15053171 | 77042 | 4956-C | 489-Y | F |

| | |
|---------------------------------|---|
| PROJECT NAME: | General Consulate of Saudi Arabia |
| HCAD ACCOUNT NUMBER(S): | 1127640000012 and a portion of 1127640000010 |
| PROPERTY LEGAL DESCRIPTION: | Unrestricted Reserve B Block 2 Westchase Section 12 |
| PROPERTY OWNER OF RECORD: | Royal Consulate General of Saudi Arabia |
| ACREAGE (SQUARE FEET): | 3.5 acre (152,460 square feet) |
| WIDTH OF RIGHTS-OF-WAY: | Wilcrest 100' ROW |
| EXISTING PAVING SECTION(S): | 80' with 32' median |
| OFF-STREET PARKING REQUIREMENT: | 75 Spaces |
| OFF-STREET PARKING PROVIDED: | 79 Spaces |
| LANDSCAPING REQUIREMENTS: | 8 Street Trees, 2 Parking Lot Trees, 80 Shrubs |
| OFF-STREET PARKING PROVIDED: | Requesting a landscape variance |

| | |
|----------------------------------|---|
| EXISTING STRUCTURE(S) [SQ. FT.]: | (Vacant) |
| PROPOSED STRUCTURE(S) [SQ. FT.]: | Commercial Office Building (76,887 sf); Temporary Staff Housing (45,901 sf) |

| | |
|------------------------------|---|
| PURPOSE OF VARIANCE REQUEST: | To allow an alternative landscaping plan in lieu of required street trees and shrubs along Wilcrest and internal parking lot trees on the compound. |
|------------------------------|---|

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

CHAPTER 33 REFERENCE(S):

33-126. Street Trees Required

- a) Street trees shall be planted within the public street rights-of-way or on private property within ten feet parallel and adjacent to a local street right-of-way or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare. The number of street trees planted shall equal the total number of trees (T) required under the following formula: $T = (X/30)$, where X shall represent the length in linear feet measured along each side of the property line on the public street(s).
- b) Street trees planted in accordance with this section shall be of a species listed on the street tree list. In the case of trees planted within the public rights-of-way, trees shall be planted in a location which conforms with the requirements of section 33-129 of this division. The trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks, or street lights.....
- c) The planting scheme for street trees shall be such that no street tree is planted closer than 20 feet to any other street 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.....

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.

LANDSCAPE PLAN VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: As a Diplomatic Mission of the Kingdom of Saudi Arabia, the Royal Consulate in Houston is an extension of the Royal Embassy in Washington, DC; one of only three in the United States. As such, the consulate represents the KSA in conducting official state business, overseeing minor diplomatic issues and economic outreach, facilitating trade relationships, and administering tourist and nationalization matters. With this context, this project has the unique obligation to comply with City of Houston codes and ordinances as well as the security standards established by the Ministry of Foreign Affairs in the KSA. Specifically, the Ministry's Technical Security Requirements strictly prohibits trees from being located within 3 meters (9'-10") of the site boundary in order to prevent unauthorized access into the property. If required to follow the standards set forth by the City of Houston Ordinance, Street Trees would be placed along the frontage of Wilcrest Drive. The specified varieties of Street Trees are large and would extend beyond the secured perimeter of the property thus compromising the security of the perimeter and exposing the Consulate staff and visitors to a potential security breach. Therefore, we are requesting variance to excuse this property from the street tree requirements per the applicable Ordinance.

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@houstontx.gov.

- (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;**

Because of the nature of this property and its use, the need for a high level of security to protect the employees and visitors to the complex is of the utmost importance. The Consulate regularly entertains high level diplomats and public officials from not only the KSA, but also the United States and other countries. Security is of the utmost importance to the Ministry and their ability to perform their Diplomatic Mission. The Security Protocol set forth by the Ministry stipulates that a secure barrier (fence) be provided at the property line to minimize the risk of intrusion. Chapter 33 stipulates the placement of street trees be located within or in close proximity to the Right of Way. To achieve this requirement, Street Trees would need to be placed within 10 feet of the secure barrier either on the property or within the Right of Way. Because the intent of the approved species included on the Street Tree list is for large trees which grow out over the street and pedestrian zone, it is inevitable that such trees would overhang the secure perimeter fence thus creating an unreasonable security risk to the Consulate.

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;**

Given the nature of its function in conducting official state business, overseeing minor diplomatic issues and economic outreach, facilitating trade relationships, and administering tourist and nationalization matters, the Consulate is a symbol of the Saudi government and will be a publically recognizable building. Given the diplomatic climate across the globe, the mere presence of foreign governments from the Middle East can serve as an impetus for negative attention and can draw potential threats from any source. Coincidentally, users of the Consulate include diplomats such as the Consul General, Consulate Staff, Public Officials such as the Mayor of Houston or City Council Members, Saudi Ministry Officials and the general public of both Saudi and Americans citizenry. A threat to the building would be a threat to the users of the building as well as the general public in and around the area. Thus, security of the property and buildings is a serious matter to the Ministry and is intended to protect all users and the general public as well as deter from potential threats.

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

The Kingdom of Saudi Arabia has, via the Ministry of Foreign Affairs, set about a plan to improve their image to the citizens and governments with which they engage in diplomatic relationships. One such way that the Ministry has chosen to achieve this is by creating an attractive and safe campuses for their embassies and consulates. Although this variance request seeks to excuse the project from the Street Tree requirement, other provisions have been made to enhance the street presence and pedestrian realm of the project far beyond the minimum requirements of Chapter 33. The front 40 feet of the property is designed with enhanced landscaping including a tiered water feature, terraced planters with lush plantings, a palisade fence (in lieu of the typical solid concrete perimeter wall), vegetated roofs on the security stations, and granite pavers for the sidewalk both in the Right of Way and along the pedestrian route within the property. Visitors to the Consulate seeking visa applications will actually access the property through this landscaped area from an adjacent parking area via the sidewalk along Wilcrest Drive thus activating this zone with pedestrians who will use these sidewalks on a daily basis. The design of this area of the property is deliberate and the effect is to create a stately presence for the building from the Street for both pedestrians as well as vehicular traffic along Wilcrest Drive. The landscaping and water feature proposed along Wilcrest will enhance the streetscape and pedestrian realm as is the intent of Chapter 33.

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

Granting this variance would not be injurious to the public health, safety or welfare. As is described above, we believe the request to excuse the Street Tree requirement will improve the Consulate's ability to protect the safety of Consulate Staff and Visitors by minimizing the risk of intrusion.

- (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.** N/A

LANDSCAPE PLAN VARIANCE



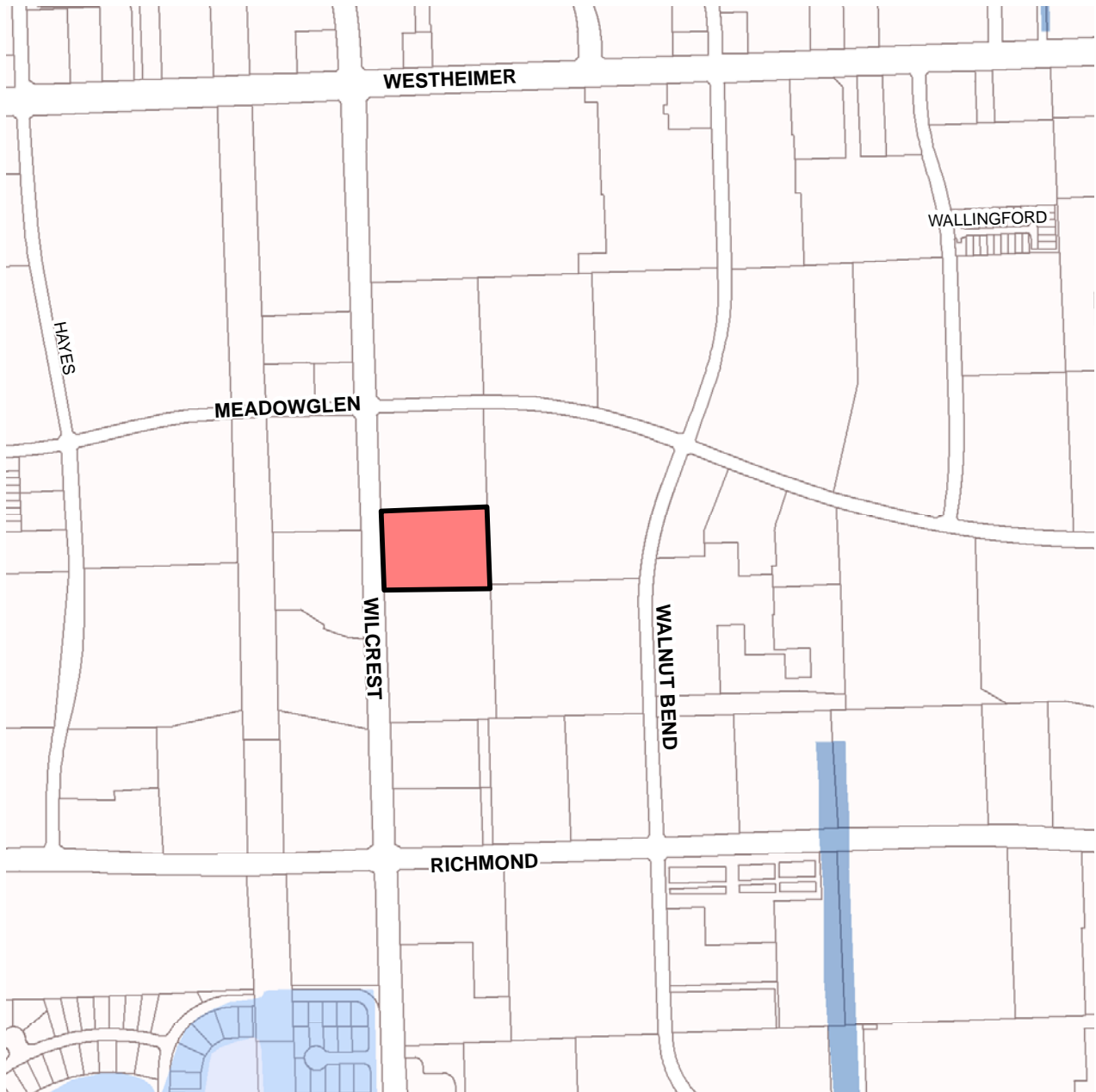
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 06.11.15

Houston Planning Commission

SITE MAP



LANDSCAPE PLAN VARIANCE



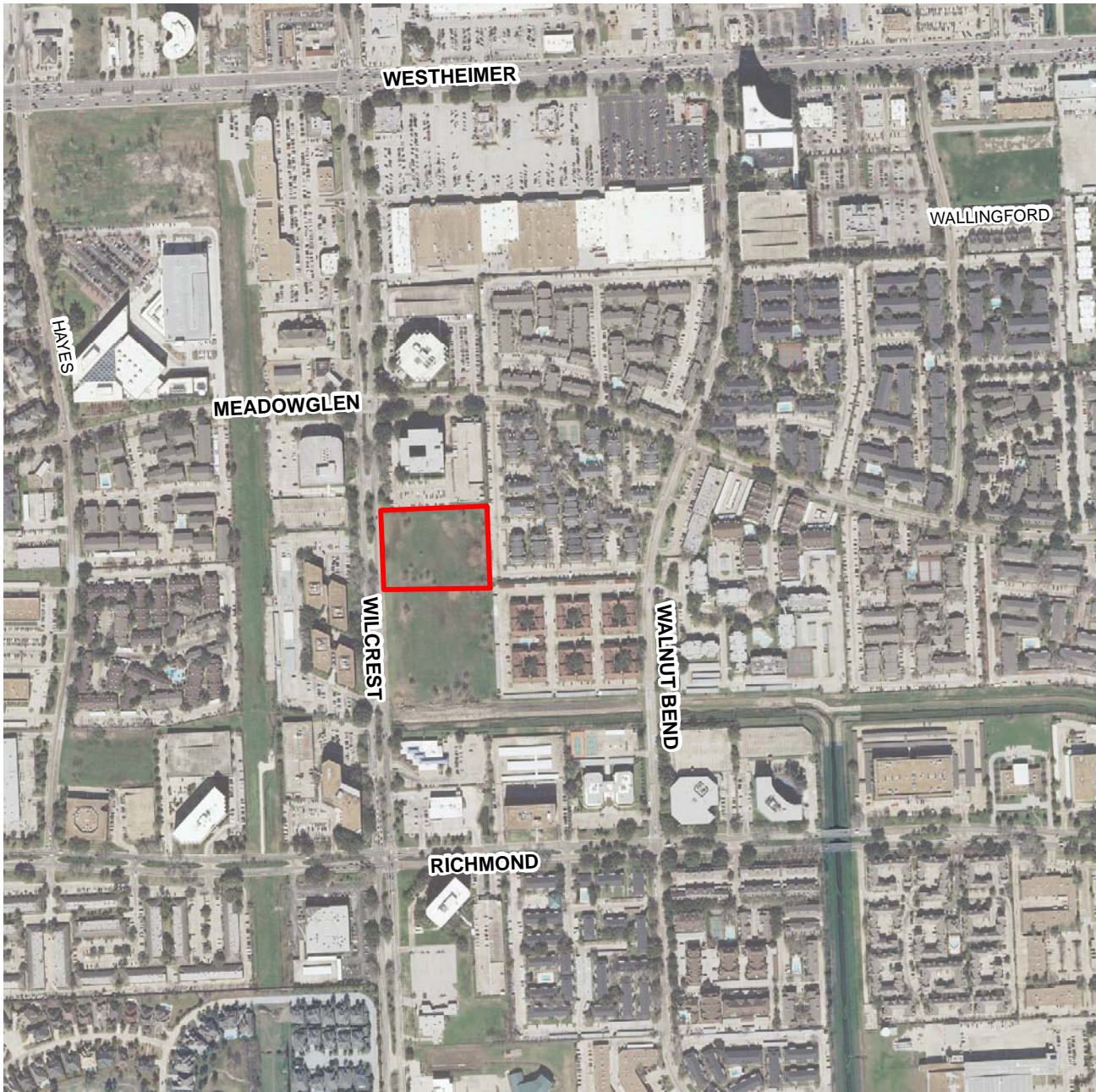
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 06.11.15

Houston Planning Commission

AERIAL MAP

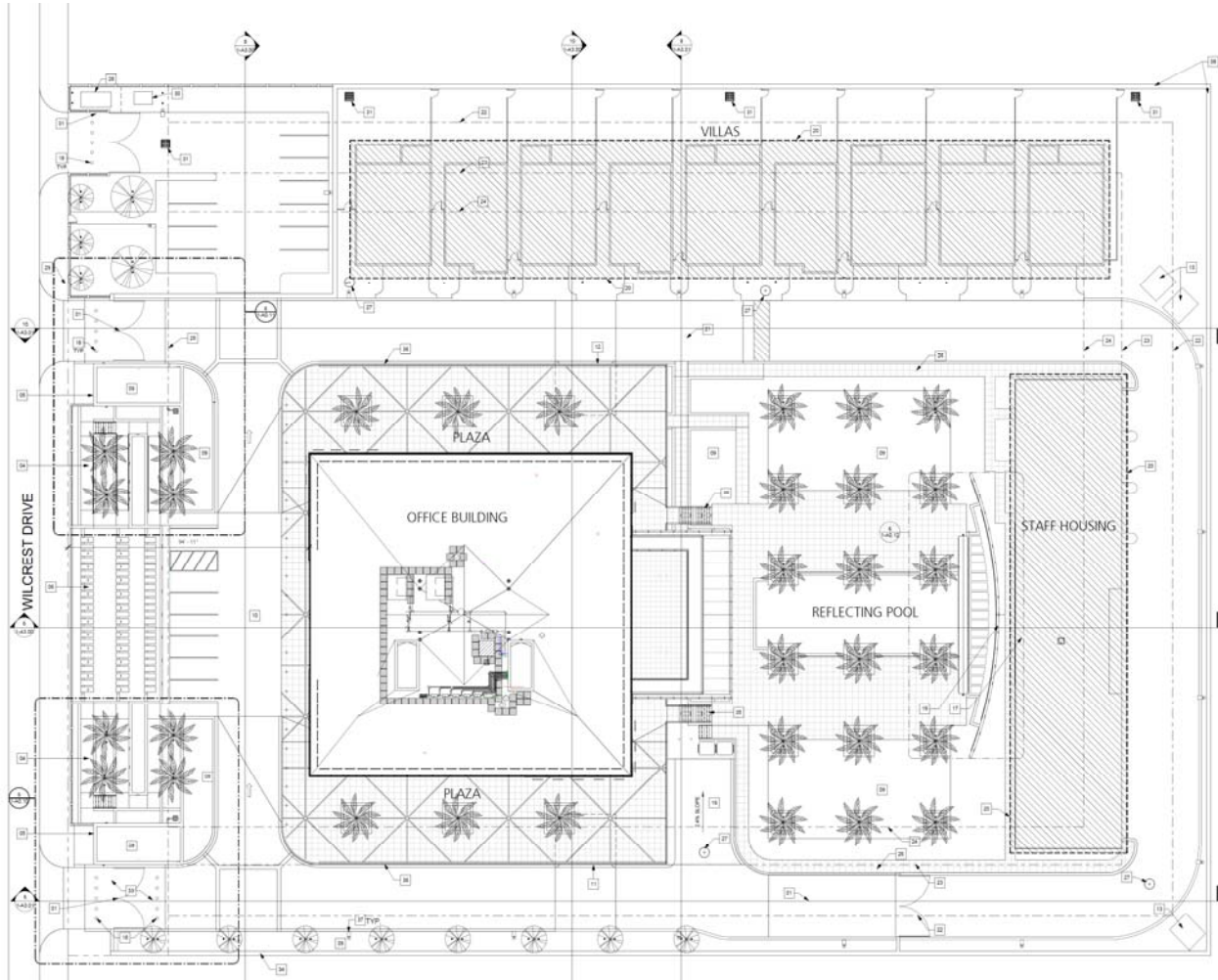


LANDSCAPE PLAN VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN



- 01. SECURITY GATE
- 02. CEREMONIAL ENTRANCE
- 03. VISA HALL ENTRANCE
- 04. SLOPED WALKWAY AND LANDSCAPING, RE: LANDSCAPE DWGS
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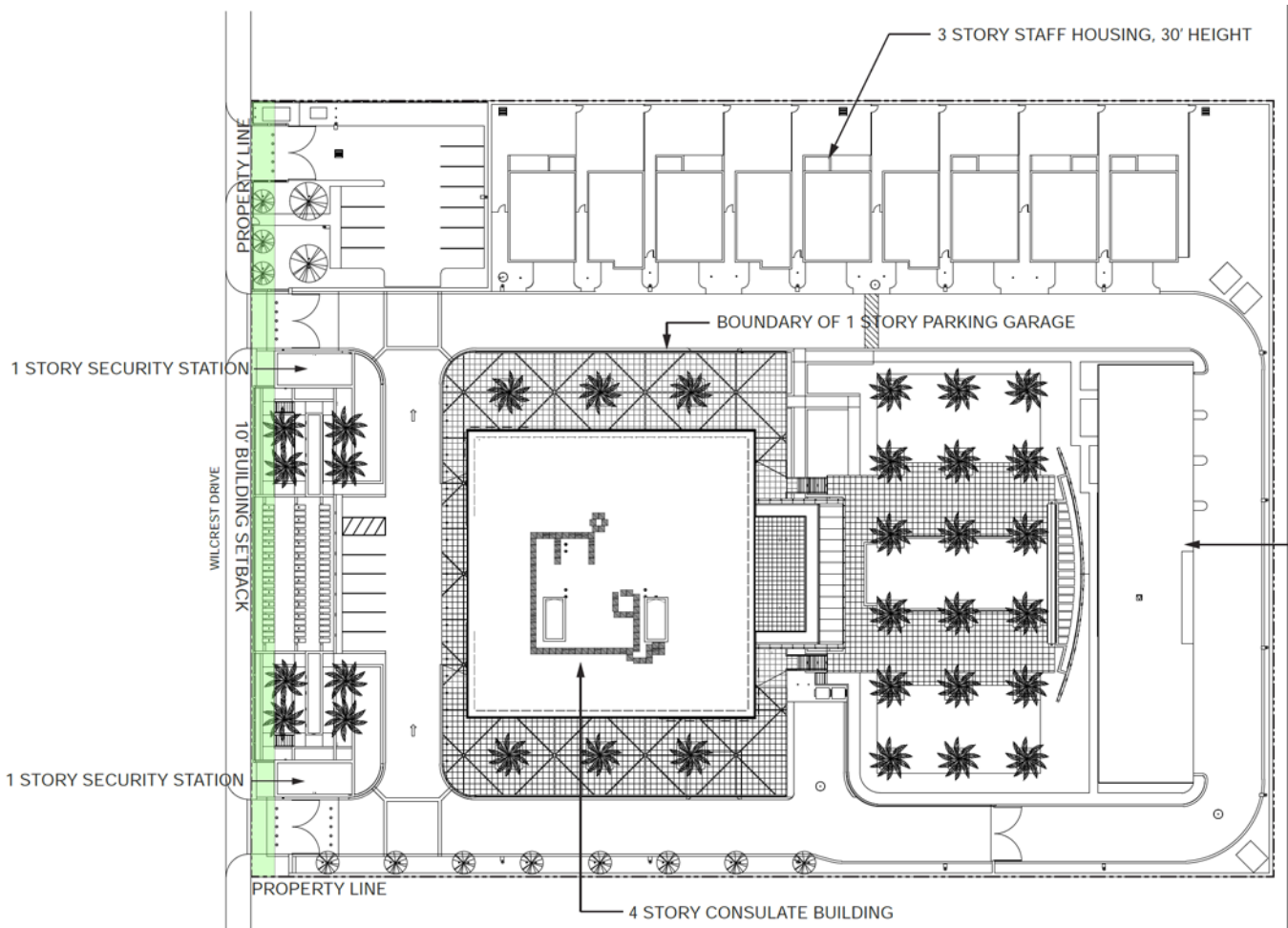
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LANDSCAPE PLAN VARIANCE



Houston Planning Commission

ANNOTATED PROPOSED SITE PLAN



LANDSCAPE PLAN VARIANCE



Houston Planning Commission

ITEM: IV

Meeting Date: 06.11.15

MATERIALS PLAN

Legend

- (A) Concrete Sidewalk, 4 1/2" Thick
- (B) Granite Cobble, Cambrian Black - Natural, 4"x4" (IN), 4" (IN) Thick
- (C) Granite Paver Field, Cambrian Black - Flamed, 30"x30" (IN), 3 cm Thick
- (D) Granite Paver Curb, Cambrian Black - Flamed
- (E) Granite Paver Parking Strip, Cambrian Black - Flamed, 4"x4" (IN), 3 cm Thick
- (F) Granite Paver Crosswalk, Kashmir Cream - Flamed, 30"x30" (IN), 3 cm Thick
- (G) Granite Paver Accent Band, Cambrian Black - Flamed, 4"x4" (IN), 3 cm Thick
- (H) Granite Paver Accent Band, Walnut Dark - Polished, 4"x4" (IN), 3/4" (IN) Thick
- (I) Granite Paver Field, Kashmir Cream - Flamed, 30"x30" (IN), 3 cm Thick
- (J) Serenitec Paver Field, Sahara Flare - Flamed, 30"x30" (IN), 3 cm Thick
- (K) Concrete Unit Paver Banding, Limestone, 8"x12" (IN), 8 cm Thick
- (L) Concrete Unit Paver Field, Dark Brown, 8"x12" (IN), 8 cm Thick
- (M) Roof Terrace Concrete Unit Paver Field, Hammer M193 Tudor Flare, 24"x24" (IN), 2" (IN) Thick
- (N) Planter, to be Selected by L.A.
- (O) Planter Edging, Quartzite - Bianco Mist
- (P) Raised Planter, Architectural Concrete Wall and Cap to be White Quartzite - Bianco Mist - Sand Blasted
- (Q) Retaining Wall, Architectural Concrete Wall with Cap to be Quartzite - Bianco Mist
- (R) Wet Water Feature, Polished Shown White Diamond and Waterline Tile to be Quartzite - Bianco Mist; Broadband 1"x1" (IN)
- (S) Wet Water Feature Steps, Veneer to be Quartzite - Bianco Mist
- (T) Reflection Pool, Polished Shown - Ocean Blue Reflection Pool Capping, Sandstone, Sahara Flare - Natural Finish Reflection Pool Waterline Tile, Dark Brown Glass Reflection Pool Bottom Accent Tile, Brown Glass
- (U) Reflection Pool Steps, Stone to be Quartzite Bianco Mist
- (V) Water Wall Surround, Veneer to be Midnight Choco Slate - Polished Water Wall Accent, San Mar Blend, Prairie/Ox, Horned Glass, or San Mar Blend, Black and Gold/Copper, Chalk/Natural
- (W) Screen Wall, Architectural Concrete, Cap to be Quartzite Bianco Mist
- (X) Decomposed Granite with 6" (IN) Concrete Edging
- (Y) Raised Inset Plenum, Sandstone Veneer and Cap to be Sahara Flare

Tree Legend

- Live Oak
- Bald Cypress
- Mexican Sycamore
- Cape Myrtle
- Japanese Blueberry Tree
- Mediocr Palm

WILCREST DRIVE

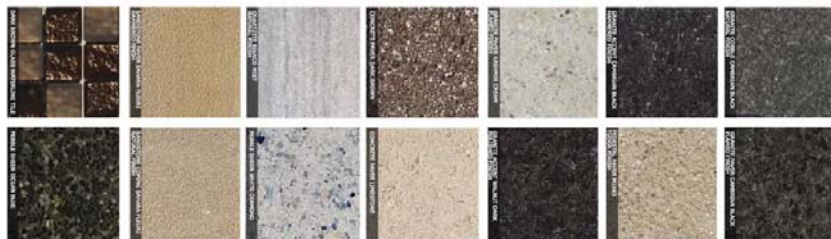


Materials Plan
Scale: 1" = 20'-0"

Date: October 2014

Saudi General Consulate

StudioRED Architects



LANDSCAPE PLAN VARIANCE



Houston Planning Commission

PLANTING PLAN



LANDSCAPE PLAN VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: V

MEETING DATE: June 11, 2015

| LOCATION | FILE NO. | ZIP | LAMB. NO. | KEY MAP | CITY/ETJ |
|----------|----------|-------|-----------|---------|----------|
| | 000 | 77056 | 5156 | 491Y | City |

NORTH OF: U.S. 59
SOUTH OF: Richmond

EAST OF: Chimney Rock
WEST OF: IH 610

APPLICANT: Vernon G. Henry & Associates

ADDRESS: 3414 Sage Road

EXISTING USE: Vacant

PROPOSED USE: 107 unit Home

HOTEL / MOTEL APPLICATION DATE: 06/11/15

DIRECTOR DECISION: Approve

BASIS OF DECISION:

Failed to comply with section 28-202 location requirements:

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

A street or portion thereof that is not a residential street, that is striped or otherwise actually allows for at least four lanes of moving traffic, and that connects to a major thoroughfare that is not a residential street, provided that a hotel that is the result of the conversion of an existing apartment complex of 75 or more units to a suites hotel may be on a street or portion thereof that meets all of the requirements of this item 28-202(1)c. but that is a residential street.

PRIMARY ENTRANCE LOCATION: SAGE ROAD

PURPOSE OF REQUEST: To allow the construction of a 107 unit Home 2 Suites to construct a hotel on a residential street.

BASIS OF REQUEST: The site is located along Sage Road, between Richmond Avenue and U.S. 59. The applicant is requesting to locate a hotel on a residential street. This area has a mix of businesses, hotels, and residential properties. This location is suitable for a new hotel, as it is just off of U.S. 59 and in Houston's biggest shopping district and tourists attractions. A new hotel would compliment the existing character of the surrounding neighborhood and provide for additional accommodations for this highly populated section of Houston. The Planning and Development Department requests that the Planning Commission approve this hotel variance.

PLANNING COMMISSION ACTION

DATE: June 11, 2015

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

HOUSTON PLANNING COMMISSION

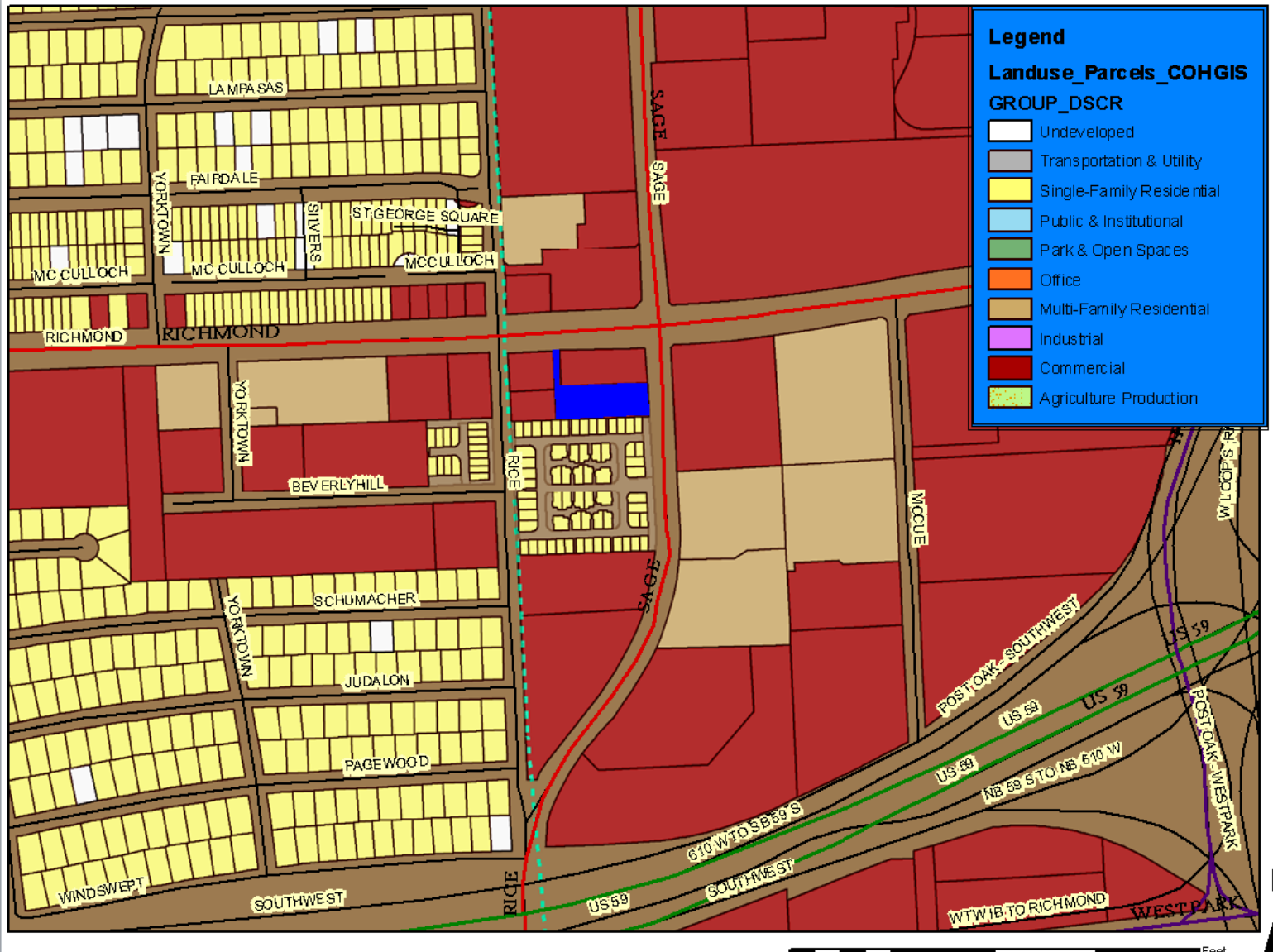
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: June 11, 2015



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: June 11, 2015

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: June 11, 2015



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: June 11, 2015

HOUSTON PLANNING COMMISSION

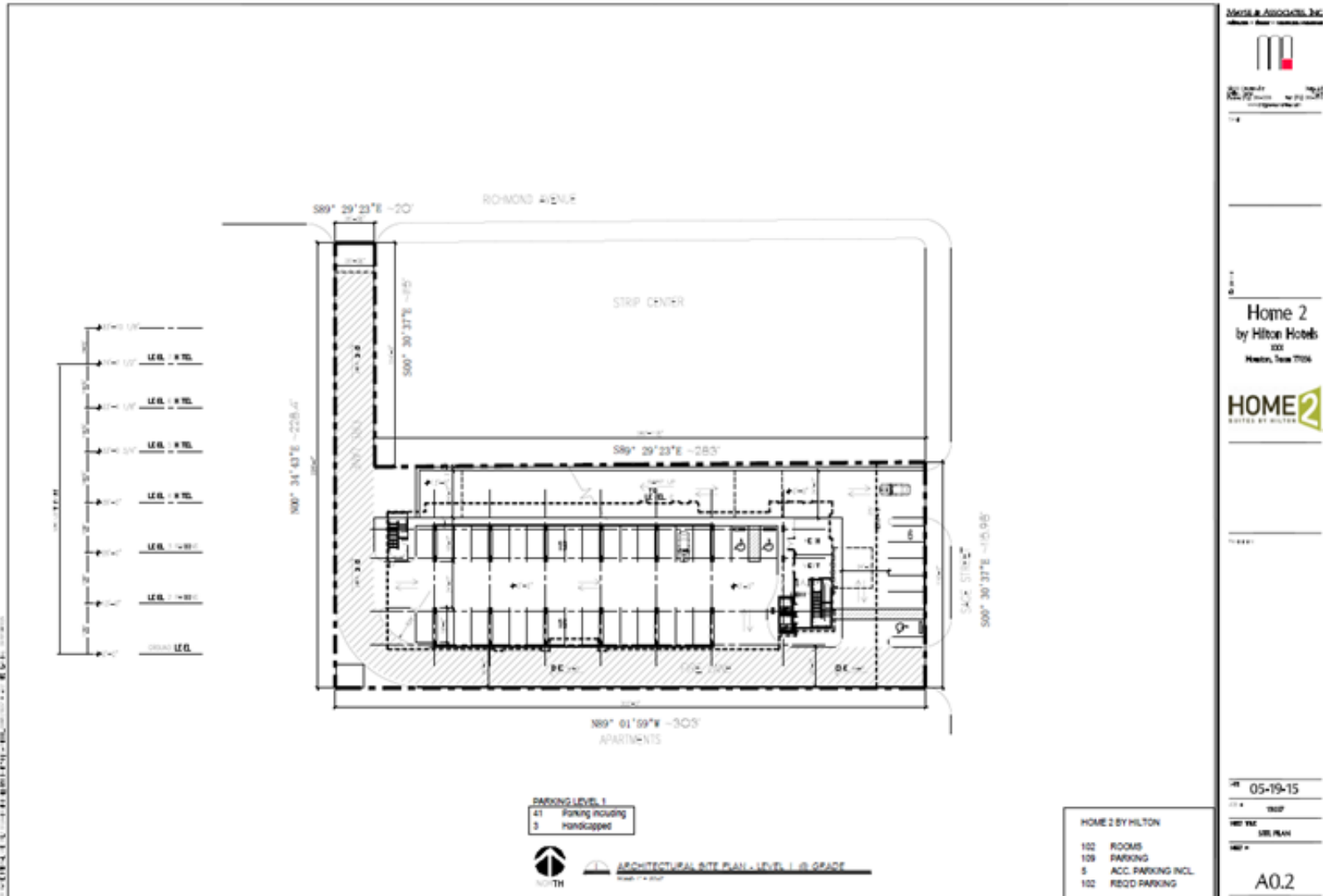
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: June 11, 2015



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

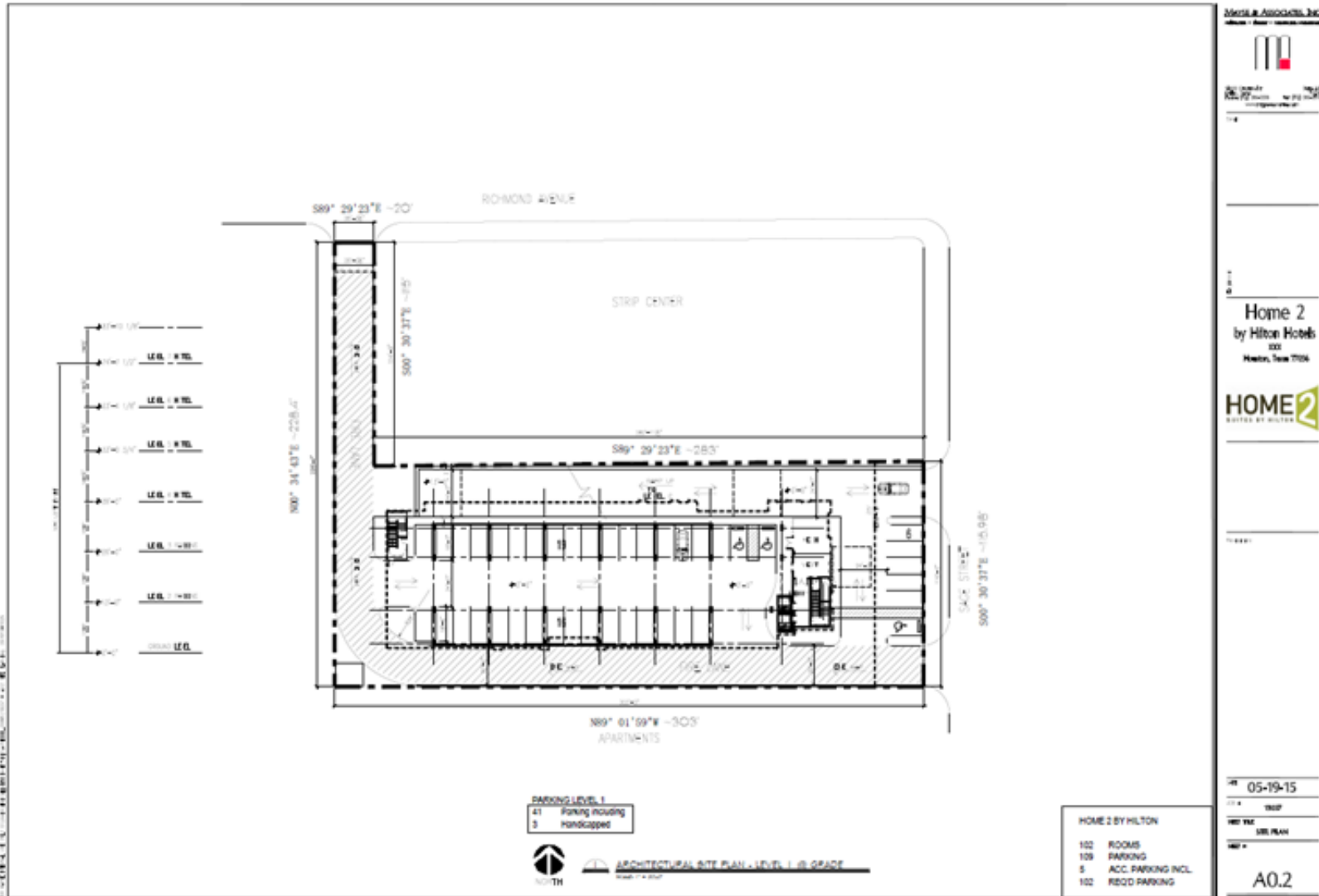
DATE: June 11, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: VI

MEETING DATE: June 11, 2015



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: June 11, 2015

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: June 11, 2015

| LOCATION | FILE NO. | ZIP | LAMB. NO. | KEY MAP | CITY/ETJ |
|----------|----------|-----|-----------|---------|----------|
|----------|----------|-----|-----------|---------|----------|

NORTH OF: Richmond
SOUTH OF: Meadowglen

EAST OF: S.Main
WEST OF: Walnut Bend

000 77042 4956 489Y City

APPLICANT: Blue Moon Development Consultants

ADDRESS: 3825 Wilcrest Drive

EXISTING USE: Vacant

PROPOSED USE: 114 unit Home 2 Suites

HOTEL / MOTEL APPLICATION DATE: 06/11/15

DIRECTOR DECISION: Defer

BASIS OF DECISION:

Failed to comply with section 28-202 location requirements:

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

No portion of the tract on which the hotel, other than a hotel with 120 or more separately rentable units and service facilities is situated may have frontage on or take any access from any street on which any school, library, church, licensed day care center, health and human services department facility, or public park also has frontage, if the hotel tract would be within 750 feet of the school, library, church, licensed day care center, health and human services department facility, or public park tract. The distance shall be measured from the nearest point on the tract on which the hotel is situated to the nearest point on the tract on which the school, library, church, licensed day care center, health and human services department facility, or public park is situated.

PRIMARY ENTRANCE LOCATION: WILCREST DRIVE

PURPOSE OF REQUEST: To allow the construction of a 114 unit Home 2 Suites to construct a hotel within 750' of a protected use.

BASIS OF REQUEST: The site is located along Wilcrest Drive, between Meadowglen and Richmond Avenue. The applicant is requesting Locate a hotel within 750' of a public library. The Planning Department requests that this item be deferred as the applicant did not meet the proper notification requirements for this project.

PLANNING COMMISSION ACTION

DATE: June 11, 2015

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED



**PLANNING &
DEVELOPMENT
DEPARTMENT**

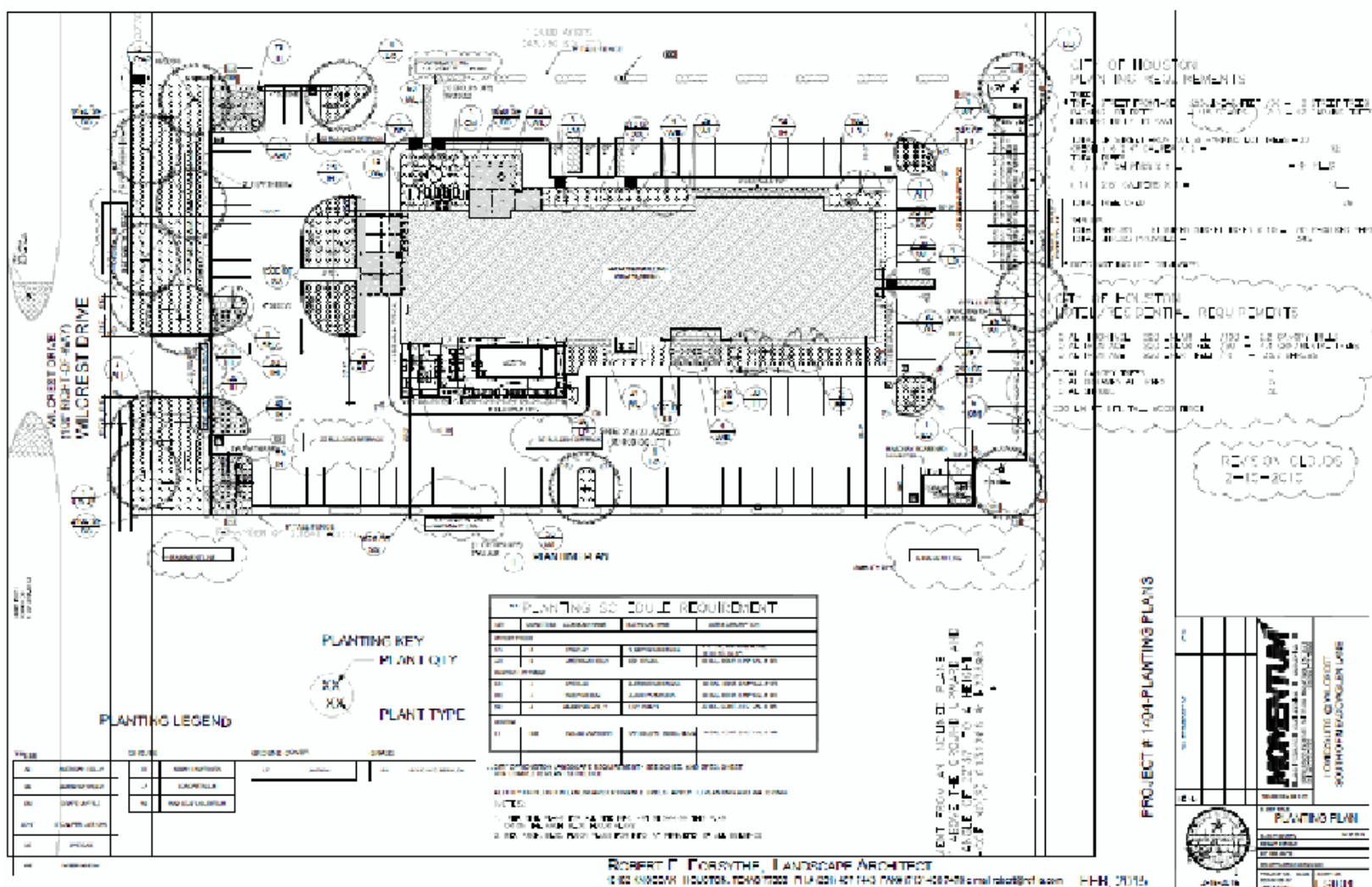
HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: VI

MEETING DATE: June 11, 2015

LANDSCAPE PLAN (IN COMPLIANCE)



AGENDA: VII.

SMLSA Application No. 391: Navigation Subdivision, Blocks 1, 2, 3, 4, 5, 6, 7 and 8

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Navigation Subdivision. Analysis shows that a minimum lot size of 4,790 square feet exists for the area. A petition was signed by the owners of 71% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

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

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes eight-four (84) properties in Navigation Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains nine (9) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of sixty-nine (69) single-family residential properties representing 82% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 58% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 4,790 square feet exists on fifty-six (56) of eighty-four (84) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1938, and some of the houses were constructed in the 1930s. The establishment of a 4,790 square foot 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.*
Fifty-six (56) out of eighty-four (84) lots representing 70% of the application area is at least 4,790 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE AREA YOUR SUBDIVISION

| ADDRESS | Lot size (in sq ft) | % by Area | Cumulative % by Area | Response Form | Signed Petition | Land Use |
|--------------------|------------------------|--------------|-------------------------|------------------|--------------------|----------|
| 4523 IRA ST | 12,036 | 2.7% | 2.7% | Y | Y | SFR |
| 617 N EASTWOOD AVE | 9,072 | 2.0% | 4.7% | Y | Y | COM |
| 617 N EASTWOOD ST | 9,021 | 2.0% | 6.7% | Y | Y | COM |
| 713 N EASTWOOD ST | 6,544 | 1.4% | 8.1% | | Y | SFR |
| 707 N EASTWOOD ST | 6,392 | 1.4% | 9.5% | Y | Y | SFR |
| 605 EASTWOOD ST | 5,952 | 1.3% | 10.8% | Y | Y | SFR |
| 611 N EASTWOOD ST | 5,952 | 1.3% | 12.1% | Y | Y | SFR |
| 615 N EASTWOOD ST | 5,952 | 1.3% | 13.5% | Y | Y | SFR |
| 602 N EASTWOOD ST | 5,764 | 1.3% | 14.7% | Y | Y | SFR |
| 601 N SUPER ST | 5,763 | 1.3% | 16.0% | Y | Y | SFR |
| 602 N SUPER ST | 5,763 | 1.3% | 17.3% | | Y | SFR |
| 606 N EASTWOOD ST | 5,763 | 1.3% | 18.6% | Y | Y | VAC |
| 610 N EASTWOOD ST | 5,763 | 1.3% | 19.8% | Y | Y | SFR |
| 714 N SUPER ST | 5,749 | 1.3% | 21.1% | | Y | SFR |
| 604 N SUPER ST | 5,742 | 1.3% | 22.4% | Y | Y | SFR |
| 607 N SUPER ST | 5,742 | 1.3% | 23.6% | Y | Y | SFR |
| 611 N SUPER ST | 5,742 | 1.3% | 24.9% | Y | Y | SFR |
| 614 N EASTWOOD ST | 5,742 | 1.3% | 26.2% | Y | Y | SFR |
| 615 N SUPER ST | 5,742 | 1.3% | 27.4% | | | SFR |
| 618 N EASTWOOD ST | 5,742 | 1.3% | 28.7% | Y | Y | SFR |
| 618 N SUPER ST | 5,742 | 1.3% | 30.0% | | Y | SFR |
| 619 N SUPER ST | 5,742 | 1.3% | 31.3% | | Y | SFR |
| 620 N SUPER ST | 5,742 | 1.3% | 32.5% | Y | Y | SFR |

Special Minimum Lot Size Area

Planning and Development Department

| | | | | | | |
|----------------------|-------|------|-------|---|---|-----|
| 622 N EASTWOOD ST | 5,742 | 1.3% | 33.8% | Y | Y | SFR |
| 701 N SUPER ST | 5,742 | 1.3% | 35.1% | | Y | SFR |
| 702 N SUPER ST | 5,742 | 1.3% | 36.3% | Y | Y | SFR |
| 706 N SUPER ST | 5,742 | 1.3% | 37.6% | Y | Y | SFR |
| 707 N SUPER ST | 5,742 | 1.3% | 38.9% | Y | Y | SFR |
| 710 N SUPER ST | 5,742 | 1.3% | 40.1% | | Y | SFR |
| 711 N SUPER ST | 5,742 | 1.3% | 41.4% | N | Y | SFR |
| 614 N SUPER ST | 5,741 | 1.3% | 42.7% | | | SFR |
| 702 N EASTWOOD ST | 5,741 | 1.3% | 43.9% | Y | Y | SFR |
| 715 N SUPER ST | 5,704 | 1.3% | 45.2% | | | MF |
| 543 N EASTWOOD ST | 5,225 | 1.2% | 46.4% | Y | | SFR |
| 714 N EASTWOOD ST | 5,163 | 1.1% | 47.5% | Y | Y | SFR |
| 714 N EASTWOOD ST | 5,163 | 1.1% | 48.6% | Y | Y | SFR |
| 529 N EASTWOOD ST | 5,035 | 1.1% | 49.7% | Y | | SFR |
| 531 EASTWOOD ST | 5,035 | 1.1% | 50.9% | Y | Y | SFR |
| 535 N EASTWOOD ST | 5,035 | 1.1% | 52.0% | | | SFR |
| 537 N EASTWOOD ST | 5,035 | 1.1% | 53.1% | | | SFR |
| 0 DRENNAN ST | 5,000 | 1.1% | 54.2% | | | COM |
| 4415 NAVIGATION BLVD | 4,992 | 1.1% | 55.3% | | | COM |
| 507 N EASTWOOD ST | 4,982 | 1.1% | 56.4% | Y | Y | SFR |
| 511 N EASTWOOD ST | 4,982 | 1.1% | 57.5% | | Y | SFR |
| 513 N EASTWOOD ST | 4,982 | 1.1% | 58.6% | Y | | SFR |
| 519 N EASTWOOD ST | 4,982 | 1.1% | 59.7% | | Y | SFR |
| 523 N EASTWOOD ST | 4,982 | 1.1% | 60.8% | Y | | SFR |
| 4515 IRA ST | 4,970 | 1.1% | 61.9% | Y | Y | SFR |
| 4519 IRA ST | 4,970 | 1.1% | 63.0% | Y | Y | SFR |
| 4525 IRA ST | 4,970 | 1.1% | 64.1% | | Y | SFR |
| 538 EASTWOOD ST | 4,957 | 1.1% | 65.2% | Y | Y | MF |
| 543 N SUPER ST | 4,874 | 1.1% | 66.3% | Y | Y | SFR |

Special Minimum Lot Size Area

Planning and Development Department

| | | | | | | |
|-----------------------|-------|------|-------|---|---|-----|
| 0 N SUPER ST | 4,790 | 1.1% | 67.3% | | | COM |
| 4419 NAVIGATION BLVD | 4,790 | 1.1% | 68.4% | | | COM |
| 4503 NAVIGATION ST | 4,790 | 1.1% | 69.4% | N | | COM |
| 4503 NAVIGATION ST | 4,790 | 1.1% | 70.5% | N | | COM |
| 0 N SUPER ST | 4,770 | 1.1% | 71.6% | | | COM |
| 502 N EASTWOOD ST # 4 | 4,770 | 1.1% | 72.6% | | | MF |
| 508 N EASTWOOD ST | 4,770 | 1.1% | 73.7% | | | MF |
| 512 EASTWOOD ST | 4,770 | 1.1% | 74.7% | Y | Y | SFR |
| 512 N SUPER ST | 4,770 | 1.1% | 75.8% | | Y | SFR |
| 514 N EASTWOOD ST | 4,770 | 1.1% | 76.8% | Y | Y | SFR |
| 515 N SUPER ST | 4,770 | 1.1% | 77.9% | | | SFR |
| 516 N EASTWOOD ST | 4,770 | 1.1% | 78.9% | Y | Y | SFR |
| 516 N SUPER ST | 4,770 | 1.1% | 80.0% | Y | Y | SFR |
| 517 N SUPER ST | 4,770 | 1.1% | 81.0% | Y | Y | MF |
| 518 N EASTWOOD ST | 4,770 | 1.1% | 82.1% | Y | Y | SFR |
| 518 N SUPER ST | 4,770 | 1.1% | 83.1% | | | SFR |
| 521 N SUPER ST | 4,770 | 1.1% | 84.2% | | | SFR |
| 524 N SUPER ST | 4,770 | 1.1% | 85.3% | | Y | SFR |
| 528 N EASTWOOD ST | 4,770 | 1.1% | 86.3% | Y | Y | SFR |
| 528 N SUPER ST | 4,770 | 1.1% | 87.4% | | Y | SFR |
| 529 N SUPER ST | 4,770 | 1.1% | 88.4% | | Y | SFR |
| 531 N SUPER ST | 4,770 | 1.1% | 89.5% | Y | | SFR |
| 532 N EASTWOOD ST | 4,770 | 1.1% | 90.5% | Y | Y | SFR |
| 532 N SUPER ST | 4,770 | 1.1% | 91.6% | Y | | SFR |
| 533 N SUPER ST | 4,770 | 1.1% | 92.6% | Y | Y | SFR |
| 534 N EASTWOOD ST | 4,770 | 1.1% | 93.7% | Y | Y | SFR |
| 536 N EASTWOOD ST | 4,770 | 1.1% | 94.7% | Y | Y | SFR |
| 536 N SUPER ST | 4,770 | 1.1% | 95.8% | Y | Y | SFR |
| 539 N SUPER ST | 4,770 | 1.1% | 96.8% | | Y | SFR |

Special Minimum Lot Size Area

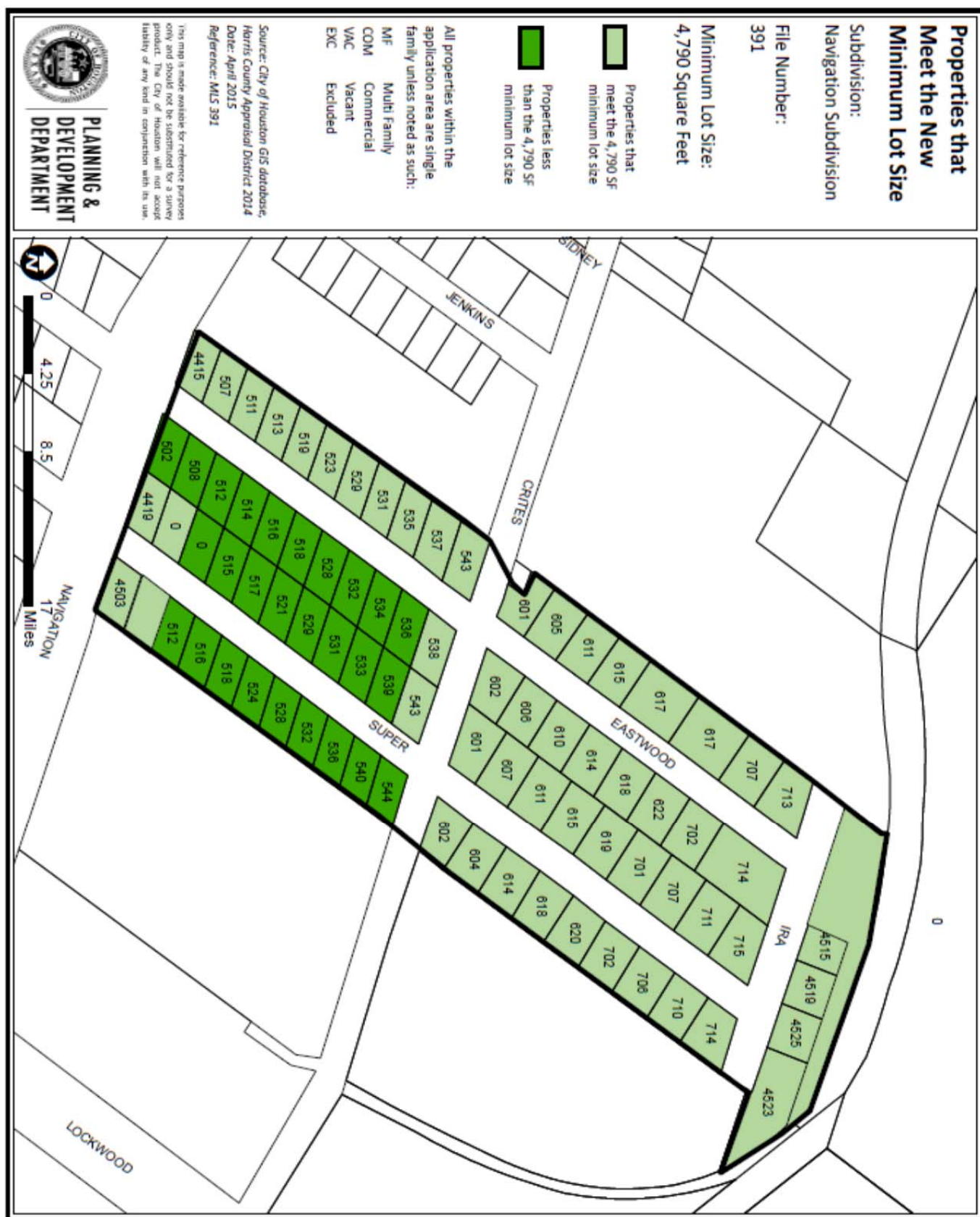
Planning and Development Department

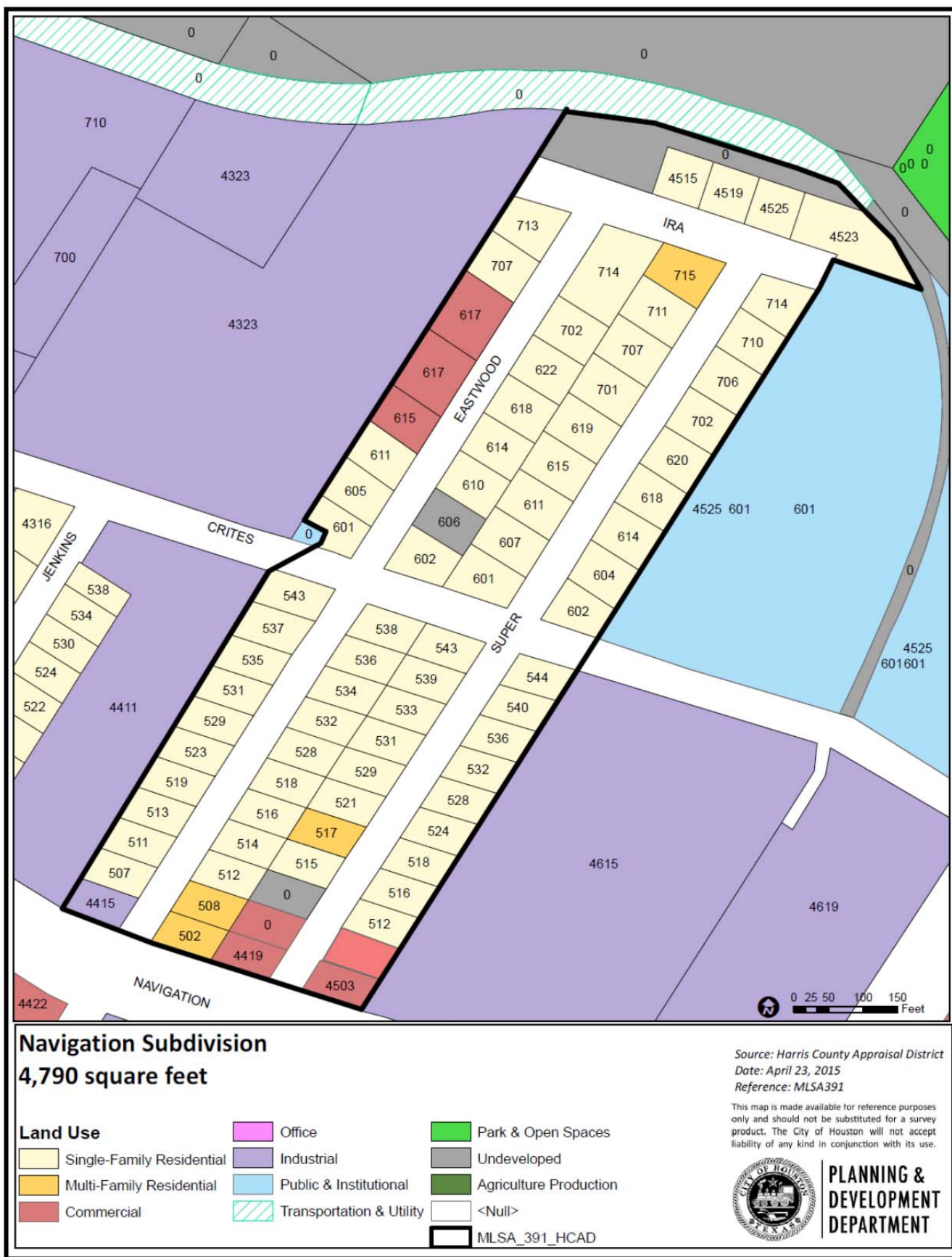
| | | | | | | |
|-------------------|-------|------|--------|---|---|-----|
| 540 N SUPER ST | 4,770 | 1.1% | 97.9% | | | SFR |
| 544 N SUPER ST | 4,761 | 1.1% | 99.0% | | Y | SFR |
| 601 N EASTWOOD ST | 4,733 | 1.0% | 100.0% | Y | Y | SFR |
| | | | | | | |

| | |
|---|-------------|
| This application qualifies for a Special Minimum Lot Size of: | 4,790 sq ft |
| Response forms received in support of the SMLSA: | 49 |
| Response forms received in opposition of the SMLSA: | 3 |
| Percentage of property owners in support of the SMLSA boundary: (must be at least 55%) | 58.3% |
| Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%) | 60% |

| | |
|--|-----|
| # of developed or restricted to no more than two SFR Units | 69 |
| # of Multifamily lots | 5 |
| # of Commercial lots | 9 |
| # of Vacant Lots | 1 |
| # of Excluded Lots | 0 |
| TOTAL NUMBER OF LOTS | 84 |
| Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%): | 82% |









Navigation Subdivision
4,790 square feet

Source: Harris County Appraisal District

Date: April 23, 2015

Reference: MLSA391

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**

 MLSA_391_HCAD

April 29, 2015

To whom it may concern:

Good afternoon,

I am here to represent my mother and the majority of property owners on N. Super St. who do not speak English and/or are senior citizens so that is the reason I have volunteered to help translate and voice their concerns...

As property owners we are extremely concerned with the application submitted in regards to our properties.

We now understand that the application restricts the use of our property and directly affects our property values.

The main reason we all purchased our homes in this area is because our properties have no restrictions on the use of our land.

We all agree that we do not want to loose this right and we do not agree with the application submitted by another property owner.

We also feel that it is extremely unfair that the applicant submitting the application has had the privileged to use their property as they wish for not only residential but also commercial use but is now applying to take this privilege away from other property owners.

Therefore, we disagree 100% and do not support the application.

As homeowners we ask that you deny or modify the application to exclude our lots.

We have provided our names, signatures, addresses and phone numbers so you know which lots should not be made part of the application.

Sincerely, All concerned property owners: see attachment with English and Spanish letters signed 4/29/2015

Thank you.

April 28, 2015

Dear Planning Commission:

As homeowners we are extremely concerned with a recent application submitted by a property owner.

We understand that this application restricts our rights on what all we can do on our property as well as impacting our property value. The main reason we purchased property in this area is due to the fact that there ~~are~~ no restrictions in regards to the use of our property and we all agree that we want it to stay this way. We feel real strong about this and don't appreciate nor support the application being submitted.

As property owners we all agree to have the application denied and if not denied than modified to remove our lots from submitted application we 100% DISAGREE AND DO NOT SUPPORT SUCH Application.

Sincerely,

April 28, 2015

Estimado Dept. Planning,

Como propietarios estamos extremadamente preocupados con la reciente aplicación.

Entendemos que la aplicación restringe nuestros derechos sobre nuestra propiedad y que también directamente impacta el valor de nuestras propiedades. La razón principal que todos nosotros compramos nuestras propiedades es porque ~~las~~ propiedades no tienen restricciones sobre que podemos hacer en nuestras propiedades ni en el uso que les quieramos dar. Todos nosotros estamos de acuerdo que no queremos que este derecho se nos quite. No apoyamos ni tampoco estamos de acuerdo con la aplicación que un propietario a sometido.

Como propietarios les pedimos que cancelen o modifiquen para que nuestros terrenos no se incluyan en dicha petición.

Todos estamos 100% Desacuerdo y No Apoyamos la aplicación.

Sinceramente,

4-29-2015

- S.G. ① SANJUANITA GUERRA - 602 N. SUPER (713-551-1910)
- ✓ J.M. ② JORGE MARTINEZ - 543 N. SUPER (713-926-9650)
- ~~574~~ ③ P. E. MAIL E. J. A. R. E. S. 598 N. SUPER
713-923-7068
- ④ Auxelia Lucia 713-928-3962
518 N. SUPER 77011
- ⑤ Alicia Chavez 714 N. SUPER
- ⑥ RUBEN LUCIO 518 SUPER Houston, TX 77011
- ⑦ Gregorio R. Reyes 607 N. SUPER 77011
713-923-5230
- ⑧ Miguel A. Martinez 832-217-9250/615 N. SUPER
- ⑨ Maribel Cruces 488 N. Super 832-839-0278
- ⑩ FERNANDO y MARIA GRIMALDO - 620 N. SUPER 77011
713-928-8624
- ⑪ Boss Lopez 832-883-9031
707 NORTH SUPER 77011
- ⑫ IRENE GARZA 832-884-1838
711 N. SUPER ST.
- ⑬ Maria Irene Pina 832-213-76-89
710 N. Super Houston, TX 77011
- ⑭ Arturo De Los Angeles
Juana De Los Angeles 713-921-2481
512 N. Super Houston TX 77011
- ⑮ ELVIRA Gonzalez 601 N. SUPER Houston, TX 77011
713-923-7129
- ⑯ Oralia Lopez
544 N. Super
Houston, TX 77011

Special Minimum Lot Size Area Application

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

| | | | |
|---------|-----------|---------------------|-----------|
| BLOCK 1 | LOTS 1-6 | BLOCK 6 | LOTS 1-10 |
| BLOCK 2 | LOTS 1-6 | BLOCK 7 | LOTS 1-23 |
| BLOCK 3 | LOTS 1-5 | BLOCK 8 | LOTS 1-11 |
| BLOCK 4 | LOTS 1-18 | | |
| BLOCK 5 | LOTS 1-9 | NAVIGATION ADDITION | |

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

2. Contacts:

| | | | |
|---------------------|---------------------|---------|---------------|
| Primary Applicant | MARYHELEN ORTEGA | Phone # | 713-8190586 |
| Address | 617 N. EASTWOOD ST. | E-mail | |
| City | HOUSTON | State | TX, Zip 77011 |
| Alternate Applicant | ROLANDO MARTINEZ | Phone # | 832-4664153 |
| Address | 604 N. EASTWOOD ST. | E-mail | |
| City | HOUSTON SUPER ST. | State | TX, Zip 77011 |

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

| | | | | |
|-----------------------|-----|--------------|--|--------------|
| File # | 391 | Key Map # | | TIRZ |
| Lambert # | | Super N'hood | | Census Tract |
| City Council District | H | | | |

4. Submittal Requirements:

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

