

HOUSTON PLANNING COMMISSION

AGENDA

JUNE 25, 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 25, 2015

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

Call to Order

Director's Report

- **Approval of the June 11, 2015 Planning Commission Meeting Minutes**

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Christa Stoneham)
- Replats (Christa Stoneham)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi and Teresa Geisheker)
- Subdivision Plats with Variance Requests (Dipti Mathur, Marlon Connley and Suvidha Bandi)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Dipti Mathur and Suvidha Bandi)
- 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)

II. Establish a public hearing date of July 23, 2015

- Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension
- Carverdale Sec 2 partial replat no 1
- City View Flats on Austin Street
- El Tesoro Sec 2 replat no 1
- Glenhaen Estates Sec 2 partial replat no1
- Grove at Oak Forest Sec 1 partial replat no 1
- Interfield Business Park replat no 1
- Royalwood Sec 1 partial replat no 1
- Towne Lake Sec 32 partial replat no 1
- Westhaven Estates Sec 2 partial replat no 5
- Westheimer Gardens Extension partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 1018 Cleburne Street (Coffee Cup) (Kimberly Bowie)

IV. Consideration of a Hotel Motel variance located at 3825 Wilcrest Drive (Withdrawn) (Marlon Connley)

V. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Glenbrook Valley Section 1, 2, and 5 (Chris Andrews)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 3300-3400 Cavalcade (North) (Chris Andrews)

VII. Excuse the absence of Commissioner Subinsky

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)

June 11, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Mark Sikes

Martha Stein

Absent

Eileen Subinsky

Absent

Blake Tartt III

Arrived at 2:53 pm during agenda item # I.

Shaukat Zakaria

Mark Mooney for

Absent

Commissioner James Noack

Rick Staigle for

Clay Foriester 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 28, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 28, 2015 Planning Commission meeting minutes.

Motion: **Davis**

Second: **Zakaria**

Vote: **Carries**

Abstaining: **Garza and Sikes**

I. Presentation of the status of Plan Houston (Jennifer Oslind)

Presentation of the Plan Houston status was given by Jennifer Ostlind, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1-91)

Items removed for separate consideration: **4, 13, 29, 35, 42, 43, 55, 61, 81 and 91.**

Staff recommendation: Approve staff's recommendations for items **1 – 91** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 91** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff's recommendation to approve items **4, 13, 29, 35, 42, 43, 55, 61 and 91** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 13, 29, 35, 42, 43, 55, 61 and 91** subject to the CPC 101 form conditions.

Motion: **Sikes**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Edminster returned.

Item 81 was taken out of order and voted on at this time.

81 Kern Villas

C2R

Defer

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

**92 Cypress Creek Lakes Sec 26
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: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

93 Decker Place partial replat no 1

C3N

Approve

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

94 Martin Partial replat no 1

C3N

Approve

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Kathy Patterson – opposed; Mary Villareal, applicant – supportive.

95 McIlhenny Street Landing

C3N

Approve

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

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

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

96 Olde Oaks Sec 2 partial replat no 1

C3N

Approve

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

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

Motion: **Garza**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mary Villareal, applicant - supportive; Mia Cordova and Alicia Wyche – opposed; Arva Howard, legal;

**97 Riverside Terrace Sec 1
partial replat no 3**

C3N

Defer

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

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

Motion: **Davis**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

98 Sage partial replat no 4

C3N

Approve

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

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

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

99 Terrace Oaks 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: **Sikes**

Second: **Tartt**

Vote: **Carries**

Abstaining: **Bryant**

**100 West Houston
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: **Garza**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mary L. Henry, applicant – supportive; John O' Hern – opposed.

D – Variances

Items 101 and 102 were taken together at this time.

101 Aliana GP GP Approve
102 Aliana Sec 54 C3P 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 plat subject to the CPC 101 form conditions.

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

103 Bucaw Acres C2 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: **Alleman** Second: **Bohan** Vote: **Unanimous** Opposed: **None**

104 Cypress Creek Apartment Homes at Wayside South 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.

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

105 Groves GP GP Defer
Staff recommendation: Defer the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.
Commission action: Deferred the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.

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

106 Museum at Caroline C2R Defer
Staff recommendation: Defer the requested variance per applicant's request.
Commission action: Deferred the requested variance per applicant's request.

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

Items 107, 127, and IV were taken together at this time and voted on separately.

107 Saudi Arabia Royal Consulate C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the COC 101 form conditions.

Motion: **Zakaria** Second: **Brave** Vote: **Carries** Opposed: **Porras-Pirtle**

127 2951 Wilcrest Drive DPV Approve
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: Granted the variance to allow an internal 24' driveway instead of a 28' private street to provide access and fire protection on the site.

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

Staff recommendation: Approve the Landscape variance request and to allow an alternative landscaping plan in lieu of the required street trees and shrubs along Wilcrest and internal parking lot trees in the compound.

Commission action: Approved the Landscape variance request and to allow an alternative landscaping plan in lieu of the required street trees and shrubs along Wilcrest and internal parking lot trees in the compound.

Speakers: Micah Simecek, applicant and Faisal Shah – supportive; Mary L. Henry – opposed

108	Willowcreek Ranch GP	GP	Defer
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Staff recommendation: Defer the plat per applicant's request.

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

Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **Edminster**

None

109	Aliana Sec 45	C3P	Approve
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Staff recommendation: Deny the requested variance for less than 600' intersection spacing along West Airport Blvd. and grant the variance not to provide an east west street through this section and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Jard** Second: **Tartt** Vote: **Carries** Opposed: **Garza**

Speaker: Warren Escovy, applicant -supportive

110	Meadows at Cypress Creek	C2	Approve
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Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.

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

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

111	Technical Realty Group of Texas	C2R	Defer
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Staff recommendation: Defer the plat for study and review.

Commission action: Deferred the plat study and review.

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

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

G EXTENSIONS OF APPROVAL

112	Broadmoor Addition	EOA	Approve
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	partial replat no 1		
113	Deer Trail Drive and Greens Crossing Blvd. Street Dedication and Reserves	EOA	Approve
114	FMT Group	EOA	Approve
115	HISD Young Mens Preparatory School	EOA	Approve
116	Trajan Estates	EOA	Approve
117	Villas at Shady Acres	EOA	Approve
118	West Oak Plat No 2 partial Replat no 2	EOA	Approve
119	World Houston International Business Center Sec 11 partial replat no 1	EOA	Approve

H NAME CHANGES

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

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 112 - 125.

Commission action: Approved staff's recommendation for items 112 - 125.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126	3842 Overbrook Lane	DPV	Defer
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Staff recommendation: Defer the requested variance.

Commission action: Deferred the requested variance.

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

Item 127 was taken earlier with items 107 and IV.

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 9, 2015 FOR:

- a. Blodgett Landing replat no 1
- b. Craig Woods partial replat no 16
- c. Crescent Island replat no 1 partial replat no 2
- d. Melody Oaks partial replat no 15
- e. Rockhurst replat no 1
- f. Villas at Antoine Sec 3 replat no 1
- g. West Court partial replat no 4
- h. Westhaven Estates Sec 2 partial replat no 4
- i. Westheimer Estates partial replat no 5

Staff recommendation: Establish a public hearing date of July 9, 2015 for items **III a-i**.

Commission action: Established a public hearing date of July 9, 2015 for items **III a-i**.

Motion: **Davis**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Item IV was taken earlier with items 107 and 127.

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3414 SAGE ROAD

Staff recommendation: Approve the Hotel Motel variance.

Commission action: Approved the Hotel Motel variance.

Motion: **Davis**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE

Staff recommendation: Defer the consideration of the requested variance.

Commission action: Deferred the consideration of the requested variance.

Motion: **Brave**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION

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

Commission action: Approved the consideration of the special minimum lot size area application for Navigation Subdivision as amended and forward to City Council for approval.

Motion: **Garza**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mary Helen Ortega, applicant, and Miranda Rodriguez – supportive; Sanjuanita Guerra and Ramiro Martinez – opposed.

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:59 p.m.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aldine Fire Station	C2	DEF2
2	Aliana Sec 15 replat no 3 and extension partial replat no 1	C3F	
3	Aliana Sec 45	C3F	
4	Almeda Genoa Tower	C2	
5	Atascocita Trace Sec 4	C3P	
6	Atascocita Trace Sec 5	C3P	
7	Bachara Express	C2	DEF1
8	Bayou Fifth Sec 3	C3F	
9	Berry Commercial Plaza	C2	
10	BMRJ Addition on Ohsfeldt	C2	
11	Brandy Villas	C3F	
12	Brenwood South Sec 2	C3F	
13	Camellia Reserves	C3F	
14	Camellia Sec 2	C3F	
15	City Centre Northwest	C2	
16	Clay Road Self Storage	C2	
17	Commons Waterway Sec 6	C3P	
18	Cypress Creek Lakes Sec 26 replat no 1	C3F	
19	Domain New Forest	C2	
20	Dyer Vistas	C3F	DEF2
21	Edgewood Village Sec 4	C3F	
22	El Dorado Street Dedication Sec 3	C3P	
23	Fallbrook Drive Cross Dock	C2	
24	Harris County Emergency Services District No 9 CyFair Fire Station No 13	C2	
25	Houston First North Garage Addition	C3F	
26	Katy Islamic Center	C2	
27	Katy Manor Sec 1	C3P	
28	Long Point Woods partial replat no 1	C3F	
29	Marcello Lakes Sec 1	C3P	
30	Mayfield Place	C3F	
31	Mayo Trucking	C2	DEF2
32	Mirabella Sec 11	C3F	
33	Moritz Square	C2	
34	Mountain Springs	C2	
35	Northeast Christian Academy	C3F	
36	Northgrove Sec 9	C3P	
37	Oakview Farms	C3F	DEF1
38	Olde Oaks Sec 2 partial replat no 1	C3F	
39	Park Spring Store Reserve	C2	
40	Pine Mill Ranch Commercial Reserves	C2	
41	Porter Franz	C2	
42	Rosehill Reserve GP	GP	

Platting Summary**Houston Planning Commission****PC Date: June 25, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Sage partial replat no 4	C3F	
44	Shamrock Manor partial replat no 1	C3F	DEF1
45	Springwoods Village Nature Preserve Center	C2	
46	Stripes at 249 and Greens	C2	
47	Stripes at OST and Cullen	C2	
48	Sunrise Lake Drive Street Dedication Sec 1	C3P	
49	Sunset Ridge West Sec 7	C3F	
50	Tellez Acres Storage	C2	
51	Terra del Sol Sec 5	C3F	
52	Terra Del Sol Sec 9	C3F	
53	Terrace Oaks partial replat no 1	C3F	
54	Tidwell Lakes Sec 2	C3F	
55	Verizon Village Green Sec 1	C3P	
56	Wilcrest Center	C2	
57	Wildwood at Northpointe Sec 22	C3F	
58	Wildwood at Oakcrest North Sec 17	C3F	
59	Wilson Farms	C3P	

B-Replats

60	Champions Stonebridge Commercial	C2R	DEF1
61	Church at Northside	C2R	
62	Commerce Estates	C2R	
63	Crossing at Cinco Ranch partial replat no 1	C2R	DEF1
64	Enterra at Paige	C2R	
65	Fairway Plaza	C2R	DEF1
66	Felro Trail	C2R	DEF2
67	Fisher Street Villas	C2R	
68	Grand Crossing replat no 1 partial replat no 2	C2R	
69	Heights Enclave Place	C2R	
70	I 10 East at Freeport	C2R	DEF1
71	Jacquelyn Meadows	C3R	
72	Johanna Enclave	C2R	
73	Kansas Terraces	C2R	
74	Karis Village	C2R	
75	Kern Villas	C2R	DEF1
76	King Crossing Sec 7	C3R	
77	King Crossing Sec 8	C3R	
78	King Crossing Sec 9	C3R	
79	King Fuels Old Humble Road	C2R	
80	Lockwood Corner	C2R	
81	Market Street Place	C2R	
82	Mount Vernon Montrose Lofts	C2R	
83	Pinejest	C2R	
84	Plant Yard Expansion	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Retreat at Upland	C3R	
86	Richey Distribution Center	C2R	
87	Richmond Road Farms partial replat no 1	C2R	
88	South Meadow Place Detention	C2R	
89	Tabares Place	C2R	DEF1
90	Terrazzo	C2R	
91	Tricons Bolsover Court	C2R	
92	Tricons Bolsover Villas	C2R	
93	University Place First partial replat no 1	C2R	DEF1
94	VanTrust Clear Lake Addition	C2R	
95	Weaver Industrial Park replat no 1	C2R	
96	West Orem Drive Street Dedication Sec 1	C3R	DEF1
97	Woodside Hollow	C2R	
98	Zuniga Place	C2R	

C-Public Hearings Requiring Notification

99	Amended Plat of Almeda Place partial replat no 5	C3N	
100	Briarcroft Subdivision partial replat no 1	C3N	
101	Decker Place partial replat no 1	C3N	DEF1
102	Kings Village North partial replat no 5	C3N	
103	Kings Village North partial replat no 6	C3N	
104	Memorial Green Sec 2 replat and extension	C3N	
105	Northborough Sec 2 partial replat no 1	C3N	
106	Richwood partial replat no 1	C3N	
107	Riverside Terrace Sec 1 partial replat no 3	C3N	DEF1
108	Shady Acres Extension no 3 partial replat no 9	C3N	
109	Shady Acres Extension no 3 partial replat no 10	C3N	
110	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	C3N	
111	West Court partial replat no 3	C3N	
112	Whispering Pines Estates partial replat no 9	C3N	

D-Variances

113	Arcadia Court	C3P	
114	Groves GP	GP	DEF1
115	Lakes of Bella Terra West GP	GP	
116	Museum at Caroline	C2R	DEF1
117	Rosehill Reserve Wastewater Treatment Plant	C3P	
118	Rosehill Reserve water plant site	C2	
119	Timbers GP	GP	
120	West Alabama Terrace replat no 1	C2R	
121	Willowcreek Ranch GP	GP	DEF2

Item		App	
No.	Subdivision Plat Name	Type	Deferral

E-Special Exceptions

None

F-Reconsideration of Requirements

122	Aldine ISD Cypresswood Point	C2	
123	Forestwood Sec 8	C3P	
124	Technical Realty Group of Texas	C2R	DEF1

G-Extensions of Approval

125	Central Gardens Sec 2 partial replat no 1	EOA	
126	Grand Ridge Estates	EOA	
127	Interstate Commerce Center	EOA	
128	Pinto Business Park Landscape Reserve on Ella	EOA	

H-Name Changes

129	Braes Heights Addition Sec 10 partial replat no 2 (prev. Braes Heights Addition partial replat no 2 Sec 10)	NC	
130	Dellrose GP (prev. Bauer Road Tract GP)	NC	
131	Kings Village North partial replat no 1 (prev. Kings Village partial replat no 1)	NC	

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

132	123 Adams Street	DPV	
133	3500 Audubon Place	DPV	
134	3012 Hardy Street	DPV	
135	3842 Overbrook Lane	DPV	
136	303 Vincent Street	DPV	
137	2714 Wheeler Avenue	DPV	

Platting Summary**Houston Planning Commission****PC Date: June 25, 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 (DEF2)	2015-0956	C2	Harris	ETJ	333J	8.41	8.41	0	Harris County Emergency Service District #24	Gessner Engineering
2	Aliana Sec 15 replat no 3 and extension partial replat no 1	2015-1250	C3F	Fort Bend	ETJ	526Z	2.03	0.03	0	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
3	Aliana Sec 45	2015-1249	C3F	Fort Bend	ETJ	567A	58.42	29.22	95	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
4	Almeda Genoa Tower	2015-1235	C2	Harris	City	574P	14.30	14.01	0	Kasnik, LLC	South Texas Surveying Associates, Inc.
5	Atascocita Trace Sec 4	2015-1288	C3P	Harris	ETJ	376K	3.33	0.00	22	Elan Development LP	EHRA
6	Atascocita Trace Sec 5	2015-1291	C3P	Harris	ETJ	376K	8.92	0.00	63	Elan Development LP	EHRA
7	Bachara Express (DEF1)	2015-1172	C2	Harris	ETJ	369E	0.66	0.66	0	Continental Builders	Tetra Surveys
8	Bayou Fifth Sec 3	2015-1168	C3F	Harris	City	494K	8.88	0.84	101	Jacobs Engineering Group Inc.	Jacobs Engineering Group Inc.
9	Berry Commercial Plaza	2015-1252	C2	Harris	ETJ	250Z	5.97	5.97	0	Terra-Gosling, LLC	Jones & Carter, Inc.
10	BMRJ Addition on Ohsfeldt	2015-1243	C2	Harris	City	452T	0.25	0.01	6	Giles Design Group	PROSURV
11	Brandy Villas	2015-1214	C3F	Montgomery	ETJ	249G	19.53	8.58	43	Azure Holdings, LLC	R.G. Miller Engineers
12	Brenwood South Sec 2	2015-1257	C3F	Harris	ETJ	447A	42.96	8.98	262	Academy Development, Inc	AECOM
13	Camellia Reserves	2015-1302	C3F	Fort Bend	ETJ	527P	28.56	23.64	0	Victorian Gardens, LTD. A Texas Limited Liability Corporation	EHRA
14	Camellia Sec 2	2015-1298	C3F	Fort Bend	ETJ	527T	34.77	0.95	141	Victorian Gardens, LTD. A Texas Limited Liability Corporation	EHRA
15	City Centre Northwest	2015-1225	C2	Harris	City	489C	0.23	0.23	0	Lockwood, Andrews & Newnam, Inc	Kuo & Associates, Inc
16	Clay Road Self Storage	2015-1210	C2	Harris	ETJ	447H	3.00	3.00	0	Howard Development	LJA Engineering, Inc.- (West Houston Office)
17	Commons Waterway Sec 6	2015-1226	C3P	Harris	City	298T	15.80	1.03	62	Signorelli Company	BGE Kerry R. Gilbert Associates
18	Cypress Creek Lakes Sec 26 replat no 1	2015-1206	C3F	Harris	ETJ	366U	39.51	8.17	121	Mischer Development, L.P.	Brown & Gay Engineers, Inc.
19	Domain New Forest	2015-1277	C2	Harris	ETJ	457Q	10.57	10.57	0	Black Rock Development, LP	Windrose Land Services, Inc.
20	Dyer Vistas (DEF2)	2015-1040	C3F	Harris	City	412S	2.10	0.00	22	vistamont realty	Texas Engineering.dwg
21	Edgewood Village Sec 4	2015-1216	C3F	Harris	ETJ	457G	8.02	0.40	50	Woodmere Development Co., LTD.	IDS Engineering Group

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22	El Dorado Street Dedication Sec 3	2015-1231	C3P	Harris	City	578T	3.10	0.00	0	Trendmaker Development	BGE Kerry R. Gilbert Associates
23	Fallbrook Drive Cross Dock	2015-1267	C2	Harris	ETJ	372X	32.01	32.01	0	North Tracts Industrial Fallbrook Building 1 LLC	Brown & Gay Engineers, Inc.
24	Harris County Emergency Services District No 9 CyFair Fire Station No 13	2015-1279	C2	Harris	ETJ	366T	2.17	2.17	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
25	Houston First North Garage Addition	2015-1275	C3F	Harris	City	493R	3.76	3.31	0	Houston First	Windrose Land Services, Inc.
26	Katy Islamic Center	2015-1299	C2	Fort Bend	ETJ	485J	3.20	3.20	0	Katy Islamic Center	The Interfield Group
27	Katy Manor Sec 1	2015-1209	C3P	Harris	ETJ	444D	25.83	8.78	67	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
28	Long Point Woods partial replat no 1	2015-1232	C3F	Harris	City	450X	0.34	0.00	2	TimeLine Construction Group LLC	Melissa's platting service
29	Marcello Lakes Sec 1	2015-1296	C3P	Harris	City/ ETJ	445E	66.50	26.97	148	Marcello Lakes Ltd.	EHRA
30	Mayfield Place	2015-1221	C3F	Harris	ETJ	333J	25.92	25.92	3	Mayfield Commercial Development, LLC	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
31	Mayo Trucking (DEF2)	2015-1073	C2	Harris	City	455T	2.31	2.31	0	Mayo Trucking	Replat Specialists
32	Mirabella Sec 11	2015-1290	C3F	Harris	ETJ	406D	10.34	0.47	48	MERC LT Sterling Canyon, LLC	Jones & Carter, Inc.
33	Moritz Square	2015-1222	C2	Harris	City	451W	0.22	0.00	4	Lyons Investments	South Texas Surveying Associates, Inc.
34	Mountain Springs	2015-1245	C2	Harris	ETJ	406R	1.28	0.00	11	BLUEROCK PARTNERS LLC	Broussard Land Surveying, LLC
35	Northeast Christian Academy	2015-1305	C3F	MULTI PLE	City/ ETJ	296U	14.50	14.34	0	Northeast Christian Academy	Jones & Carter, Inc.
36	Northgrove Sec 9	2015-1269	C3P	Harris/ Montgo mery	ETJ	249K	49.39	15.82	58	Toll Brothers	Costello, Inc.
37	Oakview Farms (DEF1)	2015-1105	C3F	Harris	ETJ	290J	14.15	2.98	29	OAKVIEW FARMS LLC	Provident
38	Olde Oaks Sec 2 partial replat no 1	2015-1303	C3F	Harris	ETJ	330V	0.86	0.00	2	Macias Construction	The Interfield Group
39	Park Spring Store Reserve	2015-1228	C2	Harris	ETJ	292V	5.92	5.92	0	Wal-Mart Real Estate Business Trust	Windrose Land Services, Inc.
40	Pine Mill Ranch Commercial Reserves	2015-1281	C2	Fort Bend	ETJ	484W	6.37	6.37	0	KM Pine Mill Ranch, LP	Benchmark Engineering Corp.
41	Porter Franz	2015-1241	C2	Harris	ETJ	445S	14.27	14.27	0	Porter Franz LLC	Hovis Surveying Company Inc.
42	Rosehill Reserve GP	2015-1284	GP	Harris	ETJ	286Q	326.20	0.00	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
43	Sage partial replat no 4	2015-1230	C3F	Harris	City	491U	0.21	0.00	1	Individual	South Texas Surveying Associates, Inc.

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44	Shamrock Manor partial replat no 1 (DEF1)	2015-1013	C3F	Harris	City	573Q	0.33	0.00	2	W&E MITCHELL PROPERTIES INC.	holloway designs
45	Springwoods Village Nature Preserve Center	2015-1256	C2	Harris	ETJ	291H	9.29	9.29	0	Harris County Improvement District No. 18	C.L. Davis & Company
46	Stripes at 249 and Greens	2015-1215	C2	Harris	City	370K	2.05	2.05	0	Green 21, Ltd.	Windrose Land Services, Inc.
47	Stripes at OST and Cullen	2015-1219	C2	Harris	City	533M	3.07	3.04	0	Stripes LLC	Windrose Land Services, Inc.
48	Sunrise Lake Drive Street Dedication Sec 1	2015-1229	C3P	Harris	City	578T	1.80	0.00	0	Trendmaker Development	BGE Kerry R. Gilbert Associates
49	Sunset Ridge West Sec 7	2015-1306	C3F	Harris	ETJ	376U	9.59	0.00	64	LANDO DEVELOPMENT	Benchmark Engineering Corp.
50	Tellez Acres Storage	2015-1047	C2	Harris	ETJ	419C	5.01	5.01	1	Spring Cy-One LP	Robinson Surveying Inc.
51	Terra del Sol Sec 5	2015-1143	C3F	Harris	ETJ	528J	20.07	1.69	144	K. Hovnanian of Houston II, LLC	AECOM
52	Terra Del Sol Sec 9	2015-1145	C3F	Harris	ETJ	528J	14.59	1.85	98	K. HOVNANIAN OF HOUSTON II, LLC	AECOM
53	Terrace Oaks partial replat no 1	2015-1265	C3F	Harris	City	533G	0.16	0.00	2	Baylor Asset Management	Owens Management Systems, LLC
54	Tidwell Lakes Sec 2	2015-1218	C3F	Harris	ETJ	457A	10.19	0.05	55	Far East Land, Ltd	Arborleaf Engineering & Surveying, Inc.
55	Verizon Village Green Sec 1	2015-1271	C3P	Harris	City	572P	1.33	1.20	0	Verizon Wireless	Jones & Carter, Inc.
56	Wilcrest Center	2015-1233	C2	Harris	City	489B	1.69	1.69	0	LANDMARK INDUSTRIES ENERGY, LLC	Century Engineering, Inc
57	Wildwood at Northpointe Sec 22	2015-1207	C3F	Harris	ETJ	328E	11.51	5.25	28	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
58	Wildwood at Oakcrest North Sec 17	2015-1213	C3F	Harris	ETJ	328A	21.42	1.20	62	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
59	Wilson Farms	2015-0904	C3P	Harris	ETJ	259S	2.08	0.00	1	Protus Wilson	Stewart Engineering

B-Replats

60	Champions Stonebridge Commercial (DEF1)	2015-1100	C2R	Harris	ETJ	370F	1.35	1.35	0	Arrowrock Champions Stonebridge, LP	Windrose Land Services, Inc.
61	Church at Northside	2015-1220	C2R	Harris	City	413X	5.99	5.99	0	The Church at Northside	Civil-Surv Land Surveying, L.C.
62	Commerce Estates	2015-1268	C2R	Harris	City	494N	0.12	0.00	2	Tradewind Homes LLC	Owens Management Systems, LLC
63	Crossing at Cinco Ranch partial replat no 1 (DEF1)	2015-1144	C2R	Fort Bend	ETJ	524G	32.70	32.70	0	HRC Partners #3 & Thor Ranch, LLC	Windrose Land Services, Inc.
64	Enterra at Paige	2015-1285	C2R	Harris	City	493V	0.36	0.00	9	Enterra Homes	The Interfield Group
65	Fairway Plaza (DEF1)	2015-1153	C2R	Harris	City	534L	1.52	1.52	0	Individual	South Texas Surveying Associates, Inc.

Platting Summary				Houston Planning Commission						PC Date: June 25, 2015	
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66	Felro Trail (DEF2)	2015-1043	C2R	Fort Bend	ETJ	651C	19.53	2.55	12	Felro Development	Broussard Land Surveying, LLC
67	Fisher Street Villas	2015-1260	C2R	Harris	City	452Q	0.33	0.01	7	DACASA HOMES LLC	Tetra Surveys
68	Grand Crossing replat no 1 partial replat no 2	2015-1286	C2R	Harris	ETJ	485B	10.86	10.86	0	PRICE DEVELOPMENT GROUP	Miller Survey Group
69	Heights Enclave Place	2015-1255	C2R	Harris	City	453N	0.21	0.00	4	American Heights Company	PLS
70	I 10 East at Freeport (DEF1)	2015-1097	C2R	Harris	ETJ	497K	16.88	16.88	0	I-10 Hayden, Ltd.	Windrose Land Services, Inc.
71	Jacquelyn Meadows	2015-1261	C3R	Harris	City	451T	0.51	0.00	6	KDKC LP	PLS
72	Johanna Enclave	2015-1266	C2R	Harris	City	451X	0.54	0.00	6	BGT Construction, LLC	Bates Development Consultants
73	Kansas Terraces	2015-1282	C2R	Harris	City	492B	0.19	0.00	4	Keller Williams Metropolitan	The Interfield Group
74	Karis Village	2015-1223	C2R	Harris	City	532W	0.33	0.00	7	Kelvin International Developer, Inc.	ICMC GROUP INC
75	Kern Villas (DEF1)	2015-1193	C2R	Harris	City	453T	0.23	0.01	6	N/A	The Interfield Group
76	King Crossing Sec 7	2015-1117	C3R	Harris	ETJ	404Z	31.26	15.75	85	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
77	King Crossing Sec 8	2015-1211	C3R	Harris	ETJ	445A	80.85	50.72	112	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
78	King Crossing Sec 9	2015-1212	C3R	Harris	ETJ	445A	26.54	3.07	93	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
79	King Fuels Old Humble Road	2015-1236	C2R	Harris	City	375T	3.51	3.51	0	King Fuels, Inc.	Century Engineering, Inc
80	Lockwood Corner	2015-1246	C2R	Harris	City	454L	0.49	0.49	0	Star Windows Corporation	Jalayer And Associates, Inc.
81	Market Street Place	2015-1295	C2R	Harris	City	494G	0.11	0.00	2	Uvalde Center I, Ltd.	TKE Development Services, Ltd.
82	Mount Vernon Montrose Lofts	2015-1036	C2R	Harris	City	493W	0.49	0.49	0	Light Hill Partners, LLC	Richard Grothues Designs
83	Pinejest	2015-1205	C2R	Harris	City	451H	0.74	0.70	0	Pinejest	Civil-Surv Land Surveying, L.C.
84	Plant Yard Expansion	2015-1264	C2R	Harris	ETJ	370L	14.06	14.06	0	KOONTZ-WAGNER CUSTOM CONTROLS HOLDINGS, LLC an Indiana limited liability company	Brown & Gay Engineers, Inc.
85	Retreat at Upland	2015-1129	C3R	Harris	City	449X	1.25	0.19	24	TALASEK BUILDERS	ICMC GROUP INC
86	Richey Distribution Center	2015-1224	C2R	Harris	ETJ	333S	12.41	12.41	0	Golden Shamrock Realty, Inc.	Brown & Gay Engineers, Inc.
87	Richmond Road Farms partial replat no 1	2015-1283	C2R	Harris/ Fort Bend	ETJ	528T	13.59	13.59	0	IDRIS BROTHERS HOLDINGS LLC	Advance Surveying, Inc.
88	South Meadow Place Detention	2015-1272	C2R	Harris	City	574V	14.82	14.79	0	OU LAND ACQUISITION, L.P.	Brown & Gay Engineers, Inc.
89	Tabares Place (DEF1)	2015-1123	C2R	Harris	City	452G	0.84	0.00	3	Pedro Tabares	Alta Vista Surveying
90	Terrazzo	2015-1041	C2R	Fort Bend	ETJ	611Y	3.64	3.64	0	SERVANDO RODRIGUEZ	Broussard Land Surveying, LLC

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91	Tricons Bolsover Court	2015-1262	C2R	Harris	City	532D	0.12	0.00	2	Tricon Homes	Owens Management Systems, LLC
92	Tricons Bolsover Villas	2015-1273	C2R	Harris	City	532D	0.12	0.00	2	Tricon Homes	Owens Management Systems, LLC
93	University Place First partial replat no 1 (DEF1)	2015-1148	C2R	Harris	City	532H	1.38	1.38	0	Medistar Corporation	C.L. Davis & Company
94	VanTrust Clear Lake Addition	2015-1239	C2R	Harris	ETJ	617X	5.40	5.40	0	CL Eldorado, LLC	Windrose Land Services, Inc.
95	Weaver Industrial Park replat no 1	2015-1289	C2R	Harris	City	450M	5.43	5.43	0	KEYSTONE TILE INC	Advance Surveying, Inc.
96	West Orem Drive Street Dedication Sec 1 (DEF1)	2015-1149	C3R	Harris	City	573K	3.06	0.00	0	GBF LIC 288, LTD.	AECOM
97	Woodside Hollow	2015-1196	C2R	Harris	City	532S	0.39	0.01	10	IntownHomes, Ltd.	TKE Development Services, Ltd.
98	Zuniga Place	2015-1254	C2R	Harris	City	573Q	4.81	0.00	3	HIGHHEELS TO HARDHATS	Texas Legal Media

C-Public Hearings Requiring Notification

99	Amended Plat of Alameda Place partial replat no 5	2015-0920	C3N	Harris	City	493X	0.20	0.00	4	1716 Rosewood LLC	Owens Management Systems, LLC
100	Briarcroft Subdivision partial replat no 1	2015-1050	C3N	Harris	City	491T	0.16	0.00	1	Monica L. Pesek and Vernon C Dotson	Vernon G. Henry & Associates, Inc.
101	Decker Place partial replat no 1 (DEF1)	2015-0866	C3N	Harris	City	494J	1.66	0.13	39	Urban Lofts Townhomes	Asakura Robinson Co.
102	Kings Village North partial replat no 5	2015-0941	C3N	Harris	ETJ	292S	0.35	0.00	5	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
103	Kings Village North partial replat no 6	2015-0943	C3N	Harris	ETJ	292S	0.41	0.00	6	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.
104	Memorial Green Sec 2 replat and extension	2015-1020	C3N	Harris	City	489M	9.72	1.65	91	The Methodist Hospital	Windrose Land Services, Inc.
105	Northborough Sec 2 partial replat no 1	2015-0962	C3N	Harris	ETJ	372T	15.47	15.47	0	Greater Greenspoint Redevelopment Authority	Jones & Carter, Inc.
106	Richwood partial replat no 1	2015-1006	C3N	Harris	City	492Z	0.19	0.00	2	Collaborative Designworks	The Interfield Group
107	Riverside Terrace Sec 1 partial replat no 3 (DEF1)	2015-0977	C3N	Harris	City	533B	0.32	0.00	6	AP Construction	The Interfield Group
108	Shady Acres Extension no 3 partial replat no 9	2015-1018	C3N	Harris	City	452Y	0.80	0.00	21	City Choice Homes L.L.C.	ICMC GROUP INC
109	Shady Acres Extension no 3 partial replat no 10	2015-1059	C3N	Harris	City	452Y	0.21	0.00	5	OOB INVESTMENT 1 LLC	ICMC GROUP INC
110	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	2015-1035	C3N	Harris	City	378B	0.29	0.00	1	Texas Built Homes	Jalayer And Associates, Inc.
111	West Court partial replat no 3	2015-1048	C3N	Harris	City	492U	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.

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112	Whispering Pines Estates partial replat no 9	2015-0831	C3N	Harris	City	451X	0.29	0.00	2	Rob Ryan Construction	Melissa's platting service

D-Variances

113	Arcadia Court	2015-1293	C3P	Harris	ETJ	487A	5.90	1.97	35	Ryland Homes	BGE Kerry R. Gilbert Associates
114	Groves GP (DEF1)	2015-1058	GP	Harris	ETJ	377J	991.50	0.00	0	Crescent Communities	TBG Partners
115	Lakes of Bella Terra West GP	2015-1201	GP	Fort Bend	ETJ	524M	152.20	0.00	0	Benchmark Engineering	Benchmark Engineering Corp.
116	Museum at Caroline (DEF1)	2015-1204	C2R	Harris	City	493X	0.23	0.23	0	Cisneros Design Studio	The Interfield Group
117	Rosehill Reserve Wastewater Treatment Plant	2015-0986	C3P	Harris	ETJ	286V	6.38	3.23	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
118	Rosehill Reserve water plant site	2015-0984	C2	Harris	ETJ	286R	1.39	1.39	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
119	Timbers GP	2015-1227	GP	MULTIPLE	ETJ	299G	2749.40	0.00	0	Signorelli Company	BGE Kerry R. Gilbert Associates
120	West Alabama Terrace replat no 1	2015-1244	C2R	Harris	City	492V	0.34	0.15	1	PTLC Investments, LLC	South Texas Surveying Associates, Inc.
121	Willowcreek Ranch GP (DEF2)	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

F-Reconsideration of Requirements

122	Aldine ISD Cypresswood Point	2015-1258	C2	Harris	ETJ	334L	17.50	17.50	0	Aldine ISD	Jones & Carter, Inc.
123	Forestwood Sec 8	2015-1192	C3P	Harris	ETJ	411D	12.06	0.96	63	Westchase Madison Inc.	F & R Engineering Group, Inc.
124	Technical Realty Group of Texas (DEF1)	2015-1165	C2R	Harris	ETJ	291V	9.87	9.87	0	Technical Realty Group of Texas, LLC	Pape-Dawson Engineers

G-Extensions of Approval

125	Central Gardens Sec 2 partial replat no 1	2014-1186	EOA	Harris	City	454S	2.04	1.26	2	Rohini Enterprises, Inc.	Surv-Tex surveying Inc.
126	Grand Ridge Estates	2014-1521	EOA	Fort Bend	ETJ	525G	25.47	6.59	86	Terra Visions LLC	Sweitzer + Associates
127	Interstate Commerce Center	2014-1470	EOA	Harris	ETJ	332P	50.76	46.88	0	Interstate Commerce Center, LLC	Arborleaf Engineering & Surveying, Inc.
128	Pinto Business Park Landscape Reserve on Ella	2014-1287	EOA	Harris	ETJ	412B	3.35	1.33	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.

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		No.	Type	Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

H-Name Changes

129	Braes Heights Addition Sec 10 partial replat no 2 (prev. Braes Heights Addition partial replat no 2 Sec 10)	2015-1017	NC	Harris	City	532K	0.42	0.00	2	SF Real Estates Investments	Probstfeld & Associates, Inc.
130	Dellrose GP (prev. Bauer Road Tract GP)	2014-1816	NC	Harris	City/ ETJ	325J	598.00	0.00	0	Cypress 600 Development Partners LP	Texas Engineering And Mapping Company
131	Kings Village North partial replat no 1 (prev. Kings Village partial replat no 1)	2015-0927	NC	Harris	ETJ	292S	1.08	0.00	13	L 4 Kings Village LLC	South Texas Surveying Associates, Inc.

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

132	123 Adams Street	15052547 DPV	Harris	CITY	494T					Jolene Armstrong	Jolene Armstrong
133	3500 Audubon Place	15030048 DPV	Harris	CITY	493S					Dawn Finley	Interloop-Architecture
134	3012 Hardy Street	14109854 DPV	Harris	CITY	493D					Melvin Collins	Mecca Homes
135	3842 Overbrook Lane	15052419 DPV	Harris	CITY	492S					Jenifer Pool	JRP Company
136	303 Vincent Street	15013828 DPV	Harris	CITY	453Y					Anja Moore	WDL Lumber
137	2714 Wheeler Avenue	15029548 DPV	Harris	CITY	533C					Joyce Owens	Owens Management Systems

Houston Planning Commission

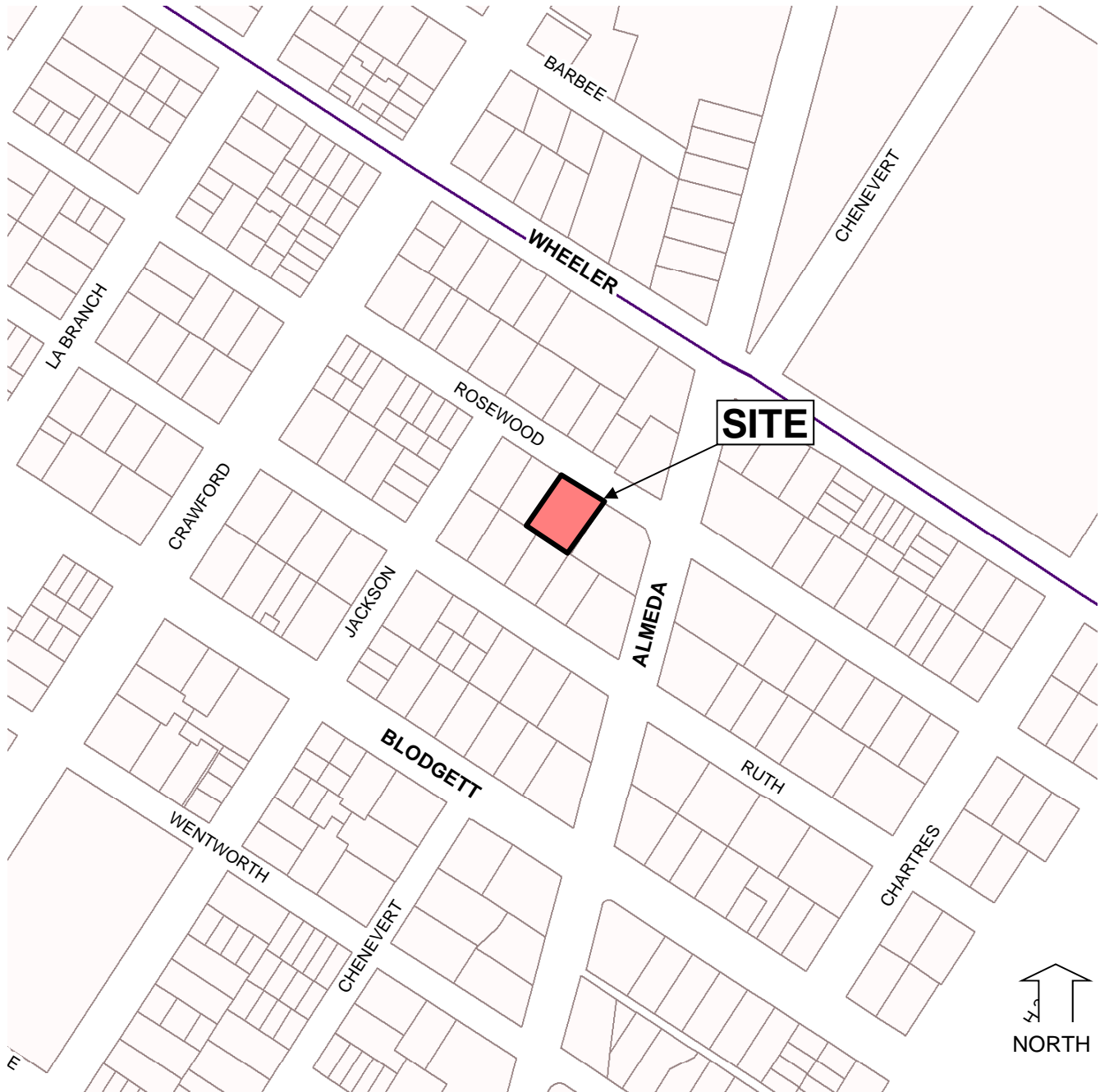
ITEM: 99

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Amended Plat of Almeda Place partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Amended Plat of Almeda Place partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Briarcroft Subdivision partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 06/25/2015

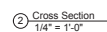
Subdivision Name: Briarcroft Subdivision partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Aerial



Project:

Dotson Residence

Site Plan - Variance Study

Date:	5/15/2015 6:34:17 AM
Scale:	As indicated

A0.2

A0.2



Application Number: 2015-1050

Plat Name: Briarcroft Subdivision partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 05/18/2015

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

Specific Variance is being sought and extent of variance:

To allow a lot on major thoroughfare Chimney Rock to have a 17' side setback for the face of the house rather than 25' at the closest point; the roof overhang at the closest point will project 1.5' into the 17' setback; to allow a single family home to take direct access from a major thoroughfare.

Chapter 42 Section: 150; 188(b)

Chapter 42 Reference:

42-150; 42-188(b)

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 homeowner would like to make a small addition to his older house to make it more livable. The southwest corner of the home is already 1.4' within the 25' building line. A new garage is also being added on the south side of the home on a line with the eastern wall of the house. The garage will be 30.9' from Chimney Rock and the reconstructed driveway will allow a car to turn to exit forward on to Chimney Rock. The existing house is 5' away from the east property line and therefore cannot be expanded in that direction. There is insufficient room to reorient the driveway so that it connects to Locke Lane rather than Chimney Rock because it would have to intersect within the intersection radius. At the closest point, the house will be approximately 34.3' from the curb on Chimney Rock. The Briarcroft Homeowners Association has granted a variance to its restrictions approving the proposed plans.

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

The existing house was built decades ago and is in good basic condition although it needs updating and expansion to meet modern requirements.

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

The closest point of the home with the expansion will be the usual distance from a major thoroughfare because of the unusually large distance between the property line and the curb.

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

Adequate light, air, and open space will be maintained to protect the public.

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

The justification for the variance is the existing curb cut on Chimney Rock and several large trees on the perimeter, as well as the large distance from the street curb to the home.

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Decker Place partial replat no 1 (DEF 1)

Applicant: Asakura Robinson Co.



C – Public Hearing with Variance

Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Decker Place partial replat no 1 (DEF 1)

Applicant: Asakura Robinson Co.



C – Public Hearing with Variance

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Decker Place partial replat no 1 (DEF 1)

Applicant: Asakura Robinson Co.



C – Public Hearing with Variance

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.

C – Public Hearings with Variance Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: King Village North partial replat no 5

Applicant: South Texas Surveying Associates, Inc.



NORTH

C – Public Hearings with Variance

Aerial



Application Number: 2015-0941

Plat Name: Kings Village North partial replat no 5

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

Variance request share compensating open space with existing subdivision

Chapter 42 Section: 181, 183

Chapter 42 Reference:

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

Statement of Facts

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

This project is located in the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 and 165 of the Harris County Map Records in 2006. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use. Kings Village North partial replat nos 1-4 were previously approved for the same requests.

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

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

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

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

The intent and general purpose of chapter 42 will be preserved and maintained. Sufficient COS was provided for in the previous plat in film code 604164.

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

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

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

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



Application Number: 2015-0941

Plat Name: Kings Village North partial replat no 5

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

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

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Kings Village North partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

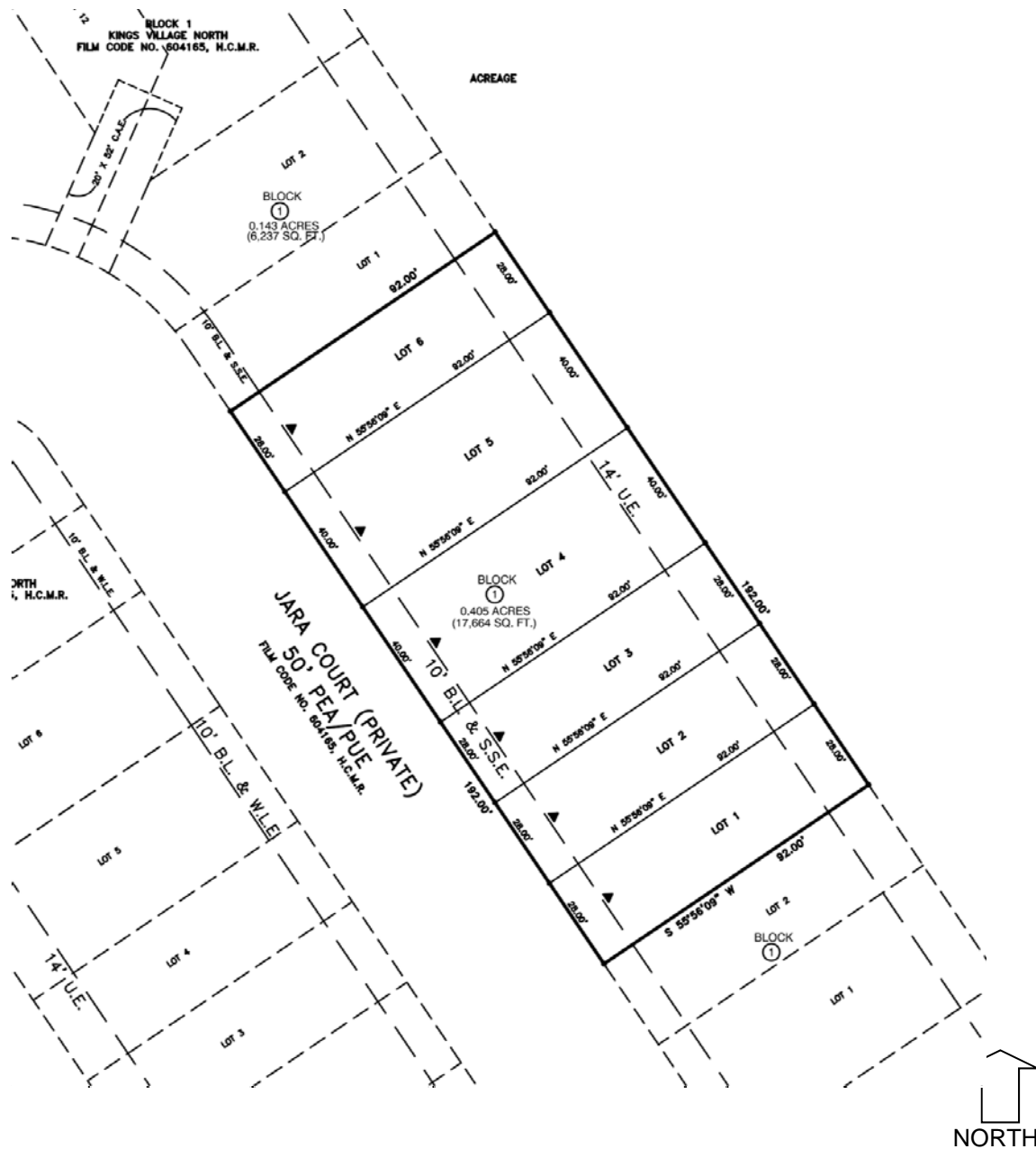
ITEM: 103

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Kings Village North partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

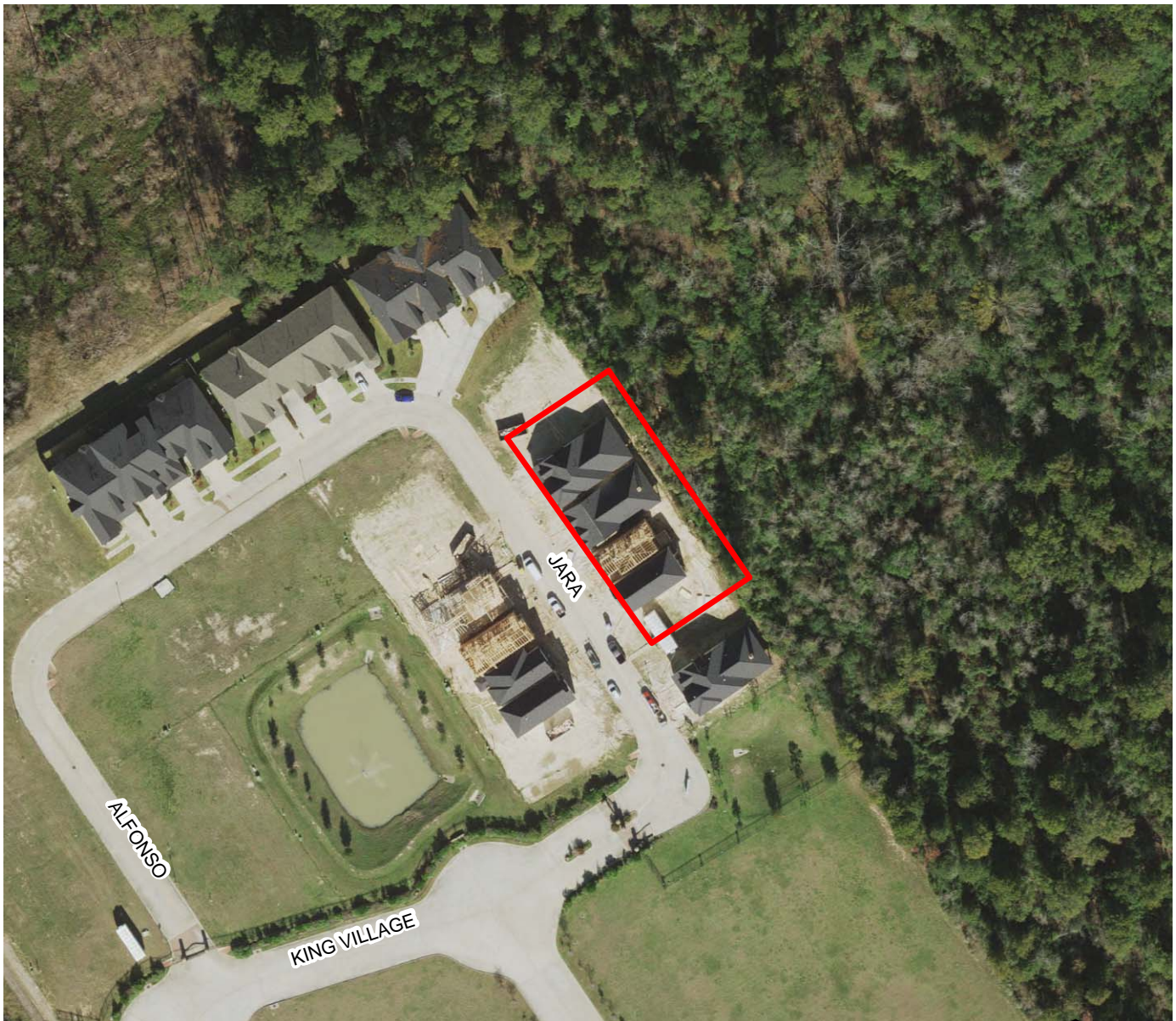
ITEM: 103

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Kings Village North partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-0943

Plat Name: Kings Village North partial replat no 6

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

Variance request share compensating open space with existing subdivision.

Chapter 42 Section: 181, 183

Chapter 42 Reference:

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

Statement of Facts

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

This project is located in the subdivision "Kings Village North" at the corner of Louetta Road and Holzwarth Road. This subdivision was recorded under film code 604164 and 165 of the Harris County Map Records in 2006. The existing subdivision as recorded has provided sufficient compensating open space to meet requirements. The partial replat of these certain lots is to remove the garage building line setback due to existing conditions on the ground and the permits being issued to build with a straight 10' setback. No other change is being requested to further reduce the size of the existing lots. Sufficient COS was restricted in reserves E, F, G & H from the previous plat. The management company controlling the restricted reserves for the purpose of compensating open space has no objection to the shared use. Kings Village North partial replat nos 1-4 were previously approved for the same requests.

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

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

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

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

The intent and general purpose of chapter 42 will be preserved and maintained. Sufficient COS was provided for in the previous plat in film code 604164.

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

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

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

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



Application Number: 2015-0943

Plat Name: Kings Village North partial replat no 6

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

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

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Building Line Requirement

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

Houston Planning Commission

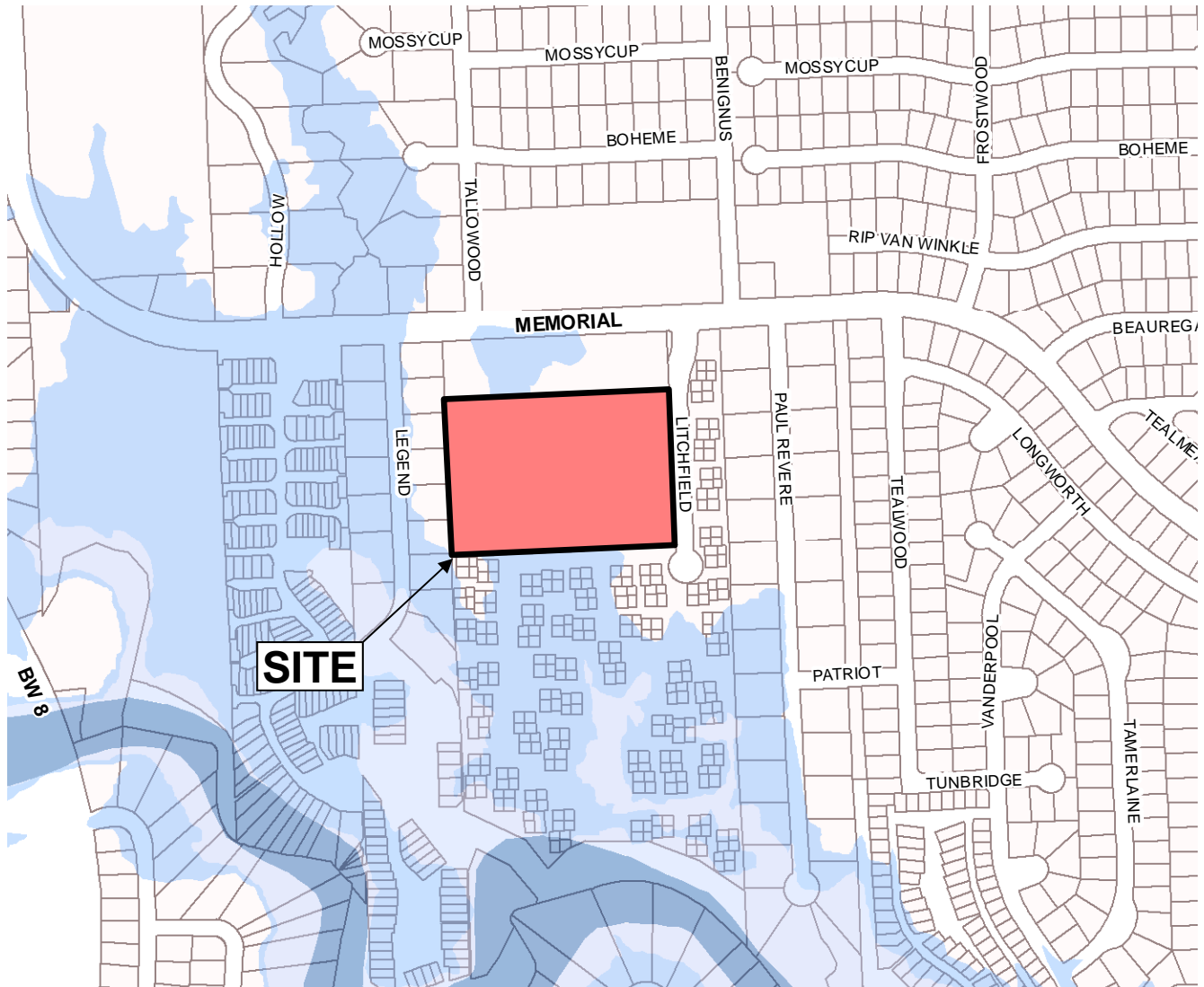
ITEM: 104

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Memorial Green Sec 2 replat and extension

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Site Location

ITEM: 104

Meeting Date: 06/25/2015

Applicant: Windrose Land Services, Inc.



Subdivision

Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Memorial Green Sec 2 replat and extension

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

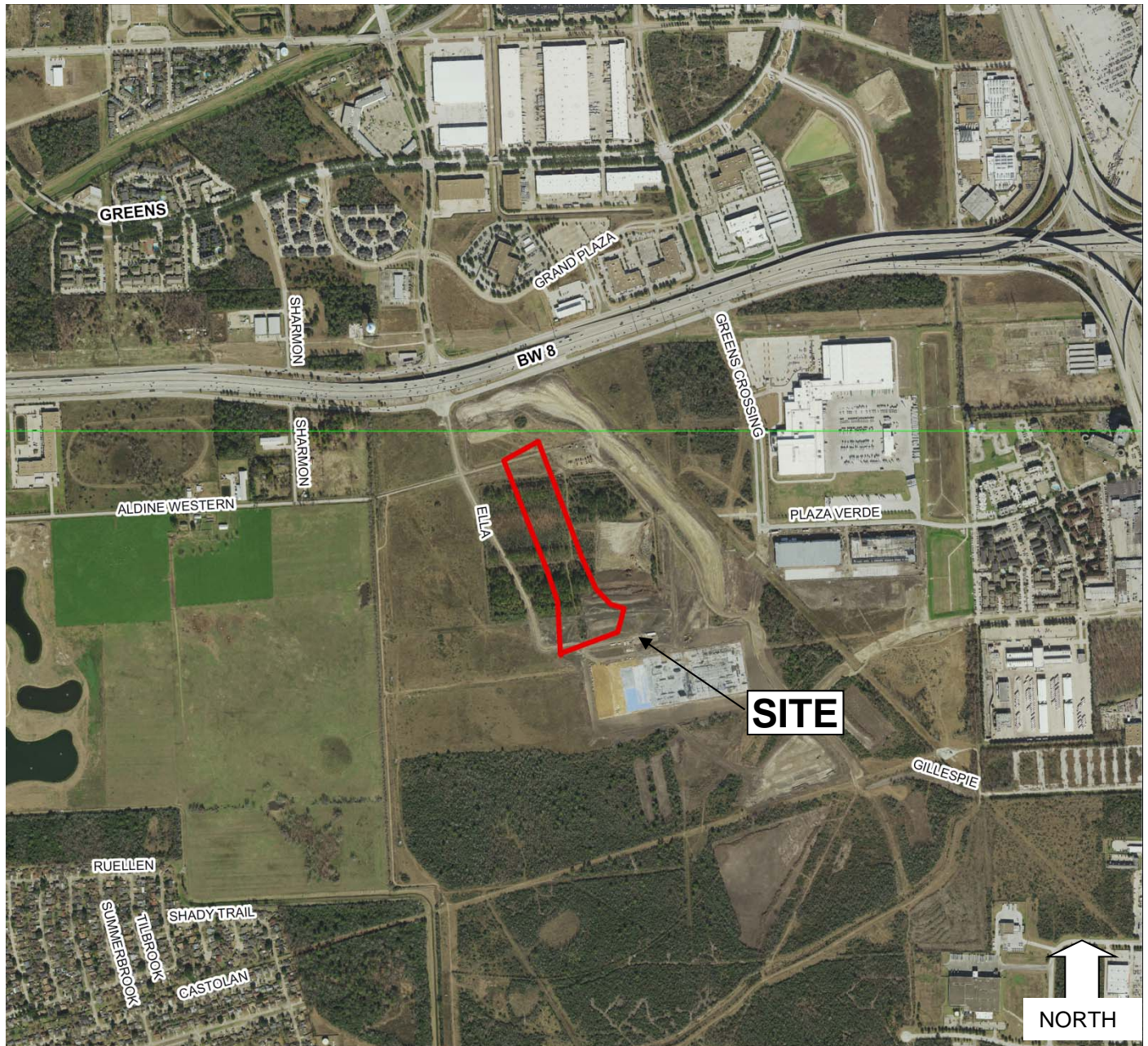
ITEM: 105

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Northborough Sec 2 partial replat no 1

Applicant: Jones & Carter, Inc.



C – Public Hearing

Site Location

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Northborough Sec 2 partial replat no 1

Applicant: Jones & Carter, Inc.



C – Public Hearing

Aerial

Houston Planning Commission

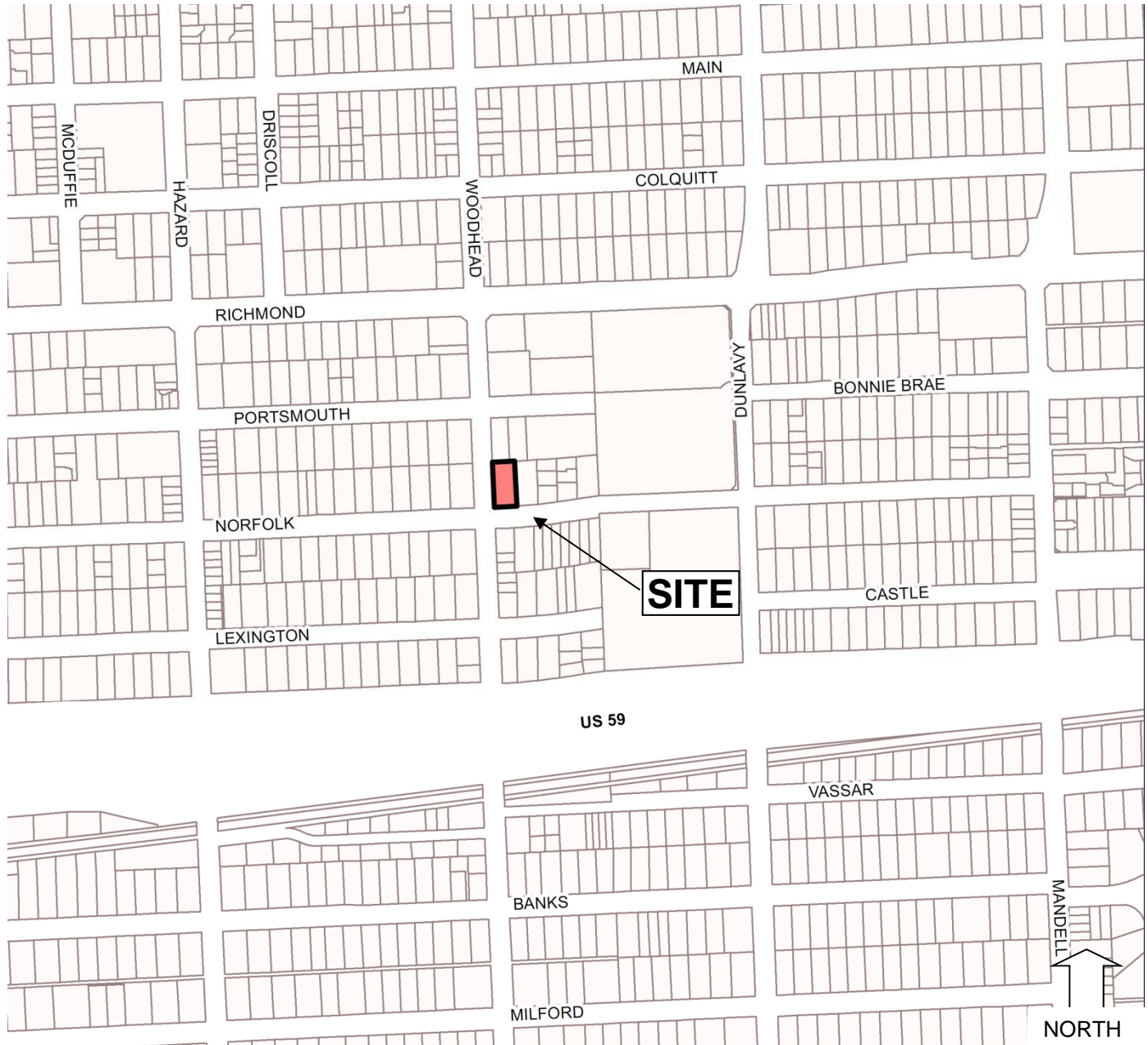
ITEM: 106

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Richwood partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Site Location

Houston Planning Commission

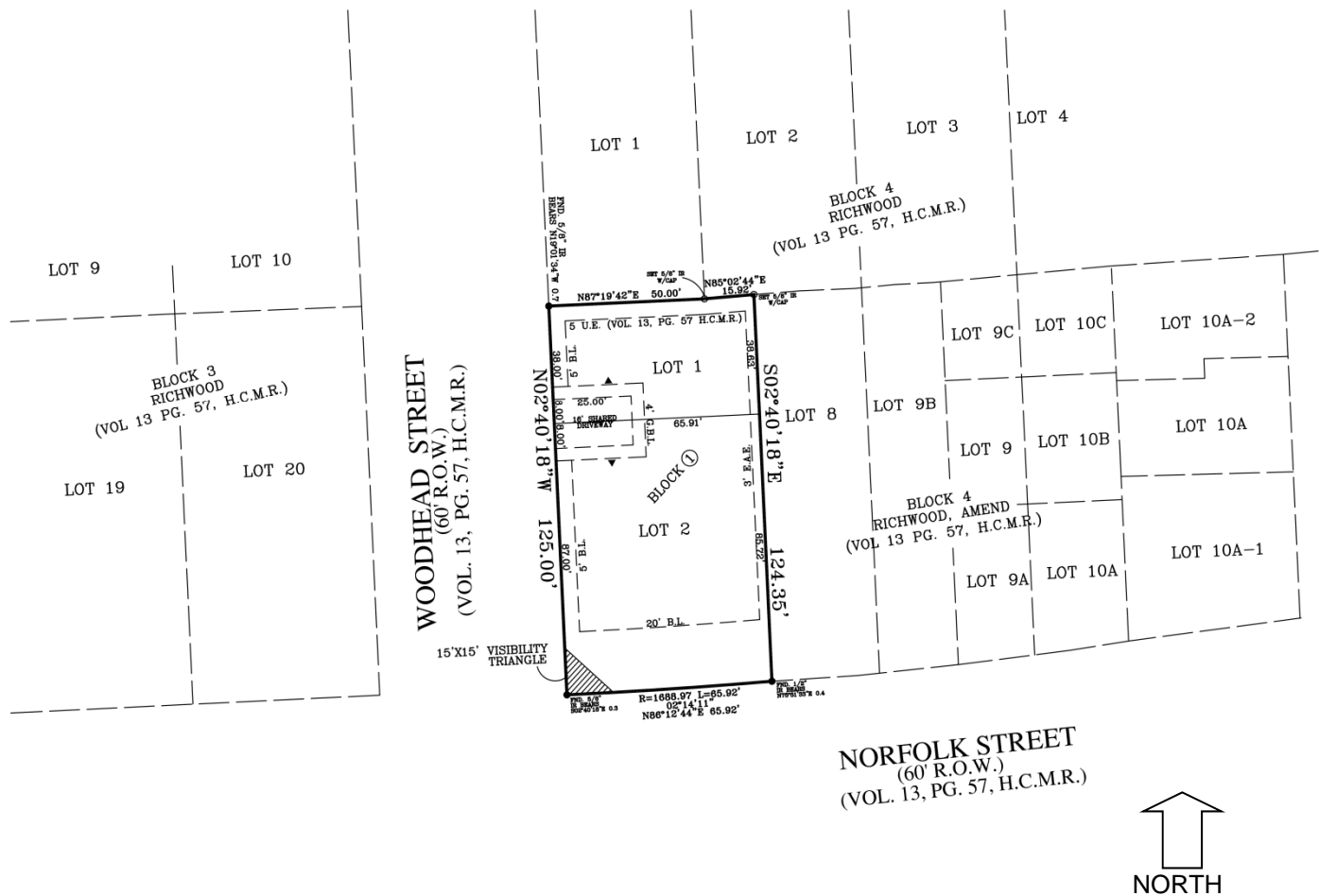
ITEM: 106

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Richwood partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Subdivision

Houston Planning Commission

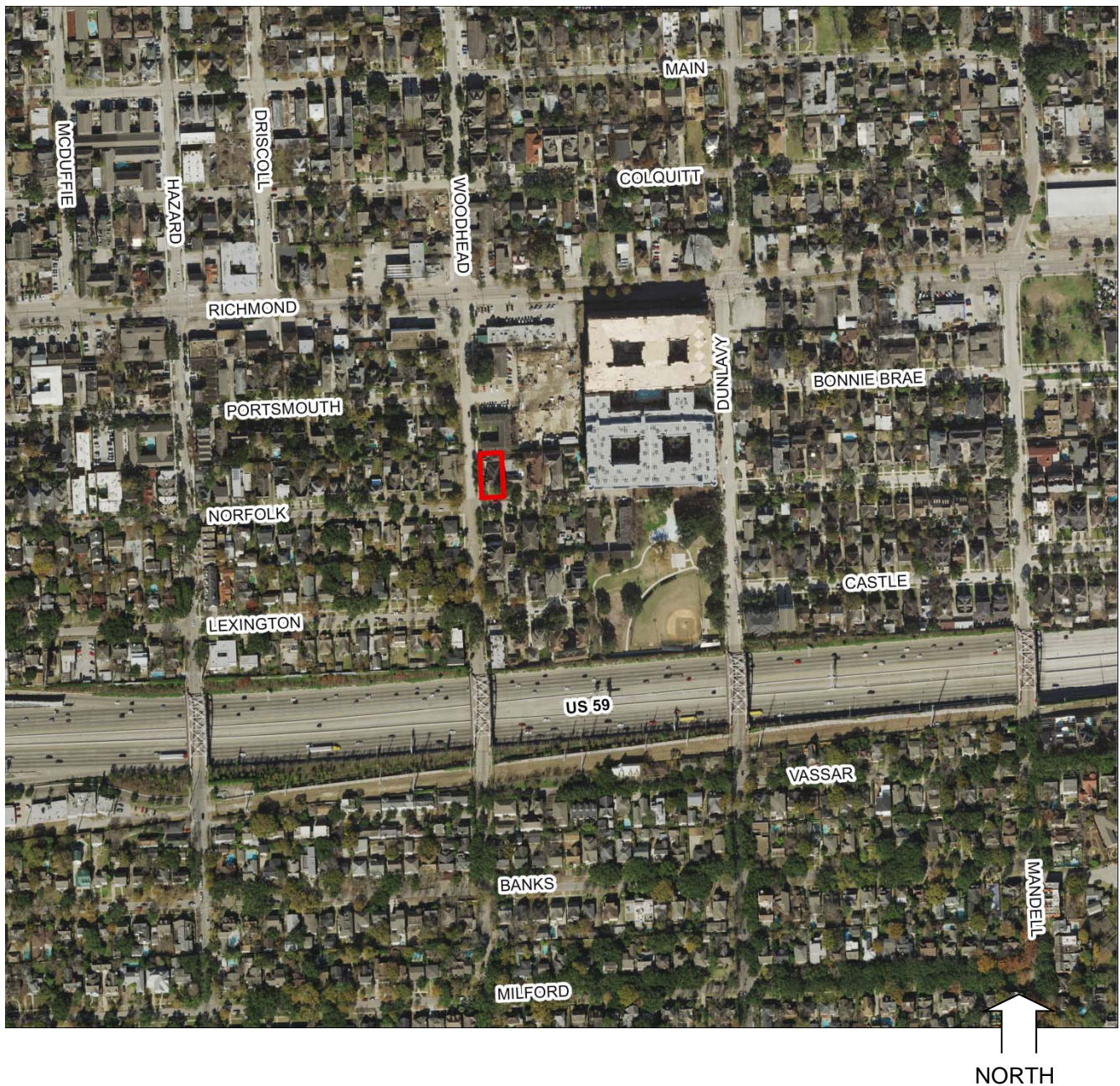
ITEM: 106

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Richwood partial replat no 1

Applicant: The Interfield Group



C – Public Hearing

Aerial

Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3 (DEF 1)

Applicant: The Interfield Group



C – Public Hearing with Variance

Site Location

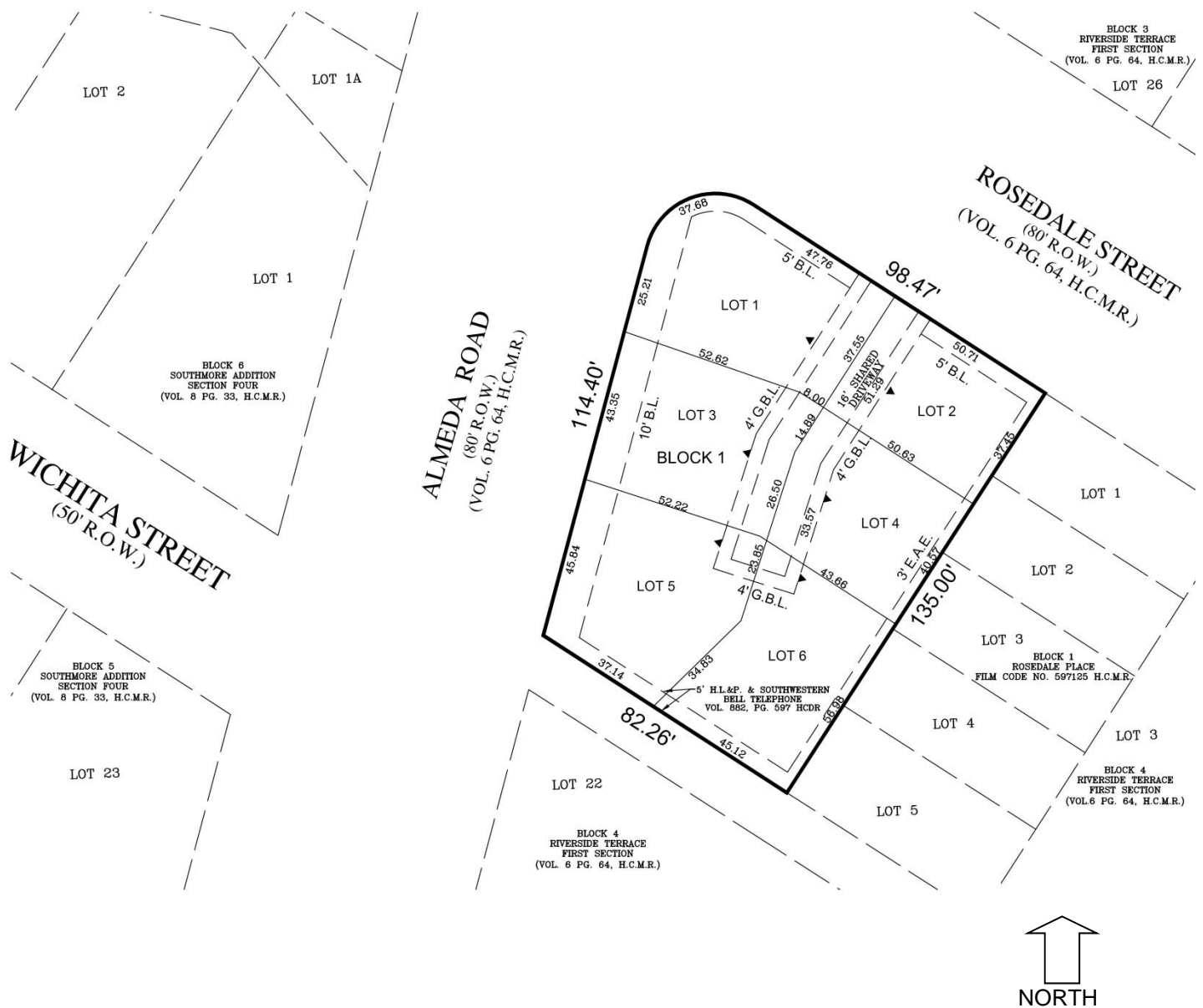
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3 (DEF 1)

Applicant: The Interfield Group



C – Public Hearing with Variance

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Riverside Terrace Sec 1 partial replat no 3 (DEF 1)

Applicant: The Interfield Group



C – Public Hearing with Variance

Aerial

LOT 26

LOT 1A

BLOCK 6
SOUTHMORE ADDITION
SECTION FOUR
(VOL. 8 PG. 33, H.C.M.R.)

LOT 1/

EDGE OF ASPHALT

ALMEDA ROAD
(80' R.O.W.)

5.

X: 3117932.0249
Y: 13828946.3955

X: 3117962.2048
Y: 13828958.040

R=20.00'
L=37.68'
=107°56'26"
CB=N68°54'05"
CD=32.35'

1/2"
IRON PIPE
FOUND (C.M.)

B.I.

Diagram illustrating a street layout with a 60-foot wide street. The street is labeled "ROSEDALE STREET (80' R.O.W.)". A dashed line indicates the "EDGE OF ASPHALT". The street width is divided into a 4-foot sidewalk on the left and a 52-foot travel lane.

X: 3118044.9088
Y: 13828904.5944

1/2"
IRON PIPE
FOUND (C.M.)

LOT 1

LOT 2

LOT 3

BLOCK 1
ROSEDALE PLACE
(FILM CODE NO. 597125 H.C.M.R.)

LOT 4

LOT 3

BLOCK 4
RIVERSIDE TERRACE
FIRST SECTION
(VOL.6 PG. 64, H.C.M.R.)

X: 3117902.5483
Y: 13828835.8563

5' H.L.&P. & SOUTHWESTERN
BELL TELEPHONE
VOL. 882, PG. 597 HCDR

X: 3117971.6362
Y: 13828791.2098

Y: 138287912095

BLOCK 4
RIVERSIDE TERRACE
FIRST SECTION
(VOL. 6 PG. 64, H.C.M.R.)

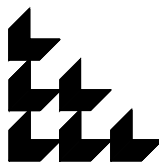
A diagram showing a transmission line with a power pole. The line is represented by two parallel diagonal lines. A green shaded region is above the line, and a grey shaded region is below it. A circle with a dot inside is located on the line, and an arrow points from the text "POWER POLE" to it.

LOT 5

/LOT 4

BLOCK 1
SARAH'S PARK
(F.C. NO. 547042, H.C.M.R.)

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
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SHEET NO.

DRAWN BY: RA

CHECKED BY: MLV

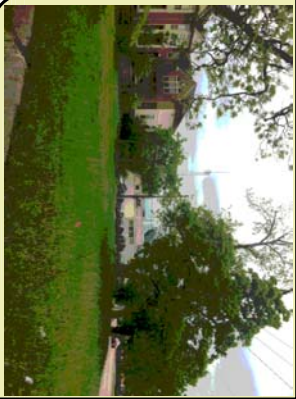
1

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
MAP NO. 48201C 0860 L
MAP REVISION: 6/18/2007
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF TEXAS 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)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE ACTUAL SITUATION 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



DRAWN BY: BR/RC

SCALE: 1" = 30'

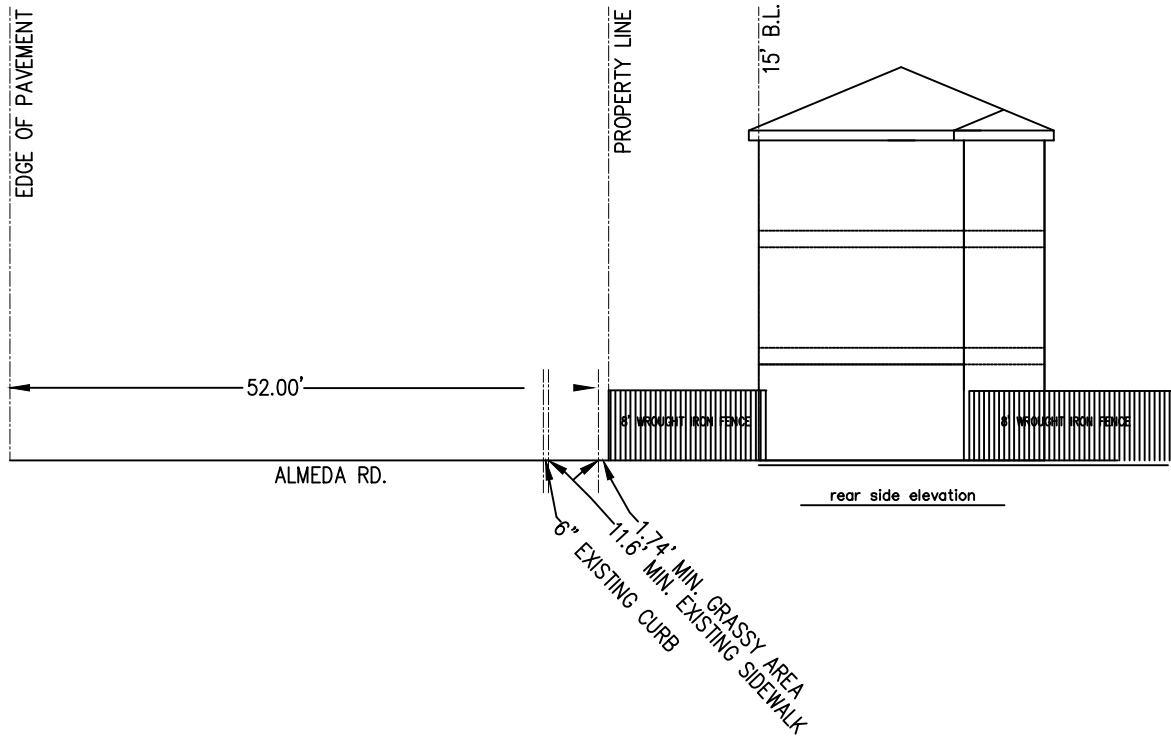


PRECISION
surveyors

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950 THREEKNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
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FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

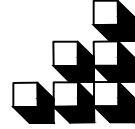
(A) ROSEDALE REAR ELEVATION
SCALE: 1/16"=1'-0"



THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741



TITLE
PROPOSED ELEVATIONS

PROJECT RIVERSIDE TERRACE 1 PARTIAL REPLAT NO. 2	SHEET NO. 1
DATE: 06/09/15	JOB #: 15056.00
DRAWN BY: OG	
CHECKED BY: MFQ	



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;

Riverside Terrace Sec 1 partial replat no 3 will be located north of Wichita Street, south of Rosedale Avenue, east of the South Freeway and west of Alameda Road. Riverside Terrace Sec 1 partial replat no 3 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 6' side walk along Alameda Road b. 4" caliper trees along Alameda Road c. 8' wrought iron/semi opaque along Alameda Road d. Front door, pedestrian walkway/access and gate to Alameda Road e. 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

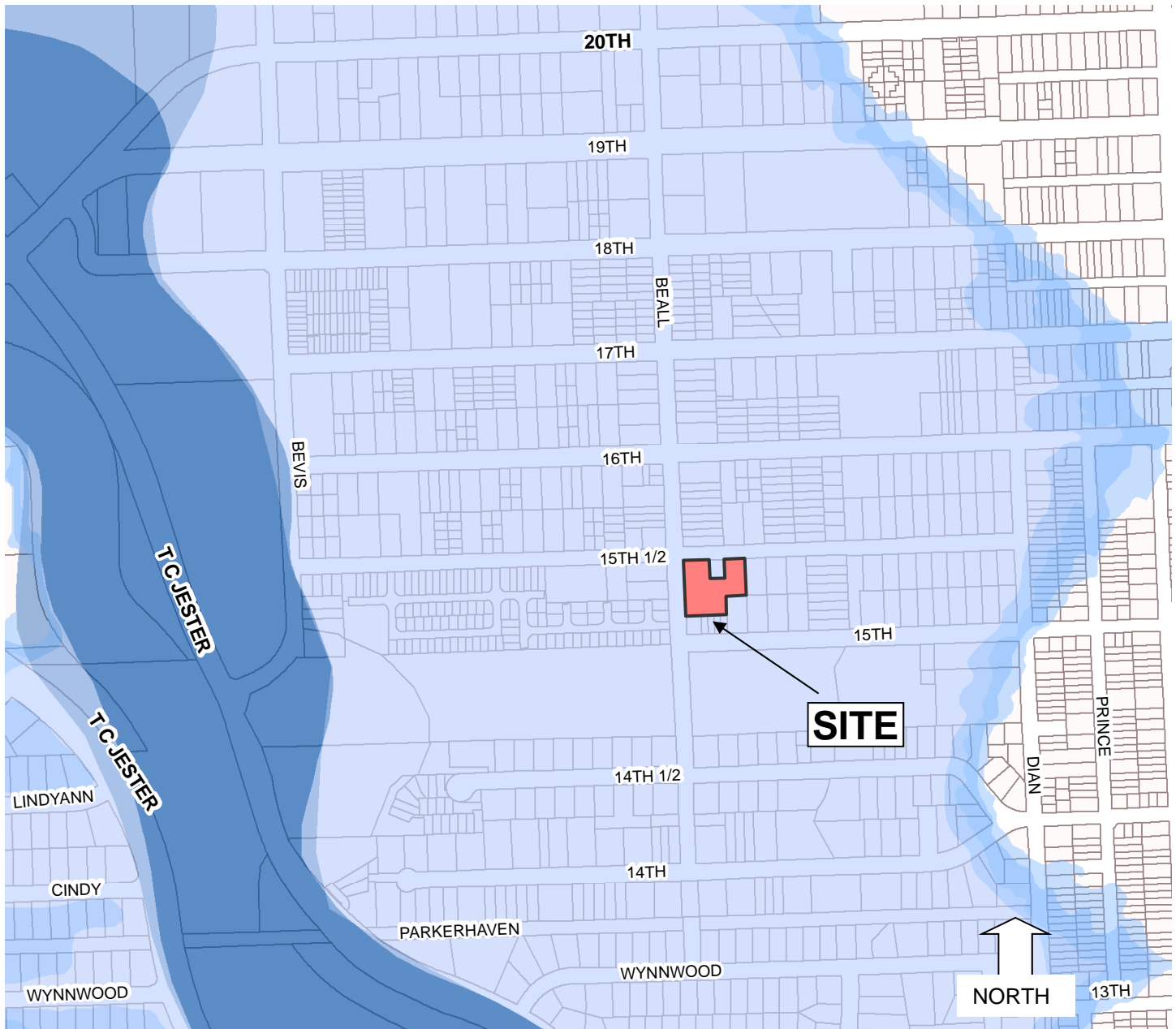
ITEM: 108

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Shady Acres Extension no 3 Partial replat no 9

Applicant: ICMC GROUP INC

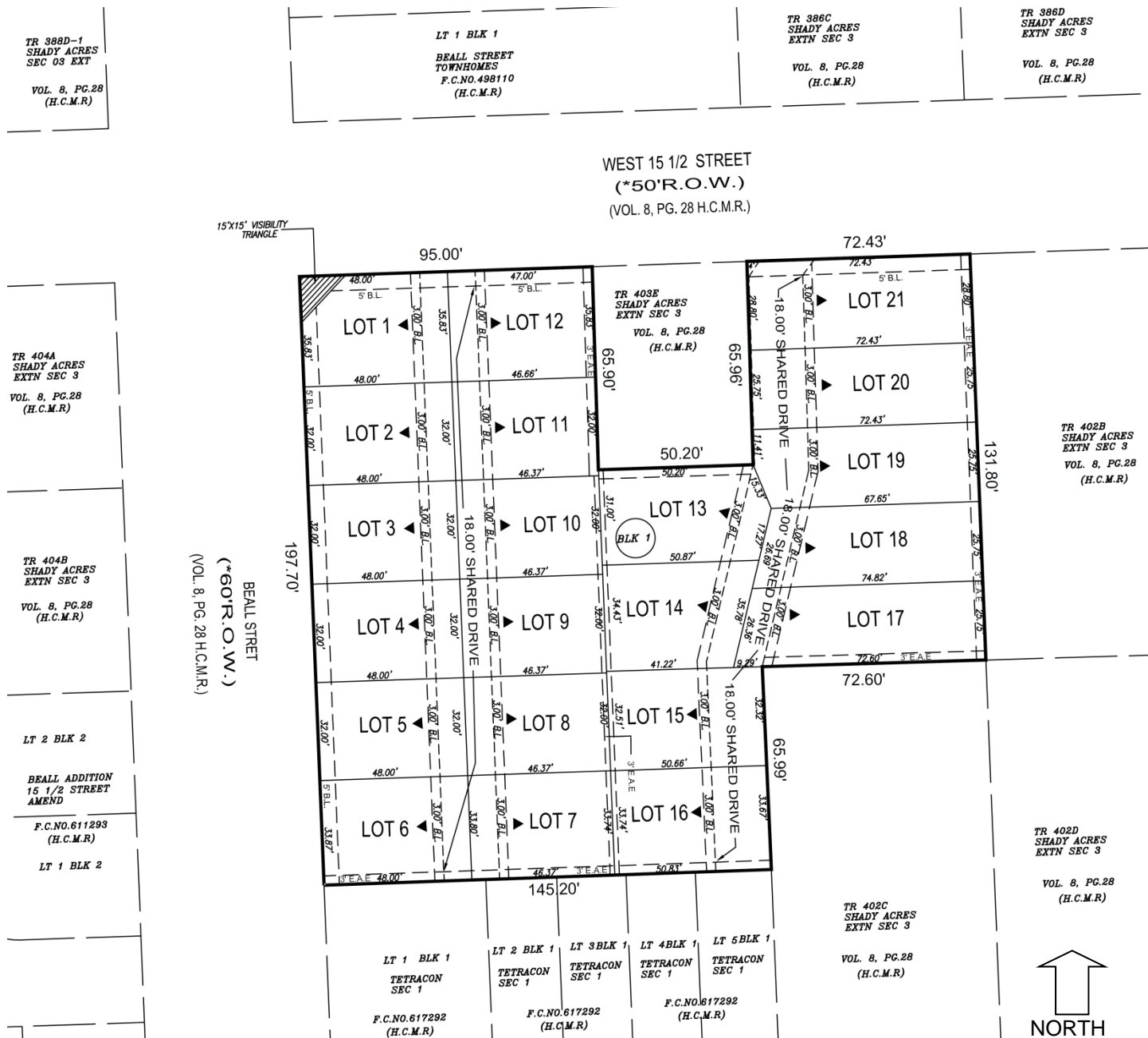


C – Public Hearing

Site Location

Meeting Date: 06/25/2015

Applicant: ICMC GROUP INC



Subdivision

Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Shady Acres Extension no 3 Partial replat no 9

Applicant: ICMC GROUP INC



C – Public Hearing

Aerial

Houston Planning Commission

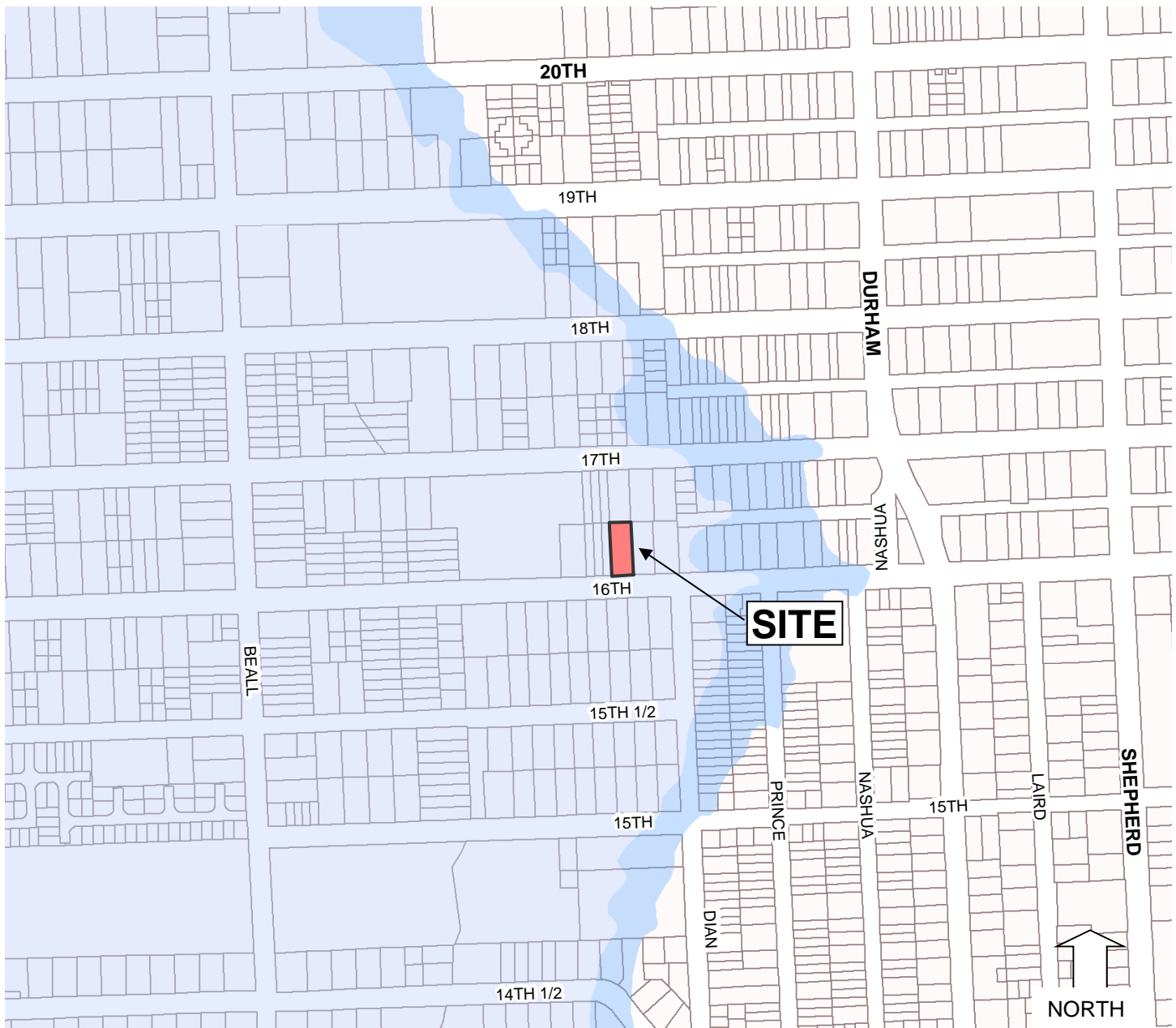
ITEM: 109

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Shady Acres Extension no 3 partial replat no 10

Applicant: ICMC GROUP INC

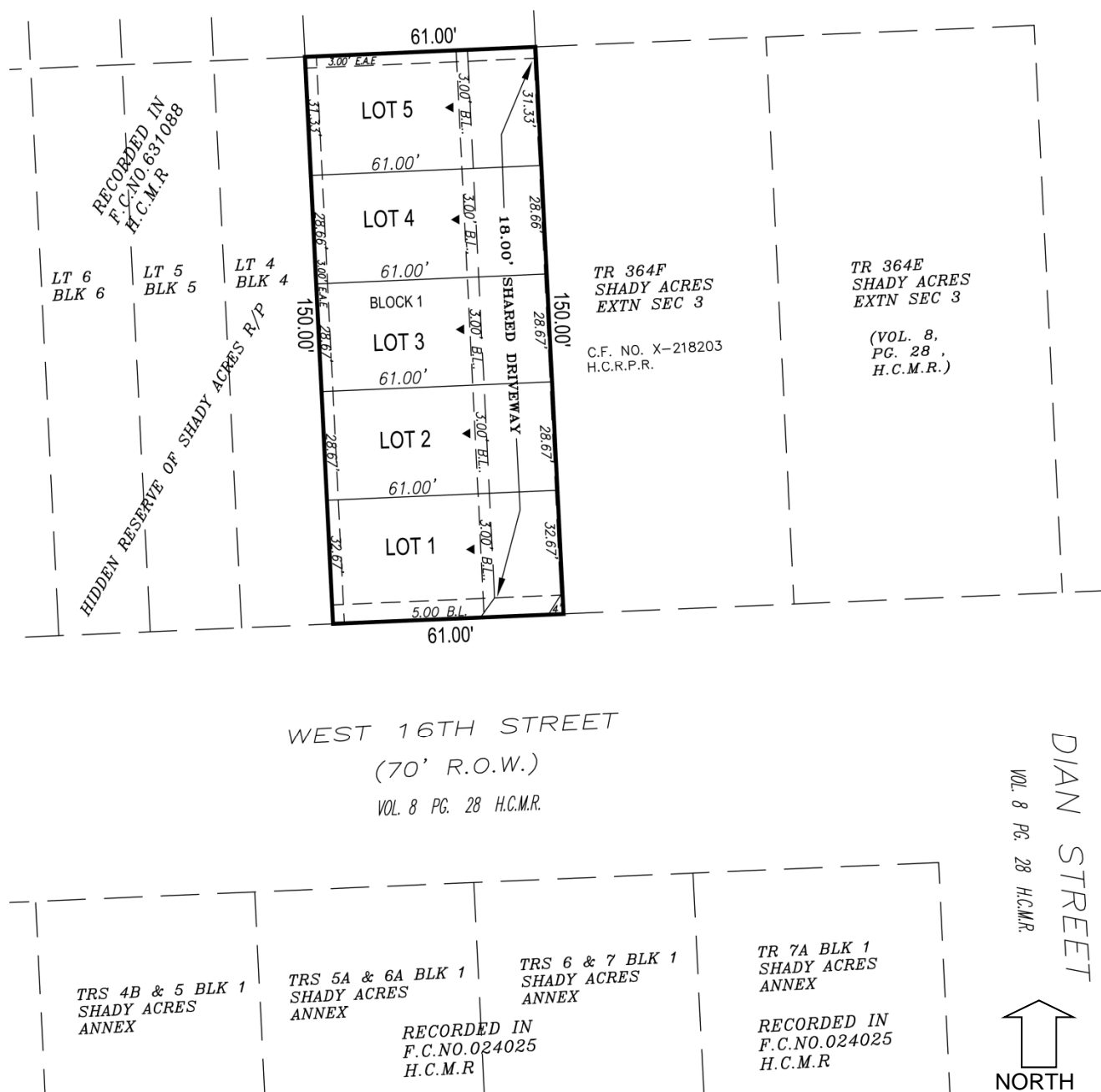


C – Public Hearing

Site Location

Meeting Date: 06/25/2015

Applicant: ICMC GROUP INC



Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Shady Acres Extension no 3 partial replat no 10

Applicant: ICMC GROUP INC



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 06/25/2015

**Subdivision Name: Walden on Lake Houston Phase 5 Champions Village
Replat no 1**

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

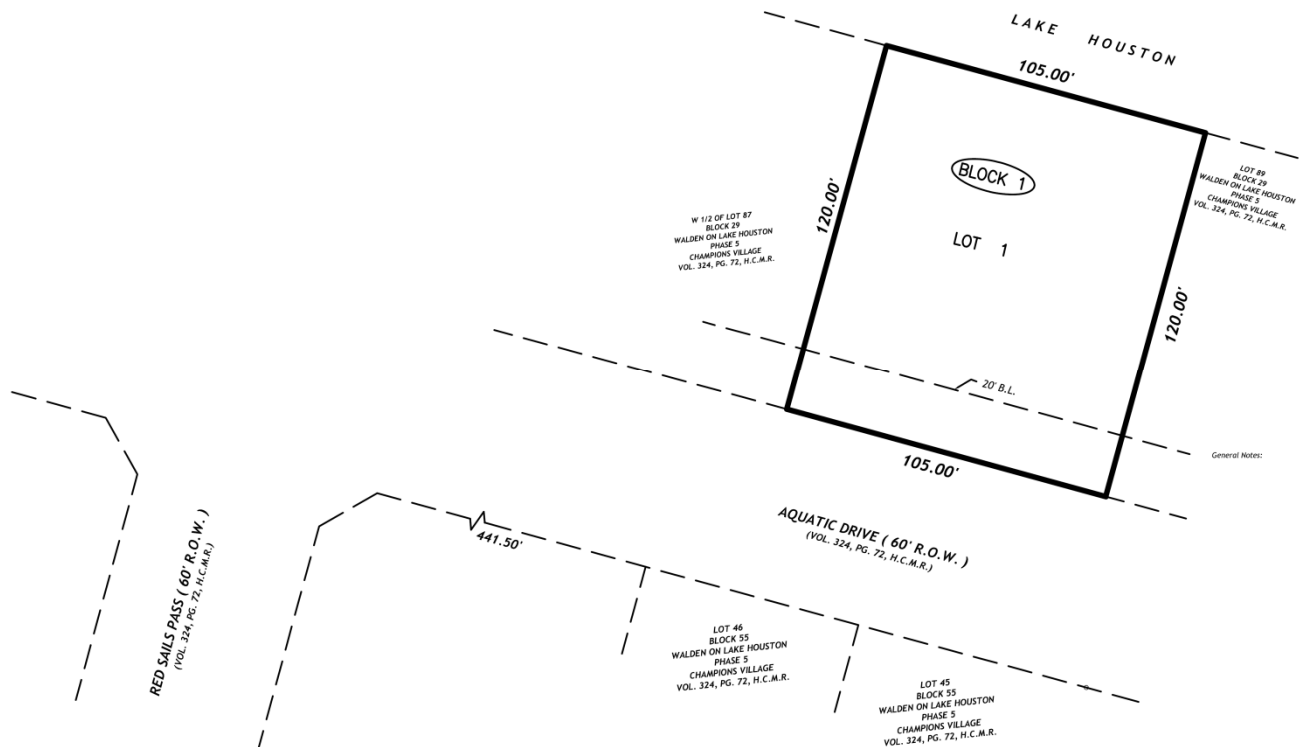
ITEM: 110

Planning and Development Department

Meeting Date: 06/25/2015

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

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

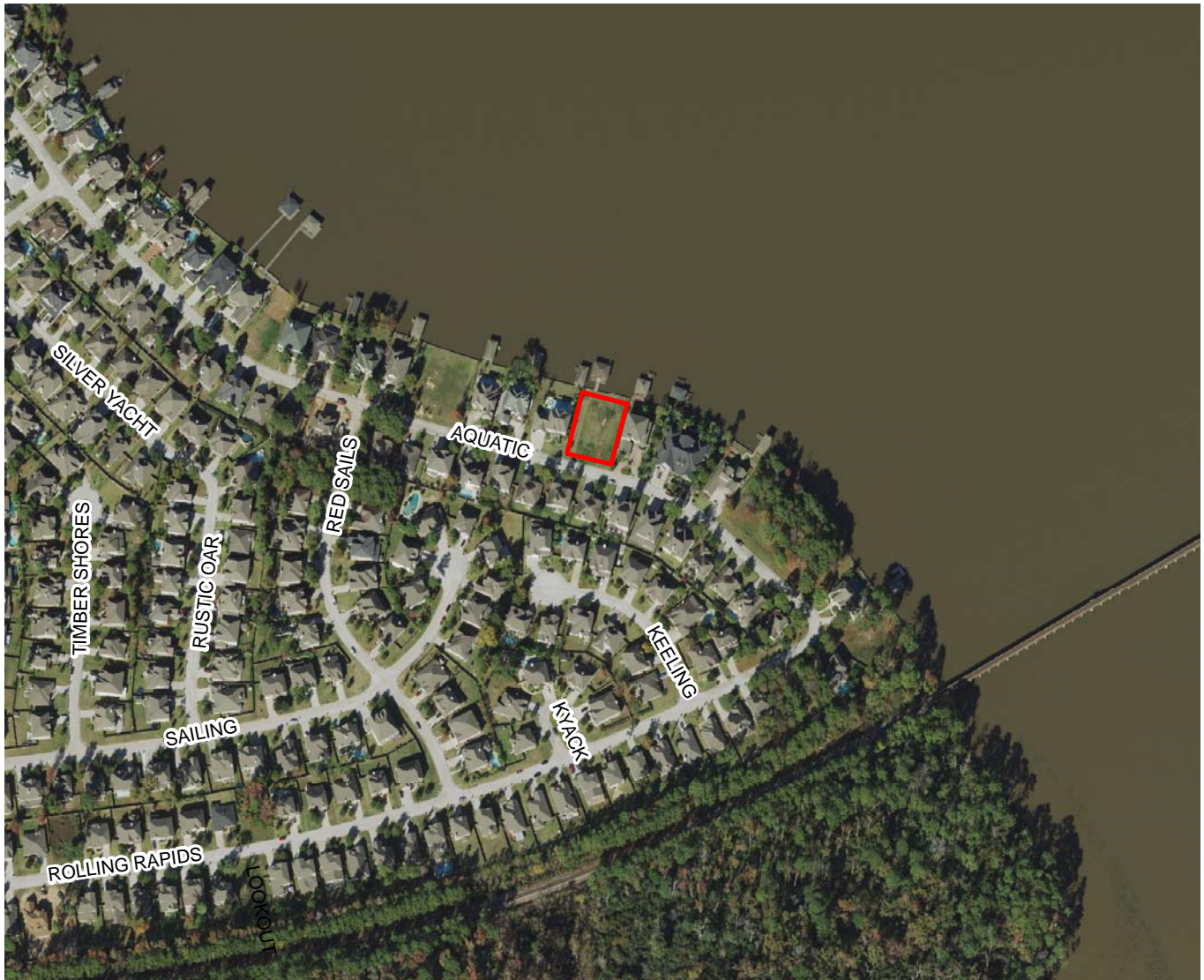
ITEM: 110

Planning and Development Department

Meeting Date: 06/25/2015

**Subdivision Name: Walden on Lake Houston Phase 5 Champions Village
Replat no 1**

Applicant: Jalayer And Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

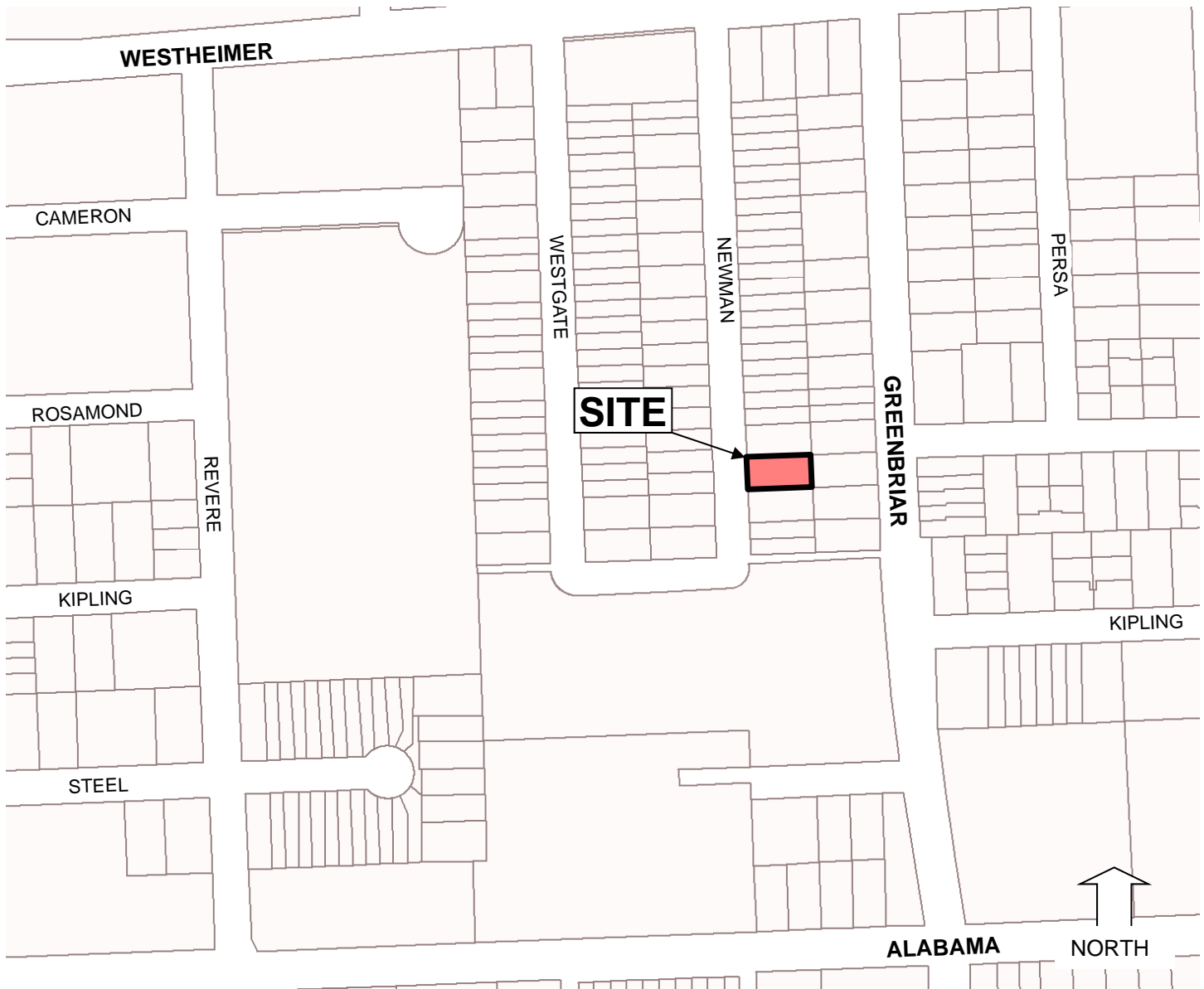
ITEM: 111

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Court Partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

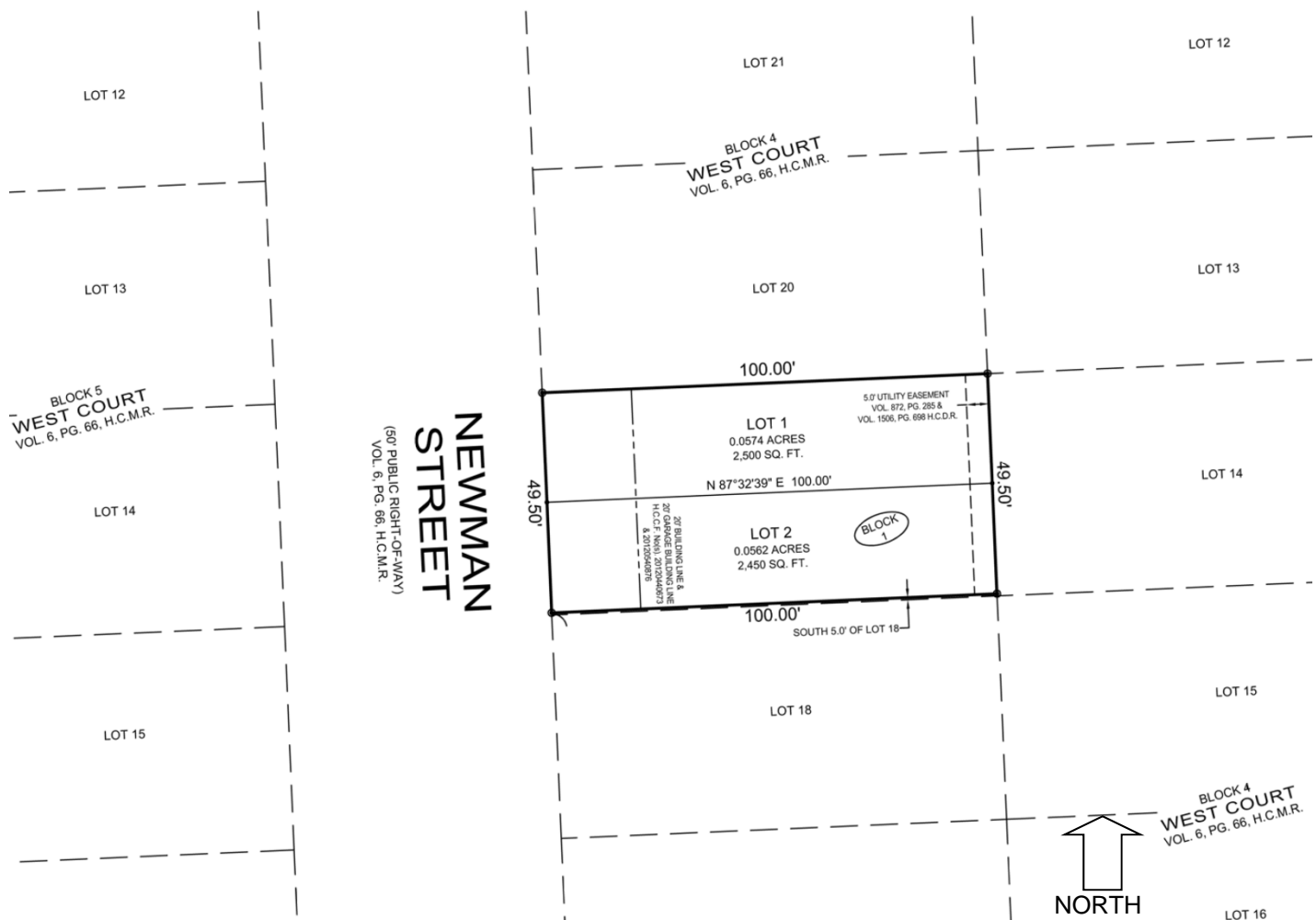
ITEM: 111

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Court Partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

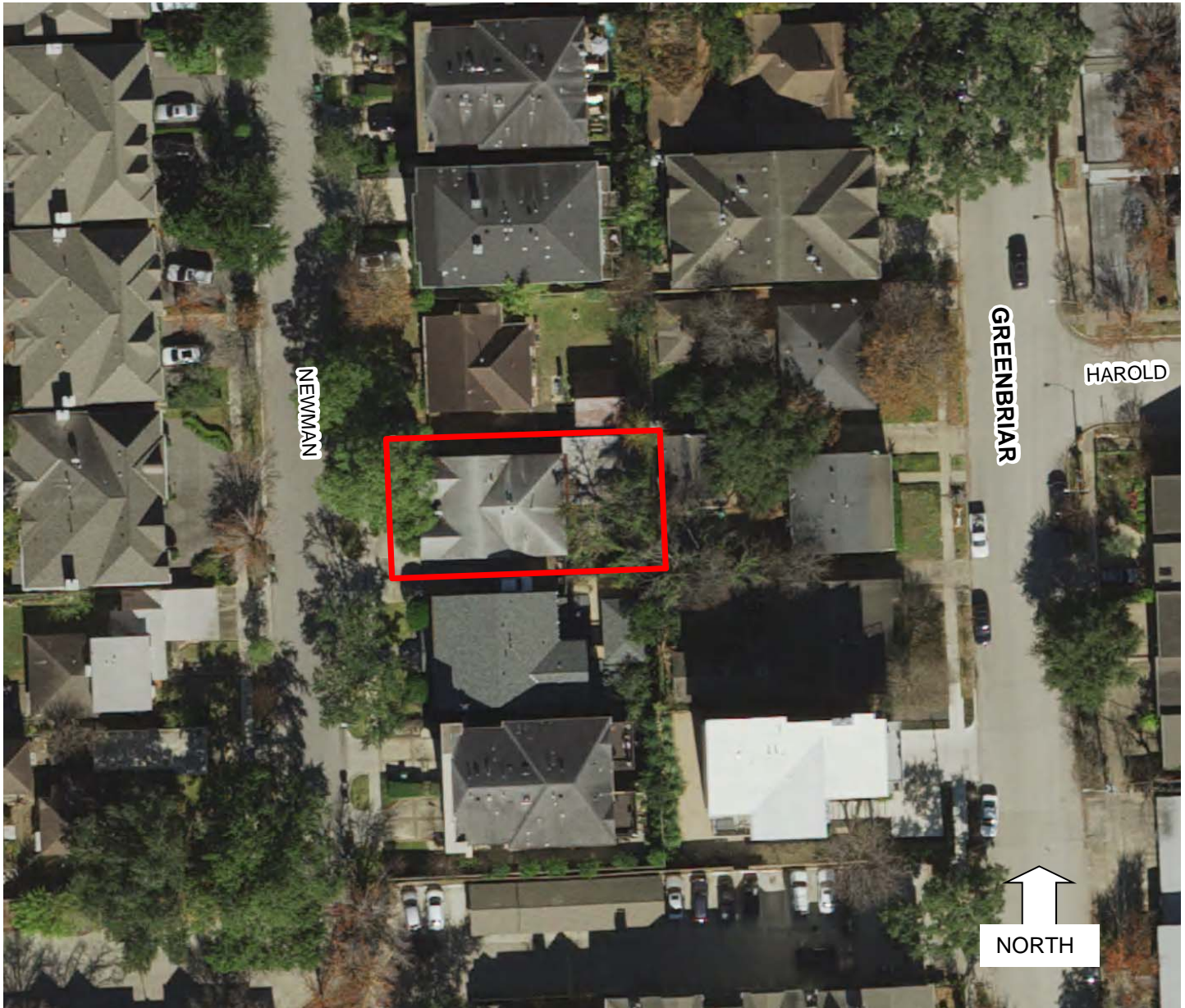
ITEM: 111

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Court Partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

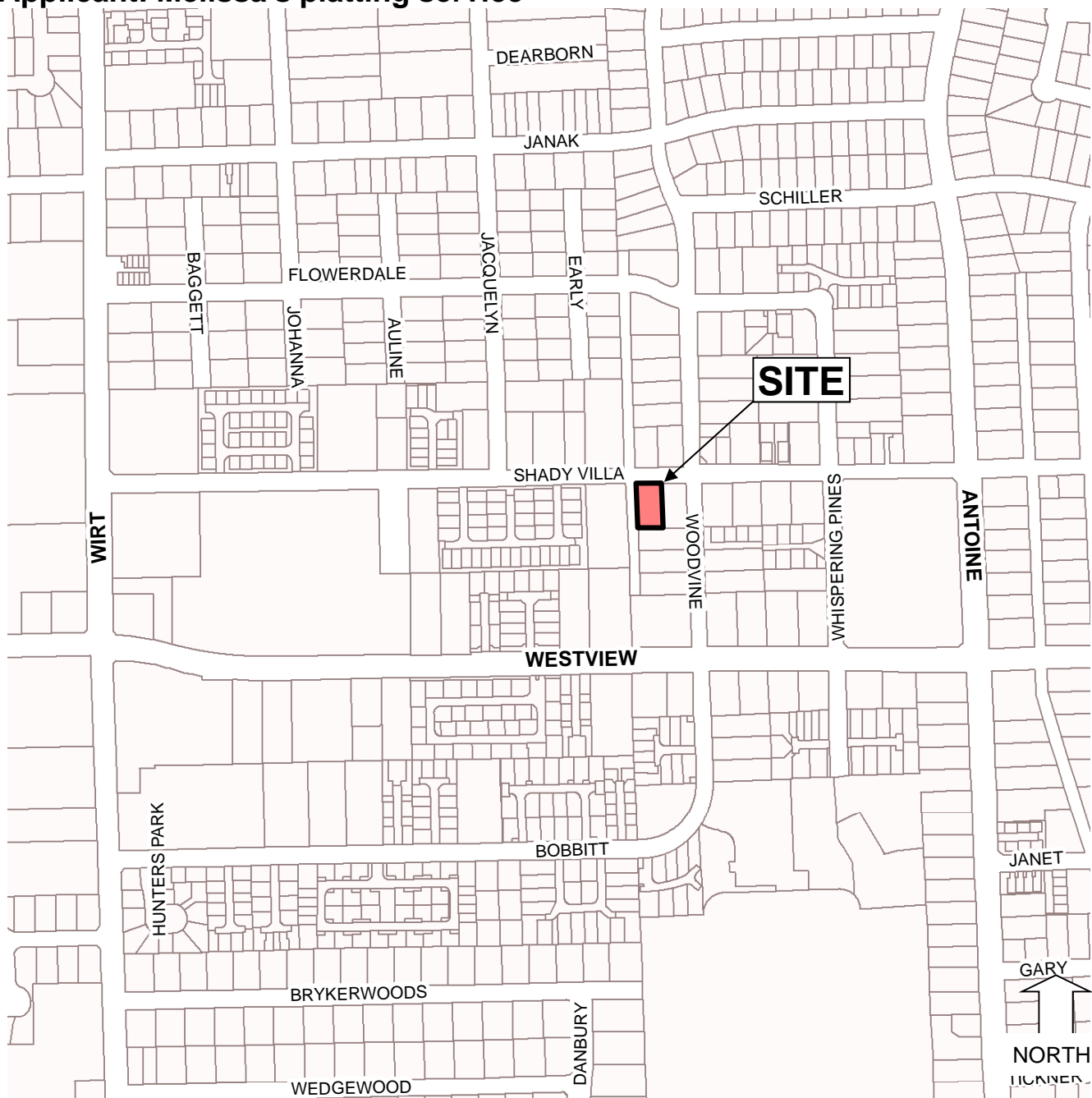
ITEM: 112

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Whispering Pines Estates partial replat no 9

Applicant: Melissa's platting service



C – Public Hearings

Site Location

Houston Planning Commission

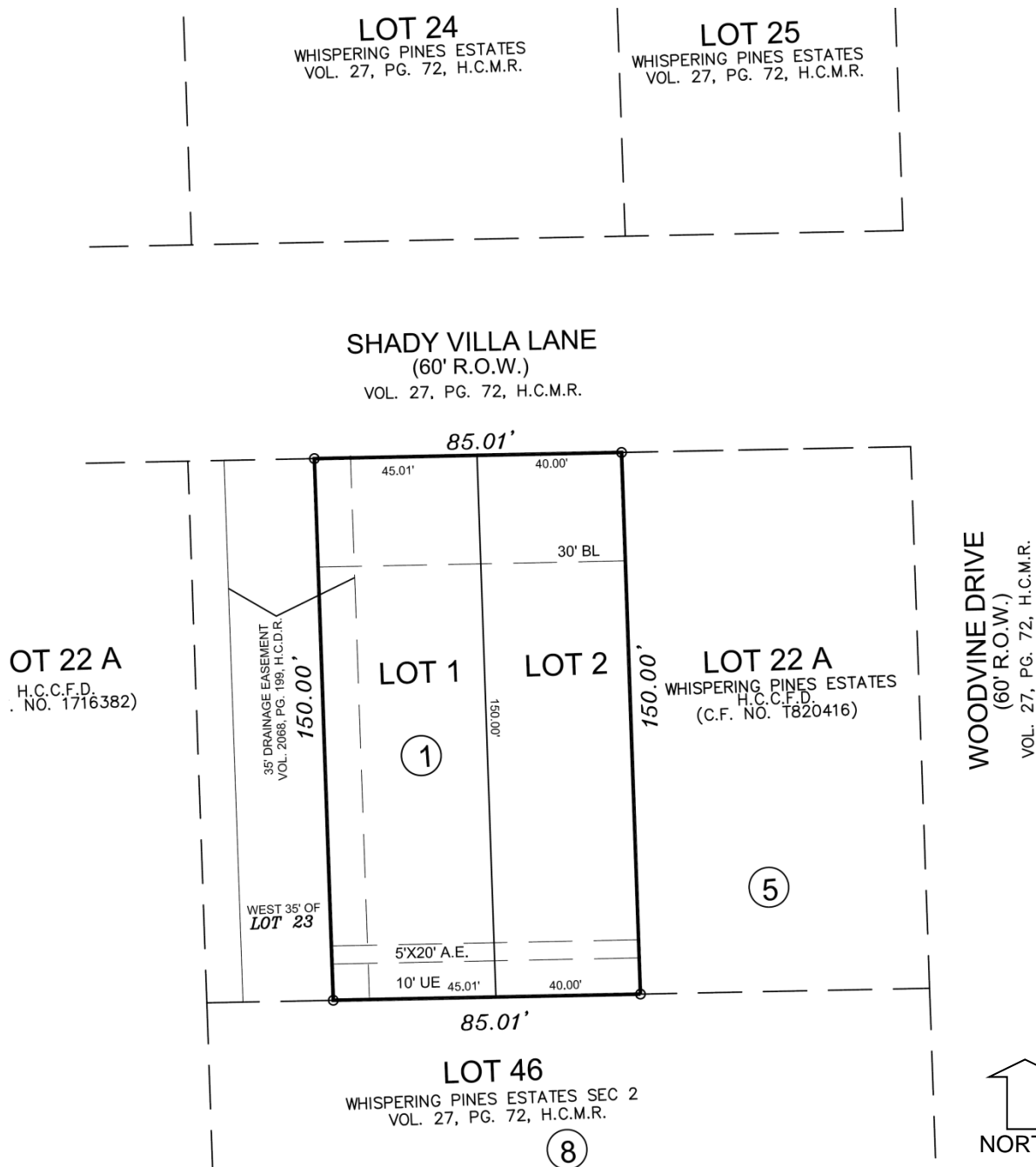
ITEM: 112

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Whispering Pines Estates partial replat no 9

Applicant: Melissa's platting service



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Whispering Pines Estates partial replat no 9

Applicant: Melissa's platting service



C – Public Hearings

Aerial

Houston Planning Commission

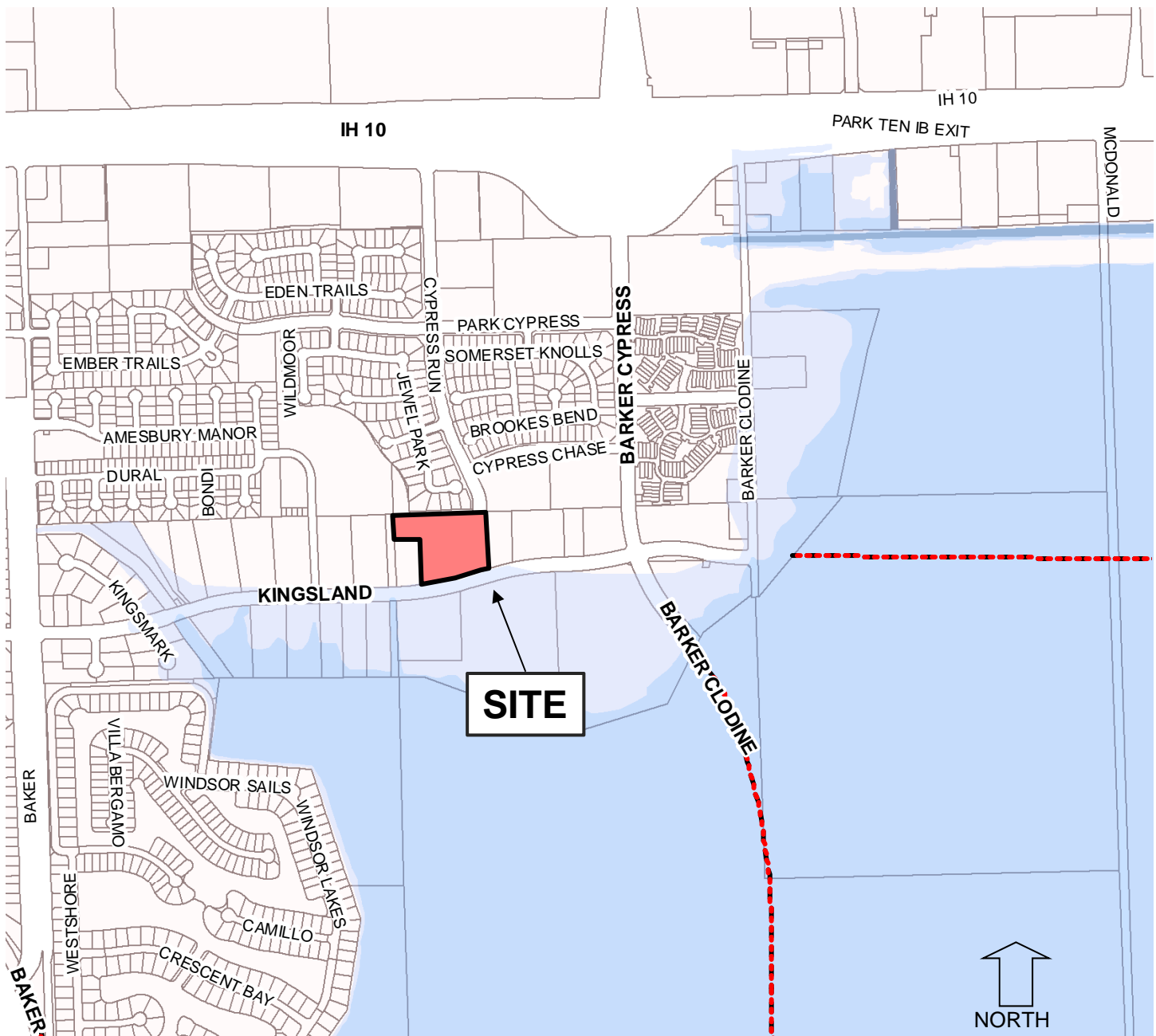
ITEM: 113

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Arcadia Court

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

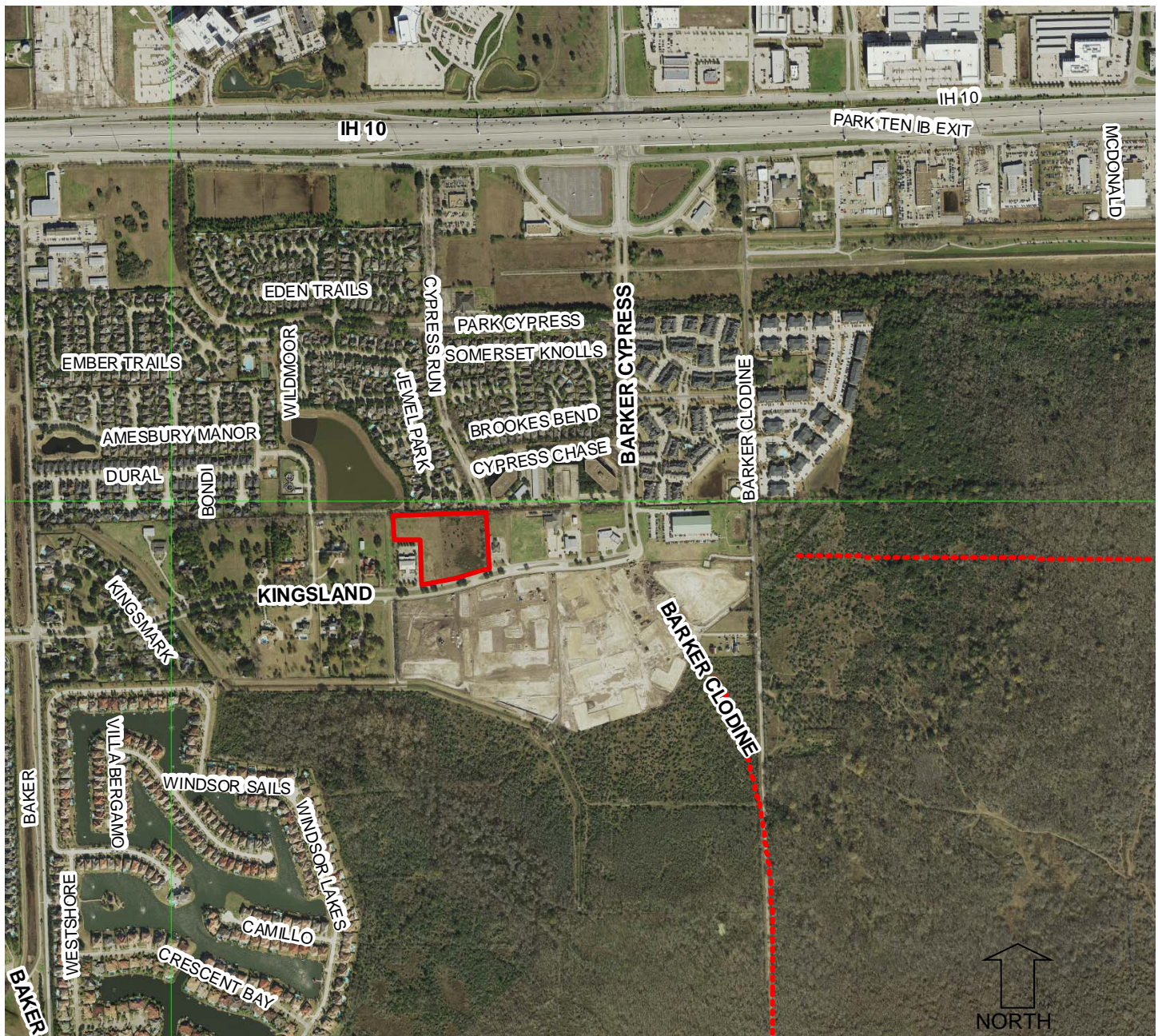
ITEM: 113

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Arcadia Court

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



Application Number: 2015-1293

Plat Name: Arcadia Court

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 06/15/2015

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

Specific Variance is being sought and extent of variance:

To not extend or connect to, nor terminate with a cul-de-sac, the existing street Cypress Run which intersects the northern project boundary, and to thereby exceed the maximum intersection spacing along Kingsland Blvd, a major thoroughfare.

Chapter 42 Section: 135

Chapter 42 Reference:

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

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;

Arcadia II is a ±5.9-acre townhome development located west of central Houston beyond Highway 6, in the thoroughfare grid created by Kingsland Blvd/Memorial Drive, Interstate Highway 10, Barker Cypress Rd (aka Barker Clodine Rd), and Baker Road. The project is just northwest of Barker Reservoir and George Bush Park, and generally south of I-10. The surrounding area outside the reservoir is almost entirely developed, with only small pockets of undeveloped land remaining. The area is primarily residential in nature, with minor commercial, office, and neighborhood retail properties. The traffic patterns of the region are fully established and unlikely to change, with most traffic moving between the thoroughfares and the I-10 frontage road to the north. There is an existing street, Cypress Run, consisting of a 90' ROW with a boulevard paving section, which dead-ends into the northern property boundary. Chapter 42-135 requires that the street be extended into the subject ±5.9-acre site. Cypress Run began life as a proposed commercial street in 1983, when the first plat of Parkview Center was approved by the City of Houston. This plat included much of the area north of the subject site (although not the subject site itself) and proposed the development of unrestricted reserves with a grid of 90'-wide public streets to serve high-density mixed use development. In 1986 Parkview at Barker Cypress Section 1 was recorded immediately north of the subject site, and included the first portion of Cypress Run along with 5 reserves restricted to non-residential and detention uses. By 1989, the full boulevard paving sections of several streets had been constructed and two of these reserves had been developed as office buildings. However, due to the market fluctuations of the time period, additional commercial or office uses were not a viable option. Therefore, in 1993 the developer decided to explore other options and a new preliminary plat was submitted and approved on the remainder of the Parkview Center project, converting all the remaining property to single-family residential lots - including the replatting of the unused non-residential reserves in Parkview at Barker Cypress Section 1. The single-family residential community was developed within the already-existing network of 90'-wide boulevard streets, which were originally intended for commercial use. Since that time, the surrounding thoroughfare grid has been completed and the few adjacent parcels have

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

The development pattern leading to the creation of the current situation has occurred over the past several decades and is not the result of a hardship created or imposed by the developer.

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

The overall circulation of the region is upheld by the major thoroughfare grid that already exists surrounding the subject site, and the street is not required for street intersection offset or traffic considerations, thereby preserving and maintaining the intent and general purposes of this chapter.

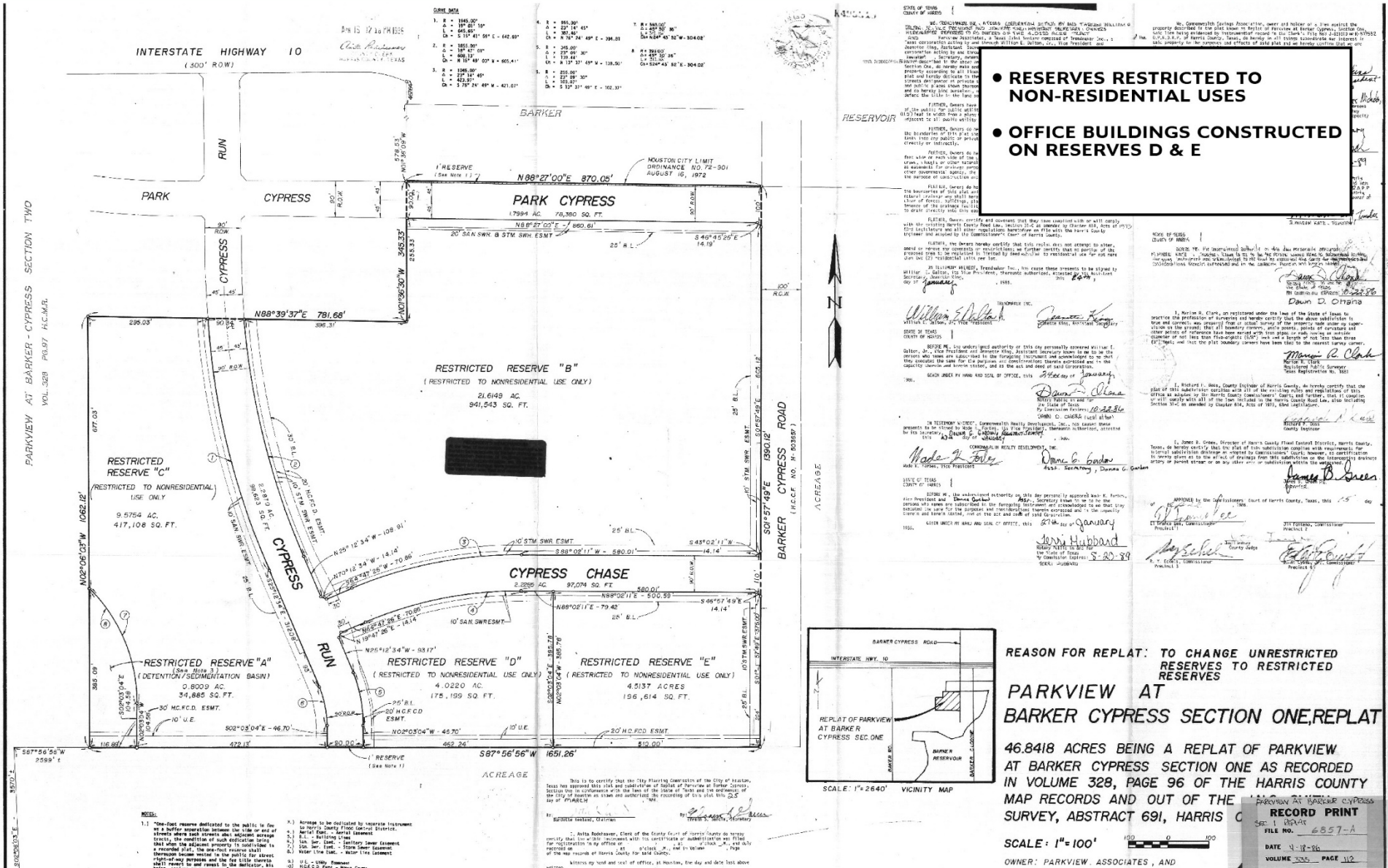
(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will remove the possibility of cut-through traffic from the thoroughfares into and across the single-family neighborhood, thereby protecting the public health, safety, and welfare.

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

The significant impact to the useable acreage of the subject site, the development history of the street in question, and the negative impact to the adjoining community are the supporting circumstances for this request.

Parkview At Barker Cypress Section 1 Replat 1986



KERRY R. GILBERT & ASSOCIATES, INC.



Proposed Development





Technical Memorandum

To: City of Houston & Harris County
From: Isaac F. Joskowicz, PhD, PE, PTOE
Date: June 3, 2015
Subject: Variance to Extending Cypress Run to
Kingsland Boulevard – Arcadia II Development

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

RESPONSIBLE ENGINEER:
ISAAC F. JOSKOWICZ, PhD, PE, PTOE
TEXAS REGISTRATION NO. 67445
BROWN & GAY ENGINEERS, INC.
TBPE FIRM REGISTRATION NO. 1046

The purpose of this technical memorandum is to document the technical analysis to obtain a variance to the 1,400 foot block length requirement for Cypress Run between IH 10 and Barker Cypress Road in West Houston. A project location map showing the location of the development is shown in **Figure 1**. The variance is requested due to a proposed single-family home development known as Arcadia II, which has two options: Option A with 33 lots, and Option B with 35 lots, as shown in **Figures 2 and 3** attached to this memo.

Traffic Data

In order to assess the traffic impact of not extending Cypress Run to Kingsland Boulevard, traffic counts during the AM and PM peak hours were conducted at the following intersections:

1. Cypress Run at Park Cypress Street
2. Cypress Run at Cypress Chase
3. Barker Cypress Road at Park Cypress Street
4. Barker Cypress Road at Cypress Chase

The existing turning movement counts are shown in **Figure 4**.

The fact that Cypress Run does not currently connect to Kingsland Boulevard forces the impacted traffic movements to be rerouted to Barker Cypress Road, as shown in **Figure 5**.

Site Generated Traffic Volumes

By the Year 2025, the Arcadia II development will be built. The projected distribution is estimated as follows:

- 20% to/from the west on Kingsland Boulevard
- 80% to/from the east on Kingsland Boulevard

The site generated traffic volumes, as generated from the above distributions, are shown in **Figure 6**.

Capacity Analysis

The magnitude of the rerouted traffic has been estimated based on the existing turning movement counts. A capacity analysis of the two intersections of Barker Cypress Road at Park Cypress Street and Barker Cypress Road at Cypress Chase, was conducted for two conditions to assess the impact of not extending Cypress Run.

The two traffic analysis conditions analyzed were the following: (1) Year 2025 Background and (2) Year 2025 Background Plus Project (BPP). The Year 2025 Background conditions consisted of the existing traffic volumes with the background growth factor. A background growth factor of 10% was used to project the through traffic volumes on Barker Cypress Road over a period of ten years based on the historical and projected growth in the area. The Year 2025 BPP condition, which represents Cypress Run being extended to Kingsland Boulevard, consisted of the Year 2025 Background conditions in addition to site generated traffic from the Arcadia II Development. This condition does not include rerouted right-turn and left-turn traffic movements, which were set to zero.

The traffic impact between these two conditions has been measured utilizing the capacity analysis procedures outlined in the 2010 Highway Capacity Manual. These capacity analysis procedures present traffic conditions in terms of levels of service (LOS), where a LOS A, B, C, and D represent acceptable traffic conditions, and a LOS of E and F represent unacceptable traffic conditions where vehicle delays are significant.

Tables 1 and 2 show the capacity analysis results for the two analysis conditions for the two intersections on Barker Cypress Road. The results are reported for the eastbound approach and the northbound approach left-turn movement separately at each intersection.

Table 1. “Year 2025 Background” Level of Service Summary

Intersection	Control Type	Weekday AM		Weekday PM	
		Level of Service	Delay (sec/veh)	Level of Service	Delay (sec/veh)
Barker Cypress Rd & Park Cypress St: Eastbound	Two-Way Stop Control	E	38.9	E	39.0
Barker Cypress Rd & Park Cypress St: Northbound Left-Turn		A	7.9	B	11.3
Barker Cypress Rd & Cypress Chase: Eastbound	Two-Way Stop Control	A	9.3	E	38.6
Barker Cypress Rd & Cypress Chase: Northbound Left-Turn		A	8.0	B	10.3

Table 2. “Year 2025 Background Plus Project” Level of Service Summary

Intersection	Control Type	Weekday AM		Weekday PM	
		Level of Service	Delay (sec/veh)	Level of Service	Delay (sec/veh)
Barker Cypress Rd & Park Cypress St: Eastbound	Two-Way Stop Control	E	38.6	E	35.5
Barker Cypress Rd & Park Cypress St: Northbound Left-Turn		A	7.9	B	11.2
Barker Cypress Rd & Cypress Chase: Eastbound	Two-Way Stop Control	A	9.3	E	38.6
Barker Cypress Rd & Cypress Chase: Northbound Left-Turn		A	8.0	B	10.3

A comparison between **Table 1** and **Table 2** reveals the following observations:

1. The Year 2025 Background AM and PM conditions shown in **Table 1** for the Barker Cypress Road at Park Cypress Street eastbound approach are both LOS E, which are unacceptable.
2. The Year 2025 Background PM conditions shown in **Table 1** for the Barker Cypress Road at Cypress Chase eastbound approach is LOS E, which is unacceptable.
3. The rest of the Year 2025 Background conditions shown in **Table 1** are LOS A and B, which are acceptable.
4. The Year 2025 Background Plus Project conditions shown in **Table 2** for the Barker Cypress Road at Park Cypress Street eastbound approach show that the LOS remains at E during both the AM and PM peak periods, but the vehicle delay decreases from 38.9 to 38.6 seconds per vehicle (sec/veh) for the AM peak period and decreases from 39.0 to 35.5 sec/veh in the PM peak period. These decreases reflect eastbound traffic being simulated to use Cypress Run as an alternative to Barker Cypress Road.
5. The rest of the vehicle delays in **Table 2** show that the difference in vehicle delays when compared to **Table 1** are not significant.

Field Observations

Traffic was observed during the AM peak period on Barker Cypress Road, Cypress Run, and IH 10 Eastbound Frontage Road. The objective was to determine whether it is faster to access IH 10 using Cypress Run and IH 10 Eastbound Frontage Road, or Barker Cypress Road. Based on field observations, it takes drivers on average an additional three minutes to use the IH 10 Eastbound Frontage Road via Cypress Run, rather than use Barker Cypress Road to access the frontage road. In addition, Barker Cypress Road traffic has

the option to use Barker Cypress Access Road, located 500 feet south of IH 10 Eastbound Frontage Road, to access the Frontage Road.

Thus, it would reason that an extension of Cypress Run to Kingsland Boulevard would not present an appealing alternative to northbound drivers using Barker Cypress Road in the AM peak period.

Other Considerations

In addition, other considerations supporting the variance consist of changes of land use in the area, cut-through traffic, access to the IH 10 eastbound entrance ramp, and future extension of Barker Cypress Road.

The land use in the area was originally planned as an office development. Therefore, the street grid with Cypress Run extending to Kingsland Boulevard was a critical component. Nowadays, the area has developed mostly as a single-family home residential area rather than as an office-park area. Therefore, the extension of Cypress Run is no longer as critical of a component of the street grid network to serve the residential land use. In fact, not extending Cypress Run is preferable from a residential stand-point, since it reduces the potential of cut-through traffic.

Cypress Run is past the IH 10 eastbound entrance ramp, which makes this connection non-critical to access the freeway ramp. Thus, Cypress Run would most likely not serve as an alternative to Baker Road due to the location of the IH 10 Eastbound entrance ramp, and IH 10 Eastbound Frontage Road delays. Given the field observations, Barker Cypress Road is a quicker alternative for traffic originating east of Baker Road.

The extension of Barker Cypress Road through the reservoir to the south is very unlikely, since the Army Corp of Engineers denied the extension in 2003 due to environmental impact concerns versus mobility benefits. Therefore, the addition of a minimal amount of traffic to Barker Cypress Road due to not extending Cypress Run becomes less significant, since Barker Cypress is not expected to be extended to the south in the near future.

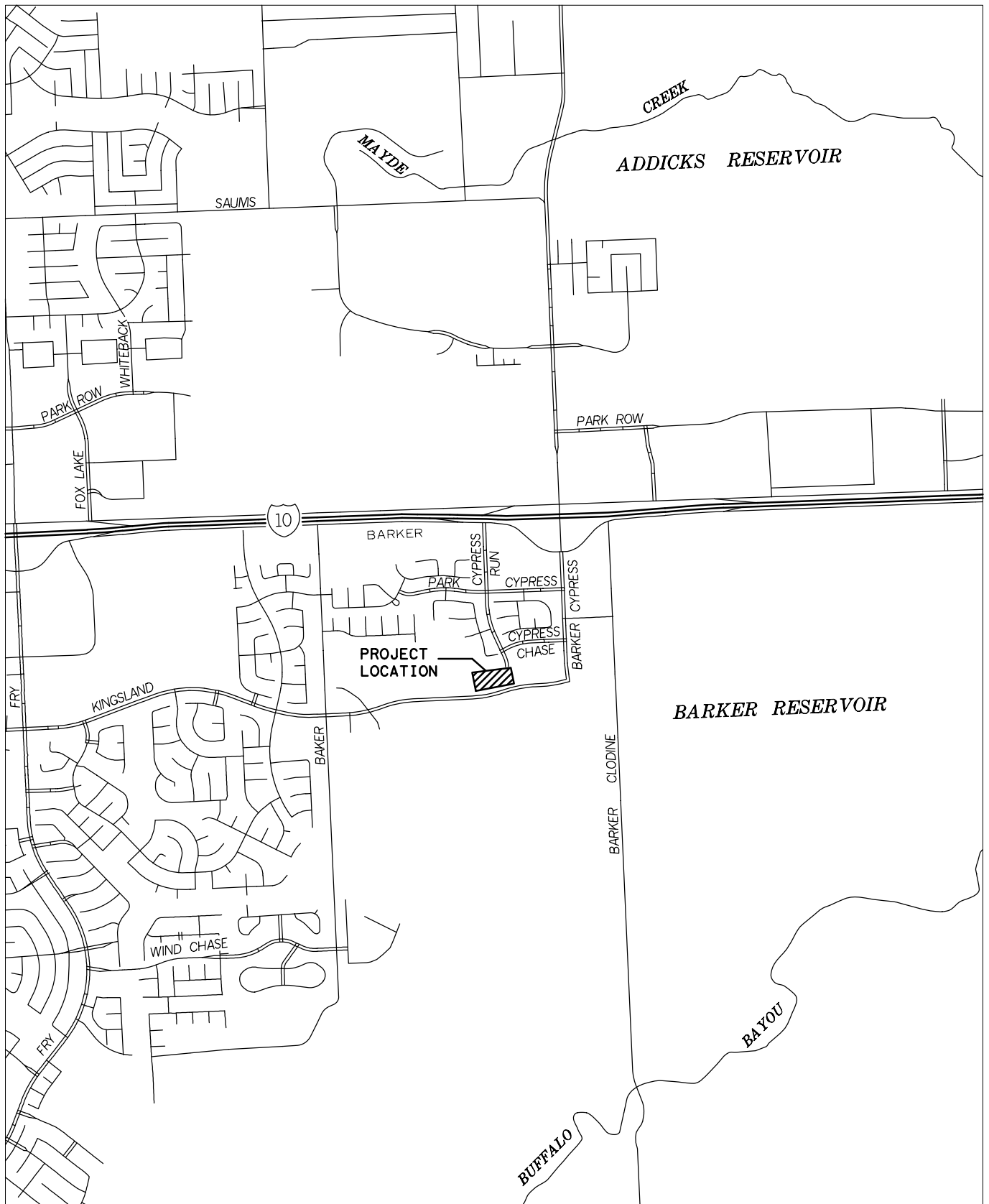
Conclusions

The traffic impacts which would incur from not extending Cypress Run were not significant at the intersections of Barker Cypress Road at Park Cypress Street and Barker Cypress Road at Cypress Chase during both the AM and PM peak periods.

Concerning southbound traffic during the PM peak period, the existing volumes on Cypress Run, Cypress Chase, and Park Cypress Street are very low, which indicates that the majority of these roads' usage comes from local access traffic. As such, very few cars are using these streets as an alternative to Barker Cypress Road. Thus, it can be assumed there is not a significant volume of southbound traffic that would benefit from an extension of Cypress Run.

Likewise, and more importantly, drivers are less likely to use Cypress Run as a northbound alternative to Barker Cypress Road, should Cypress Run be extended to Kingsland Boulevard. The main deterrent for drivers using Cypress Run as a cut-through to IH 10 is the significantly longer delay, as observed in the area.

...\\CADD\\Project Location Map.dgn 6/3/2015 5:27:57 PM Traffic Group



LEGEND



PROJECT LOCATION



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046

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PROJECT LOCATION MAP

ARCADIA II DEVELOPMENT
HARRIS COUNTY, TX

DATE: JUN2015	FIGURE: 1	PAGE: 5
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OPTION A

PAD
50'
40'

33 LOTS
TYP. 50'x70'
C.O.S. REQUIRED = 13,200 SF
C.O.S. PROVIDED = 27,498 SF

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic plan for

ARCADIA II

± 5.9 ACRES OF LAND

prepared for

RYLAND HOMES



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

7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

SCALE
0 25 50 100

MARCH 06, 2015
KGA #02818

Figure 2. Arcadia II Development Option A



B
OPTION

PAD
50'
40'

35 LOTS
TYP. 50'x70'
C.O.S. REQUIRED = 14,000 SF
C.O.S. PROVIDED = 19,945 SF

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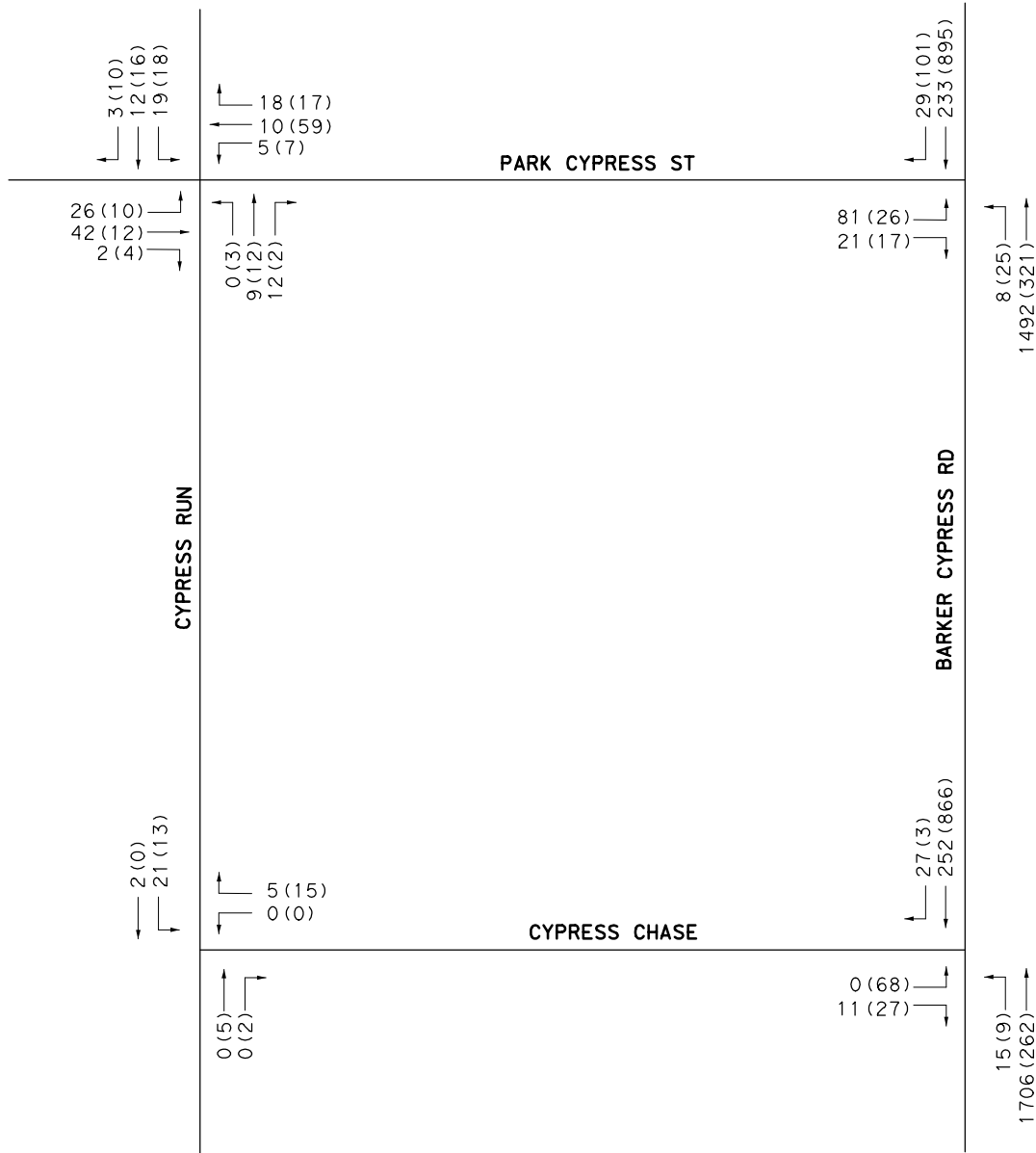
2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

SCALE
0 25 50 100


MARCH 06, 2015
KGA #02818

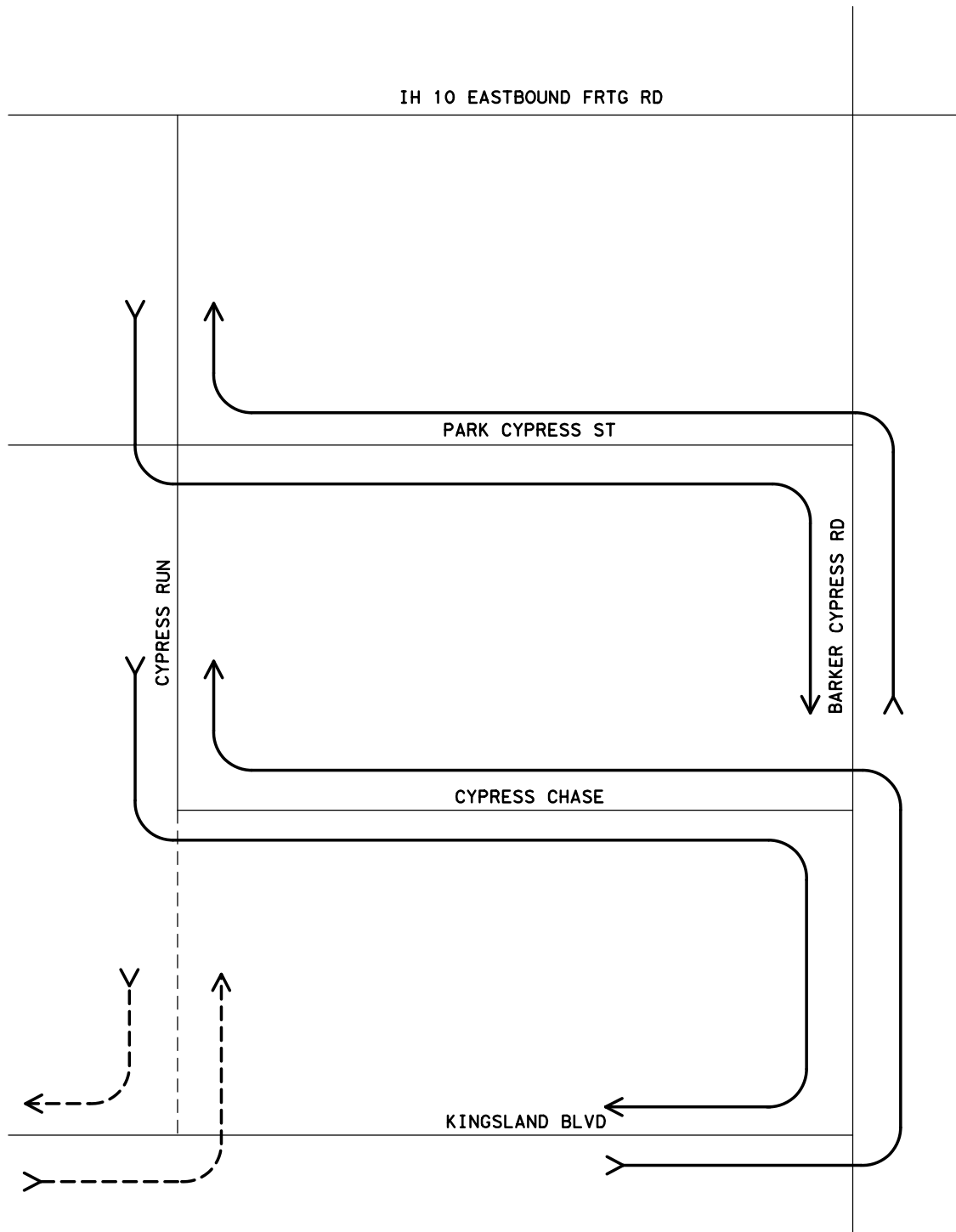
Figure 3. Arcadia II Development Option B




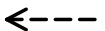
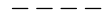
LEGEND

← XX (XX) 6: 45-7: 45AM (4: 45-5: 45PM) 4/28/2015 PEAK HOUR VOLUME (VPH)


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EXISTING TURNING MOVEMENT COUNTS ARCADIA II DEVELOPMENT HARRIS COUNTY, TX		
DATE: JUN2015	FIGURE: 4	PAGE: 8



LEGEND

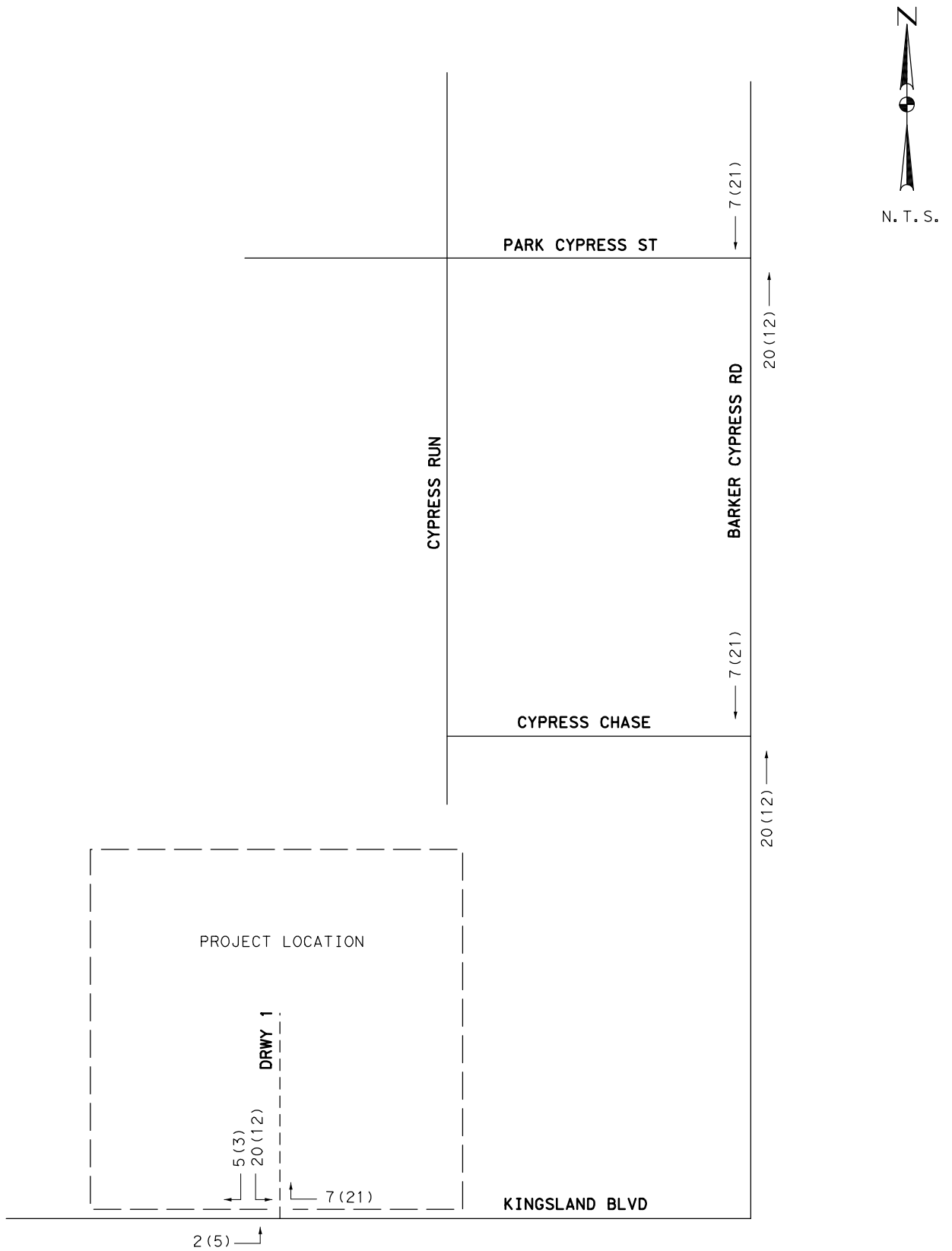
-  IMPACTED TRAFFIC MOVEMENT
-  REROUTED TRAFFIC MOVEMENT
-  PROPOSED ROADWAY EXTENSION




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Copyright: 2015		
IMPACTED AND REROUTED TRAFFIC MOVEMENTS ARCADIA II DEVELOPMENT HARRIS COUNTY, TX		
DATE: JUN 2015	FIGURE: 5	PAGE: 9

LEGEND

← XX(XX) WEEKDAY AM (WEEKDAY PM) PEAK HOUR VOLUME (VPH)



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SITE GENERATED TRAFFIC VOLUMES ARCADIA II DEVELOPMENT HARRIS COUNTY, TX		
DATE: JUN 2015	FIGURE: 6	PAGE: 10

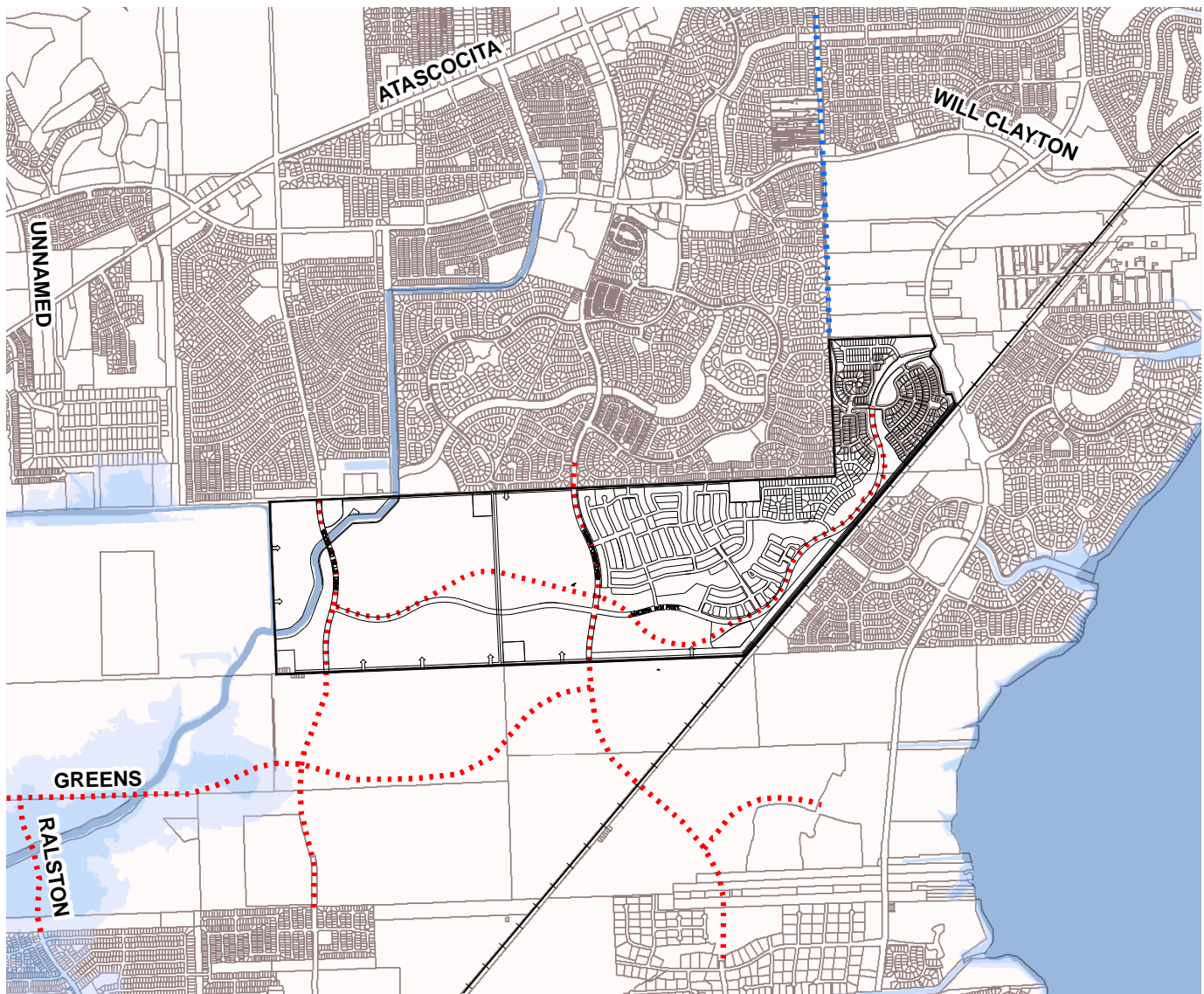
Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Groves GP (DEF1)

Applicant: TBG Partners



D – Variances

Site Location

Meeting Date: 06/25/2015

Applicant: TBG Partners



Subdivision

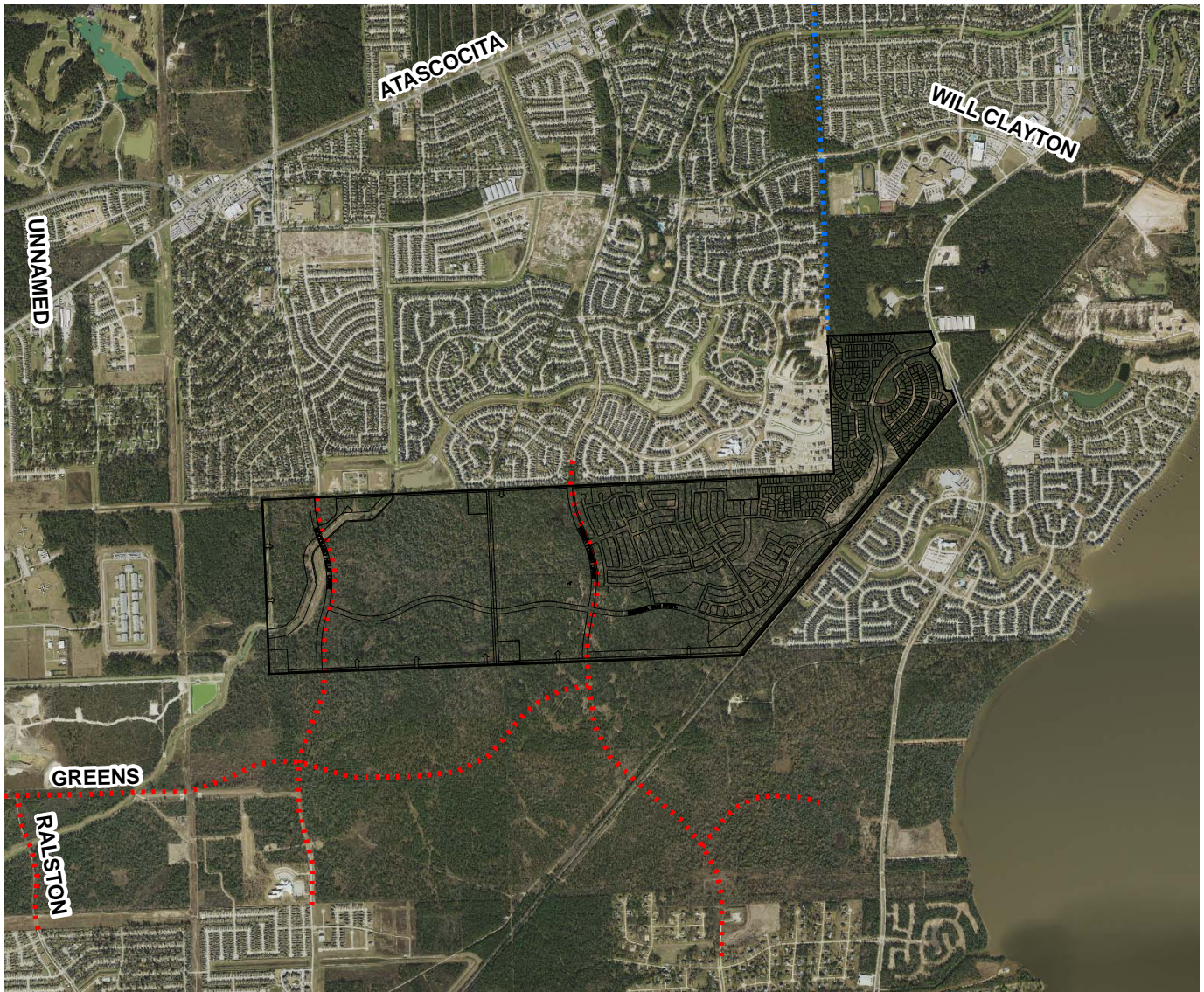
Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Groves GP (DEF1)

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

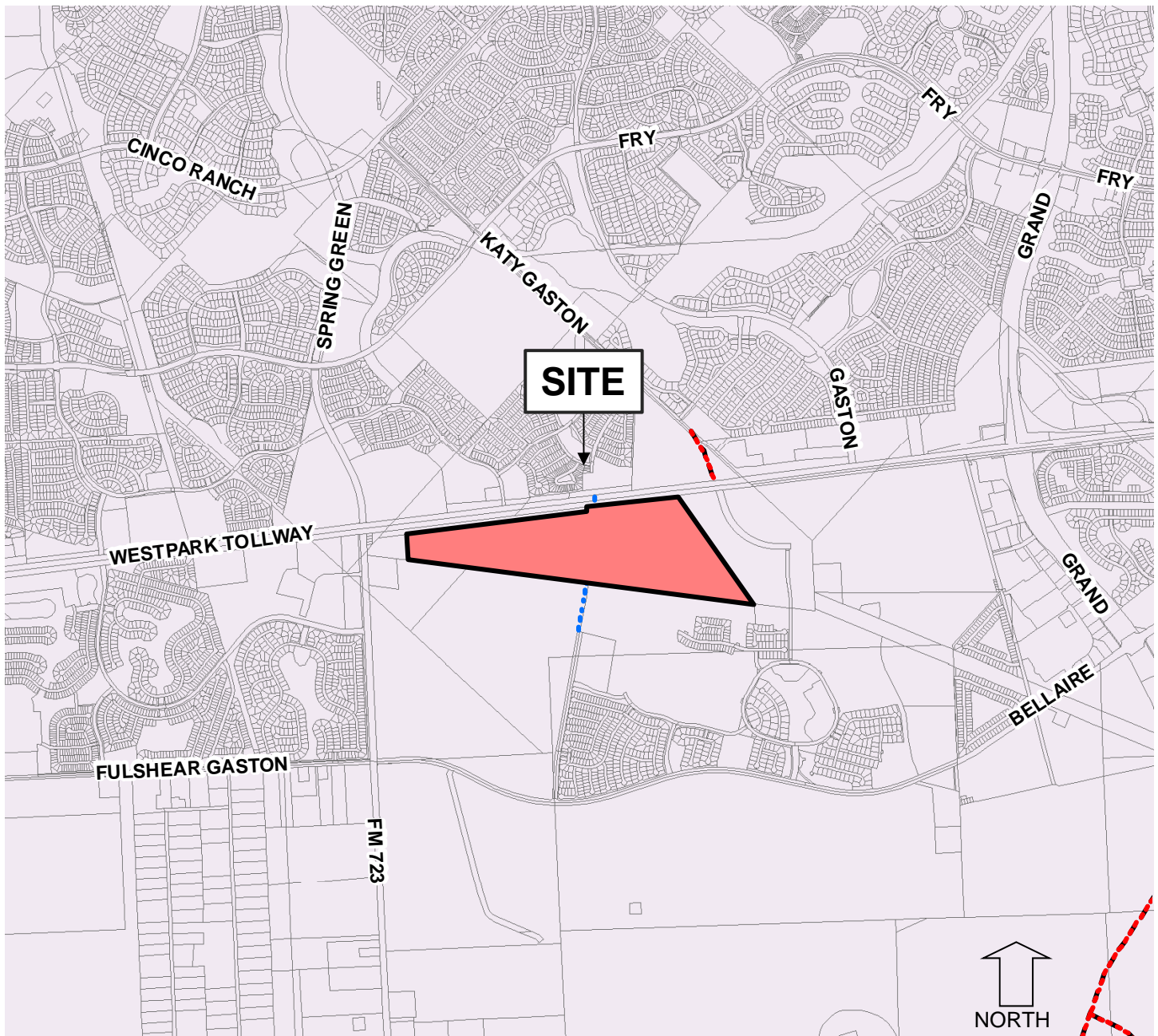
ITEM: 115

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.



D – Variances

Site Location

Houston Planning Commission

ITEM: 115

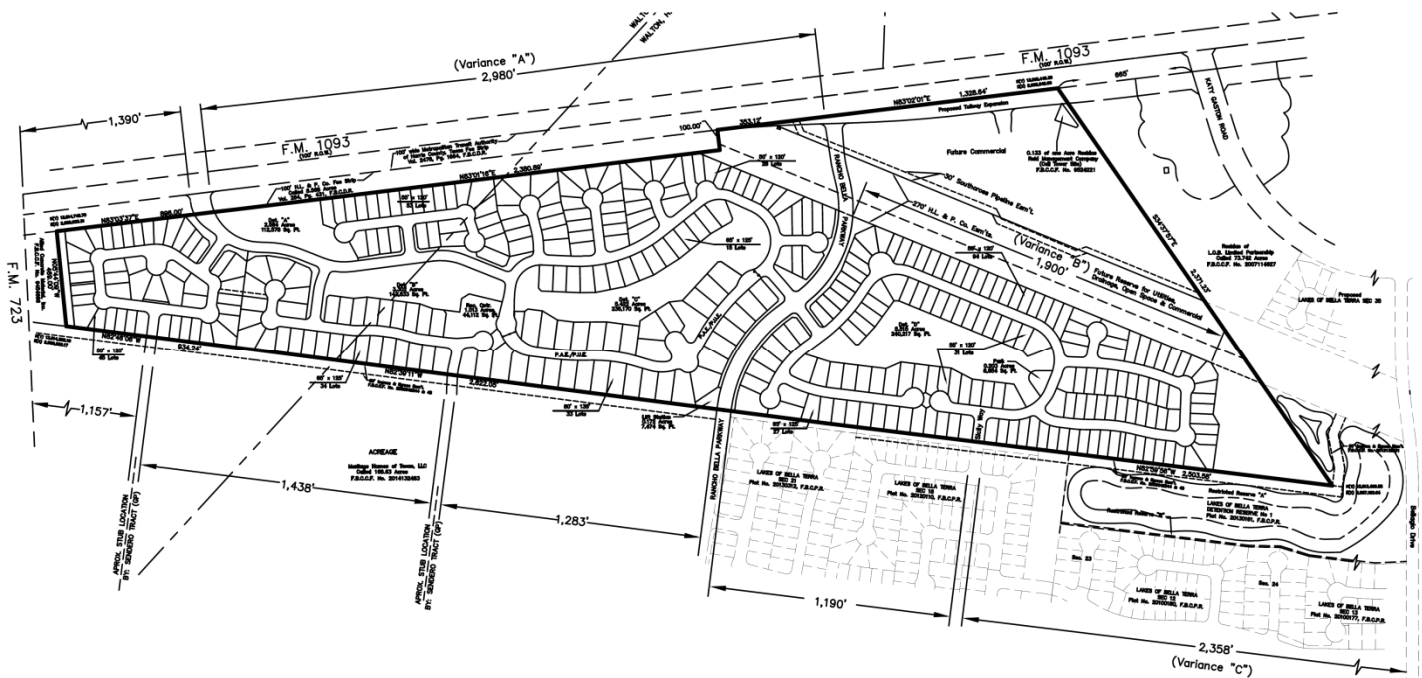
ITEM: 115

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.



D – Variances

Subdivision

Houston Planning Commission

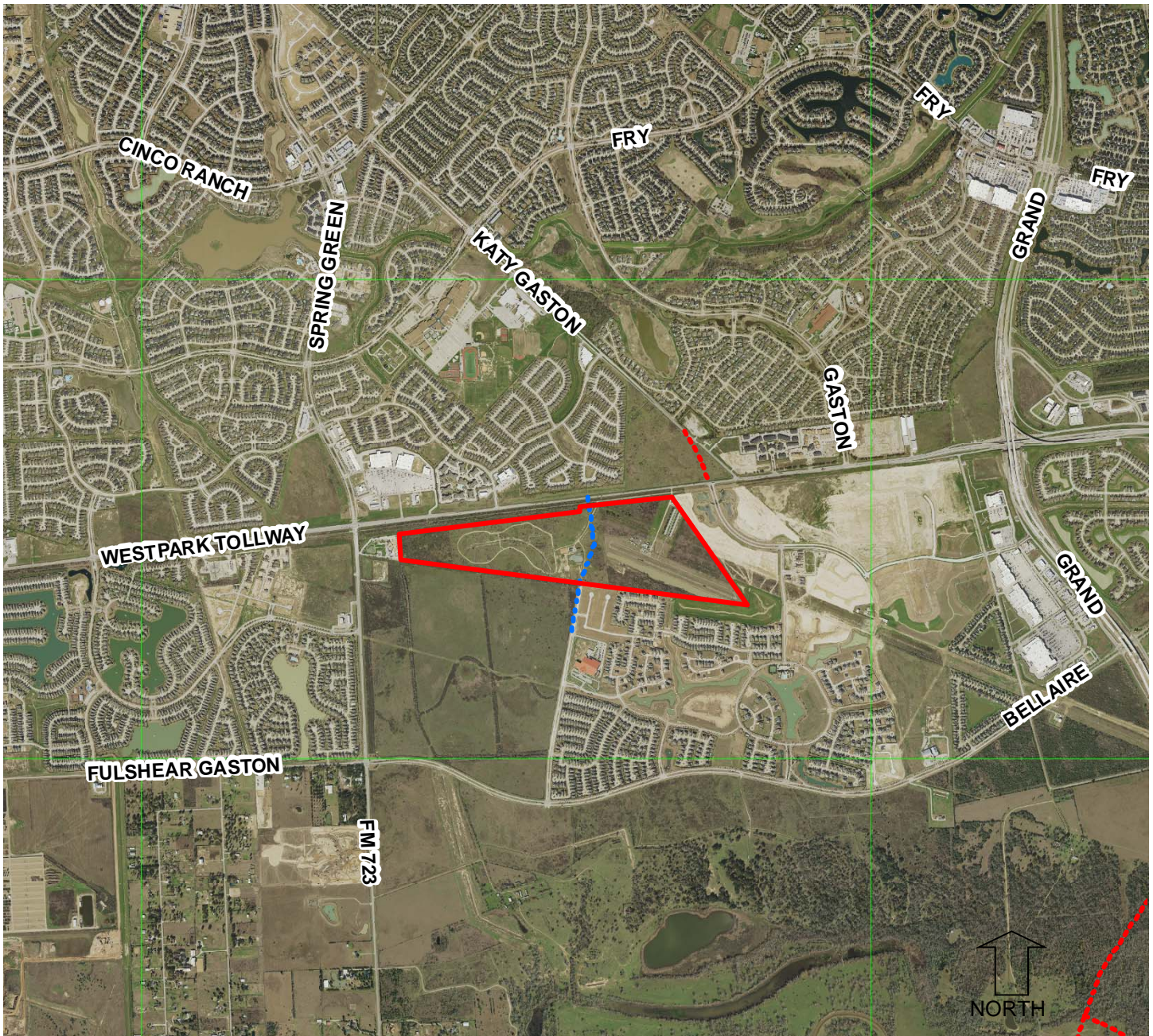
ITEM: 115

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.



D – Variances

Aerial



Application Number: 2015-1201

Plat Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.

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 of approx. 3,027' feet.

Chapter 42 Section: 42-127

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;

Lakes of Bella Terra West Development consist of approximately 152.2 acre parcel of land planned for 360 Single Family lots located south of FM1093 / Proposed Westpark Toll Road, approximately 700' west of Katy Gaston Road and approximately 550' east of FM723 and it is situated to the west and north of Lakes of Bella Terra Development and to the north of Sendero Tract. There is an existing drainage channel and storm water detention basin located near the southeast corner of Lakes of Bella Terra West Development. This area has been platted as a drainage reserve and duly recorded under Plat No. 20130161 of the Fort Bend County Map Records. There also exists a 270' wide Centerpoint Energy easement plus a 30' wide Southcross pipeline easement that runs diagonally from southeast to northwest extending to approximately 400' west of the intersection of the extension Rancho Bella Parkway and FM1093. Thence, a 100' wide Centerpoint Energy proposed fee strip extends westerly along the north line of Lakes of Bella Terra West Development and south of Westpark Toll Road right-of-way to FM723 to the west boundary line of the property. In addition, approximately 2.5 acre parcel of land located south of the future proposed Westpark Toll Road and will be dedicated to Fort Bend County Toll Road authority for the future expansion of Westpark Toll Road. Lakes of Bella Terra West Development is divided into two major sections. The western most section consists of approximately 77.6 acres that is planned for 210 Single Family lots plus stormwater detention drainage conveyance system and a recreational center area is located west of Rancho Bella Parkway. This area is planned to have one access from Westpark Toll Road in accordance with a Joint Agreement between FBC and FBC MUD133. The second point of access will be from the Rancho Bella Parkway and two additional points of access that will be connecting the Sendero Tract to the south of Lakes of Bella Terra West. The separating distance between the two points of access at Lakes of Bella Terra West south property line adjoining the acreage parcel (Sendero) is planned for a 1438' block length based on the variance previously granted by City Planning Commission to the Sendero Tract. The separating distance between Rancho Bella Parkway and the proposed street as per Westpark Tollway Agreement is 3,027', which exceeds the 2,600' required by Chapter 42 Ordinance. This is the only point of access that is permitted by Fo

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

Due to issues relative to traffic mobility management by TxDOT and the Fort Bend Toll Road Authority, the applicant was able to obtain only one point of access between FM723 and Rancho Bella Parkway. This is done in accordance with the Joint Agreement Plan by & between Fort Bend Toll Road Authority and FBCMUD 133 / Lakes of Tanourneen Development. This section of Lakes of Bella Terra West will have access from the following points: • At Westpark Toll Road • At Rancho Bella Parkway • Additional two points of access connecting to the Sendero Tract. The two points of access are located to meet Chapter 42 Ordinance relating to block length agreement between FM-723 & Rancho Bella Parkway.

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

The intent of and general purpose of the chapter will be preserved as the subdivision will be preserved by two points of access to the development thereby meeting traffic circulation and mobility requirements.

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

Based on the reasons stated above, the granting of this variance will not be injurious to the Public Health, Safety & Welfare.

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

The request for granting the variance is not due to economic hardships.



Application Number: 2015-1201

Plat Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

Each local street shall intersect with another street at least every 1,400'. To allow an excessive block length of 1900'

Chapter 42 Section: 42-128-a-2

Chapter 42 Reference:

42-128-a-2 One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points

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;

Lakes of Bella Terra West Development consist of approximately 152.2 acre parcel of land planned for 360 lots located south of FM1093 / Westpark Toll Road, approximately 700' west of Katy Gaston Road and approximately 550' east of FM723 and it is situated to the west and north of Lakes of Bella Terra Development and to the north of Sendero Tract. The existing drainage channel and storm water detention basin extends between Bellagio Drive at the southern corner of Lakes of Bella Terra West Development, this area has been platted as a drainage reserve and duly recorded under Plat No. 20130161 of the Fort Bend County Map Records. There also exist a 270' wide Centerpoint easement plus a 30' wide Southcross Energy easement that runs diagonally from southeast to northwest extending to approximately 400' west of the intersection of Rancho Bella Parkway and FM1093 to the west boundary line of the property. Thence, a 100' wide Centerpoint fee strip extends westerly along the north line of Lakes of Bella Terra West Development and south of Westpark Toll Road right-of-way to FM723. In addition, approximately 2.5 acre parcel of land located south of the future Westpark Toll Road and will be dedicated to Fort Bend County Toll Road authority for the future expansion of Westpark Toll Road. The eastern section which is located east of Rancho Bella Parkway, north of the Drainage Reserve, Lakes of Bella Terra subdivision and south of FM1093 / Westpark toll Road consist of 74.7 acres and is planned for 150 Single Family Lots, 15 +/- AC commercial development and drainage conveyance and detention basins. The separating distance between Bellagio Drive and Bella Terra Parkway is 1,900' which exceeds the maximum distance of 1,400'. This is attributed to the presence of an existing 270' wide Centerpoint Energy easement along with the 30' wide Southcross pipeline easement .

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

Due to the presence of an existing stormwater detention drainage conveyance basin and Centerpoint/Southcross Energy Easements plus the 30' Southcross Pipeline easement, at the locations described in Item 1b above, it would be impractical to develop the property without this variance approval.

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

The intent of and general purpose of the chapter will be preserved as the subdivision will be preserved by providing two points of access to the development.

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

Based on the reasons stated above, the granting of this variance will not be injurious to the Public Health, Safety & Welfare.

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

The request for granting the variance is not due to economic hardships.



Application Number: 2015-1201

Plat Name: Lakes of Bella Terra West GP

Applicant: Benchmark Engineering Corp.

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

Each local street shall intersect with another street at least every 1,400' To allow an excessive block length of approximately 2,358'

Chapter 42 Section: Sec. 42-128-

Chapter 42 Reference:

Sec. 42-128-a-2 One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points

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;

Lakes of Bella Terra West Development consist of approximately 152.2 acre parcel of land planned for 360 lots located south of FM1093 / Westpark Toll Road, approximately 700' west of Katy Gaston Road and approximately 550' east of FM723 and it is situated to the west and north of Lakes of Bella Terra Development and to the north of a vacant property (acreage) between Rancho Bella Parkway and FM 723. The existing drainage channel and storm water detention basin extends between Bellagio Drive at the southern corner of Lakes of Bella Terra West Development, this area has been platted as a drainage reserve and duly recorded under Plat No. 20130161 of the Fort Bend County Map Records. There also exist a 270' wide Centerpoint easement plus a 30' wide Southcross Energy easement that runs diagonally from southeast to northwest extending to approximately 400' west of the intersection of Rancho Bella Parkway and FM1093. Thence, a 100' wide Centerpoint fee strip extends westerly along the north line of Lakes of Tanoureen Development and south of Westpark Toll Road right-of-way to FM723 to the west boundary line of the property. In addition, approximately 2.5 acre parcel of land located south of the future Westpark Toll Road and will be dedicated to Fort Bend County Toll Road authority for the future expansion of Westpark Toll Road. The eastern section which is located east of Rancho Bella Parkway, north of the Drainage Reserve, Lakes of Bella Terra subdivision and south of FM1093 / Westpark toll Road consist of 74.7 acres and is planned for 150 Single Family Lots, 15 +/- AC commercial development and drainage conveyance and detention basins. The separating distance between Sicily Way and Bellagio is 2,358' which exceeds the maximum distance of 1,400. This is attributed to the presence of existing detention drainage basins pipeline easement.

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

Due to the presence of an existing stormwater detention drainage conveyance basin and Centerpoint/Southcross Energy Easements plus the 30' Southcross Pipeline easement, at the locations described in Item 1b above, it would be impractical to develop the property without this variance approval.

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

The intent of and general purpose of the chapter will be preserved as the subdivision will be preserved by providing two points of access to the development.

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

Based on the reasons stated above, the granting of this variance will not be injurious to the Public Health, Safety & Welfare.

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

The request for granting the variance is not due to economic hardships.

Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Museum at Caroline (DEF1)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Museum at Caroline (DEF1)

Applicant: The Interfield Group



D – Variances

Subdivision

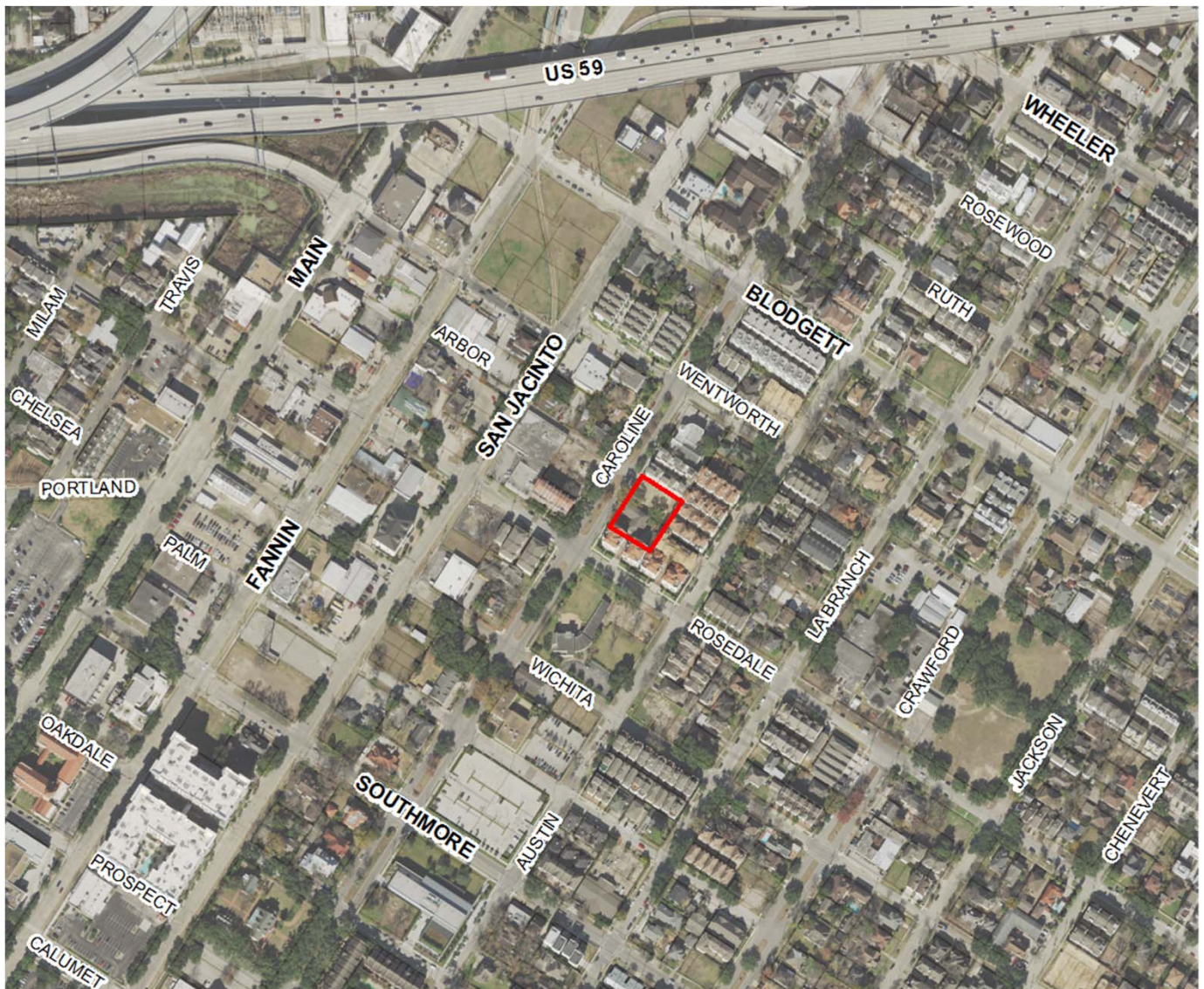
Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Museum at Caroline (DEF1)

Applicant: The Interfield Group



D – Variances

Aerial



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: 42-155

Chapter 42 Reference:

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

Statement of Facts

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

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

Museum At Caroline subdivision will be located north Rosedale Street, east of Caroline 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. Some nearby townhome developments, as recent as 2012, have provided a shared driveway and 5' setback from Caroline Street. Museum At Caroline 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. Museum At Caroline will add to the beautification of the block face and landscaping; therefore, allowing Museum At Caroline to be consistent with building lines of existing developments along Caroline Street, as well as nearby blocks, would make Museum At Caroline more balanced with the other façades of this community. The typical construction of proposed condominiums along Caroline Street will not be any different than those of a townhome structure that is allowed a 5' building line. Museum At Caroline will be in conformance with the general intent of Chapter 42 and 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 6-foot side walk along Caroline Street, 3" caliper trees, an 8' wrought iron fence b. Condominiums along the block face of Caroline will have a front door pedestrian walkway/access and gate c. 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: 117

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Rosehill Reserve Wastewater Treatment Plant

Applicant: Costello, Inc.



D – Variances

Site Location

Meeting Date: 06/25/2015

Applicant: Costello, Inc.



Houston Planning Commission ITEM: 117

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Rosehill Reserve Wastewater Treatment Plant

Applicant: Costello, Inc.



D – Variances

Aerial



Application Number: 2015-0986

Plat Name: Rosehill Reserve Wastewater Treatment Plant

Applicant: Costello, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

The wastewater treatment plant site is proposed to be adjacent to a segment of future Holderrieth Road, with no known development of adjacent tracts. The available width of our property to Rosehill Church Road along future Holderrieth Road is much less than 50 feet, allowing construction of an all weathered WWTP access road, but precluding the construction of a half boulevard. Designing and constructing such a short segment of future Holderrieth Road (where available ROW exists on our property) would create "a road to nowhere" situation.

Chapter 42 Section: 42-190

Chapter 42 Reference:

42-190 (C) Reserve restricted to lift station requires a minimum of 50' of street frontage.

Statement of Facts

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

The available width to Rosehill Church Road to the east of the GP boundary is less than 50 feet (25'), allowing construction of an all weathered WWTP access road but precluding development of a half boulevard.

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

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

Design and construction of any short segment of Holderrieth in the near future will create a "road to nowhere".

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

We are constructing a north-south drainage channel to serve Rosehill Reserve that will cross future Holderrieth Road alignment perpendicularly. In the first phase of development, we will be installing a culvert at this crossing to allow Holderrieth Road to cross the ditch in the future without the need for a bridge or additional culvert.

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

The developer is not opposed to fulfilling any regulatory requirements associated with Holderrieth Road. We would just request that the requirements be delayed until sometime in the future when designing and building Holderrieth Road would make sense. We propose that the "trigger" for the requirement to design and build the Holderrieth Road half-boulevard on our property would be the submission of development plats for areas in Rosehill Reserve east of proposed Cypress Hill Road (see attached sketch). We believe that such a delay would allow for reasonable development of adjacent property to necessitate the construction of Holderrieth Road, yet will be a strong enough mechanism to hold us to the commitment we are making at this time.

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

Design and construction of any short segment of Holderrieth in the near future will create a "road to nowhere".

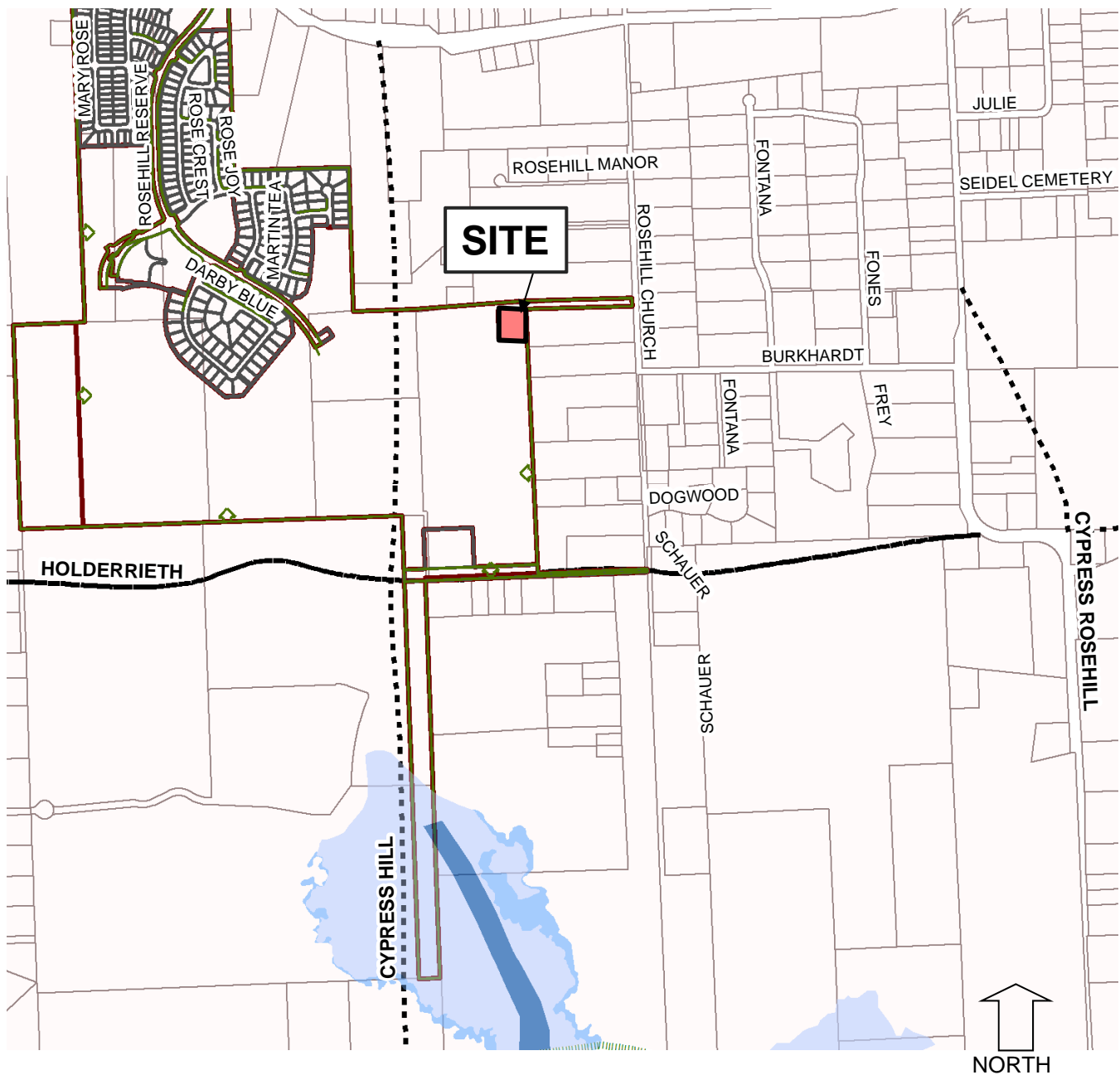
Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Rosehill Reserve Water Plant Site

Applicant: Costello, Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department

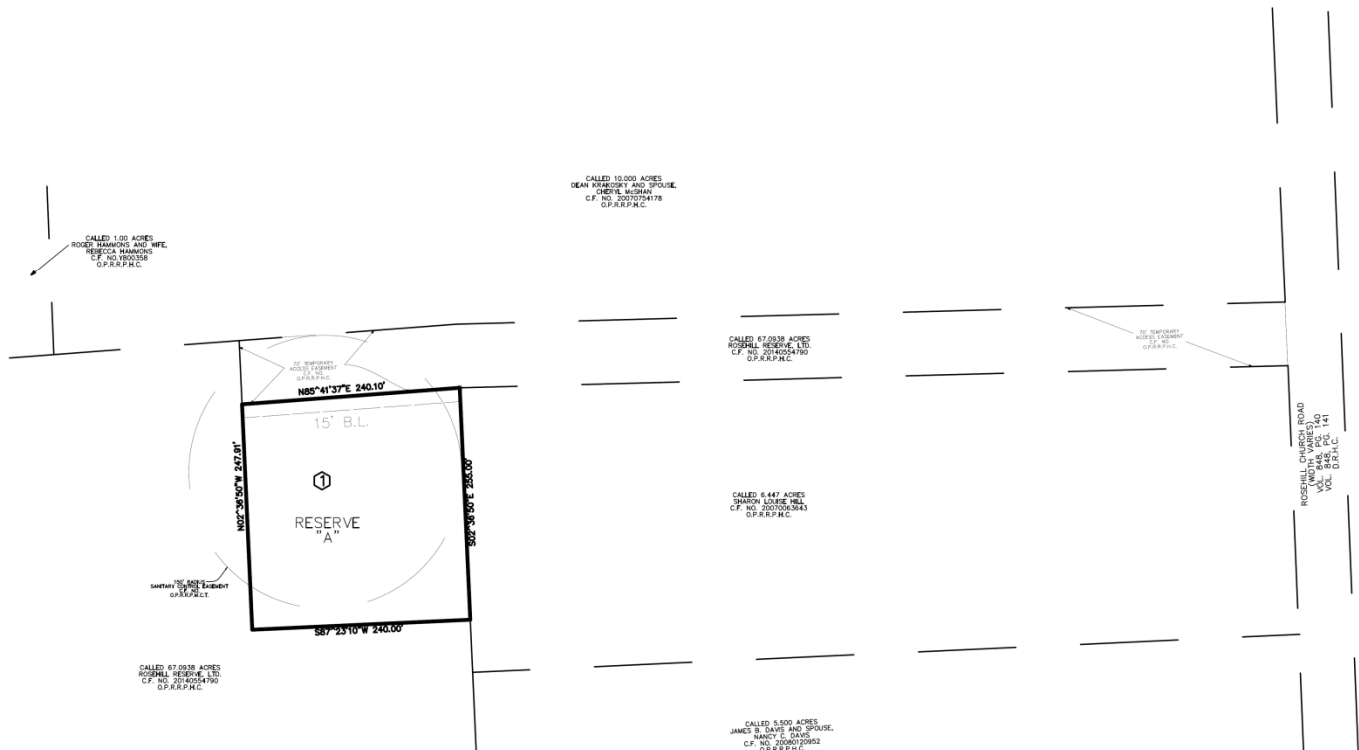
Meeting Date: 06/25/2015

Subdivision Name: Rosehill Reserve Water Plant Site

Applicant: Costello, Inc.

RESERVE TABLE

RESERVE "A" WATER PLANT	1,385.4 AC.	60,349 SQ. FT.
TOTAL: 1,385.4 ACRES		



D – Variances

Subdivision

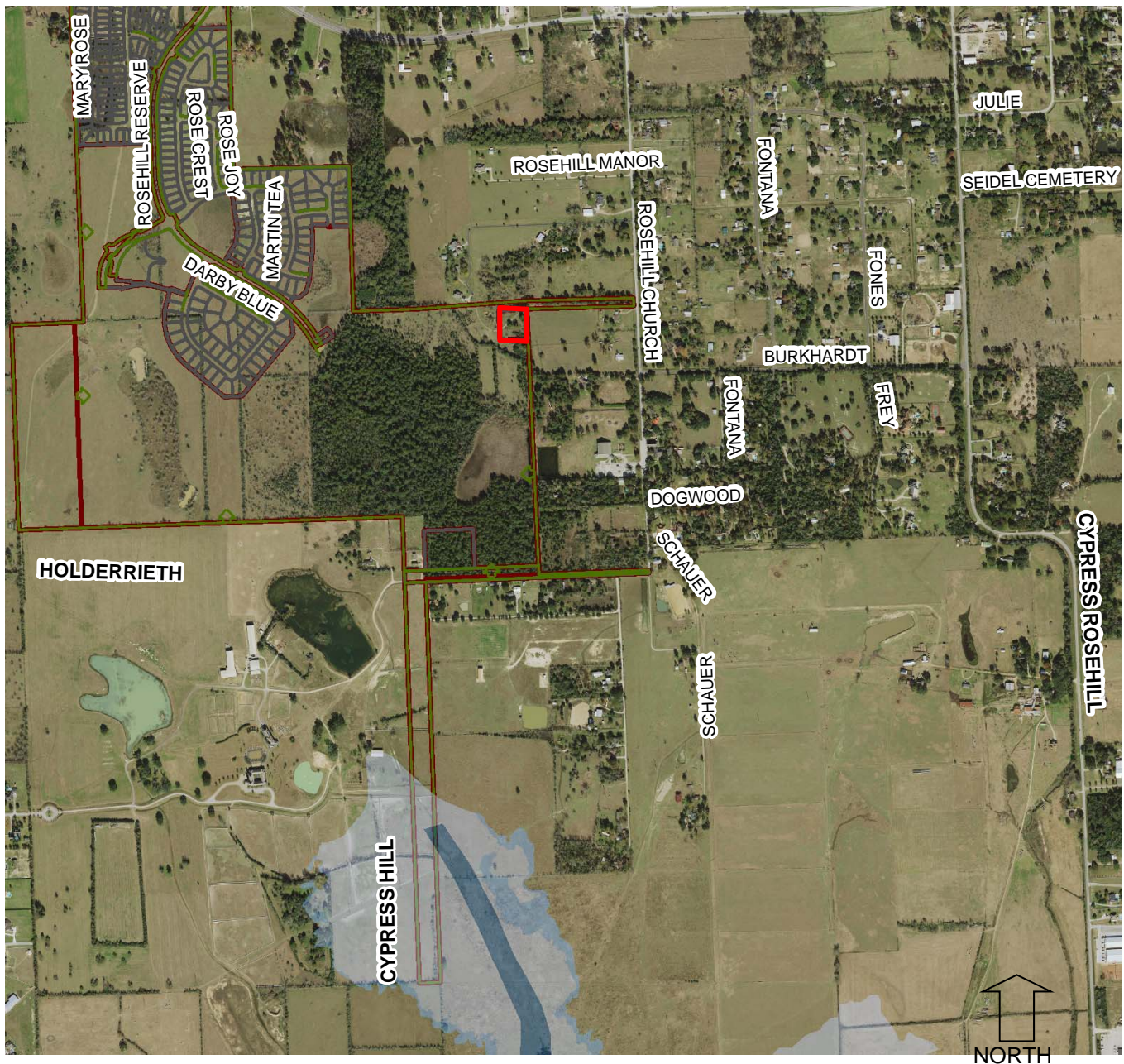
Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 06/25/2015

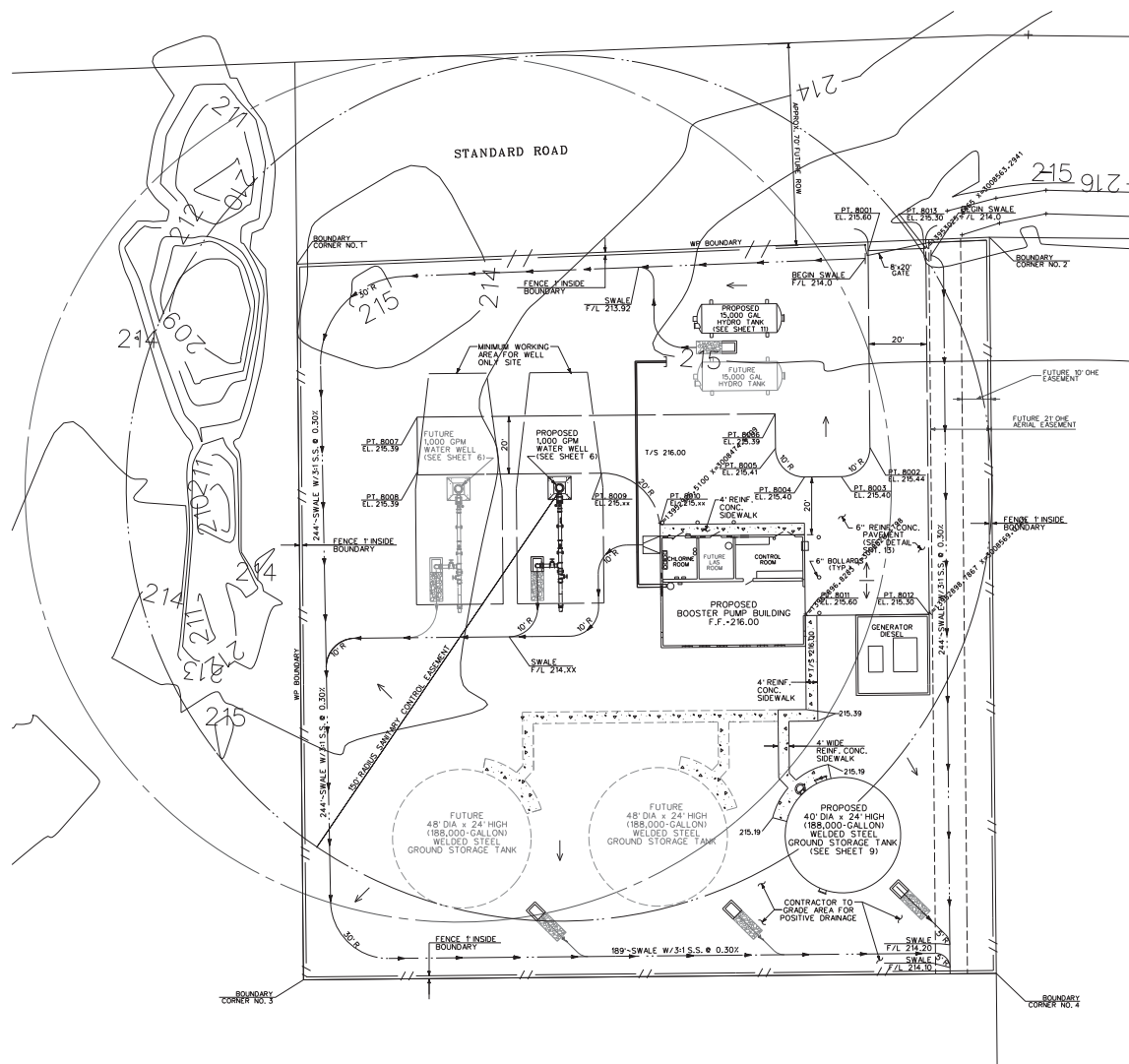
Subdivision Name: Rosehill Reserve Water Plant Site

Applicant: Costello, Inc.



D – Variances

Aerial



20 10 0 20 40
SCALE: 1" = 20'

LEGEND

- F/L - FLOWLINE
- T/S - PROP. TOP OF SLAB ELEVATION
- T/P - PROP. TOP OF PAVEMENT ELEVATION
- - - - - PROP. SWALE
- - - - - PROP. EDGE OF 6" CONC. PAVEMENT
- - - - - PROP. RIP RAP
- 215 - EXIST. NATURAL GROUND CONTOUR

PAVING			BOUNDARY CORNERS		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
8001	13953023.94	300843.34	1	13953012.01	300846.75
8002	13952995.81	300846.46	2	13953030.10	300845.18
8003	13952945.37	300836.92	3	13952764.42	300837.06
8004	13952944.79	300824.21	4	13952775.37	300836.81
8005	13952954.32	300813.77			
8006	13952966.29	300815.22			
8007	13952960.64	300839.30			
8008	13952940.66	300830.22			
8009	13952943.57	300843.97			
8010					
8011					
8012					
8013	13952926.51	300844.61			

- NOTES:
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF-ROLLED TO DETECT ANY SOFT OR POORLY COMPACTED AREAS PRIOR TO RECEIVING FILL. ROOF-ROLLING SHALL BE OBSERVED BY THE SOIL TESTING LABORATORY TO ASSESS THE CONDITION OF THE SOIL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SOIL TESTING LABORATORY. ALL WEAK AREAS ARE TO BE REMOVED AND REPLACED WITH MATERIAL OF SIMILAR CLASSIFICATION, MOISTURE AND DENSITY AS ADJACENT SOILS.
 - ALL FILL MATERIAL SHALL BE FREE OF DELETERIOUS MATERIAL. FILL SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING 8-INCHES IN THICKNESS, MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. AT MOISTURE CONTENTS WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE THE PERCENTAGE OF COMPACTION ACHIEVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SOILS TESTING LABORATORY.
 - RIP RAP SHALL HAVE A MINIMUM MAT THICKNESS OF 18-INCHES COMPOSED OF 80 TO 150- POUND BLOCKS, EVENLY GRADED. BLOCKS SHALL BE A MINIMUM 6-INCHES THICK WITH NO EXPOSED STEEL. A FILTER FABRIC SUCH AS TREVIRA 1125 OR APPROVED EQUAL SHALL BE PLACED UNDER ALL RIP RAP INSTALLATION.
 - DRAINAGE SWALES SHALL HAVE MAXIMUM 3:1 SIDE SLOPES.
 - ACCORDING TO MONTGOMERY COUNTY ENGINEER'S COMMENTS DATED ON APRIL 17, 2004, "SINCE THIS SITE WILL HAVE LESS THAN 15000 S.F. OF IMPREVIOUS COVER NO DRAINAGE PLAN IS REQUIRED."
 - CONTRACTOR SHOULD COORDINATE WITH PRECINCT TWO FOR ANY WORK IN STANDARD ROAD, SPECIFICALLY INSTALLING AN ACCESS DRIVEWAY AND CULVERT.

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:	FOR CITY OF HOUSTON USE ONLY
DRAWING SCALE	
HORIZ :	
VERT :	
SHEET No: 5	OF

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COCO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

NO.	REVISION	DATE	BY

Costello
Engineering and Surveying
9990 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 763-7768 (713) 763-3560, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

HARRIS COUNTY MUD NO. 542
WATER PLANT NO. 1 - PHASE I

PLANT SITE PAVING,
GRADING & DRAINAGE

THESE CONSTRUCTION PLANS ARE RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN W. LACY, JR., MUD NO. 542, ON FEBRUARY 23, 2015. THEY ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.



PLANNING &
DEVELOPMENT
DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-0984

Plat Name: Rosehill Reserve water plant site

Applicant: Costello, Inc.

Date Submitted: 05/04/2015

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

Specific Variance is being sought and extent of variance:

Water Plant Site to not have 50' frontage on a 50' public street.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use-- Reserves. Restricted reserve-- Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 feet

Statement of Facts

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

Access from Rosehill Church Road will not be platted, but will be a recorded access easement to terminate upon future ROW dedication by plat. Platting in any other method will require an unnecessarily costly replat, and will require additional work by the City of Houston Planning and Development Department.

(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;

The owner has not created or imposed this hardship.

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

The water plant will have permanent access by way of an access easement. If the area of the access easement is later used as a public ROW, the easement will be replaced by a separate plat.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare.

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

Not granting this easement will unnecessarily result in additional work for the City of Houston Planning and Development Department as a future replat would otherwise be required.

Houston Planning Commission

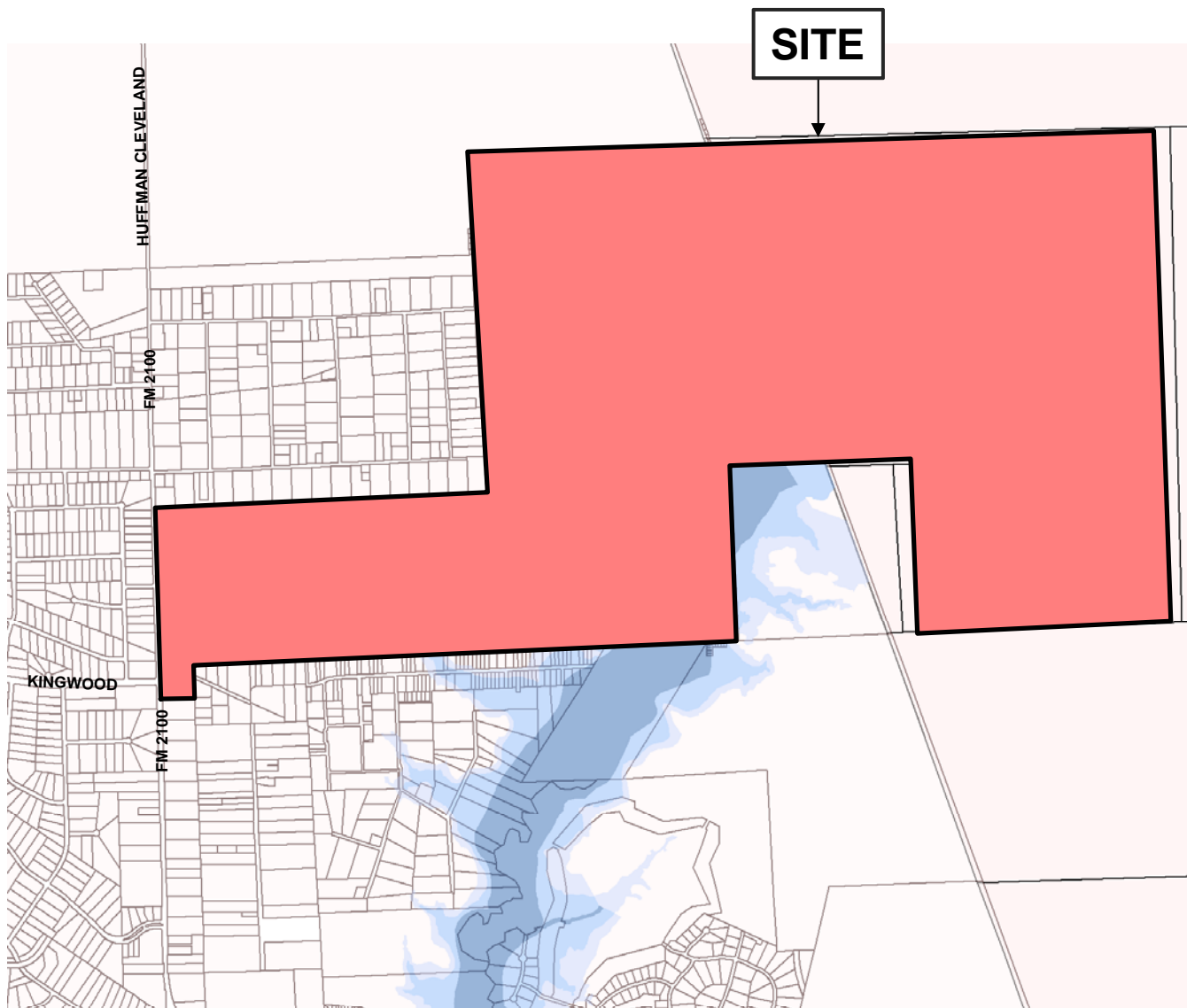
ITEM: 119

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

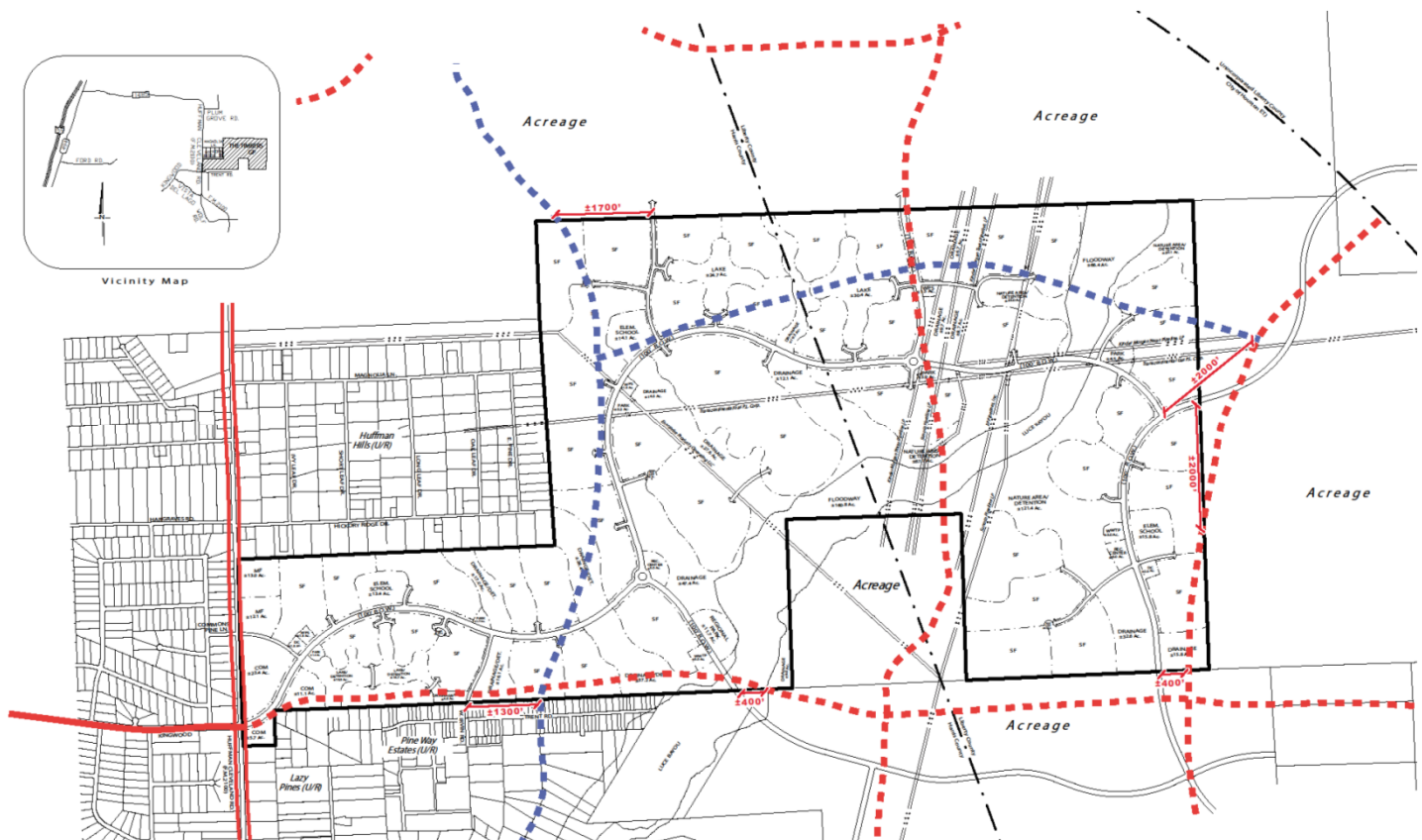
ITEM: 119

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

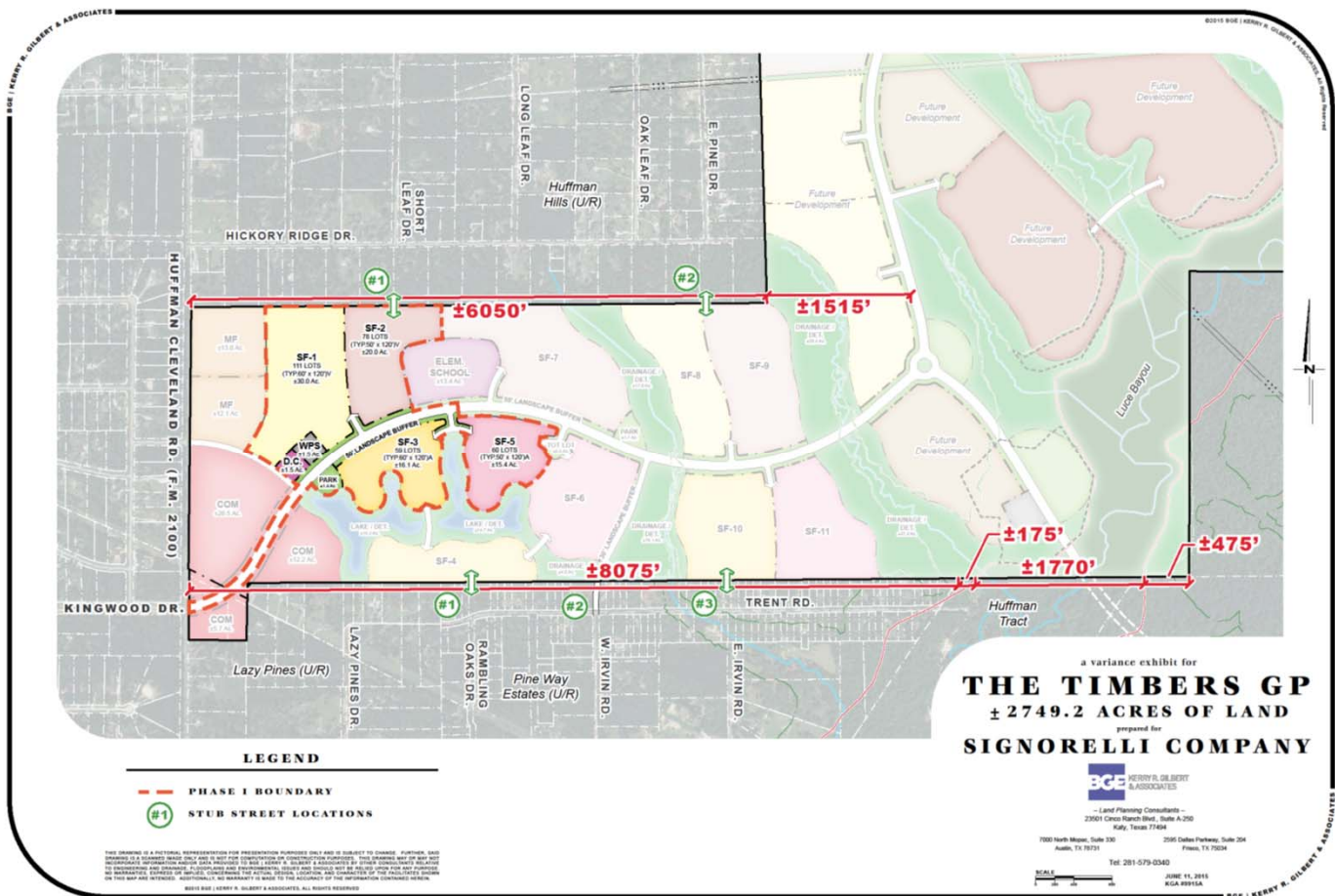
ITEM: 119

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Variance Request Exhibit

Houston Planning Commission

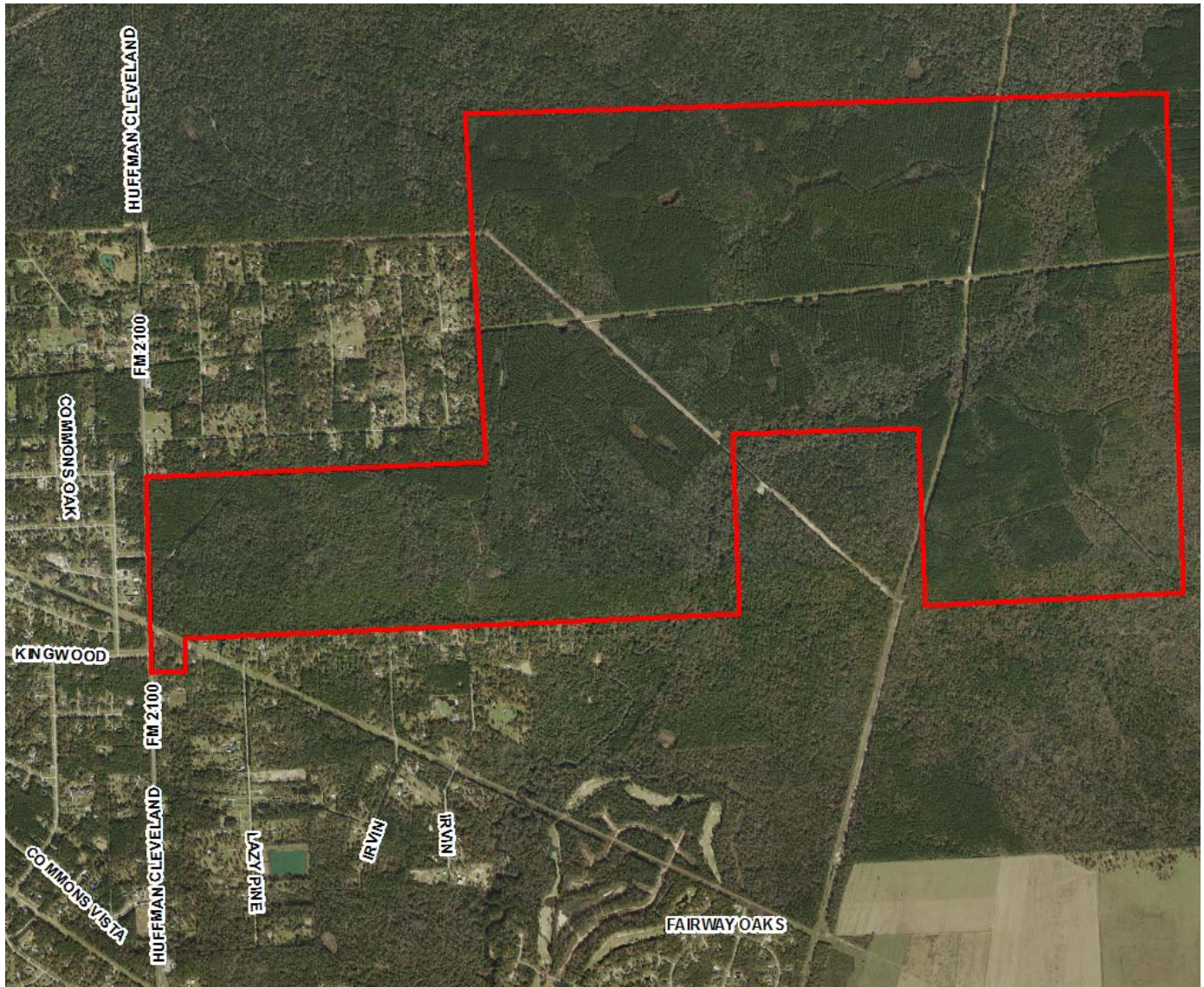
ITEM: 119

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



Application Number: 2015-1227

Plat Name: Timbers GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 06/12/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along two portions of the project boundary which are adjacent to unrecorded subdivisions.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The Timbers is a $\pm 2,749$ -acre master planned community located far northeast of central Houston in the Kingwood area, northeast of Lake Houston, with the Harris County / Liberty County line running generally north-south through the middle of the project. The project is east of Huffman Cleveland Rd (FM 2100) at Kingwood Drive, and southwest of the proposed future alignment of the Grand Parkway in Liberty County. Unrecorded subdivisions border the western areas of the site. The site is encumbered by multiple pipelines, and is also crossed by Luce Bayou, which has a floodway exceeding $\pm 1500'$ in width in some places across the site. The first phase of development is proposed at the far western side of the subject site, near the intersection of Kingwood Drive and Huffman Cleveland Rd. This portion of the subject site fronts along Huffman Cleveland Rd and extends east for $6000'$ - $8000'$ between several unrecorded subdivisions on both the north and the south sides of the tract. On the north, unrecorded subdivision Huffman Hills borders the subject site for approximately $\pm 6050'$ before the property corner, with an additional $\pm 1515'$ in a straight line to the proposed north-south thoroughfare. On the south, several unrecorded subdivisions, including Lazy Pines and Pine Way Estates, border the site for approximately $\pm 8075'$, with a small gap of approximately $\pm 175'$ between the last lot to the south and the beginning of the Luce Bayou floodway. Along both of these distances, no stub streets were provided from the existing developments into the subject site. Since no stub streets were provided from the unrecorded subdivisions, and these areas have been fully developed without change for many years, the extension of any stub streets provided by the Timbers would require redevelopment to occur in these long-established communities, or the condemnation of land to connect a through-street. Due to the existing conditions, the project proposes to provide a reduced number of stub streets at generally equidistant locations along the north and south boundaries, with specific locations to be determined as the site develops. These stub streets will allow for the possibility of future through-street circulation between the old and new residential communities, while acknowledging the existing development which makes immediate connections impossible. North of the first phase, 4 to 5 stub streets would be required in the $\pm 6050'$ bordering Huffman Hills in order to meet the 1

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

The existing unrecorded subdivisions have been developed for many years and are not a hardship created or imposed by the applicant. The floodway of Luce Bayou is not a condition created by the applicant.

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

The reduced number of stub streets will still provide for the possibility of future through-streets, in the event that

redevelopment occurs in the adjacent communities or condemnation is required to make a connection, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not remove the possibility of future through-street connections and is therefore not injurious to the public health, safety, or welfare.

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

The existing unrecorded single-family developments, which lack the required stub streets, as well as the floodway of Luce Bayou, are the supporting circumstances for this request.

Houston Planning Commission

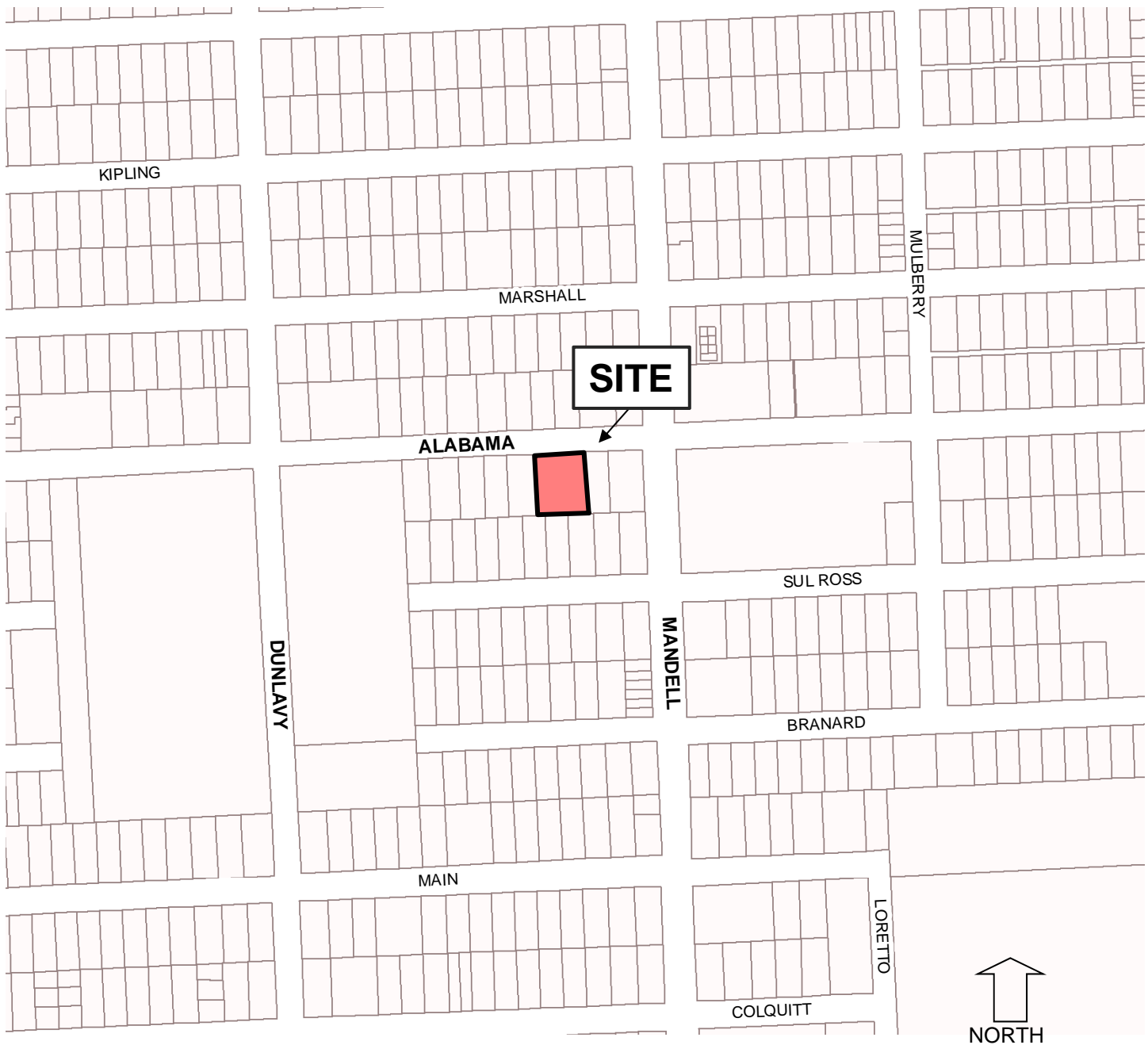
ITEM: 120

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Alabama Terrace replat no 1

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

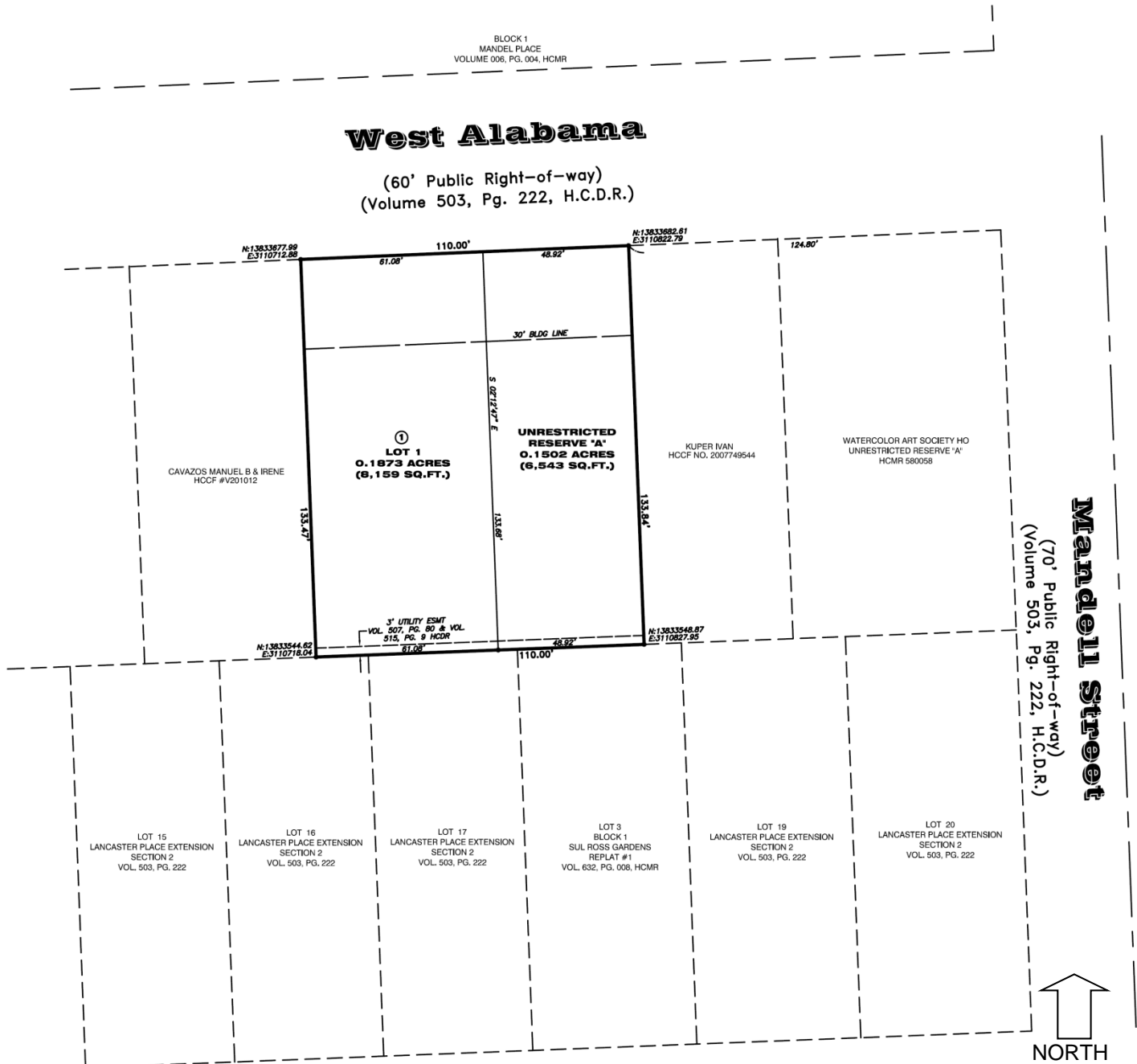
ITEM: 120

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Alabama Terrace replat no 1

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: West Alabama Terrace replat no 1

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial

BEARINGS AND STREET RIGHT-OF-WAY PER PLAT.

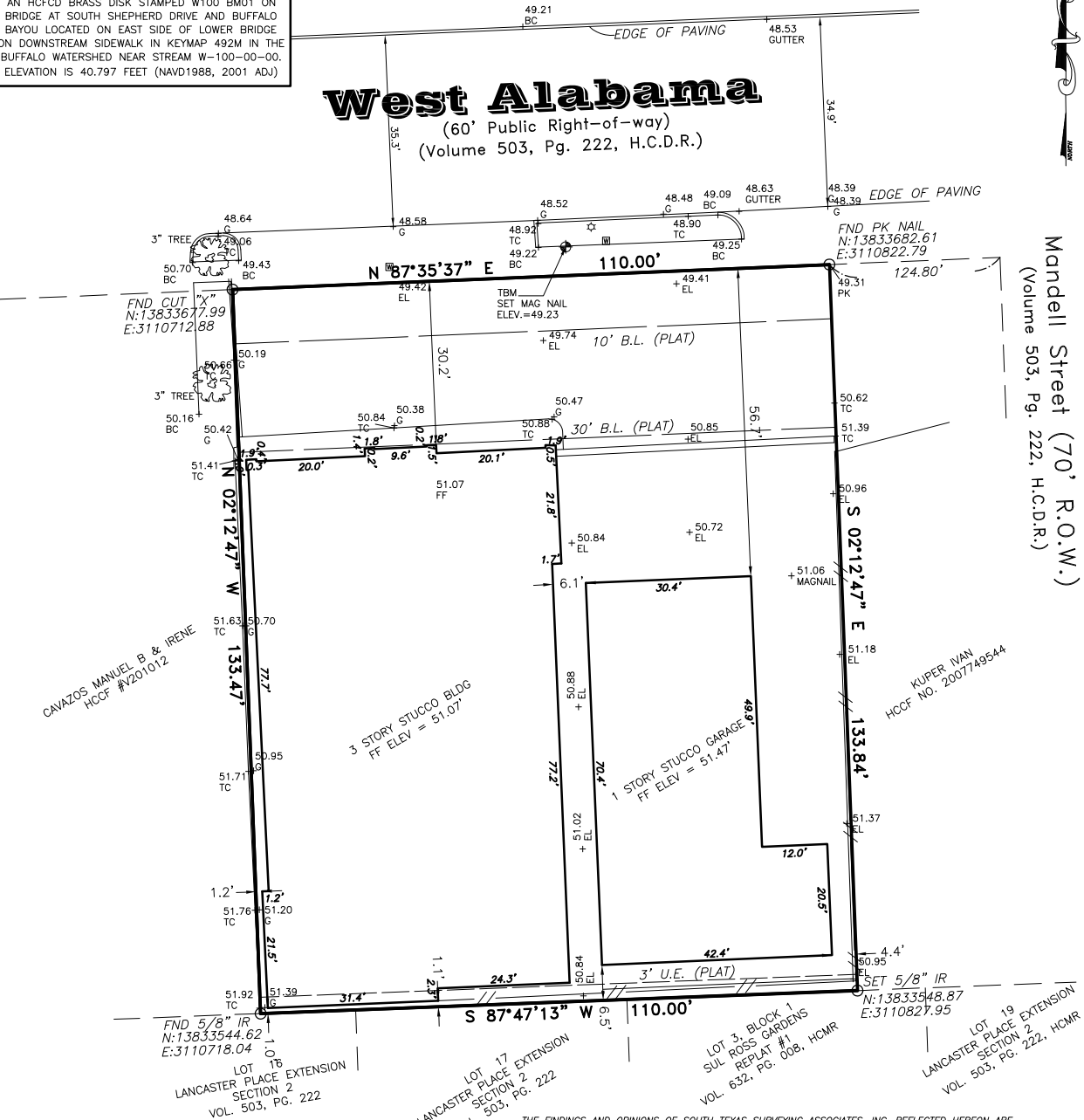
BENCHMARK

FLOODPLAIN REFERENCE MARK NUMBER 210070 IS AN HCFCD BRASS DISK STAMPED W100 BM01 ON BRIDGE AT SOUTH SHEPHERD DRIVE AND BUFFALO BAYOU LOCATED ON EAST SIDE OF LOWER BRIDGE ON DOWNSTREAM SIDEWALK IN KEYMAP 492M IN THE BUFFALO WATERSHED NEAR STREAM W-100-00-00. ELEVATION IS 40.797 FEET (NAVD1988, 2001 ADJ)

West Alabama

(60' Public Right-of-way)
(Volume 503, Pg. 222, H.C.D.R.)

Mandell Street (70' R.O.W.)
(Volume 503, Pg. 222, H.C.D.R.)



CONDITIONS SURVEY OF

UNRESTRICTED RESERVE "A", BLOCK 1 OF WEST ALABAMA TERRACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 640014, MAP RECORDS OF HARRIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property.

THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C-0860-L, DATE 06-18-2007, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

GP N/A of N/A



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 1617 WEST ALABAMA STREET

CITY: HOUSTON, TX

PURCHASER: -

JOB NO: 14-15

DATE: 1-13-15

ZIP: 77006

SCALE: 1"=20'-00"

REVISION:

Key Map 492V



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082

281-556-6918 FAX 281-556-9331

Firm Number: 10045400

Copyright 2015 South Texas Surveying Associates, Inc.

K:\COMRES 2015\14-15.DWG (ATO/KT)

JOB NO: 14-15



Application Number: 2015-1244

Plat Name: West Alabama Terrace replat no 1

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 06/14/2015

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

Specific Variance is being sought and extent of variance:

Variance request to replat an unrestricted reserve with less than 60 feet frontage

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

Project is located on West Alabama Street west of Mandell Street. This property was replatted in 2010 as an Unrestricted Reserve. When the owner went to permit the existing structure he was denied due to the fact that the structure is considered a single family residence. In order to permit the remodel of the interior we must now replat the property into a residential lot. Please refer to the site plans attached. This causes a problem due to the 2 existing structures onsite. When dividing the property to show the required 60' of frontage for the reserve the property line would run through the existing house. When dividing the property to allow each structure 3' from the property line this causes the reserve portion to be 50' as opposed to the required 60'. The existing structure on the reserve is a parking garage at this time and will be converted into an art studio in the future. We previously tried to adjust the layout to show an "L" shape boundary but we were disapproved and required to request a variance in order to proceed. At this point all we can do is show the existing conditions with the site plans and request to be allowed to proceed with the replat showing the reserve with less than 60 foot frontage. The parking garage is not a commercial business at this time and one converted into an art studio should still not negatively affect traffic or parking in the area. There is a parking lot abutting the street and the garage is behind a wall. Please refer to pictures provided.

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

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

The hardship in this situation is the existing structures on the ground preventing the division of the property to allow for the 60' frontage. This is a fully developed site and we have tried to consider other options for dividing the property previously and at this time we are requesting to vary this requirement due to existing structures.

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

Chapter 42's intent and general purpose will be preserved and maintained in this situation. The reserve portion is a parking garage and not a commercial business that will increase traffic.

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

All structures onsite are fully constructed and have been there for years. The public health, safety and welfare will not be harmed in any way by granting this variance.

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

The hardship is the existing structures onsite and complying with the ordinance for the interior remodel. This property will not allow for 60' frontage on the reserve portion without the property line running through the existing house. If this

property was not fully developed as it is now, we would not need to request this variance. We appreciate your consideration.

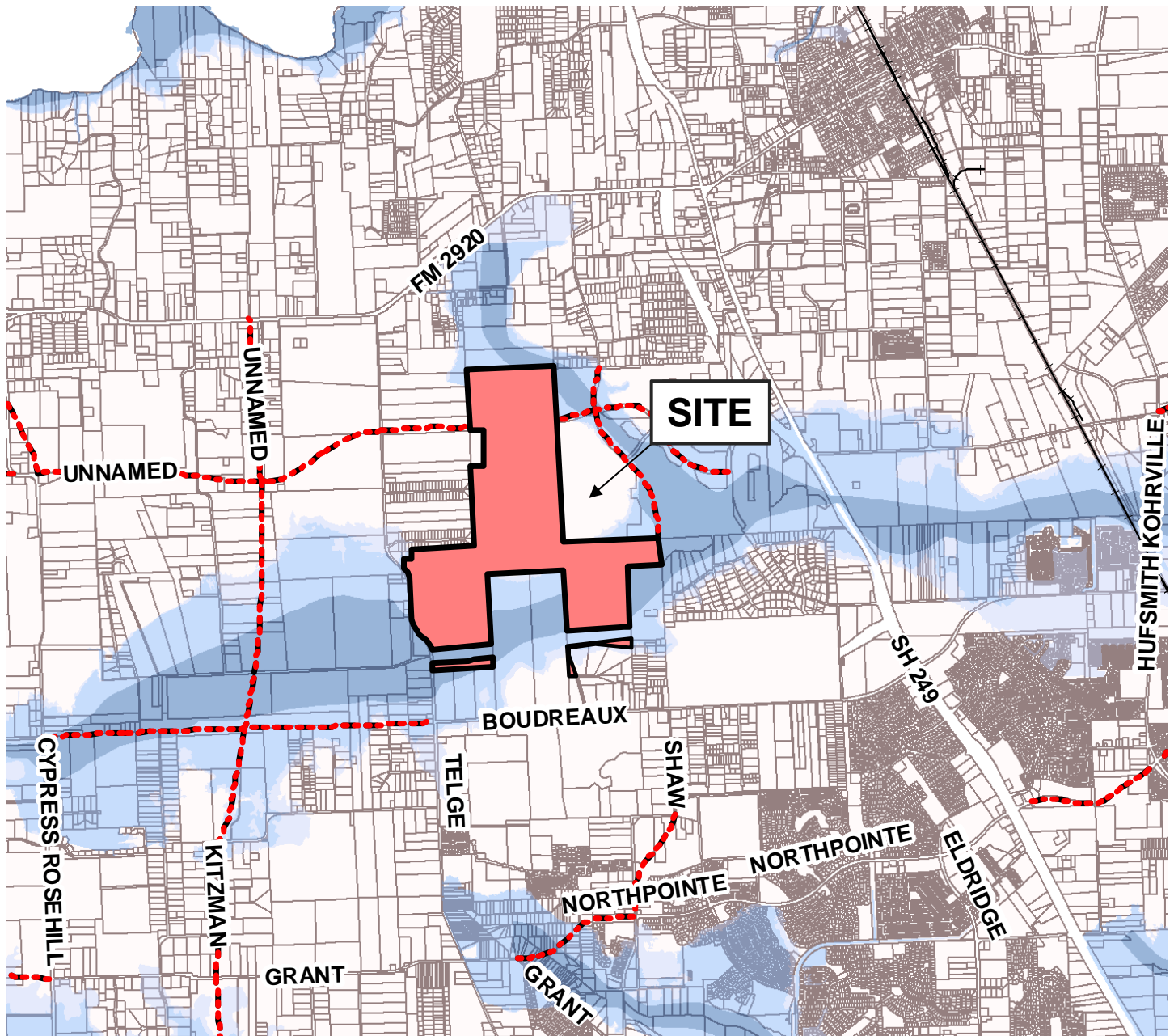
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Willowcreek Ranch GP (DEF 2)

Applicant: EHRA

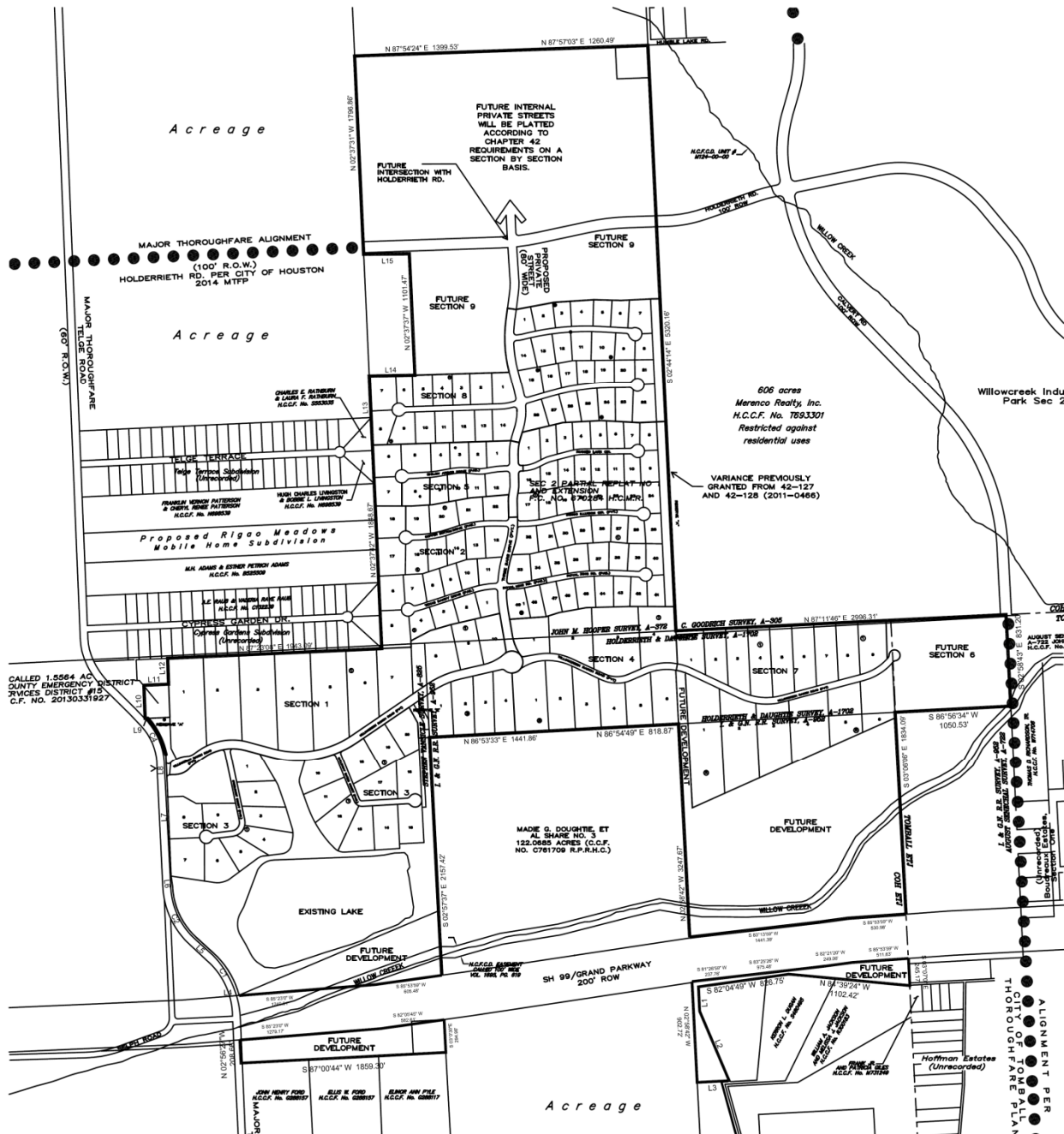


D – Variances

Site Location

Meeting Date: 06/25/2015

Applicant: EHRA



Subdivision

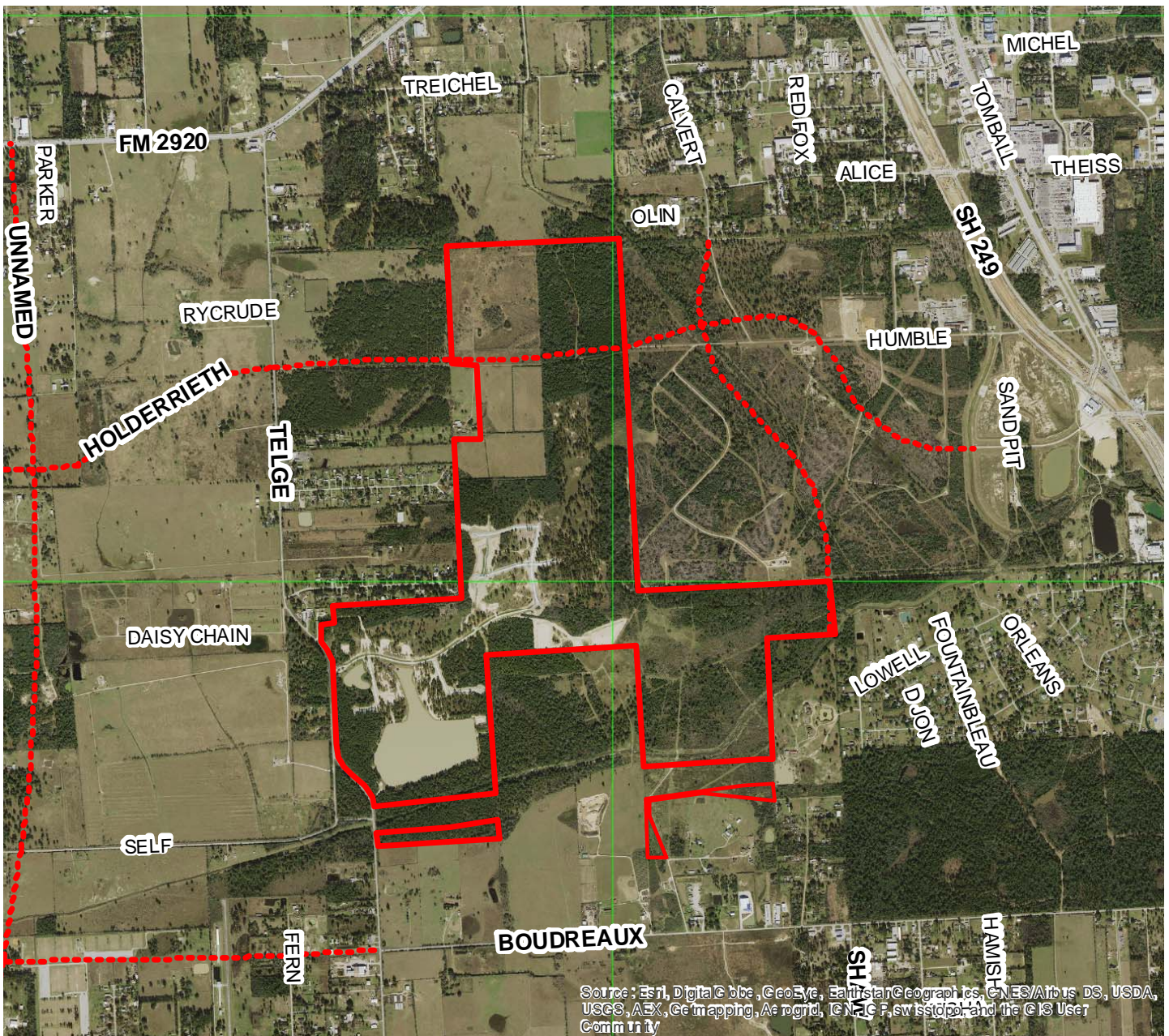
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Willowcreek Ranch GP (DEF 2)

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.

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Aldine ISD Cypresswood Point

Applicant: Jones & Carter, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1258
Plat Name: Aldine ISD Cypresswood Point
Applicant: Jones & Carter, Inc.
Date Submitted: 06/15/2015

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

Specific requirement or condition being sought:

Sec 42-128(a)(1). Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128(a)(1). Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 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 reason for the reconsideration request is not to provide a north south street through our property. The site is at an intersection at the southeast corner of the property and 1400 feet falls outside of our tract. In 2014, planning commission approved this plat and provided a CPC101 form that did not require a street.



Application Number: 2015-1258

Plat Name: Aldine ISD Cypresswood Point

Applicant: Jones & Carter, Inc.

Date Submitted: 06/15/2015

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

Specific Variance is being sought and extent of variance:

Not to provide a north south street through the subject property

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128(a)(1). Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

Statement of Facts

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

The property is being used for school purposes. Dedication of a north south street would create a hazard for the children. Foxwood Preserve Drive is a north south street that is our east adjoiner. Going west 1400 feet along Cypresswood Point and our south property line falls outside of our development. Granting this variance would not violate Chapter 42. The commission approved this plat in 2014 and did not ask to prepare a variance or provide a north south street.

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

As stated above, a north south street would put the children in a hazardous situation. In addition, a north south street is not required based on the existing right-of-ways and the width of our development. There is an intersection at the southeast corner of our project and 1400 feet falls outside of the subject property.

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

The applicant did not create any circumstances and is not the result of a hardship created or imposed by the applicant. The requirement of a local street every 1400 feet does not impact the applicant's property.

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

The intent and general purposes of the chapter will be preserved because a local street is not required. 1400 feet falls outside of our property. In 2014 the commission did not require a variance and provided a CPC101 form that did not require a north south street

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

No. Not granting the variance will insure that children may be at risk is a street is required that divides the school site in half. Currently there is plenty of streets to aid EMS and police. In addition, future development to the north of our site will provide additional traffic circulation.

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

Absolutely not. The sole justification is for the safety of the children and providing a campus environment suitable for learning and playing without the hazards of a street dividing the site.

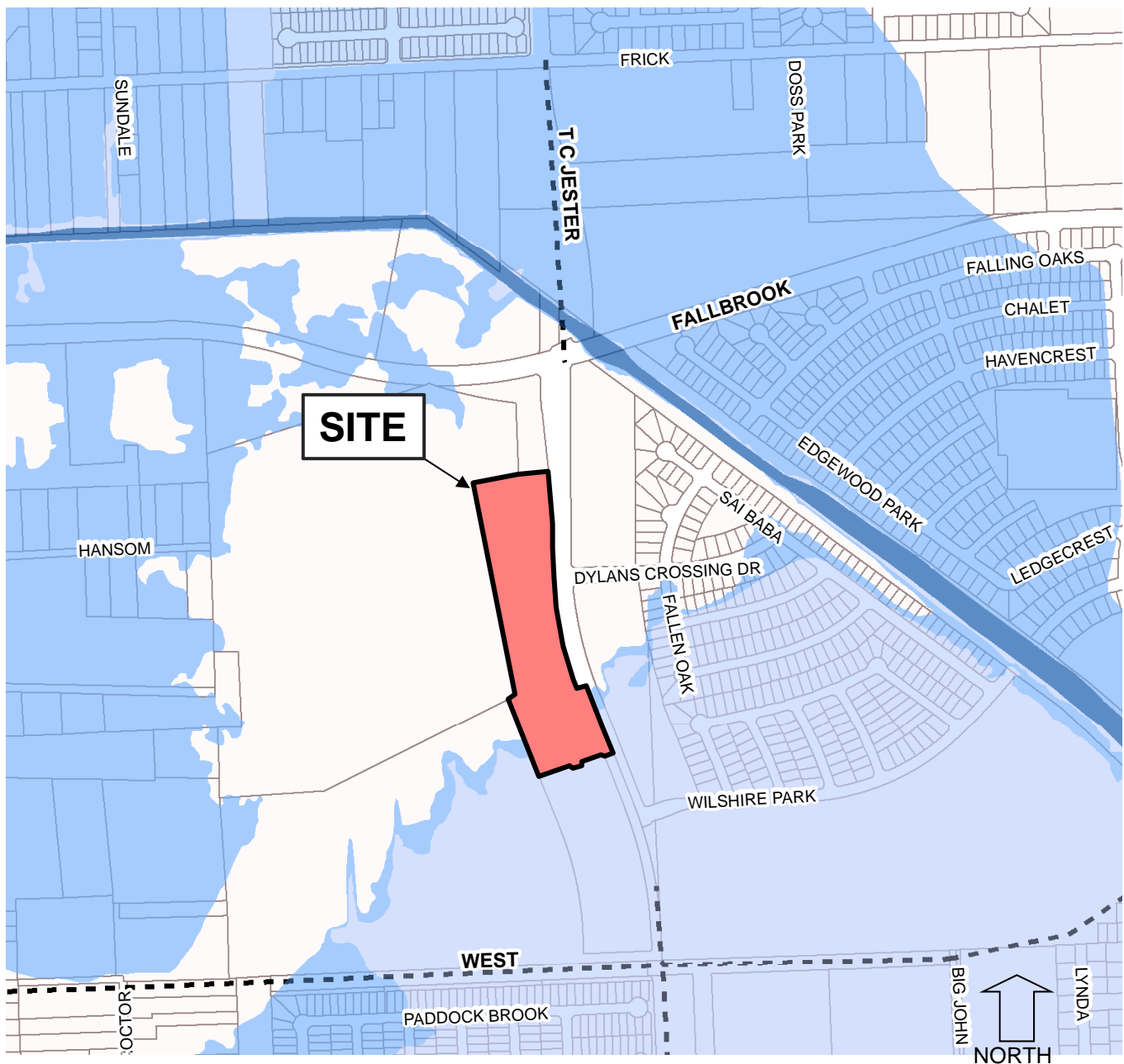
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Forestwood Sec 8

Applicant: F & R Engineering Group, Inc.



F- Reconsideration of Requirements

Site Location

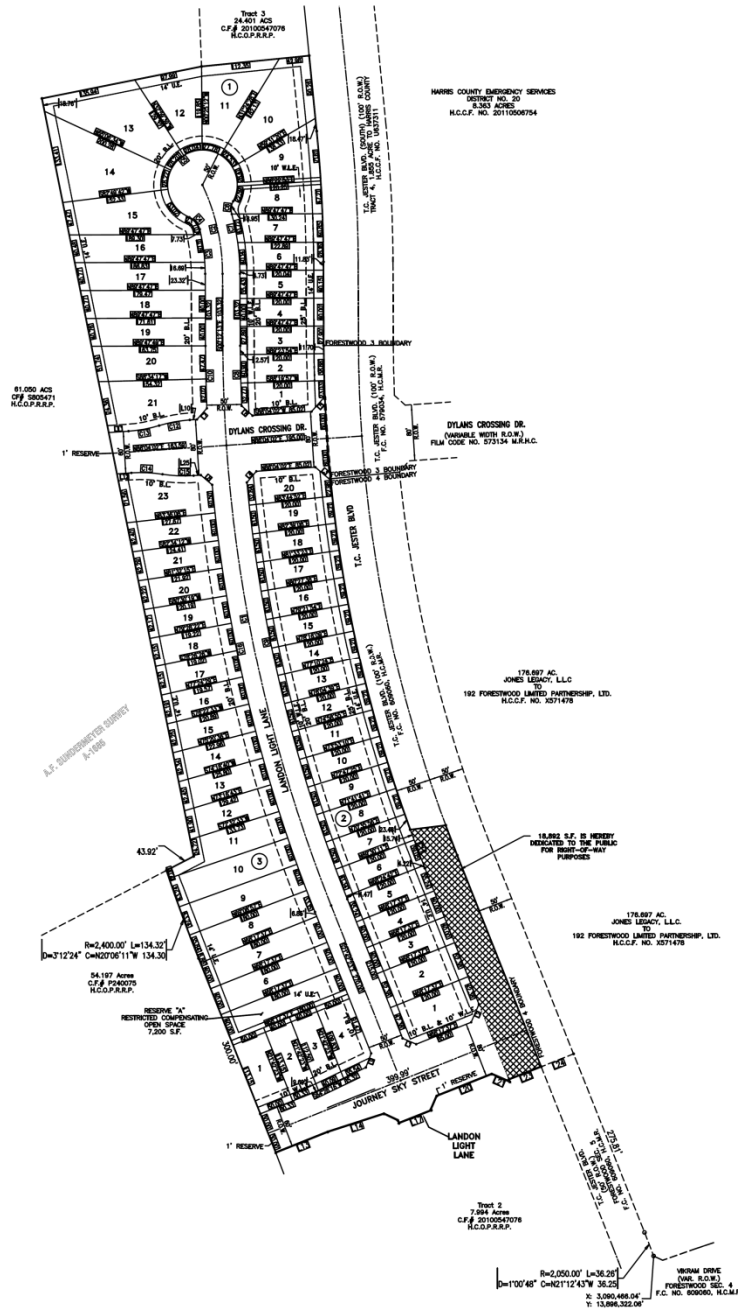
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Forestwood Sec 8

Applicant: F & R Engineering Group, Inc.



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Forestwood Sec 8

Applicant: F & R Engineering Group, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1192
Plat Name: Forestwood Sec 8
Applicant: F & R Engineering Group, Inc.
Date Submitted: 06/01/2015

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

Specific requirement or condition being sought:

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

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Strict application would make this project infeasible due to the existence of underground storm sewer, sanitary sewer, and water lines within the street and the proposed Rainer Ridge Village subdivision to the west. This street is the only entrance into this subdivision.

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:

N/A



Application Number: 2015-1192

Plat Name: Forestwood Sec 8

Applicant: F & R Engineering Group, Inc.

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

Variance on 600 foot requirement

Chapter 42 Section: 127 b

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. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of underground storm sewer, sanitary sewer, and water lines within the street and the proposed Rainer Ridge Village subdivision to the west. This street is the only entrance into this subdivision.

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

The street affected by the variance is owned by an adjoining land owner and is the only access to the proposed subdivision which already has all storm, sanitary, and water facilities installed.

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

Except for the street in question, all intent and general purposes of this chapter will be preserved and maintained.

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

We met with Harris County Traffic Engineering and they had no objection to leaving the street where it is. The Variance will not be injurious to the public health, safety or welfare.

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

Granting of the variance will allow the orderly development of the project in this vicinity as shown on older general plans approved by the City.

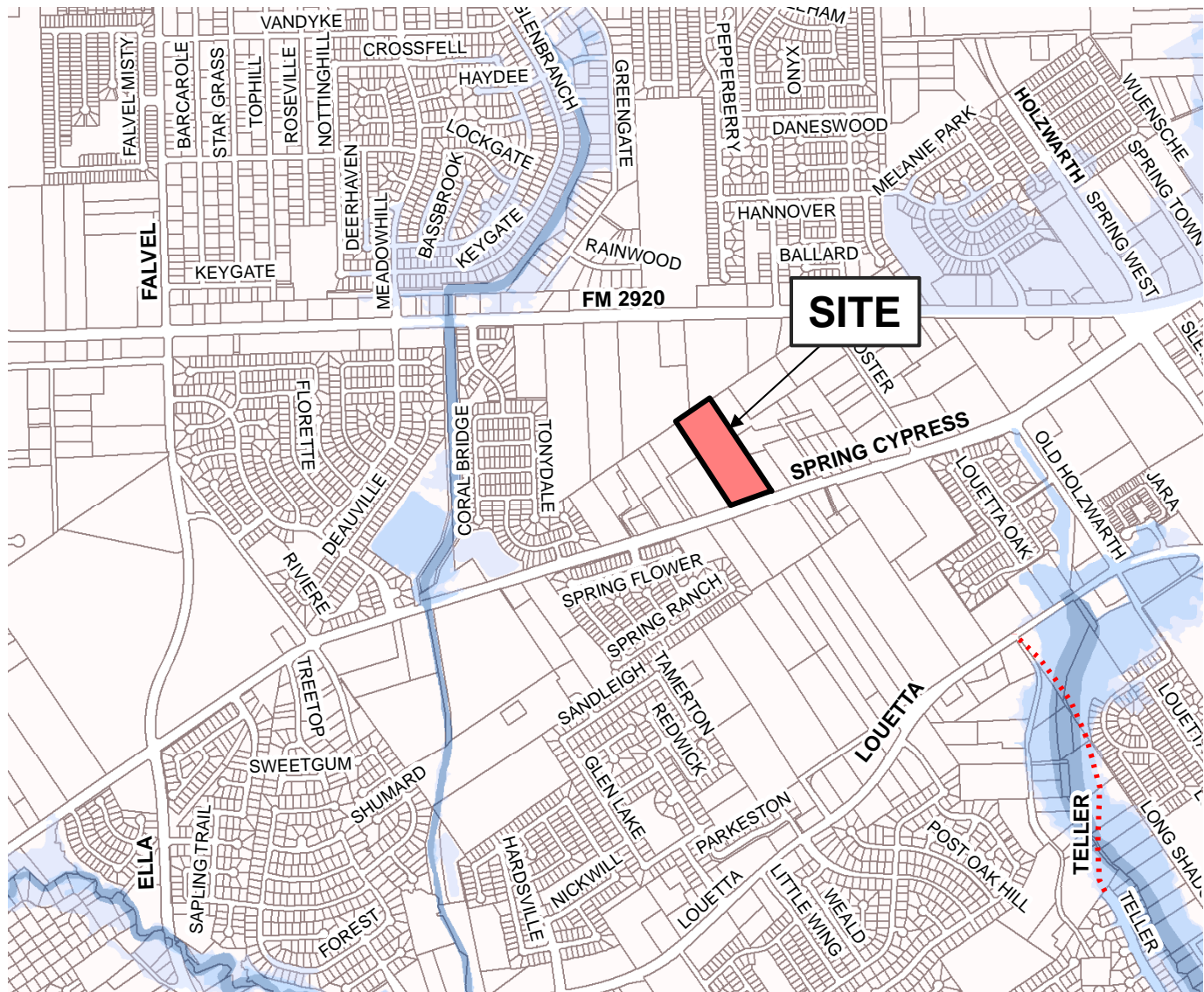
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Technical Reality Group of Texas

Applicant: Paper – Dawson Engineers



F – Reconsideration of Requirements Site Location

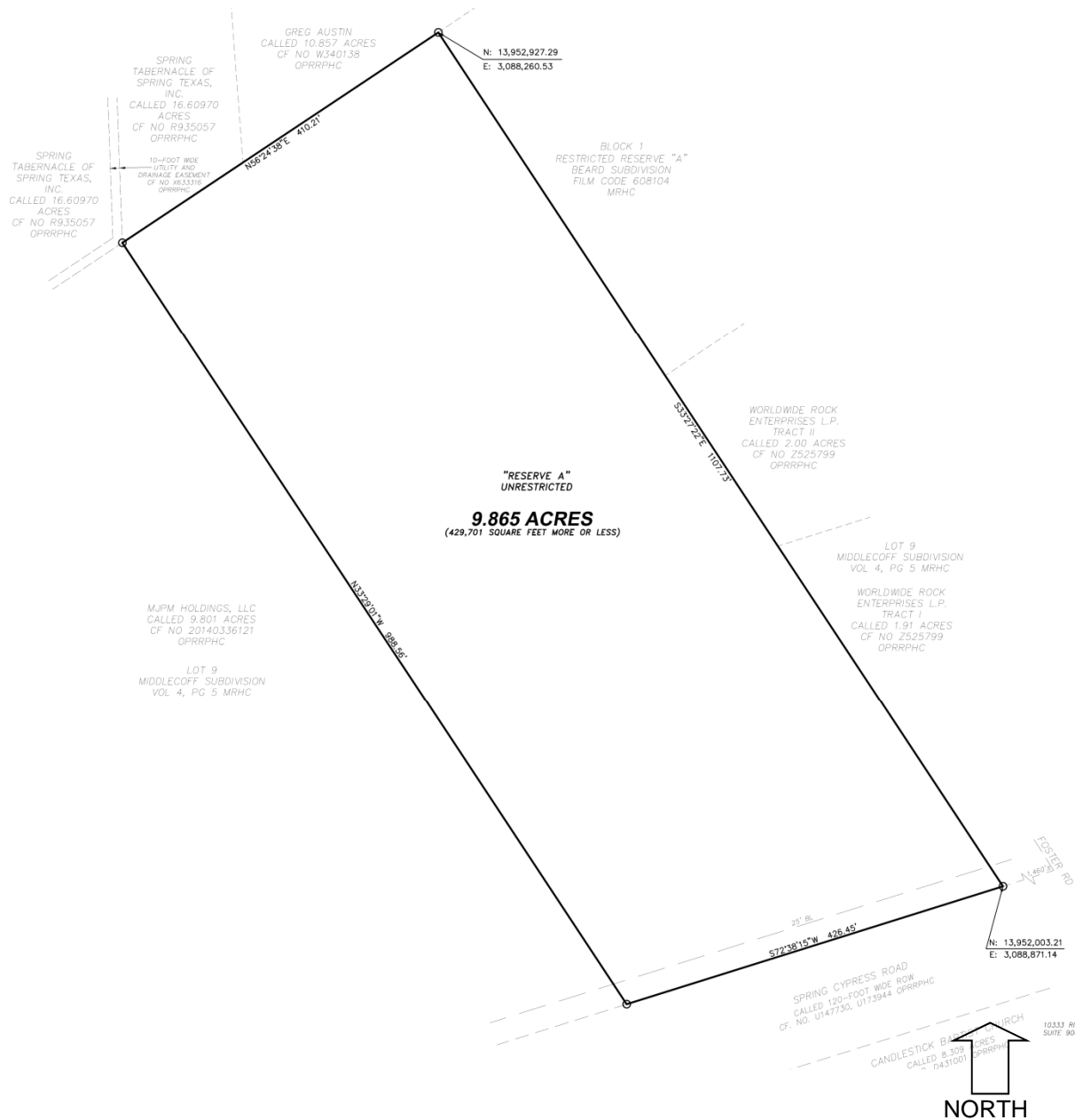
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Technical Reality Group of Texas (DEF1)

Applicant: Paper – Dawson Engineers



F – Reconsideration of Requirements

Subdivision

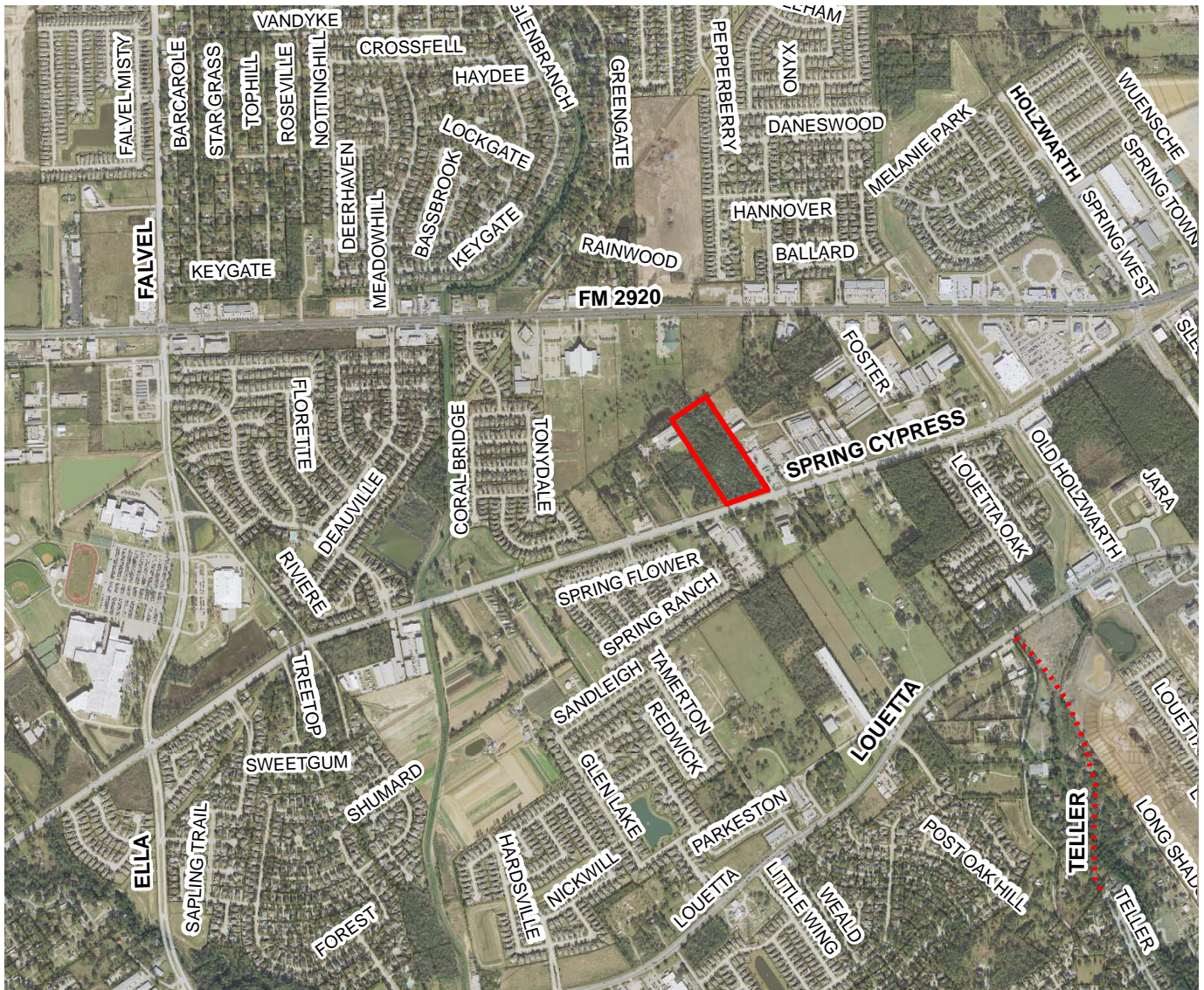
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 06/25/2015

Subdivision Name: Technical Reality Group of Texas (DEF1)

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.



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		
Jolene Armstrong	Jolene Armstrong	281 799-9056	jolenearmstronghouston@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
123 Adams Street	15052547	77011	5557	494T	H

HCAD ACCOUNT NUMBER(S): 0280350000013
PROPERTY LEGAL DESCRIPTION: LT 13 & TR 12A BLK 40 Oak Lawn
PROPERTY OWNER OF RECORD: Jolene Armstrong
ACREAGE (SQUARE FEET): 7,220 SF
WIDTH OF RIGHTS-OF-WAY: Sherman Street- 60' ROW; Adams Street-60' ROW
EXISTING PAVING SECTION(S): Sherman Street- 23' ROW; Adams Street-16' ROW
OFF-STREET PARKING REQUIREMENT: complies
OFF-STREET PARKING PROVIDED: complies
LANDSCAPING REQUIREMENTS: complies
LANDSCAPING PROVIDED: complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1950 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New metal roof 1950 SF

PURPOSE OF VARIANCE REQUEST: To allow a new roof to encroach into the 10 foot ordinance building line along Adams Street.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The building at 123 Adams currently has a flat roof that has many leaks that have been repaired numerous times, yet continue to leak. The building was built in 1930 and for many years has been used as a Convenience Store. It is currently vacant and I plan to rent the building after I have fixed the roof. I believe I will continue having problems with this roof leaking unless I change the slope of the roof. For that reason I chose to replace it with metal r-panels. In order for the new metal roof to not leak it must have a slope of at least 1":12". If I raise the front of the roof up 3 feet it will have a slope that is a little greater than 1":12".

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

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

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

The building was built in 1930 and for many years has been used as a Convenience Store. Because of the current 10 foot building line ordinance I would have to leave 10 feet of the roof flat on the Sherman Street side of the building if I am not granted a variance. This would defeat the whole purpose of re-roofing the building because the roof will continue to leak if it does not have a slope.

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

I bought the property December 2014 and I was not aware of the existing roof condition or ordinance building line requirements. This building was built in 1930 before the current 10 foot building line ordinance was in place.

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

I assume the intent and general purposes of this chapter are to protect the public from dangerous situations. The roof will be upgraded to a metal roof, providing a safer roof. The reroof will not adjust the location of the existing building. The curb to the building line is approximately 19 feet.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

On the contrary, the creation of a new metal roof with a slope will be better for the public health because the new roof will help preserve the integrity of the building and avoid mold from water seepage.

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

Economic hardship is not the reason for the variance. I chose to install a metal roof in lieu of a flat roof because I knew it would help to extend the life of the building. Initially I was going to replace the roof with another flat roof but I knew a metal roof would have more longevity. The metal roof is more expensive to install than flat roofs, but it will be worth it in the end because it should last much longer than a flat roof. I have been told that metal roofs last two to three times longer than flat roofs.

DEVELOPMENT PLAT VARIANCE



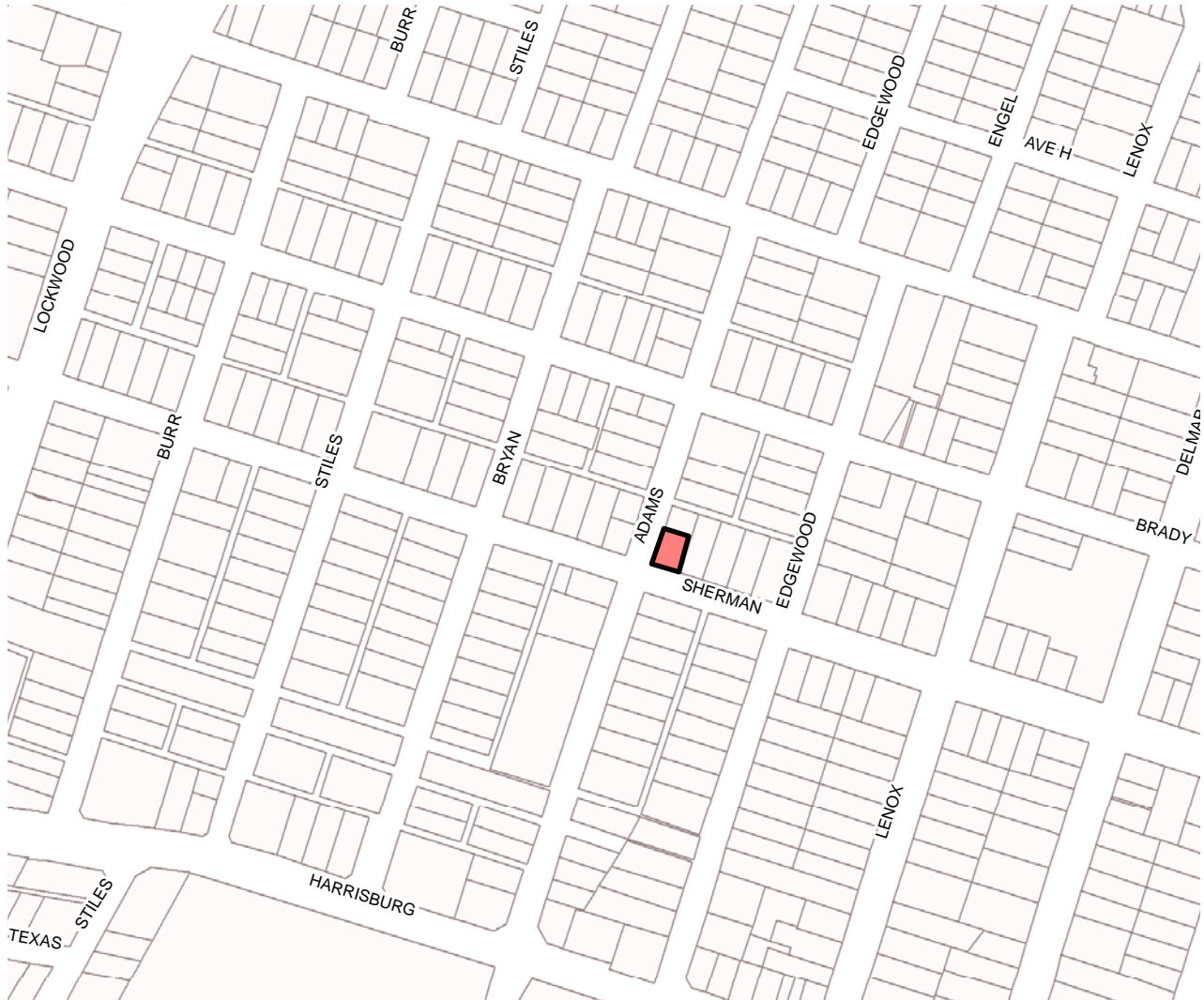
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 132

Meeting Date: 06/25/2015

Houston Planning Commission

SITE LOCATION



DEVELOPMENT PLAT VARIANCE



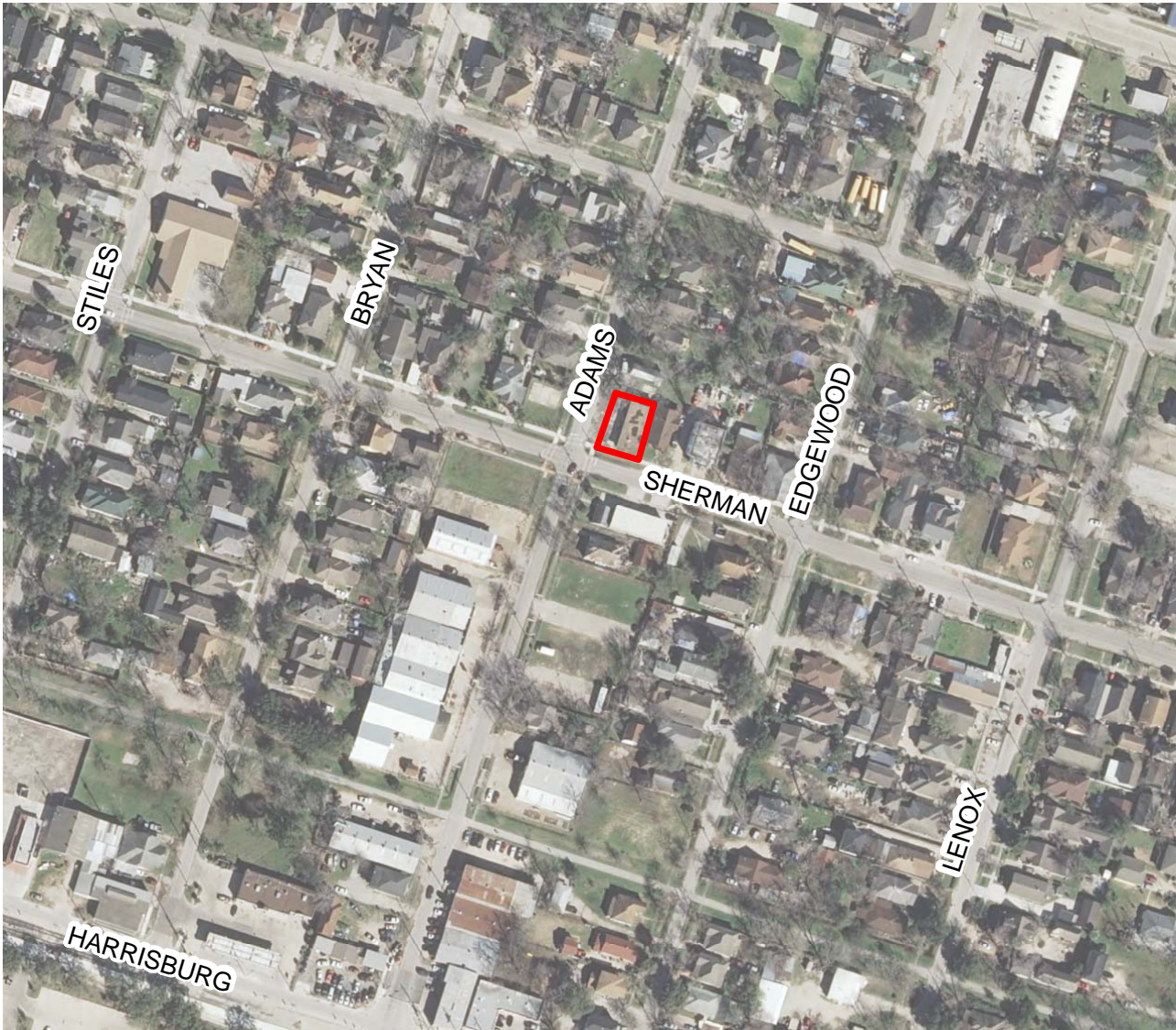
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 132

Meeting Date: 06/25/2015

Houston Planning Commission

AERIAL MAP

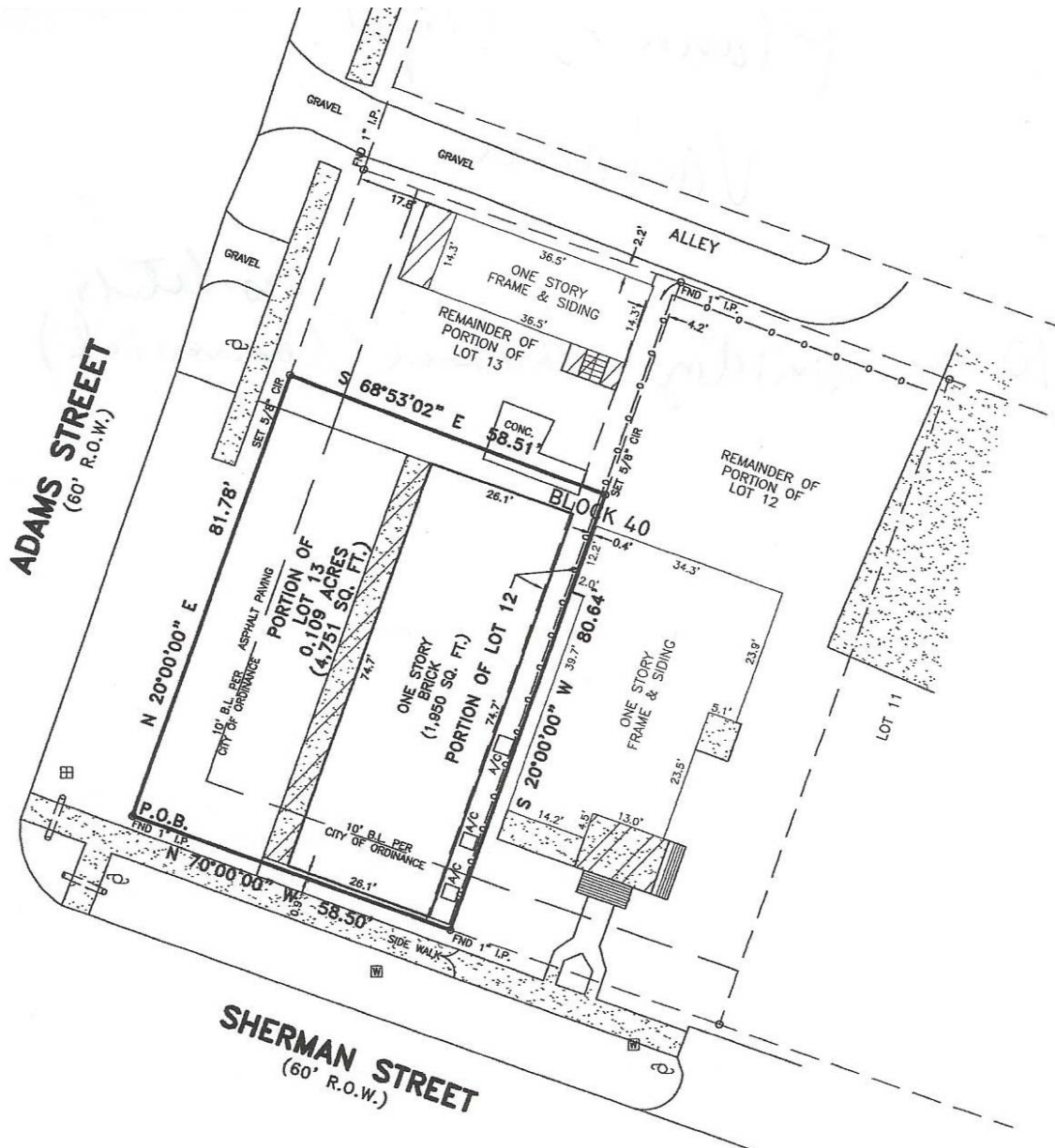


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SURVEY

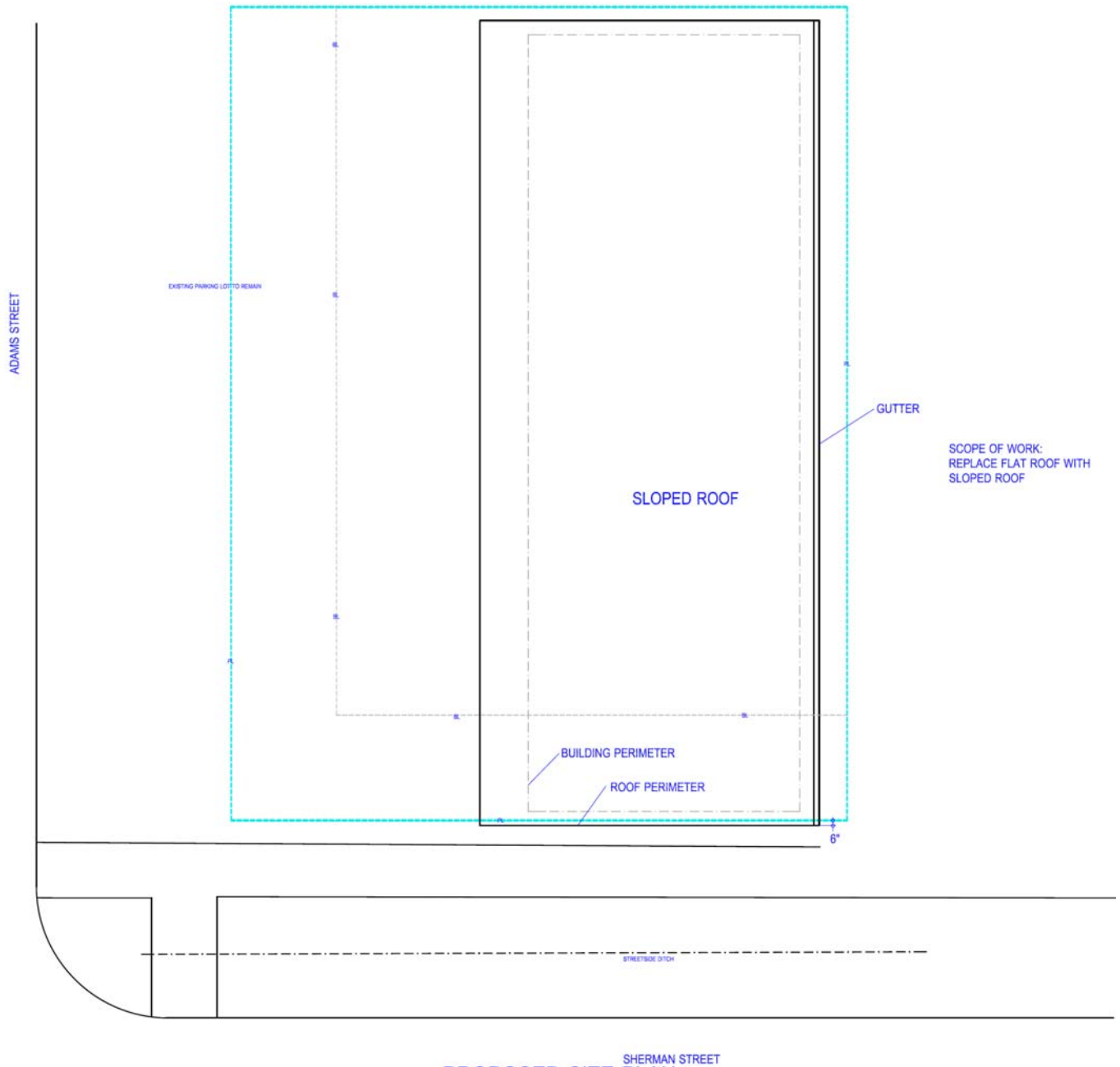


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN

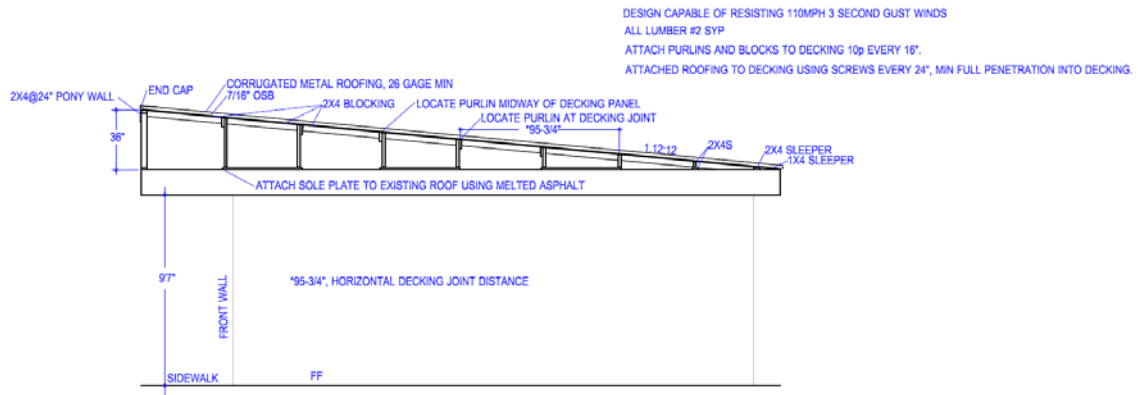


DEVELOPMENT PLAT VARIANCE

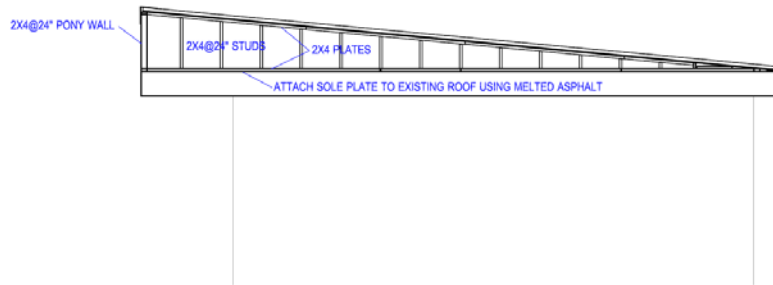


Houston Planning Commission

ELEVATION



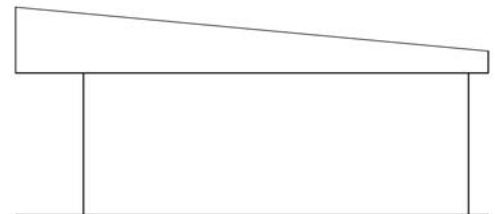
INTERIOR SUPPORT DETAIL



GABLE END DETAIL



EXISTING END VIEW, 1/4"=1'



PROPOSED END VIEW, 1/4"=1'

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER		EMAIL ADDRESS	
Interloop-Architecture	Dawn Finley	832.236.4440		finley@interlooparchitecture.com	
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3500 Audubon Place	15030048	77006	5356B	493S	C Audubon Place Historic District

HCAD ACCOUNT NUMBER(S):	0261390000001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Tract 2A, Block 13, Montrose Subdivision
PROPERTY OWNER OF RECORD:	Erik Hardenbol and Rachel Nystrom
ACREAGE (SQUARE FEET):	8400 SF
WIDTH OF RIGHTS-OF-WAY:	80' Audubon Place, 60' Harold Street
EXISTING PAVING SECTION(S):	Public Sidewalk, Private Driveway
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residence, 4076 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family Residence, 4076 SF

PURPOSE OF VARIANCE REQUEST: To allow proposed renovations to an existing exterior wall to be performed with in the ordinance required 10' building line. The proposed renovation requires that a portion of the existing exterior wall within the 10' setback be reframed (new construction) for new windows. (received COA Approved August 28, 2014.)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Section 42-156 - Collector and local streets—Single-family residential.

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

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The existing 1962 portion of the residence at 3500 Audubon extends into the 10' building setback line by 5.4'. This structure has endured neglect over the years and the owner has received a C.O.A. from Historic Preservation to renovate the 1962 portion of the residence. This renovation requires significant replacement of framing for the exterior walls that are located within the building setback area and includes new framing for new window openings. The proposed scope of work retains the footprint and elevation of the existing building – and has already received building permits from the COH.

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 requested variance respects the existing building footprint (which is grandfathered within the 10' building setback) while reframing the water damaged existing walls (framing material).

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

The existing framing within the 10' setback has been damaged over time due to neglect and requires reframing. The owner wants to renovate the residence to comply with health and energy standards.

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

The existing portion of the building that is grandfathered into the 10' setback building line is in poor condition (mold and water damage) and requires substantial new re-framing. The owner recently purchased the property and is making significant improvements to the residence and site. This scope of work received approval from Historic Preservation and has already received approved Permits.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The existing location and height of the wall assembly will remain. All damaged material framing will be replaced and two new window openings will be framed (approved by Historic Preservation office C.O.A.)
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
This variance will not change the existing condition of the site. It will, however, remove deteriorated framing that has mold. The existing foundation will be maintained and repaired.
- (5) **Economic hardship is not the sole justification of the variance.**
The requested variance respects the existing (historical) condition of the site and property and improves the current conditions. It is a basic renovation that requires replacement of damaged materials.

EXHIBIT FROM HA&HC Commission Meeting August 28, 2014

Houston Archaeological & Historical Commission
August 28, 2014
HPO File No. 140840

ITEM B.5
3500 Audubon Place
Audubon Place

PROJECT DETAILS

Foundation: The one-story addition at the front is on a concrete grade beam foundation and will be repaired and leveled.

Windows/Doors: The existing residence contains fixed metal windows and a pair of wood double doors. The alteration replaces one fixed window with a new of the same size, replaces the doors with new wood and glass ones, installs a new window opening on the front and replaces a window with two smaller operable windows on the side.

Exterior Materials: The existing residence is clad in fibre cement panels and will be reclad in the same material.

Roof: The existing roof of the one-story addition is approximately 12' tall, the framing will be removed and rebuilt at the same height with a minimal pitch that drains to two downspouts on the west side, and four 4' wide by 6' deep skylights will be installed.

Front Elevation: The existing residence has a pair of double doors and a fixed 8'-1" tall by 8'-1" wide fixed metal window. The alteration replaces the doors with new, replaces damaged wood front steps and porch with new wood, replaces the window with a new window to fit within the same opening, and installs a new 8'-1" wide by 8'-1" tall window to the south.

Side Elevation: The existing residence has a fixed 8'-1" tall by 8'-1" wide fixed metal window. The proposed alteration removes the fixed window and installs two operable 8'-1" tall by 3'- 4" wide windows.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Houston Archaeological & Historical Commission
August 28, 2014
HPO File No. 140840

ITEM B.5
3500 Audubon Place
Audubon Place

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Dawn Finley, Interloop Architecture for Rachel Nystrom & Erik Hardenbol, owners

Property: 3500 Audubon Pl, Lot 1, Tract 2A, Block 13, Montrose Subdivision. The property includes a historic 2,652 square foot, two-story wood frame single-family residence and a detached garage situated on an 8,400 square foot (70'x 120') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1918, located in the Audubon Place Historic District. An addition was placed on the front of the residence to create a showroom space in the 1960s.

Proposal: Alteration – Remove windows, doors and cladding material and replace with new, located completely on a one-story addition at the front of the contributing residence.

- Install a new fixed window opening and replace an existing window on the front elevation
- Remove wood front doors and replace with new wood and glass doors
- Replace wood steps and porch
- Replace fixed window on side elevation with two smaller, operable windows
- Remove cementitious panels and replace with new fibrous cementitious panels
- Remove and replace roof for better drainage while maintaining existing height

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: Historic Montrose Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 28, 2014



PLANNING &
DEVELOPMENT
DEPARTMENT


Planning Official

9/9/14
Date

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

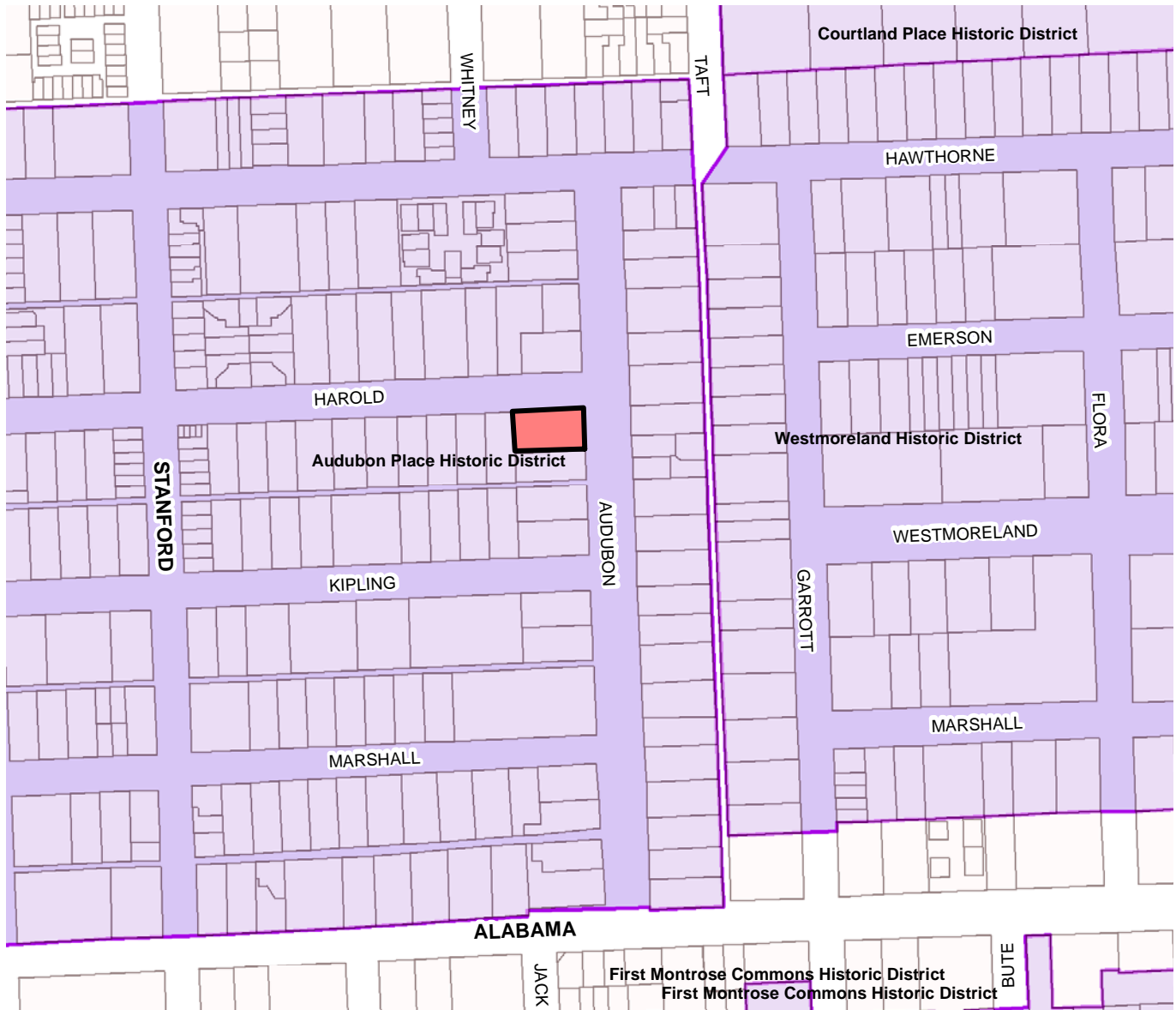
1 OF 12

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE LOCATION



DEVELOPMENT PLAT VARIANCE



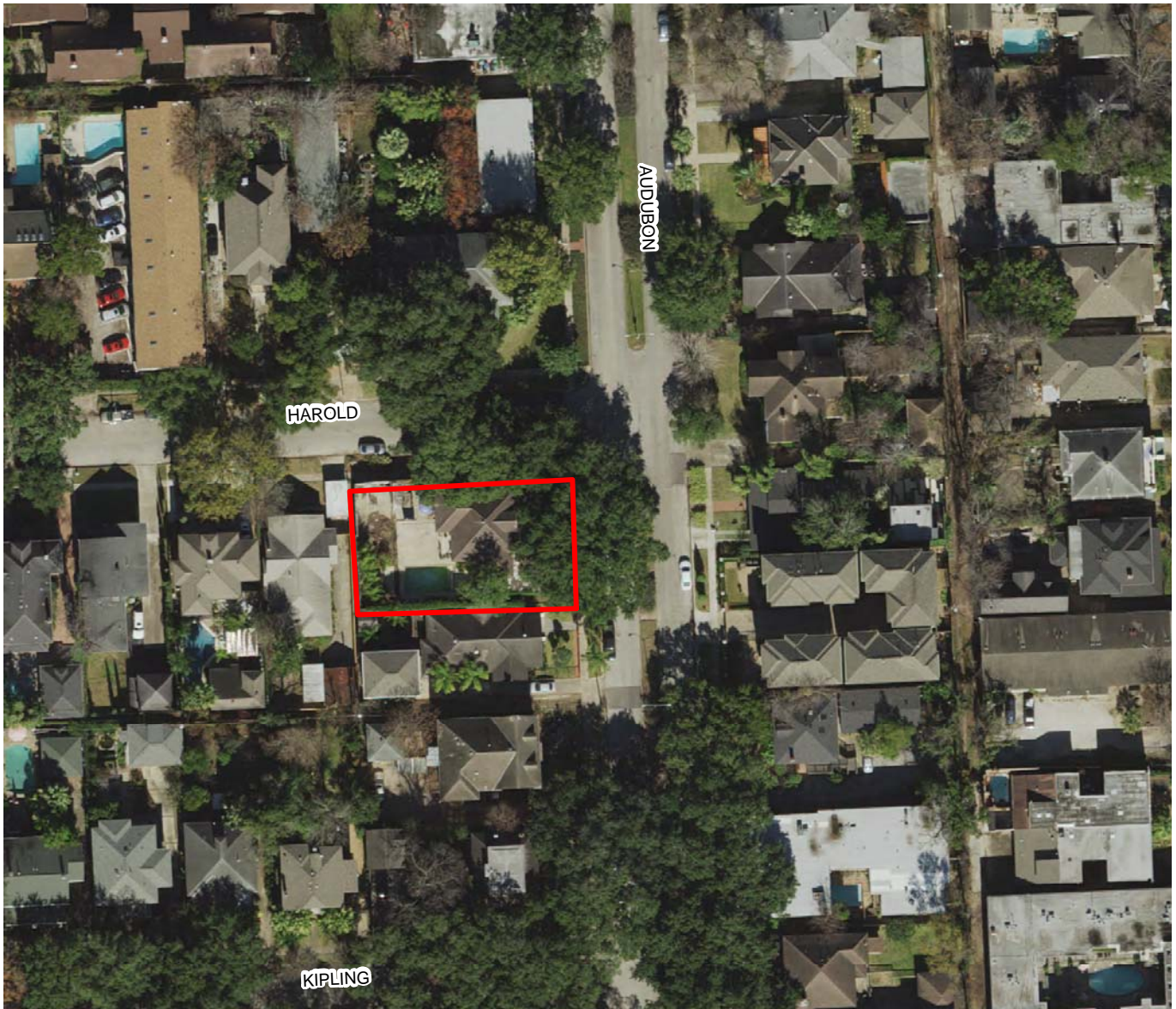
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 06/25/2015

Houston Planning Commission

AERIAL MAP



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SURVEY

EIC SURVEYING COMPANY
12345 JONES ROAD
SUITE 270
HOUSTON, TX 77070
(281) 955-2772
FIRM NO. 100334-00

HAROLD STREET
(60.00' R.O.W.) ASPHALT

AUDUBON PLACE
(80.00' R.O.W.)

LOT 1
N89°54'32"E-120.00'
(CALL EAST)
S89°54'32"W-120.00'
(CALL WEST)
NORTH 10' OF LOT 2
SOUTH 50' OF LOT 2

LOT 3
NORTH 10' OF LOT 2
SOUTH 50' OF LOT 2

BLOCK 13

SUBJECT TO:

- © 2014, All Rights Reserved.
- Survey is valid only if print has original Impression Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- This Survey has been done without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.
- Fences as shown.

* LOT 1 & THE NORTH 10' OF LOT 2

This Property Lies in Zone "X" outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. having an effective date 06-18-2007
Job No. 14-340-05
Scale 1"=30'
Date 05-09-14
Drawn By: NS

Purchaser ERIK HARDENBOL
Address 3500 AUDUBON PLACE
Lot 8, Block 13, Section A
Survey MONTROSE
Area MAP
Subdivision HARRIS
Volume 4, Page 3, MAP Records, County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to (See Note 3) and Purchaser(s) that based upon information provided by said Title Company under G.F. No. (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying. Effective August 28, 2013, Last revision 08-2013.

The basis of bearing is SOUTH along the West right-of-way line of Audubon
Place per record plat.

A Division of Everything in Christ Services, Inc. Impression Seal

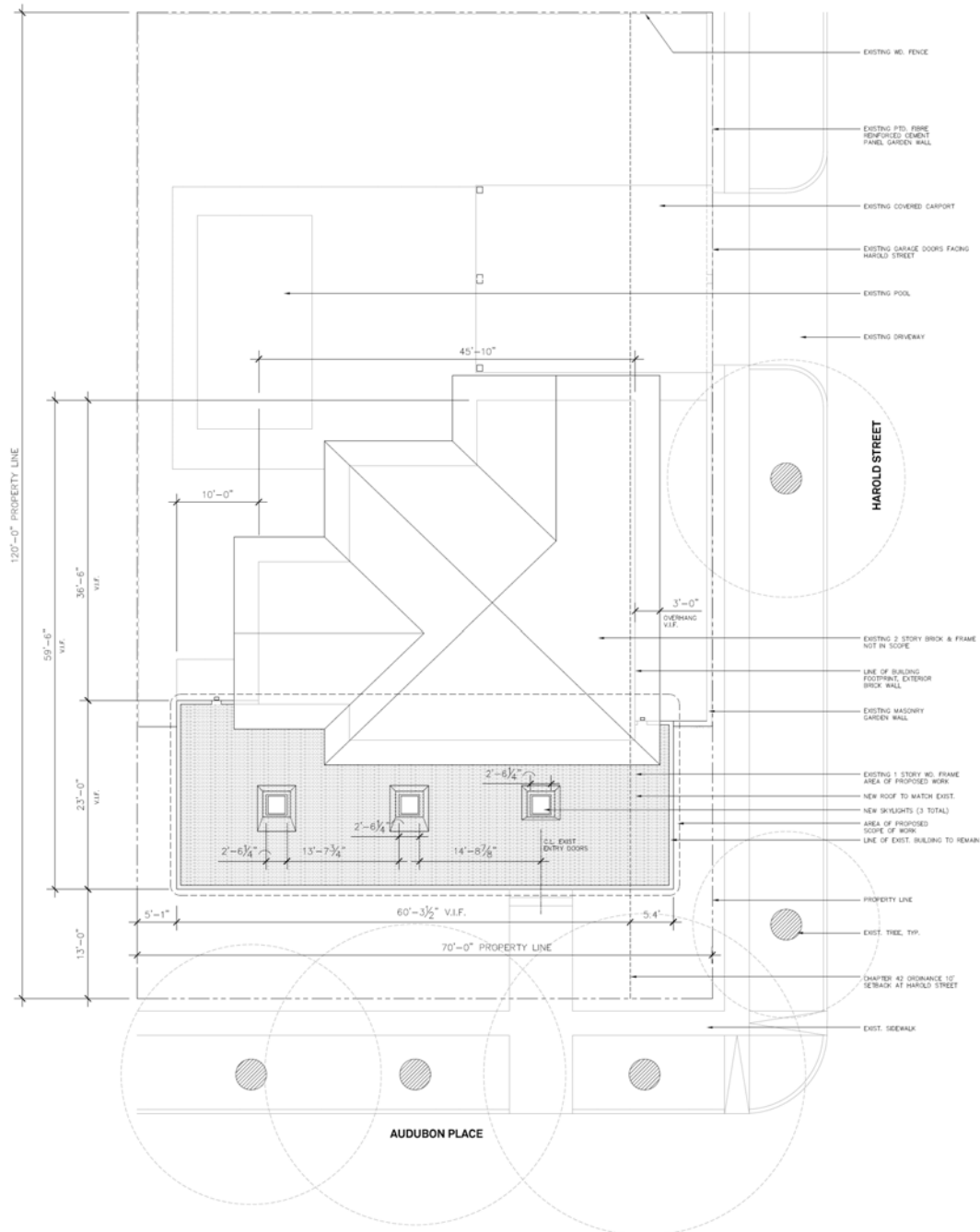
COPY ONLY TO BE USED FOR INFORMATIONAL PURPOSES ONLY NOT A CERTIFIED COPY WITHOUT ORIGINAL SEAL AND SIGNATURE

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN

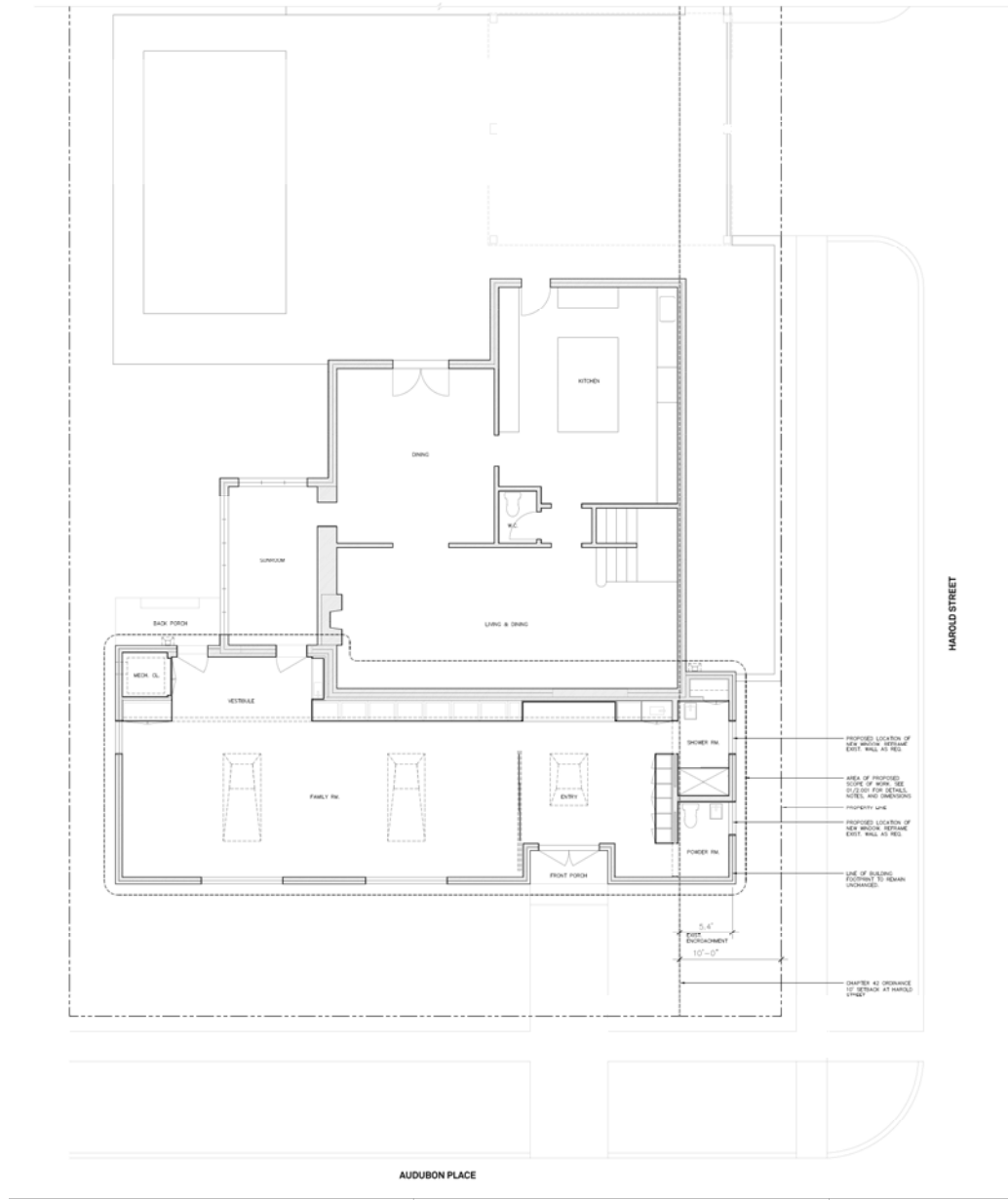


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED LEVEL ONE FLOOR PLAN

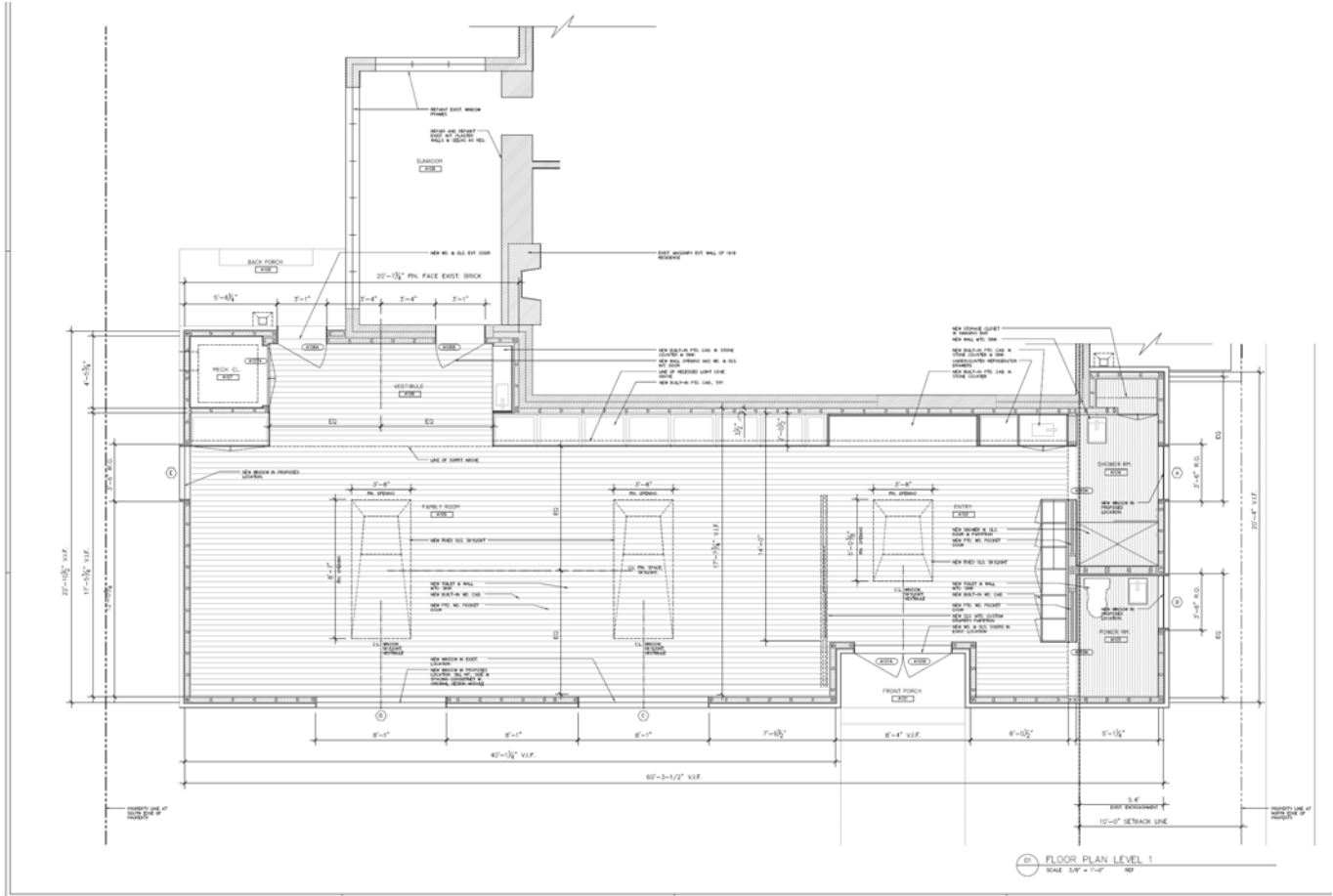


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED LEVEL ONE AREA OF WORK PERFORMED FLOOR PLAN



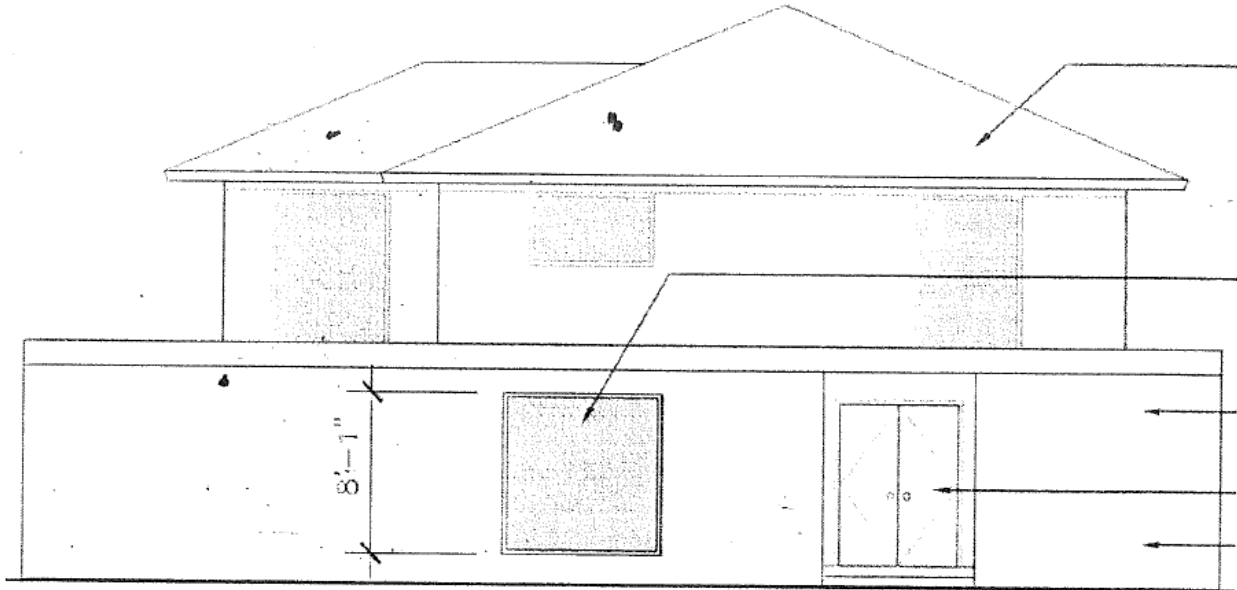
DEVELOPMENT PLAT VARIANCE



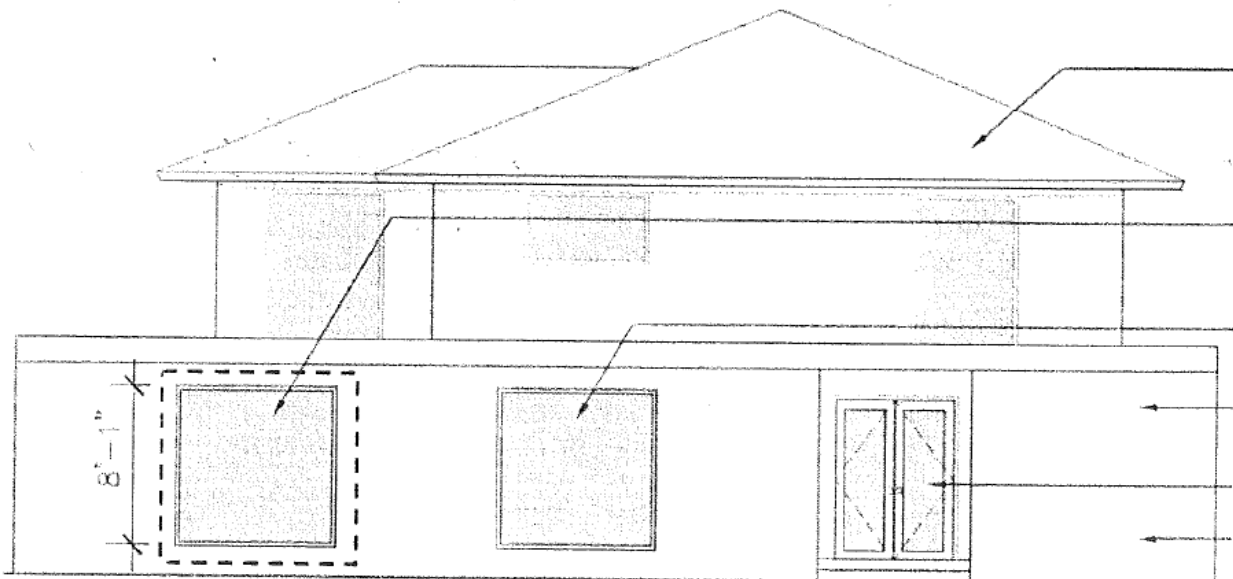
Houston Planning Commission

EAST ELEVATION – FRONT FACING AUDUBON PLACE

EXISTING



PROPOSED

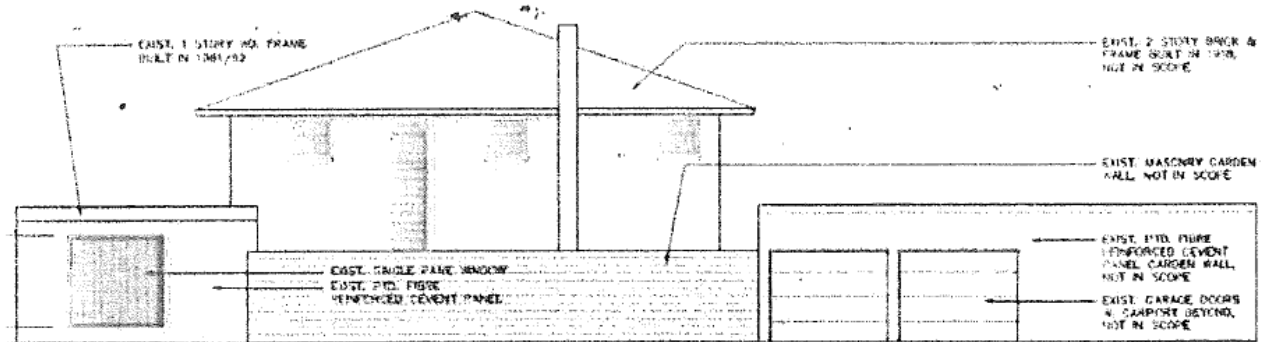


ONE NEW WINDOW OPENING

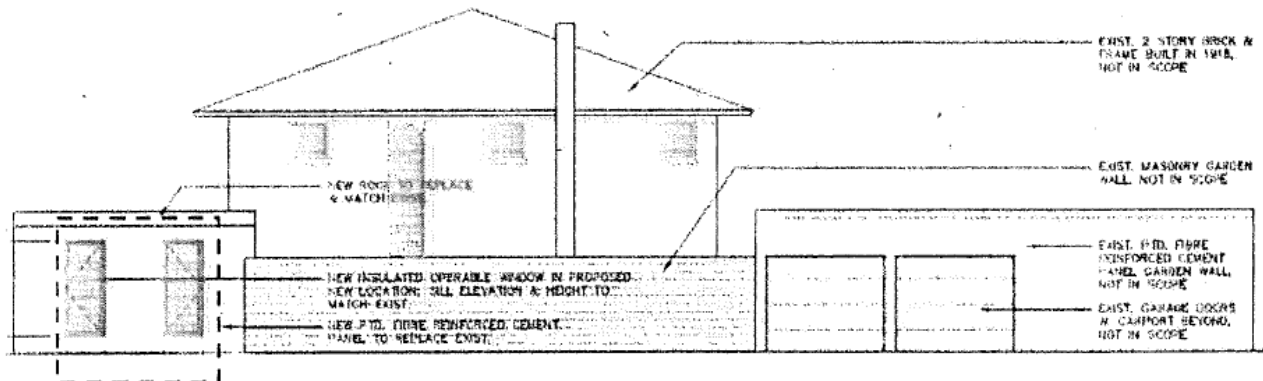


Houston Planning Commission

NORTH SIDE ELEVATION – FACING HAROLD STREET EXISTING



PROPOSED



TWO NEW WINDOW OPENINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Mecca Homes	Melvin Collins	832-890-4915	mcbyrd@mhbuilder.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3012 Hardy Street	14109854	77009	5458A	493D	H

HCAD ACCOUNT NUMBER(S):	0310140000003
PROPERTY LEGAL DESCRIPTION:	Lot 3, Block 14 Ryon
PROPERTY OWNER OF RECORD:	BOYYA Property Investments LLC
ACREAGE (SQUARE FEET):	1679 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY:	Hardy Street- 60' ROW
EXISTING PAVING SECTION(S):	Hardy Street- 40' paved
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-Family, 1,679 S.F.

PURPOSE OF VARIANCE REQUEST: To allow a lot less than an acre to have direct vehicular access (curb cut) from Hardy Street a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

To provide a curb cut on previously platted property along a major thoroughfare; in order to allow driveway access.

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

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

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

Due to strict applications, it would cause an undue hardship. There is no option to access the rear of the property for drive access due to CenterPoint power lines cutting through. Our primary goal is to maintain safety of the residents & their property.

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

It was not made clear to the owner upon purchase of the property that additional curb cuts would be required, which due to the strict application would cause an undue hardship. There is no option to access the rear of the property for drive access.

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

We will uphold fire & emergency safety; we will provide a "T" turnaround on site to ensure the said goal.

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

We will uphold life safety rules. We are asking for one small curb-cut to access a driveway to a single family residence, which otherwise would not be accessible.

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

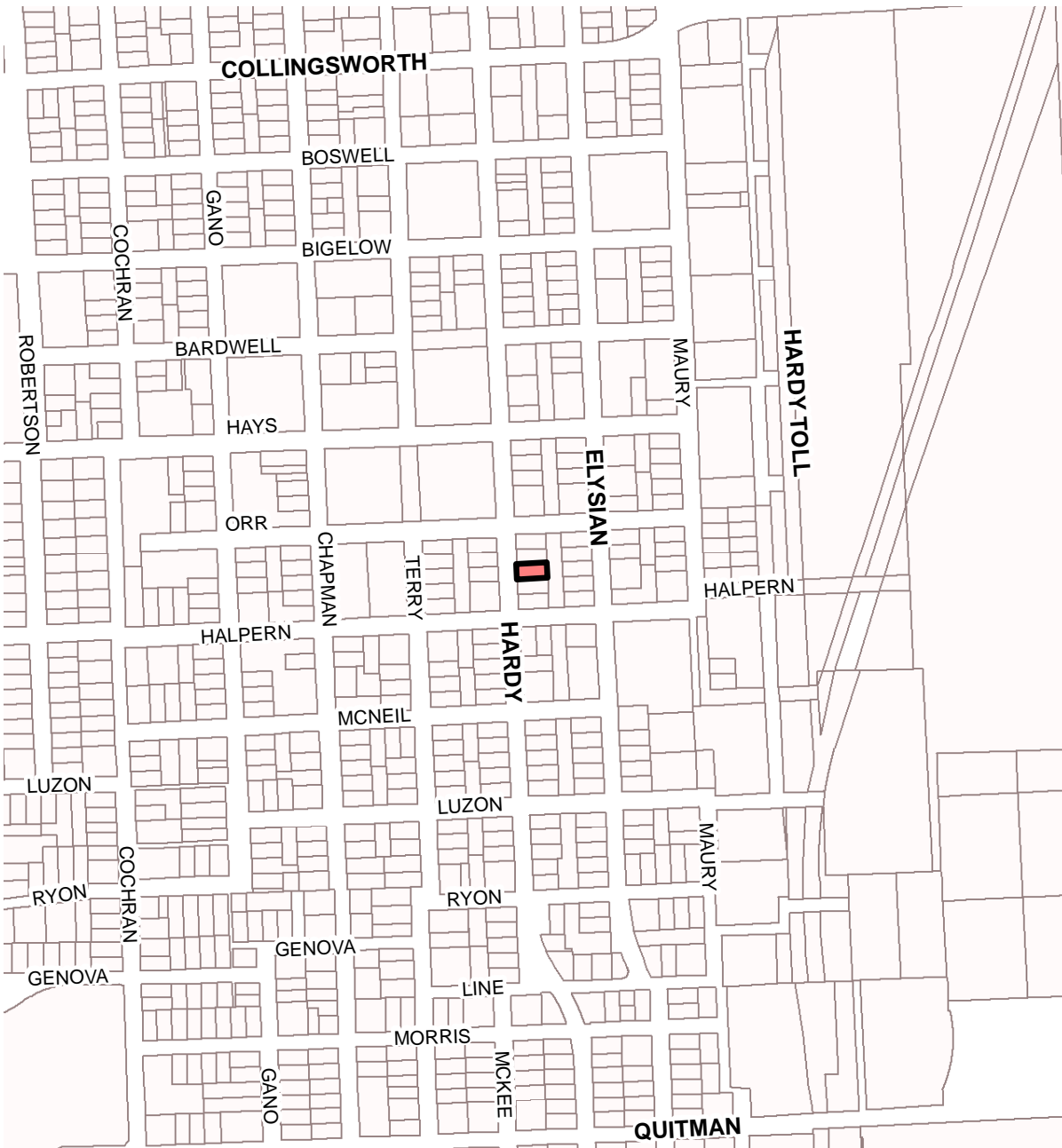
It is not. We want to be permitted to use the land to build for single family residence. With the current strict applications, and no other possibilities to access this property, passing a variance is our only option.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 134

Meeting Date: 06-25-15

Houston Planning Commission

AERIAL MAP

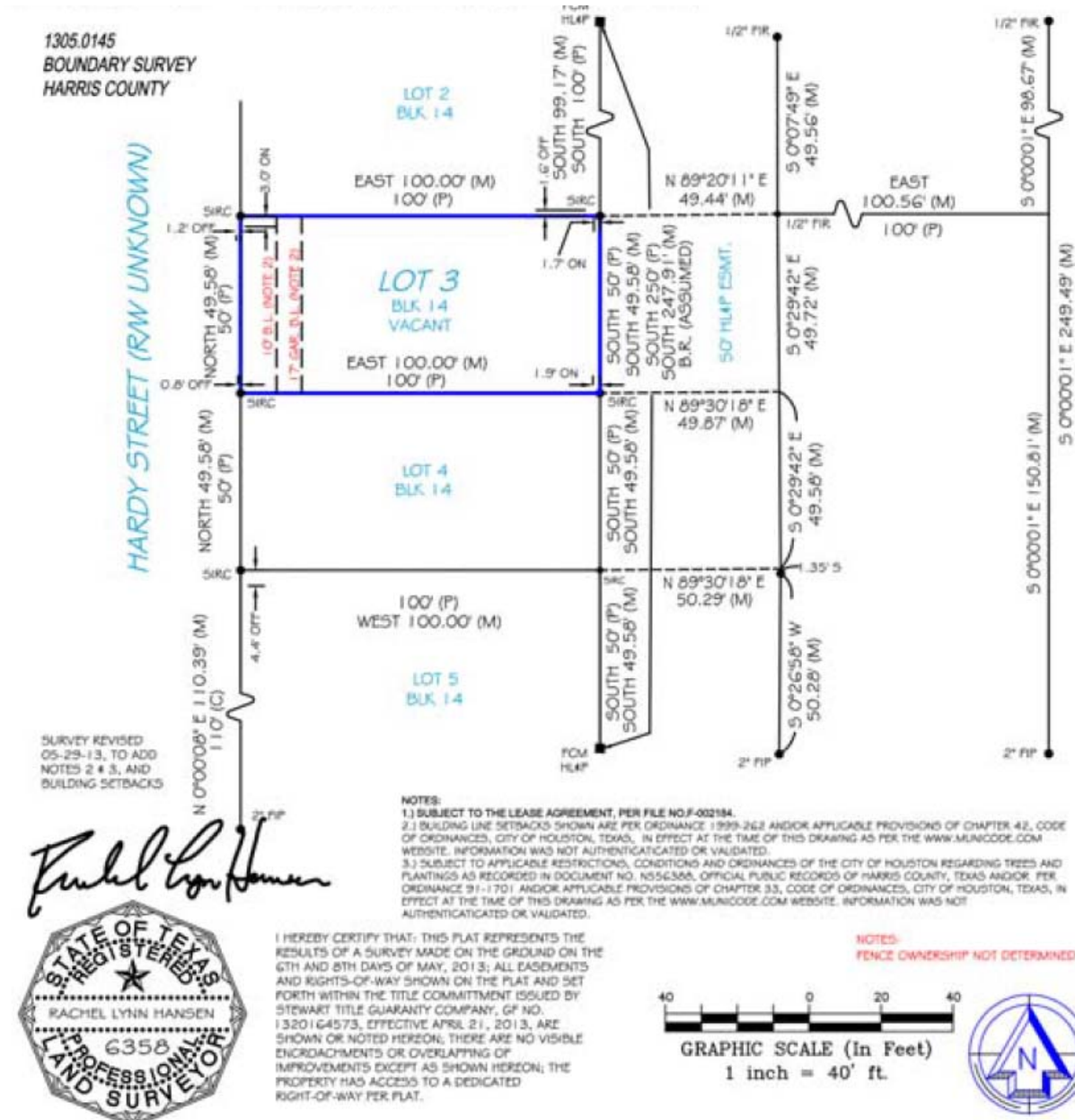


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SURVEY



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 134

Meeting Date: 06-25-15

Houston Planning Commission

PROPOSED FRONT ELEVATION



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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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 to allow a 17' garage building line from Willowick Road, a major thoroughfare. Sec. 42-152. (a)

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

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 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 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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.

(42-152) Our structure honors the prevailing 10' setback conditions along Willowick Road. The Garage adheres to the 17' building setback line

(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.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 10' setback;

(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



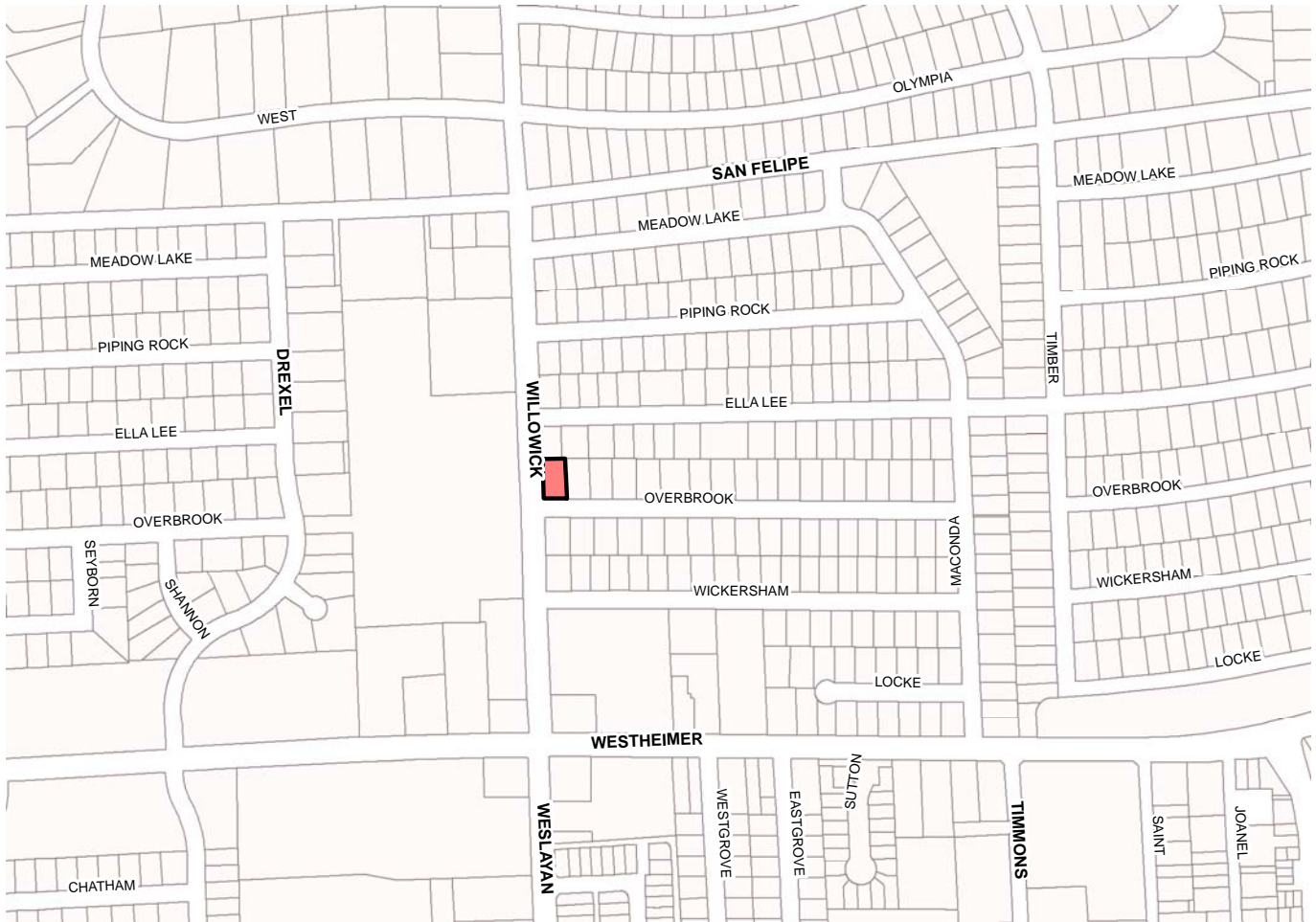
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 06.25.15

Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



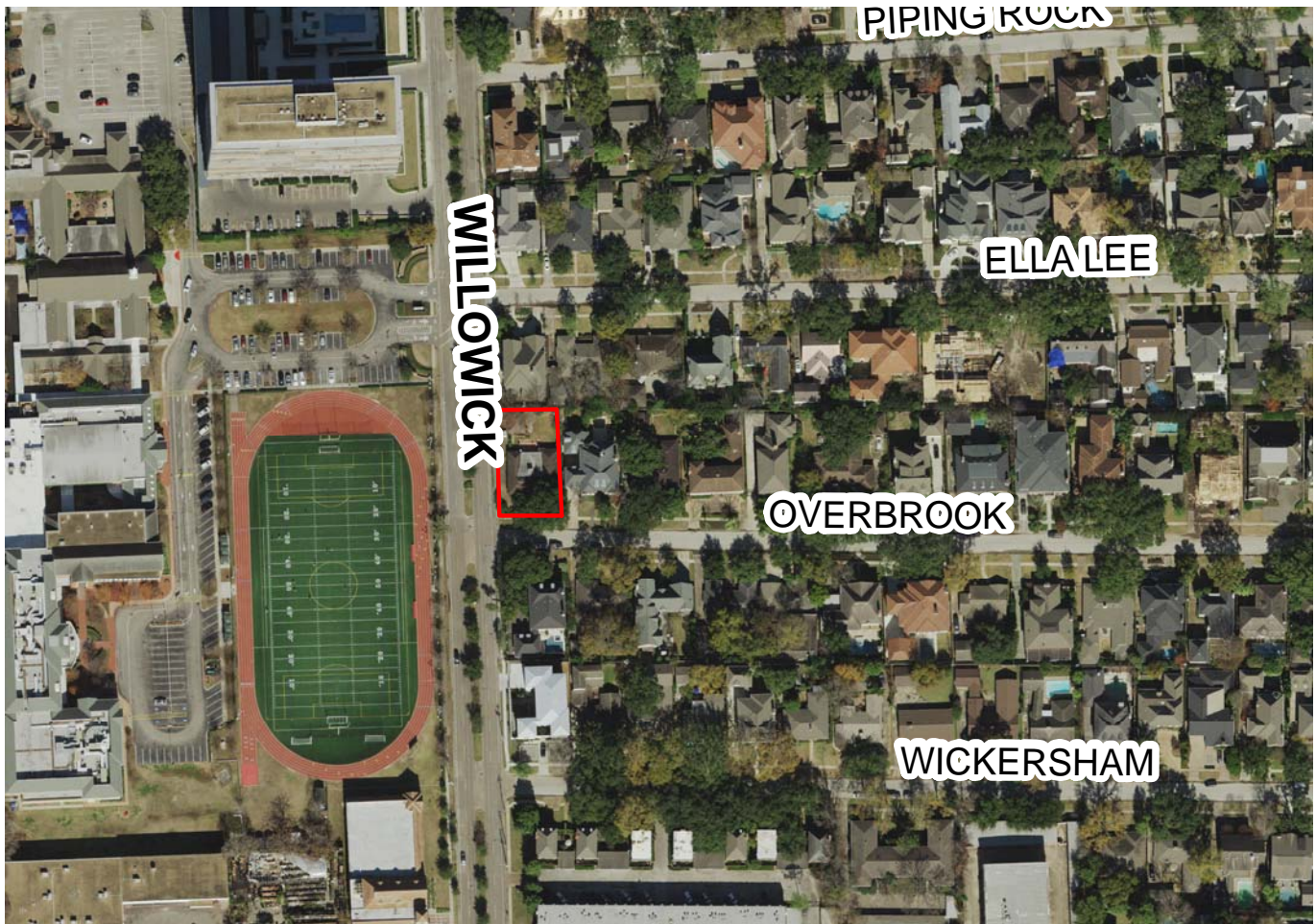
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 06.25.15

Houston Planning Commission

AERIAL MAP

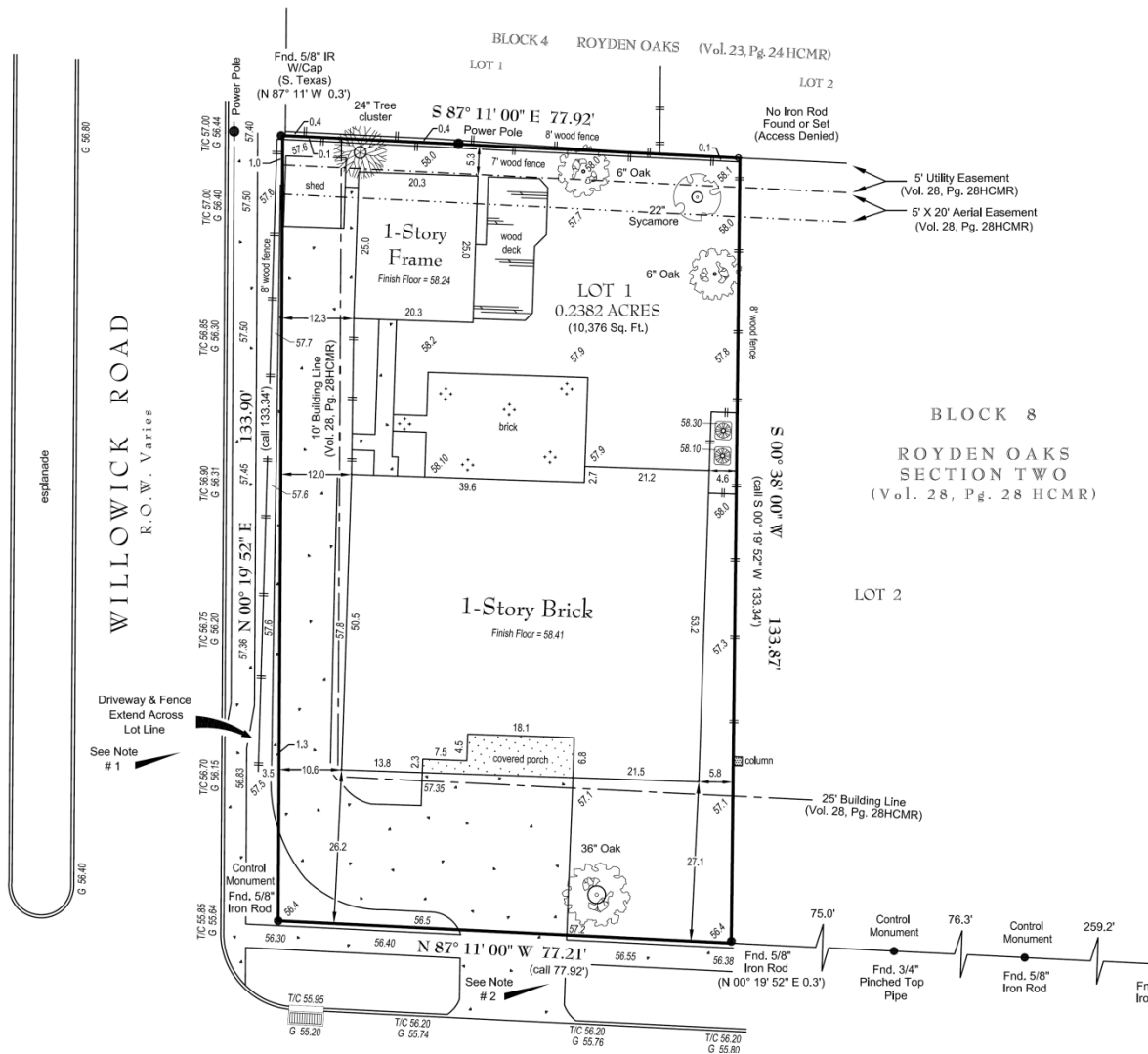


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SURVEY

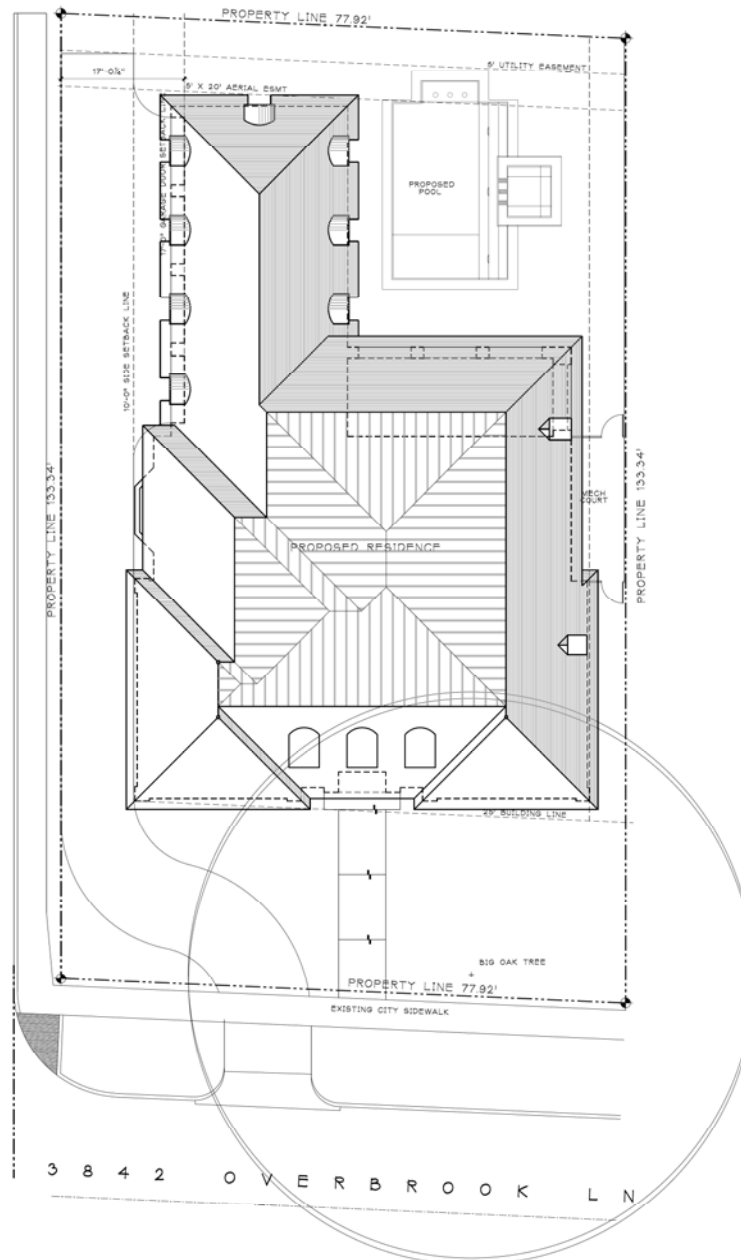


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE PLAN



DEVELOPMENT PLAT VARIANCE

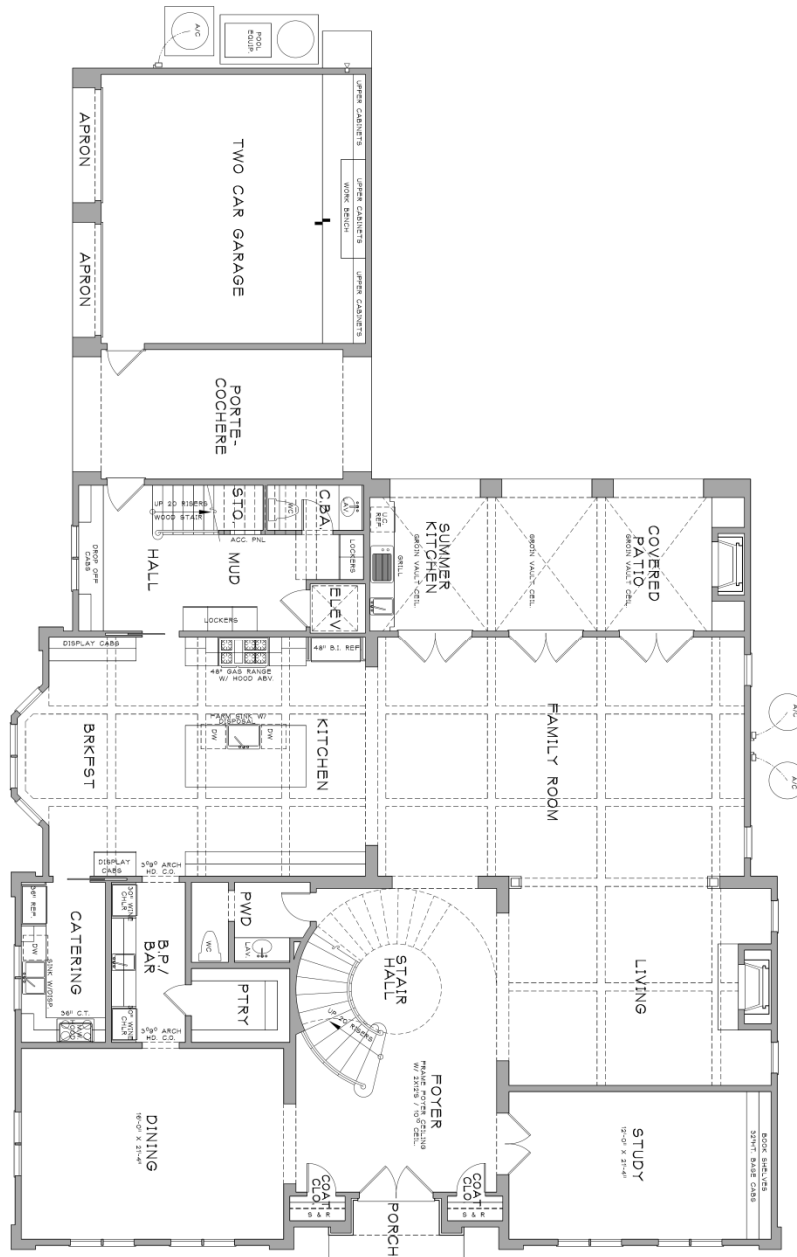


Houston Planning Commission

ITEM: 135

Meeting Date: 06.25.15

GROUND FLOOR PLAN



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 06.25.15

Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
WDL Lumber	Anja Moore	713-728-5830	wdllumber@verizon.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
303 Vincent Street	15013828	77009	5359	453Y	H

HCAD ACCOUNT NUMBER(S):	0330960000008
PROPERTY LEGAL DESCRIPTION:	Lot 8 Blk 30 Brooke Smith
PROPERTY OWNER OF RECORD:	Alfred Reyes
ACREAGE (SQUARE FEET):	.1148 (5,000 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	Vincent Street – 50'
EXISTING PAVING SECTION(S):	Vincent Street – 18'
OFF-STREET PARKING REQUIREMENT:	4 spaces
OFF-STREET PARKING PROVIDED:	4 spaces
LANDSCAPING REQUIREMENTS:	Meets Requirements
LANDSCAPING PROVIDED:	Meets Requirements

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Duplex 1,152 Sq. Ft.; 2 Story Garage 800 Sq. Ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Proposed remodel of 2 nd story of Existing Garage

PURPOSE OF VARIANCE REQUEST: To not provide the required 28' private street and to not dedicate the required 5' of right of way widening to Vincent Street.

CHAPTER 42 REFERENCE(S): **Sec. 42-231. Private streets—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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(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.

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

(1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development.

APPLICANT'S STATEMENT OF FACTS

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

There is an existing duplex on this property on 303 Vincent Street. Also, there is an existing 2-story garage on 303 Vincent Street. This structure was permitted with project number 14131151. The 2nd floor is currently unfinished. We are proposing to finish out the 2nd floor into an apartment. This would turn the property into multi-family development, and the private street/driveway requirement is 28'. The existing conditions (space) do not allow for compliance with this requirement. While the proposed conversion turns this property into multi-family development the private street driveway width requirement of 28' is designed for larger sites with multiple units or apartment complexes. A similar project was approved for 2502 Hazard Street under project number 13084447.

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 owner, Mr. Reyes, needs to take care of a family member in need. The proposed apartment will provide living quarters so that the relative can live close by and be supervised. To complete this project we need to get a variance so the private street/driveway width requirement of 28' can be waived.

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

The land size and layout with the existing duplex on it does not allow for a 28' wide private street and driveway (please see survey).

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The owner bought the property with the 1-story residential structure as it is today. The duplex was built in 1930 and should be grandfathered.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The intent and general purposes of the private street requirements/driveway widths in Chapter 42 would be preserved and maintained as the principal residential structure facing Vincent Street would not be affected by granting the variance.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
The granting of this variance will not create any conditions that would be injurious to the public health, safety or welfare.
- (5) **Economic hardship is not the sole justification of the variance.**
This is an "oddball" project. While the proposed conversion of the unfinished 2nd floor turns the property into a multi-family development, the private street/driveway requirement of 28' is really intended for larger sites with multiple units or apartment complexes. In addition, the proposed apartment will enhance the appearance and value of the property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location



DEVELOPMENT PLAT VARIANCE



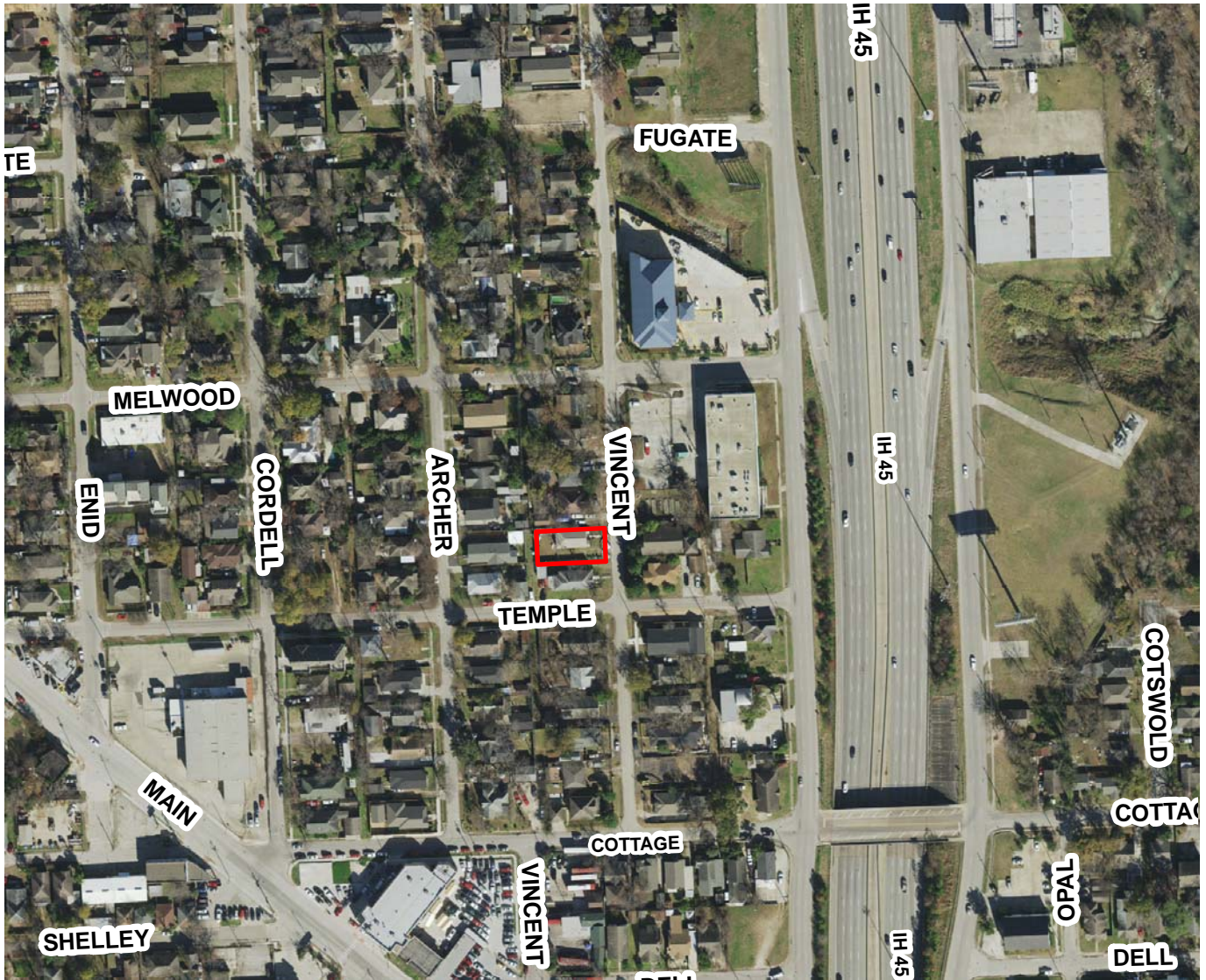
PLANNING &
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DEPARTMENT

ITEM: 136

Meeting Date: 06/25/2015

Houston Planning Commission

Aerial Map

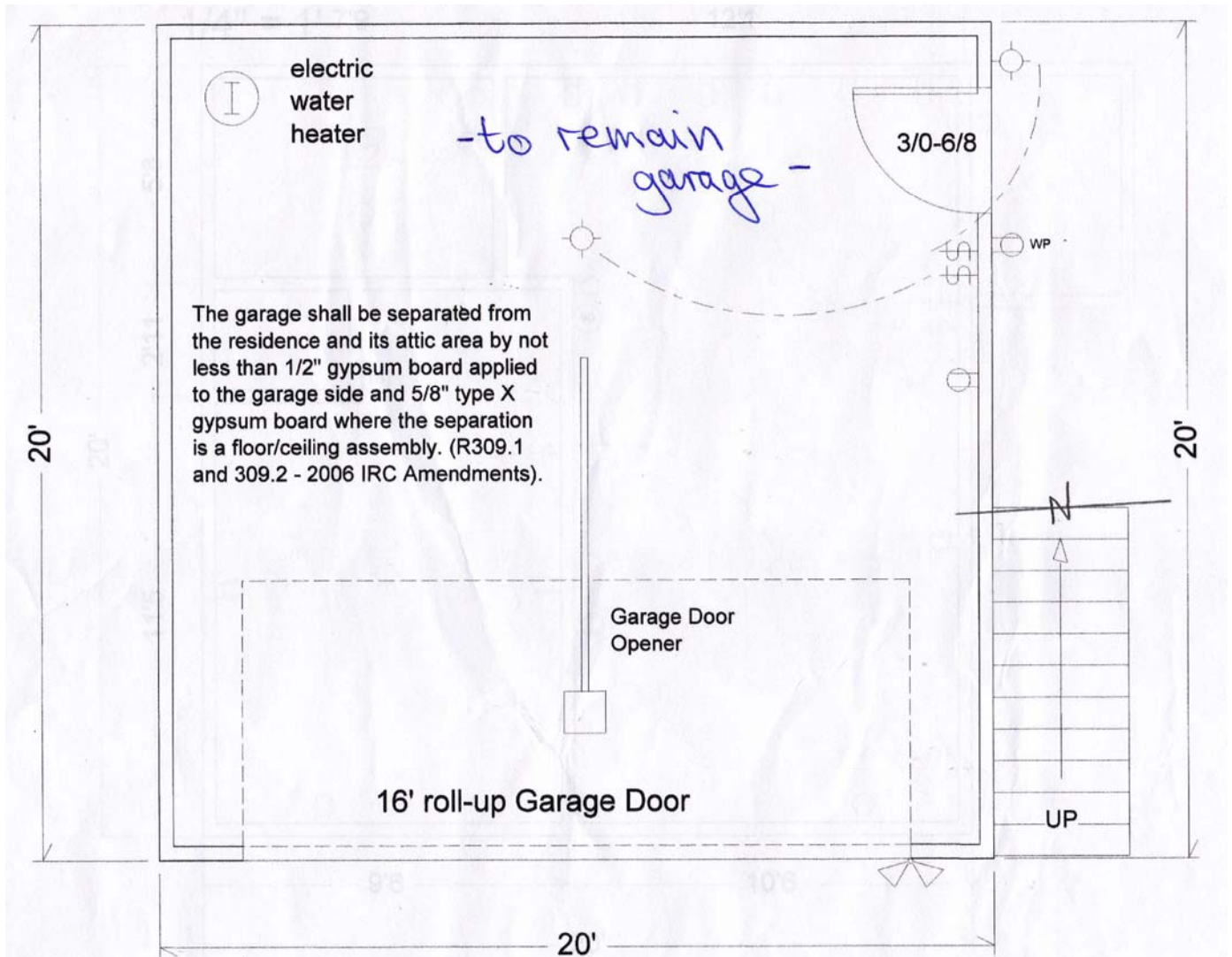


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

First Floor Plan of Existing Garage to Remain

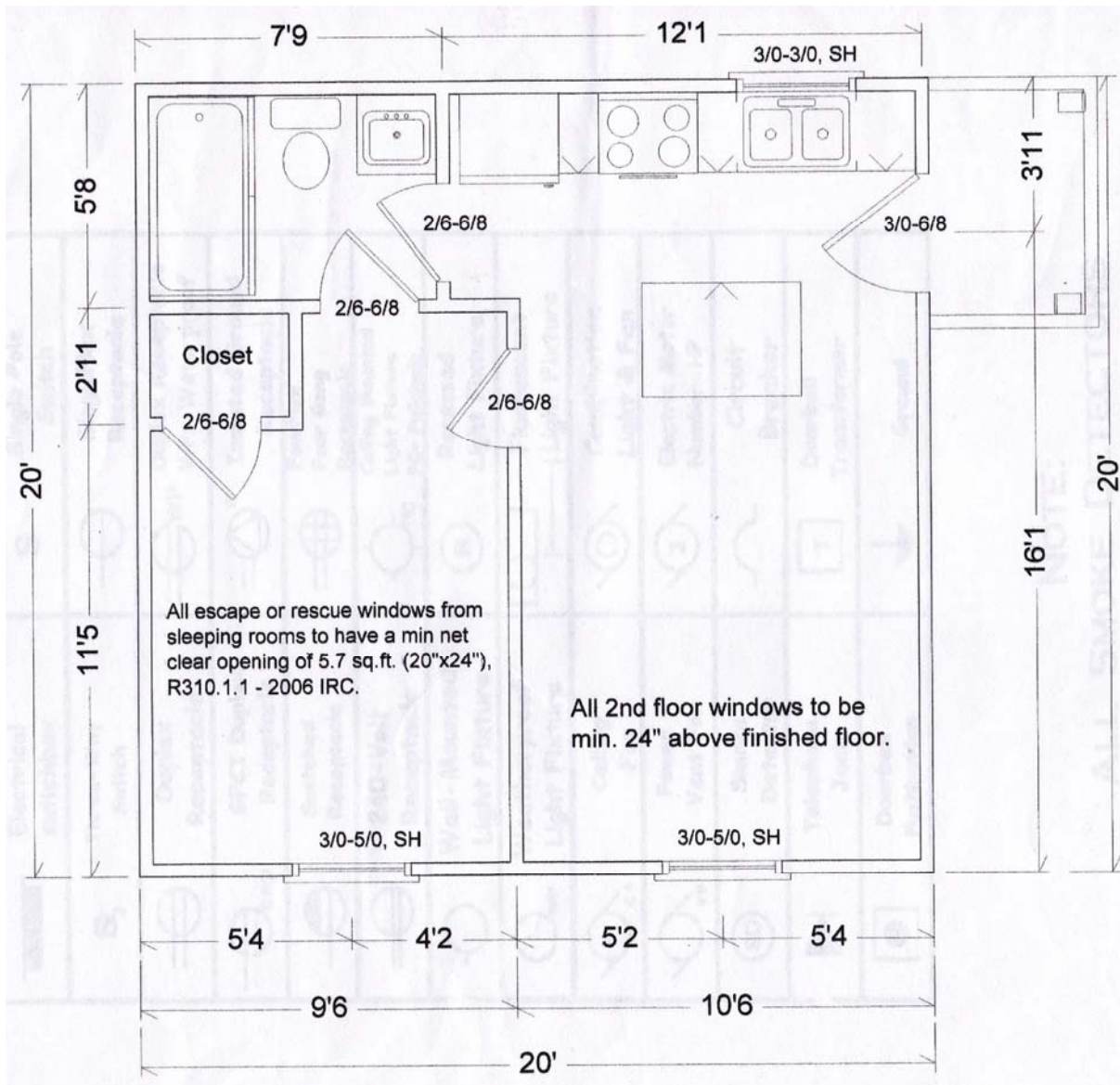


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Second Floor Plan (Proposed Remodel - Dwelling Unit)



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2714 Wheeler Avenue	15029548	77004	5456C	533C	D

HCAD ACCOUNT NUMBER(S):	0611580000010
PROPERTY LEGAL DESCRIPTION:	Lot 10, Block 22, Washington Terrace
PROPERTY OWNER OF RECORD:	Mayberry Holdings Inc.
ACREAGE (SQUARE FEET):	5250 sq ft
WIDTH OF RIGHTS-OF-WAY:	Wheeler Avenue - 80' ROW
EXISTING PAVING SECTION(S):	Wheeler Avenue - 40' Paving Section
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2841 sq ft

PURPOSE OF VARIANCE REQUEST: 1) To allow a single family lot less than 1 acre to take access from a Major Thoroughfare, 2) Not to provide a turn-around along a Major Thoroughfare, 3) To allow a 20' building line along a Major Thoroughfare instead of the required 25' building line.

CHAPTER 42 REFERENCE(S): **42-152 – Building line along major thoroughfare.** (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. **42-188 - Lots access to streets.** (b) A single-family residential lot shall not have direct vehicular

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

APPLICANT'S STATEMENT OF FACTS

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

Washington Terrace subdivision was established prior to the adoption of Chapter 42. This section of Wheeler Avenue primarily serves residential developments. The previous residential structure was demolished and the proposed development is a single family residence.

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

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

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

The strict application of the requirements of this chapter would make a project infeasible. None of the lots in the Washington Terrace subdivision meet the requirements as per Chapter 42 one acre lot size. Typical driveways have only one access to Wheeler.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The proposed development is aligned with the existing characteristics of the neighborhood. The 20' set back is consistent with the existing homes along with the driveway location. The hardship is created by the major thoroughfare plan along this section of Wheeler Street.

(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. Per the City of Houston Average Daily Traffic report, Wheeler Street, between Dowling and Ennis have 2364 trips, which is significantly lower than Wheeler from Bute to Travis - 22,863 trips and Caroline to San Jacinto - 11,367

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

trips. With the 80' right-of-way and 40 foot paved section, there is approximately 18 feet from the paved section to the property line. With the 20-foot building line, the house will be 38 feet from the paved section.

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

The granting to the variance will not be injurious to the public health, safety or welfare. It will comply with the existing characteristics of the subdivision. The new plans include replacing the driveway and curb and a new 5-foot sidewalk. Mayberry Homes Inc. is one the premier builders in Third Ward/Midtown. The new construction will be an asset to the community.

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

Economic hardship is not the sole justification of the variance. The justification is to keep the new development consistent with characteristics of the subdivision.

DEVELOPMENT PLAT VARIANCE



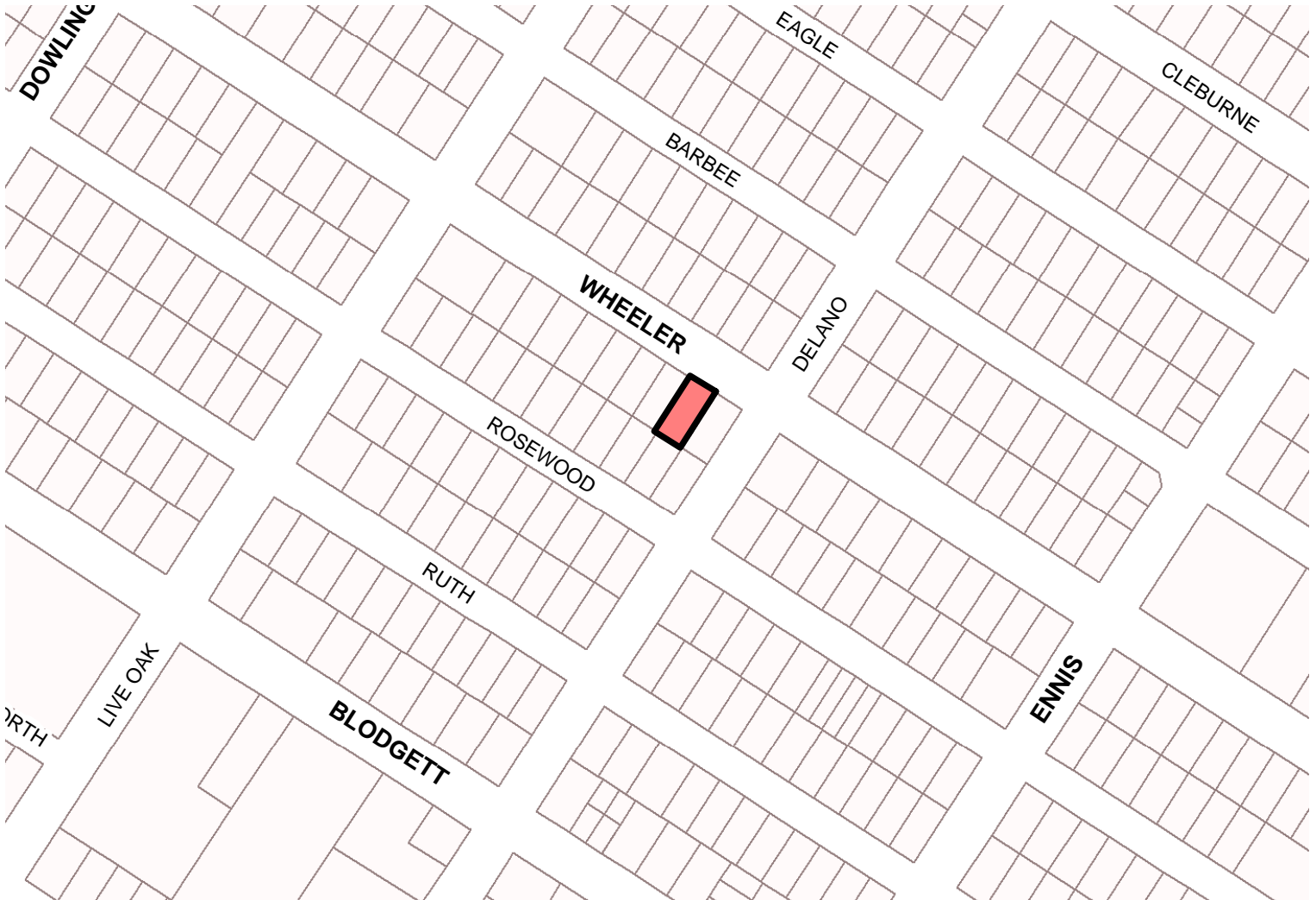
PLANNING &
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DEPARTMENT

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Meeting Date: 6/25/15

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 6/25/15

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



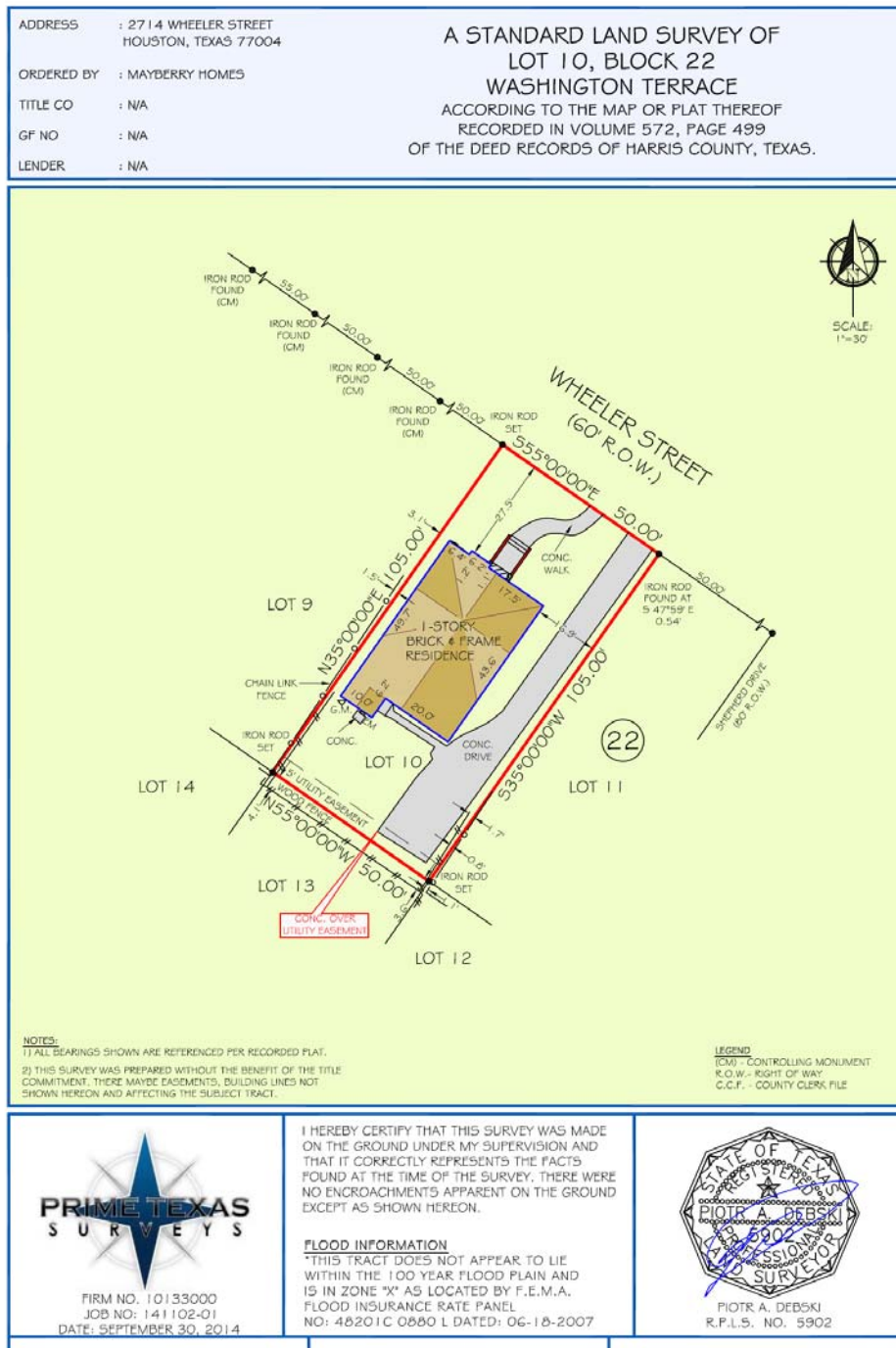
PLANNING &
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Houston Planning Commission

Survey

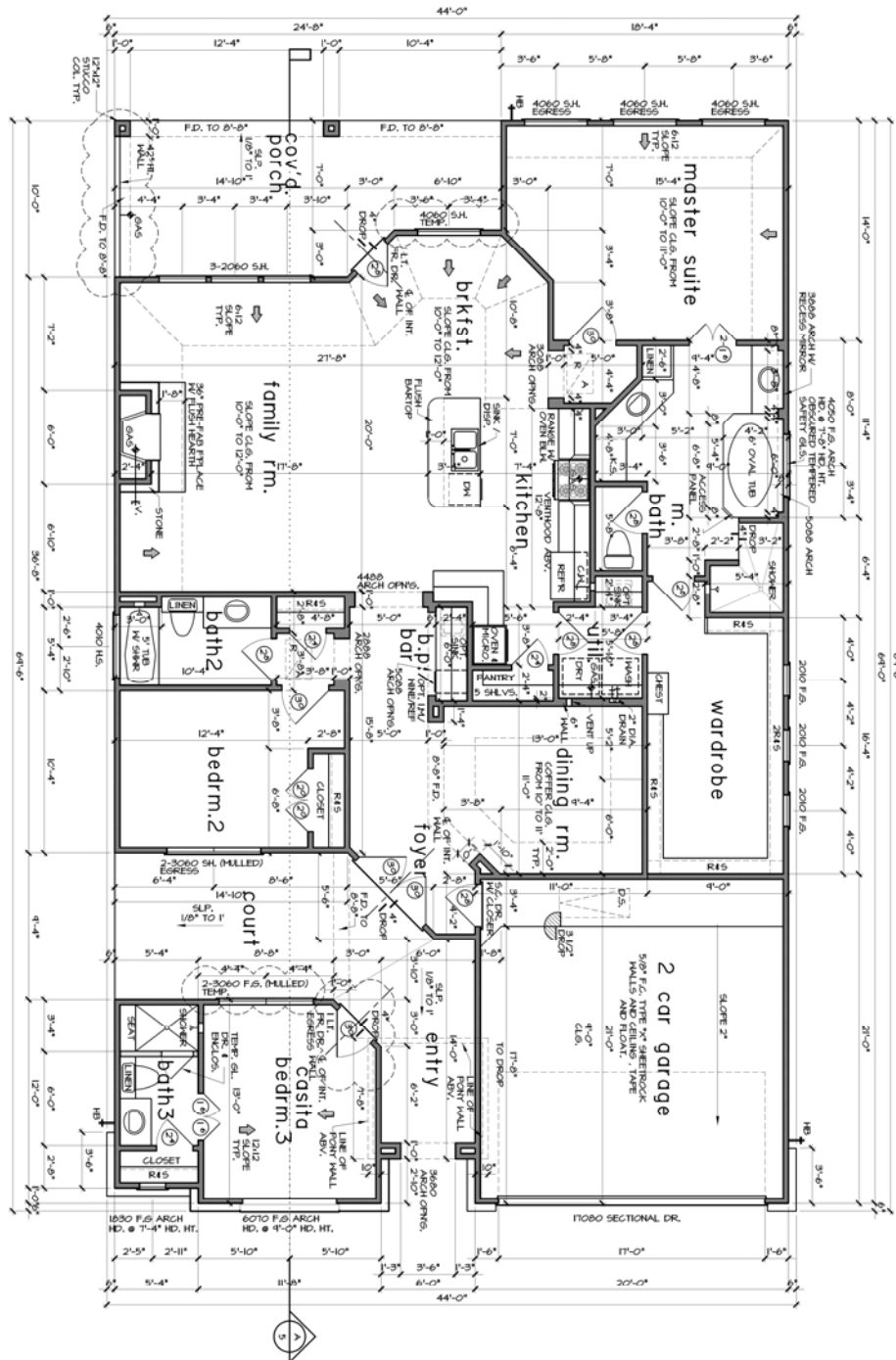


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Proposed Floor Plan

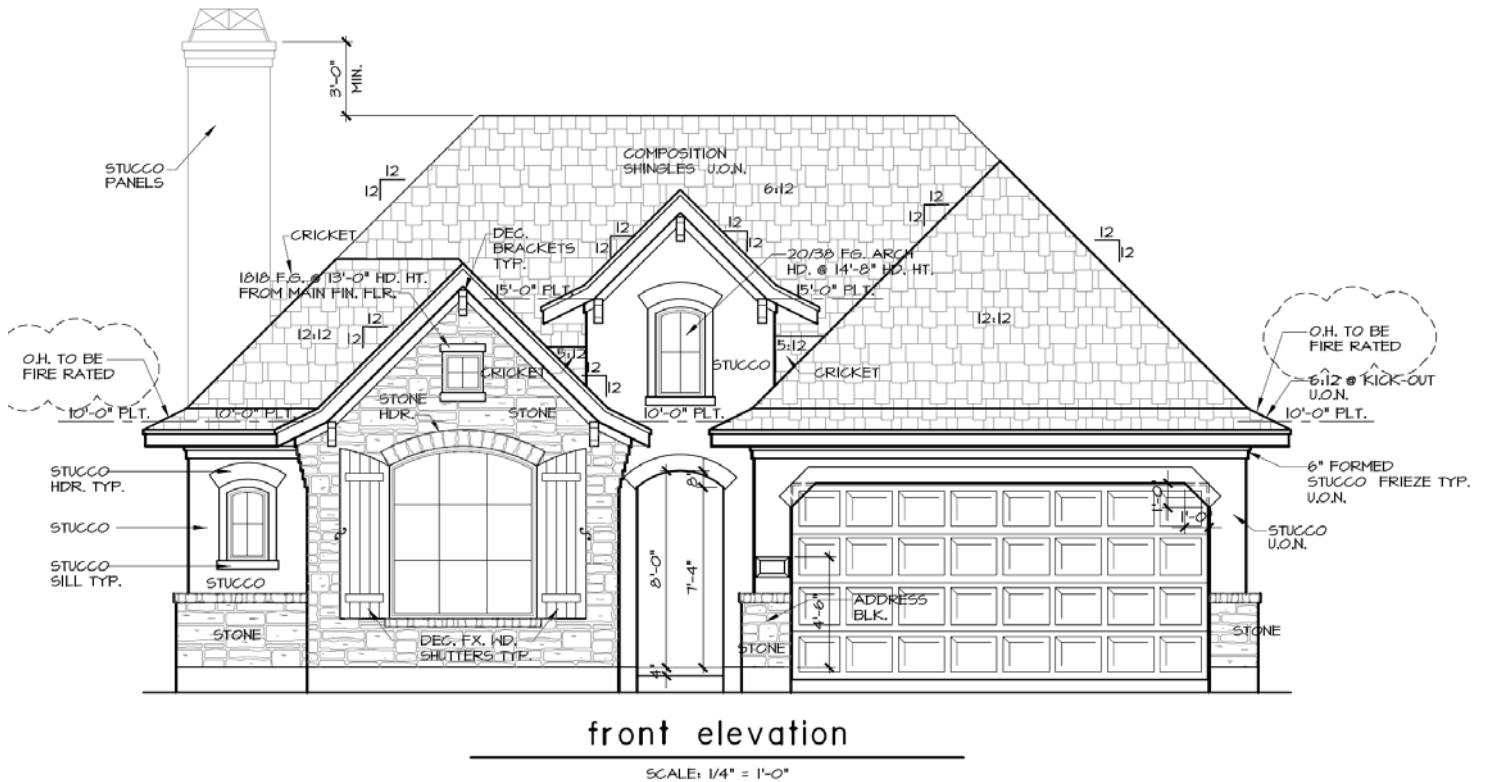


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Front Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER		EMAIL ADDRESS					
Trimcos Engineering		Cynthia Former		713-526-3500		trimcos@sbcglobal.net					
PROPERTY ADDRESS		FILE NUMBER		ZIP CODE		LAMBERT		KEY MAP		DISTRICT	
1018 Cleburne Street		15020177		77004		5356		493X		D	

HCAD ACCOUNT NUMBER(S): 0220750000001
PROPERTY LEGAL DESCRIPTION: LTS 1,2,4,6,7 & TRS 3, 3A, & 5 BLK 9 KIRBY MAIN STREET
PROPERTY OWNER OF RECORD: Mr. Andrew Kaldis/ Fannin VP,LP
ACREAGE (SQUARE FEET): 0.7304 Acres
WIDTH OF RIGHTS-OF-WAY: Cleburne Street 80'
EXISTING PAVING SECTION(S): Cleburne Street 60'
OFF-STREET PARKING REQUIREMENT: 12
OFF-STREET PARKING PROVIDED: 12
LANDSCAPING REQUIREMENTS: N/A

EXISTING STRUCTURE(S) [SQ. FT.]: 1,500 Sq. Ft.
PROPOSED STRUCTURE(S) [SQ. FT.]: N/A, conversion of existing structure

PURPOSE OF VARIANCE REQUEST: To allow more than 25% of the required parking spaces to be located off-site, and to allow those required spaces to be more than 250 feet from the subject property.

CHAPTER 26 REFERENCE(S): 26-492 Class 7. Food and Beverage: Dessert Shop - 6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Sec. 26-499. Off-site parking. (a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met: (1) The off-site parking facilities are located less than 250 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection;

(2) Up to 25 percent of the required number of parking spaces may be provided on off-site parking facilities located:

- Less than 800 feet from a tract where the use classification is located if the building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; or

- Less than 1000 feet from a tract where the use classification is located if:

[1] The building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; and [2] The director determines in his or her sole professional judgment that sufficient pedestrian amenities mitigate the impact of the extended distance of the off-site parking facilities.....

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The offsite location is 315 feet away from the business which is 65 feet more than the allowable 250 feet limit. According to section 26-499, 25% of the required parking can be located at an offsite location if the distance is within 250-800feet. We are requesting a variance so that all parking can be located at the offsite location which is 315 feet away.

APPLICANT'S STATEMENT OF FACTS:

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

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

As the building is very old and was built in the 1930's, the number of onsite parking is not sufficient. For this business to be built, it needs to get all the required parking spaces at the offsite location. And the closest facility which can provide parking spaces is the South Main Baptist Church, located at 4100 Main street is 315 feet away. So this is the only way this business can solve the parking requirement.

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

This building and the on-site parking spaces are existing. Number of on-site parking was not determined by this designer.

(3) The intent of this article is preserved;

OFF-STREET PARKING VARIANCE



Houston Planning Commission

The off-site parking distance is only 65 feet over the allowable 250 feet. All the required parking according to the code can be leased at that location. Moreover there are metered parking on Cleburne, and this business is very close to the central business district. So the requirement placed forth by this article is preserved.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**
Required number of parking spaces is 12. Provided parking spaces at the offsite location is also 12. So it will be sufficient.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**
The pedestrians can use the existing sidewalk on Cleburne and use the existing crosswalk to get to the off-site parking location. So it should not pose a threat to public safety and health.
- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

STANDARDS FOR VARIANCES

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE LOCATION MAP



OFF-STREET PARKING VARIANCE



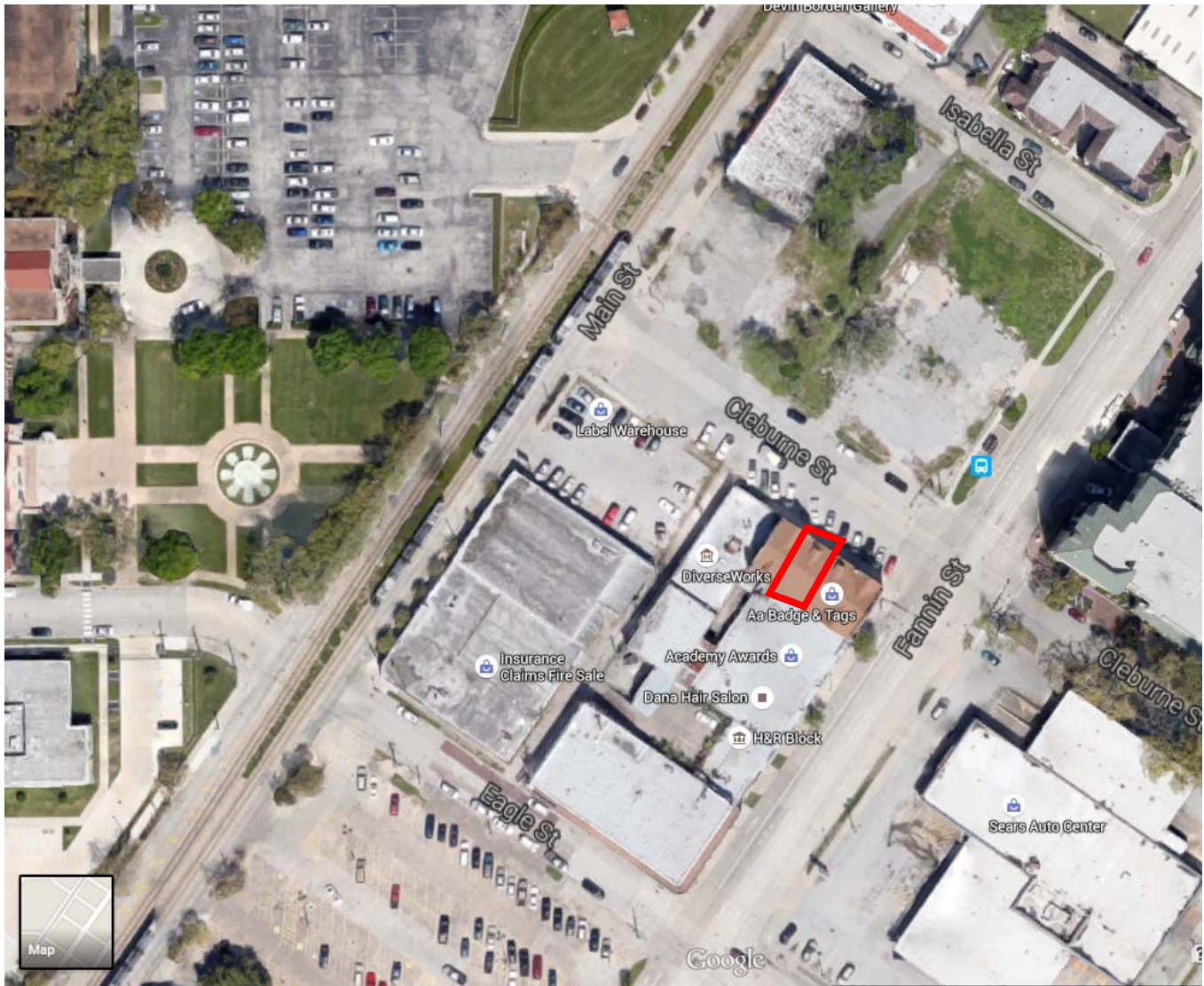
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 06/25/15

Houston Planning Commission

AERIAL MAP

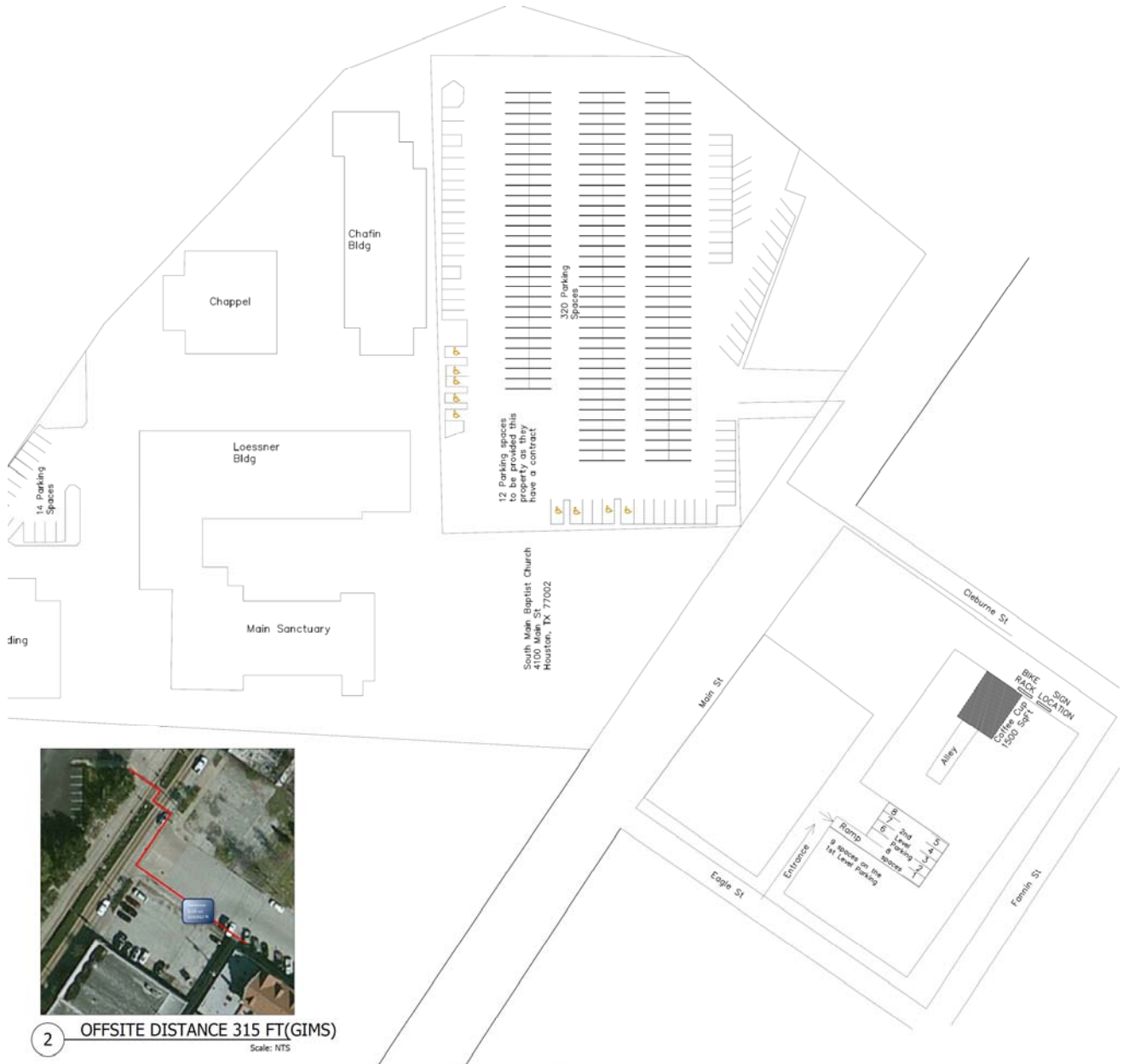


OFF-STREET PARKING VARIANCE



Houston Planning Commission

OVERALL SITE PLAN



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



Address: 4100 Main St, Houston TX 77002				Shared Parking Analysis										
Suite	Name of Business	Sq. Ft	Type of Use	Class	Requirement	Required parking #	Typical Weekdays				Typical Weekend			
							Midnight-7am	7am-5pm	5pm-9pm	9pm-midnight	Midnight-7am	7am-5pm	5pm-9pm	9pm-midnight
4100 Main 1018 Cleburne 1012 Cleburne	South Main Baptist Church	6000	Church (sanctuary)	5	1 per 40 sq ft	150	0	7.5	37.5	0	15	150	60	0
	Coffee Cup Leased Parking	1500	Small Restaurant	8	8 per 1000 sq ft	12	1.2	6	9	4.8	1.8	9	12	6
	Diverseworks	5515	Art gallery	5	3 per 1000 sq ft	16.545	0	12.40875	8.2725	0	0	16.545	9.927	0
	Total						1.2	25.90875	54.7725	4.8	16.8	175.545	81.927	

Maximum Required is ~176.
Total available parking is 320.
So it is sufficient.

OFF-STREET PARKING VARIANCE

AGENDA: V

SMLSA Application No. 476: Glenbrook Valley Sections 1, 2 and 5

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Glenbrook Valley Sections 1, 2 and 5. Analysis shows that a minimum lot size of 13,158 square feet exists for the area. A petition was signed by the owners of 10% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

STAFF ANALYSIS:

This application includes one hundred and fifty-three (153) properties in Glenbrook Valley Sections 1, 2 and 5

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 twenty-two (22) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of one hundred and fifty-one (151) single-family residential properties representing 99% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 63% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 13,158 square feet exists on seventy-five (75) of one hundred and fifty-three (153) 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 1955, and some of the houses were constructed in the 1950s. The establishment of a 13,158 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.*
Seventy-five (75) out of one hundred and fifty-three (153) lots representing 60% of the application area is at least 13,158 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE AREA YOUR SUBDIVISION

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
8000 GLENFOREST CT	64,816	2.81%	2.81%	Y		SFR
8014 GLENFOREST CT	42,061	1.82%	4.63%	Y		SFR
8003 GLEN DELL CT	38,477	1.67%	6.30%	Y		SFR
7911 GLEN DELL CT	36,400	1.58%	7.87%	Y		SFR
8023 GLEN DELL CT	33,955	1.47%	9.34%	Y		SFR
8003 ERIE ST	33,587	1.45%	10.80%	N		SFR
7919 GLEN DELL CT	29,900	1.29%	12.09%	Y		SFR
7925 SANTA ELENA ST	29,766	1.29%	13.38%	Y		SFR
8007 GLEN DELL CT	27,922	1.21%	14.59%	Y		SFR
7903 GLEN DELL CT	27,858	1.21%	15.80%	Y		SFR
7929 SANTA ELENA ST	27,600	1.20%	16.99%	Y		SFR
8018 GLENFOREST CT	26,305	1.14%	18.13%			EXC
8007 GLEN DELL CT	25,878	1.12%	19.25%	Y		SFR
8015 GLEN DELL CT	24,500	1.06%	20.31%	Y		SFR
7919 SANTA ELENA ST	24,060	1.04%	21.35%			SFR
7907 GLEN DELL CT	22,657	0.98%	22.34%	Y		SFR
8019 GLEN DELL CT	22,400	0.97%	23.31%			SFR
8102 GLEN DELL CT	19,414	0.84%	24.15%	Y	Y	SFR
7846 SANTA ELENA ST	19,200	0.83%	24.98%	Y		SFR
8042 GLENFOREST CT	18,400	0.80%	25.78%			SFR
8038 GLENFOREST CT	18,400	0.80%	26.57%	Y		SFR
8006 GLENFOREST CT	18,092	0.78%	27.36%	Y		SFR
8003 ARLETTA ST	17,455	0.76%	28.11%	Y		SFR
8136 GLENCREST ST	16,911	0.73%	28.84%	Y		SFR
8110 STONY DELL CT	16,710	0.72%	29.57%	Y	Y	SFR
7911 SANTA ELENA ST	16,601	0.72%	30.29%	Y	Y	SFR

City of Houston

Special Minimum Lot Size Area

Planning Commission Staff Report

Planning and Development Department

8015 ARLETTA ST	16,241	0.70%	30.99%	Y		SFR
7830 SANTA ELENA ST	16,000	0.69%	31.68%			SFR
7838 SANTA ELENA ST	16,000	0.69%	32.38%			SFR
8110 GLENCREST ST	15,600	0.68%	33.05%	Y		SFR
8123 GLENCREST ST	15,559	0.67%	33.73%			SFR
8126 GLEN VALLEY DR	15,412	0.67%	34.39%			SFR
8022 GLENFOREST CT	15,374	0.67%	35.06%			SFR
8011 ARLETTA ST	15,311	0.66%	35.72%			SFR
8103 GLEN VALLEY DR	15,215	0.66%	36.38%			SFR
8006 ARLETTA ST	15,019	0.65%	37.03%	Y		SFR
8110 GLEN DELL CT	14,980	0.65%	37.68%			SFR
7931 GLENVIEW DR	14,960	0.65%	38.33%			SFR
8132 GLENCREST ST	14,955	0.65%	38.98%	Y		SFR
7903 GLENVIEW DR	14,850	0.64%	39.62%			SFR
8102 GLENCREST ST	14,780	0.64%	40.26%	Y		SFR
7806 SANTA ELENA ST	14,677	0.64%	40.89%			SFR
8011 GLEN VALLEY DR	14,669	0.64%	41.53%	Y		SFR
8015 GLEN VALLEY DR	14,508	0.63%	42.16%			SFR
8202 GLENCREST ST	14,499	0.63%	42.79%	Y		SFR
7807 SANTA ELENA ST	14,482	0.63%	43.41%			SFR
8231 GLENCREST ST	14,461	0.63%	44.04%			SFR
8034 GLENFOREST CT	14,446	0.63%	44.67%	Y		SFR
8118 GLEN VALLEY DR	14,300	0.62%	45.28%	Y		SFR
8106 STONY DELL CT	14,111	0.61%	45.90%	Y	Y	SFR
8010 ARLETTA ST	13,899	0.60%	46.50%	Y	Y	SFR
7927 GLENVIEW DR	13,818	0.60%	47.10%	Y		SFR
8127 GLENCREST ST	13,813	0.60%	47.69%	Y		SFR
7843 SANTA ELENA ST	13,800	0.60%	48.29%	Y		SFR
8014 GLEN VALLEY DR	13,738	0.59%	48.89%			SFR

8022 GLEN DELL CT	13,736	0.59%	49.48%			SFR
8114 GLENCREST ST	13,735	0.59%	50.08%	Y		SFR
8002 ARLETTA ST	13,646	0.59%	50.67%	Y	Y	SFR
8126 GLENCREST ST	13,640	0.59%	51.26%	Y		SFR
7926 GLENVIEW DR	13,628	0.59%	51.85%	Y		SFR
7822 SANTA ELENA ST	13,600	0.59%	52.44%			SFR
7834 SANTA ELENA ST	13,600	0.59%	53.03%	Y	Y	SFR
8014 GLEN DELL CT	13,589	0.59%	53.62%			SFR
8102 GLEN VALLEY DR	13,557	0.59%	54.20%	Y		SFR
8103 GLEN DELL CT	13,553	0.59%	54.79%	Y		SFR
7930 GLENVIEW DR	13,512	0.59%	55.37%			SFR
7919 GLENVIEW DR	13,500	0.58%	55.96%	Y	Y	SFR
7915 GLENVIEW DR	13,500	0.58%	56.54%			SFR
7907 GLENVIEW DR	13,500	0.58%	57.13%			SFR
7911 GLENVIEW DR	13,500	0.58%	57.71%	Y		SFR
8107 STONY DELL CT	13,427	0.58%	58.29%			EXC
8007 GLENFOREST CT	13,301	0.58%	58.87%	Y	Y	SFR
7902 GLENVIEW DR	13,200	0.57%	59.44%			SFR
8114 STONY DELL CT	13,158	0.57%	60.01%			SFR
8002 GLEN VALLEY DR	13,138	0.57%	60.58%	Y		SFR
8030 GLENFOREST CT	13,133	0.57%	61.15%	Y		SFR
8115 STONY DELL CT	13,113	0.57%	61.72%	Y		SFR
8131 GLENCREST ST	13,088	0.57%	62.28%	Y		SFR
7923 GLENVIEW DR	13,088	0.57%	62.85%			SFR
8011 GLENFOREST CT	13,081	0.57%	63.42%	Y		SFR
8010 GLENFOREST CT	13,050	0.57%	63.98%			SFR
8122 GLEN VALLEY DR	13,000	0.56%	64.55%			SFR
8114 GLEN VALLEY DR	13,000	0.56%	65.11%			SFR
8006 GLEN VALLEY DR	13,000	0.56%	65.67%	Y	Y	SFR

City of Houston

Planning Commission Staff Report

Special Minimum Lot Size Area

Planning and Development Department

8010 GLEN VALLEY DR	12,981	0.56%	66.23%	Y		SFR
8106 GLEN VALLEY DR	12,892	0.56%	66.79%			SFR
8111 GLEN VALLEY DR	12,872	0.56%	67.35%	Y		SFR
7814 SANTA ELENA ST	12,800	0.55%	67.90%			SFR
7818 SANTA ELENA ST	12,800	0.55%	68.46%	Y		SFR
8026 GLENFOREST CT	12,774	0.55%	69.01%			SFR
8119 GLEN DELL CT	12,706	0.55%	69.56%	Y		SFR
8106 GLENCREST ST	12,600	0.55%	70.11%	Y		SFR
8127 DOVER ST	12,500	0.54%	70.65%			SFR
8015 ERIE ST	12,500	0.54%	71.19%			SFR
8011 ERIE ST	12,500	0.54%	71.73%	Y		SFR
8120 GLENCREST ST	12,474	0.54%	72.27%	Y		SFR
8110 GLEN VALLEY DR	12,350	0.53%	72.81%			SFR
7922 GLENVIEW DR	12,331	0.53%	73.34%	Y		SFR
8126 GLEN DELL CT	12,200	0.53%	73.87%	Y		SFR
8116 GLEN DELL CT	12,200	0.53%	74.40%	Y		SFR
8115 GLEN DELL CT	12,200	0.53%	74.93%	Y		SFR
8122 GLEN DELL CT	12,200	0.53%	75.45%	Y		SFR
8123 GLEN DELL CT	12,200	0.53%	75.98%	Y	Y	SFR
8122 STONY DELL CT	12,200	0.53%	76.51%			SFR
8118 STONY DELL CT	12,200	0.53%	77.04%		Y	SFR
8123 STONY DELL CT	12,200	0.53%	77.57%	Y	Y	SFR
8119 GLENCREST ST	12,028	0.52%	78.09%	Y		SFR
8123 GLEN VALLEY DR	12,000	0.52%	78.61%			SFR
8115 GLEN VALLEY DR	12,000	0.52%	79.13%	Y		SFR
8227 GLENCREST ST	12,000	0.52%	79.65%			SFR
8139 GLENCREST ST	12,000	0.52%	80.17%	Y		SFR
8111 GLENCREST ST	12,000	0.52%	80.69%	Y		SFR
8103 GLENCREST ST	12,000	0.52%	81.21%	Y		SFR

8135 GLENCREST ST	12,000	0.52%	81.73%	Y		SFR
8219 GLENCREST ST	12,000	0.52%	82.25%			SFR
8223 GLENCREST ST	12,000	0.52%	82.77%	Y		SFR
8107 GLENCREST ST	12,000	0.52%	83.29%	Y		SFR
7906 GLENVIEW DR	12,000	0.52%	83.81%	Y		SFR
7910 GLENVIEW DR	12,000	0.52%	84.33%			SFR
7918 GLENVIEW DR	12,000	0.52%	84.85%			SFR
7916 GLENVIEW DR	12,000	0.52%	85.37%	Y		SFR
7831 SANTA ELENA ST	12,000	0.52%	85.88%	Y		SFR
8107 GLEN VALLEY DR	11,936	0.52%	86.40%			SFR
8111 DOVER ST	11,875	0.51%	86.92%	Y		SFR
8123 DOVER ST	11,875	0.51%	87.43%			SFR
8115 GLENCREST ST	11,850	0.51%	87.94%	Y		SFR
8111 GLEN DELL CT	11,834	0.51%	88.46%	Y		SFR
7810 SANTA ELENA ST	11,830	0.51%	88.97%	Y		SFR
8015 GLENFOREST CT	11,694	0.51%	89.47%	Y		SFR
8027 GLENFOREST CT	11,600	0.50%	89.98%			SFR
7811 SANTA ELENA ST	11,450	0.50%	90.47%			SFR
8107 DOVER ST	11,410	0.49%	90.97%	Y		SFR
8035 GLENFOREST CT	11,409	0.49%	91.46%	Y		SFR
8211 GLENCREST ST	11,400	0.49%	91.96%	Y		SFR
8207 GLENCREST ST	11,400	0.49%	92.45%	Y		SFR
8215 GLENCREST ST	11,400	0.49%	92.94%	Y		SFR
8203 GLENCREST ST	11,400	0.49%	93.44%	Y		SFR
7847 SANTA ELENA ST	11,400	0.49%	93.93%	Y		SFR
7835 SANTA ELENA ST	11,400	0.49%	94.42%	Y		SFR
8107 GLEN DELL CT	11,307	0.49%	94.91%	Y		SFR
8115 DOVER ST	11,250	0.49%	95.40%			SFR
7902 GLEN DELL CT	11,154	0.48%	95.88%	Y		SFR

City of Houston

Planning Commission Staff Report

Special Minimum Lot Size Area

Planning and Development Department

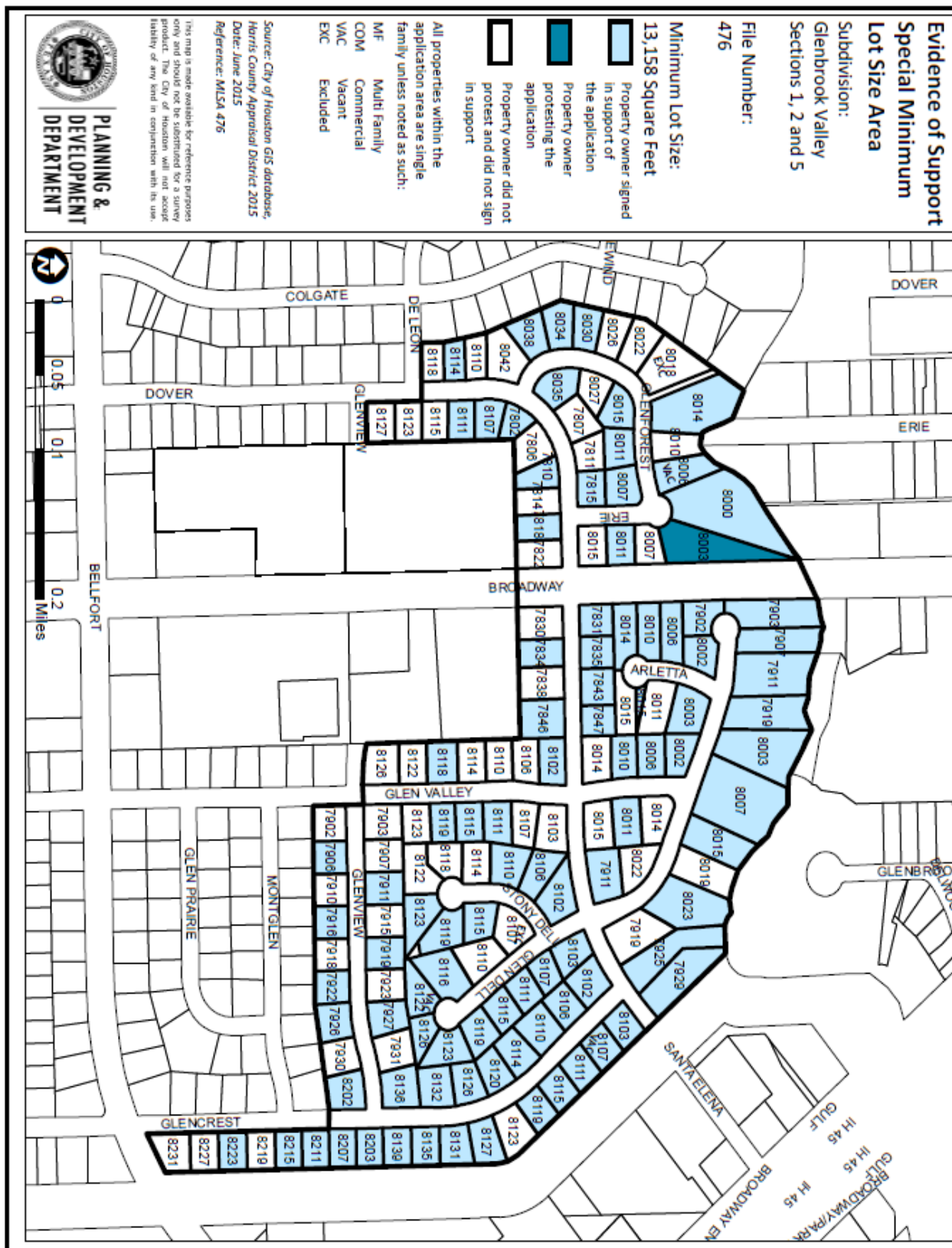
7815 SANTA ELENA ST	11,052	0.48%	96.36%	Y		SFR
8119 STONY DELL CT	10,906	0.47%	96.83%	Y	Y	SFR
8119 GLEN VALLEY DR	10,800	0.47%	97.30%	Y		SFR
8007 ERIE ST	10,474	0.45%	97.76%			SFR
8110 DOVER ST	10,275	0.44%	98.20%			SFR
8014 ARLETTA ST	9,676	0.42%	98.62%	Y	Y	SFR
8118 DOVER ST	9,600	0.42%	99.04%			SFR
7802 SANTA ELENA ST	9,495	0.41%	99.45%	Y		SFR
8114 DOVER ST	9,450	0.41%	99.86%	Y		SFR
8015 ARLETTA ST	2,026	0.09%	99.94%		Y	SFR
8119 STONY DELL CT	1,294	0.06%	100.00%			SFR

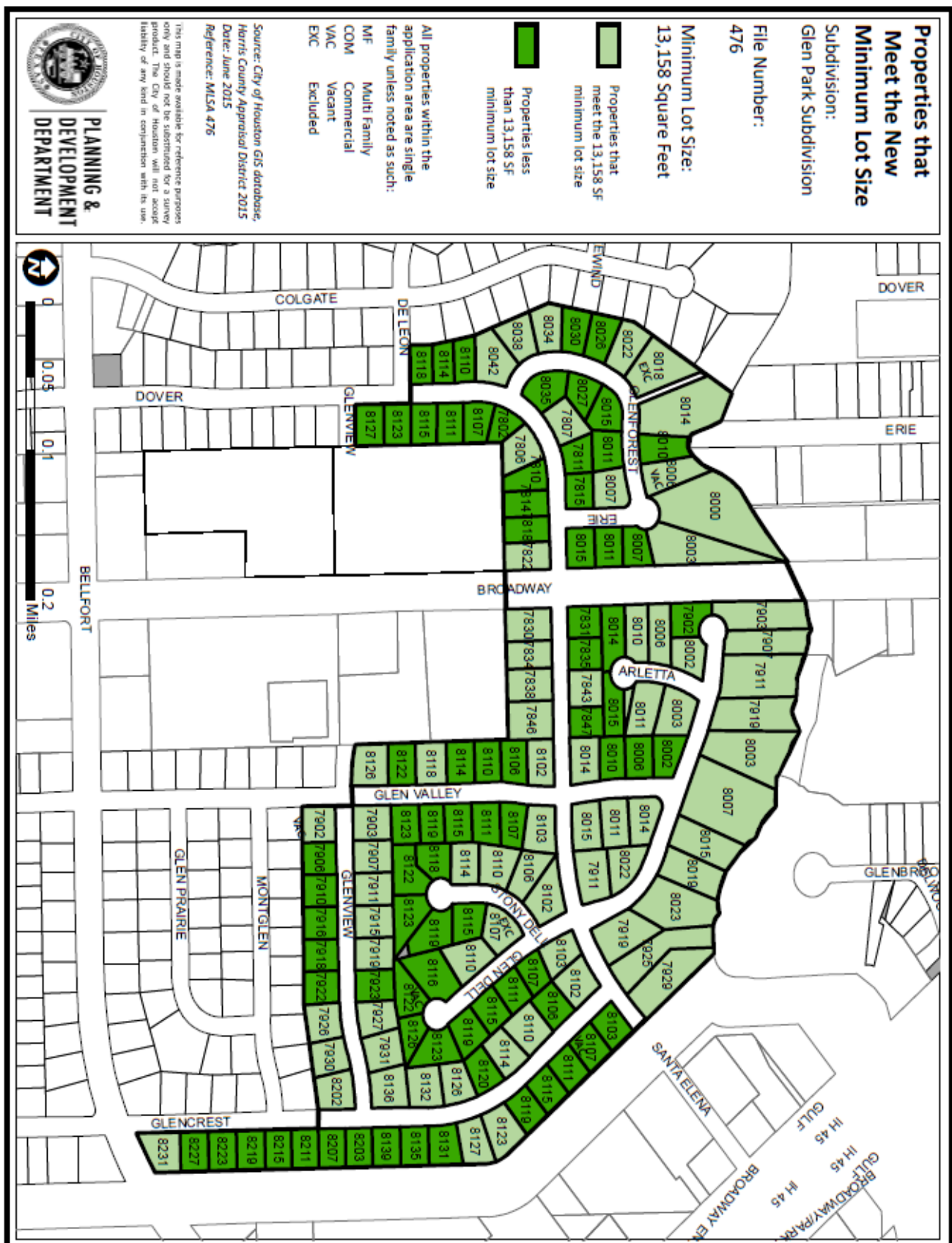
Special Minimum Lot Size Area

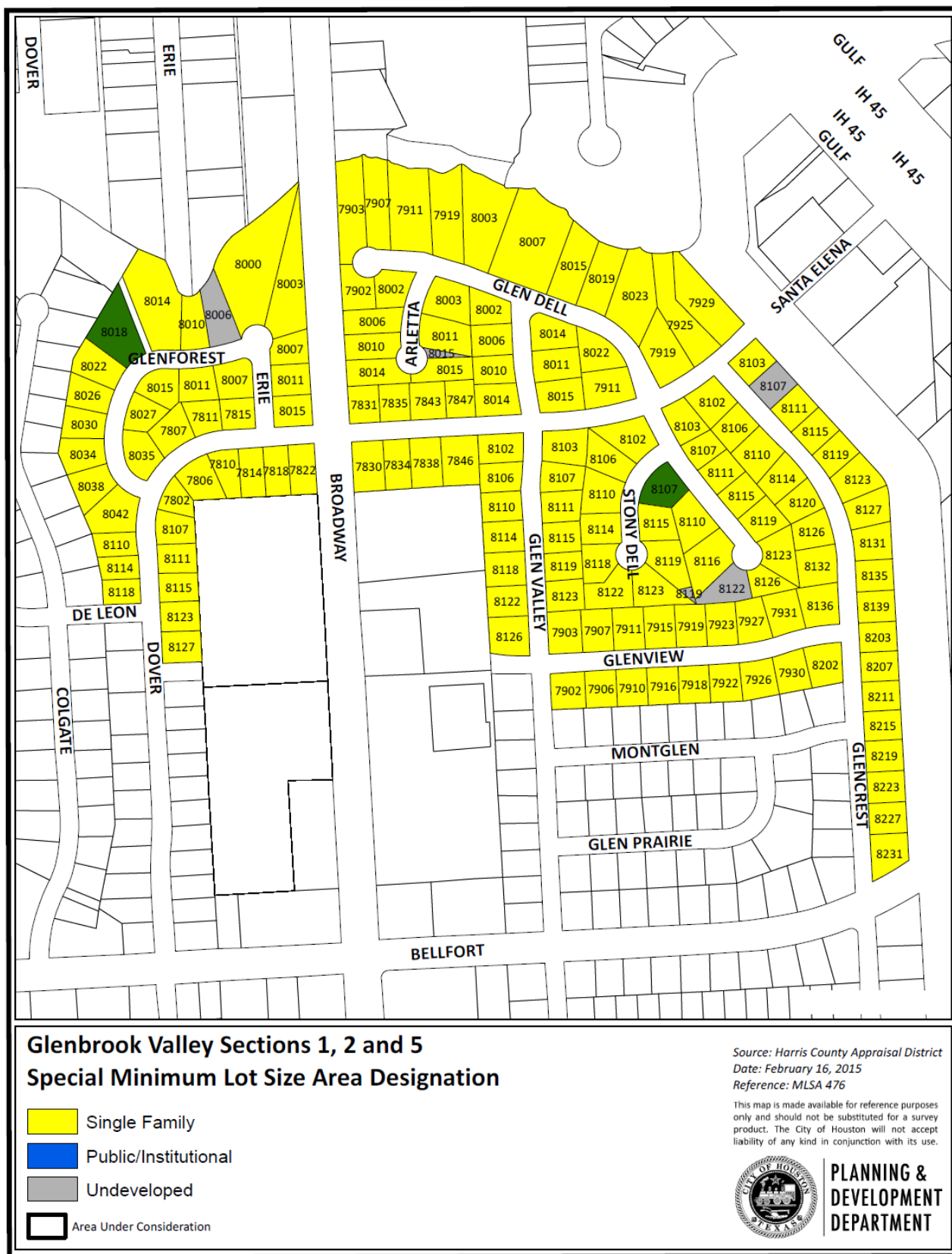
Planning and Development Department

This application qualifies for a Special Minimum Lot Size of:	13,158 sq ft
Response forms received in support of the SMLSA:	97
Response forms received in opposition of the SMLSA:	1
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	63%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	10%

# of developed or restricted to no more than two SFR Units	151
# of Multifamily lots	0
# of Commercial lots	0
# of Vacant Lots	0
# of Excluded Lots	2
TOTAL NUMBER OF LOTS	153
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	99%









AGENDA: VI

SMLSB Application No. 529: 3300-3400 block of Cavalcade Street, north side, between Linn and W Hunting Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 3300-3400 block of Cavalcade Street, north side, between Linn and W Hunting Streets. Analysis shows that a minimum lot size of 8,418 sf exists for the block face. A petition was signed by the owners of 52% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes ten (10) lots along the 3300-3400 block of Cavalcade Street, north side, between Linn and W Hunting Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises one block face, the north side of Cavalcade Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of eight (8) single-family residential properties (representing 80% of the total lots within the boundary area) and two (2) commercial properties.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained six (6) of ten (10) signatures of support from property owners in the proposed SMLSB (owning 52% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 8,418 sf exists on six (6) lots in the block face.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1945. The houses originate from the 1950s. The establishment of a 8,418 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Six (6) out of ten (10) lots (representing 80% of the application area) are at least 8,418 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE BLOCK

Application **529**

Date Received: **3/23/2015**

Date Complete: **3/27/2015**

Street(s) Name: **Cavalcade St**

Lot(s) **3300 - 3400
block
Cavalcade St**

Cross Streets: **Linn St** and

W Hunting St

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
3317 Cavalcade (TR 10)	SFR	Y	3,008
3317 Cavalcade (TR 9)	SFR	Y	4,899
3313	SFR	Y	6,256
3315	SFR		6,989
3317	SFR	Y	8,418
3319	SFR	Y	8,578
3323	SFR	Y	9,255
3401	SFR		9,660
0 Cavalcade (TR 2)	COM		10,440
3409	COM		10,600

Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	78,103	Square Feet in the Proposed Application Area	40,414	Square Feet are Owned by Property Owners Signing in Support of the Petition =	52%		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	8	# developed or restricted to no more than two SFR Units	Of	8	Total number of SFR lots in the Proposed Application Area	10	Total number of lots in the Proposed Application Area 80%
	0	# of Multifamily lots					
	2	# of Commercial lots					
	0	# of Vacant Lots					
	10	Total					


Special Minimum Lot Size Block

Planning and Development Department

Page 5



Willie P. Loston
Attorney at Law
5424 Arapahoe Street
Houston, Texas 77020
(713) 412-5403



May 8, 2014

Mr. Patrick Walsh, P. E.
Director
City of Houston Planning and Development Department
611 Walker, 6th Floor
Houston, Texas 77002

**Re: Special Minimum Lot Size Block Application
3300-3400 block of Cavalcade Street, north side,
between Linn Street and W Hunting Street**

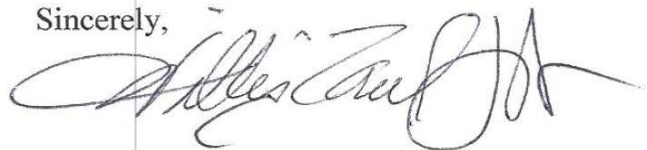
**Via e-mail to Ms. A. Mitchell at
annette.mitchell@houstontx.gov.**

Dear Mr. Walsh:

My name is Willie P. Loston. I am the owner of the property located at 3315 Cavalcade Street, Houston, Texas, 77026. I have enclosed a copy of the JUDGMENT DECLARING HEIRSHIP transferring ownership of the property to me.

Mr. Walsh, I hereby protest the subject application, and request that a hearing on said application be held by the Houston Planning Commission as provided in the Code of Ordinances. Thank you.

Sincerely,



Willie P. Loston

Special Minimum Lot Size Block Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location: North of Cavalcade in between Linn St. and W. Huntjic Rd.

General Location:

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

Specific Legal Description BLOCK 1 Lots 1-10 IN CRANE STREETWOODS
SUBDIVISION SECTION 5

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

2. Contacts:

Primary Applicant Robert L Davis & Mercie Davis Phone # 713 612-9990

Address 3317 CAVALCADE ST. E-mail
City HOUSTON, TEXAS State Zip 77026

Alternate Applicant PAULINE JUSTICE Phone # (713) 876-4413

Address 3520 W BAOIE ST. E-mail
City HOUSTON, TEXAS State Zip 77026

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

File # 529 Key Map # TIRZ

Lambert # Super N'hood Census Tract

City Council District B

4. Submittal Requirements:

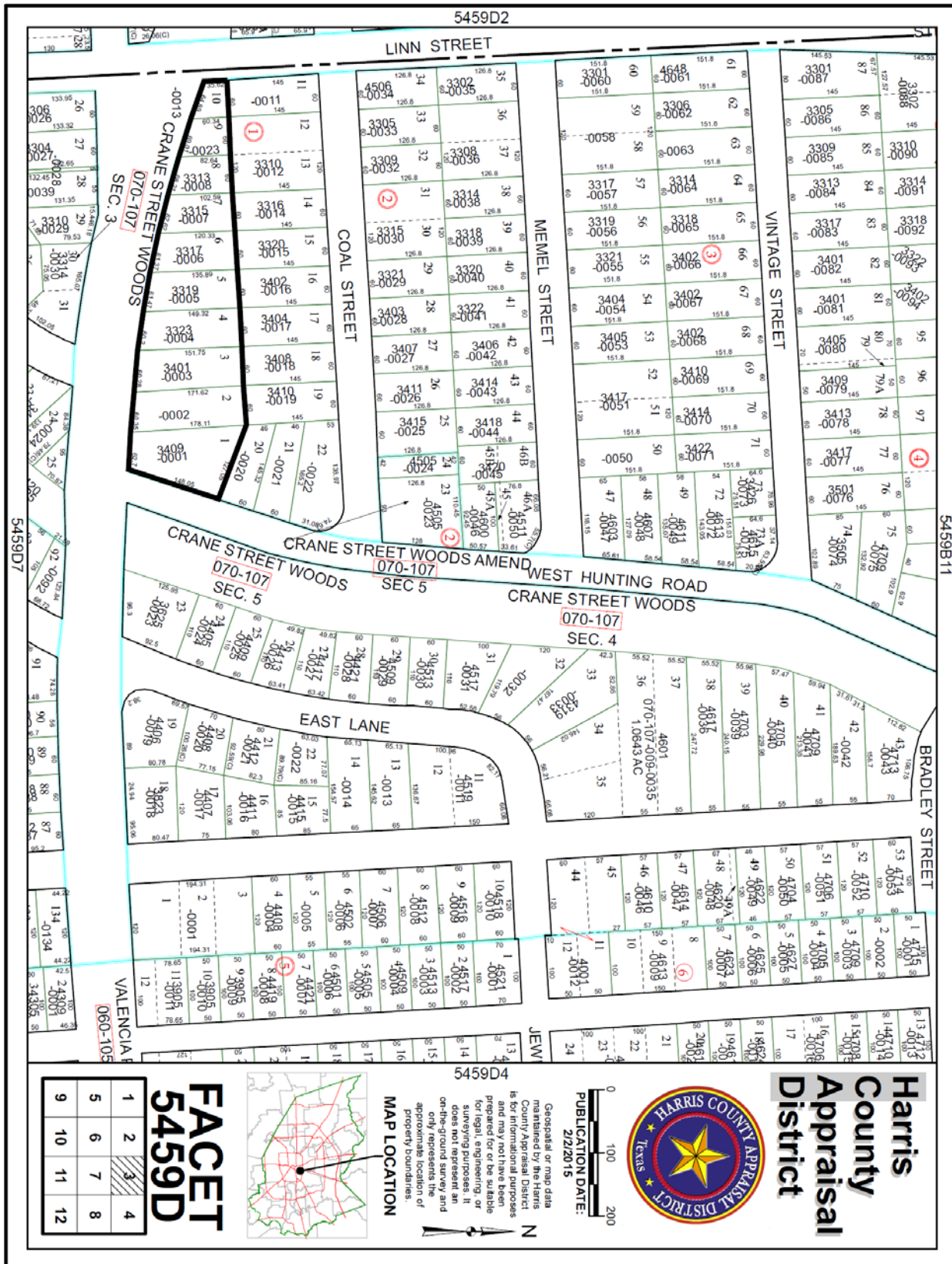
Please Check

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

City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department





Aerial View

Subdivision:
Crane Street
Woods Sec 5

File Number:
529

Minimum Lot Size:
8,418 Square Feet

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database,
Harris County Appraisal District 2013

Date: June 1, 2015

Reference: MLS 529

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**