

HOUSTON PLANNING COMMISSION

AGENDA

AUGUST 6, 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 832-393-6600. 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:

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): _____

Houston Planning Commission

AGENDA

August 6, 2015

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

Call to Order

Director's Report

- **Approval of the July 24, 2015 Planning Commission Meeting Minutes**
- **Approval of the July 16, 2015 MTFP Amendments Public Hearing Meeting Minutes**

- I. Semiannual Report of the Capital Improvements Advisory Committee On Drainage Impact Fees** (Jasmin Zambrano)
- II. Semiannual Report of the Capital Improvements Advisory Committee On Water and Wastewater Impact Fees** (Jasmin Zambrano)
- III. Presentation on the Houston Bike Plan** (Cathy Halka)
- IV. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Christa Stoneham)
 - b. Replats (Christa Stoneham)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi and Marlon Connley)
 - d. Subdivision Plats with Variance Requests (Muxian Fang, Mikalla Hodges, Dipti Mathur, Christa Stoneham and Suvidha Bandi)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Suvidha Bandi and Mikalla Hodges)
 - g. Extension of Approvals (Chad Miller)
 - h. Name Changes (Chad Miller)
 - i. Certificates of Compliance (Chad Miller)
 - j. Administrative
 - k. Development Plats with Variance Requests (Kimberly Bowie and Christa Stoneham)
- V. Establish a public hearing date of September 3, 2015**
 - a. Blossom Hotel and Suite
 - b. Milby Street Reserve
- VI. Consideration of an Off-Street Parking Variance for a property located at 3703 Sampson Street (Jack Yates High School)** (Kimberly Bowie)
- VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 4000 block of Wyne Street (south side)** (Abraham Zorrilla)
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application the 4700 block of Marietta Lane (south side)** (Abraham Zorrilla)
- IX. Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on June 18, 2015 for a Certificate of Appropriateness for 8734 Glenloch Drive– Glenbrook Valley Historic District** (Lorelei Willett)
- X. Excuse the absence of Commissioner Bohan**
- XI. Public Comment**
- XII. Adjournment**

Minutes of the Houston Planning Commission

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

July 23, 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 2:43 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Left at 4:59 pm during item 168

Kenneth Bohan

Arrived at 2:57 pm during item I Historic Presentation

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

Arrived at 2:48 pm during Director's report

James R. Jard

Left at 4:50 pm during item 163

Paul R. Nelson

Left at 4:20 pm during item 150

Linda Porrás-Pirtle

Arrived at 2:48 pm during Director's report

Mark Sikes

Martha Stein

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Clay Foriester for

Absent

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 JULY 9, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 9, 2015 Planning Commission meeting minutes.

Motion: **Sikes** Second: **Bryant** Vote: **Carries** Abstaining: **Porras-Pirtle**

I. PRESENTATION ON THE CHANGES TO CHAPTER 33, HISTORIC PRESERVATION:

Presentation given by Margaret Wallace Brown, Deputy Director, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1- 134)

Items removed for separate consideration: **9, 71, 77, and 78.**

Staff recommendation: Approve staff's recommendations for items **1 - 134** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 134** subject to the CPC 101 form conditions.

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

Commissioner Edminster recused himself and left the room.

Staff recommendation: Approve staff's recommendation to approve items **9, 71, 77, and 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **9, 71, 77, and 78** subject to the CPC 101 form conditions.

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

Commissioner Edminster returned.

C- Public Hearings

135 Canyon Lakes at Spring Trails C3N Approve
Sec 1 partial replat no 2 and extension

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

136 Carverdale Sec 2 partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.

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

137 City View Flats on Austin Street**C3N****Defer**

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

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

Motion: **Jard**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Vanessa Yoemen, applicant - supportive, Richard Smith, Managing Engineer Public Works and Engineering Department.

138 El Tesoro Sec 2 replat no 1**C3N****Approve**

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

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

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

139 Glenhaven Estates 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: **Sikes**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

140 Grove at Oak Forest Sec 1 replat no 1**C3N****Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

141 Interfield Business Park replat no 1**C3N****Withdrawn**

Staff recommendation: Approve the request to establish a public hearing date of August 20, 2015.

Commission action: Approved the request to establish a public hearing date of August 20, 2015.

Motion: **Zakaria**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

142 Melody Oaks partial replat no 15**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: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

143 Memorial Green Sec 2 replat no 1 and extension**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: **Nelson**

Second: **Garza**

Vote: **Carries**

Opposed: Bohan,

Brave, Bryant, Edminster, and Porras-Pirtle

Speakers: Matt Tucker, applicant – supportive; Millie Osterling, Carlie Sorrells, Valerie S. Mayer, Pat Hogan-Konge, Sally Carey, Ryan Shumberg, - opposed

144 Rockhurst 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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Jard**
Speakers: Mary Lou Henry, applicant - supportive; Robert Cooms, Gaye Kendall, Debbie Wappler, - undecided

145 Royalwood Sec 1 partial C3N Approve
replat no 1

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: **Clark** Vote: **Unanimous** Opposed: **None**
Speakers: Sterling B. Burnett – opposed; Harold D. Loach, and Sally Buntyn - undecided

Commissioner Edminster recused himself and left the room

146 Towne Lake Sec 32 partial replat no 1 C3N Approve

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

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

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

Commissioner Edminster returned.

147 Villas at Antoine Sec 2 partial replat no 1 C3N Approve

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

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

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

148 Westhaven Estates Sec 2 C3N Approve
partial replat no 5

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

149 Westheimer Gardens Extension C3N Approve
partial replat no 1

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

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

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

D – Variances

150 Andrews SS Plating on Dixie C2R Approve

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

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

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

Commissioner Edminster recused himself and left the room.

151 Atascocita Trace Sec 5 C3P Defer

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

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

Motion: **Bryant**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

**152 Chicken Restaurant
on Westheimer**

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Edminster**

Second: **Bryant**

Vote: **Unanimous**

Opposed: **None**

153 Freeman Tract GP

GP

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: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

154 HMT Commercial Reserve

C2

Approve

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

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

Motion: **Garza**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

155 Jackson Street Landing

C2R

Approve

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

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

Motion: **Sikes**

Second: **Clark**

Vote: **Unanimous**

Opposed: **None**

156 Light Rail Lofts

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

157 Matzinger Tract GP

GP

Approve

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

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

Motion: **Edminster**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

158 Memorial Park Retail

C2R

Defer

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

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

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

159 North Freeway Commercial Plaza C2 Approve

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

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

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

160 Rosine Gardens C2 Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

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

161 Royal Brook at Kingwood GP Defer

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

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

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

162 Technical Realty Group of Texas C2R Approve

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

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

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

Speaker: Jeff Hinkle, applicant and Fred Mathis, Harris County - supportive.

163 Telge Ranch Lift Station Site C2 Approve

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

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

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

164 Timbers GP GP Withdrawn

165 Wayside Market replat no 1 and extension C2R Approve

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

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

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

166 Woodlands Village of Grogans C3P Defer
Mill Lake Woodlands East Shore Sec 18

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

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

Motion: **Anderson**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

E – Special Exceptions

NONE

F – Reconsideration of Requirements

167 Hycohen Commercial GP

GP

Defer

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

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

Motion: **Edminster**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

168 University Place First partial replat no 1

C2R

Approve

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

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

Motion: **Clark**

Second: **Tartt**

Vote: **Carries**

Abstaining: **Bohan**

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

G EXTENSIONS OF APPROVAL

169 Bridgeland Hidden Creek Sec19

EOA

Approve

170 Container Properties

EOA

Approve

171 Dovershire Place Sec 2

EOA

Approve

172 Groves Sec 5

EOA

Approve

173 Groves Sec 6

EOA

Approve

174 Groves Sec 7

EOA

Approve

175 Groves Sec 8

EOA

Approve

176 Kings Parkway Street Dedication and Reserves

EOA

Approve

177 Lakecrest Rehabilitation Suites

EOA

Approve

178 Lakes at Mason Park Sec 6

EOA

Approve

179 Northside Industrial Park Sec 3

EOA

Approve

180 Oak Park Reserve

EOA

Approve

181 Park Place on Buffalo Bayou

EOA

Approve

182 Spring Plaza Sec 4

EOA

Approve

183 Springwoods Village Parkway Street Dedication Sec 4

EOA

Approve

184 Woodlands Village of Creekside Park Commercial Sec 3

EOA

Approve

H NAME CHANGES

None

I CERTIFICATES OF COMPLIANCE

185	24200 Webb St.	COC	Approve
186	22304 Gosling Rd.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 169 - 186.

Commission action: Approved staff's recommendation for items 169 - 186.

Motion: Porras-Pirtle	Second: Sikes	Vote: Unanimous	Abstaining: None
------------------------------	----------------------	------------------------	-------------------------

J **ADMINISTRATIVE**
NONE

K **DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

187	2316 Elysian Street	DPV	Approve
------------	----------------------------	------------	----------------

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

188	3202 Ozark Street	DPV	Approve
------------	--------------------------	------------	----------------

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: Bryant	Second: Tartt	Vote: Unanimous	Abstaining: None
-----------------------	----------------------	------------------------	-------------------------

189	4300 Rosslyn Street	DPV	Defer
------------	----------------------------	------------	--------------

Staff recommendation: Defer the request for two weeks for further study and review of the deed restricted building lines.

Commission action: Deferred the request for two weeks for further study and review of the deed restricted building lines.

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

190	21 Waugh Drive	DPV	Defer
------------	-----------------------	------------	--------------

Staff recommendation: Defer the request for two weeks to allow time for the applicant to meet with their engineers and provide more data.

Commission action: Deferred the request for two weeks to allow time for the applicant to meet with their engineer and provide more data.

Motion: Bryant	Second: Zakaria	Vote: Unanimous	Abstaining: None
-----------------------	------------------------	------------------------	-------------------------

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 20, 2015 FOR:

- a. Amended Golfcrest Addition partial replat no 3**
- b. Cherryhurst partial replat no 2**
- c. Herzog partial replat no 1**
- d. HISD Jack Yates High School**
- e. Memas**
- f. Tricons Crawford Street Estates replat no 1**
- g. West Court partial replat no 5**
- h. Westhaven Villas Sec 1 partial replat no 3**
- i. Westview Terrace partial replat no 1**

Staff recommendation: Establish a public hearing date of August 20, 2015 for items **III a-i.**

Commission action: Established a public hearing date of August 20, 2015 for items **III a-i.**

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 2 AND 6

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 as revised with the removal of two commercial parcels abutting the major thoroughfare and forwarded to City Council for approval.

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

Items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 1, 3, 5 AND 7

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 7 AND 9

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 and 7 and Special Minimum Lot Size Area application for Glenshire Sections 7 & 9 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 & 7 as revised with the removal of commercial parcels abutting the major thoroughfare and Special Minimum Lot Size Area application for Glenshire Sections 7 and 9 as revised with the removal of one commercial parcel abutting the major thoroughfare and forwarded to City Council for approval.

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

Speakers: Marlana Mitchell and Donald Perkins, Council Member Larry Green's Office – supportive.

Items VII and VIII were taken together at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 5, 6, AND 7.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 3, 4, 5, AND 6.

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 as revised with the removal of one commercial parcel and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 as submitted and forwarded to City Council for approval.

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

Speaker: Donald Perkins, Council Member's Larry Green's Office - supportive

Items IX and X were taken together at this time and voted on separately.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8000-8100 NILES STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) and forwarded to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) as revised with the removal of two commercial parcels and forwarded to City Council for approval.

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

Speaker: Kal Tabbara, owner – supportive.

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8100 NILES STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides)

Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides) and forwarded to City Council for approval.

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

Speaker: Brad Pearl - opposed

XI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 18, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 8734 GLENLOCH DRIVE – GLENBROOK VALLEY HISTORIC DISTRICT.

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

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

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

XII. EXCUSE THE ABSENCE OF COMMISSIONER MOONEY
Commissioner Mooney present no Commission action required.

XIII. PUBLIC COMMENT
NONE

XIV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:42 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

**Minutes of the 2015 Houston Planning Commission
Major Thoroughfare and Freeway Plan Amendments
Public Hearing
July 16, 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 2:49 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman Absent

Fernando Brave

Kenneth Bohan Absent

Antoine Bryant Absent

Lisa Clark Absent

Algenita Davis Absent

Truman C. Edminster III

James R. Jard Absent

Paul R. Nelson

Linda Porras-Pirtle

Mike Sikes Absent

Eileen Subinsky Absent

Martha Stein

Blake Tart III

Shaukat Zakaria Arrived at 3:00 pm during agenda item #A1 and
left at 5:30 during agenda item #H1
Absent

Mark Mooney for

The Honorable James Noack

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.

I. PUBLIC HEARING ON 2015 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMMENDMENTS

BGE I Kerry R. Gilbert & Associates

A-1: Cypresswood Drive- Becker Road to US Highway 290

Presenter: Jennifer Wang

The public hearing was opened and closed.
Speakers: None

LJA Engineering

B-1: Westmoor Drive-Madden Road to West Airport Boulevard

Presenter: Jennifer Wang

The public hearing was opened and closed.
Speakers: None

RVI Planning + Landscape Architecture

C-1: Aragoste Parkway- FM 1485 to Roman Forest Boulevard

Presenter: Jennifer Wang and Peter Boecher

The public hearing was opened and closed.
Speakers: None

East Harris County – EHRA on behalf of Harris County Public Infrastructure Dept.

D-1: Adlong Johnson Road – Houston ETJ to E. Lake Houston Parkway

D-2: Wolf Trot Road – E. Lake Houston Parkway to Houston ETJ

D-3: Ramsey Road – Foley Road to E. Lake Houston Parkway

D-4: Lord Road – Adlong Johnson Road to Houston ETJ

D-5: Foley Road – E. Lake Houston Parkway to Houston ETJ

D-6: Miller Wilson Road – Clara Road to Foley Road

D-7: Golf Club Drive – Foley Road to S. Diamondhead Boulevard

D-8: Golf Club Drive – S. Diamondhead Boulevard to Via Dora Drive

D-9: Via Dora Drive – S. Diamondhead Boulevard to Houston ETJ

- D-10:** Crosby Town Center Blvd. – Via Dora Drive to E. Lake Houston Parkway
- D-11:** Street “A” – Via Dora Drive to FM 2100
- D-12:** Miller Road No. 3 – Miller Road No. 1 to San Jacinto River
- D-13:** Miller Road No. 1 – Miller Road No. 3 to Sheldon Road
- D-14:** Wallisville Road – Sheldon Road to San Jacinto River

Presenter: Jennifer Wang and Christopher Brown

The public hearing was opened and closed.

Speakers: None

Harris County Public Infrastructure Department

- E-1:** Bauer Road – Montgomery County/Spring Creek to FM 2920
- E-2:** Hopfe Road – FM 2920 to Bauer Road
- E-3:** Mason Road – Hopfe Road to Grand Parkway
- E-4:** Bauer Hockley Road – Mason Road to Mueschke Road
- E-5:** Bauer Road – Bauer Hockley Road to Cumberland Ridge Drive
- E-6:** Barker Cypress Road – Grant Road to FM 2920
- E-7:** **Withdrawn**
- E-8:** Fairfield Place Drive – US 290 to Mound Road
- E-9:** **Withdrawn**
- E-10:** House and Hahl Road – Peek Road to Grand Parkway
- E-11:** Mason Road – Beckendorff Road to Clay Road
- E-12:** Westgreen Boulevard - FM 529 to Kieth Harrow Boulevard
- E-13:** Fallbrook Drive – US 290 to Huffmeister Road
- E-14:** Jackrabbit Road – FM 529 to Highway 6
- E-15:** Cunningham Road – W. Little York Road to FM 529
- E-16:** Teller Boulevard – Louetta Road to Cypresswood Drive
- E-17:** Lauder Road – John F. Kennedy Boulevard to Aldine Westfield Road
- E-18:** E. Little York Road – C.E. King Parkway to John Ralston Road

Presenter: Josie Warren and Fred Mathis

The public hearing was opened and closed.

Speakers: Rene Rodriguez (E-4); Steve Sample (E-5, undecided); Dennis Sumbera (E-6, undecided); Candice Rostan and Vlad Morakhovsky (E-14, opposed), Linda Pham (E-14); Heather Williamson (E-15, opposed); Seth Sanders, Charles Allen, Debbie Schnitzius, Tiki Chenier, Cheryl Rogers, Lisa Brown and David Brown (E-16, opposed); Sarah Stuckey (E-17, undecided).

City of Houston, Planning and Development Department

Northwest Mobility Study

- F-1:** W. Little York Road – US 290 to Fairbanks N. Houston Road

- F-2: Fairbanks N. Houston Road – Beltway 8 to US 290
- F-3: Fallbrook Drive – Beltway 8 to IH 45
- F-4: SH 249 – Beltway 8 to IH 45
- F-5: Breen Drive – N. Houston Rosslyn Road to SH 249
- F-6: W. Mount Houston Rd. – N. Houston Rosslyn Rd. to W. Montgomery Rd.
- F-7: Veterans Memorial Drive – SH 249 to IH 45
- F-8: Rosslyn Road (Crestvale) – W. Gulf Bank Road to West Road
- F-9: Rosslyn Rd. (Cebra/Carver/Crestvale) – Pinemont Dr. to W. Gulf Bank Rd.
- F-10: N. Houston Rosslyn Road – W. Little York Road to Antoine Drive
- F-11: Victory Drive – Alabonson Road to W. Little York Road
- F-12: Mangum Road – Watonga Boulevard to W. 43rd Street
- F-13: Rosslyn Road – Judiway Street to W. 43rd Street
- F-14: W. 43rd Street – TC Jester Boulevard to Ella Boulevard
- F-15: W. 43rd Street – Ella Boulevard to N. Shepherd Drive
- F-16: W. Tidwell Road – N. Shepherd Drive to IH 45
- F-17: W. Crosstimbers Street – N. Shepherd Drive to IH 45
- F-18: Yale Street – IH 610 to W. Crosstimbers Street
- F-19: N. Main Street – IH 610 to W. Crosstimbers Street
- F-20: Derrington Road – Windfern Road to Fairbanks N. Houston Road
- F-21: Windfern Road – Beltway 8 to US 290
- F-22: Elsie Lane – Beltway 8 to Fairbanks N. Houston Road
- F-23: Rodney Ray Boulevard – Windfern Road to Fairbanks N. Houston Road
- F-24: Phillipine Street – Beltway 8 to Windfern Road
- F-25: Woodland Oaks Drive – Breen Drive to W. Little York Road
- F-26: Fairbanks White Oak Road – Fairbanks N Houston Road to Hollister Road
- F-27: Guhn Road – Fairbanks White Oak Road to US 290
- F-28: Seton Lake Drive – SH 249 to Old Bammel N. Houston Road
- F-29: Old Bammel N. Houston Road – SH 249 to Bammel N. Houston Road
- F-30: Aldine Western Road – Veterans Memorial Drive to Ella Boulevard
- F-31: Ann Louise Road – Essie Road to Beltway 8
- F-32: Old Foltin Road – Essie Road to SH 249
- F-33: Frick Road – Antoine Drive to Veterans Memorial Drive
- F-34: Chippewa Boulevard – N. Houston Rosslyn Road to SH 249
- F-35: Upland Willow Avenue – SH 249 to Veterans Memorial Drive
- F-36: Northville Street – Veterans Memorial Drive to IH 45
- F-37: Blue Bell Road – Veterans Memorial Drive to IH 45
- F-38: Alabonson Road – N. Houston Rosslyn Road to W. Little York Road
- F-39: Langfield Road – W. Tidwell Road to W. Little York Road
- F-40: Burlington N. Drive – Langfield Road to N. Houston Rosslyn Road
- F-41: Dewalt Street – W. Montgomery Road to IH 45
- F-42: De Priest Street – De Walt Street to W. Montgomery Road
- F-43: De Soto Street – Antoine Drive to Wheatley Street
- F-44: Creekmont Drive – Antoine Drive to Wheatley Street
- F-45: Mangum Road – W. 43rd Street to Creekmont Drive
- F-46: Oak Forest Drive – W. 34th Street to Pinemont Drive
- F-47: Wakefield Drive/ 38th Street – TC Jester Boulevard to Yale Street

- F-48:** Alba Road – W. 43rd Street to IH 610
F-49: Victoria Drive – Yale Street to IH 45
F-50: Stokes Street – Airline Drive to Fulton Street

Presenter: Amar Mohite

The public hearing was opened and closed.

Speakers: Eileen Egan (F-3, F-4, F-5, F-6, Alternative for F-10, F-11, F-25, F-26, F-34, F-38, F-39, F-40, F-43, F-44, supportive); Alicia Nuzzie (F-14, opposed and F-46, F-47, undecided); Shawn Anne Spear, Samarjeet Baines and Beth Wiedower Jackson (F-15, opposed).

City of Houston, Planning & Development Department

Heights –Northside Mobility Study

- G-1:** E. TC Jester Boulevard – W. 11th Street to IH 610
G-2: Durham Drive – IH 10 to W. 20th Street
G-3: Shepherd Drive – IH 10 to W. 11th Street
G-4: Heights Boulevard – IH 10 to W 20th Street
G-5: Studewood Street – N. Main Street to White Oak Drive
G-6: Airline Drive – W. Cavalcade Street to N. Main Street
G-7: W. Cavalcade – Airline Drive to IH 45
G-8: Patton Street – Airline Drive to IH 45
G-9: Patton Street – IH 45 to Fulton Street
G-10: Patton Street – Fulton Street to Irvington Boulevard
G-11: E. 11th Street – Studewood Street to Michaux Street
G-12: Pecore Street – Michaux Street to N. Main Street
G-13: W. 6th Street – Shepherd Drive to Yale Street
G-14: W. 6th Street – Yale Street to Heights Boulevard
G-15: White Oak Drive – Heights Boulevard to Studewood Street
G-16: White Oak Drive – Studewood Street to IH 45
G-17: Quitman Street – IH 45 to Fulton Street
G-18: Quitman Street – Fulton Street to Elysian Street
G-19: Quitman Street – Elysian Street to Jensen Drive
G-20: Hogan Street – IH 45 to Cochran Street
G-21: Lorraine Street – Cochran Street to Hardy Street
G-22: Lorraine Street – Jensen Drive to Eastex Freeway
G-23: Fulton Street – Boundary Street to Hogan Street
G-24: Fulton Street – Hogan Street to Burnett Street
G-25: San Jacinto Street (Fulton Street) – Burnett Street to IH 10
G-26: Hardy Street – IH 610 to Harrington Street
G-27: Elysian Street – IH 610 to Harrington Street
G-28: Seamist Drive – W. 18th Street to W. 11th Street
G-29: Kansas Street – Hempstead Highway to TC Jester Boulevard
G-30: Bevis Street – IH 610 to E. TC Jester Boulevard
G-31: Beall Street – W. 14th Street to W. 24th Street

- G-32:** W. 24th Street – Ella Boulevard to Yale Street
- G-33:** W. 19th Street – W. 20th Street to Heights Boulevard
- G-34:** W. 14th Street – Beall Street to N. Main Street
- G-35:** Link Road – IH 610 to Airline Drive
- G-36:** Link Road – Airline Drive to Fulton Street
- G-37:** Watson Street – Pecore Street to Usener Street
- G-38:** North Street – Houston Avenue to N. Main Street
- G-39:** **Withdrawn**
- G-40:** McKee Street – IH 10 to Lyons Avenue
- G-41:** Hardy Street – IH 10 to Lyons Avenue
- G-42:** Lyons Avenue – McKee Street to Elysian Street

Presenter: Amar Mohite

The public hearing was opened and closed.

Speakers: Anibeth Turcios (G-8, G-9, G-10; supportive); Matthew Wylie (G-38, opposed).

City of Houston, Planning & Development Department

Inner West Loop Mobility Study

- H-1:** Dunlavy Street – Richmond Avenue to Allen Parkway
- H-2:** Sawyer Street – Crockett Street to Washington Avenue
- H-3:** Shepherd Drive – Dickson Street to IH 10
- H-4:** Durham Drive – Dickson Street to Washington Avenue
- H-5:** W. Alabama Street – Wesleyan Street to Spur 527
- H-6:** Lovett Boulevard – Montrose Boulevard to Commonwealth Street
- H-7:** Commonwealth Street – Lovett Boulevard to Westheimer Road
- H-8:** Yoakum Boulevard – Westheimer Road to Richmond Avenue

Presenter: Amar Mohite

The public hearing was opened and closed.

Speakers: Emily Ziemba, Jake Mase, Mary Needham, Caroline Garry, Benjamin Garry, Paul Terry, Timothy Morton, Claire Morton, Kate Morton. Renee McNiel, Amber Pappas (H-1; supportive), Zakcq Lockrem, Claude Anello (H-2, supportive).

City of Houston, Planning & Development Department

Texas Medical Center Mobility Study

- I-1:** Dryden Road – Main Street to Fannin Street
- I-2:** Fannin Street – S Braeswood Boulevard to Greenbriar Drive
- I-3:** Hermann Drive – Main Street to Almeda Road
- I-4:** MacGregor Drive – Almeda Road to SH 288

I-5: Holcombe Blvd. – SH 288 to S. Braeswood Boulevard/N. MacGregor Way

Presenter: Amar Mohite

The public hearing was opened and closed.

Speaker: Greg Alger (I-5).

II. PUBLIC COMMENT

None

III. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE.

Commissioner Porras-Pirtle present no Commission action required.

IV. ADJOURNMENT

There being no further business, Chair, Mark A. Kilkenny, adjourned the meeting at 6:07 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

July 2015
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Mark A. Kilkenny, Chair

City of Houston
Public Works and Engineering Department
Planning and Development Services Division

JULY 2015 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit (service unit rates), as shown in Table 4 below.

TABLE 4
Service Unit Rates Per Service Area

<u>Service Area¹</u>	<u>Service Unit² Rates</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$8.63
Buffalo / White Oak	\$16.38
Clear Creek	\$0.39
Greens Bayou	\$13.41
Hunting Bayou	\$10.24
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$17.72

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2014 through April 30, 2015

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$22,898.97
Buffalo / White Oak	\$131,036.98
Clear Creek	\$341.83
Greens Bayou	\$31,147.60
Hunting Bayou	\$2,374.22
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$28,637.58
TOTAL	\$216,437.18

**Fees to be reallocated to correct service area.*

D. Findings

- A total of **\$216,437.18** in Drainage Impact Fees was purchased between November 1, 2014 and April 30, 2015.
- A total of **\$379,733.51** was purchased since program inception.

July 2015
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Mark A. Kilkenny, Chair

City of Houston
Public Works and Engineering Department
Planning and Development Services Division

JULY 2015 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

A. Purpose of this Review

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2014 and April 30, 2015**, of the 2010-2020 Impact Fees Program.

I. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **270** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2014 and April 30, 2015**. The unit cost range for considering residences below the median housing price was from **\$191,208- \$199,050**. The range is published by the Real Estate Center at Texas A & M University. A total of **24,056** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$14,952,231.42** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2014 and April 30, 2015**, the second half of the fourth year of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$340,886,338.72**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$14,952,231.42** should be authorized for appropriation to debt retirement.

B. Background

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

II. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to 217,461 service units for water and 108,384 service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **105,106** service units for water and **52,385** service units for wastewater were projected to be consumed through this period of the updated program (November 1, 2014 and April 30, 2015). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **8,611** water service units and **8,063** wastewater service units for a cumulative total of **71,091** water service units and **61,192** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **68%** for water and **117%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Public Utilities Division.

TABLE 1
November 1, 2014 to April 30, 2015
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%*	Prorated s.u.	Actual s.u.	%*
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,809.33** per service unit has been effective since **July 1, 2014** under the program. Examination of data regarding service unit consumption from **November 1, 2014 and April 30, 2015**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2016**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2015**, the end of the next reporting period.

III. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates:

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2014** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,809.33** per service unit for water and wastewater is **24.91%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$3,427.07	\$3,835.44	\$7,262.51
Adopted Fee	\$1,199.11	\$610.22	\$1,809.33

B. Current Status of Fees:

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2015**, the City has accrued **\$340,886,338.72** since implementing the impact fees ordinances in 1990. A total of **\$325,873,781.91** has been transferred to the revenue bond debt service fund. The amount of **\$14,952,231.42** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program</i>			
<i>Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program</i>			
<i>Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program</i>			
Collections Income (7-1-2010 – 4/30/2015)	\$73,375,532.19	\$38,666,167.40	\$112,041,699.59
Interest Income (7-1-2010 – 4/30/2015)	\$421,118.46	\$215,927.31	\$637,045.77
<i>Total Income:</i>	\$73,796,650.65	\$38,882,094.71	\$112,678,745.36
<i>Transfers to Debt Service:</i>	\$64,070,198.01	\$33,595,990.54	\$97,666,188.55
<i>Not Transferred to Debt Service:</i>	\$9,726,452.64	\$ 5,286,104.17	\$15,012,556.81
<i>All-Time Total Income</i> (6/1/1990-10/31/2014)	\$239,392,143.82	\$101,534,194.90	\$340,886,338.72
TOTAL AVAILABLE FOR TRANSFER	\$9,687,368.56	\$5,264,862.86	\$14,952,231.42*

*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

C. Finding:

- A total of **\$14,952.231.42** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

IV. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by the Department of Public Works and Engineering if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$191,208.00-\$199,050.00**.

C. Findings:

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, **270** exemptions from impact fees have been applied for, and **24,056** impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alex Reserve	C2	
2	Aliana Sec 42	C3F	DEF1
3	Atascocita Trace Sec 4	C3F	
4	Beamer Villas	C3F	
5	Briarcroft partial replat no 1	C3F	
6	Bridgeland Hidden Creek Sec 27	C2	
7	Bridlecreek	C3F	DEF1
8	CCI MBM Gant	C2	
9	Claytons Park East Sec 2	C3P	
10	Crescent Island partial replat no 2	C3F	
11	Crosby Hospitality	C2	
12	Cypress North Houston Road Street Dedication Sec 3	C3F	
13	Deerbrook Estates Sec 11	C3F	
14	Deerbrook Estates Sec 12	C3P	DEF1
15	East End on the Bayou Sec 2	C3F	DEF1
16	El Fenice GP	GP	
17	El Fenice Sec 1	C3P	
18	El Tesoro Sec 2 replat no 1	C3F	
19	Eunijon	C2	DEF1
20	Farmdale Lane Street Dedication Sec 1	SP	
21	Fieldstone Sec 12	C3F	
22	Four Seasons Breen	C2	DEF1
23	Four Seasons Hollister	C2	DEF1
24	Generation Park Management District Remote Well Site	C2	DEF1
25	Glenhaven Estates Sec 2 partial replat no 1	C3F	
26	Grand Lakes Crossing	C3F	
27	Grand Parkway Marketplace	C2	
28	Grand Parkway Marketplace North	C2	
29	Groves Sec 9	C3P	
30	Groves Sec 10	C3P	
31	Harris County Emergency Service	C2	DEF2
32	Hodges Collision Center Humble	C2	
33	Inverness Estates Sec 8	C3P	
34	Kensington Green	C3F	
35	Kevins Korner	C2	
36	Lakes of Bella Terra Sec 35	C3F	
37	Lakes of Bella Terra West Sec 1	C3P	
38	Lakes of Bella Terra West Sec 2	C3P	
39	Lakes of Bella Terra West Sec 3	C3P	
40	Lakes of Bella Terra West Sec 4	C3P	
41	Lakes of Bella Terra West Sec 5	C3P	
42	Laurel Park Sec 2	C3F	

Platting Summary**Houston Planning Commission****PC Date: August 06, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Learning Experience Sugar Land	C2	
44	Lighthouse of Houston	C2	DEF2
45	Long Meadow Farms Sec 37	C3F	
46	Maximum Drive	C2	
47	Melody Oaks partial replat no 15	C3F	
48	New Hope Housing Harrisburg	C2	
49	Prosperity Media Ventures	C2	
50	Realty One Rayford Road	C2	
51	Rockhurst replat no 1	C3F	
52	Rosehill School GP	GP	
53	Rosehill Christian School	C2	
54	Satya Mirabella	C2	
55	Sendero Tract Sec 2	C3P	
56	Solero at the Park	C2	
57	Sommerall Park Sec 2	C3F	
58	Southern Lace Estates Sec 1	C3P	
59	Spring Village Estates partial replat no 1	C3F	
60	Stagewood Drive Street Dedication Sec 1	SP	
61	Tavola Sec 16	C3F	
62	Telge Ranch Sec 1	C3P	DEF1
63	Towne Lake Sec 43	C3F	DEF1
64	Turkey Bend Barge Facility	C2	DEF1
65	Upland Preserve	C3F	
66	Via Principale Parkway Sec 1	SP	DEF2
67	Villa Escondida	C2	
68	Villages of Cypress Lakes Sec 33	C3P	
69	West Road Extension and Reserve	C3F	
70	Westhaven Estates Sec 2 partial replat no 5	C3F	
71	Westheimer Estates partial replat no 5	C3F	
72	Wildwood at Northpointe Sec 11	C3P	
73	Wildwood at Northpointe Sec 26	C3F	
74	Woodmill Creek Sec 1	C3F	

B-Replats

75	Ashland Way	C2R	DEF1
76	Bayou Ridge	C3R	
77	Briarpark Reserve at Westchase District	C2R	
78	Dad Entrepreneurs On Aldine Bender	C2R	
79	Dyer Vistas	C2R	
80	Fire Station No 67	C2R	DEF1
81	Hartley Plaza	C2R	
82	Houston Community College West Loop Campus	C2R	
83	Kontakt	C2R	DEF1
84	Lyons Redev Fifteenth Venture	C2R	

Platting Summary**Houston Planning Commission****PC Date: August 06, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Lyons Redev Tenth Venture	C2R	
86	Lyons Redev Twelfth Venture	C2R	
87	Manors on Lanark Lane	C2R	
88	Mayde Creek Kingdom Hall	C2R	DEF1
89	Nicholson Row	C2R	
90	Oak Lane partial replat no 1	C2R	
91	Oxford Place	C2R	
92	Parc Midtown	C2R	DEF1
93	Reinerman Townhomes Sec 2	C2R	DEF2
94	Rutland Patio Homes	C2R	
95	Saint Thomas High School replat no 1 and extension	C3R	
96	San Antonio Estates	C2R	
97	Serenity Health Care Clinic East	C2R	
98	Sewell Sams	C2R	
99	Shenoy Stone partial replat no 1	C2R	
100	Siddons Holding	C2R	
101	Threlkeld Palms	C2R	
102	Tommie Vaughn South Tract North Shepherd	C2R	
103	Trails on Dowling Street	C2R	
104	Tricon Floyd Villas	C2R	
105	Tyne Meadows	C2R	
106	Windstone Colony Sec 9	C3R	

C-Public Hearings Requiring Notification

107	Carverdale Sec 2 partial replat no 1	C3N	DEF1
108	Chasewood Meadows partial replat no 1	C3N	
109	Chasewood Meadows partial replat no 2	C3N	
110	City View Flats on Austin Street	C3N	DEF1
111	Fall Creek Sec 21 replat no 1 partial replat no 1	C3N	
112	Grove at Oak Forest Sec 1 replat no 1	C3N	DEF1
113	Richmond Terrace partial replat no 1	C3N	
114	Shadyvilla Addition no 2 partial replat no 3	C3N	

D-Variances

115	Atascocita Trace Sec 5	C3P	DEF1
116	Chicken Restaurant on Westheimer	C2R	DEF1
117	Houston Chronicle	C2	
118	Ironwood	C2	
119	Iyoob Reserve	C2R	
120	Light Rail Lofts	C2R	DEF1
121	Memorial Park Retail	C2R	DEF1
122	Rosine Gardens	C2	DEF2
123	Royal Brook at Kingwood GP	GP	DEF1
124	Southmore Addition Sec 1 Outlot 109 partial replat no 1	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	UH Student Housing and Retail Center	C2R	
126	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18	C3P	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

127	Balmoral Parke Lakes East Sec 2	C3P	
128	Berry Commercial Plaza	C2	
129	Greenwood Addition	C2R	
130	Hycohen Commercial GP	GP	DEF1

G-Extensions of Approval

131	Fall Creek Sec 40	EOA	
132	Fall Creek Sec 42	EOA	
133	Montrose Addition partial replat no 6	EOA	
134	Peek Road Street Dedication Sec 1	EOA	
135	Reach Unlimited	EOA	
136	Reinerman Townhomes Sec 1	EOA	
137	Reserve at Bridgeland Crossing	EOA	
138	Stripes Rankin Road	EOA	
139	Tanglewood Sec 11 partial replat no 2	EOA	
140	Vaquero Addition	EOA	
141	Westheimer Lakes North Commercial Reserve replat no 1	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

142	1004 Barkdull Street	DPV	
143	5202 Chesapeake Way	DPV	
144	4300 Rosslyn Street	DPV	
145	21 Waugh Drive	DPV	

Platting Summary**Houston Planning Commission****PC Date: August 06, 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	Alex Reserve	2015-1580	C2	Harris	ETJ	447E	1.00	1.00	0	BIBB INDUSTRIAL PROPERTY ONE LLC.	Melissa's platting service
2	Aliana Sec 42 (DEF1)	2015-1385	C3F	Fort Bend	ETJ	566D	10.20	0.47	45	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
3	Atascocita Trace Sec 4	2015-1621	C3F	Harris	ETJ	376K	3.34	0.00	22	Elan Development L.P. A Texas Limited Partnership	EHRA
4	Beamer Villas	2015-1556	C3F	Harris	ETJ	617T	18.69	4.44	95	Beamer Villas, LLC	Brown & Gay Engineers, Inc.
5	Briarcroft partial replat no 1	2015-1548	C3F	Harris	City	491T	0.16	0.00	1	Monica L. Pesek and Vernon C. Dotson	Vernon G. Henry & Associates, Inc.
6	Bridgeland Hidden Creek Sec 27	2015-1543	C2	Harris	ETJ	366P	4.12	4.12	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
7	Bridlecreek (DEF1)	2015-1407	C3F	Harris	ETJ	368C	51.89	15.42	92	Caldwell Companies	GBI Partners, LP
8	CCI MBM Gant	2015-1591	C2	Harris	ETJ	370L	7.47	7.47	0	CCI-MBM V, LP	Civil-Surv Land Surveying, L.C.
9	Claytons Park East Sec 2	2015-1592	C3P	Harris	ETJ	377E	17.94	2.76	75	Woodmere Development Co., Ltd	Robert Doley, Planner
10	Crescent Island partial replat no 2	2015-1573	C3F	Harris	City	533F	0.16	0.00	3	GREEN EARTH HOMES, LLC	Tetra Surveys
11	Crosby Hospitality	2015-1632	C2	Harris	ETJ	419M	1.50	1.49	0	Crosby Hospitality Inc.	Surv-Tex surveying Inc.
12	Cypress North Houston Road Street Dedication Sec 3	2015-1615	C3F	Harris	ETJ	367N	5.64	0.00	0	CW SCOA West, L.P., A Texas Limited Partnership	EHRA
13	Deerbrook Estates Sec 11	2015-1628	C3F	Harris	ETJ	335N	20.75	1.19	97	LGI Homes	Pape-Dawson Engineers
14	Deerbrook Estates Sec 12 (DEF1)	2015-1494	C3P	Harris	City/ ETJ	335N	19.41	0.45	107	LGI Homes	Pape-Dawson Engineers
15	East End on the Bayou Sec 2 (DEF1)	2015-1397	C3F	Harris	City	494J	1.40	0.11	36	East End on the Bayou, LP	Asakura Robinson Co.
16	El Fenice GP	2015-1619	GP	Harris	City	490Z	14.93	12.43	13	Johnson Atala	REKHA ENGINEERING, INC.
17	El Fenice Sec 1	2015-1377	C3P	Harris	City	491W	2.50	0.01	13	Johnson Atala	REKHA ENGINEERING, INC.
18	El Tesoro Sec 2 replat no 1	2015-1606	C3F	Harris	City	574L	15.46	0.20	113	El Tesoro Development, Ltd.	Windrose Land Services, Inc.
19	Eunijon (DEF1)	2015-1480	C2	Fort Bend	ETJ	527T	2.50	2.50	0	continental builders	Tetra Surveys
20	Farmdale Lane Street Dedication Sec 1	2015-1623	SP	Fort Bend	ETJ	524Q	1.28	0.00	0	KB Home Lone Star, Inc.	Jones & Carter, Inc.
21	Fieldstone Sec 12	2015-1584	C3F	Fort Bend	ETJ	526T	28.81	4.67	119	Fieldstone (Houston) ASLI VI, L.L.L.P.	Jones & Carter, Inc.
22	Four Seasons Breen (DEF1)	2015-1503	C2	Harris	ETJ	410H	5.68	5.68	0	Four Seasons Development	Gruller Surveying

Platting Summary**Houston Planning Commission****PC Date: August 06, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
23	Four Seasons Hollister (DEF1)	2015-1505	C2	Harris	ETJ	410H	3.05	3.05	0	Four Seasons Development	Gruller Surveying
24	Generation Park Management District Remote Well Site (DEF1)	2015-1447	C2	Harris	ETJ	416C	0.49	0.49	0	MRA GP WEST, L.P.	Baseline Corporation
25	Glenhaven Estates Sec 2 partial replat no 1	2015-1545	C3F	Harris	City	491W	1.00	0.02	19	B&M Investments	MOMENTUM ENGINEERING
26	Grand Lakes Crossing	2015-1605	C3F	Fort Bend	ETJ	525G	25.47	6.71	86	Newmark Homes, LLC	Costello, Inc.
27	Grand Parkway Marketplace	2015-1549	C2	Harris	ETJ	290L	64.93	64.13	0	GP MARKETPLACE 1750, LLC	Brown & Gay Engineers, Inc.
28	Grand Parkway Marketplace Sec 2	2015-1550	C2	Harris	ETJ	290L	9.06	9.06	0	GP MARKETPLACE 1750, LLC	Brown & Gay Engineers, Inc.
29	Groves Sec 9	2015-1629	C3P	Harris	ETJ	377K	23.88	8.09	54	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
30	Groves Sec 10	2015-1638	C3P	Harris	ETJ	377K	10.35	0.43	40	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
31	Harris County Emergency Service (DEF2)	2015-1248	C2	Harris	ETJ	379E	3.00	3.00	0	HARRIS COUNTY EMERGENCY SERVICES	Jalayer And Associates, Inc.
32	Hodges Collision Center Humble	2015-1561	C2	Harris	ETJ	375V	1.50	1.50	0	SRG Enterprises, LLC	E.I.C. Surveying Company
33	Inverness Estates Sec 8	2015-1539	C3P	Harris	ETJ	289V	13.71	0.47	53	2920 Venture, Ltd	Jones & Carter, Inc.
34	Kensington Green	2015-1585	C3F	Harris	City	492A	1.78	0.06	36	City Choice Homes L.L.C.	ICMC GROUP INC
35	Kevins Korner	2015-1450	C2	Harris	ETJ	372T	1.78	1.78	0	Enclave Pointe, LLC	Manley Engineering and Associates Inc
36	Lakes of Bella Terra Sec 35	2015-1562	C3F	Fort Bend	ETJ	525J	8.88	1.53	36	LOB Limited Partnership	Benchmark Engineering Corp.
37	Lakes of Bella Terra West Sec 1	2015-1571	C3P	Fort Bend	ETJ	524L	10.80	0.61	47	Tanoureen, Ltd	Benchmark Engineering Corp.
38	Lakes of Bella Terra West Sec 2	2015-1572	C3P	Fort Bend	ETJ	524M	9.32	0.00	34	Tanoureen, Ltd	Benchmark Engineering Corp.
39	Lakes of Bella Terra West Sec 3	2015-1574	C3P	Fort Bend	ETJ	524M	9.09	0.07	39	Tanoureen, Ltd	Benchmark Engineering Corp.
40	Lakes of Bella Terra West Sec 4	2015-1575	C3P	Fort Bend	ETJ	524M	16.35	12.31	0	Tanoureen, Ltd	Benchmark Engineering Corp.
41	Lakes of Bella Terra West Sec 5	2015-1577	C3P	Fort Bend	ETJ	524M	8.97	0.11	24	Tanoureen, Ltd	Benchmark Engineering Corp.
42	Laurel Park Sec 2	2015-1540	C3F	Harris	ETJ	290S	11.94	1.26	39	RH of Texas Limited Partnership	LJA Engineering, Inc.- (West Houston Office)
43	Learning Experience Sugar Land	2015-1636	C2	Fort Bend	ETJ	567C	2.00	2.00	0	Doud Land Company	Boundary One, LLC
44	Lighthouse of Houston (DEF2)	2015-1363	C2	Harris	City	492M	1.66	1.66	1	Bailey Architects	Kuo & Associates, Inc
45	Long Meadow Farms Sec 37	2015-1614	C3F	Fort Bend	ETJ	565D	8.08	1.29	15	LM Development, LP	Costello, Inc.
46	Maximum Drive	2015-1544	C2	Harris	ETJ	329T	0.56	0.56	0	AMG Warriors	Town and Country Surveyors
47	Melody Oaks partial replat no 15	2015-1620	C3F	Harris	City	451X	0.28	0.00	4	Tanglewood Builders	The Interfield Group
48	New Hope Housing Harrisburg	2015-1624	C2	Harris	City	494N	1.45	1.45	0	Harrisburg Partners, LP	Windrose Land Services, Inc.

Platting Summary**Houston Planning Commission****PC Date: August 06, 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
49	Prosperity Media Ventures	2015-1565	C2	Harris	ETJ	410T	3.18	3.18	0	Prosperity Media Ventures	Hovis Surveying Company Inc.
50	Realty One Rayford Road	2015-1612	C2	Montgomery	ETJ	293B	4.61	4.61	0	R1 Rayford Road LLC	Jones & Carter, Inc.
51	Rockhurst replat no 1	2015-1555	C3F	Harris	City	450K	15.39	15.39	0	Campbell Spring Branch, LTD	Vernon G. Henry & Associates, Inc.
52	Rosehill School GP	2015-1557	GP	Harris	ETJ	286K	24.08	0.00	0	Rosehill Christian School	E.I.C. Surveying Company
53	Rosehill Christian School	2015-1396	C2	Harris	ETJ	286K	2.99	2.99	0	Rosehill Foundation	E.I.C. Surveying Company
54	Satya Mirabella	2015-1596	C2	Harris	ETJ	366X	4.91	4.91	0	Fry Road Partners, LTD	Hovis Surveying Company Inc.
55	Sendero Tract Sec 2	2015-1560	C3P	Fort Bend	ETJ	524M	31.60	14.66	64	Meritage Homes	BGE Kerry R. Gilbert Associates
56	Solero at the Park	2015-1551	C2	Harris	City	493M	1.44	1.44	0	Solero at the Park, LLC	Windrose Land Services, Inc.
57	Sommerall Park Sec 2	2015-1567	C3F	Harris	ETJ	407V	18.33	1.08	71	TANGLEY DEVELOPMENT COMPANY	Miller Survey Group
58	Southern Lace Estates Sec 1	2015-1581	C3P	Harris	ETJ	378H	37.83	35.59	0	SOUTHERN LACE ESTATES LLC	Atkinson Engineers
59	Spring Village Estates partial replat no 1	2015-1552	C3F	Harris	ETJ	290F	1.14	0.00	1	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
60	Stagewood Drive Street Dedication Sec 1	2015-1630	SP	Harris	ETJ	335P	0.39	0.00	0	LGI Homes	Pape-Dawson Engineers
61	Tavola Sec 16	2015-1594	C3F	Montgomery	ETJ	257F	14.92	1.18	61	Lennar Homes of Texas	LJA Engineering, Inc. - (West Houston Office)
62	Telge Ranch Sec 1 (DEF1)	2015-1509	C3P	Harris	ETJ	328N	25.53	12.21	57	Woodmere Development Co., LTD., A Texas Limited Partnership	Costello, Inc.
63	Towne Lake Sec 43 (DEF1)	2015-1498	C3F	Harris	ETJ	367S	29.75	3.81	71	CW SCOA West, L.P., A Texas Limited Partnership	EHRA
64	Turkey Bend Barge Facility (DEF1)	2015-1495	C2	Harris	City	494Q	8.28	8.28	0	ELG Metals Inc	Thompson Engineering
65	Upland Preserve	2015-1583	C3F	Harris	City	449X	3.67	0.73	53	Friendswood Development Company	Jones & Carter, Inc.
66	Via Principale Parkway Sec 1 (DEF2)	2015-1420	SP				4.41	0.00	0	Friendswood Development Compan	LJA Engineering, Inc. - (West Houston Office)
67	Villa Escondida	2015-1604	C2	Harris	ETJ	325A	4.15	0.00	2	Jose Manuel Martinez	Owens Management Systems, LLC
68	Villages of Cypress Lakes Sec 33	2015-1598	C3P	Harris	ETJ	326V	15.20	3.13	52	Woodmere Development	BGE Kerry R. Gilbert Associates
69	West Road Extension and Reserve	2015-1578	C3F	Harris	ETJ	406B	5.28	0.65	0	MREC LT Sterling Canyon	Jones & Carter, Inc.
70	Westhaven Estates Sec 2 partial replat no 5	2015-1622	C3F	Harris	City	491N	0.36	0.00	6	AP Construction	The Interfield Group
71	Westheimer Estates partial replat no 5	2015-1602	C3F	Harris	City	491X	0.28	0.00	4	Amora International Inc	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: August 06, 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
72	Wildwood at Northpointe Sec 11	2015-1601	C3P	Harris	ETJ	328J	16.36	1.89	40	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
73	Wildwood at Northpointe Sec 26	2015-1542	C3F	Harris	ETJ	328F	6.82	3.42	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc. - (West Houston Office)
74	Woodmill Creek Sec 1	2015-1599	C3F	Montgomery	ETJ	251Y	8.36	0.61	70	PPE WC INVESTMENT, LLC	LJA Engineering, Inc. - (West Houston Office)

B-Replats

75	Ashland Way (DEF1)	2015-1519	C2R	Harris	City	492D	1.28	0.00	17	Sullivan Brothers Builders LTD	TKE Development Services, Ltd.
76	Bayou Ridge	2015-1477	C3R	Harris	City	451H	5.72	2.93	17	Rob Ryan Construction	Melissa's platting service
77	Briarpark Reserve at Westchase District	2015-1608	C2R	Harris	City	489Z	2.62	2.62	0	ARNCO Welding Alloys, Ltd	M2L Associates, Inc.
78	Dad Entrepreneurs On Aldine Bender	2015-1559	C2R	Harris	City	374Z	1.02	1.02	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
79	Dyer Vistas	2015-1587	C2R	Harris	City	412S	2.10	0.00	17	vistamont realty	Texas Engineering.dwg
80	Fire Station No 67 (DEF1)	2015-1278	C2R	Harris	City	412X	2.68	2.65	0	City of Houston	Windrose Land Services, Inc.
81	Hartley Plaza	2015-1607	C2R	Harris	ETJ	414K	2.08	1.99	0	ALL SEASONS	MAK Design & Drafting LLC
82	Houston Community College West Loop Campus	2015-1589	C2R	Harris	City	531D	17.70	17.70	0	Houston Community College	McKim & Creed, Inc.
83	Kontakt (DEF1)	2015-1253	C2R	Harris	City	451G	0.25	0.00	6	Vak Management, LLC	Overland (Surveyors) Consortium, Inc
84	Lyons Redev Fifteenth Venture	2015-1570	C2R	Harris	City	494C	0.14	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
85	Lyons Redev Tenth Venture	2015-1536	C2R	Harris	City	494C	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
86	Lyons Redev Twelfth Venture	2015-1537	C2R	Harris	City	494F	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
87	Manors on Lanark Lane	2015-1569	C2R	Harris	City	532J	0.22	0.00	2	Covington Builders LLC	ICMC GROUP INC
88	Mayde Creek Kingdom Hall (DEF1)	2015-1423	C2R	Harris	ETJ	406V	4.86	4.86	0	MAYDE CREEK CONGREGATION	Civil Concepts, Inc.
89	Nicholson Row	2015-1600	C2R	Harris	City	492D	0.20	0.00	5	Eagle Rock Custom Homes, Inc	Richard Grothues Designs
90	Oak Lane partial replat no 1	2015-1443	C2R	Montgomery	ETJ	296N	4.03	4.03	0	RRREI Limited Partnership	Texas Professional Surveying, LLC
91	Oxford Place	2015-1566	C2R	Harris	City	493E	0.14	0.00	2	Individual	South Texas Surveying Associates, Inc.
92	Parc Midtown (DEF1)	2015-1527	C2R	Harris	City	493U	1.72	1.72	0	Cisneros Design Studio	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: August 06, 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
93	Reinerman Townhomes Sec 2 (DEF2)	2015-1321	C2R	Harris	City	492G	0.11	0.00	3	MHI Partnership, Ltd.	Windrose Land Services, Inc.
94	Rutland Patio Homes	2015-1637	C2R	Harris	City	452V	0.15	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
95	Saint Thomas High School replat no 1 and extension	2015-1611	C3R	Harris	City	492M	27.80	27.80	0	Clay Development	Gruller Surveying
96	San Antonio Estates	2015-1579	C2R	Harris	City	535B	1.59	1.59	0	RDZ Holdings	PLS
97	Serenity Health Care Clinic East	2015-1558	C2R	Harris	City	496M	0.98	0.98	0	JUNE COLEMAN & SHAYLON BROWNFIELD	REKHA ENGINEERING, INC.
98	Sewell Sams	2015-1452	C2R	Harris	City	488A	15.53	15.53	0	Bury Inc	Bury
99	Shenoy Stone partial replat no 1	2015-1627	C2R	Harris	City	528D	0.88	0.88	0	DP Design	Advance Surveying, Inc.
100	Siddons Holding	2015-1563	C2R	Harris	ETJ	373V	1.95	1.95	0	Siddons Holdings, LLC	South Texas Surveying Associates, Inc.
101	Threlkeld Palms	2015-1631	C2R	Harris	City	493A	0.11	0.00	2	M2 C2 Holdings	GC Engineering, Inc.
102	Tommie Vaughn South Tract North Shepherd	2015-1610	C2R	Harris	City	492D	7.14	7.14	0	KDW, Inc.	M2L Associates, Inc.
103	Trails on Dowling Street	2015-1553	C2R	Harris	City	493Y	0.49	0.00	12	Legion Custom Homes	ICMC GROUP INC
104	Tricon Floyd Villas	2015-1546	C2R	Harris	City	492H	0.11	0.00	2	Bercon LTD	MOMENTUM EGINEERNG
105	Tyne Meadows	2015-1593	C2R	Harris	City	492F	0.11	0.00	2	Zora Spevak	The Interfield Group
106	Windstone Colony Sec 9	2015-1597	C3R	Harris	ETJ	446C	2.70	0.18	12	Deboben Investment Builders	BGE Kerry R. Gilbert Associates

C-Public Hearings Requiring Notification

107	Carverdale Sec 2 partial replat no 1 (DEF1)	2015-1112	C3N	Harris	City	450A	0.16	0.00	2	DELGADO	Advance Surveying, Inc.
108	Chasewood Meadows partial replat no 1	2015-1160	C3N	Fort Bend	City	570V	0.50	0.06	4	DT Pharmacy	RP & Associates
109	Chasewood Meadows partial replat no 2	2015-1163	C3N	Fort Bend	City	570V	2.16	0.75	8	DT Pharmacy	RP & Associates
110	City View Flats on Austin Street (DEF1)	2015-1082	C3N	Harris	City	493U	0.11	0.11	0	O'Connor Ventures Inc.	South Texas Surveying Associates, Inc.
111	Fall Creek Sec 21 replat no 1 partial replat no 1	2015-1361	C3N	Harris	ETJ	415C	16.50	16.50	0	Fall Creek Homeowners Association	BGE Kerry R. Gilbert Associates
112	Grove at Oak Forest Sec 1 replat no 1 (DEF1)	2015-1061	C3N	Harris	City	452N	1.99	0.18	31	Light Hill Partners, LLC	Richard Grothues Designs
113	Richmond Terrace partial replat no 1	2015-1375	C3N	Harris	City	491T	0.26	0.00	5	Johnson Atala	REKHA ENGINEERING, INC.
114	Shadyvilla Addition no 2 partial replat no 3	2015-1098	C3N	Harris	City	451X	0.66	0.00	6	Carte Blanche Builders	Windrose Land Services, Inc.

Platting Summary**Houston Planning Commission****PC Date: August 06, 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

D-Variances

115	Atascocita Trace Sec 5 (DEF1)	2015-1487	C3P	Harris	ETJ	376K	8.92	0.00	63	Elan Development L.P.	EHRA
116	Chicken Restaurant on Westheimer (DEF1)	2015-1325	C2R	Harris	City	492V	0.14	0.13	0	Zimmerman Interests, INC	Vernon G. Henry & Associates, Inc.
117	Houston Chronicle	2015-1576	C2	Harris	City	491Z	20.97	20.97	0	Hearst Newspapers Partnership, LP	Windrose Land Services, Inc.
118	Ironwood	2015-1445	C2	Harris	ETJ	325G	6.78	6.78	0	Alpine Engineering and Construction, LLC	Gruller Surveying
119	Iyoob Reserve	2015-1547	C2R	Harris	City	450B	0.13	0.13	0	Jean McKinley Company	Jean McKinley Company
120	Light Rail Lofts (DEF1)	2015-1482	C2R	Harris	City	493X	0.39	0.39	0	4600 Main Street Housing, LP	Windrose Land Services, Inc.
121	Memorial Park Retail (DEF1)	2015-1485	C2R	Harris	City	492F	0.34	0.34	0	Memorial Park Investments, LTD	Hovis Surveying Company Inc.
122	Rosine Gardens (DEF2)	2015-1274	C2	Harris	City	492M	1.21	0.00	21	Sandcastle Homes, Inc.	The Interfield Group
123	Royal Brook at Kingwood GP (DEF1)	2015-1472	GP	MULTIPLE	City/ ETJ	297L	740.30	0.00	0	Friendswood Development Company	BGE Kerry R. Gilbert Associates
124	Southmore Addition Sec 1 Outlot 109 partial replat no 1	2015-1554	C2R	Harris	City	493X	0.30	0.30	0	5104 Caroline LLC	Vernon G. Henry & Associates, Inc.
125	UH Student Housing and Retail Center	2015-1442	C2R	Harris	City	493Z	1.73	1.73	0	Debora Hunt Moore, Joel Lee Moore and John Andrew Moore, PJ Gateway I,LP	Vernon G. Henry & Associates, Inc.
126	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18 (DEF1)	2015-1530	C3P	Montgomery	ETJ	251G	5.23	0.65	59	The Woodlands Land Development Company, L.P.	LJA Engineering, Inc - (Woodlands Office)

E-Special Exceptions

None

F-Reconsideration of Requirements

127	Balmoral Parke Lakes East Sec 2	2015-1635	C3P	Harris	ETJ	376U	25.30	4.25	118	Land Tejas Park Lakes 1023, L.P.	Jones & Carter, Inc. - The Woodlands
128	Berry Commercial Plaza	2015-1633	C2	Harris	ETJ	250Z	5.97	5.79	0	Terra Gosling, LLC	Jones & Carter, Inc.
129	Greenwood Addition	2015-1535	C2R	Harris	ETJ	458J	30.73	30.61	0	Greenwood Manufacturing, Inc	Baseline Corporation
130	Hycohen Commercial GP (DEF1)	2015-1496	GP	Harris	City	573S	8.62	0.00	0	Robert D. Hughes	Windrose Land Services, Inc.

Platting Summary**Houston Planning Commission****PC Date: August 06, 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

G-Extensions of Approval

131	Fall Creek Sec 40	2014-1798	EOA	Harris	ETJ	376W	16.58	1.01	57	Westin Homes and Properties, LP	Brown & Gay Engineers, Inc.
132	Fall Creek Sec 42	2014-1799	EOA	Harris	ETJ	376W	13.60	0.43	68	RH Of Texas Limited Partnership	Brown & Gay Engineers, Inc.
133	Montrose Addition partial replat no 6	2014-1985	EOA	Harris	City	493S	0.57	0.55	0	Montrose & Marshall, LLC	Vernon G. Henry & Associates, Inc.
134	Peek Road Street Dedication Sec 1	2014-1845	EOA	Harris	ETJ	445L	7.56	0.00	0	Peron/Clay Road 628 Development	Brown & Gay Engineers, Inc.
135	Reach Unlimited	2014-2033	EOA	Harris	ETJ	367M	9.99	9.99	0	Reach Unlimited, Inc.	Windrose Land Services, Inc.
136	Reinerman Townhomes Sec 1	2014-1853	EOA	Harris	City	492G	1.23	0.09	26	FMR Land Holdings, LLC	Jones & Carter, Inc. - The Woodlands
137	Reserve at Bridgeland Crossing	2014-1851	EOA	Harris	ETJ	366T	16.62	16.62	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
138	Stripes Rankin Road	2014-1805	EOA	Harris	ETJ	372H	2.70	2.70	0	Stripes LLC	Windrose Land Services, Inc.
139	Tanglewood Sec 11 partial replat no 2	2014-1882	EOA	Harris	City	491K	0.73	0.73	2	Marvin Beckmann	South Texas Surveying Associates, Inc.
140	Vaquero Addition	2014-1828	EOA	Harris	ETJ	292S	0.51	0.51	0	Vaquero Ventures, LLC	Windrose Land Services, Inc.
141	Westheimer Lakes North Commercial Reserve replat no 1	2014-2031	EOA	Fort Bend	ETJ	524J	3.32	3.32	0	Westheimer Lakes Venture, LP	Windrose Land Services, Inc.

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

142	1004 Barkdull Street	15078860	DPV	Harris	CITY	493W				Dave Strickland	Replats.com
143	5202 Chesapeake Way	15049490	DPV	Harris	CITY	491U				Clint Johnson	Newberry Campa Architects
144	4300 Rosslyn Street	15063963	DPV	Harris	CITY	452E				Andre Julien	Fisher Homes
145	21 Waugh Drive	14104307	DPV	Harris	CITY	493E				Rodney D. Smith	Rodney D. Smith

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Carverdale Sec 2 partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

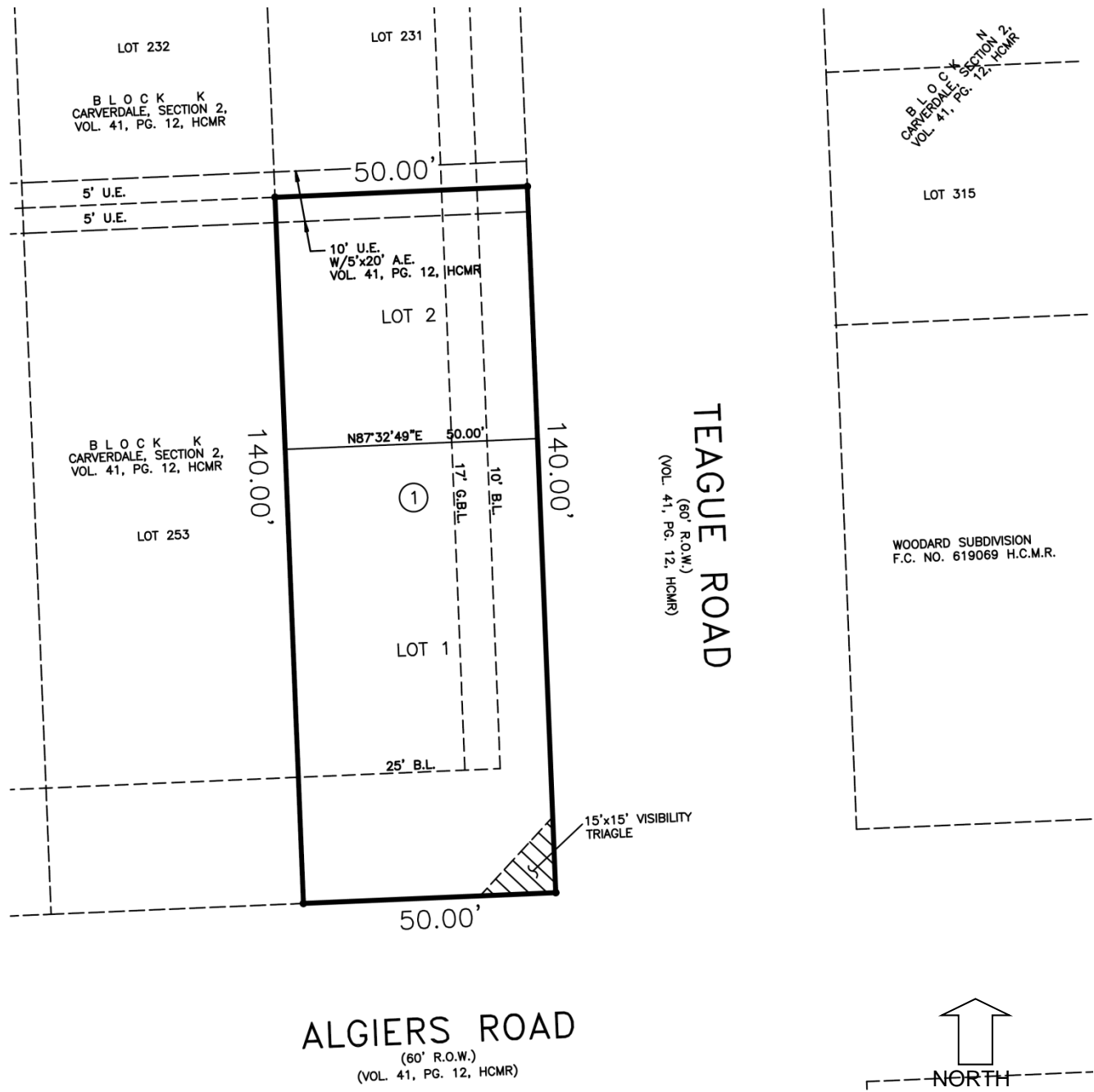
ITEM: 107

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Carverdale Sec 2 partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

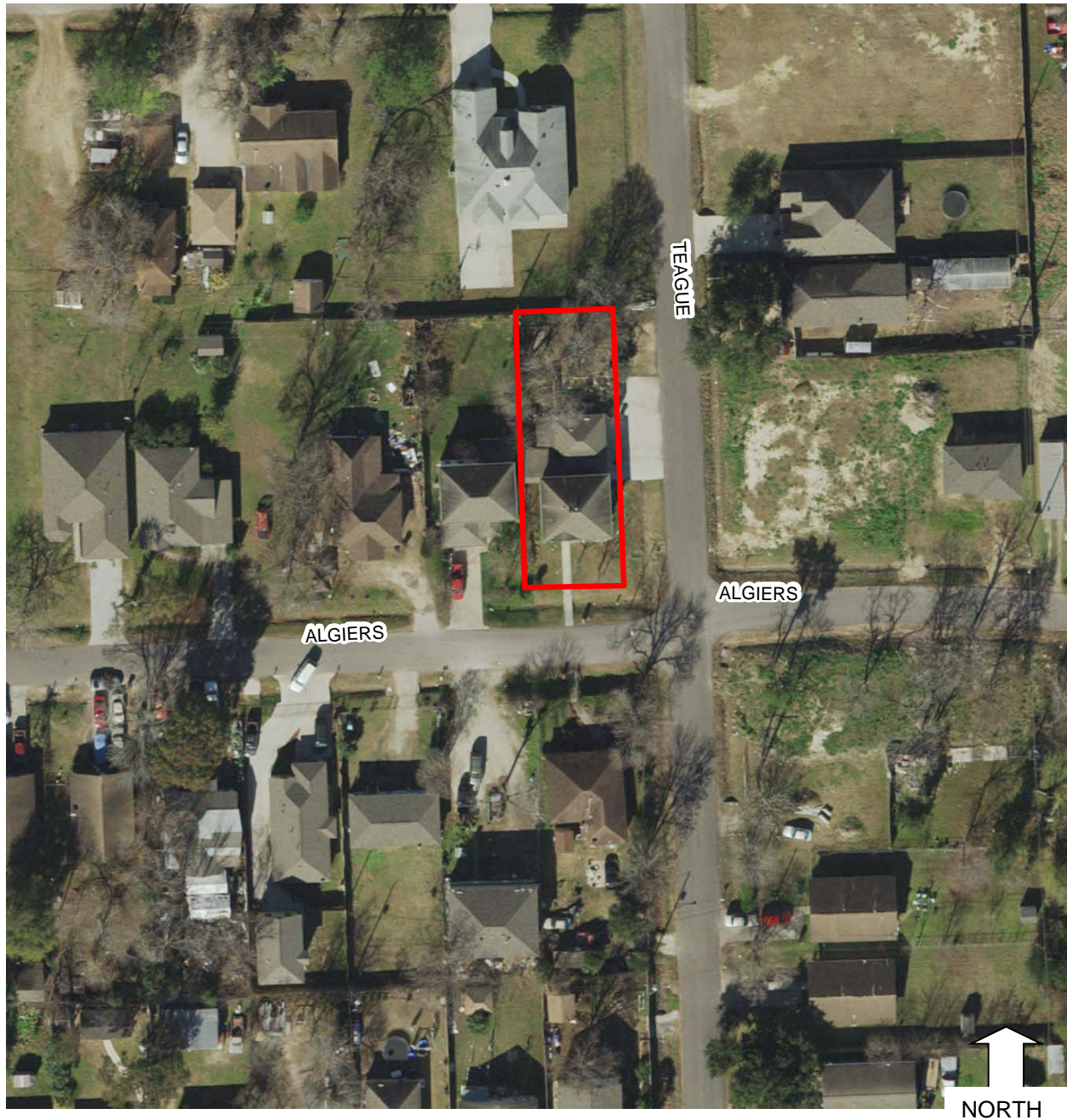
ITEM: 107

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Carverdale Sec 2 partial replat no 1 (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 1

Applicant: RP & Associates



C – Public Hearings with Variance

Site Location

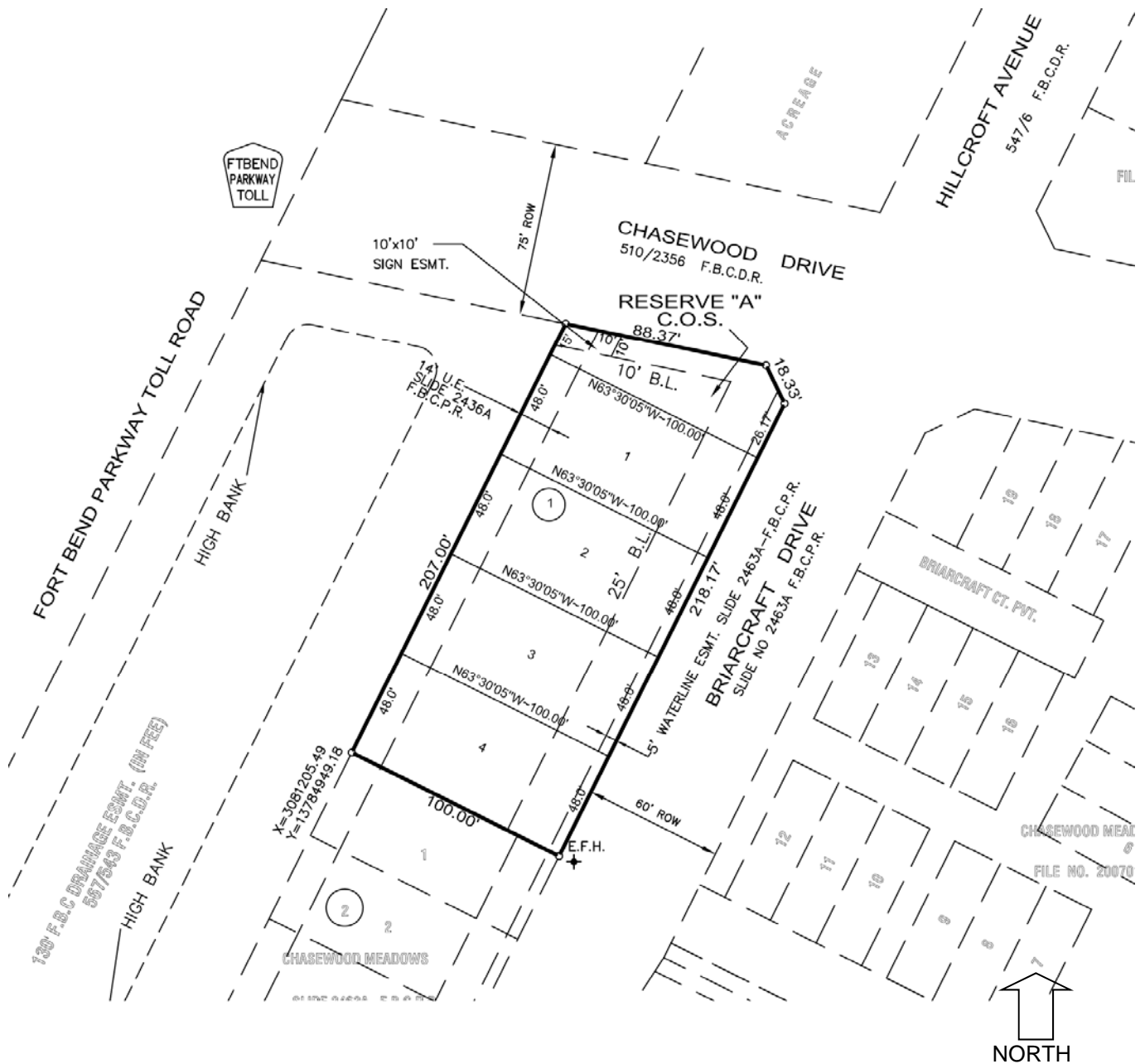
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 1

Applicant: RP & Associates



C – Public Hearings with Variance Site Location

Houston Planning Commission

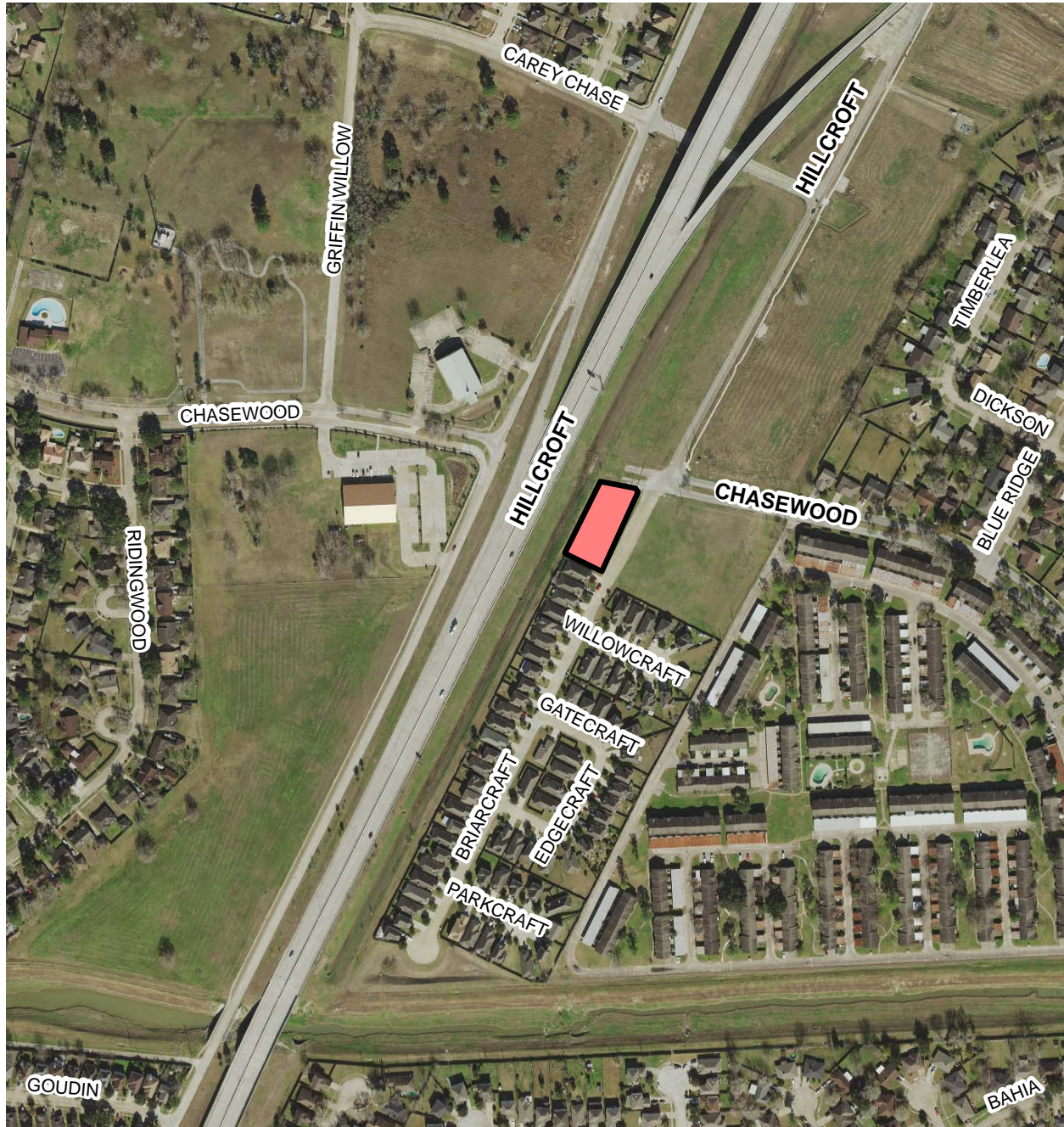
ITEM: 108

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 1

Applicant: RP & Associates



C – Public Hearings with Variance

Site Location



Application Number: 2015-1160

Plat Name: Chasewood Meadows partial replat no 1

Applicant: RP & Associates

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

To allow the replat of COS reserves into lots.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

An undue hardship would be created as applicant would have to build townhomes, instead of single-family detached homes, which would be a better product at this time and for the area.

(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 granting of this variance is not the result of a hardship created or imposed by the applicant as applicant bought property in its present state of configuration.

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

The intent and general purposes of this chapter will be preserved and maintained as the new subdivision will provide bigger lots and compensating open space as required.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the required lot size and required compensating open space will be more than the previous plat.

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

Economic hardship is not the sole justification of the variance as applicant is reducing the number of lots being created and thus subsequently more green space.

Houston Planning Commission

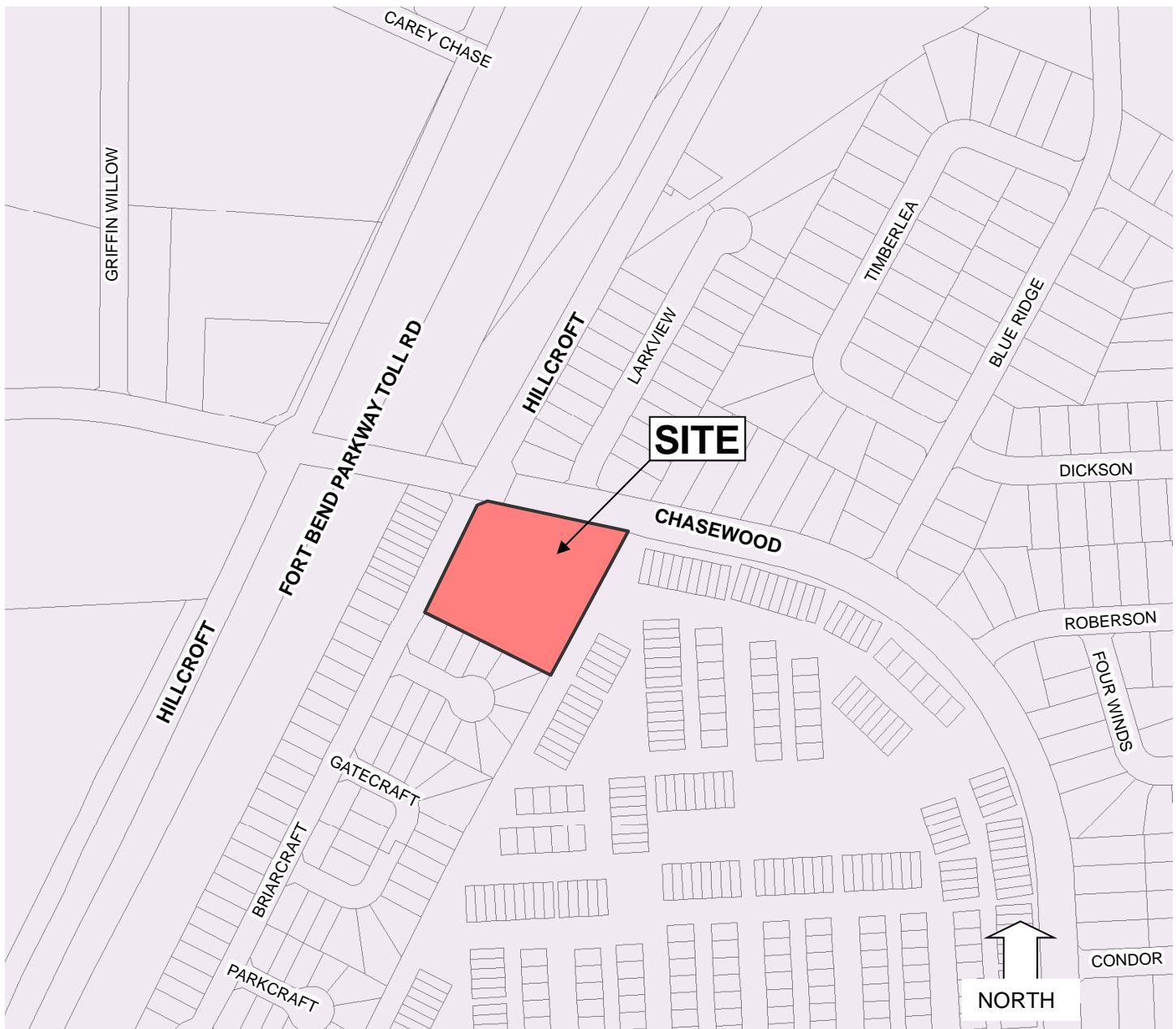
ITEM: 109

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 2

Applicant: RP & Associates



C – Public Hearings with Variance

Site Location

ITEM: 109

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 2

Applicant: RP & Associates



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chasewood Meadows partial replat no 2

Applicant: RP & Associates



C – Public Hearings with Variance

Aerial



Application Number: 2015-1163

Plat Name: Chasewood Meadows partial replat no 2

Applicant: RP & Associates

Date Submitted: 06/01/2015

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

Specific Variance is being sought and extent of variance:

To allow the replat of COS reserves into lots.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

An undue hardship would be created as applicant would have to build townhomes, instead of single-family detached homes, which would be a better product at this time and for the area.

(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 granting of this variance is not the result of a hardship created or imposed by the applicant as applicant bought property in its present state of configuration.

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

The intent and general purposes of this chapter will be preserved and maintained as the new subdivision will provide bigger lots and compensating open space as required.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the required lot size and required compensating open space will be more than the previous plat.

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

Economic hardship is not the sole justification of the variance as applicant is reducing the number of lots being created and thus subsequently more green space.

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: City View Flats on Austin Street (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

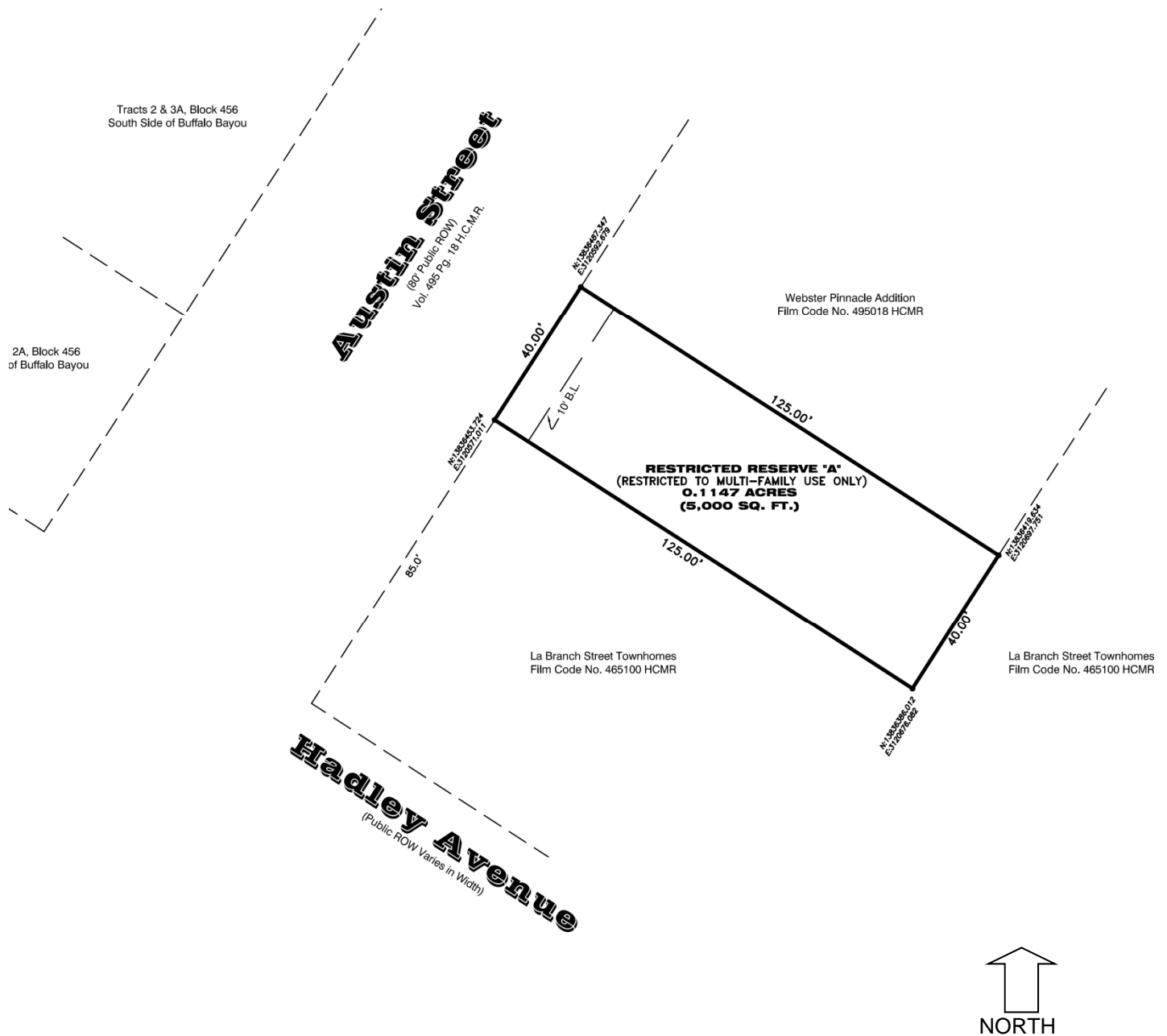
ITEM: 110

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: City View Flats on Austin Street (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 08/06/2015

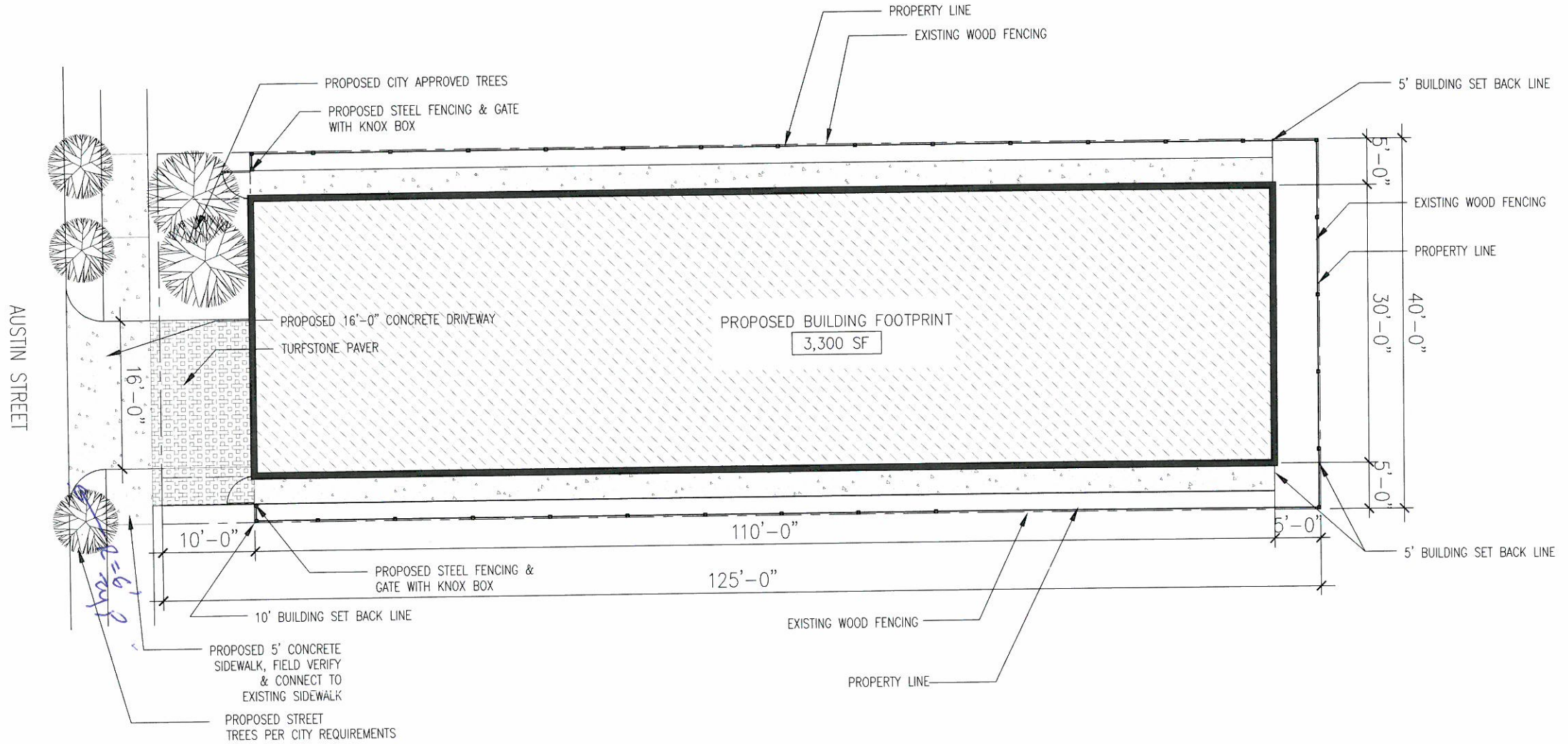
Subdivision Name: City View Flats on Austin Street (DEF 1)

Applicant: South Texas Surveying Associates, Inc.

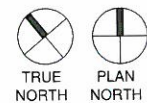


C – Public Hearings with Variance

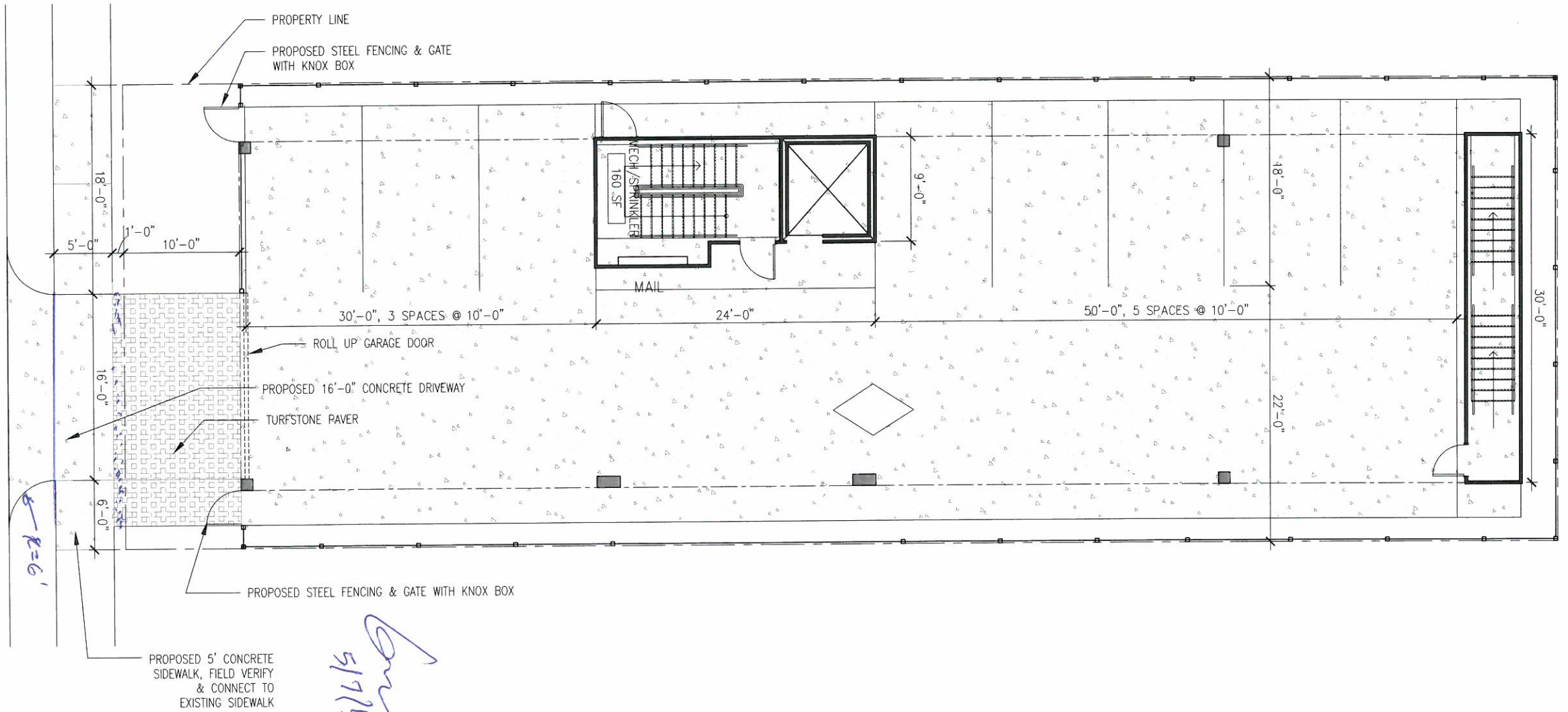
Aerial



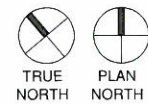
CITY VIEW FLATS
 PROPOSED SITE PLAN
 3/32" = 1'-0"
 5-06-15



AUSTIN STREET



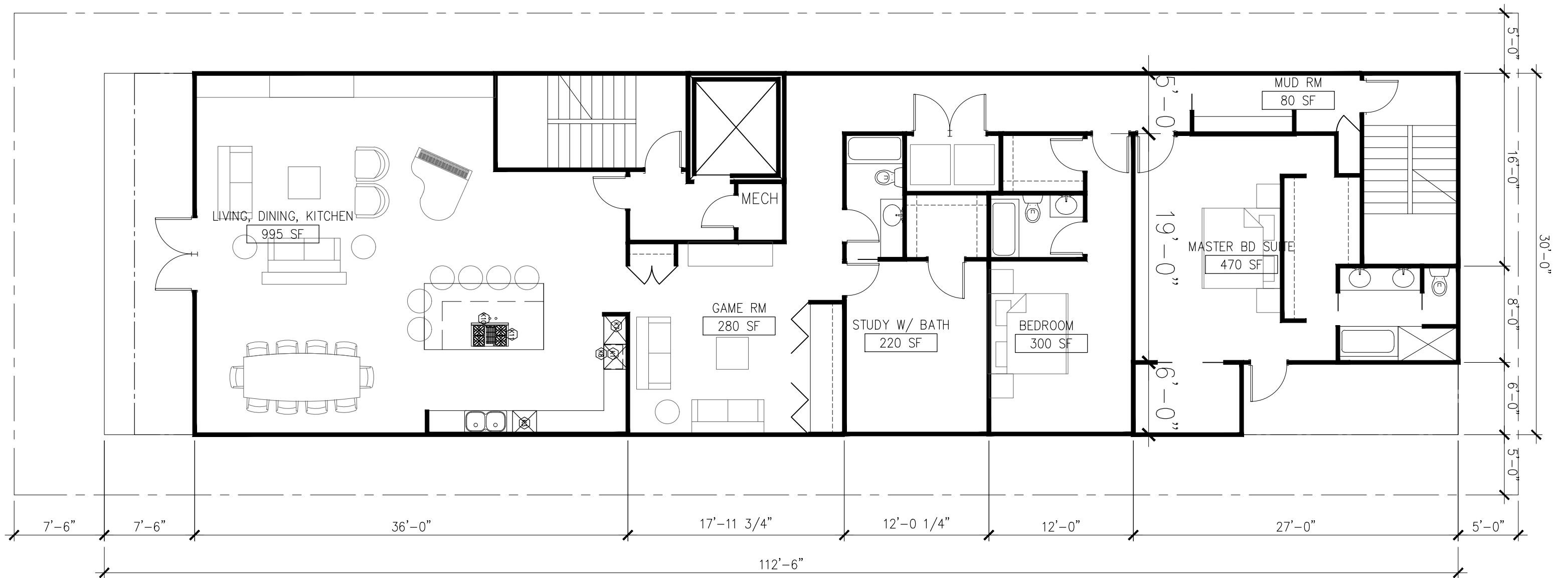
CITY VIEW FLATS
GROUND GARAGE FLOOR PLAN - 8 PARKING SPACES
1/8" = 1'-0"
5-06-15



STUDIO
RED
ARCHITECTS

*CONSTRUCTION TYPE III B (WITH SPRINKLER)



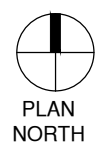


CITY VIEW FLATS

1ST TO 4th FLOOR PLAN – 2,644 SF PER UNIT

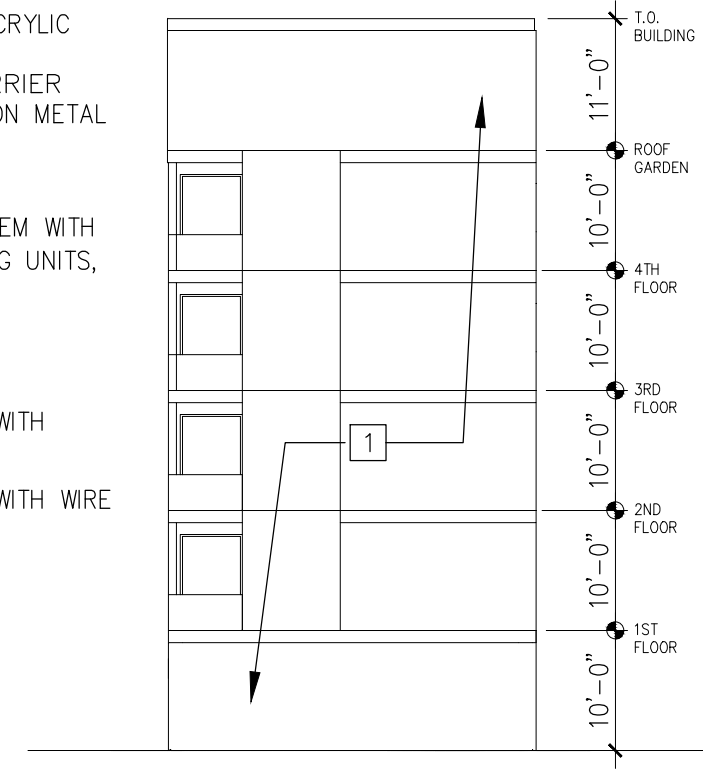
3375 SF GROSS AREA PER FLOOR 1/8" = 1'-0"

1-27-15

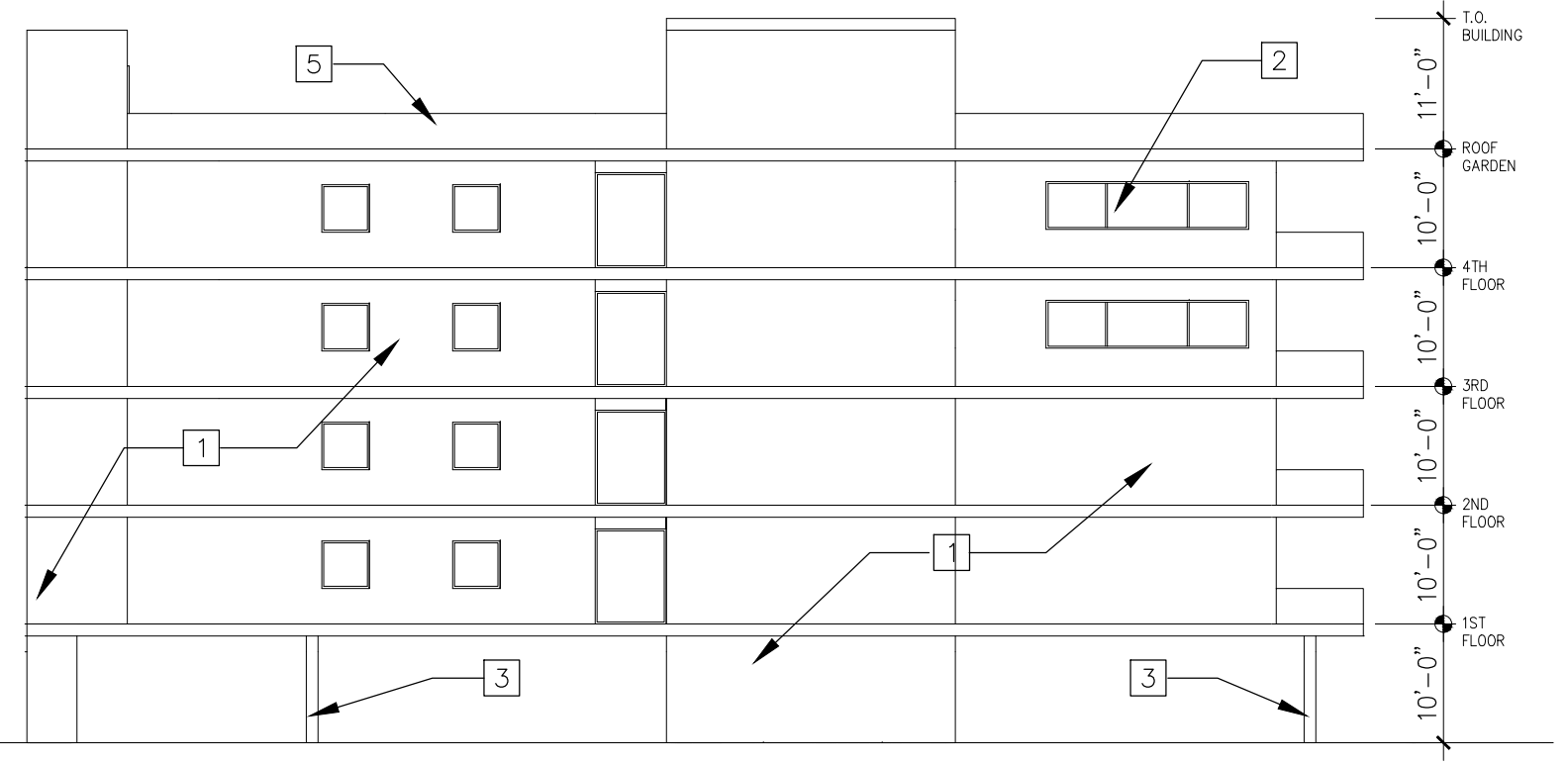


*CONSTRUCTION TYPE III B (WITH SPRINKLER)

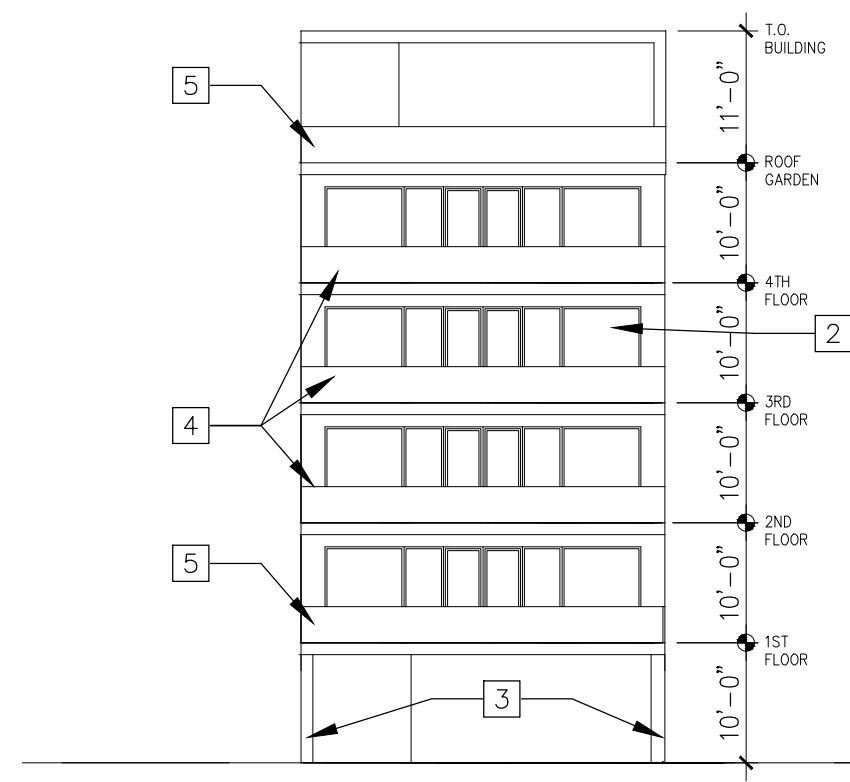
- 1 1" CEMENT PLASTER WITH ACRYLIC FINISH COAT ON ON WEATHER-RESISTIVE BARRIER ON DENSGLASS SHEATHING ON METAL STUD FRAMING
- 2 ALUMINUM STOREFRONT SYSTEM WITH 1" LOW-E INSULATED GLAZING UNITS,
- 3 STRUCTURAL COLUMN
- 4 STAINLESS STEEL HANDRAIL WITH GLASS PANEL
- 5 STAINLESS STEEL HANDRAIL WITH WIRE MESH



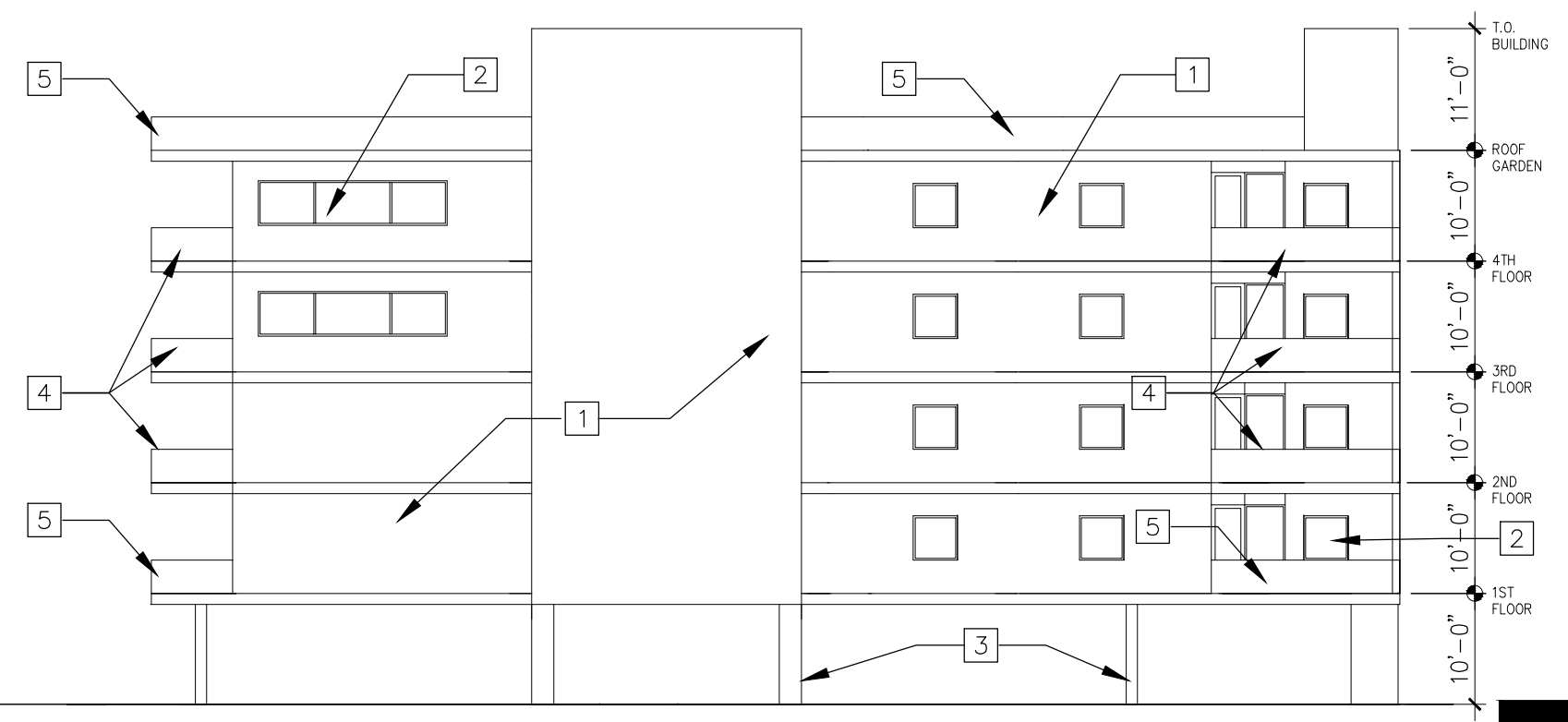
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CITY VIEW FLATS
ELEVATION
1/16" = 1'-0"
1-27-15



*CONSTRUCTION TYPE III B (WITH SPRINKLER)



Application Number: 2015-1082

Plat Name: City View Flats on Austin Street

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 05/18/2015

(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. Unrestricted Reserves shall have a minimum size of 5,000 square feet on a public street with 60 feet of frontage on a 60 feet public right-of-way.

Statement of Facts

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

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

This property is located on Austin St North of Hadley Ave. This property was platted in 2008 as one lot and block in 2008. The property owner is now requesting to change the use to Unrestricted Reserve in order to build a multifamily complex with 4 units. The property has the required 5,000 sq feet however, the minimum frontage requirement cannot be met. The property is only 40' wide and we cannot make the physical characteristics change to meet the requirement. We believe that our proposed design is the most appropriate and practical use of this property. The lot is only 40 ft wide so it is too narrow to build the "standard" pair of townhomes typical of 50ft lots. A typical stand-alone Single Family residence is also inappropriate for this site since 3 sides of the lot have multiple 3 & 4 story townhomes all the way around. Our proposed design will also allow us to achieve a Platinum LEED rating. There is no additional land that can be attained by the developer in order to create the required 60' of frontage. The development would not be injurious to the public health, safety or welfare including fire fighting access or traffic. The project will maintain the general purpose of the chapter. Attached is the Garage plan and site plan as reviewed, approved and signed by Kumar Arya P.E. who works directly with Richard Smith at the City of Houston. He encouraged us to keep our original plan for a 16' wide driveway and was 100% on board with the parking, sidewalk, driveway and the plan in general. He encouraged us to submit to the Commission as attached and agreed that our main hardship is the simple fact that we cannot make this lot something it just isn't. While traditional townhomes or a large single family residence could technically be built on the site, a single Family home would be completely out of place and character for the neighborhood and townhomes would be extremely narrow and thus impractical. We ask the Commission to please grant our request for variance for the re-platting of our unrestricted reserve with less than 60ft. frontage. Approval of our variance request will ensure that the neighbors and all pedestrians enjoy a safe well-lit walking experience while in Midtown while also yielding a practical, lifetime construction, Platinum LEED certified residential community in the heart of Midtown allowing residents to use the newly built bike trails and metro rail for a true "Live, Work, Play" environment in Midtown Houston.

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

The property is only 40' wide, the hardship was not created by the applicant or owner.

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

Chapter 42's intent and general purpose will still be maintained. The property meets the square footage requirement and the area of town is conducive to this type of development.

(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 to the public health, safety or welfare. T his development is only 4 units and will actually be for the betterment of the community as a whole.

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

Economic hardship is not the reason for the request at all. We simply cannot make the property wider than it is. The site plans have been reviewed by PWE and we have the approval for the entrance, and parking as well as the over all design. We appreciate your time and consideration.

Houston Planning Commission

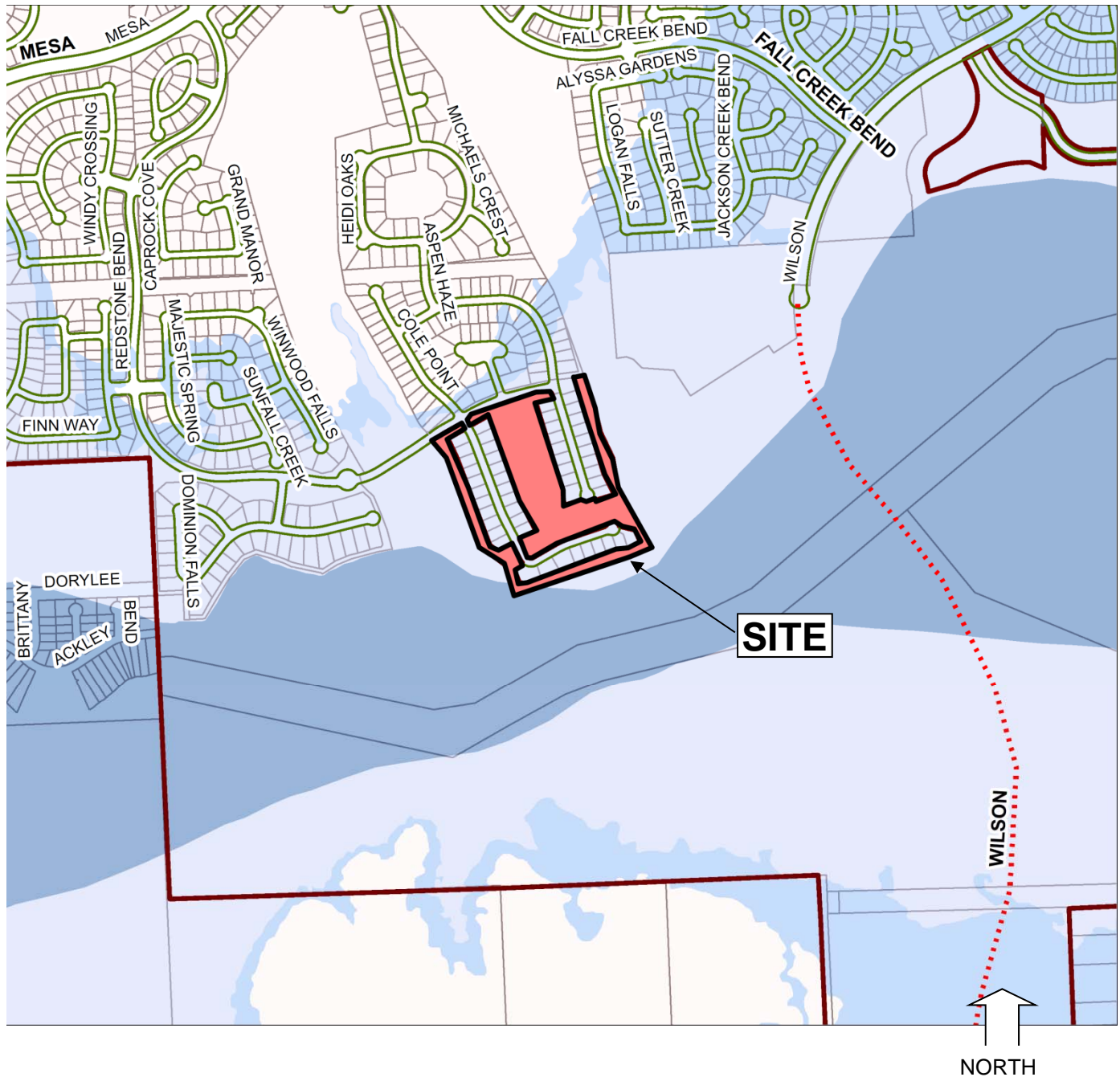
ITEM: 111

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearing

Site Location

Houston Planning Commission

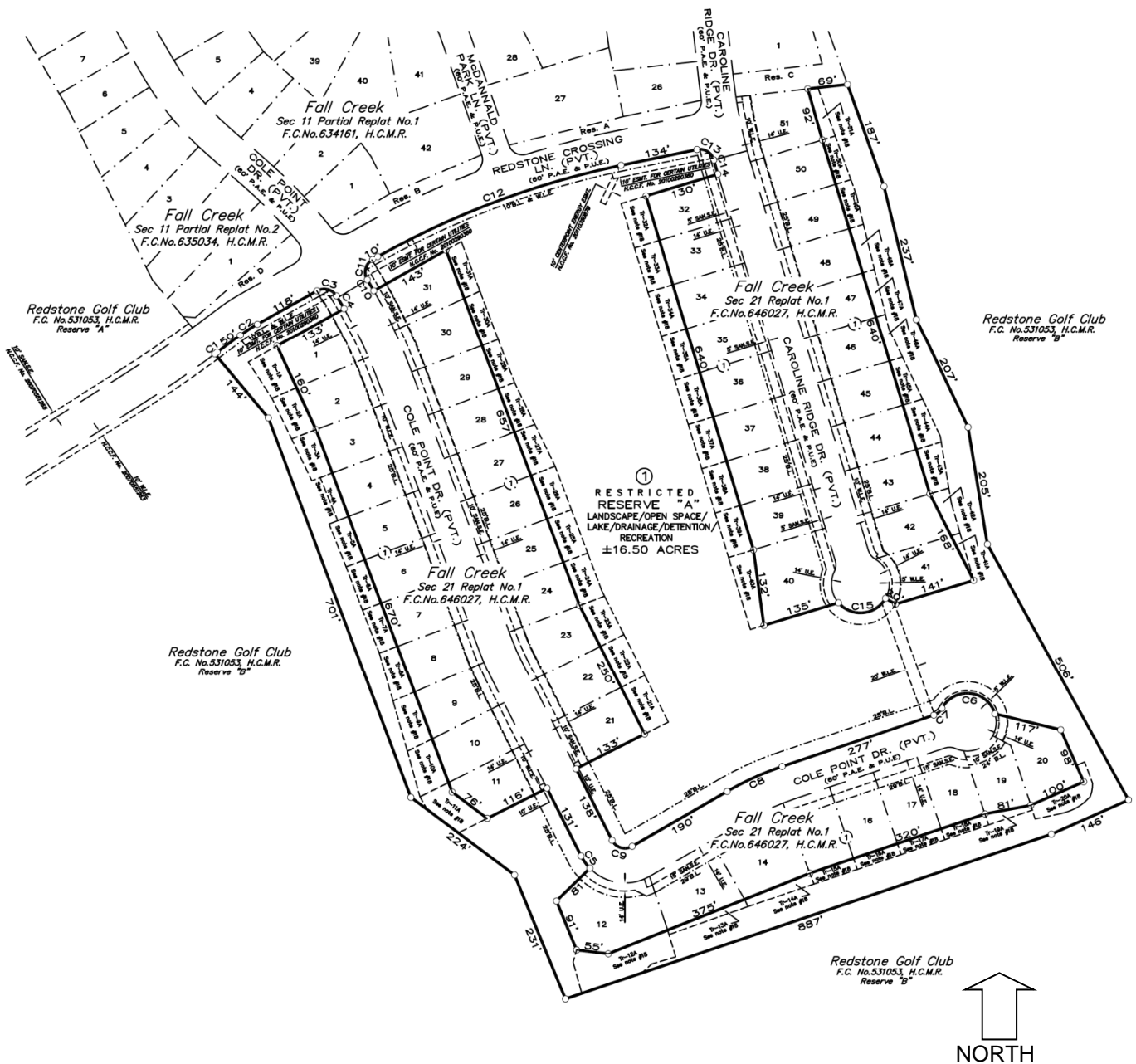
ITEM: 111

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Applicant: BGE | Kerry R. Gilbert Associates



NORTH

C – Public Hearing

Aerial

Houston Planning Commission

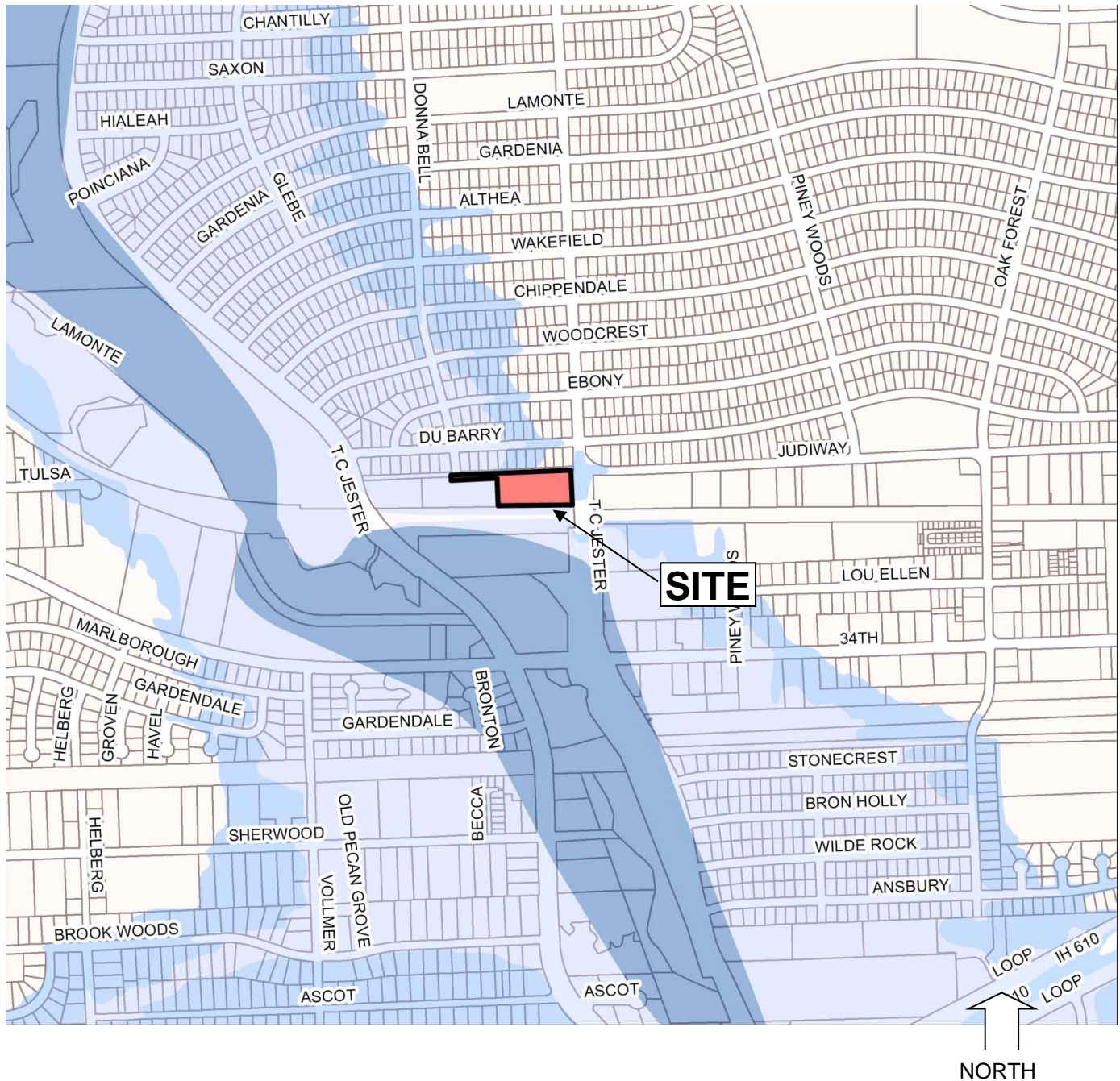
ITEM: 112

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Grove at Oak Forest Sec 1 replat no 1 (DEF 1)

Applicant: Light Hill Partners, LLC



C – Public Hearing

Site Location

Houston Planning Commission

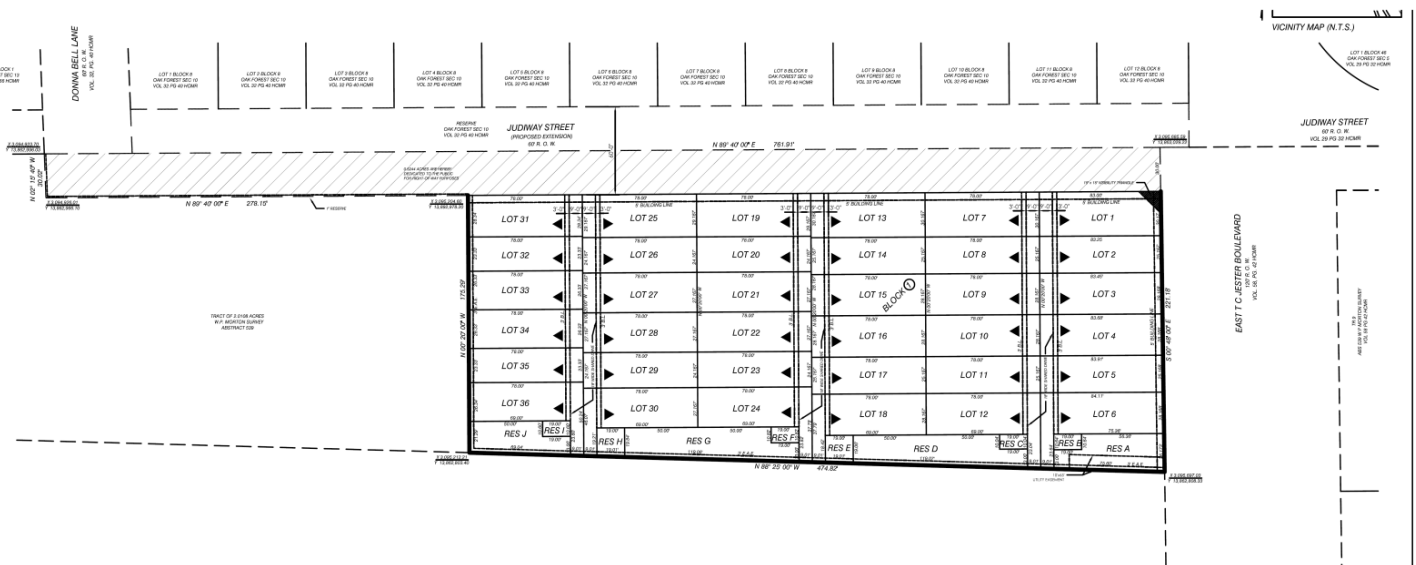
ITEM: 112

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Grove at Oak Forest Sec 1 replat no 1 (DEF 1)

Applicant: Light Hill Partners, LLC



C – Public Hearing

Subdivision

Houston Planning Commission

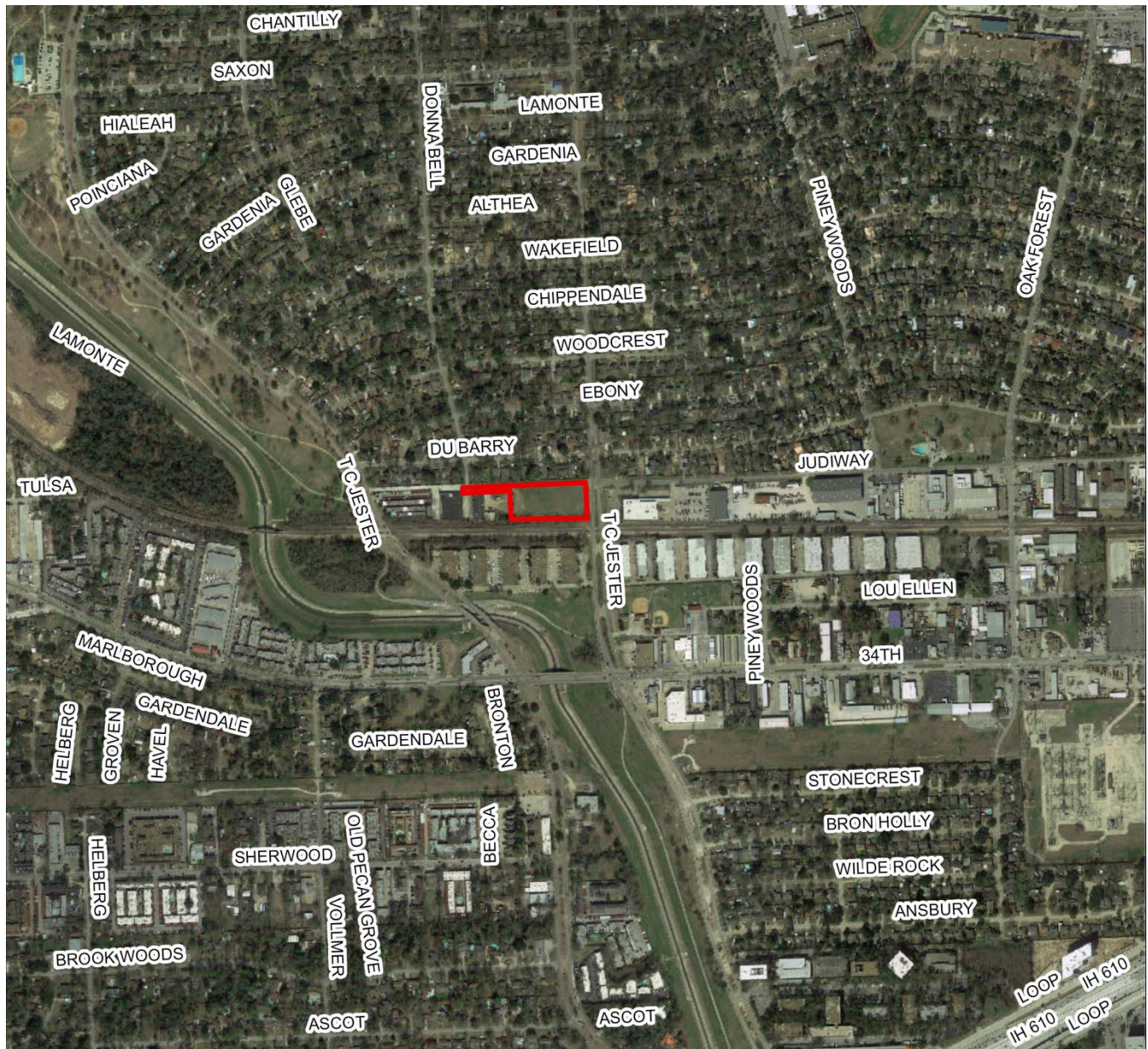
ITEM: 112

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Grove at Oak Forest Sec 1 replat no 1 (DEF 1)

Applicant: Light Hill Partners, LLC



NORTH

C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Richmond Terrace partial replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

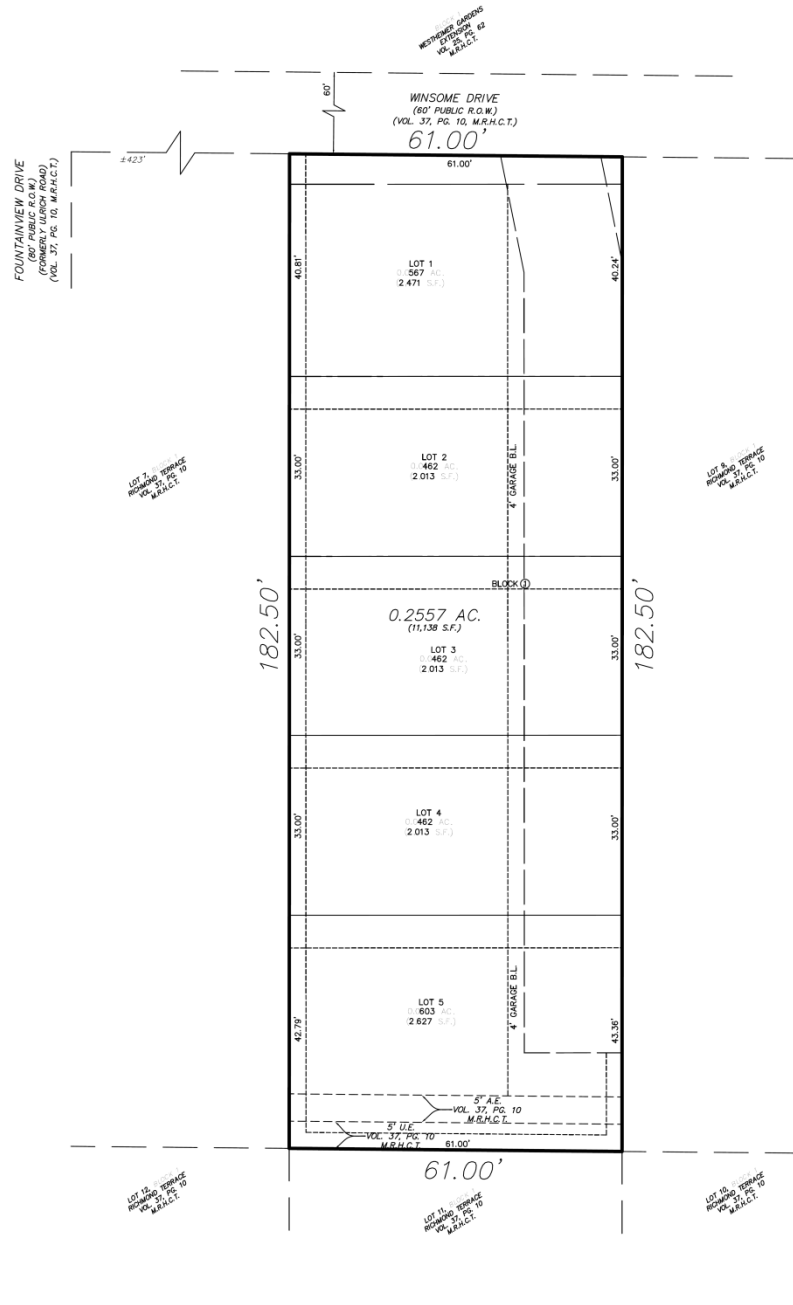
ITEM: 113

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Richmond Terrace partial replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Richmond Terrace partial replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

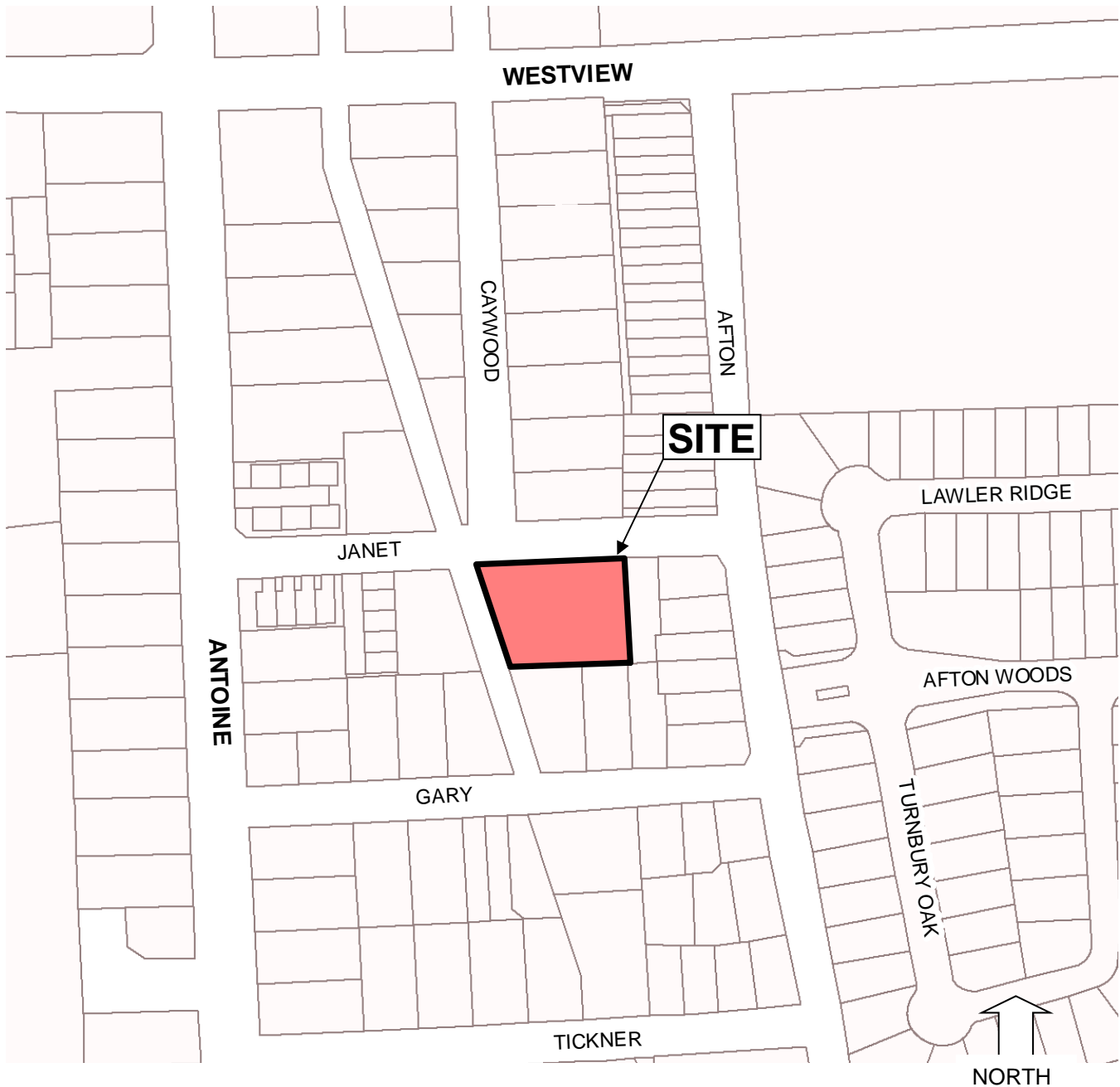
ITEM: 114

Planning and Development Department

Meeting Date: 08/6/2015

Subdivision Name: Shadyvilla Addition no 2 partial replat no 3

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Site Location

Meeting Date: 08/6/2015

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 08/6/2015

Subdivision Name: Shadyvilla Addition no 2 partial replat no 3

Applicant: Windrose Land Services, Inc.



C – Public Hearing

Aerial

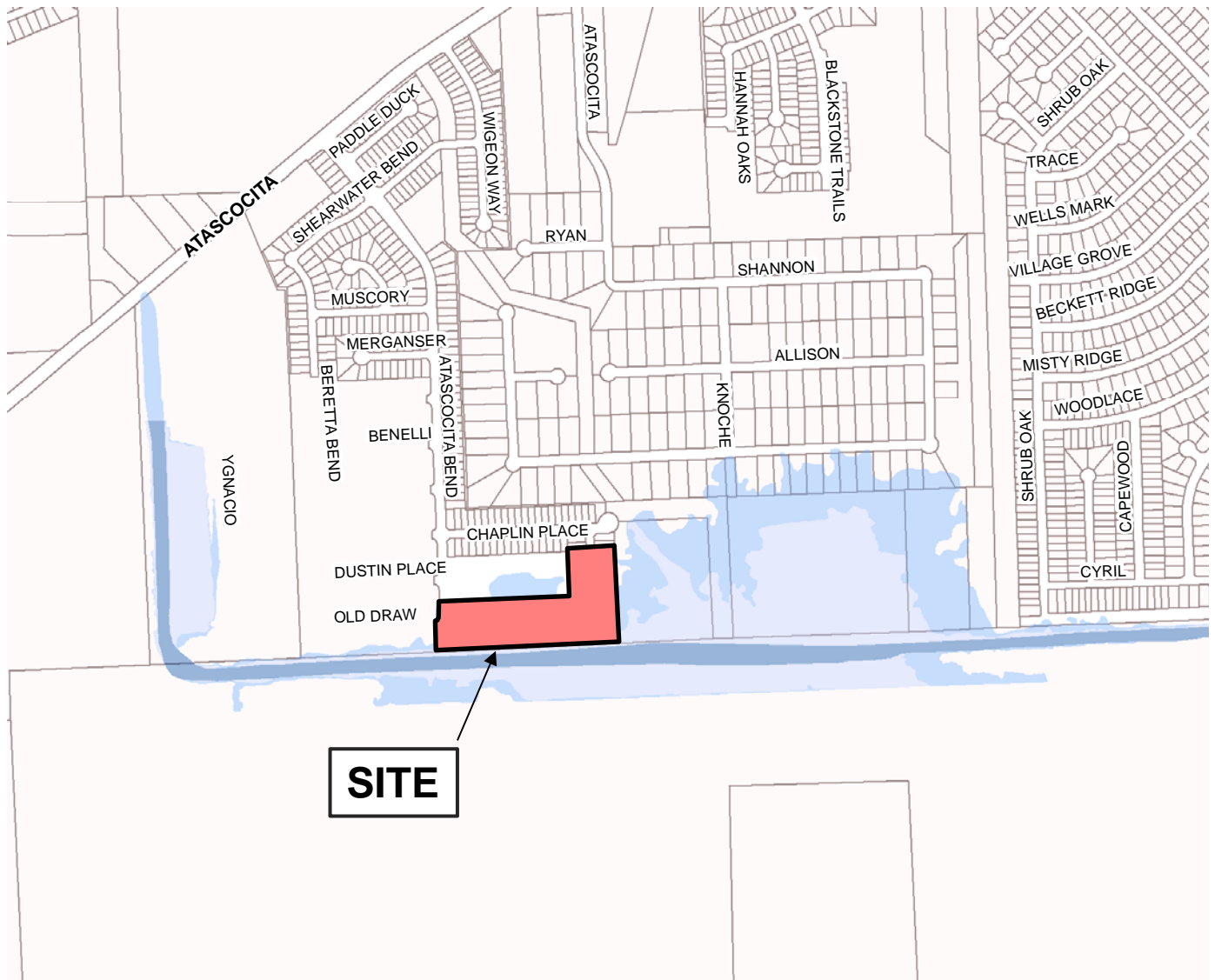
Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Atascocita Trace Sec 5 (DEF 1)

Applicant: EHRA



D – Variances

Site Location

Meeting Date: 08/06/2015

Applicant: EHRA



Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Atascocita Trace Sec 5 (DEF 1)

Applicant: EHRA



D – Variances

Aerial



Application Number: 2015-1487

Plat Name: Atascocita Trace Sec 5

Applicant: EHRA

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

47 and 81 Specific variance is being sought and extent of variance: Variance to allow the balance of Compensating Open Space from Atascocita Trace Sec 1 to fulfill the Compensating Open space requirement for Atascocita Trace Sec 5.

Chapter 42 Section: 182

Chapter 42 Reference:

Sec. 42-182 Optional Performance Standards for the Reduction in Lot Size – Compensating Open Space. “A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code.” (Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

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

Section 42-182 requires Compensating Open Space (COS) to be provided within the boundaries of the individual sections of subdivisions. Within a larger general plan, subdivision section delineations are typically based on engineering constraints, development phases, and market factors which can differ from the most efficient way to divide, distribute and position COS. The adjacent Atascocita Trace Sec 1 contains a 103,207 square foot COS reserve designated as a recreational area for all residents of the community. Within this COS reserve, a total of 18,900 square feet was used as COS for sections 1, 2, and 3, leaving 84,307 square feet of COS remaining. We are requesting that the 5,000 square feet of compensating open space required in section 5 be provided from the adjacent section 1 COS reserve that is currently used as a recreation area serving all of Atascocita Trace.

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

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

The applicant has provided a large COS reserve as part of its general plan for the overall subdivision. Due to development phases over the life of the project, the project was broken into much smaller sections over time. This has created a hardship for the developer to meet COS needs within individual sections, including section 5. Instead, we propose that we use the adequately large recreational space that was originally planned for and is located in Atascocita Trace Sec 1.

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

The intent and general purposes of Chapter 42 will not be adversely affected by allowing this variance. The developer is providing the required COS as part of a larger community recreation space. The developer will meet all the requirements of Chapter 42-183, as the Compensating Open Space area in Sec 1 is flat, dry, the square footage is nearly four times the requirement, and the COS is restricted to home owners within the Atascocita Trace development. The COS reserve is managed by the homeowner's association and it is accessible to all residents of the subdivision.

(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. The COS provided is an

attractive open space in close proximity to Atascocita Trace Sec 5.

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

The hardship is the fact that Chapter 42 requires a variance in order to allow multiple sections in a master planned community to use a centrally located recreation area as compensating open space.

Houston Planning Commission

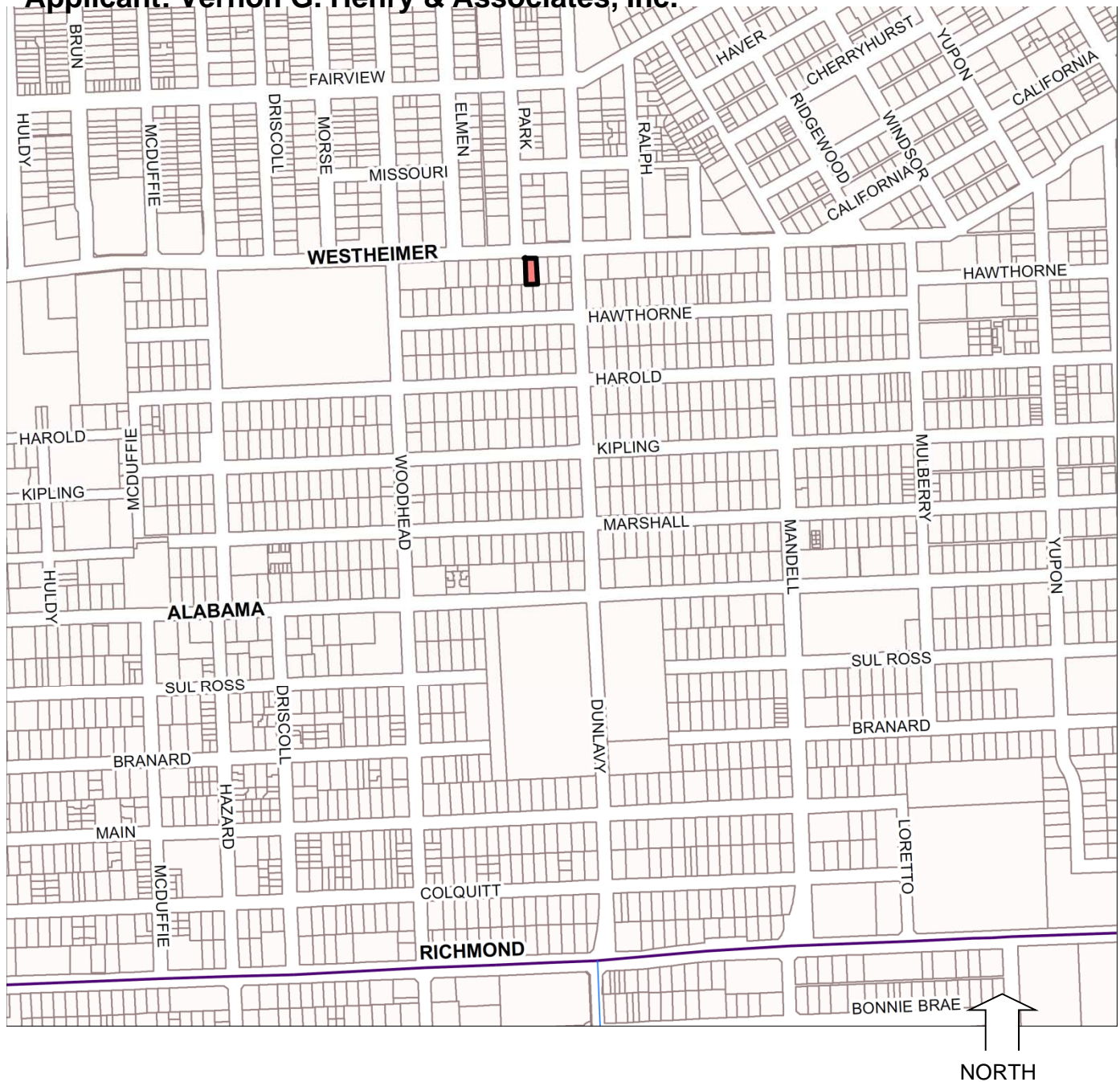
ITEM: 116

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Chicken Restaurant on Westheimer (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variance

Site Location

Subdivision

Houston Planning Commission

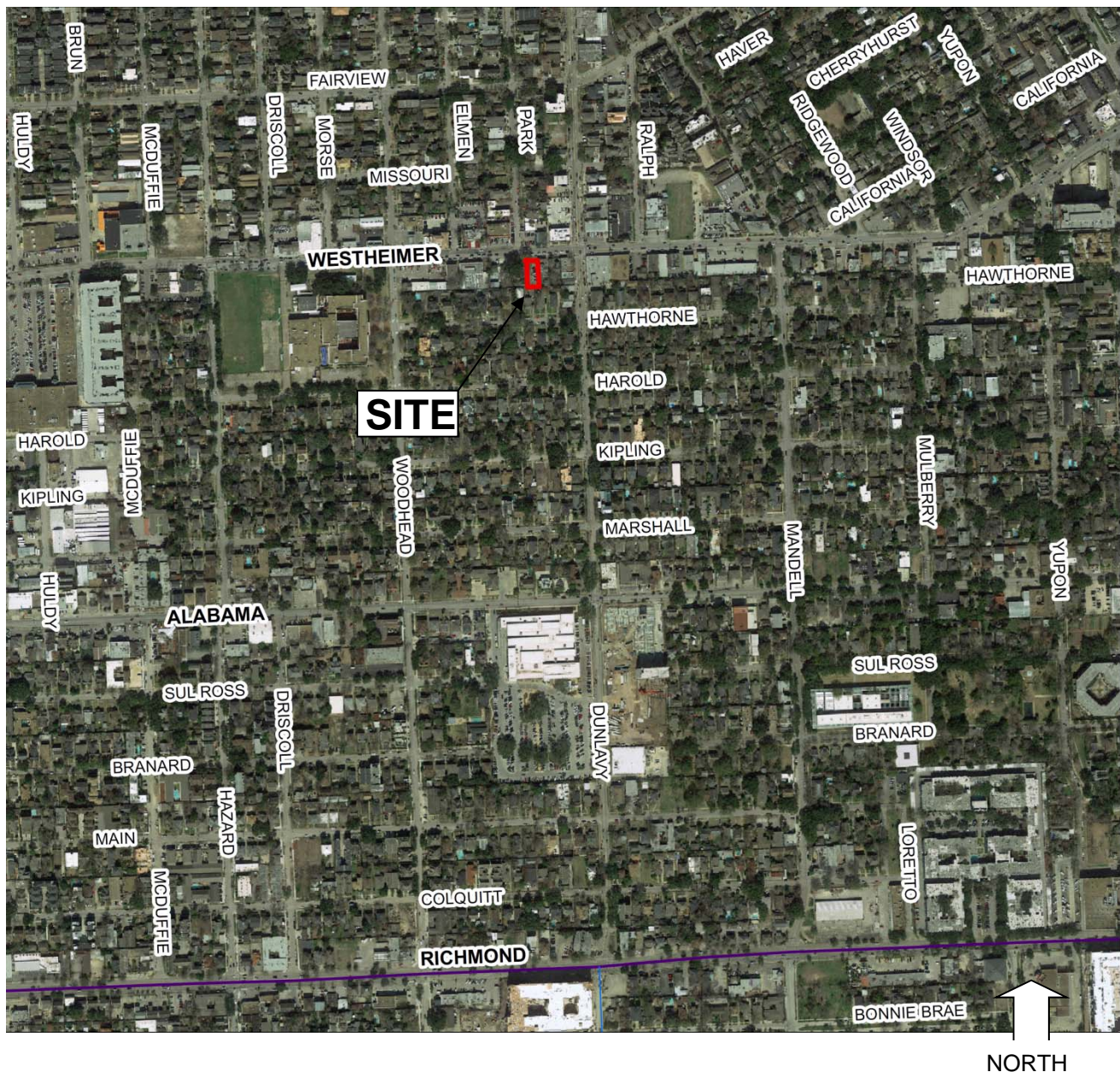
ITEM: 116

Planning and Development Department

Meeting Date: 08/06/2015

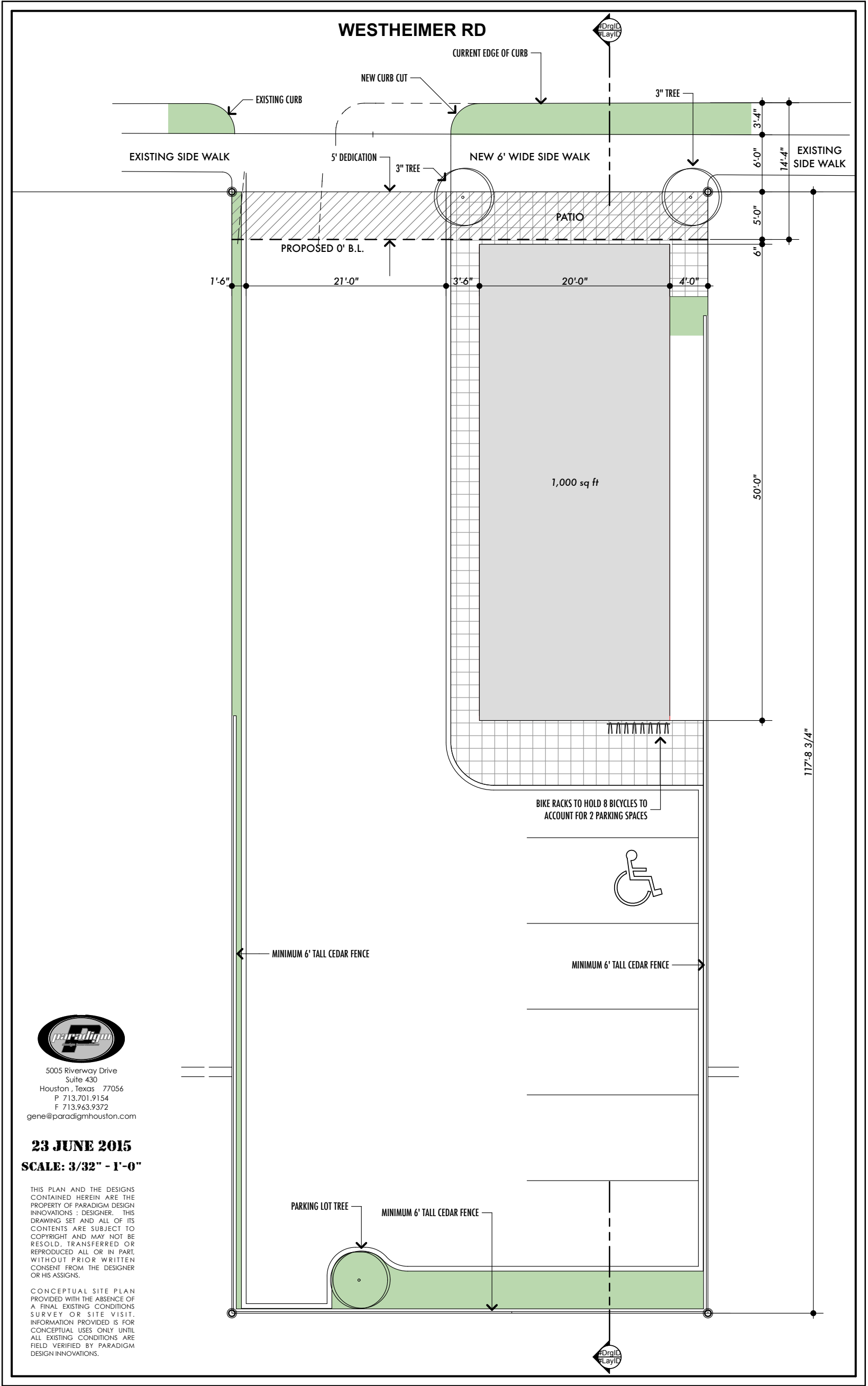
Subdivision Name: Chicken Restaurant on Westheimer (DEF 1)

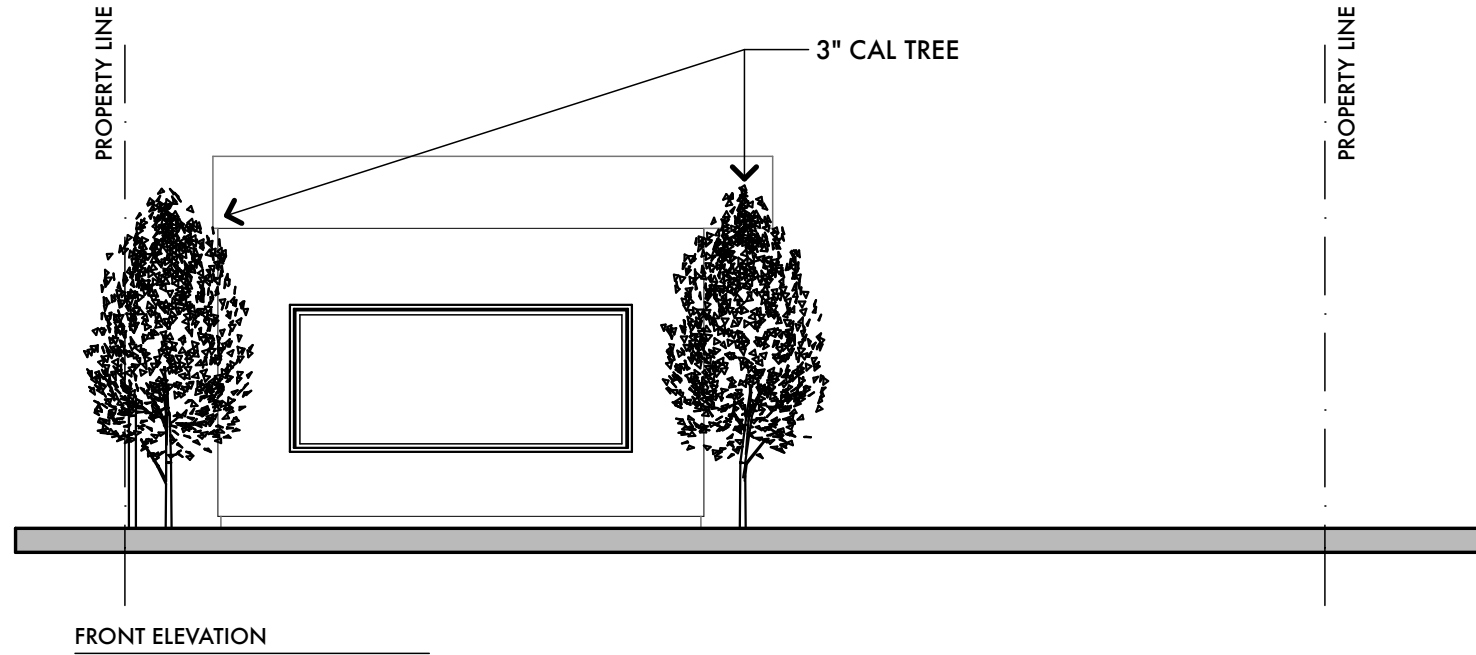
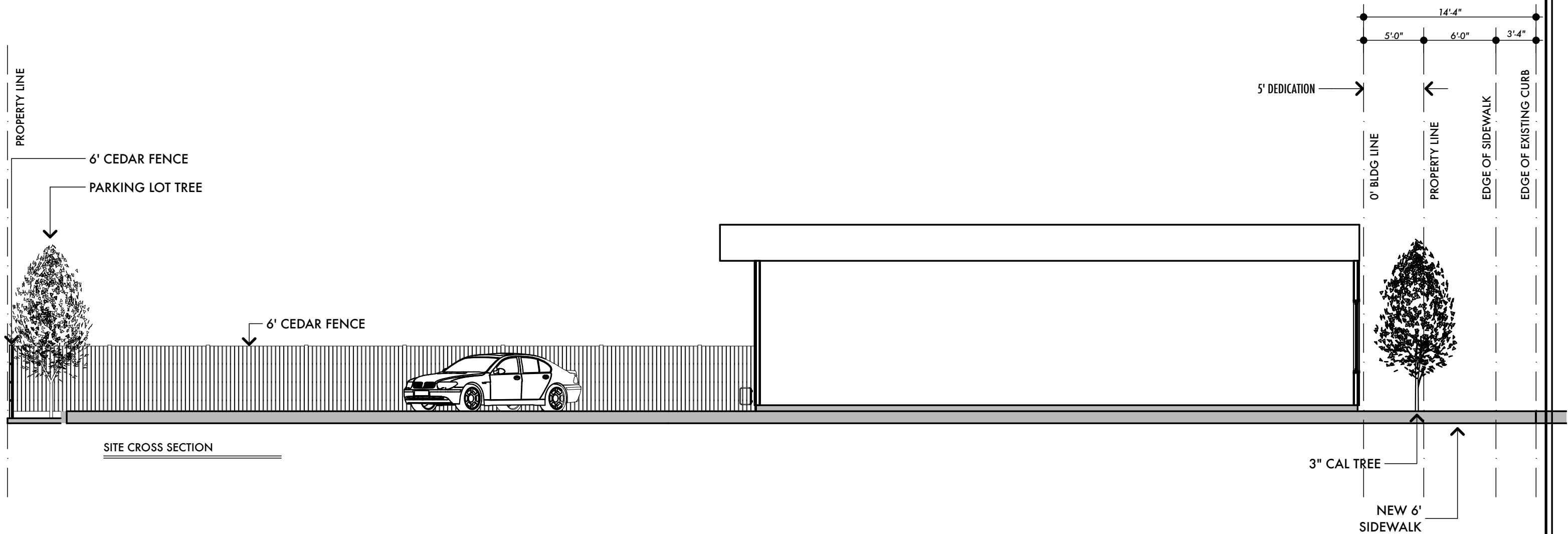
Applicant: Vernon G. Henry & Associates, Inc.



D – Variance

Aerial





5005 Riverway Drive
Suite 430
Houston, Texas 77056
P 713.701.9154
F 713.963.9372
gene@paradigmhouston.com

23 JUNE 2015

SCALE: 1/8" = 1'-0"

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF PARADIGM DESIGN INNOVATIONS : DESIGNER. THIS DRAWING SET AND ALL OF ITS CONTENTS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE RESOLD, TRANSFERRED OR REPRODUCED ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER OR HIS ASSIGNS.

Houston Planning Commission

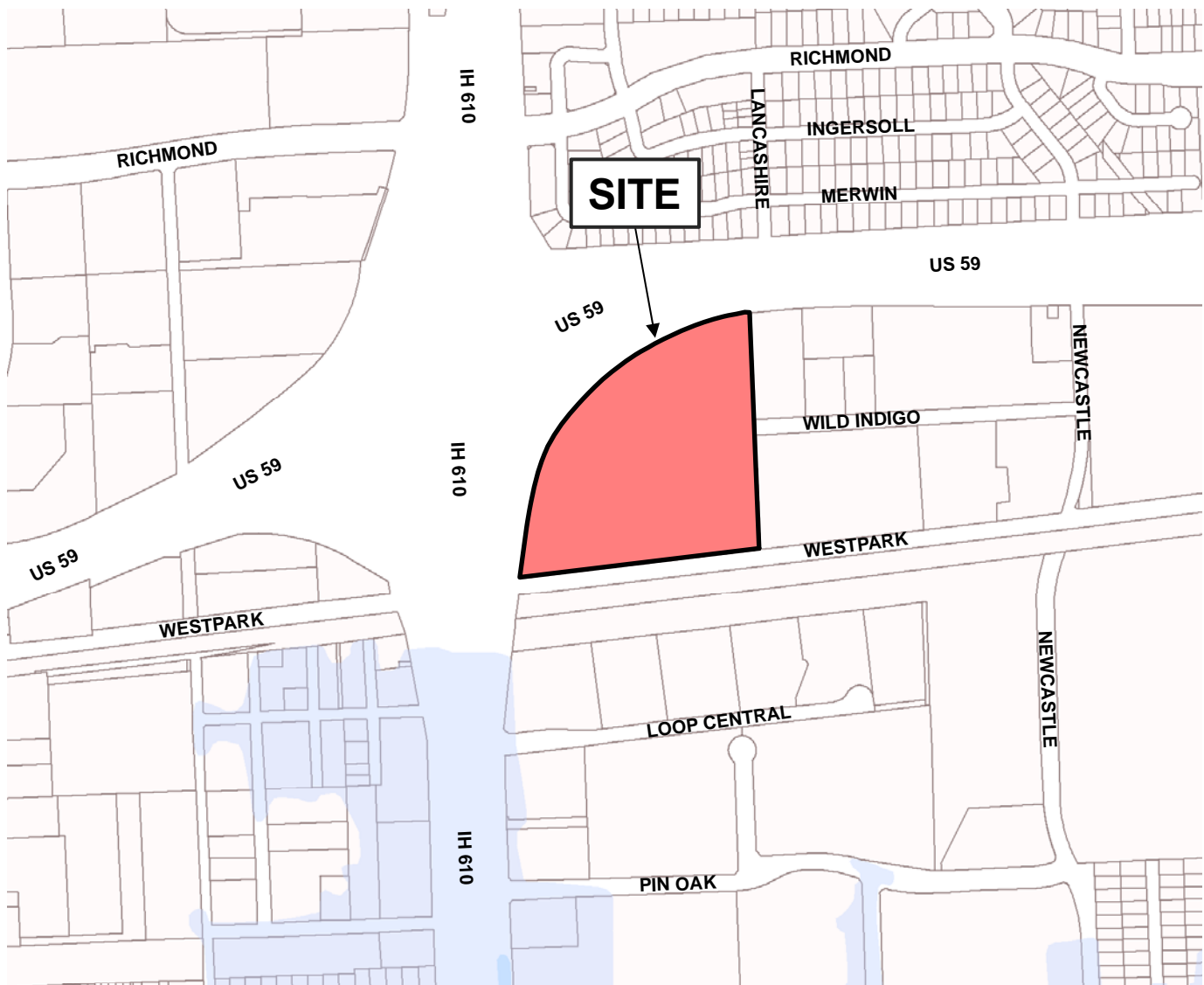
ITEM: 117

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Houston Chronicle

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

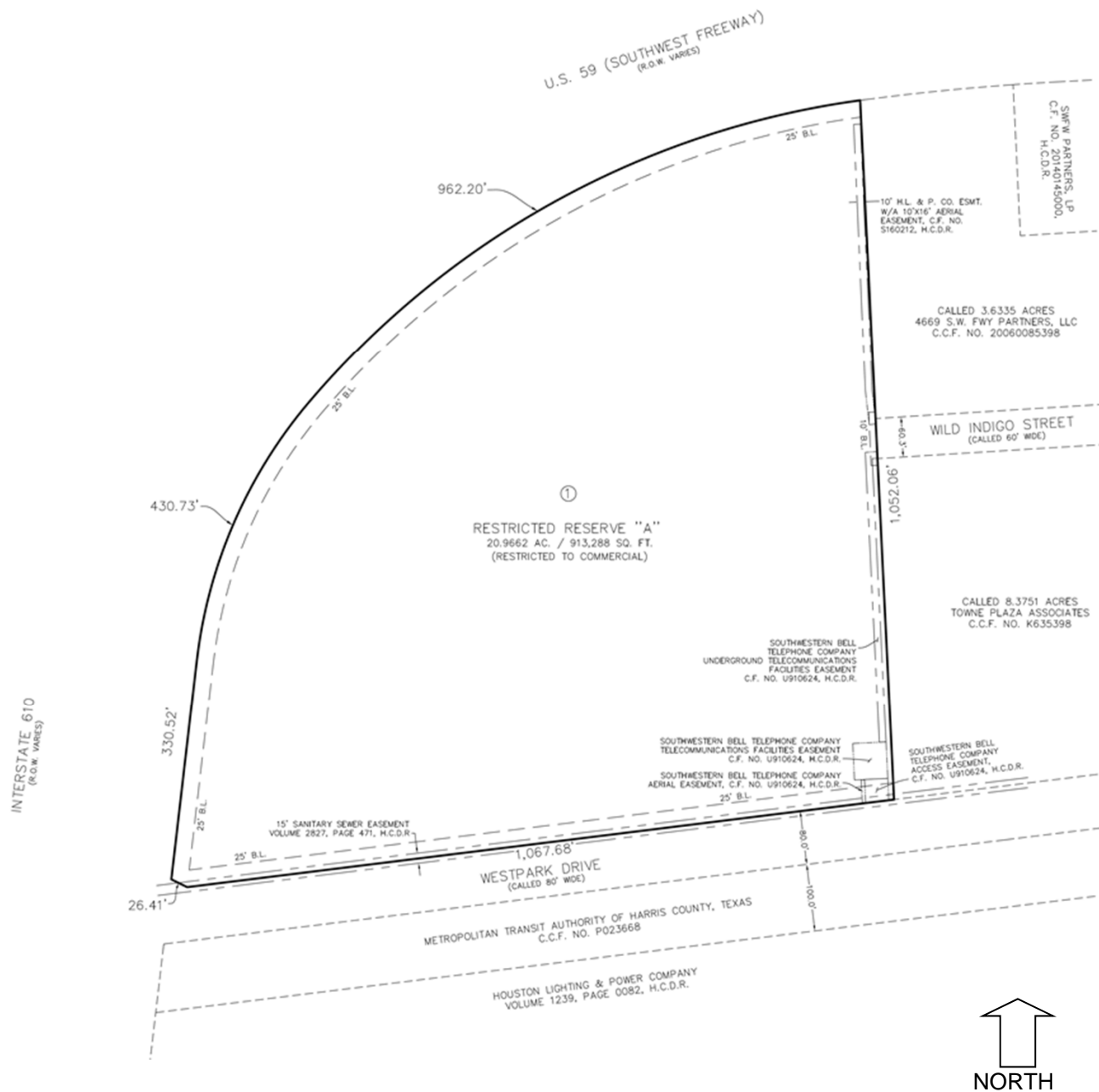
ITEM: 117

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Houston Chronicle

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 08/06/2015

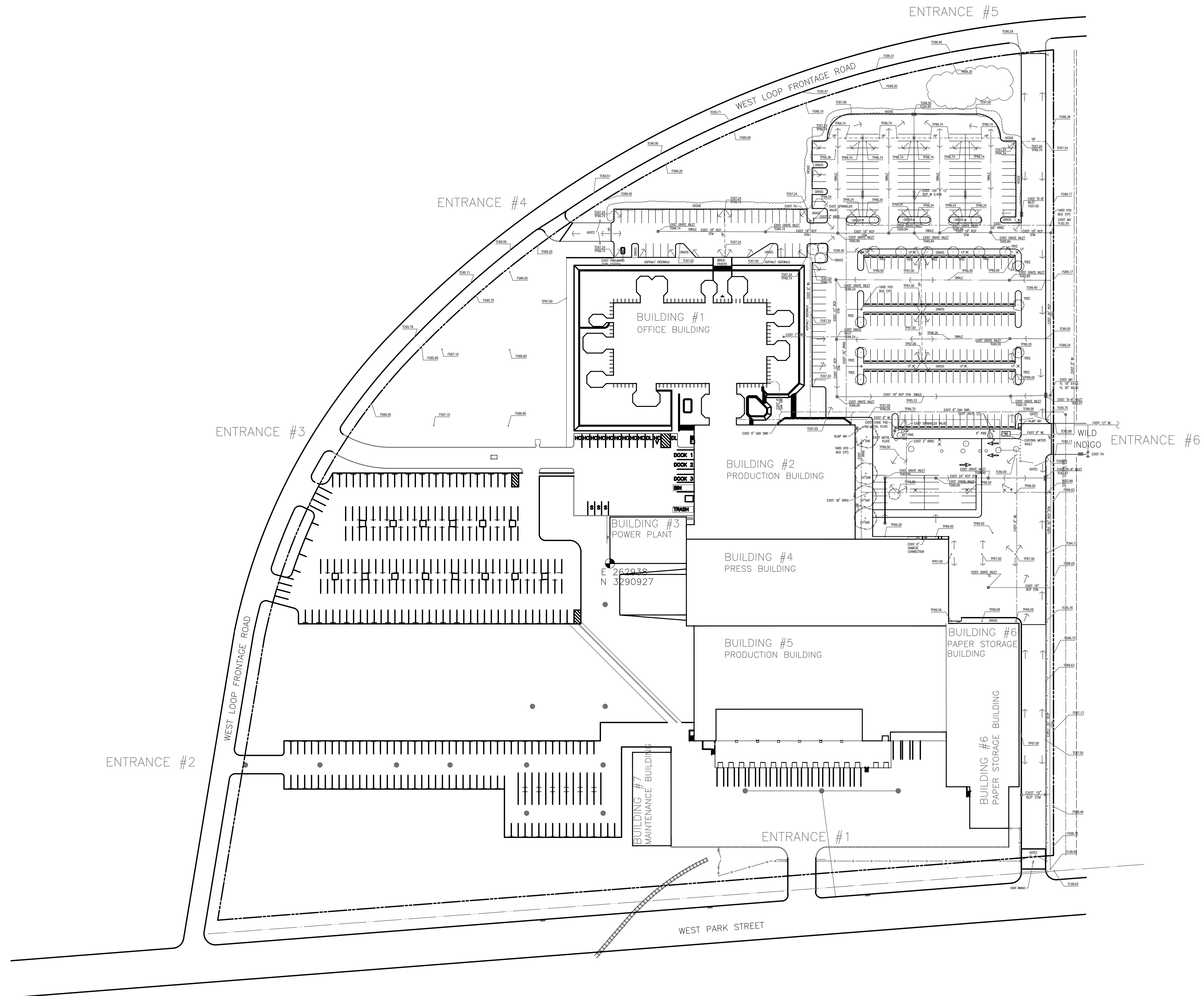
Subdivision Name: Houston Chronicle

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial





Application Number: 2015-1576

Plat Name: Houston Chronicle

Applicant: Windrose Land Services, Inc.

Date Submitted: 07/25/2015

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with a Cul-de-sac Wild Indigo St.

Chapter 42 Section: 42-135

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property is approximately 21 acres located at the southeast corner of Loop 610 and US Highway 59. Westpark Drive borders the site to the south and commercial development and the terminus of Wild Indigo Street border the site on the east. The site currently houses the principal Houston Chronicle office building and warehouse facilities. The applicant desires to plat the property so they can secure building permits to renovate and improve many of the existing structures in order to accommodate a planned increase in staffing at this location. The right-of-way for Wild Indigo Street terminates in to the east boundary of the site and transitions to a private parking area. This configuration has been in place since the site was first developed back in 1971, being further built-out with large warehouses in 1980 and 1981. Because of the existing development conditions affecting the property, the applicant is requesting a variance not to extend Wild Indigo Street beyond its current location. The variance is justified because an extension of Wild Indigo is not available due to TxDOT restrictions, existing buildings, and it is simply not needed to support traffic circulation in the area. The west side of the site where the street extension would terminate is right where the Loop 610 and US Highway 59 feeder roads come together. In addition to being at the convergence of two major, controlled-access freeways, the termination point is approximately 500 feet north of the signalized intersection with Westpark Drive. Because of these factors, TxDOT will simply not allow Wild Indigo to be extended across the property and provide any connectivity beyond the Houston Chronicle site. Even if the TxDOT issue were not in play, the extension would be impossible as it would carve directly through the middle of the Houston Chronicle's office/warehouse complex. Demolishing any of the multi-story buildings to make way for a street extension that provides no benefit to traffic circulation is not a viable option.

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

The circumstances supporting the variance were not caused by the applicant and have been in place for over 40 years. Extension to the west or terminating in a cul-de-sac are precluded by the existing development on the subject property. Even if the site was vacant, the TxDOT restrictions alone that affect the western and northern boundaries of the site are sufficient justification to grant the variance.

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

The intent of the chapter is to provide mobility. Dedicating right-of-way to extend Wild Indigo through the Houston Chronicle site would provide no additional mobility. Instead, it would be prevented from reaching any viable connection point due to TxDOT's restrictions on the adjacent controlled-access facility. The street extension is not required to meet Chapter 42 intersection spacing requirements and a cul-de-sac would only eliminate viable square footage and bisect connecting drive aisles necessary to support the complex's operations.

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

Granting the variance will not be injurious to the public's health, safety, or welfare as the street network in the area provides adequate vehicular and emergency access to the surrounding area. Requiring the Chronicle to install a cul-de-sac would be injurious to the public's safety. Note that the drive aisle where the new cul-de-sac would go is a principal connection point between the warehouse building and the exit nodes to US Highway 59 and Westpark Drive. If the cul-de-sac was constructed, it would force the Chronicle's internal, heavy-haul traffic in to direct conflict with general traffic who would inadvertently use the now public right-of-way.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by the built-out environment and the adjacent controlled-access freeways.

Houston Planning Commission

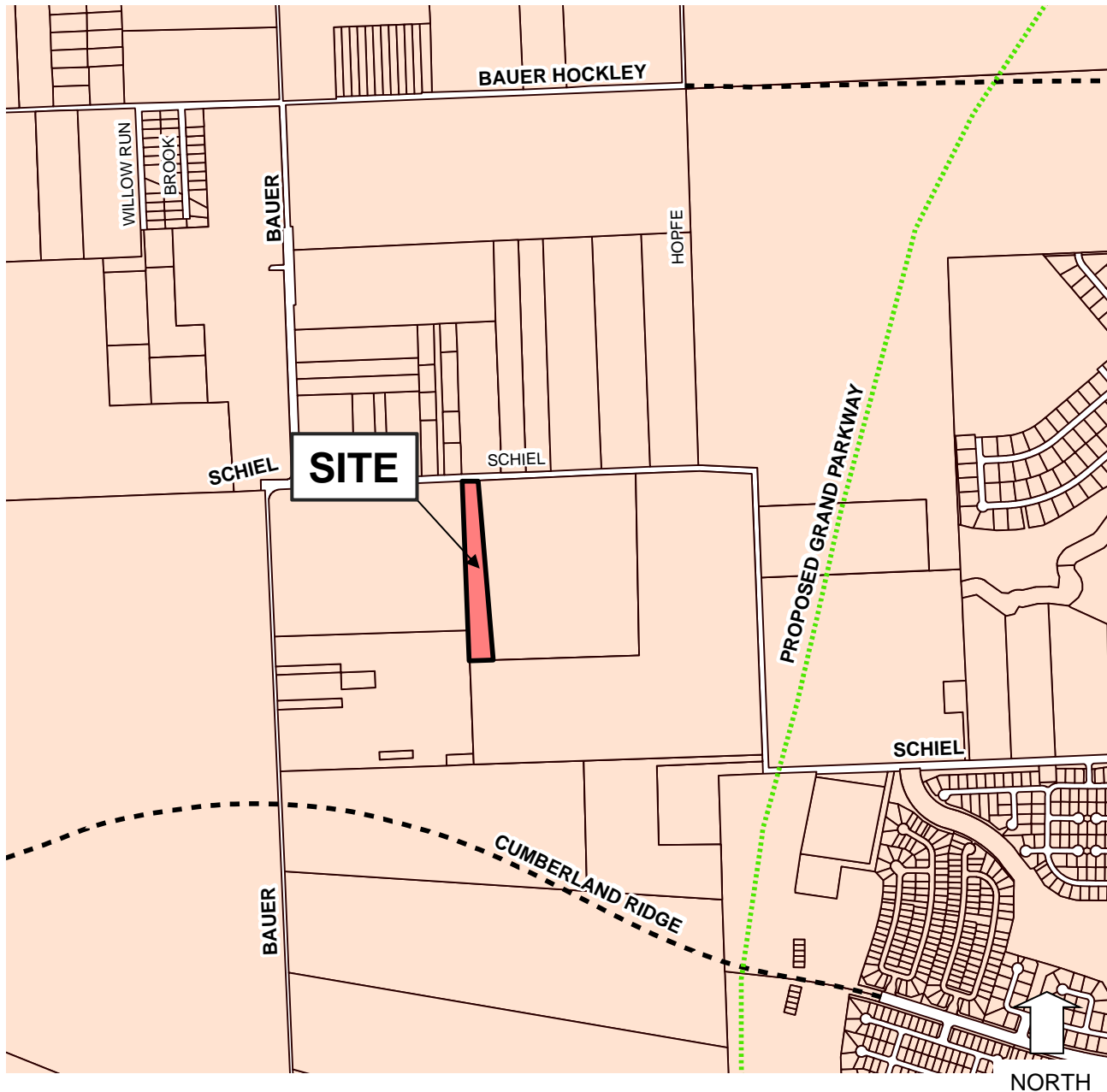
ITEM:118

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Ironwood

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

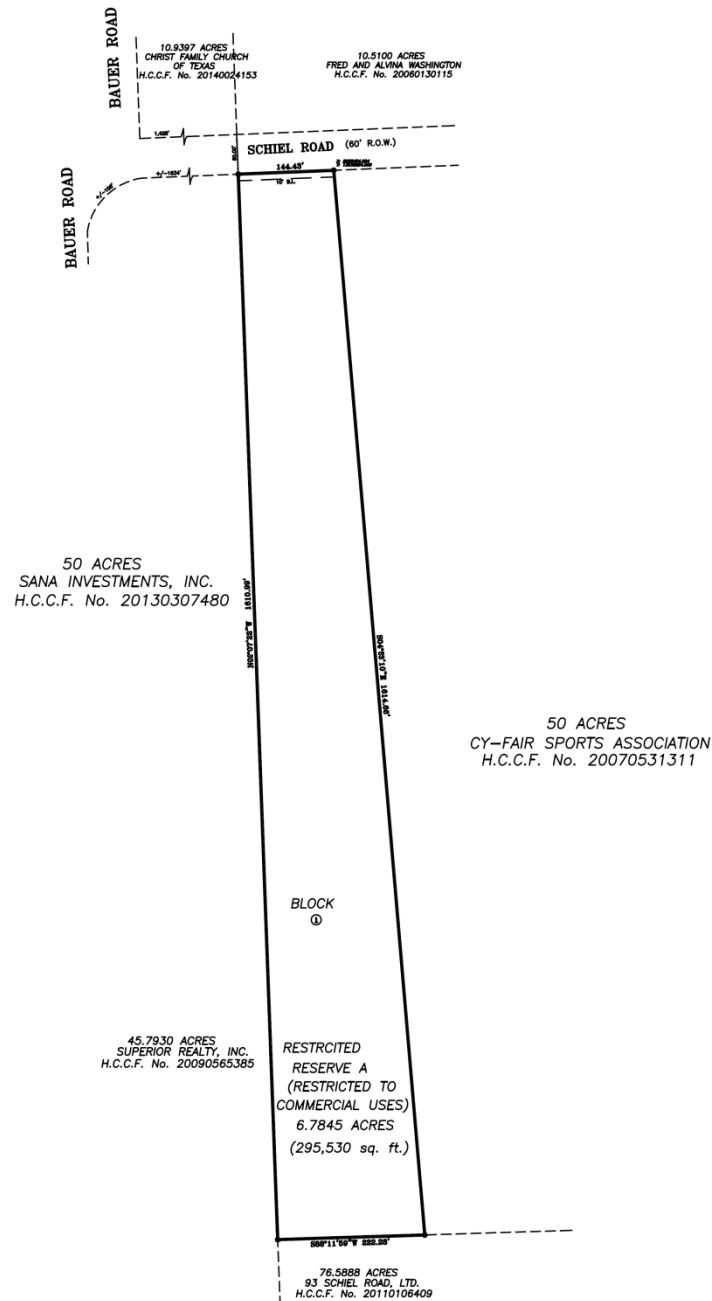
ITEM:118

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Ironwood

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

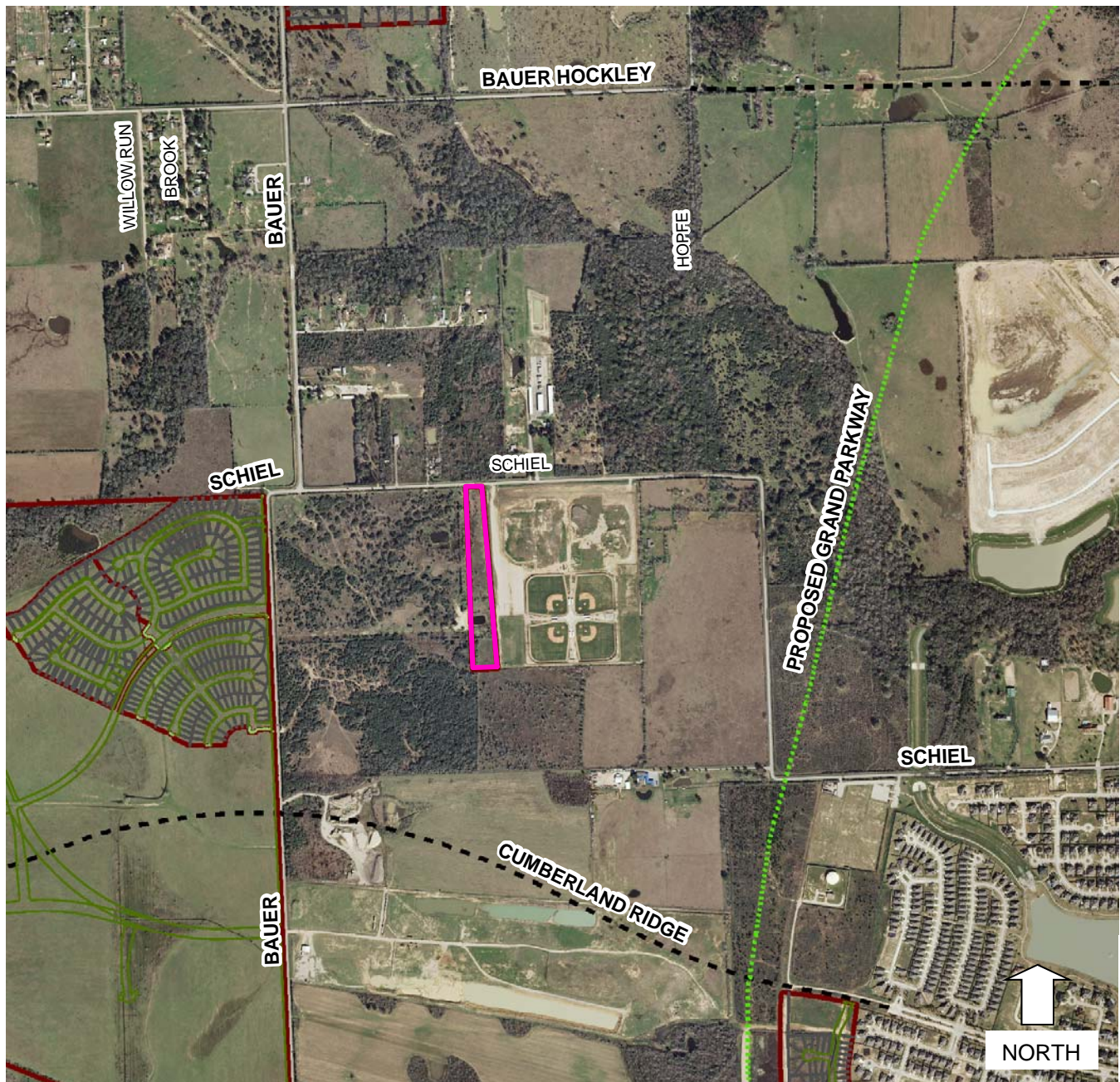
ITEM:118

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Ironwood

Applicant: Gruller Surveying



D – Variances

Aerial



Application Number: 2015-1445

Plat Name: Ironwood

Applicant: Gruller Surveying

Date Submitted: 07/10/2015

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

Specific Variance is being sought and extent of variance:

Variance is to not dedicate a north/south street as well as an east/west street due to block length.

Chapter 42 Section: 128

Chapter 42 Reference:

(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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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

N/A

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

Strict application of this chapter would leave this tract too narrow to develop; leaving the land useless, dedication of a R.O.W. East/West would land lock (physically) the south portion of the land. There is no plan in the near future for further development of the east and west adjoiners, therefore would be no dedication to extend the R.O.W. for access to an intersection.

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

No hardship will be created, all tracts of land have access and front Schiel Road, therefore would not require additional access, dedication a R.O.W. North/South would ultimately lead to a dead end. Due to the development (residential) further south, it would never be able to extend to Highway 290. (next R.O.W. south). Not granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop.

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, East/West or North/South it ultimately would not provide access to another R.O.W. The proposed R.O.W. would eliminate any plans of commercial development.

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

This block has had the same R.O.W.'s for 70+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns.

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

No, the sole justification of this variance is to keep the land in a configuration that is developable.

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Iyoo Reserve

Applicant: Jean McKinley Company



D – Variances

Site Location

Houston Planning Commission

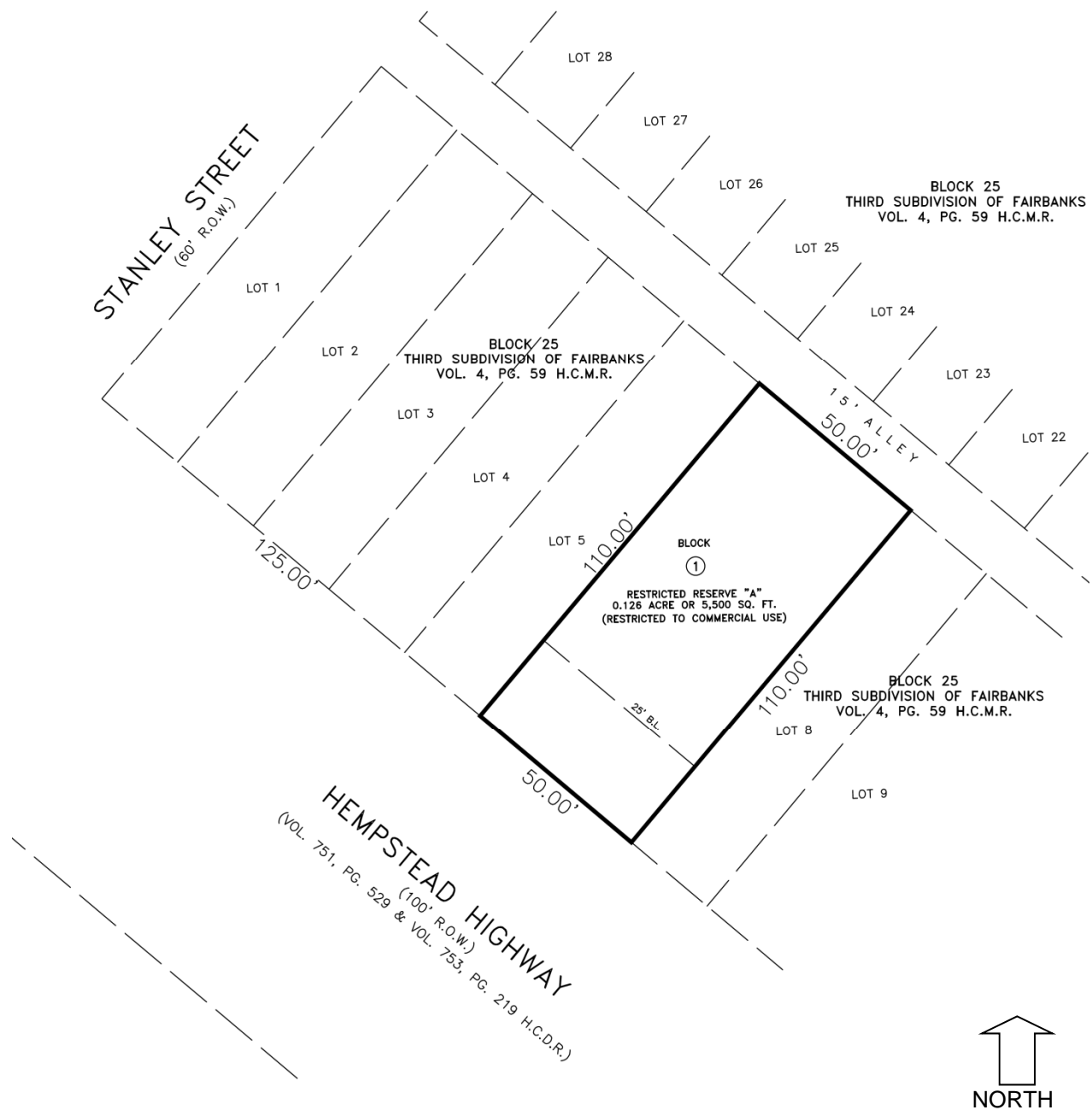
ITEM: 119

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Iyoo Reserve

Applicant: Jean McKinley Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Iyoo Reserve

Applicant: Jean McKinley Company



D – Variances

Aerial


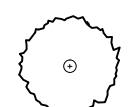

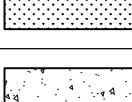

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.

LOT SIZE	=	5,500 sq.ft.
NEW BUILDING	=	2,000 sq.ft.
NEW PAVING	=	2,300 sq.ft.

IMPERVIOUS AREA = 4,300 sq.ft. (78%)
PERVIOUS AREA = 1,200 sq.ft.(22%)

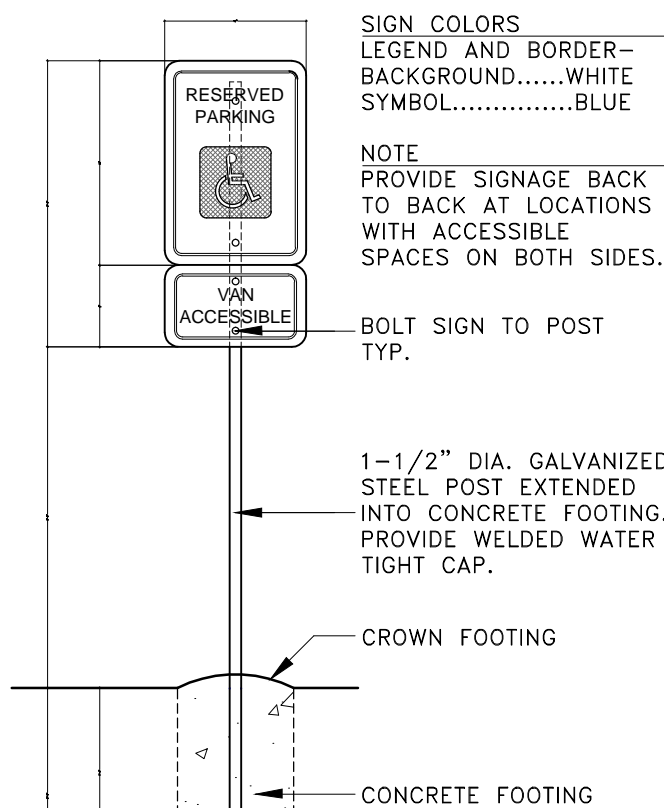
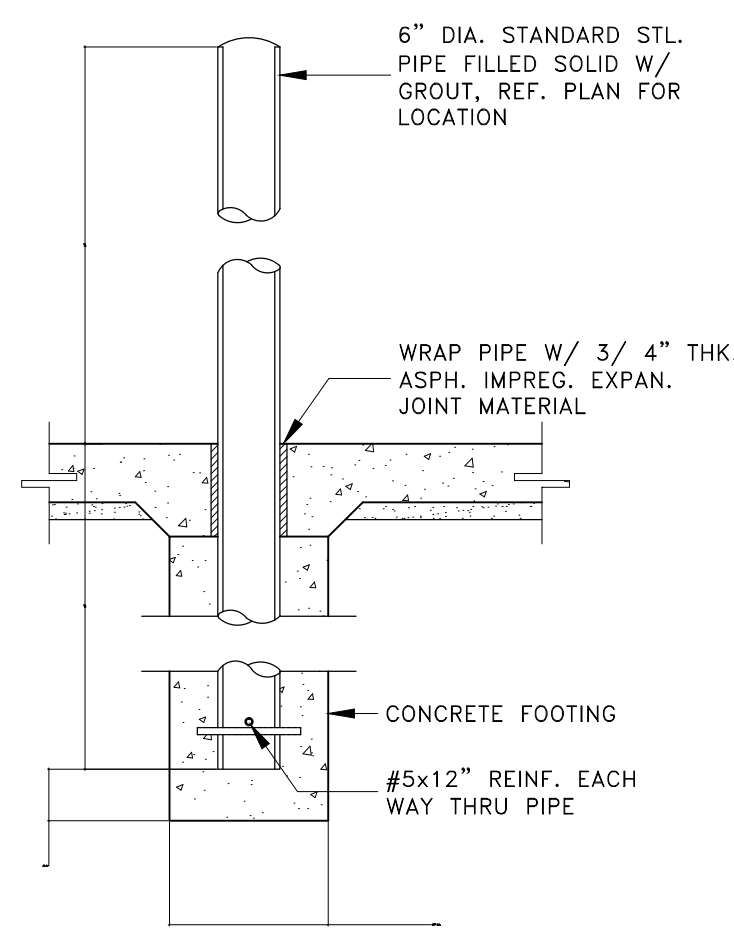
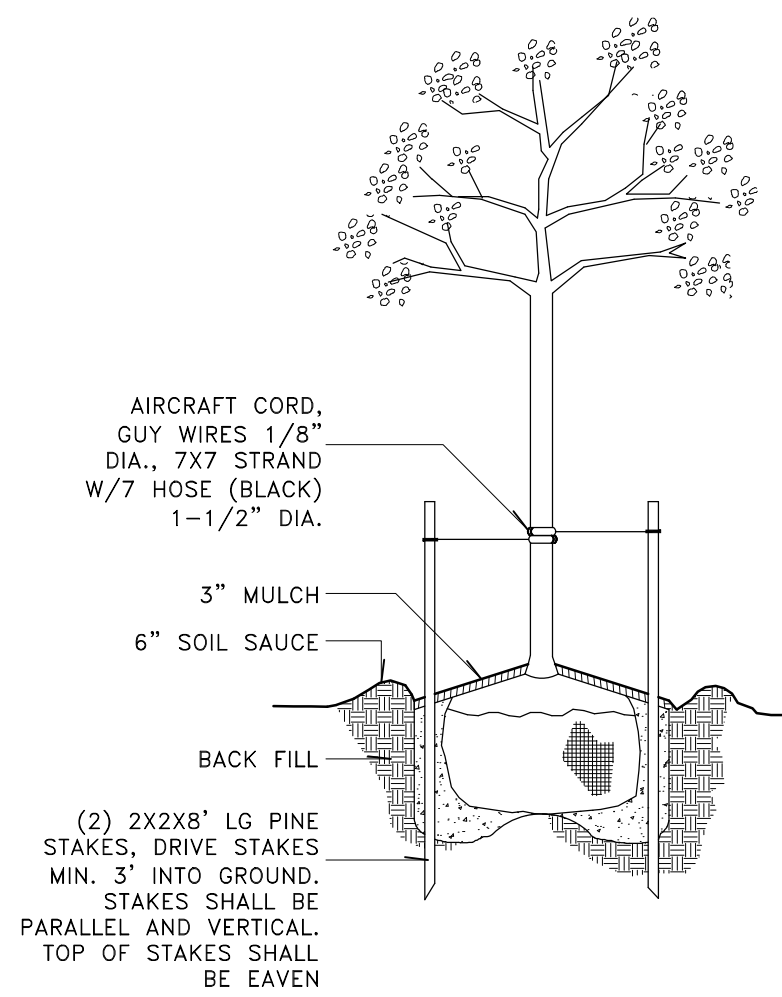
1	LANDSCAPING NOTES
---	-------------------

- PROPOSED BUILDING:
WAREHOUSE AND OFFICE (ALL KIND DOOR) = 2,000 SQ.FT.
- NUMBER OF PARKING SPACES REQUIRED:
1 SPACE PER 1,500 SQ.FT. OF WAREHOUSE (1,582 SQ.FT. / 1,500 = 1.05 X 1 = 1.05)
2.5 SPACES PER 1,000 SQ.FT. OF OFFICE (418 SQ.FT. / 1,000 = 0.418 X 2.5 = 1.045)
- TOTAL NUMBER OF PARKING SPACES REQUIRED: 3
- TOTAL NUMBER OF PARKING SPACES PROVIDED: 4
- TOTAL STREET TREES REQUIRED:
A- LENGTH OF PROPERTY LINE IN LINEAL FEET AS MEASURED ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC STREET(S). 50 LINEAL FEET / 30 = 1.6
- TOTAL PARKING LOT TREES REQUIRED:
B- NUMBER OF NEW PARKING STALLS TO BE CONSTRUCTED 4 / 10 = 0.4 PARKING TREES REQUIRED.
- TOTAL TREE REQUIREMENT:
A + B = 2 TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED.
- TOTAL SHRUB REQUIREMENT:
TOTAL NUMBER OF STREET TREES REQUIRED, FROM A ABOVE 3 X 4 = 12 SHRUBS.

SYMBOL	QTY.	DESCRIPTION
	01	2" CALIPER-LIVE OAK (STREET TREE)
	01	2" CALIPER-GREEN ASH (PARKING LOT TREE)
	12	BOXWOOD (SHRUBS)
	--	BERMUDA GRASS
	--	ASPHALT PAVING

3 LANDSCAPING / PARKING REQUIREMENTS

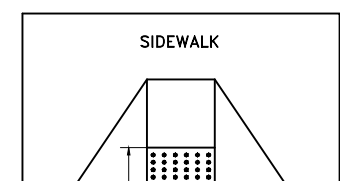
4 LANDSCAPING LEGEND



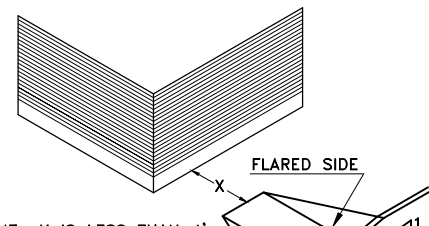
5	TYP. TREE DETAIL
---	------------------

6 BOLLARD DETAIL

ACCESSIBLE SIGN

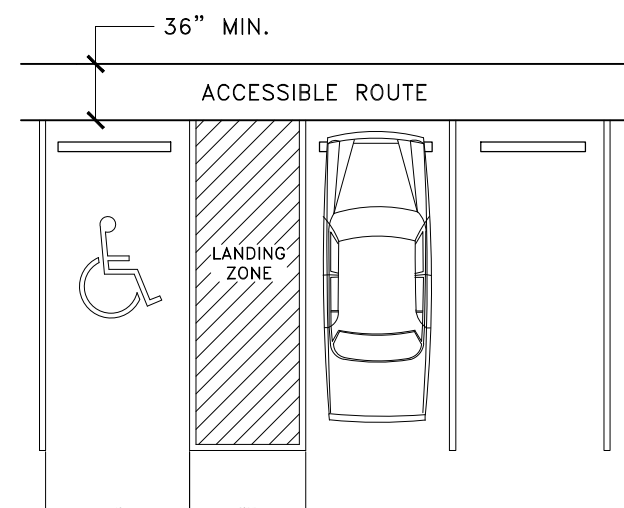


NOTE:
TRUNCATED DOMES TO HAVE 1/4" DEEP
GROOVES, 3/4" WIDE AND 2" ON CENTER,
ARRANGED SO THAT WATER DOES NOT
ACCUMULATE AND ROUGHENED CONCRETE.

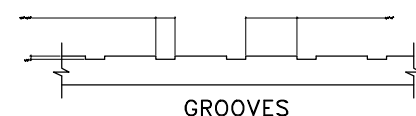


IF THE SLOPE OF THE
EXPOSED SIDE SHALL NOT
EXCEED 1:12

FLARED SIDES RAMP



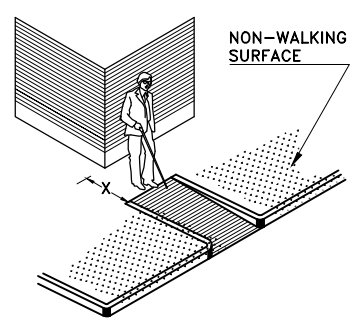
TOTAL PARKING IN LOT	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000



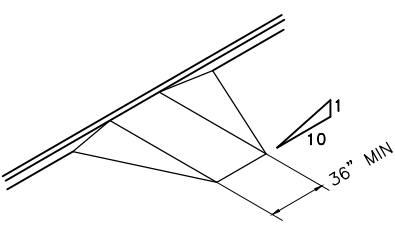
SURFACE TO HAVE LIGHT REFLECTIVE VALUE
AND TEXTURE MUST CONTRAST SIGNIFICANTLY
WITH ADJOINING PEDESTRIAN ROUTES PER
CODE 4.7.4 (1), (2)



CURB RAMPS DETAIL



RETURNED CURB



BUILT-UP CURB RAMP

LOCATION— ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCE.

PARKING SPACES – ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96 INCHES WIDE. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE ROUTES. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

SIGNAGE— EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SPACES USED FOR VAN ACCESSIBILITY SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

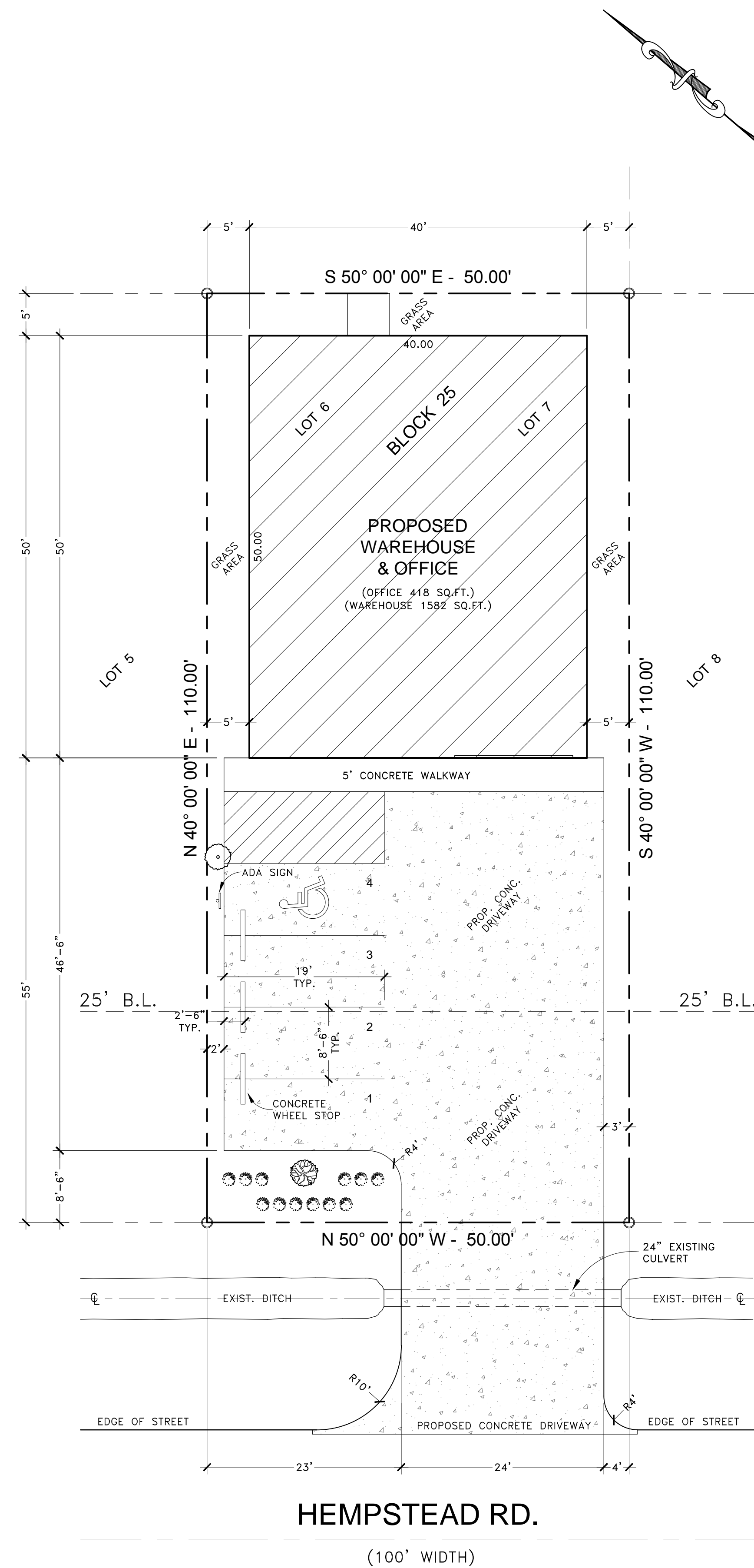
VERTICAL CLEARANCE – PROVIDE MINIMUM VERTICAL CLEARANCE OF 114 INCHES AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SUCH AREAS FROM SITE ENTRANCES AND EXITS. PARKING SPACES COMPLYING WITH VEHICLE CLEARANCE REQUIREMENTS SHALL BE PROVIDED AT THE PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS.

PASSENGER LOADING ZONES – PASSENGER LOADING ZONES SHALL PROVIDE AND ACCESS AISLE AT LEAST 60 INCHES WIDE AND 20 FEET LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND VEHICLE PULL UP SPACE, THE CURBS SHALL BE LOW ENOUGH TO PROVIDE A LEVEL STANDING SPACE AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

8 ACCESSIBILITY PARKING NOTES & DETAILS

SITE PLAN

SCALE : 1" = 10'-0"



LEGAL DESCRIPTION

LOT: 6 & 7, BLOCK: 25
SUBDIVISION: FAIRBANKS SEC 3

AKIB CONSTRUCTION INC.

3810, BOGOTA DR.
PASADENA, TEXAS 77505
713-5577547

IIYOOB, LLC DBA ALL KIND DOOR
PROPOSED WAREHOUSE & OFFICE
13714 HEMPSTEAD ROAD
HOUSTON, TEXAS 77040

[illegible]

C-2.0

SHEET: 2 OF 13



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1547

Plat Name: Iyoob Reserve

Applicant: Jean McKinley Company

Date Submitted: 07/24/2015

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

Specific Variance is being sought and extent of variance:

A variance is being sought to allow for a 50 foot frontage reserve instead of the minimum street or driveway frontage of 60 feet per Sec. 42-190

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve - All other: Minimum size - 5000 sq. ft., Type of Street or Shared Driveway - public street, Minimum Street or Shared Driveway Width - 60 feet (50 feet in a street width exception area), Minimum Street or Shared Driveway Frontage - 60 feet.

Statement of Facts

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

Strict application of this chapter will create a hardship and will deprive the owner of the reasonable use of his land. The owner obtained 2 lots each 25 feet wide. Both properties on either side are occupied and unavailable for purchase. Unfortunately the owner can not acquire an additional 10 feet to meet the requirement. Both of these lots front Hempstead Hwy. and are suitable for commercial development. The owner is proposing to build a small warehouse for his business needs.

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

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

The circumstances affecting the proposed reserve are not a hardship created by the owner. All the lots in Third Subdivision of Fairbanks were originally intended to be 25 foot wide lots. At the time of purchase, the owner was not aware that if developed, he would have to combine the lots and further, that each 25 foot lot would not meet this certain 60 foot frontage requirement.

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

Other than the exception to allow for a 50 foot frontage reserve, the developer is willing to comply with all other standards in this chapter. In the best interest of the public the intent and general purpose 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;

As stated before, the Map of Third Subdivision of Fairbanks was originally developed with 25 foot wide lots. In combining two (2) lots and complying with all other building requirements, this development will not impose any type of damage to the public health, safety or welfare.

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

The justification of this variance is not imposed by economic hardship. It is the result of a purchase of the only two (2) obtainable lots in this block, and the only two (2) lots left that have yet to be developed.

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Light Rail Lofts (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

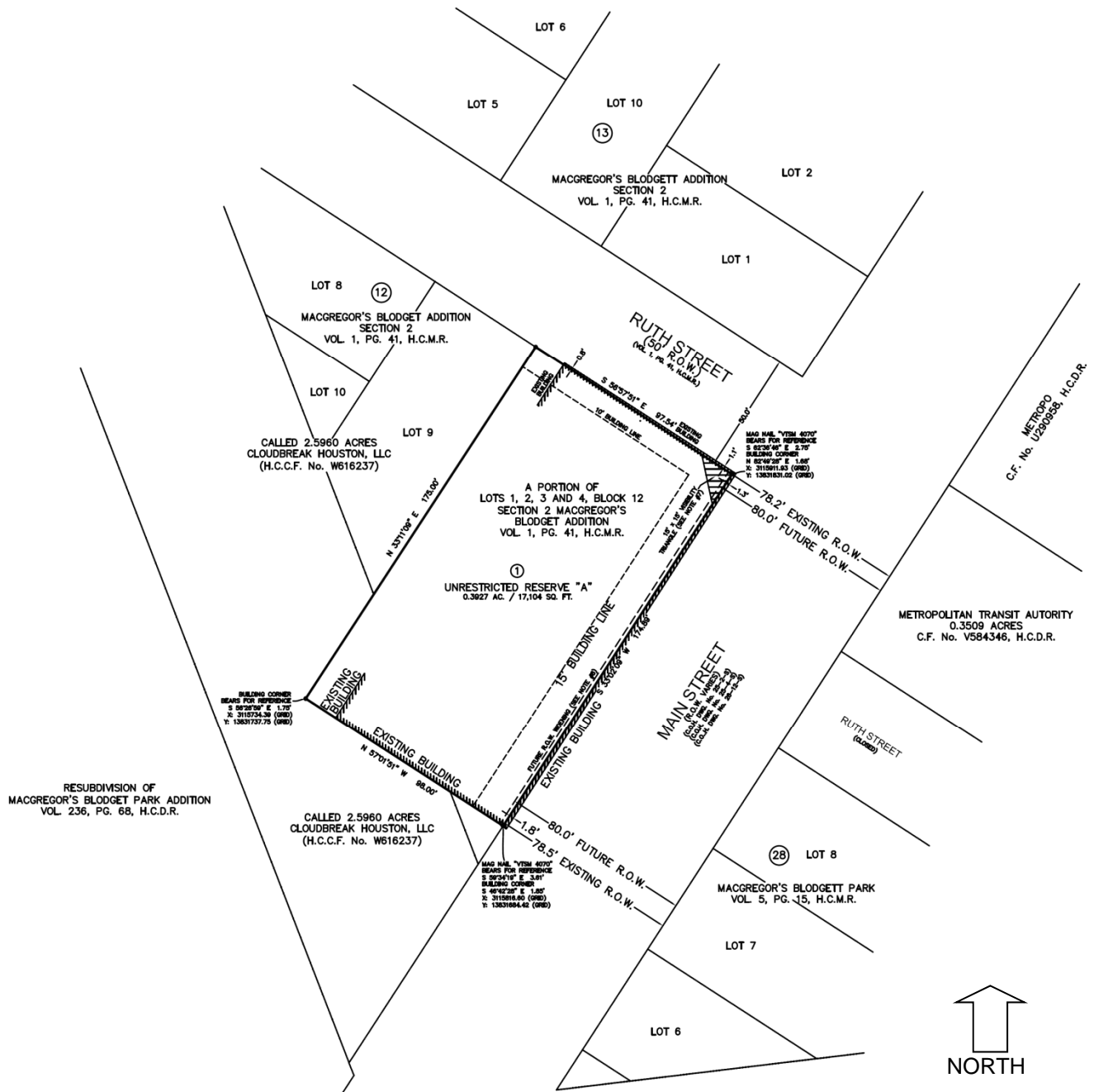
ITEM: 120

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Light Rail Lofts (DEF 1)

Applicant: Windrose Land Services, Inc.



Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Light Rail Lofts (DEF 1)

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-1482

Plat Name: Light Rail Lofts

Applicant: Windrose Land Services, Inc.

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

The applicant requests variances to: 1) have 0' building line along both fronting streets to retain and vertically expand existing building; 2) eliminate visibility triangle requirement at intersection due to existing building .

Chapter 42 Section: 42-150, 42-150 & 42-161

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway: Major Thoroughfares, Local streets Tract Description: In general Minimum Building Line Requirement: 25 feet, 10 feet Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of two streets established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

Statement of Facts

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

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

The subject property is 0.39 acre located at the southwest corner of Ruth Street and Main Street, near the intersection of US Highway 59/Southwest Freeway and the US-59 HOV Flyover grade separation. 4600 Main Street Housing, LP (the "applicant") is replatting to consolidate lots that have existed as a combined site for nearly a century. They desire to convert the existing building at the corner of Ruth and Main so that it can be repurposed into a multi-use building for housing, career development and support services for previously homeless veterans as an addition to the adjacent properties managed by the same organization. The building would function as an extension of housing and services offered by the existing complex on the same block, which includes a parking garage and a multi-building hotel facility that has been remodeled in to apartment housing. The applicant desires to retain and remodel the existing building because it is a historical structure built in 1922, the building footprint is consistent with and complimentary to the existing developed environment, and the building itself is in very good shape. The applicant must seek variances for the building line and visibility triangle requirements because the building encroaches in to the rights-of-way of Ruth and Main Street. The building encroaches 1.82 feet in to the right-of-way of Main Street, 0.82 feet in to the right-of-way of Ruth Street, and currently there is no visibility triangle at the intersection. The City's Joint Referral Committee has already granted approval for the encroachment and the applicant is looking to follow-up that approval with a variance from the Planning Commission so they can move forward with the project. The requested variance allows for the most efficient unit and circulation layout, resulting in the best possible access to amenities and public areas. By not approving the variance the City will be adding increased complexity to the building design which diverts resources away from the primary goal of the facility which is to provide housing and services to previously homeless veterans. Note that while the existing structure slightly encroaches in to the right-of-way, the variance would allow the applicant to construct the third story expansion with a zero-foot building setback and no visibility triangle offset.

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

The existing building and combined lot layout have existing since 1922. Historic preservation and sustainable design are a high priority for the applicant. As complexity of the new construction on top of the existing building increases, the adaptive re-use of the existing building become less feasible. Granting the variance is the only way for the applicant to

design an expansion that is compatible with the existing two story structure and the community's development character. If the variance is not approved and the project somehow manages to move forward, the building will grow taller and thinner in order to maintain a viable unit count. This design would create a massing that is inconsistent with its surroundings.

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

The intent of the City's development regulations are not to promote the removal of existing, viable structures that were constructed prior to the adoption Chapter 42 in 1999. There are several mechanisms in the Code, such as rehabilitation allowances and variances, that enable prospective developers to retain viable structures so long as the intent and general purposes of the Code of Ordinances are maintained. The applicant's proposed development does meet the intent of the City's codes and they fully understand that any additions not covered under the variance requests and complete reconstruction will conform to current regulations. Further, if the Commission grants the variance for a zero-foot building setback and no visibility triangle along Ruth and Main for the new third story it will also be compatible with the existing building facade but it will not encroach in to the right-of-way as the existing building does.

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

The reduced building setbacks would not be injurious to the public as the existing building footprint has existed for more than 92 years. There are no plans to widen the adjacent rights-of-way and adequate infrastructure exists to facilitate safe and effective pedestrian and vehicular movement around the site. Even if widening plans were an issue, the proposed variance does not create any additional impact. Forcing the applicant to set the third story back to the code-required setback would create significantly more complex waterproofing and drainage design with long term maintenance issues. The requested variance allows for more straight-forward flashing details and allows for roof drainage to continue to flow to the rear of the property, thus avoiding internal downspouts and scuppers on the Main and Ruth elevations.

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

The physical characteristics of the built-out site and the development character of the surrounding area are the justifications for the variance. The applicant's requested design results in better land mass utilization and relative scale given the size of the parcel and existing conditions. By allowing the applicant to preserve and vertically expand the existing building footprint, it results in a more efficient design without the need to construct a fourth or fifth story. Fewer stories combined with a more open, accessible layout provides the intended residents, all of which have various levels of behavioral and health challenges, with the type of interior circulation and access that is more conducive in meeting their needs. Additionally, granting the variance is respectful of public policy moving forward while recognizing that the existing building is an economically viable and valuable resource that should be preserved.

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Memorial Park Retail (DEF1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission

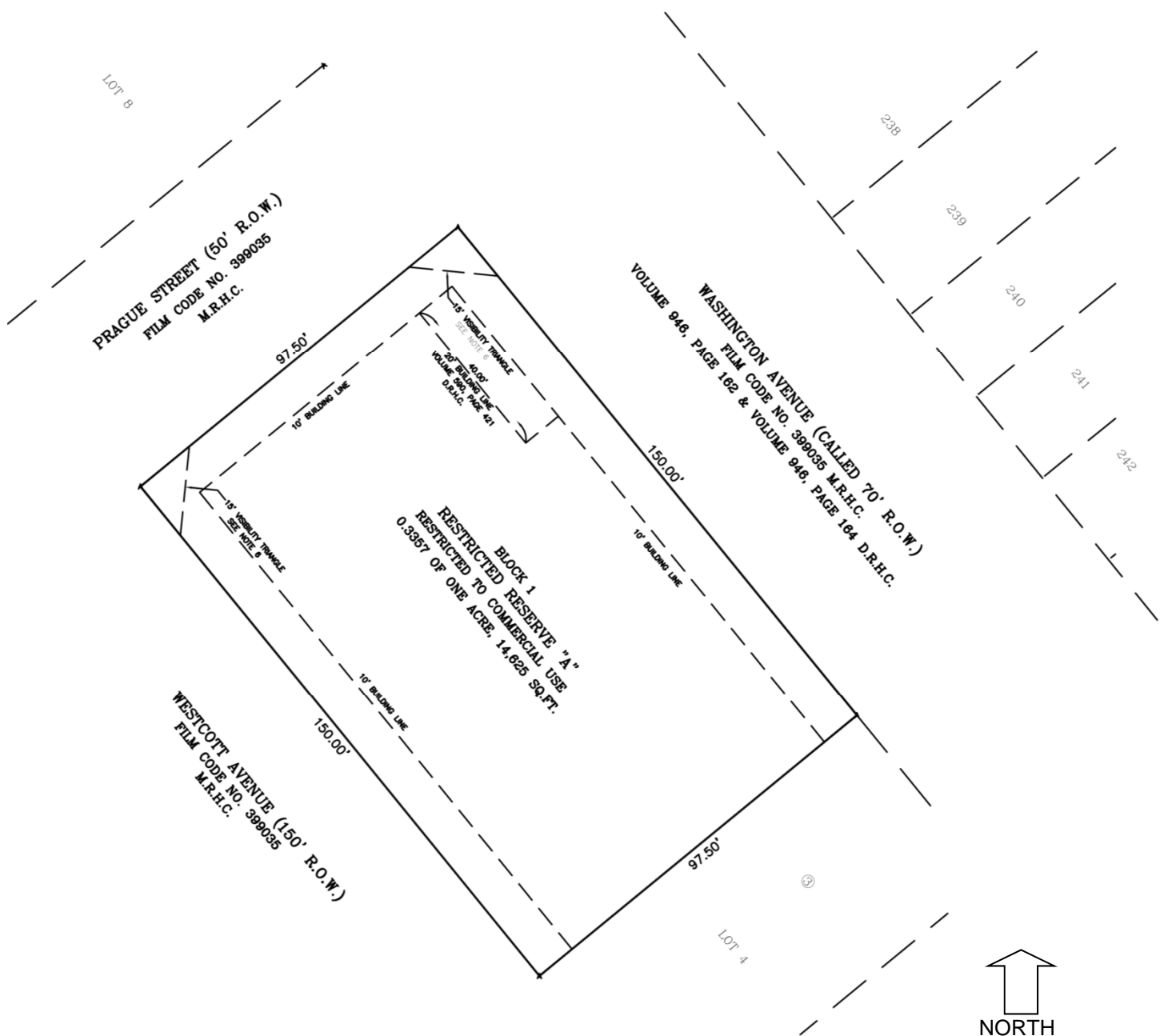
ITEM: 121

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Memorial Park Retail (DEF1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

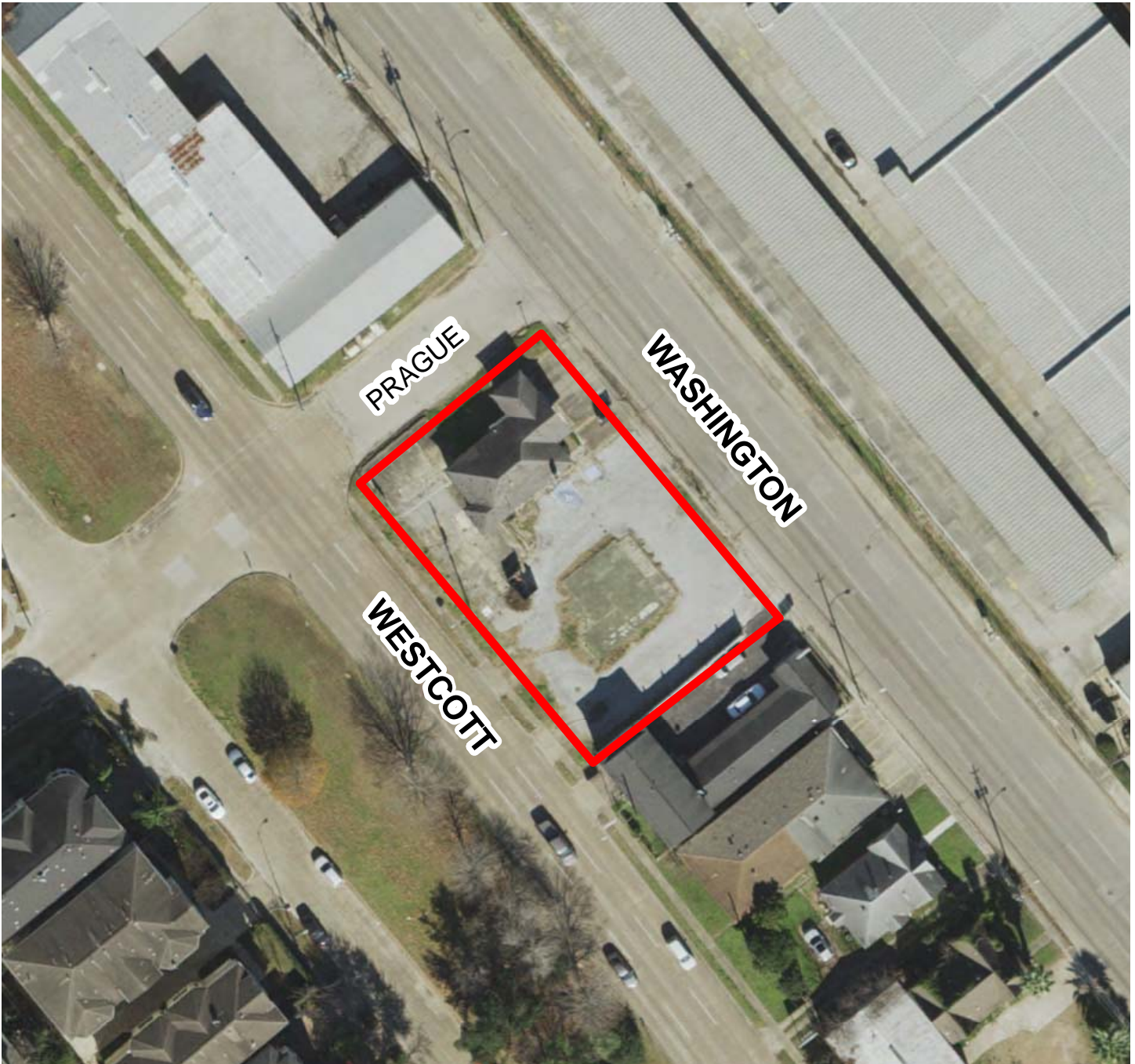
ITEM: 121

Planning and Development Department

Meeting Date: 08/06/2015

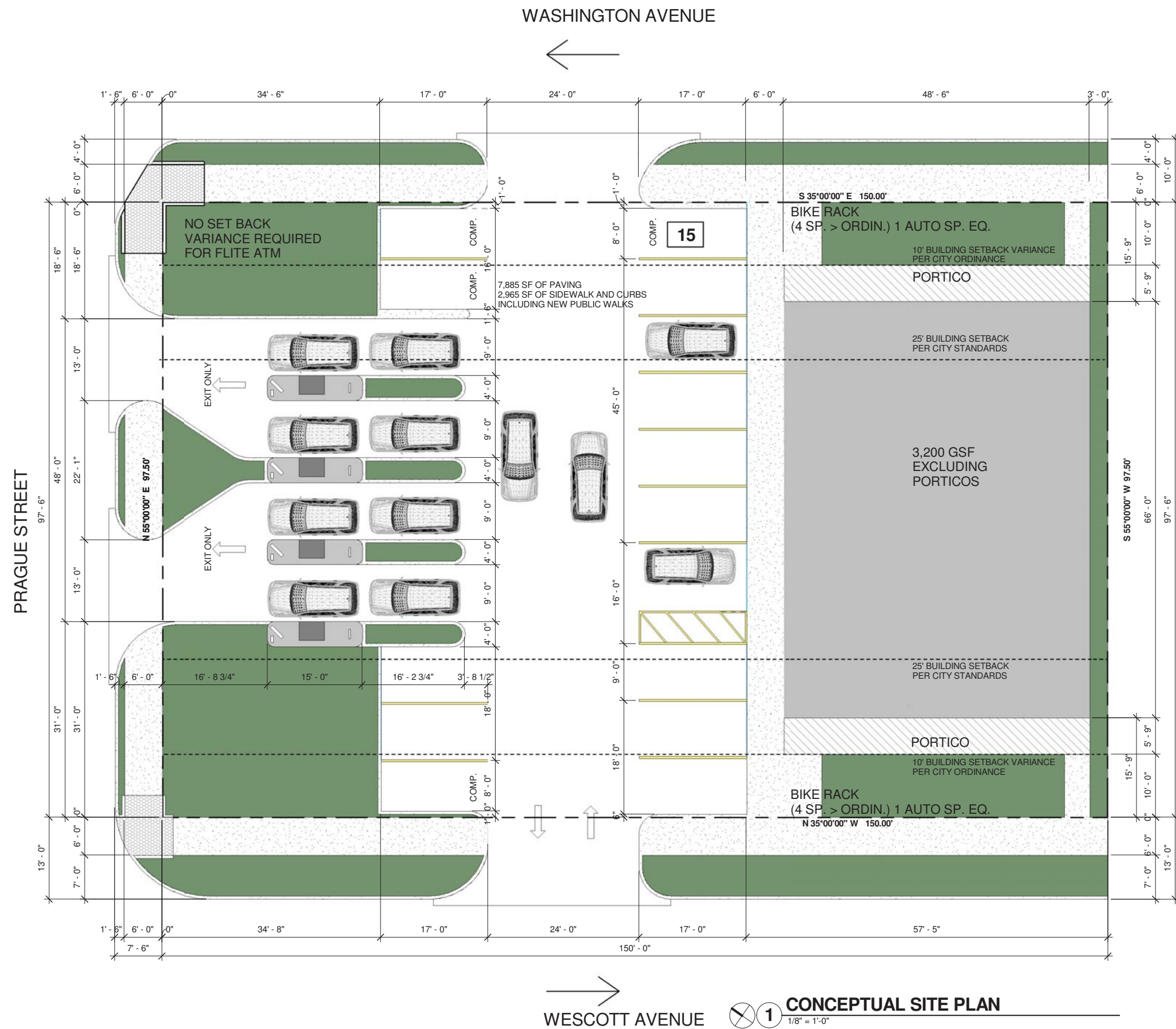
Subdivision Name: Memorial Park Retail (DEF1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



SITE PLAN	
Project number	1362
Date	09/APR/14
Drawn by	Author
Checked by	Checker

[illegible]



THIS DRAWING SUPERSEDES ALL DRAWINGS WITH PREVIOUS PRINT DATES. ARCHITECTURAL RENDERINGS MAY NOT INCLUDE ALL CONTRACT ITEMS. PLEASE REFER TO CONTRACT SPECIFICATIONS.

PARKWAY LAKES AT BELLAIRE BLVD.

AP - 2.1

Scale 1 1/2" = 1'-0"

RENDERING

Project number	1368
Date	29/JULY/2015
Drawn by	Author
Checked by	Checker

No.	Description	Date

HUSMANN ARCHITECTURE, PLLC
HOUSTON, TEXAS

HUSMANN
ARCHITECTURE

www.husmannarchitecture.com

ARCHITECTURAL DOCUMENTATION
NOT FOR REGULATORY APPROVAL,
PERMITTING AND CONSTRUCTION,
UNLESS SIGNED, SEALED AND DATED
BY ARCHITECT. COPYRIGHT
HUSMANN ARCHITECTURE, PLLC 2014

Seal



Application Number: 2015-1485

Plat Name: Memorial Park Retail

Applicant: Hovis Surveying Company Inc.

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow a 10' Building Line along Washington Avenue and Westcott Street

Chapter 42 Section: 42-152

Chapter 42 Reference:

Building Line requirement along major thoroughfares (a) the portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter

Statement of Facts

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

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

This 0.3357 acre development is located at the intersection of the Southwesterly right-of-way line of Washington Avenue (80 foot right-of-way) with the Southeasterly right-of-way line of Prague Street (50 foot right-of-way) and the intersection of the Southwesterly right-of-way line said Prague Street with the Northeasterly right-of-way line of Westcott Street (150 foot right-of-way). Washington Avenue and Westcott Street are both major thoroughfares and require a 25 foot building line by Chapter 42-152. The depth of this tract is only 97.50 feet and if a 25 foot building line is created along Washington and Westcott, there would only be 47.50 feet of buildable area left in the reserve. This would mean that 55% of the total acreage of the development was encumbered by building lines.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because these conditions existed prior to the purchase of this property. The fact that this tract is adjacent to two major thoroughfares limits the area left to develop after the creation of the required 25 foot building lines. The existing subdivision was created in 1922 and at that time Westcott was only 50 feet wide. In addition, Washington Avenue was only 60 foot wide and neither street would have required the 25 foot building line. These streets have since been widened and classified as major thoroughfares.

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

The intent and general purposes of this chapter will be preserved and maintained because by allowing the 10 foot building line the building will have a 5'-9" portico at the 10 foot building line along Washington Avenue and Westcott Street. The actual building will be 15'-9" (15.75 feet) from the right-of-way. Chapter 42-153 does allow for a 15 foot building line along major thoroughfares that are less than 80 foot wide. Even though the right-of-way width for Westcott Street is 150 feet wide, the right-of-way is divided by a median that is approximately 61.5 feet wide. The paving section adjacent to this development is a little over 37 feet wide. Westcott Street is also a one way street adjacent to this development with traffic heading in a Southeasterly direction. Washington Avenue is also a one way street with traffic heading in a Northwesterly direction. The goal of this development with the portico on each end of the building is to be a pedestrian friendly environment.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the portion of the property along Prague Street will be used for a stand alone ATM and the actual building will be located further away from

the intersection. Also, the portico of the building is what will be located at the 10 foot building line on both Washington Avenue and Westcott Street. This proposed development complies with several of the items required to allow a 15 foot building line, the major reason for the 10 foot building line is to allow the building to have a portico on each end and encourage pedestrian traffic.

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

Economic hardship is not the sole justification of the variance because the requirement of a 25 foot building line along both major thoroughfares significantly reduces the amount of area left to develop. That would mean that over half of the total acreage of the development would be included within building lines. By allowing the reduction of the building line to 10 feet the area within the building lines reduces to 26 percent leaving more of the property to be development and allowing for a more suitable development.

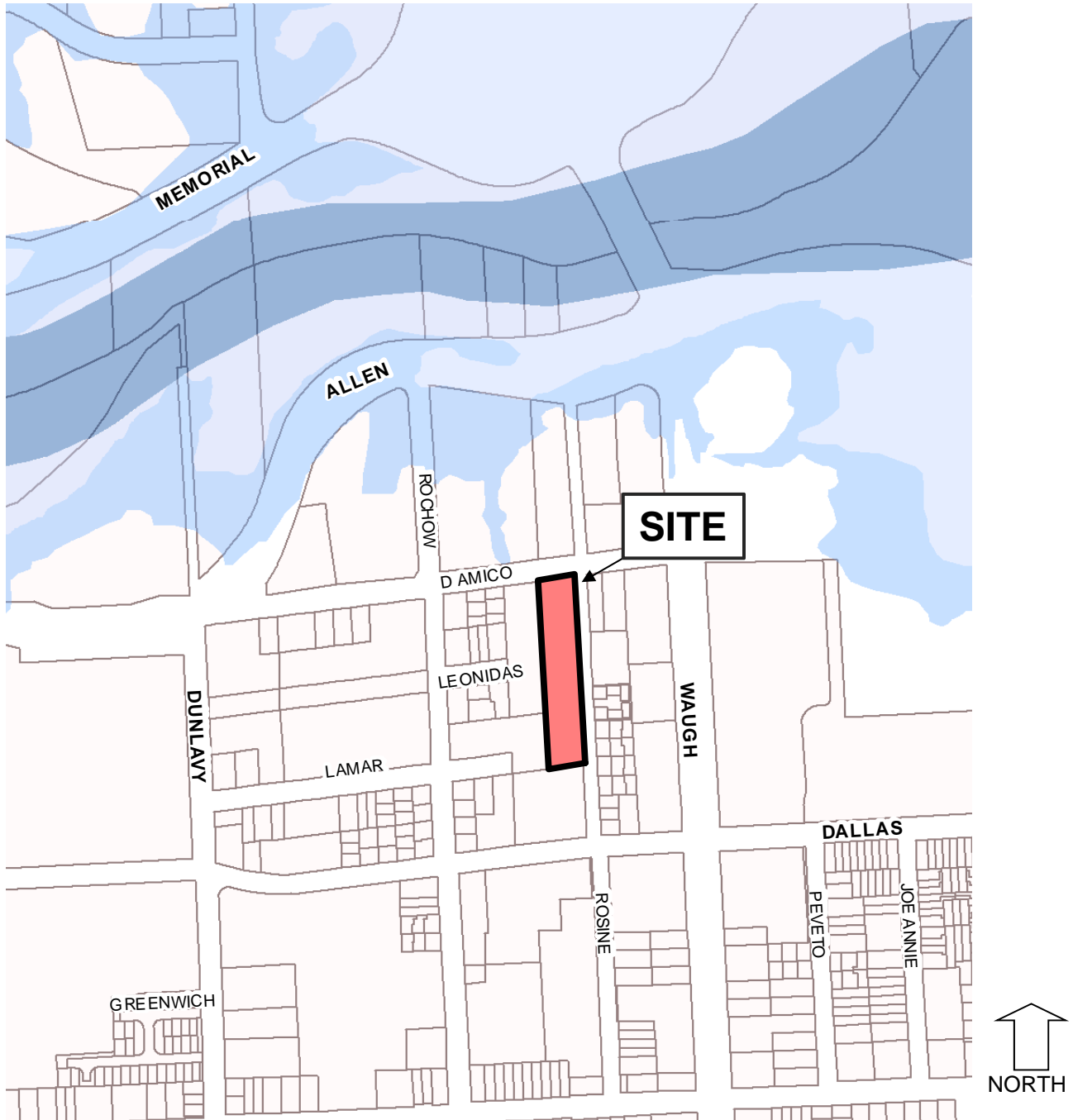
Houston Planning Commission ITEM: 122

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Rosine Gardens (DEF 2)

Applicant: The Interfield Group



D – Variances

Site Location

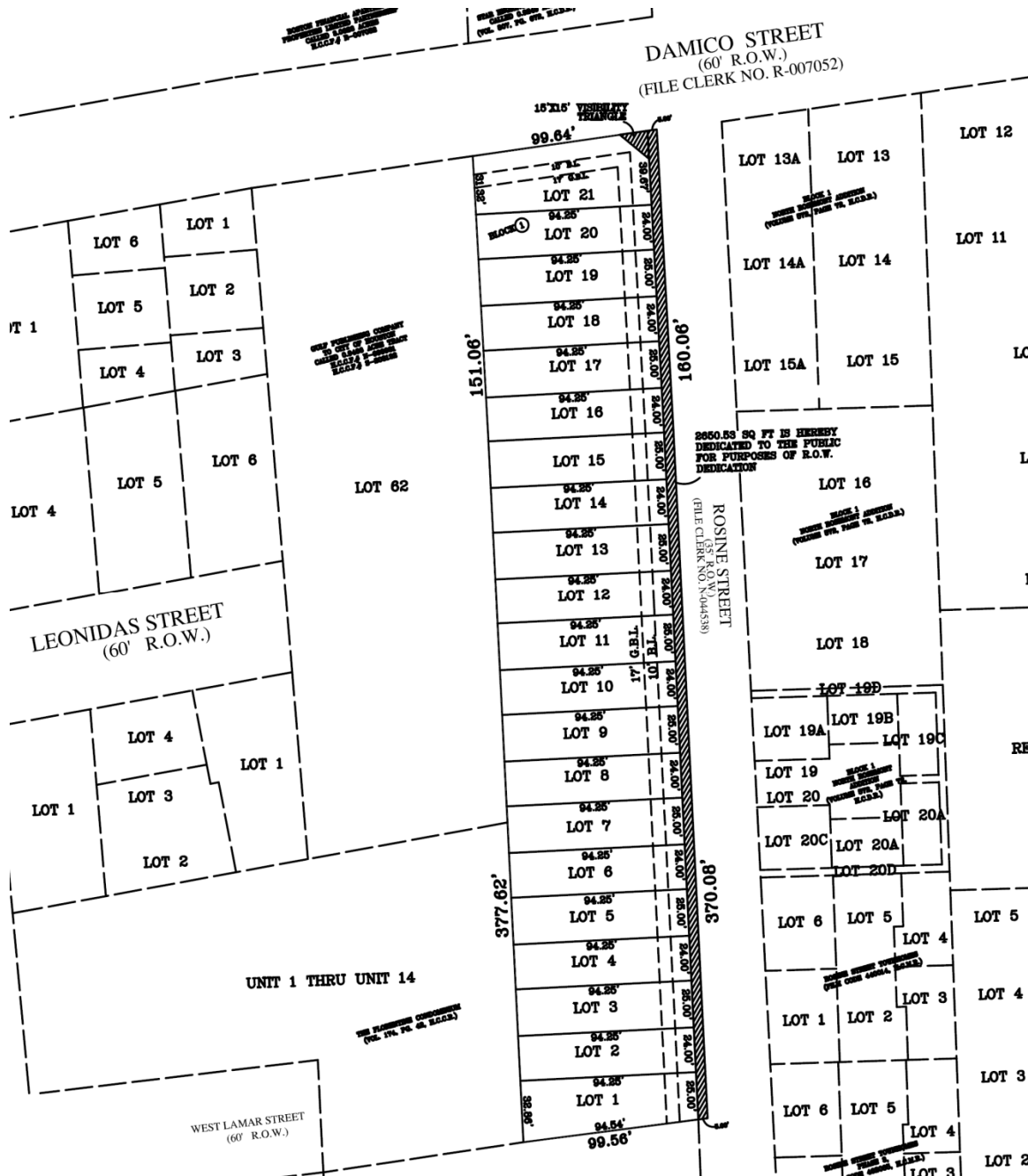
Houston Planning Commission ITEM: 122

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Rosine Gardens (DEF 2)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

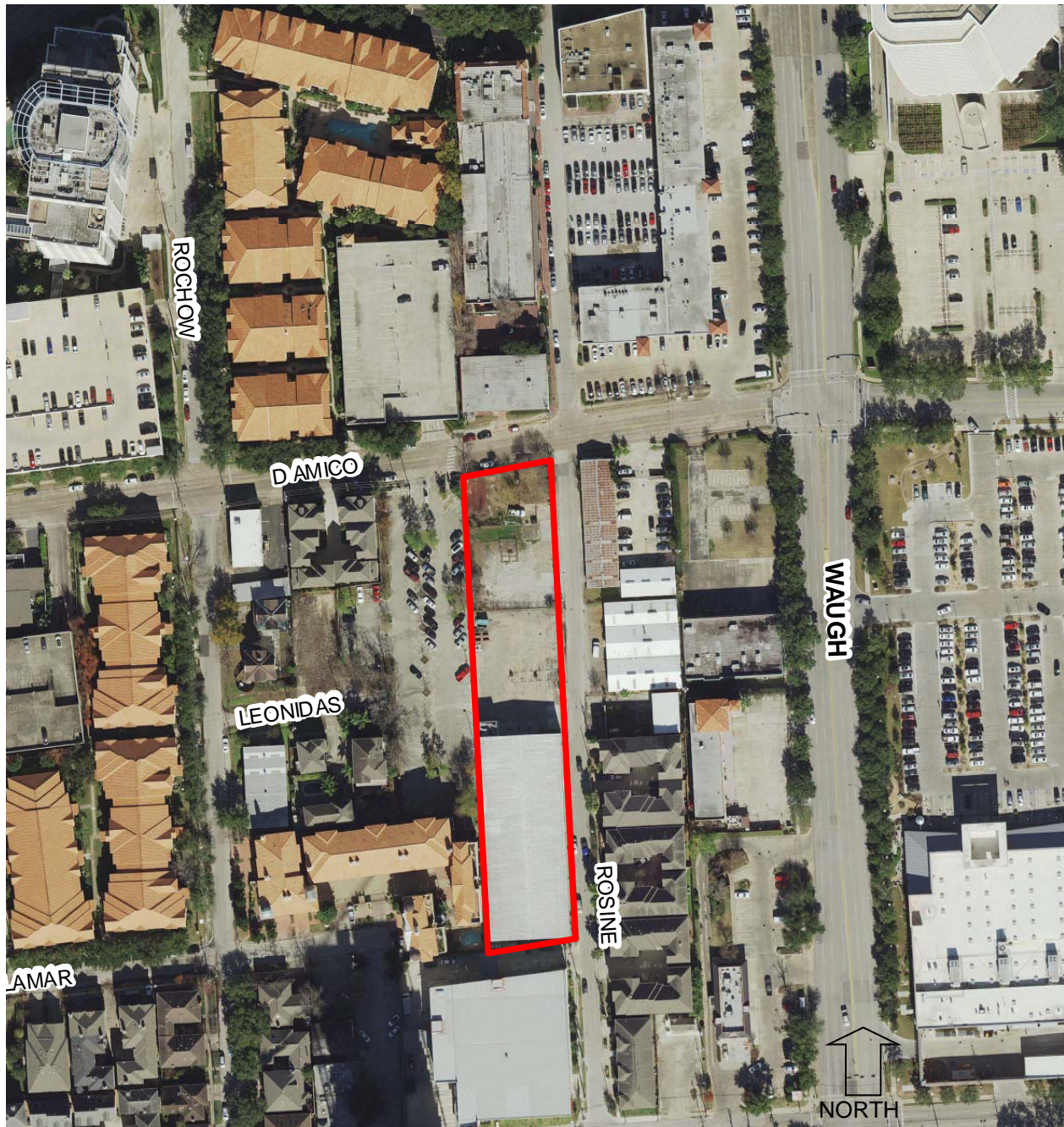
ITEM: 122

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Rosine Gardens (DEF 2)

Applicant: The Interfield Group



D – Variances

Aerial



Application Number: 2015-1274

Plat Name: Rosine Gardens

Applicant: The Interfield Group

Date Submitted: 06/15/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent to allow 5' ROW dedication along Rosine Street instead of the required half i.e. varying width from 13.5' to 18.1' for Rosine Street ROW.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Major thoroughfares (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; or (2) 100 feet for streets designated on the major thoroughfare and freeway plan for which a street hierarchy classification is not established Collector streets designated on the major thoroughfare and freeway plan The right-of-way width established by the major thoroughfare and freeway plan Other collector streets (1) 60 feet; or (2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots that do not have driveway access to the collector street. Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development Public alleys 20 feet Type 1 permanent access easement The width required if the permanent access easement were a public street Type 2 permanent access easement 28 feet The right-of-way width of a type 2 permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement

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;

Rosine Gardens is located west of Rosine Street, south of Damico Street, east of Rochow Street, north of West Dallas Street. Chapter 42 requires a residential development to front on a 50' right-of-way. In the case of Rosine Gardens, the right-of-way of Rosine Street appears to be a recorded as 35'; therefore, owner is required to dedicate one-half the land needed for the right-of-way. In 2000, Rosine Street Townhomes Phase 3, recorded in Harris County Film Code No. 462065, identified Rosine Street as a 60' right-of-way and did not dedicate any of the land needed for street widening purposes. In 2000, Rosine Street Townhomes, recorded in Harris County Film Code No. 440014, identified Rosine Street as a 60' right-of-way and did not dedicate any of the land needed for street widening purposes. Tracts of land north of Rosine Street Townhomes are identified out of North Rosemont Addition, and not out of a recent platted subdivision, nor does it appear that any additional right-of-way dedication was provided, in addition to the right-of-way dedication shown in the map of North Rosemont Addition, recorded in Volume 572, Page 72 of the Harris County Deed Records. According to the recent survey of subject tract, the front property lines of these lots appear to line up with those of Rosine Street Townhomes to the south. These developments were recently constructed. While life expectancy of a home depends on the quality of construction, there are many known structures that have held up well over the typical life expectancy of a home. Typical industry standards, is to design a home with a life expectancy of a minimum of 50 years. With this said, it is highly unlikely that these recent developments will be re-platted and provide the needed right-of-way for street widening purposes. There would also be the possibility that the land would not be re-platted, with any new construction being built on existing lots. We are of the opinion that it would be in the public's interest to have the option of a more family-friendly 2-story design being constructed, instead of the typical 3-story homes usually built on smaller lots. The requirement of dedicating right-of-way along Rosine Street would not allow sufficient land area needed to develop 2-story structures. A 5'-strip is being dedicated by Rosine Gardens, for widening of Rosine Street. This dedicated area is 2,650.53 SF (0.161-acre), any additional widening would deny owner the reasonable use

(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 of nearby surrounding developments, and to be consistent with land use in immediate adjacent properties.

(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 new 5-foot sidewalk located within a dedicated sidewalk easement along the front property line of Rosine Street. b. Development will be landscaped and will preserve and enhance the general character of the community

(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. Development will enhance public welfare, 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 prior and nearby prevailing conditions.

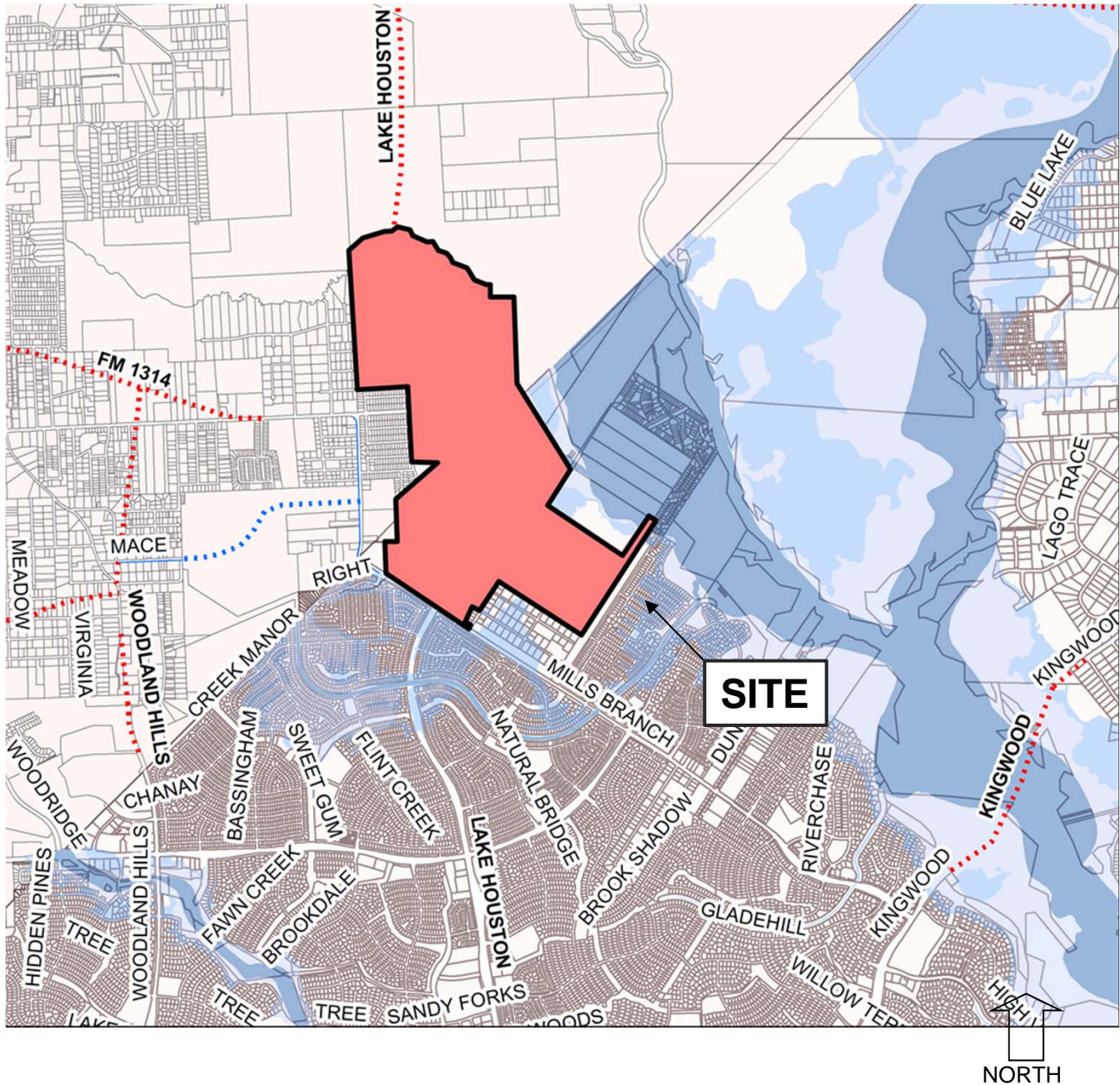
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Royal Brook at Kingwood GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

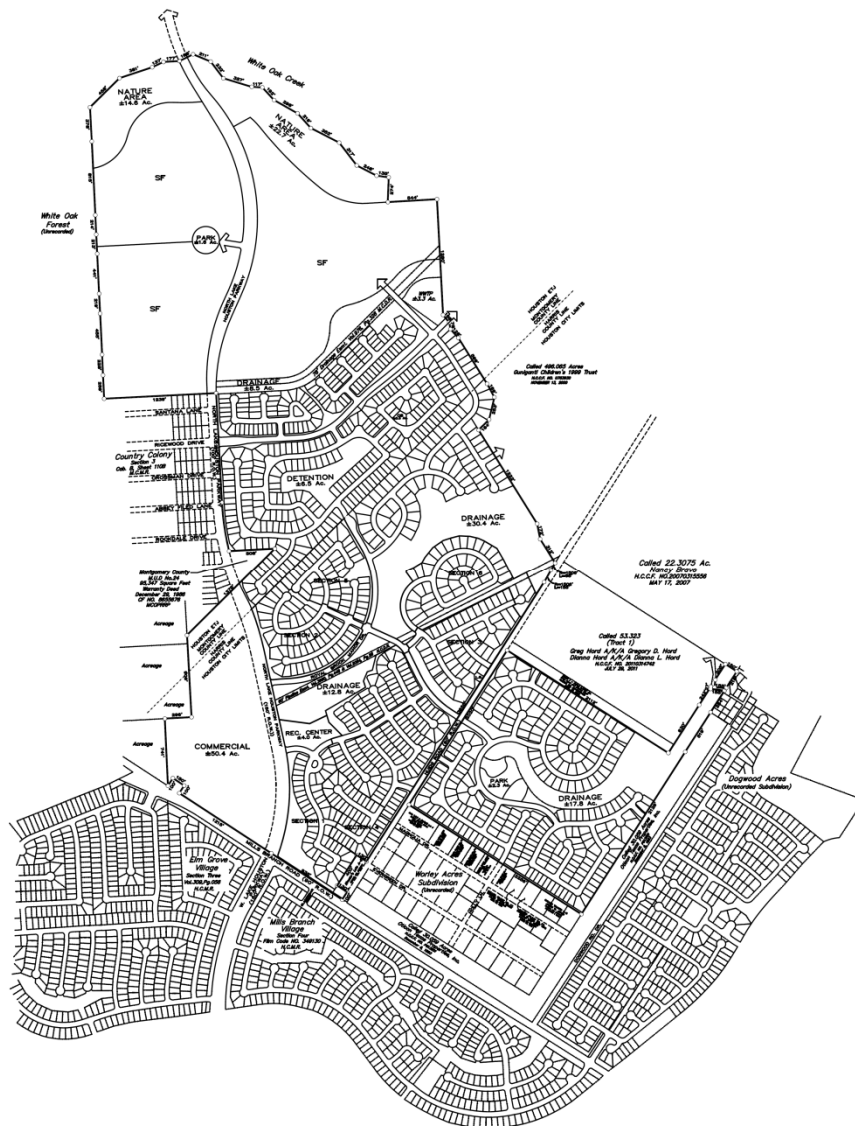
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Royal Brook at Kingwood GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Royal Brook at Kingwood GP (DEF 1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



Application Number: 2015-1472

Plat Name: Royal Brook at Kingwood GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow an excessive block length of $\pm 2230'$ along an existing drainage channel.

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Royal Brook at Kingwood is a ± 740 -acre single-family development located north of Lake Houston on major thoroughfare Mills Branch Rd. Mills Branch Rd forms the southern boundary; the property is also partially bisected by the extension of North Lake Houston Parkway along the western side. The southern portion of the development is in Harris County and the City of Houston City Limits; the northern portion is in Montgomery County and the City of Houston ETJ. The property is encumbered by pipeline and drainage easements and is impacted by multiple minor creeks moving through the property, along with the floodway of White Oak Creek which is generally adjacent to the northeast the project boundary. There is an existing 75'-wide drainage easement that runs generally east-to-west in the Montgomery County portion of the development, north of and largely parallel to the proposed extension of Ricewood Drive. This drainage channel will be widened with the proposed development due to the extensive floodway and floodplain impacts to the land immediately surrounding the channel, which drains directly to White Oak Creek. The General Plan proposes to provide only one local street crossing of the drainage channel, which will be located at the eastern side of the development adjacent to the Waste Water Treatment Plant. Measured in a straight line, the distance between the proposed crossing and the corner of N. Lake Houston Pkwy is approximately $\pm 2230'$, which exceeds the maximum 1400' local street intersection spacing.

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

The existing drainage easement and significant floodplain/floodway impacts to the property are not the result of a hardship created or imposed by the applicant.

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

The General Plan proposes to provide a local street crossing of the drainage channel at a greater-than-typical intersection spacing, due to the unique hardships inherent in the crossing of the drainage area. Provisions to reduce the number of crossings over existing drainage easements are already a part of Chapter 42, therefore the granting of the variance request will preserve and maintain 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 seriously inhibit the local street circulation pattern, nor create any unsafe traffic conditions, 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 drainage easement and significant floodway and floodplain impacts are the supporting circumstances for this request.



Application Number: 2015-1472

Plat Name: Royal Brook at Kingwood GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow a gated community to have an excessive block length, being $\pm 3405'$ at the widest point between public streets.

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Royal Brook at Kingwood is a ± 740 -acre single-family development located north of Lake Houston on major thoroughfare Mills Branch Rd. Mills Branch Rd forms the southern boundary; the property is also partially bisected by the extension of North Lake Houston Parkway along the western side. The southern portion of the development is in Harris County and the City of Houston City Limits; the northern portion is in Montgomery County and the City of Houston ETJ. The property is encumbered by pipeline and drainage easements and is impacted by multiple minor creeks moving through the property, along with the floodway of White Oak Creek which is generally adjacent to the northeast the project boundary. The Royal Brook at Kingwood General Plan proposes a small private, gated, single-family area for a portion of the overall development. This gated section is proposed in the City of Houston's ETJ in Montgomery County, north of the county line, east of N. Lake Houston Pkwy, and south of the extension of Ricewood Drive. The proposed gated community is surrounded by a public street network on all sides, including the major thoroughfare to the west and two non-loaded collector streets to the north and south (see attached exhibit). This public street network will allow traffic to circumnavigate the private street area as needed for local street circulation. The gated area includes approximately 215 lots, with two entry points – one north to Ricewood Drive, and one south to Royal Brook Manor Drive, both non-loaded collector streets that move directly to N. Lake Houston Pkwy. At the widest extent of the private gated section, measured along the county line, the distance between public streets is approximately $\pm 3405'$, which exceeds the maximum local street intersection spacing. However, this small gated community exists within a larger public street network that allows local through traffic to pass around it. The proposed design ensures that the public street network will not be inhibited by the private-street community.

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

The creation of a gated community requires the blocking of public access in order to increase safety, security, and privacy for the residents of the gated community; as a result, locally-generated public through-traffic must then go around the gated community. These circumstances are a result of the type of community and are not needlessly created or imposed upon the development.

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

The overall circulation of the area will be upheld by the public street network that circumnavigates the gated community, as well as the two separate connections from the gated community to the adjacent collector streets. The proposed

design allows for the safe and orderly interruption of the public street network for the distinct and deliberate purpose of creating a private community, which is a condition contemplated by 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 proposed design includes a public street network that surrounds the proposed gated community and allows through traffic to navigate the local area, and is therefore not injurious to the public health, safety, or welfare.

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

The private nature and characteristics inherent in the creation of a gated community are the supporting circumstances for this request.



Application Number: 2015-1472

Plat Name: Royal Brook at Kingwood GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To provide only one stub street along the southeastern property boundary, aligned with the extension of Windsong Way, and to therefore exceed the maximum block length along the southeastern project boundary by a distance of $\pm 1490'$ to the south and $\pm 1870'$ to the north.

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; or...

Statement of Facts

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

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

Royal Brook at Kingwood is a ± 740 -acre single-family development located north of Lake Houston on major thoroughfare Mills Branch Rd. Mills Branch Rd forms the southern boundary; the property is also partially bisected by the extension of North Lake Houston Parkway along the western side. The southern portion of the development is in Harris County and the City of Houston City Limits; the northern portion is in Montgomery County and the City of Houston ETJ. The property is encumbered by pipeline and drainage easements and is impacted by multiple minor creeks moving through the property, along with the floodway of White Oak Creek which is generally adjacent to the northeast the project boundary. The southeastern portion of the project is adjacent to an unrecorded subdivision, Worley Acres, and an undeveloped strip of land approximately 225' deep and 3940' long. This 225' strip separates the subject site from Dogwood Lane, an existing local street. Across Dogwood Ln is the Mills Creek Village community, which provided street connections to Dogwood Ln at frequent intervals. Three of those street connections, Cypresswood Grove Road, Windsong Way, and Coral Oak Way, fall across Dogwood Lane from the subject site and the 225'-deep acreage tract. In order to have the least impact on the adjacent 225'-deep acreage tract, the Royal Brook at Kingwood General Plan proposes a stub street that aligns with Windsong Way, approximately central to the southeastern boundary of the General Plan. The General Plan does not propose any other stub streets along this boundary. South of Windsong Way is Cypresswood Grove Rd, which if extended would fall at the corner of the subject site, a location which is impractical for development. The 1400' maximum block length falls further south, just 90' short of the existing (unplatted) street Magnolia Dr in Worley Acres. The extension of Magnolia Drive is a more practical condition than the extension of Cypresswood Grove Drive, both for the subject site and the adjacent 225'-deep strip of acreage, which would be required to extend Magnolia Drive in any case. The proposed 1490' block length is only a 6% deviation from the local street block length requirement. North of Windsong Way, the General Plan proposes a drainage channel which carries the storm water of the subject site to White Oak Creek. The subject site is only 150' wide in this location and is bounded on either side by undeveloped acreage. Any right-of-way dedication along this drainage strip would have no road to connect to and therefore no means of access for the purpose of constructing or maintaining a 150' strip of public street which would not connect to any other public street. Such right-of-way would therefore be of no benefit to the public. As a result, the distance from the proposed extension of Windsong Way to the project boundary at White Oak Creek is approximately $\pm 1870'$ total.

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

The overall configuration of the subject site, the Worley Acres community, the Mills Creek Village community, and the undeveloped 225'-deep acreage tract are existing conditions not created or controlled by the applicant, and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the region will be provided for with the proposed extension of Windsong Way, which also creates the most practical solution for all of the affected properties, 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 still allow for future through-street connections in a manner that is practical and feasible for the impacted properties, and which will not be injurious to the public health, safety, or welfare.

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

The existing property configurations and street network are the supporting circumstances for this request.



SPECIAL EXCEPTION Request Information Form

Application Number: 2015-1472

Plat Name: Royal Brook at Kingwood GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/13/2015

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

Specific requirement for which the special exception is being sought:

To allow a local stub street required for block length to be off-center between two adjacent streets, resulting in a block length of ± 1500 on one side and ± 1180 on the other

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; or...

Statement of Facts

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

Royal Brook at Kingwood is a ± 740 -acre single-family development located north of Lake Houston on major thoroughfare Mills Branch Rd. Mills Branch Rd forms the southern boundary; the property is also partially bisected by the extension of North Lake Houston Parkway along the western side. The southern portion of the development is in Harris County and the City of Houston City Limits; the northern portion is in Montgomery County and the City of Houston ETJ. The property is encumbered by pipeline and drainage easements and is impacted by multiple minor creeks moving through the property, along with the floodway of White Oak Creek which is generally adjacent to the northeast the project boundary. The General Plan proposes an excessive block length along the eastern boundary in the middle region of the subject site. To the south, the development is divided by existing local street Hueni Road, and to the north the General Plan proposes the extension of existing Ricewood Drive as an unloaded east-west collector street into the development. The distance between these two public streets along the eastern boundary is approximately 2710'. Therefore, one local street is required to stub out of the project boundary at a midpoint of $\pm 1355'$. The General Plan proposes to provide this stub street slightly further south than the midpoint, at ± 1195 as measured from the ROW of Hueni Rd to the centerline of the stub street, which is about $\pm 1515'$ from the stub street centerline to the proposed ROW location of the extension of Ricewood Drive.

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

The special exception will allow for a slight shift in location for the required stub street. This shift will not affect existing local street circulation or impact the overall regional circulation as compared to providing the stub street at the mid-point distance.

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

The modification is a 7% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The proposed configuration is only a slight deviation that does not remove or significantly alter any required connections, and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The special exception will allow for a slight shift in location for the required stub street. This shift will not affect existing local street circulation or impact the overall regional circulation as compared to providing the stub street at the mid-point distance, and is therefore not injurious to the public health, safety, or welfare.



PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION Request Information Form

Application Number: 2015-1472

Plat Name: Royal Brook at Kingwood GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 07/13/2015

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

Specific requirement for which the special exception is being sought:

To allow a $\pm 2650'$ block length along the east side of North Lake Houston Parkway, a major thoroughfare.

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

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

Royal Brook at Kingwood is a ± 740 -acre single-family development located north of Lake Houston on major thoroughfare Mills Branch Rd. Mills Branch Rd forms the southern boundary; the property is also partially bisected by the extension of North Lake Houston Parkway along the western side. The southern portion of the development is in Harris County and the City of Houston City Limits; the northern portion is in Montgomery County and the City of Houston ETJ. The property is encumbered by pipeline and drainage easements and is impacted by multiple minor creeks moving through the property, along with the floodway of White Oak Creek which is generally adjacent to the northeast the project boundary. Along the east side of North Lake Houston Parkway, the General Plan proposes to extend an existing public street, Ricewood Drive, which currently has a T-intersection on the west side of the thoroughfare. Ricewood Drive will be a non-loaded collector street within the development. Further south along N. Lake Houston Pkwy, Royal Brook Manor Drive is a non-loaded collector street extending east into the development. The first phase of Royal Brook Manor Drive has already been platted and recorded. The distance between the recorded Royal Brook Manor Drive and the existing intersection with Ricewood Drive is approximately $\pm 2560'$ ROW-to-ROW, which is a $\pm 50'$ (2%) deviation from the standard.

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

The special exception will allow for a major thoroughfare block length only 2% longer than the maximum, which is a result contemplated by the standards of this chapter.

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

The modification is a 2% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The proposed block length is only a 2% deviation from the standard, and will therefore preserve and maintain the intent and general purposes of this chapter.

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

The special exception is only a 2% deviation from the standards of this Chapter, and does not create any unsafe intersection configurations, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Southmore Addition Sec 1 Outlot 109 Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

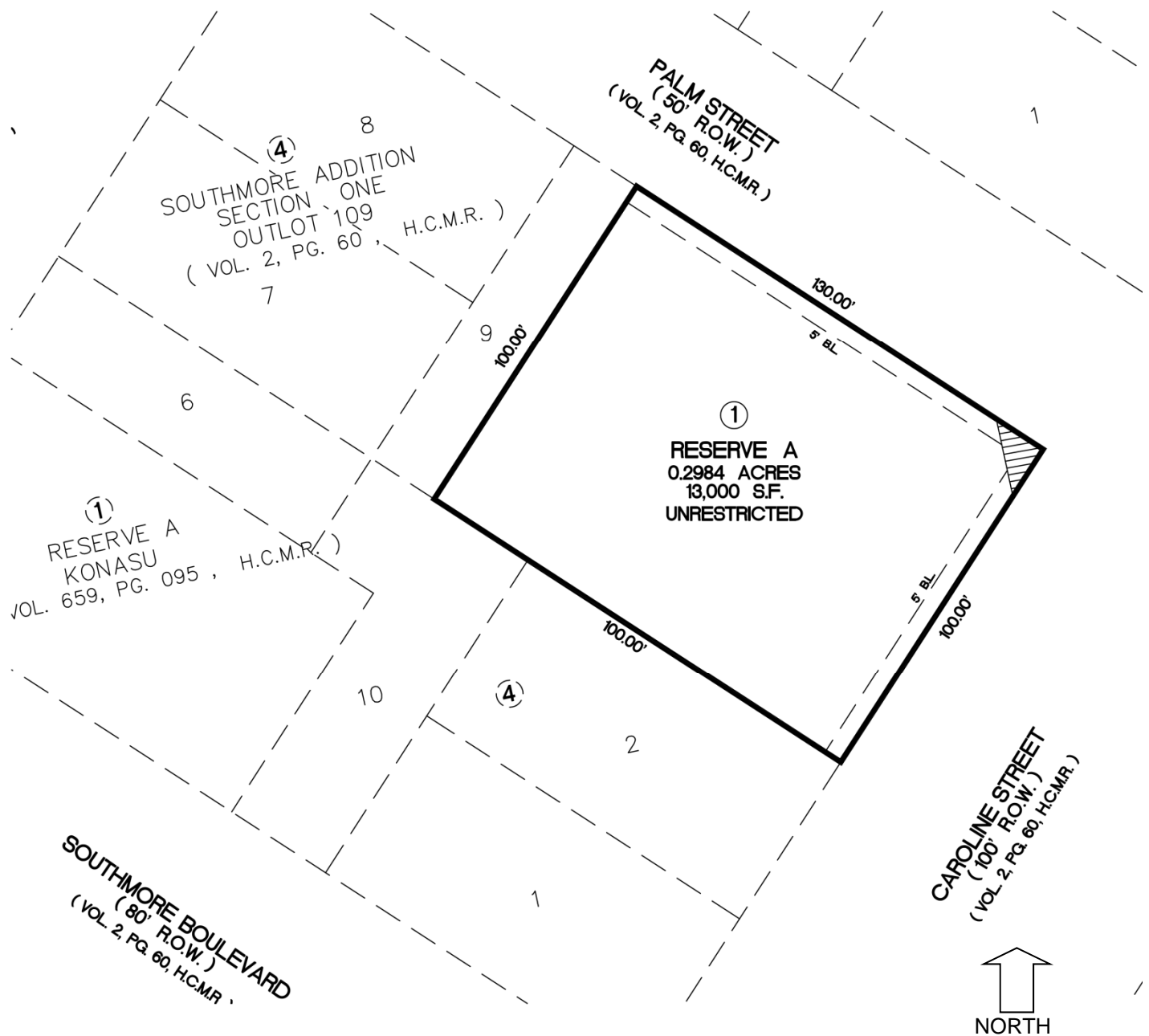
ITEM: 124

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Southmore Addition Sec 1 Outlot 109 Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 08/06/2015

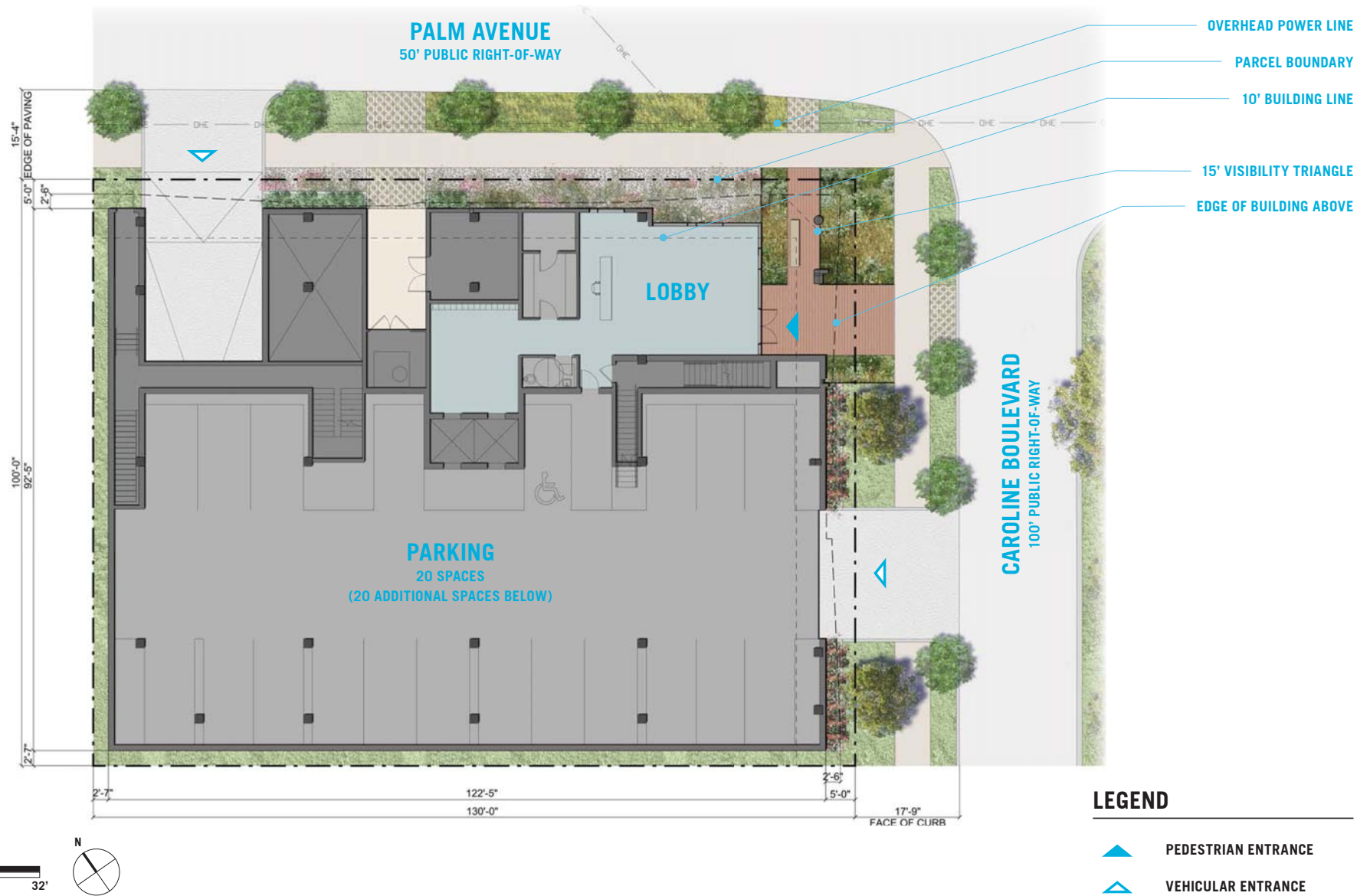
Subdivision Name: Southmore Addition Sec 1 Outlot 109 Partial Replat No 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD
07.23.15

SITE PLAN

1

PERKINS
+ WILL

NEW STREET TREE
(3" MIN. CALIPER)

PERMEABLE PAVERS

NEW 6' SIDEWALK

WALL PLANTING

PALM AVENUE
50' PUBLIC RIGHT-OF-WAY

PEA GRAVEL W/
ORNAMENTAL PLANTING

SUNKEN GARDEN

BENCH

WOOD ENTRY PLATFORM

NEW 6' SIDEWALK

NEW STREET TREE
(MIN. 3" CALIPER)

EXISTING CREPE MYRTLE

CAROLINE BOULEVARD
100' PUBLIC RIGHT-OF-WAY

BOUGAINVILLEA

NEW OR RELOCATED
CREPE MYRTLE

0 8' 16' 32'



THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD
07.23.15

LANDSCAPE PLAN

2

PERKINS
+ WILL



0 8' 16' 32'

THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD
07.23.15

CAROLINE BOULEVARD ELEVATION

3

PERKINS
+ WILL



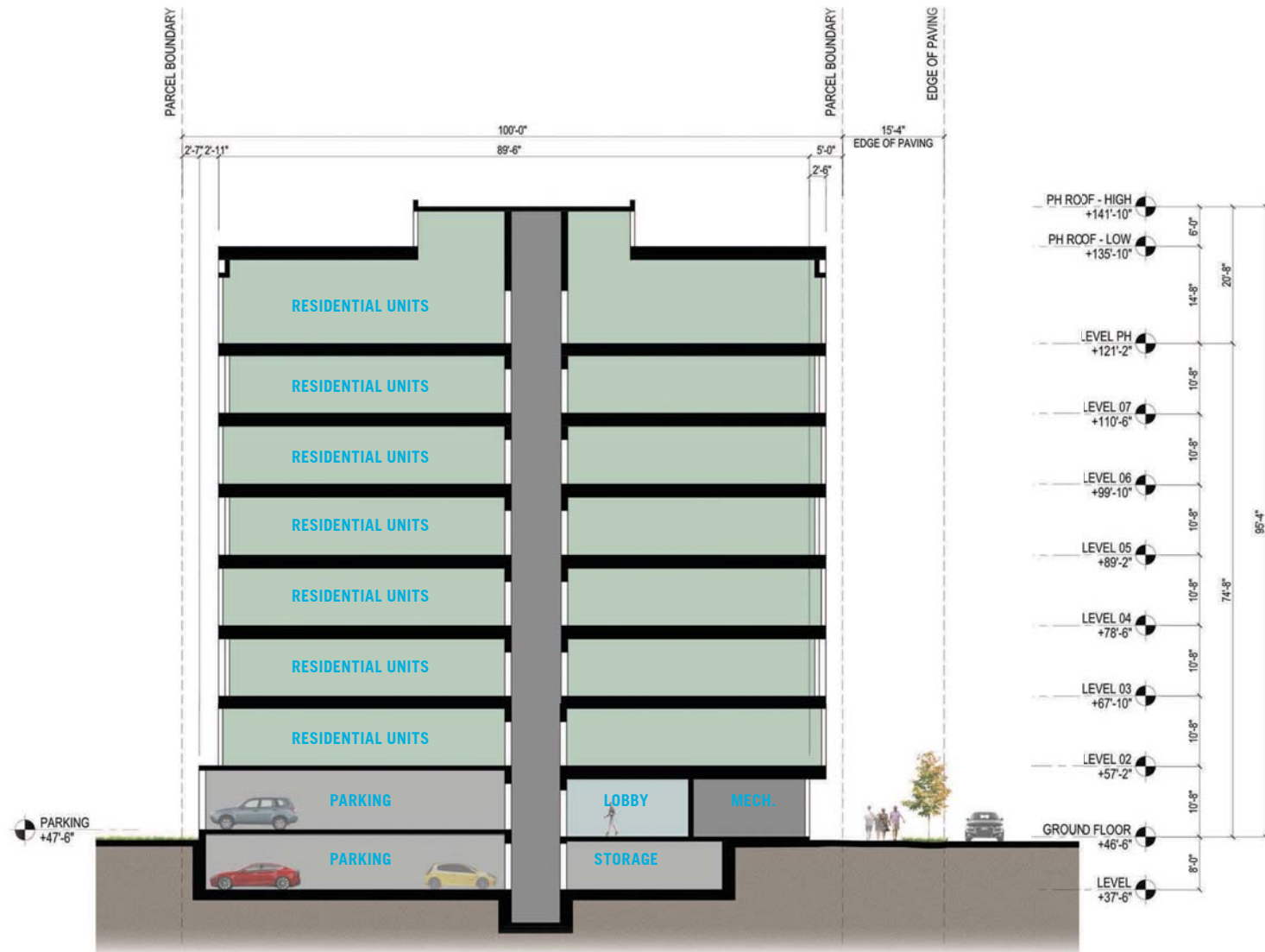
THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD
07.23.15

PALM AVENUE ELEVATION

4

PERKINS
+ WILL



THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD
07.23.15

BUILDING SECTION

5

PERKINS
+ WILL



Application Number: 2015-1554

Plat Name: Southmore Addition Sec 1 Outlot 109 partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 07/24/2015

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

Specific Variance is being sought and extent of variance:

To allow a 5' build setback line along Palm and Caroline instead of 10'; To allow a small support column in the visibility triangle

Chapter 42 Section: 155

Chapter 42 Reference:

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

Statement of Facts

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

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

This priority is located in an area being redeveloped for contemporary housing. Most are 2 or 3 story townhouses; but new high-rise or mid-rise condominiums are now starting to be constructed. They are replacing business and professional offices and older housing. A mid-rise condominium is proposed for this site. A 5' setback on Caroline will result in the building being 22.1' from the edge of the divided paving section. A 5' setback on Palm Street will result in the building being 19.8' from the edge of paving. Along both streets there will be a 6' minimum sidewalk and 3" caliper trees and expensive plantings. In a number of locations, the sidewalk area will be wider and will include some pervious paving to reduce run-off. Cars in the garage will be hidden from view by solid walls. At the building pedestrian entry on the corner of Palm and Caroline, the sidewalk will cross a sunken garden and will include a seating bench. Having the building at the 5' setback line will be consistent with other new area development such as the townhouses on the opposite side of Palm. Having buildings close to the street encourages a pedestrian-friendly environment. It allows people on the sidewalk to look into the building and see activity. It allows people within the building to surveil the street and take ownership of activities on the sidewalk and the street, making it safer for everyone. This area is becoming popular for older adults who want the convenience of living close to good restaurants and cultural activities but need or want to live on one level. The small support column in the visibility triangle will not impede the view of opposing traffic.

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

The setback character of the neighborhood has been established by the townhouse developments, which are setback 5'.

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

One of the intents of the chapter is to recognize the unique character of neighborhoods, which this will do.

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

The granting of the variance will promote public health by creating a pleasant environment that will encourage people to walk for exercise and to use the transit on nearby Fannin and San Jacinto streets.

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

The justification for the variance is the rapidly developing character of the neighborhood.

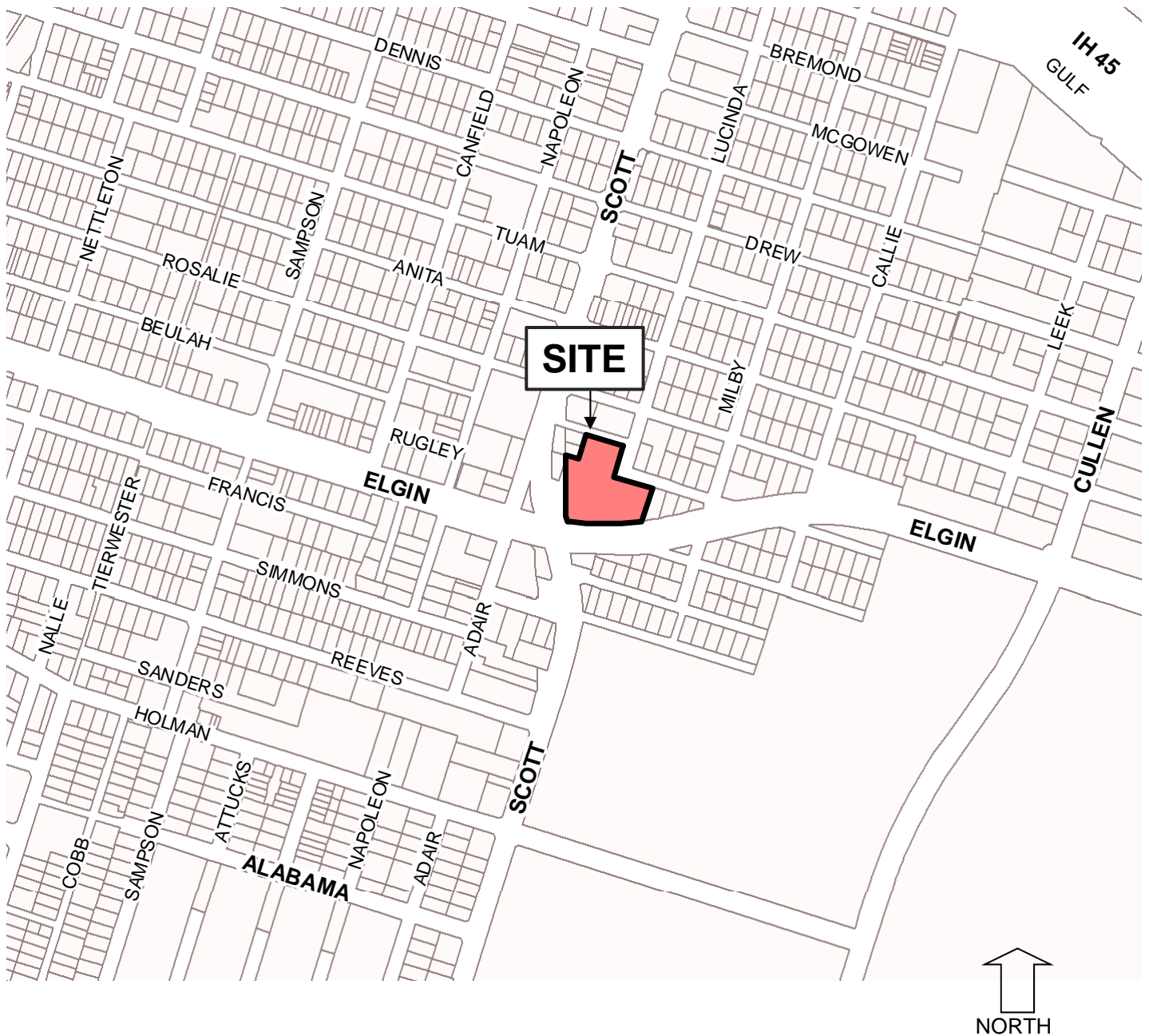
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

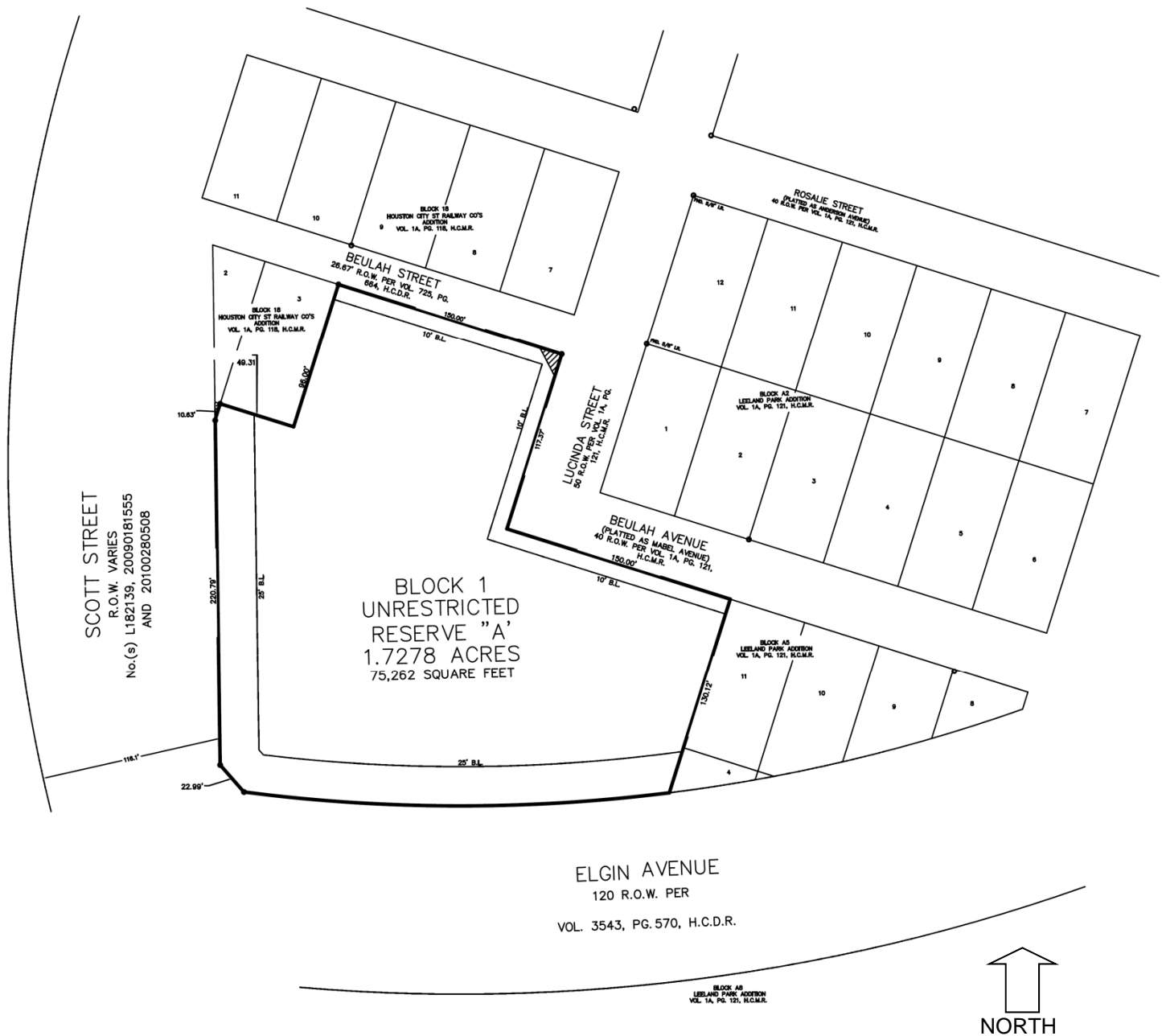
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

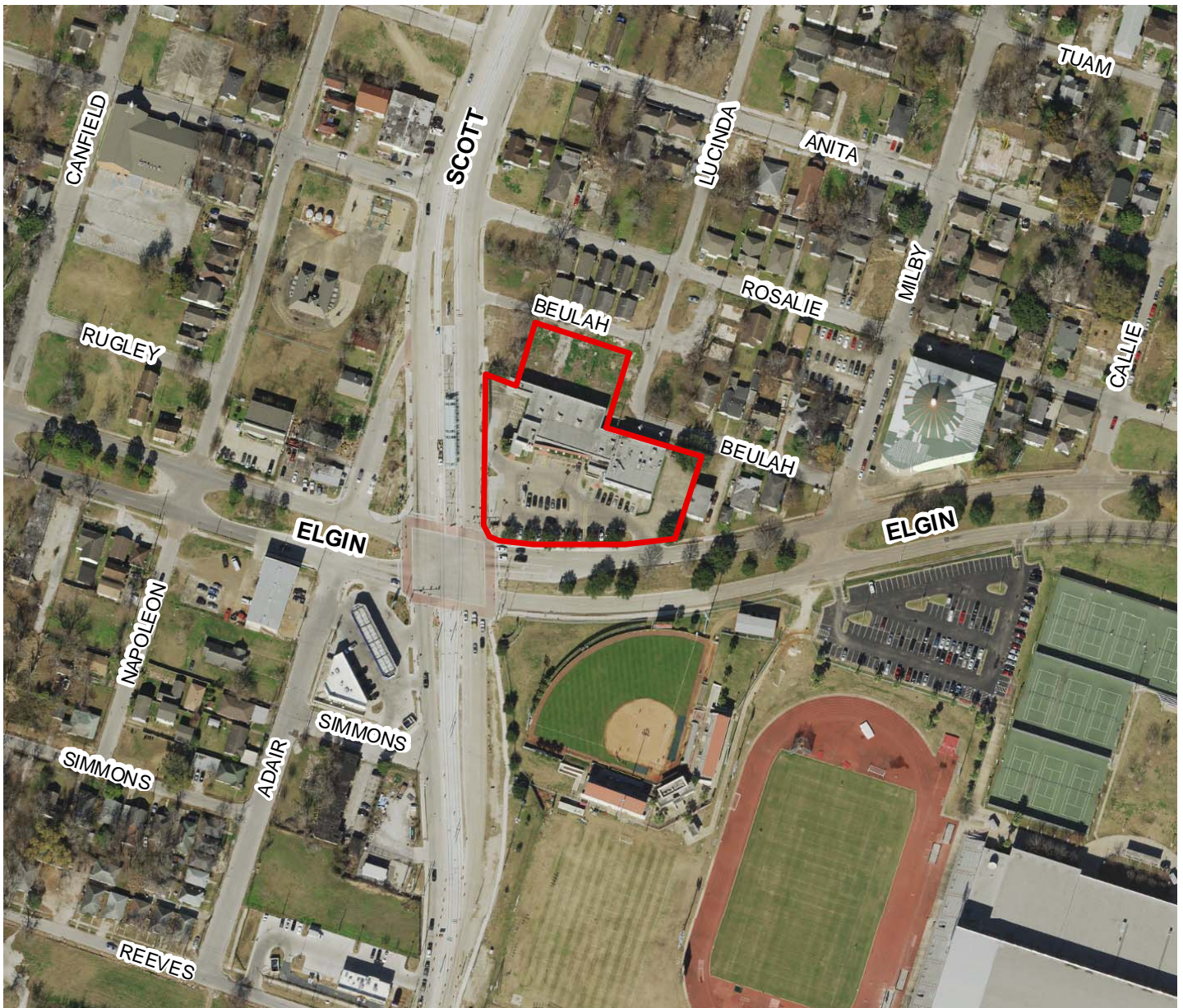
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

Not for regulatory approval, permitting, or construction 06-25-2015

Sanford P. Steinberg
AIA

06-15-2014 Schematic Site Issue

Student Housing
Houston, Texas

Steinberg
Design
Collaborative LLP
ARCHITECTS, PLANNERS
& INTERIORS

40116, Steiner, P. Steinberg, Sanford P. Steinberg, AIA
Houston, Texas 77007
www.spcollaborative.com

JOB NO. 2014.048
SHEET DESCRIPTION Site Plan

SHEET NO. A1.01

Student Housing Preliminary Site

SCALE: 1" = 30'

Houston, Texas

for
Enclave Property Management, LLC

DATA				5 & 6 Story	
11.54%	15	A1	UNITS	Efficiency	392 SF 5,880 SF
19.23%	25	A2	UNITS	1BD/1BA	588 SF 14,700 SF
11.54%	15	C1	UNITS	2BD/2BA	926 SF 13,890 SF
19.23%	25	C2	UNITS	2BD/2BA	1,053 SF 26,325 SF
38.46%	30	G1	UNITS	4BD/4BA	1,348 SF 47,400 SF
130 UNITS				TOTAL FOOTAGE:	128,195 SF

AVERAGE SQUARE FOOTAGE: 986 SQ. FT.

LAND: 1.405 Acres
DENSITY: 92.54 Units/Acre

PARKING PROVIDED:				Standard 8'-6"		Reg		VAN		TA		Total	
1st	25	0	0	1	0	1	1	0	0	0	1	26	Spaces
2nd	39	0	1	0	1	0	1	0	0	1	1	40	Spaces
3rd	39	0	1	0	1	0	1	0	0	1	1	40	Spaces
4th	39	0	1	0	1	0	1	0	0	1	1	40	Spaces
5th	39	0	1	0	1	0	1	0	0	1	1	40	Spaces
6th	39	2	0	0	0	0	0	0	0	0	0	41	Spaces
7th	20	2	0	0	0	0	0	0	0	0	0	21	Spaces
Surface	74	0	2	2	0	0	2	0	0	2	0	76	Spaces
	314	4		6		1	7					325	Total
												2.15%	

RATIO: 2.50 TO 1 Handicap Required Parking 4.50 2% of total provided van required 1,167 1 in 6 of provided Required Parking

MIX			Required Parking	
15	Efficiency	11.5%	1.25	18.75 Spaces
25	1 BR-dble occ	19.2%	1.33	33.25 Spaces
15	2 BR-dble occ	11.5%	1.67	25.05 Spaces
25	2 BR-dble occ	19.2%	1.67	41.75 Spaces
50	4 BD	38.3%	2	100 Spaces

of beds 380
Spaces per bed 0.86

CLUBHOUSE		FLOORPLAN		4400		SF		Parking	
		PORCHES		0		SF		Spaces	
		TOTAL CLUB		4400		SF			

RETAIL	7800 sf	
Parking	9 Spaces	Surface
	19 Spaces	Garage
	28	



Application Number: 2015-1442

Plat Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 07/10/2015

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

Specific Variance is being sought and extent of variance:

Not to widen the Beulah Street right of way from 26.7' on the west and 40' on the east to the required 50'

Chapter 42 Section: 123

Chapter 42 Reference:

Sec. 42-123. Street width exception areas. (a) Except as provided in this section, subdivision plats and development plats for subdivisions and developments within a street width exception area shall not be required to dedicate additional right-of-way for an existing public local street that does not meet the standards of the preceding section. (b) The following are street width exception areas for which additional widening is not required unless the existing right-of-way is less than 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

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

This proposed redevelopment is on the edge of the main campus of the University of Houston at the Scott Street stop on the new light rail line. It is ideally located for students who want to live near, but not on, campus. This development will include retail to serve the students' daily needs. This is the first phase of a multi-phase project intended to create a quality living environment for students at the City's largest university. The developers own additional land across Beulah and Lucinda and may purchase more with an aim to make the complex they are developing a safe pedestrian area. The property was platted in 1905 and 1930 with small streets and lots. It was developed with very small houses which were mostly rentals. Street paving was narrow and lacked curbs. The housing was not well-maintained and is now functionally obsolete. The houses on this property have been demolished and few remain in the immediate area. There is no prospect that the street paving will be reworked and widened by the City; the developers are working with others toward eliminating public traffic in the area north of Elgin to Rosalie and east of Scott to Milby.

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

The area was platted at the beginning of the last century.

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

Adequate vehicular circulation exits on Scott and Elgin, designated major thoroughfares which have been widened and repaved.

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

Granting the variance will assist in the aim of creating a safe pedestrian area for college housing.

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

The justification is the ultimate plan to eliminate these public streets in order to create a safe pedestrian environment.

Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Woodlands Village of Grogans Mill

Lake Woodlands East Shore Sec 18 (DEF1)

Applicant: LJA Engineering, Inc - (Woodlands Office)



D – Variances

Site Location

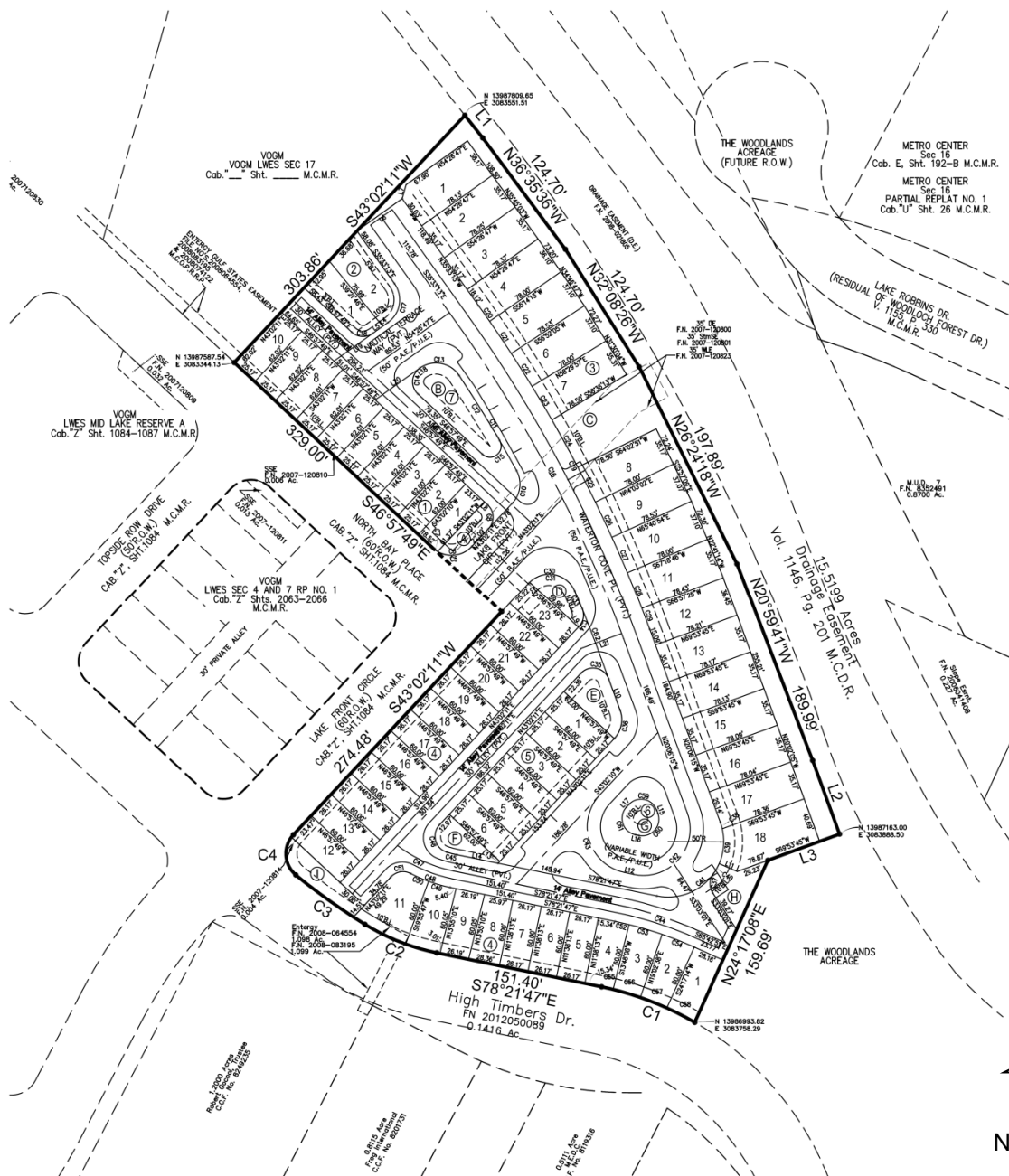
Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 08/06/2015

**Subdivision Name: Woodlands Village of Grogans Mill Lake
Woodlands East Shore Sec 18 (DEF1)**

Applicant: LJA Engineering, Inc - (Woodlands Office)



D – Variances

Subdivision

Houston Planning Commission ITEM: 126

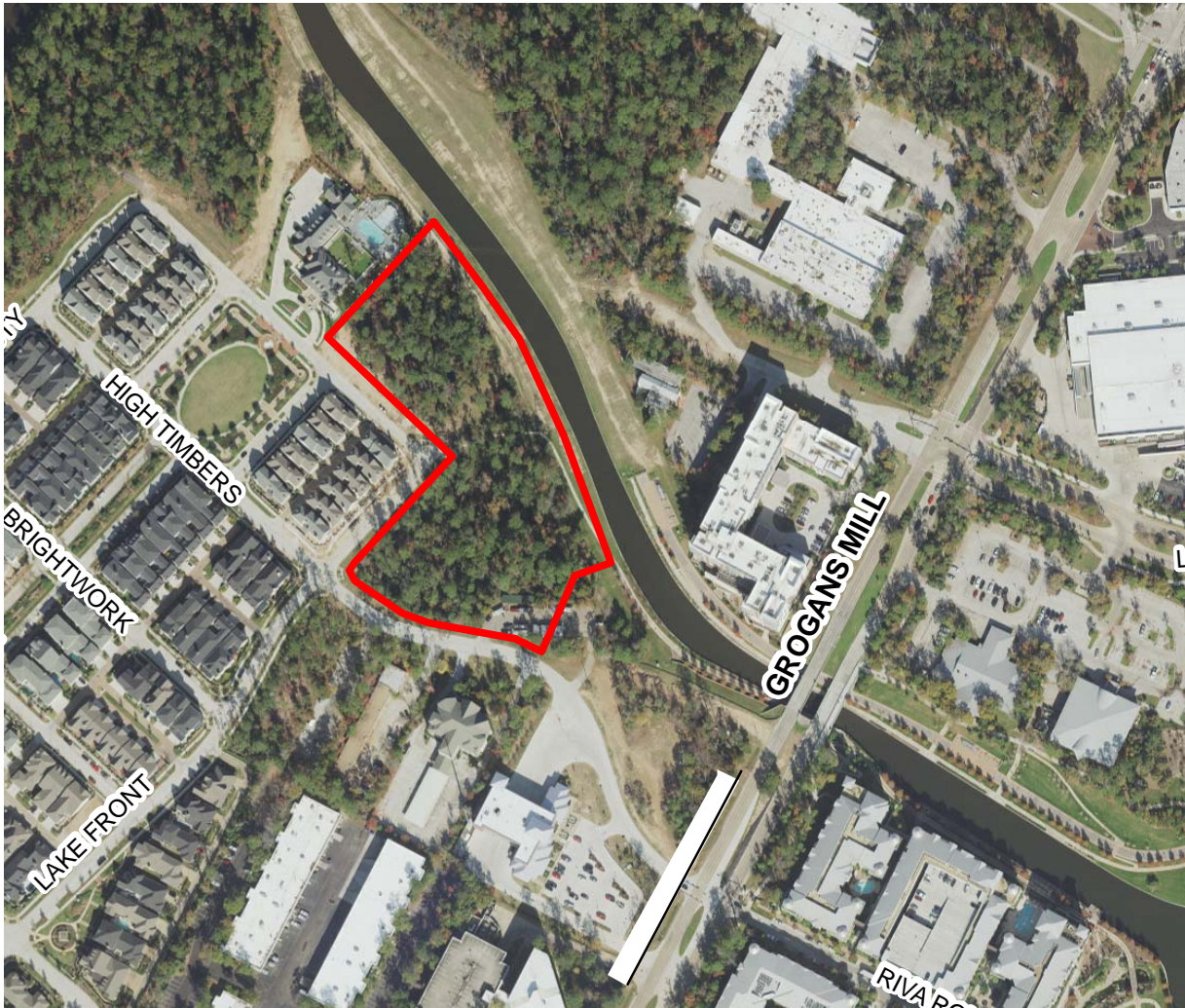
Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Woodlands Village of Grogans Mill

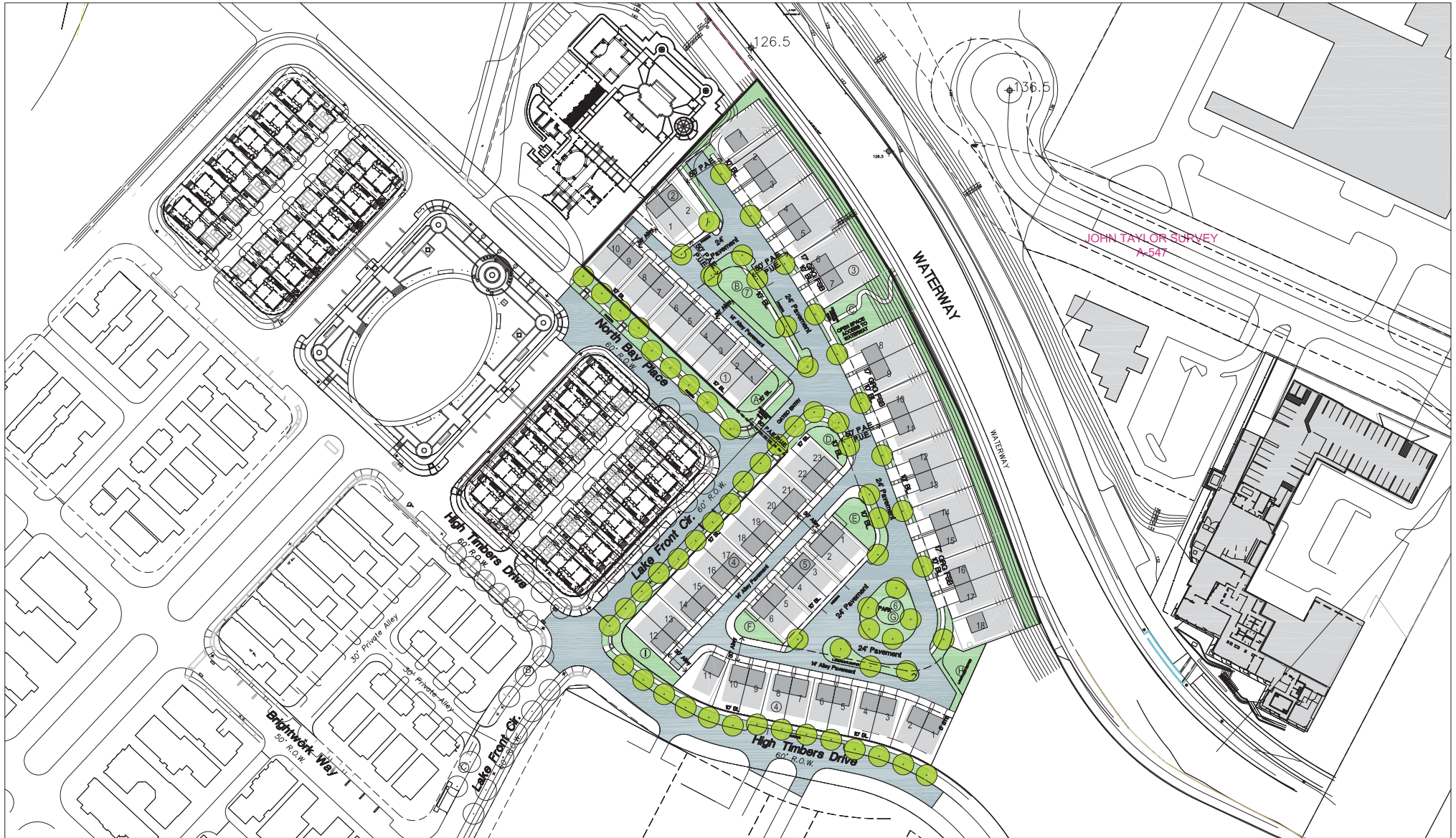
Lake Woodlands East Shore Sec 18 (DEF1)

Applicant: LJA Engineering, Inc - (Woodlands Office)

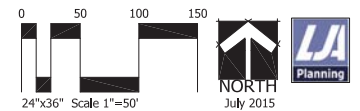


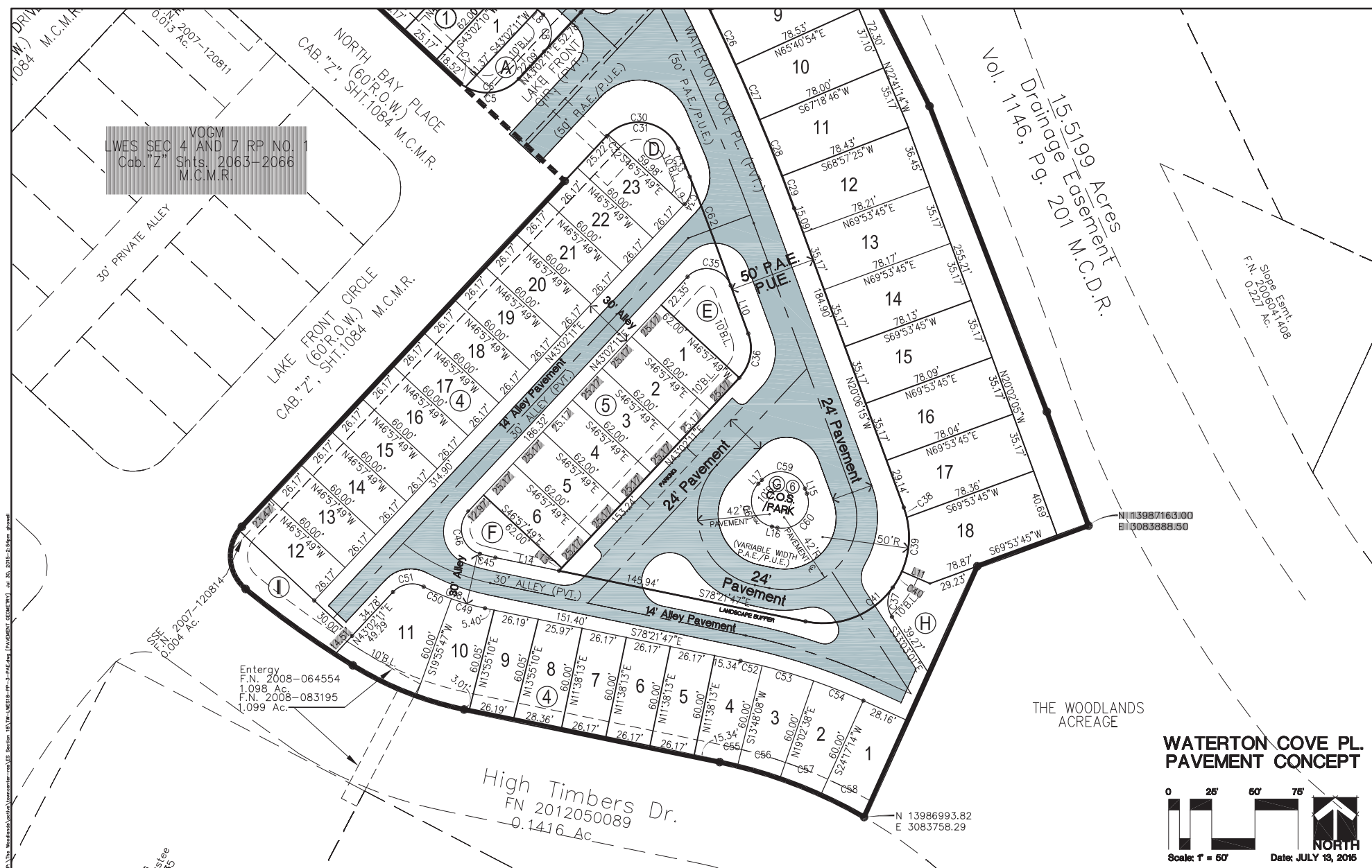
D – Variances

Aerial



Detailed Site Plan
Lake Woodlands East Shore - Section 18
 THE HOWARD HUGHES CORPORATION
 The Woodlands, Texas







Application Number: 2015-1530

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow compensating open space in an adjacent section rather than on-site

Chapter 42 Section: 184

Chapter 42 Reference:

Lot Sizes less than the otherwise applicable minimum prescribed in sections 42-182 and 42-183 of this Code are permitted in subdivisions where compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 421-185 of this Code

Statement of Facts

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

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

We are asking that Compensating open space dedicated in the Woodlands Village of Grogan's Mill, Lake Woodlands East Shore Mid Lake Reserve "A" be allowed to count as compensating open space in lieu of the open space being provided on site. Wyngate Terrace at East Shore, Park Place Brownstones in the Woodlands, Oasis Point, and numerous other sections in the Lake Woodlands East Shore area were approved with compensating open space being provided offsite. Without this variance the developer could not produce high density development that is comparable to downtown living. Instead, larger lots and smaller open space area would have to be provided. These plats as well as this proposed plat are trying to provide high density urban living in The Woodlands setting. The overall compensating open space provided includes several tracts on site that function as open space and pathway greenbelts backing to The Woodlands Waterway.

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

The developer is utilizing the open space that has been set up in a previous plat. It is the intention of this developer and the developer of The Woodlands Lake Woodlands East Shore Sec 18 (New Application) to create high density living and provide a combined open space. Mid Lake Reserve "A" is developed as an urban park meeting the needs of the adjoining properties.

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

The general purpose of Chapter 42 is to provide open space for the residents to enjoy. This general purpose is being preserved by providing areas that actually make sense. Several dispersed open areas throughout the Lake Woodlands East Shore area with amenities like park benches and play areas interconnected by a the pathway greenbelt is a preferable and practical approach to serve the community

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

The compensating open space is close by. It is within the Lake Woodlands East Shore General Plan and is part of the inter-connected open space (green belts and parks) system. This subdivision is using an urban model by providing high density with urban amenities.

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

This variance is by design. Similar type projects have been approved in the subdivisions of Park Place Brownstones, Wyngate Terrace, and Oasis Pointe at East Shore.. This variance would make the type of development proposed feasible. Without this variance the developer could not produce high density development that is comparable to downtown living.



Application Number: 2015-1530

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance: To allow 10' front building lines for Type I P.A.E. or Pvt. Alley served lots. Applicable to Lots 1-2, Block 2 and Lots 1-6, Block 5.

Chapter 42 Section: 158

Chapter 42 Reference:

Sec. 42-158. Private streets; type 2 permanent access easement. The building line requirement for habitable structures along the right-of-way of a private street or type 2 permanent access easement shall be five 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;

An important part of East Shore is creating a pedestrian-friendly environment by eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, East Shore Section 18 has alley served townhome lots facing the public streets with consistent streetscape that has helped established East Shore as an urban garden district. The block has incorporated an internal alley system into the proposed design to allow vehicular access to the back of the lots. The 30' private alley will function like a Type 2 Permanent Access Easement (P.A.E.), but due to Montgomery County rules it must be platted as a "Private Alley". We are seeking a variance to allow the Private Alley to substitute for a Type 2 P.A.E. allowing the lots to face onto the street without driveways interrupting the sidewalk system. In an effort to further enhance the pedestrian feel of the development and to create the streetscape/scene of authentic period architecture, we are requesting the front building line along High Timbers Drive, Lake Front Circle, and North Bay Place to be reduced to 10-feet. Reducing the building line to 10-feet will create a tighter, more "urban" pattern that responds to the streetscape of the development and to that of the overall East Shore area of The Woodlands.

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

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced 10-foot building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk.

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

The aforementioned design elements of reducing building lines and providing alleys and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. In fact, section 42-158 (c) allows a 0-foot front building line when access is provided via a public alley. Our proposal meets this requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

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

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



Application Number: 2015-1530

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow 17' front building lines front loaded lots along the Waterton Cove Pl.

Chapter 42 Section: 159

Chapter 42 Reference:

Collector streets and local streets - Urban area

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;

East Shore Section 18 has lots overlooking the Waterway on an internal private street. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as urban garden district. We are requesting the building lines on the front loading garages be allowed to use the standard for urban areas, 17' for the garage, and 10' for the principle structure.

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

These lots will overlook the pedestrian walkway system along the waterway, and be connected to that system with internal sidewalks along the private street. The 17' setback will be clear of the sidewalks to insure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self imposed, it is designed to create a safer and more inviting place to live and walk.

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

The aforementioned design elements of reducing building lines and providing and enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

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

Granting of the herein requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1530

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To terminate a 50' permanent access easement in a "L" type turnaround

Chapter 42 Section: 42-1

Chapter 42 Reference:

Type 1 permanent access easement shall mean a permanent access easement at least 50 feet in width that is designed and constructed like a public street in accordance with the design manual and contains one or more public utilities in an unpaved portion of the easement.

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;

East Shore Section 18 is planned for attached single family townhome units along the Woodlands Waterway served by a 50' permanent access easement. The triangular parcel allows for a cul-de-sac terminus on the eastern portion of the parcel, but is constrained on the western portion. The developer is requesting an "L" type turnaround be allowed for the terminus of the PAE.

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

An "L" type turnaround is permitted for type 2 PAE's, however Montgomery County does not permit type 2 PAE's. This neighborhood is using a type 1 PAE (50' ROW) for lot frontage on the non-alley lots, and requests a variance to use an "L" type turnaround.

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

Circulation within the neighborhood will be on a combination of private streets and alleys. The termination of each end of Waterton Cove, while unusual, meet the turning radii required for emergency vehicles.

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

The "L" type turnaround has been used in a previous neighborhood in The Woodlands, Village of Panther Creek Section 45, without jeopardizing public safety and welfare. Granting of the herein requested variance will not be injurious to the public health or safety.

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

Economic hardship is not the justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification.

Houston Planning Commission

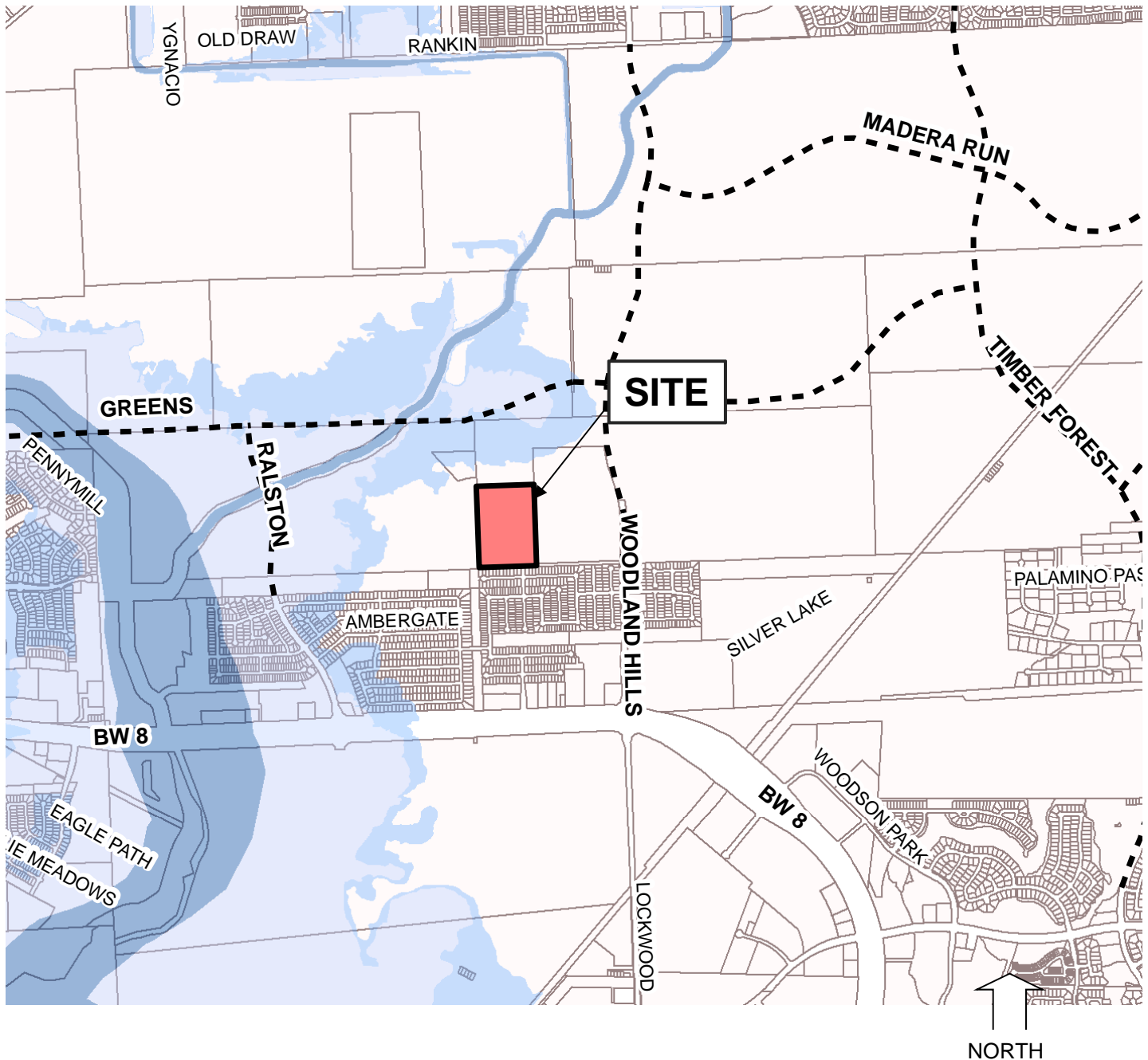
ITEM: 127

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Balmoral Parke Lakes East Sec 2

Applicant: Jones & Carter, Inc. - The Woodlands



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Balmoral Parke Lakes East Sec 2

Applicant: Jones & Carter, Inc. - The Woodlands



F- Reconsideration of Requirements

Aerial

Houston Planning Commission

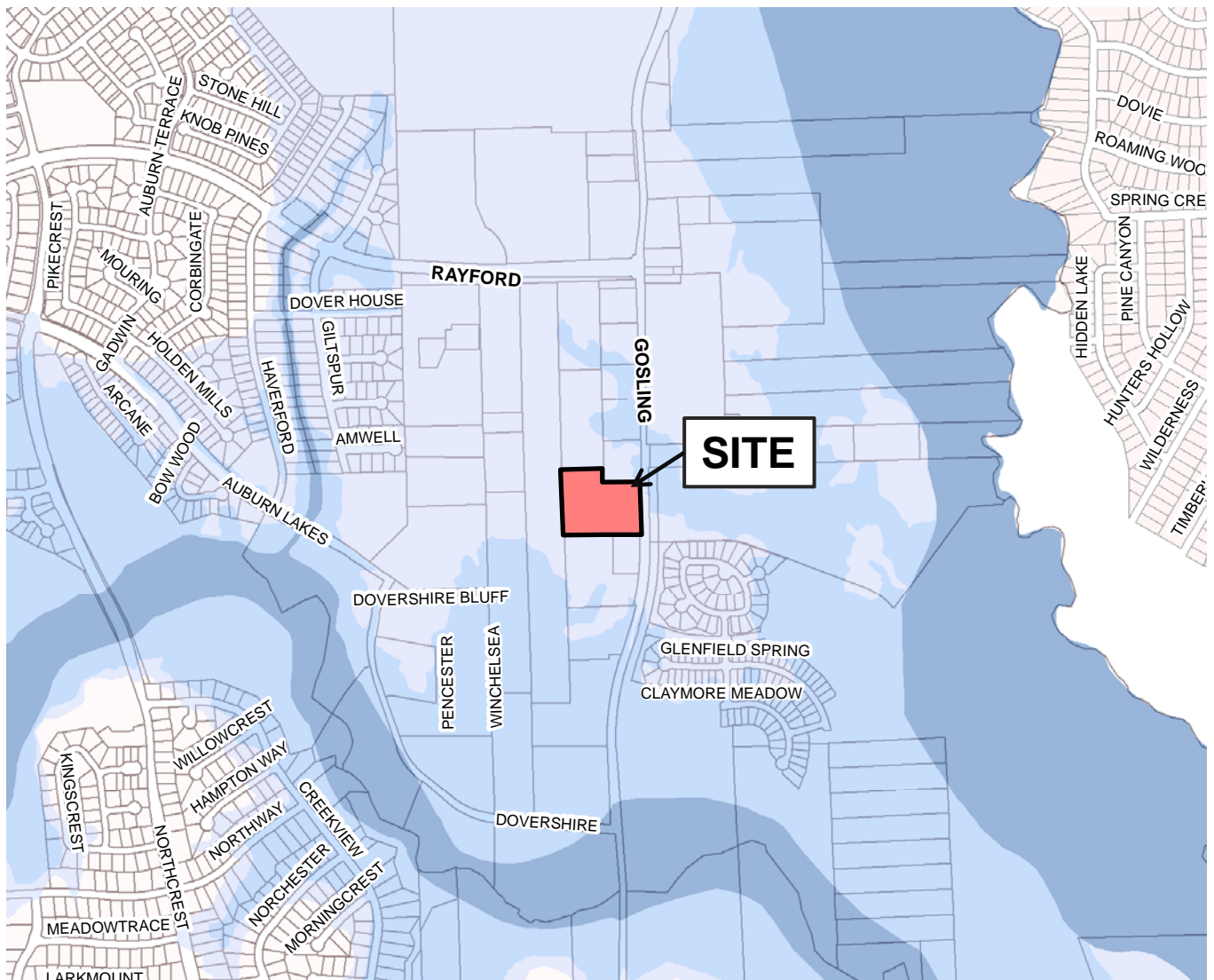
ITEM: 128

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Berry Commercial Plaza

Applicant: Jones & Carter, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

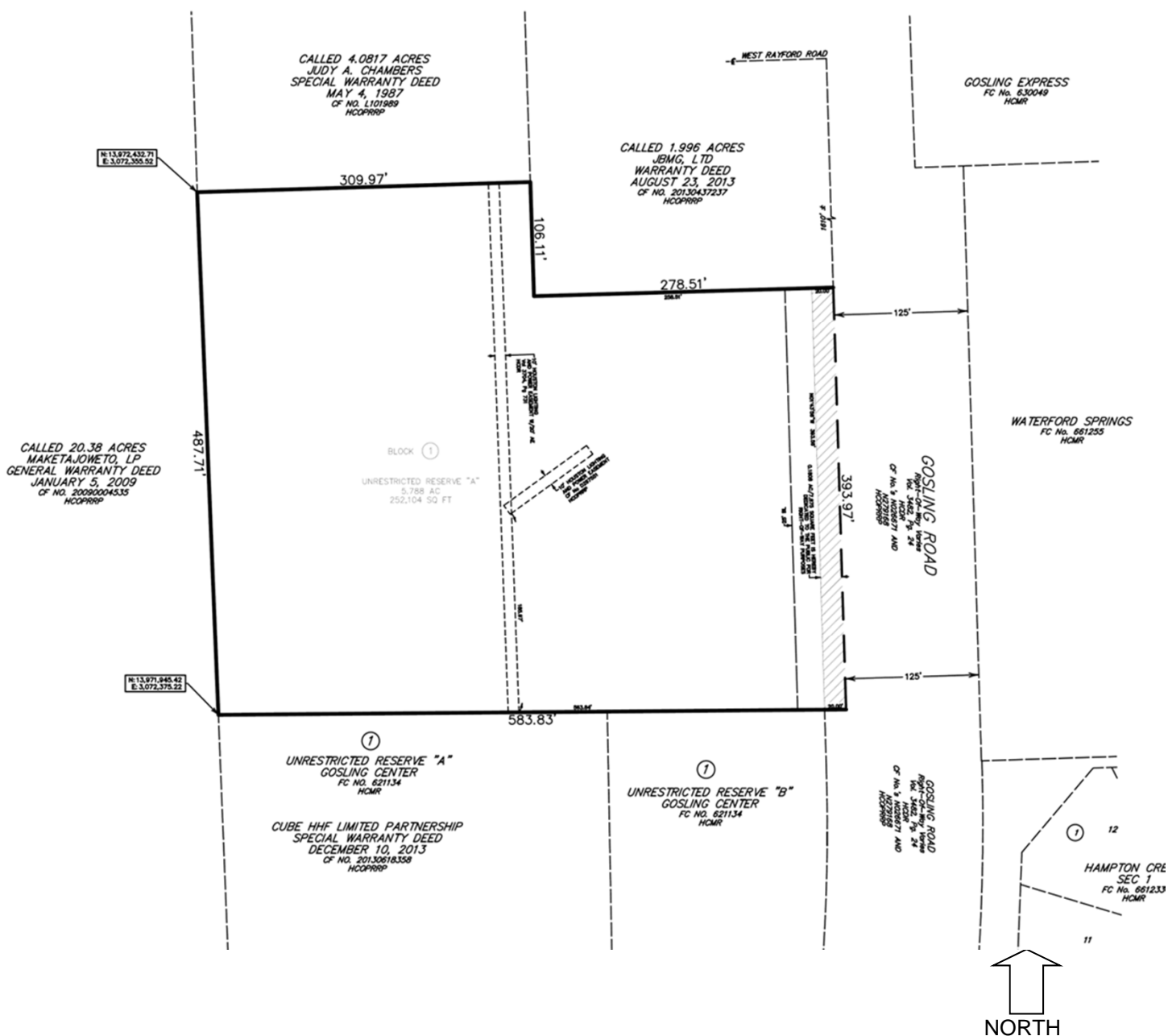
ITEM: 128

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Berry Commercial Plaza

Applicant: Jones & Carter, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

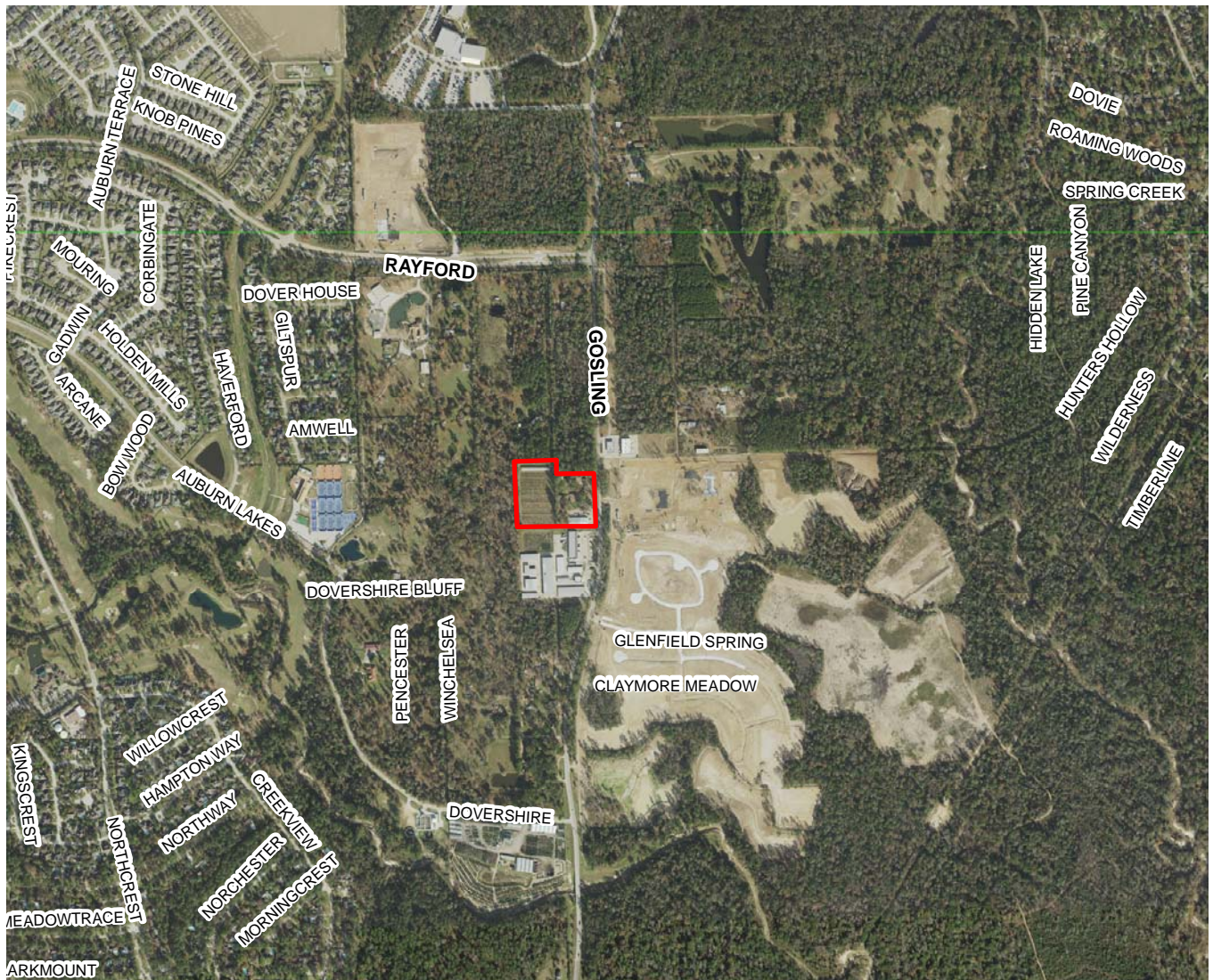
ITEM: 128

Planning and Development Department

Meeting Date: 08/06/2015

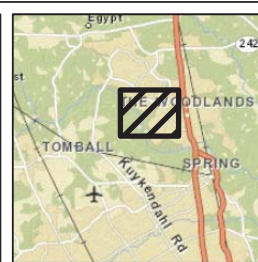
Subdivision Name: Berry Commercial Plaza

Applicant: Jones & Carter, Inc.



F- Reconsideration of Requirements

Aerial



VICINITY MAP

Scale: 1 inch equals 10 miles

LEGEND

- Northhampton Subdivision
- Robert Ward Subdivision
- Cotton Oaks Estates
- Dovershire
- Proposed Berry Commercial Plaza
- Gosling Center

*Aerial Imagery flown January 2014

**Berry Commercial Plaza
Proposed Plat**
HARRIS COUNTY, TEXAS



**Berry Commercial Plaza
Proposed Plat**



1 inch equals 500 feet

Disclaimer:
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

Coordinate System: NAD 83 TX S CENTRAL 4204 FEET
Vertical Datum: NAVD 1988 - 2001 Adjustment



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1633
Plat Name: Berry Commercial Plaza
Applicant: Jones & Carter, Inc.
Date Submitted: 07/27/2015

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

Specific requirement or condition being sought:

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

Chapter 42 Section: 127 (a)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The reason for the reconsideration of requirement is to not meet the 2600-ft intersection spacing requirement along Gosling Road by not providing an east-west public street through the subject tract. A variance request has been submitted.



Application Number: 2015-1633

Plat Name: Berry Commercial Plaza

Applicant: Jones & Carter, Inc.

Date Submitted: 07/27/2015

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

Specific Variance is being sought and extent of variance:

A variance is being sought to not meet the 2,600-foot block length requirement along Gosling Road by not providing an east-west public street through the subject tract.

Chapter 42 Section: 127 (a)

Chapter 42 Reference:

Sec 42-127 (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 proposed Berry Commercial Plaza plat is a 5.9 acre tract located along the west side of Gosling Road in Harris County and within the City of Houston's extraterritorial jurisdiction. West Rayford Road is north of the tract approximately 1,500 feet, and Dovershire Road is approximately 2,200 feet to the south. There are several approved plats and plans in the area surrounding the proposed plat that do not allow for a practical street connection to Gosling Road through the Berry Commercial Plaza property. A General Plan for Dovershire Place as well as 2 final plats for this subdivision were approved by the City of Houston in the last couple of years. Dovershire Place is located approximately 275 feet west and southwest of the proposed Berry Commercial Plaza plat. The northern portion of the General Plan for Dovershire Place does not provide an east-west public street that can be extended east through the Berry Commercial Plaza plat to Gosling Road. It does provide an eastern stubout street approximately 850 feet to the south. West of the proposed Dovershire Place subdivision is a platted large acreage lot and also a platted commercial reserve that is home to The Club tennis facility. Due to these existing plats, a public street cannot be extended westward from Berry Commercial Plaza to an existing public street in this area. To the west and north of the proposed Berry Commercial Plaza tract are platted Northampton sections. There is one eastern stubout street in Northampton Sec 4, but it is over 1,200 feet to the north of the proposed Berry Commercial Plaza plat. Based on these existing conditions, there is not a practical location for an east-west public street. Additionally, the intersection spacing requirement was not imposed on the Gosling Center plat located immediately south of the proposed Berry Commercial Plaza plat. Gosling Center was recorded in 2008 without a public street.

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

The existing developments in the area surrounding this proposed plat are the circumstances supporting the granting of the variance.

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

The intent and general purposes of the chapter will be preserved and maintained due to the fact that this tract, as well as the adjacent developments, have sufficient traffic circulation provided by either Gosling Road or internal neighborhood streets.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the requested variance. Adequate access to the proposed development as well as to the existing nearby developments is available.

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

The circumstances supporting the granting of the variance are based on the existing conditions surrounding the tract which affect the subject property.

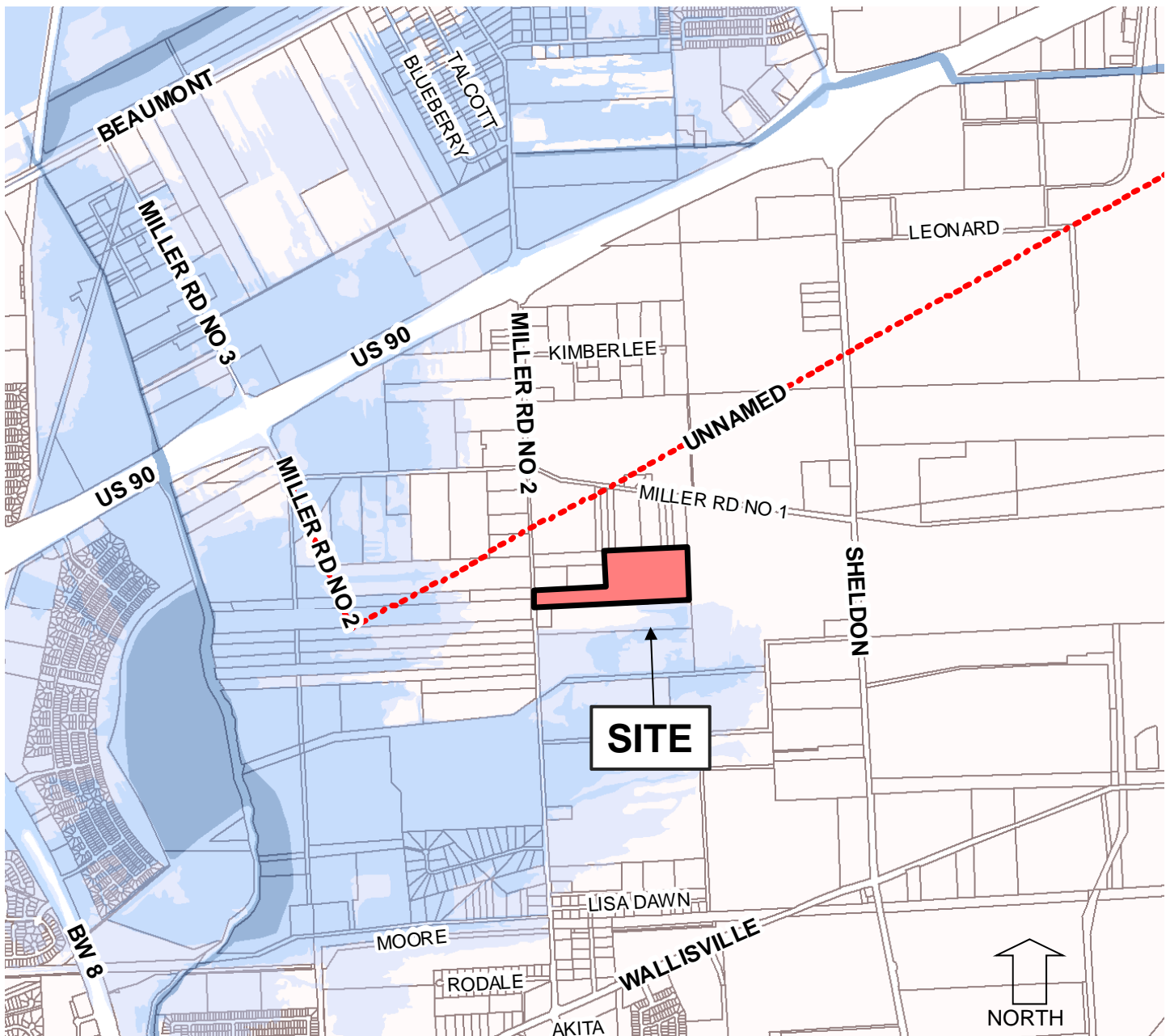
Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Greenwood Addition

Applicant: Baseline Corporation



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Greenwood Addition

Applicant: Baseline Corporation



F- Reconsideration of Requirements

Aerial

GENERAL CONST. NOTES

CODE INFORMATION
APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO: NATIONAL ELECTRICAL CODE (2008 N.E.C.), INTERNATIONAL BLDG CODE 2006, NFPA 5000 BUILDING CONSTRUCTION AND SAFETY CODE, LIFE SAFETY CODE (NFPA 101), TEXAS ACCESSIBILITY STANDARDS, AMERICANS WITH DISABILITIES ACT.

BASIC REQUIREMENTS
PENALTIES AND CODES OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND REQUIRED INSPECTIONS. COMPLY WITH ALL NATIONAL, STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES RELATING TO BUILDING AND PUBLIC SAFETY. PROVIDE ANY REQUIRED TEMPORARY POWER AND UTILITIES FOR ALL TRADES AND ALL CONSTRUCTION TRAILERS. PROVIDE TEMPORARY POWER AND UTILITIES FOR ALL TRADES AND ALL CONSTRUCTION TRAILERS. TEMPORARY LIGHTING AND POWER SHALL BE PROVIDED IN ACCORDANCE WITH OSHA STANDARDS. THE OSHA MINIMUM ILLUMINATION IS 5 FOOT-CANDLES IN GENERAL CONSTRUCTION AREAS, AND TO FC IN MECHANICAL / ELECTRICAL ROOMS AND WORKROOMS. INCLUDED ARE CONNECTIONS TO ALL CONSTRUCTION TRAILERS. THE COST OF THIS WORK IS TO BE INCLUDED IN THE BASE ELECTRICAL BID FOR THE PROJECT.

VISITING THE JOB SITE
VISIT THE SITE OF THE PROPOSED CONSTRUCTION IN ORDER TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE LOCATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED THIS CONTRACTOR FOR WORK OR TIME OBTAINED FROM HIS ORIGINAL PROPOSAL, DUE TO HIS FAILURE TO INFORM HIMSELF REGARDING SUCH MATTERS BEFORE THE PERFORMANCE OF THE WORK IN THIS CONTRACT OR NECESSARY FOR THE INSTALLATION AND COMPLETION OF THE WORK INCURRED HEREIN.

MATERIAL
ALL MATERIALS SHALL BE NEW, MADE IN USA AND ALL LISTED WHERE REQUIRED. MATERIAL INSTALLATION SHALL COMPLY WITH BUILDING REQUIREMENTS AND LISTED BY CONTRACTOR SKILLED IN THEIR PARTICULAR TRADE.

EQUIPMENT PROTECTION
PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.

COORDINATION WITH OTHER TRADES
COORDINATION WITH TRADES OF ADJACENT, RELATED OR AFFECTED MATERIALS OR OPERATIONS, AND WITH TRADES PERFORMING CONTIGUOUS OR THE WORK UNDER SUBSEQUENT CONTRACTS, IS CONSIDERED A PART OF THIS WORK IN ORDER TO EFFECT TIMELY AND ACCURATE PLACING OF WORK AND TO BRING TOGETHER IN PROPER AND CORRECT SEQUENCE THE WORK OF SUCH TRADES. PROVIDE OTHER TRADES, AS REQUIRED, ALL NECESSARY TEMPLATES, PATTERNS, SETTING PLANS AND SHOP DETAILS FOR THE PROPER INSTALLATION OF THE WORK AND FOR THE PURPOSE OF COORDINATING ADJACENT WORK.

FIRE STOPS AND PENETRATION SEALS
ALL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED WITH 3M FIRE RESISTANT FOAM SEALANT, TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION. OTHER SEALING, DURING OR AFTER A FIRE, THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED, SO THAT THE ORIGINAL FIRE RATING OF THE FLOOR OR WALL IS MAINTAINED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

SUBMITTAL DATA
OWNER / REPRESENTATIVE MAY REQUIRE SUBMITTAL DATA. DATA SHALL INCLUDE ITEMS SHOWN ON DRAWINGS AND ADDITIONAL ITEMS REQUESTED BY THE OWNER.
SHOP DRAWINGS
FIELD OR AS-BUILT MARK-UPS ARE REQUIRED TO BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE ARCHITECT / ENGINEER. THESE SHOP DRAWINGS SHALL DOCUMENT CHANGES FROM THE DESIGN DOCUMENT OR SPECIALTY INSTALLATIONS OF INTEREST. COORDINATE WITH THE ARCHITECT / ENGINEER.

COMPLETE SYSTEMS
ALL SYSTEMS SHALL BE COMPLETE AND WORKING AT COMPLETION OF CONSTRUCTION.

FINAL INSPECTION & OPERATING TESTS
ALL SYSTEMS SHALL BE INSPECTED BY THE OWNER / REPRESENTATIVE. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE PRESENT AT THIS INSPECTION. AFTER ALL SYSTEMS HAVE BEEN COMPLETED AND PUT INTO OPERATION, SUBJECT EACH SYSTEM TO AN OPERATING TEST UNDER DESIGN CONDITIONS TO ENSURE PROPER FUNCTIONING OF THE SYSTEMS. SPECIAL TEST OF INDIVIDUAL SYSTEMS ARE SPECIFIED UNDER INDIVIDUAL SECTIONS. THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT DRAWINGS, REPRODUCIBLE TO THE OWNER/ARCHITECT. AFTER THE INSPECTION, ANY ITEMS WHICH ARE NOTED AS NEEDING TO BE CHANGED OR CORRECTED IN ORDER TO COMPLY WITH THESE SPECIFICATIONS AND THE DRAWINGS SHALL BE ACCOMPLISHED WITHOUT DELAY.

WARRANTY
GUARANTEE ALL WORK AND MATERIALS FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER / REPRESENTATIVE. GUARANTEE SHALL INCLUDE: ALL LABOR, PARTS, TRAVEL, SUBSISTENCE, SOFTWARE OWNERS / RE-PROGRAMMING, ETC.

RECORD DRAWINGS
PROVIDE RECORD DRAWINGS HARD COPY ON REPRODUCIBLE MEDIA SHOWING EXACT CHANGES TO DESIGN DOCUMENTS.

LANDSCAPE NOTE

THE PROPOSED WORK IS BEING CONDUCTED ON EXISTING DEVELOPED IMPERVIOUS FRONTAGE. LANDSCAPING IS NOT REQUIRED.

UTILITIES NOTE

NEW ELECTRICAL SERVICES WILL BE COORDINATED AND PROVIDED BY LOCAL PROVIDER.
WATER WILL BE PROVIDED BY EXISTING ON-SITE WATER WELL.
SEWERY WILL PROVIDE A NEW SEPTIC SYSTEM AND DWP EXTERIOR FIELD, BY OTHERS.

UTILITY KEY NOTES

1. DRAINAGE SWALE, PER CIVIL.
2. 12" HD TRENCH SYSTEM, CONTINUOUS HEAVY TRAFFIC GS COVER, CONCRETE SLOPE AT 0.4% UNADJ.
3. EXISTING OUTFALL SWALE TO BE RECONFIGURED PER CIVIL.
4. EXISTING SITE OUTFALL TO BE IMPROVED. SEE CIVIL.
5. ELECTRICAL SERVICE POLE, COORDINATE WITH SERVICE PROVIDER.
6. UNDERGROUND ELECTRICAL SERVICE FEEDER.
7. ELECTRICAL SERVICE EQUIPMENT LOCATION.
8. SEPTIC SYSTEM EQUIPMENT, BY OTHERS.
9. SANITARY PIPING TO PROPOSED SEPTIC SYSTEM, COORDINATE WITH OWNER.
10. SEPTIC SYSTEM DWP FIELD, BY OTHERS.
11. NEW POTABLE WATER LINE TO PROPOSED FACILITIES, COORDINATE WITH OWNER.
12. NEW WATER WELL, SLOTT BY OTHERS.
13. UTILITY ACCESS BOX, SHUT-OFF ENCLOSURE TYPE PER LOCATION.

SITE KEY NOTES

1. REINFORCED CONCRETE DRIVEWAY, SIZE PER PLAN.
2. PRIVATE ROAD EXTENSION, 8" REINFORCED CONCRETE, SEE DETAIL 546/21.21.
3. LAYDOWN YARD AREA PAVING, MILLED ASPHALT PAVING, COORDINATE APPLICATION WITH OWNERS.
4. 8" REINFORCED CONCRETE PAVING, SEE DETAIL 1-4/21.21.
5. 6" CONCRETE CURB AT EDGE OF PAVING, DO NOT INSTALL WHERE FUTURE PAVING THE IN-WAY OCCURS, REESTABLISHED ON NEW FENCE.
6. PROVIDE VEHICLE ACCESS GATES WHERE REQUIRED. SEE 748/C/1.21 COORDINATE WITH OWNER.
7. REINFORCED CONCRETE SIDEWALK, SIZE PER PLAN.
8. PAINTED SURFACE MARKING, TYPE AND DESCRIPTION PER PLAN. COORDINATE WITH ALL PLANS.
9. 10'-WIDE-8'
10. 10'-WIDE-8'
11. TRAFFIC BALLIARD, 18" AT ALL OPENED DOORS AND BUILDING CORNERS SUBJECT TO ACCIDENTAL IMPACT. SEE DETAIL 1/C/1.20.
12. ADA RAMP, SEE DETAIL 2/C/1.20.
13. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 6/C/1.20.
14. ADA HANDICAP PARKING SIGN, SEE DETAIL 548/C/1.20. WHERE MORE THAN ONE SIGN IN THE SAME ROW, AT LEAST ONE SHALL BE AN ACCESSIBLE TYPE.
15. ADA HANDICAP PARKING GROUND MARKING, SEE 848/C/1.20.

SITE LEGEND

SYM.	ABB.	DESCRIPTION	SYM.	ABB.	DESCRIPTION
(XX)	EX	EXISTING IN PARENTHESES	PP	PP	POWER POLE
SD	SD	STORM DRAIN	GM	GM	GAS METER
CB	CB	CATCH BASIN	FH	FH	FIRE HYDRANT
MANH	MANH	MANHOLE	LP	LP	LIGHT POLE
WM	WM	WATER METER			TRAFFIC FLOW

PROPERTY DATA

LEGAL DESC. H.C.A.D. ACCOUNTS
TR 33A & 34A 050-218-000-0540, 25.590 AC
TR 34A-1 050-218-000-0571, 5.019 AC
HOUSTON FARMS TOTAL LAND, 30.609 AC

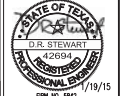
FLOODPLAIN DATA
PER FIRM PANEL MAP 48201007.0L, DATED 6/18/2007. THIS PROPERTY IS SITUATED IN ZONE "X" UNSHOVED.

HC CONSTRUCTION NOTES

- PAVING SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE AND/OR AMENDMENTS OF SAME.
- GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE OBSERVED.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY THE REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLANNING MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
- OWNER TO OBTAIN ALL PERMITS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN HARRIS COUNTY ROAD RIGHTS-OF-WAY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR SHALL CONTACT TEXAS ONE CALL 817-300-5445-DOGS AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATING WITHIN STREET ROW'S OR EASEMENTS.
- ALL WORK, SERVICES AND LABOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE HARRIS COUNTY CODES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO PERFORM THE WORK.
- THE LOCATION OF ALL EXISTING IMPROVEMENTS SHOWN ON THE GRADING & DRAINAGE PLAN SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREAS WHERE OVERHEAD POWER LINES AND GAS LINES EXIST SO AS TO AVOID MAKING CONTACT WITH SAID LINES. THE CONTRACTOR SHALL CONTACT CENTER POINT ENERGY TO INQUIRE FOR ELECTRICAL LINES OR GAS LINES TO BE TURNED OFF OR MOVED, AS REQUIRED.
- THE LOCATION OF ALL UTILITIES SHOWN ON THE GRADING & DRAINAGE PLAN SHOULD BE FIELD VERIFIED. ALSO, OTHER UTILITIES FROM THAT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE FOR LOCATION ALL EXISTING UTILITIES AT THE SITE AND WORK AREA.
- ALL PROPOSED STORM SEWER AND DRAINAGE STRUCTURE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH HARRIS COUNTY REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED OTHERWISE WITHIN THESE PLANS.
- THE GRATES AND BOXES OF PROPOSED AREA INLETS BEING WITHIN THE PROPOSED DRIVEWAYS SHALL BE NOTED FOR HEAVY VEHICULAR TRAFFIC.
- PROPOSED PVC STORM SEWER SHALL BE CONSTRUCTED OF SPT 24 PVC CONFORMING TO ASTM STANDARD D-3034-04. SAID PVC PIPE AND FITTINGS SHALL HAVE PUSH-ON COMPRESSION JOINTS IN ACCORDANCE WITH ASTM STANDARD D-3212.
- EXTENSION POND WILL BE MANAGED BY OWNER.
- NOTE: AUTHORIZATION NOTICE ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DEPARTMENT PERMIT OFFICE REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LINES WITHIN HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY RIGHT-OF-WAY. CONTACT HARRIS COUNTY PERMIT OFFICE AT (713-856-3000).

APPENDIX "D" NOTES

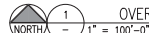
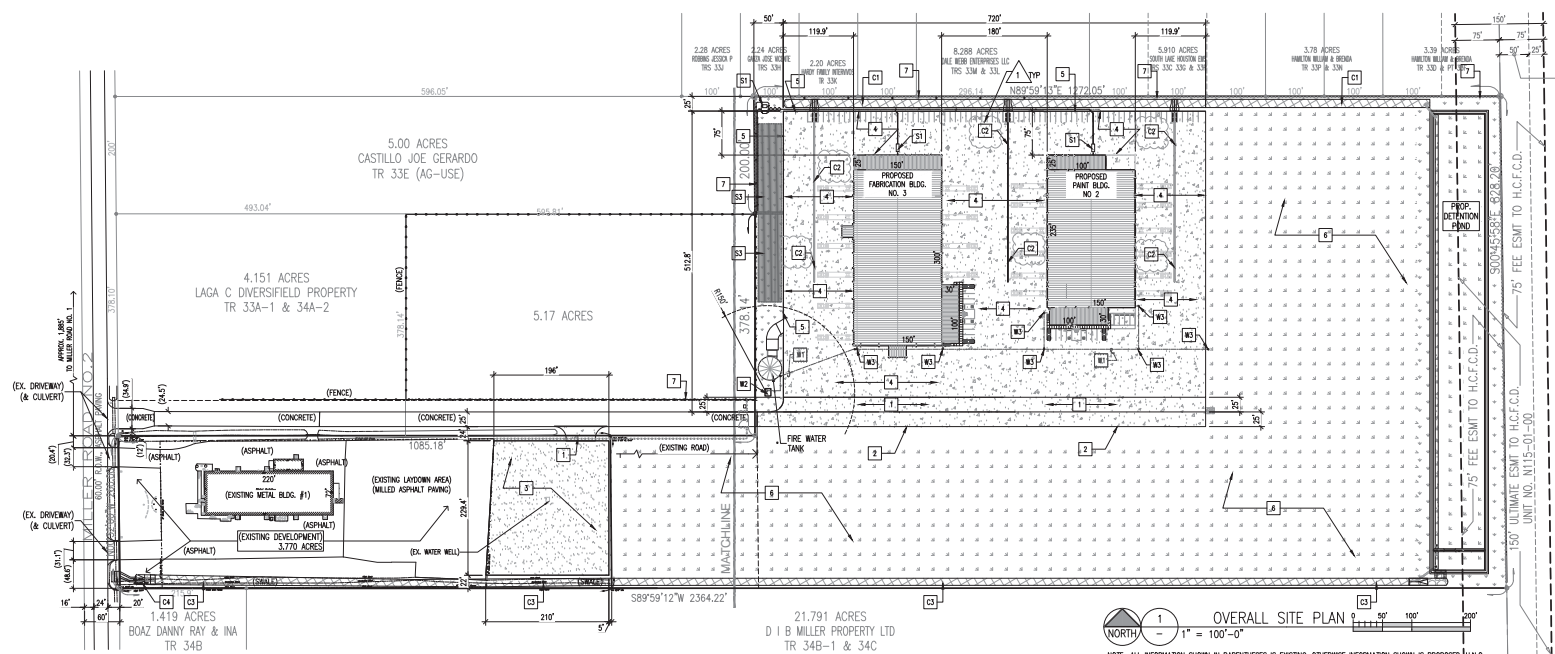
- HARRIS COUNTY CONSTRUCTION NOTES TO BE ON ALL PROJECTS
- 1) WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON'S, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING," DATED (NOVEMBER 1, 2004).
 - 2) REINFORCED CONCRETE (CN CLASS III) STORM SEWERS SHALL BE RETAINED, REBED AND IMPOURED IN ACCORDANCE WITH THE CITY OF HOUSTON'S DRAWINGS 0237-02, 0237-03, 0237-05, 0237-06 AND 0237-07 AS APPLICABLE.
 - 3) ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20) FOOT WIDE EASEMENTS SHALL BE PROVIDED.
 - 4) AN ALTERNATE TO CEMENT STABILIZED SAND MAY BE USED AS BACKFILL FOR PIPES FIFTY-FOUR (54) INCH AND LARGER, FROM 1-FOOT ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. CONTRACTOR MAY BACKFILL WITH SUITABLE MATERIAL PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8) INCH LIFTS AND MECHANICALLY COMPACTED IMMEDIATELY THEREAFTER. STANDARD PROCTOR DENSITY TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT BEGING AND BACKFILL TO ONE (1) FOOT ABOVE THE TOP OF THE PIPE. SHALL BE CEMENT-STABILIZED SAND.
 - 5) ALL PROPOSED PIPE CUT-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8) INCH BROOM WALLS UNLESS OTHERWISE NOTED.
 - 6) THE CONTRACTOR(S) SHALL NOTIFY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT ENGINEERING AND ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR CONSTRUCTION OF UTILITIES (TR 33A-366) AND WRITTEN NOTIFICATION FORTY-FOUR (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 10555 NORTHWEST FREWAY, SUITE 140, HOUSTON, TX 77060.
 - 7) PAVING SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF THE SAME.
 - 8) GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
 - 9) OWNER OR OWNER'S AGENT TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLANNING MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.
 - 10) OWNER OR OWNER'S AGENT TO OBTAIN ALL NOTIFICATIONS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHTS-OF-WAY.



DOUGLAS R. STEWART, P.E.
201 E 42nd - 1102 • 1915 SHADY LANE • CHANNELVIEW, TEXAS 77530
713-462-1102
I am a duly Licensed Professional Engineer in the State of Texas, License No. 26958, Mechanical Engineering, dated 1/19/15. I am the author of the above drawings and I am responsible for the design and construction of the project. I am not responsible for the design and construction of the project if the project is not constructed in accordance with the drawings and specifications. I am not responsible for the design and construction of the project if the project is not constructed in accordance with the drawings and specifications.

SITE & FACILITIES DEVELOPMENT FOR
TECH-FAB
7450 MILLER ROAD #2, HOUSTON, TEXAS 77049
OVERALL SITE PLANNING

ISSUED FOR: DATE:
☐ CONSTRUCTION
☐ PERMIT
☐ PRELIMINARY
REVISIONS:
Clarification changes and general corrections
APPROVED BY:
D.R. STEWART
CHECKED BY:
DSE
DRAWN BY:
P. MCANIEL
SCALE:
AS NOTED
START DATE:
2014-2015
FILE NO.:
Stewart-Commercial-2014
TECH-FAB
DRAWING NO.:
C1.01



NOTE: ALL INFORMATION SHOWN IN PARENTHESES IS EXISTING. OTHERWISE INFORMATION SHOWN IS PROPOSED. UNLESS OTHERWISE NOTED.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1535
Plat Name: Greenwood Addition
Applicant: Baseline Corporation
Date Submitted: 07/24/2015

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

Specific requirement or condition being sought:

To not provide an east-west street through the subject property. To not provide a north-south street through the subject property.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127 Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. 42-128 Along a local street there shall be an intersection with a local street, collector street or major thoroughfare 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:

We are resubmitting this application in order to submit two variance requests. One to not provide an east-west street through the subject property (42-127), the other to not provide a north-south street through the subject property (42-128).



Application Number: 2015-1535

Plat Name: Greenwood Addition

Applicant: Baseline Corporation

Date Submitted: 07/24/2015

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street through the subject property.

Chapter 42 Section: 127

Chapter 42 Reference:

Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 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 westerly portion of the subject tract ("existing development"), which fronts on Miller Road No. 2, is already developed as a commercial business which specializes in heavy metal fabrication of items such as construction equipment, subsea oil and gas equipment, structural steel members and petrochemical plant equipment. The existing development includes a 16,500 square foot (220' x 75') metal building ("main building") which houses the company's offices and manufacturing facility. There are two 20' x 40' metal buildings which protrude southward from the south side of the main building. There is a 20' x 50' metal building which protrudes northward from the north side of the main building. The existing development also includes an asphalt laydown yard on the east side of the main building where heavy equipment and the raw materials for the steel fabrication are stored. These raw materials and equipment are brought into the production area of the existing building on both its north and south sides. There is approximately 40' of land between the north edge of the existing buildings and the northerly property boundary. There is not sufficient land to provide an east-west street on the north side of the existing building. There is approximately 80' between the south edge of the existing buildings and the south property boundary. Of that 80', approximately 31' of that land is paved for trucks and heavy equipment to maneuver and deliver to the building the raw materials and equipment necessary for production. The previously mentioned lay down yard is paved within 20 feet of the southerly property boundary. There is not sufficient land to provide an east west street on the south side of the buildings without requiring the disruption of the existing business, demolition of existing improvements and re-development of the site. The subject tract is being platted to support the expansion of the existing business. A new 48,000 square-foot metal fabrication building and a 40,750 square-foot paint building are proposed in the northeasterly portion of the subject tract. The owners of the subject tract have secured a 60' wide access easement crossing the neighboring properties on the north side of the existing development. The purpose of these access easements is to provide access to the currently undeveloped easterly portion of the subject tract, where the new metal fabrication building and paint shop are proposed. The fact that the owners of the sub

(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 existing development within the westerly portion of the site existed long before the owners contemplated expanding their business to the east. This is demonstrated by the necessity of securing offsite access easements to provide access to the easterly portion of the subject property, to make expansion to the east feasible. The main building was constructed in 1997.

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

Access to Sheldon Road is provided by Miller Road No. 1 to the north of the subject property and by Wallisville Road to the south of the subject property.

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

The existing street pattern of Wallisville Road, Miller Road No. 2, Miller Road No. 1 and Sheldon Road has been in place for over 70 years. Development along Miller Road No. 2 between Wallisville Road and Miller Road No. 1 is primarily heavy commercial/industrial, is primarily large tracts of land, and does not generate the intense traffic generated by residential or retail development. The granting of the variance will preserve the current traffic pattern.

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

The justification for granting of the variance is that there is nowhere for an east-west street to be constructed within the subject property. Constructing an east-west street through the subject property would necessitate the disruption of the existing business and would necessitate demolition of existing improvements associated with the existing business.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1535

Plat Name: Greenwood Addition

Applicant: Baseline Corporation

Date Submitted: 07/24/2015

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

Specific Variance is being sought and extent of variance:

To not provide a north-south street through the subject property.

Chapter 42 Section: 128

Chapter 42 Reference:

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet.

Statement of Facts

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

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

We have a related variance request in which we demonstrate there is insufficient room within the subject property to provide an east-west street. Without an east-west street to tie to, dedicating a north-south street through the subject property would be impractical. It would simply be a right-of-way cutting through the subject property which would terminate at both the northerly and southerly property boundaries. Also, if a north-south street were to be dedicated within the subject property, extension of that street north or south of the subject property would be very unlikely since it is blocked in both directions by existing development.

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

The configuration of the existing development of the subject property and surrounding properties are the justification for granting of this variance. Extension of a north-south street through the subject property is blocked in both directions by existing development. Connection of a north-south street through the subject property to Miller Road No. 2 is impossible since there is insufficient room on the subject property to provide an east-west street.

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

Access to Miller Road No. 1 and Wallisville Road is already provided by Miller Road No. 2 west of the subject property and by Sheldon Road east of the subject property.

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

The existing street pattern of Wallisville Road, Miller Road No. 2, Miller Road No. 1 and Sheldon Road has been in place for over 70 years. Development along Miller Road No. 2 between Wallisville Road and Miller Road No. 1 is primarily heavy commercial/industrial and does not generate the intense traffic generated by residential or retail development. The granting of the variance will preserve the current traffic pattern.

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

The primary justification for granting the variance is the configuration of the existing development of the subject property and surrounding properties.

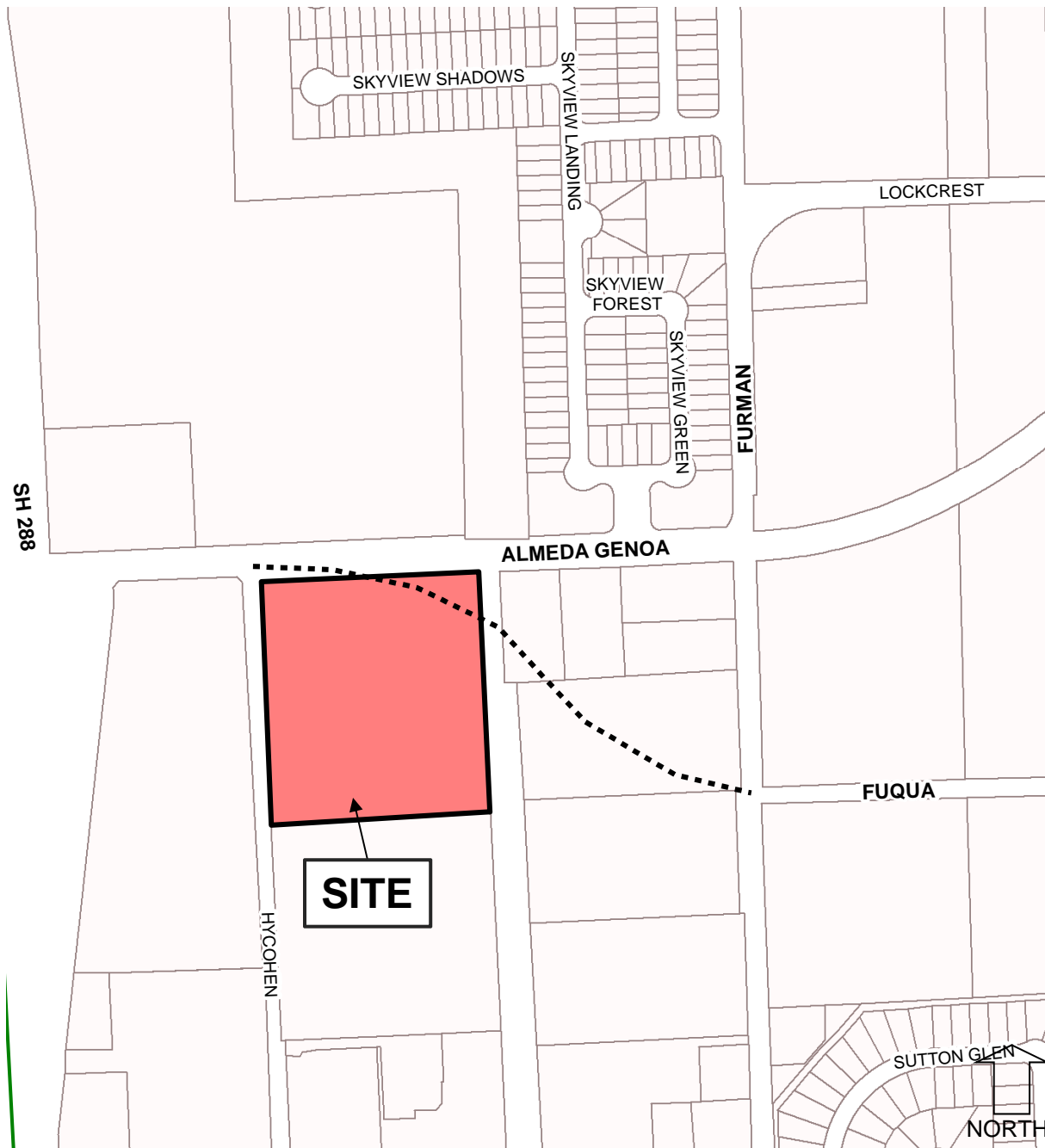
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Hycohen Commercial GP(DEF1)

Applicant: Windrose Land Services, Inc.



F – Reconsideration of Requirements Site Location

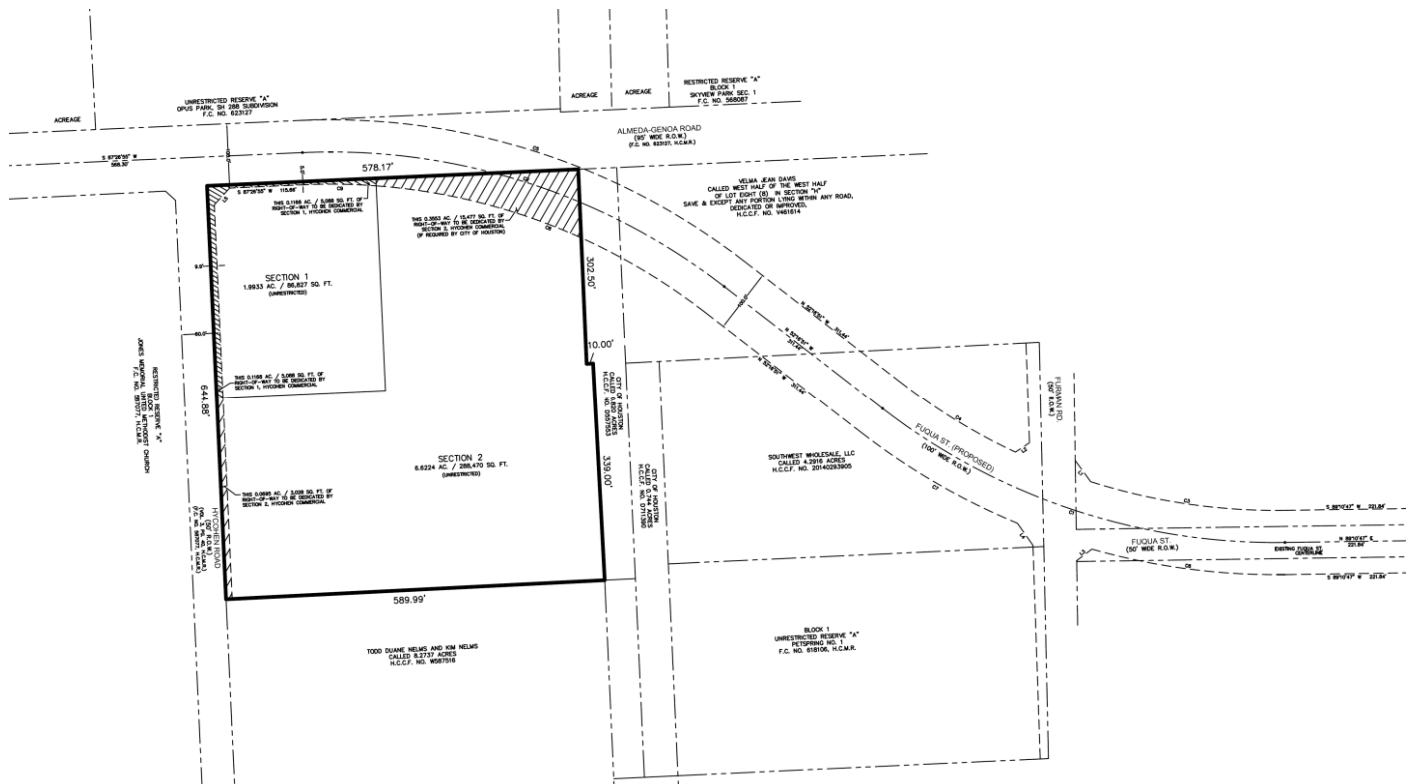
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Hycohen Commercial GP (DEF1)

Applicant: Windrose Land Services, Inc.



F – Reconsideration of Requirements Subdivision

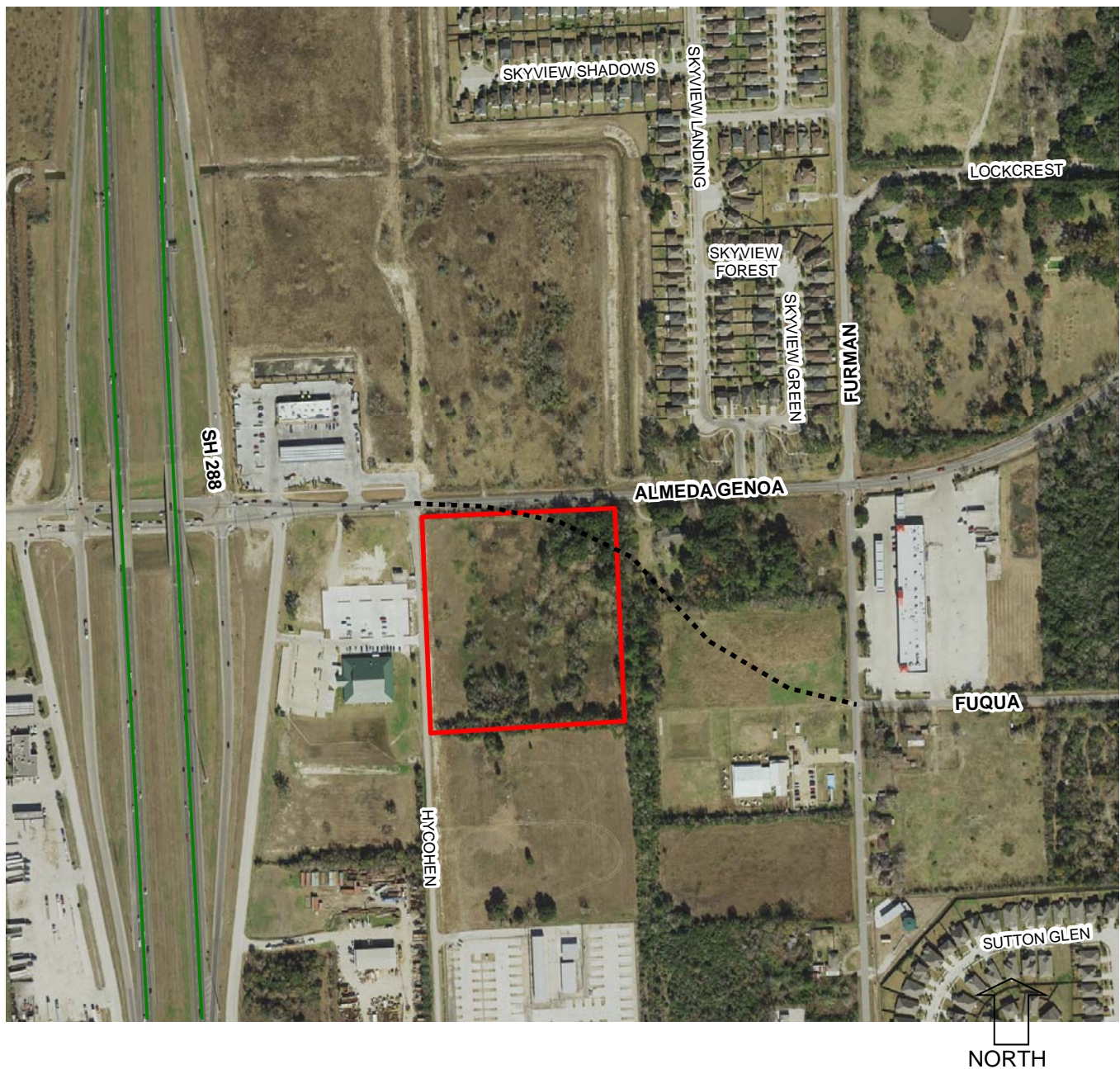
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 08/06/2015

Subdivision Name: Hycohen Commercial GP (DEF1)

Applicant: Windrose Land Services, Inc.



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1496
Plat Name: Hycohen Commercial GP
Applicant: Windrose Land Services, Inc.
Date Submitted: 07/13/2015

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

Specific requirement or condition being sought:

To allow a 1,000' centerline radius on a Major Thoroughfare in lieu of a 2,000' centerline radius.

Chapter 42 Section: 42-132

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.

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:

Fuqua Street is an approximate 2,000 foot segment of major thoroughfare beginning at Furman Road and ending at Almeda-Genoa Road near the intersection with State Highway 288. The proposed Fuqua extension alignment, which was developed in 1995, cuts through an existing shopping center parking lot, crosses Furman, runs through two vacant tracts of land, crosses a flood channel, and intersects at an oblique angle at the intersection of Almeda-Genoa Road and Hycohen Road. Mr. Robert Hughes (the "applicant") owns the property at the southeast corner of Hycohen Road and Almeda-Genoa Road. Mr. Hughes is selling the property to Susser Petroleum Corporation who plans to build a fuel station. The proposed alignment is no longer viable due to existing development, existing traffic patterns, and the issues associated with trying to intersect Almeda-Genoa, Fuqua and Hycohen so close to State Highway 288. Allowing a 1,000' centerline radius will aid traffic flow, reduce congestion, and push the proposed intersection further to the east. Pushing the intersection further east and coming in to Almeda-Genoa at a less-severe angle results in a more viable intersection design. Not only is staying as far away from State Highway 288 beneficial from a traffic flow and stacking standpoint, but the proposed alignment would consume less of Almeda-Genoa to facilitate a signalized interchange than the existing option. If the decision is ever made to extend Fuqua, the proposed alignment is as close as the City can hope to get to a safe, viable alignment that accounts for existing development conditions.



Application Number: 2015-1496

Plat Name: Hycohen Commercial GP

Applicant: Windrose Land Services, Inc.

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

To allow a 1,000' centerline radius on a Major Thoroughfare in lieu of a 2,000' centerline radius.

Chapter 42 Section: 42-132

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.

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;

Fuqua Street is an approximate 2,000 foot segment of major thoroughfare beginning at Furman Road and ending at Almeda-Genoa Road near the intersection with State Highway 288. The proposed Fuqua extension alignment, which was developed in 1995, cuts through an existing shopping center parking lot, crosses Furman, runs through two vacant tracts of land, crosses a flood channel, and intersects at an oblique angle at the intersection of Almeda-Genoa Road and Hycohen Road. Mr. Robert Hughes (the "applicant") owns the property at the southeast corner of Hycohen Road and Almeda-Genoa Road. Mr. Hughes is selling the property to Susser Petroleum Corporation who plans to build a fuel station. The proposed alignment is no longer viable due to existing development, existing traffic patterns, and the issues associated with trying to intersect Almeda-Genoa, Fuqua and Hycohen so close to State Highway 288. Allowing a 1,000' centerline radius will aid traffic flow, reduce congestion, and push the proposed intersection further to the east. Pushing the intersection further east and coming in to Almeda-Genoa at a less-severe angle results in a more viable intersection design. Not only is staying as far away from State Highway 288 beneficial from a traffic flow and stacking standpoint, but the proposed alignment would consume less of Almeda-Genoa to facilitate a signalized interchange than the existing option. If the decision is ever made to extend Fuqua, the proposed alignment is as close as the City can hope to get to a safe, viable alignment that accounts for existing development conditions. If the Commission grants the variance request, the applicant will be able to pursue his plat and be subject to realistic right-of-way taking requirements. If the Commission does not grant the variance then the applicant will have to give up a significant amount of right-of-way and set the development in a permanent, disjointed location in response to an alignment that is no longer viable.

(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 self-imposed hardship. The circumstances supporting the variance are based upon the development conditions, including severe limitations caused by existing land uses, flood control infrastructure and incompatible location of the planned intersection point of two major thoroughfares.

(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. The existing, planned alignment cannot provide either. The alignment proposed by the applicant, while not ideal, is the best available solution aside from not extending Fuqua at all. Because there are two major collectors (Alameda-Genoa, Furman) and one thoroughfare (Fuqua) planned to intersect with each other at oblique angles within 1,600 feet of a Freeway (State Highway 288), no solution outside of a grade-separation will alleviate future traffic congestion. At least the applicant's alignment will limit the amount of dead-space on Alameda-Genoa that is consumed by the signalized interchange and it will provide an intersection node that is as far away from State Highway 288 as possible.

(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 1,000' centerline radius is in accordance with the City's proposed street design standards and the reduced radius will not negatively affect the flow of traffic. Conversely, requiring the 2,000' centerline radius would result in an interchange that would be inefficient and unsafe given the existing street network and development patterns.

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

The physical characteristics of the site, the surrounding development patterns, and the comparative benefit to the public of the proposed alignment over the existing alignment are the justifications for the 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		
Replats.com	Dave Strickland	281-705-4297	dave@replats.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1004 Barkdull Street	15078860	77006	5356	493W	C
HCAD ACCOUNT NUMBER(S):		0360300000020			
PROPERTY LEGAL DESCRIPTION:		Trs. 4A-1 & 5D, Blk. 24, Turner N P Subdivision			
PROPERTY OWNER OF RECORD:		Lynda Wood			
ACREAGE (SQUARE FEET):		.048 AC (2090 SF)			
WIDTH OF RIGHTS-OF-WAY:		50'-0" ROW			
EXISTING PAVING SECTION(S):		26'			
OFF-STREET PARKING REQUIREMENT:		complies			
OFF-STREET PARKING PROVIDED:		complies			
LANDSCAPING REQUIREMENTS:		complies			
LANDSCAPING PROVIDED:		complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Slab, East Wall, West Wall, Garage Door, Columns Header and Foundation			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		4 story townhome, 3100 SF			

PURPOSE OF VARIANCE REQUEST: To allow a partially-demolished townhome (in compliance with the Building Code of the City of Houston) to be rebuilt at a 0' building line instead of the required 10' building line for a three story townhome.

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

APPLICANT'S STATEMENT OF FACTS

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

This property is a townhome on a local residential street of similar townhomes on small lots, all with zero lot line construction in the front and with party walls on both sides. Following demolition of most of the structure, as described below, Chapter 42-150 would dictate a minimum building line requirement of the "lesser of 10 feet or the greatest platted building line on the single family residential" for the second and third stories of the townhome.

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

Most of the structure of the existing townhome was demolished due to Hurricane Ike damage and related deterioration of structural members and wood framing. The owner desires to rebuild to the same front lot line as was allowed for the original townhome, which is precisely the same as all other townhomes on the block. The lot line determined per Chapter 42-150, which became effective after the townhomes on this block were developed, would make it impossible to replace the townhome, or any other residential structure, on this lot. To replace the townhome structure, one must use the existing foundation, (a monolithic slab shared by all townhomes on this block), which connects to party walls shared on both sides and which contains plumbing and electrical connections in place and connected through adjoining structures. A structure cannot be built on that foundation without using the original lot line, and even if such construction were possible, the structure would be too small to be feasibly used as a townhome. Thus, without the requested variance this property could not be used for any purpose. The existing foundation cannot be altered or adjusted and the party walls are designed as structural interior walls. Plumbing grounds and electrical grounds are already in place and run under the monolithic slab. Neither the walls nor the foundation could be altered to accommodate any lot line other than the lot line to which the townhome was originally constructed.

(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;

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;**

Structural demolition resulted from damage caused by Hurricane Ike and related deterioration of the structural members and framing. This was not a voluntary or elective remodeling of the structure. The townhome would have been unsafe and could not have been used in its deteriorated condition. Applicant accordingly requested and was granted a structural demolition permit and completed the demolition work as permitted.

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

The result will be the reconstruction of the townhome to the same lot lines and overall plan as the original townhome. The property will consist of a residential townhome with four bedrooms and three and one-half baths. The townhome will thus be consistent with others on the block, as originally built and as the block appears today. In fact, not to allow the variance so that reconstruction can proceed would leave an unusable partly-built structure that would be unsightly for the neighborhood and a potentially dangerous nuisance as well.

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

The granting of the variance will protect the public health, safety and welfare by allowing the applicant to complete the reconstruction of a townhome rather than leaving a vacant, partially demolished structure on the property.

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

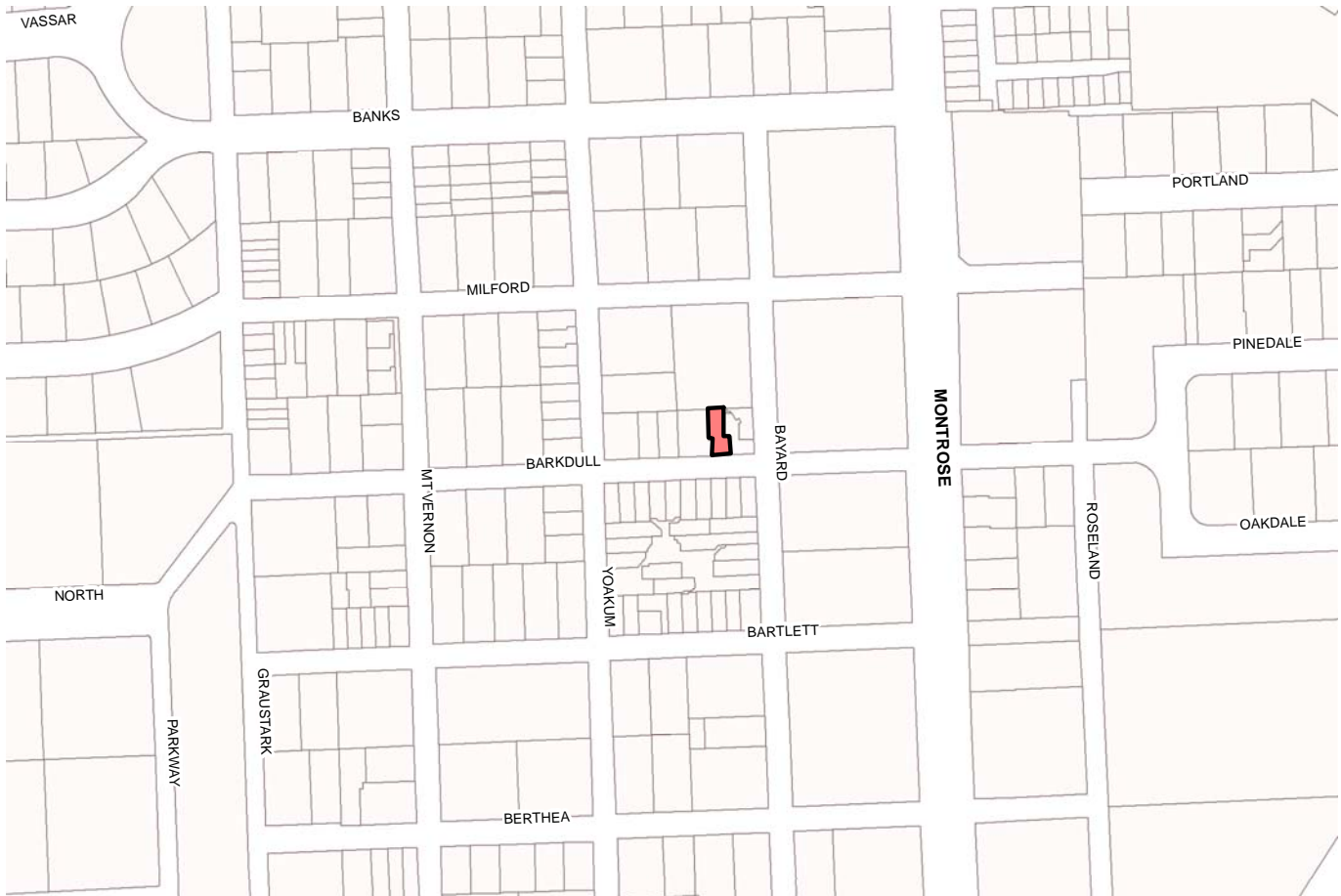
This property has been the personal residence of the applicant for many years. The applicant desires to complete the reconstruction so that she can return to her home..

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 142

Meeting Date: 08.06.15

Houston Planning Commission

AERIAL MAP

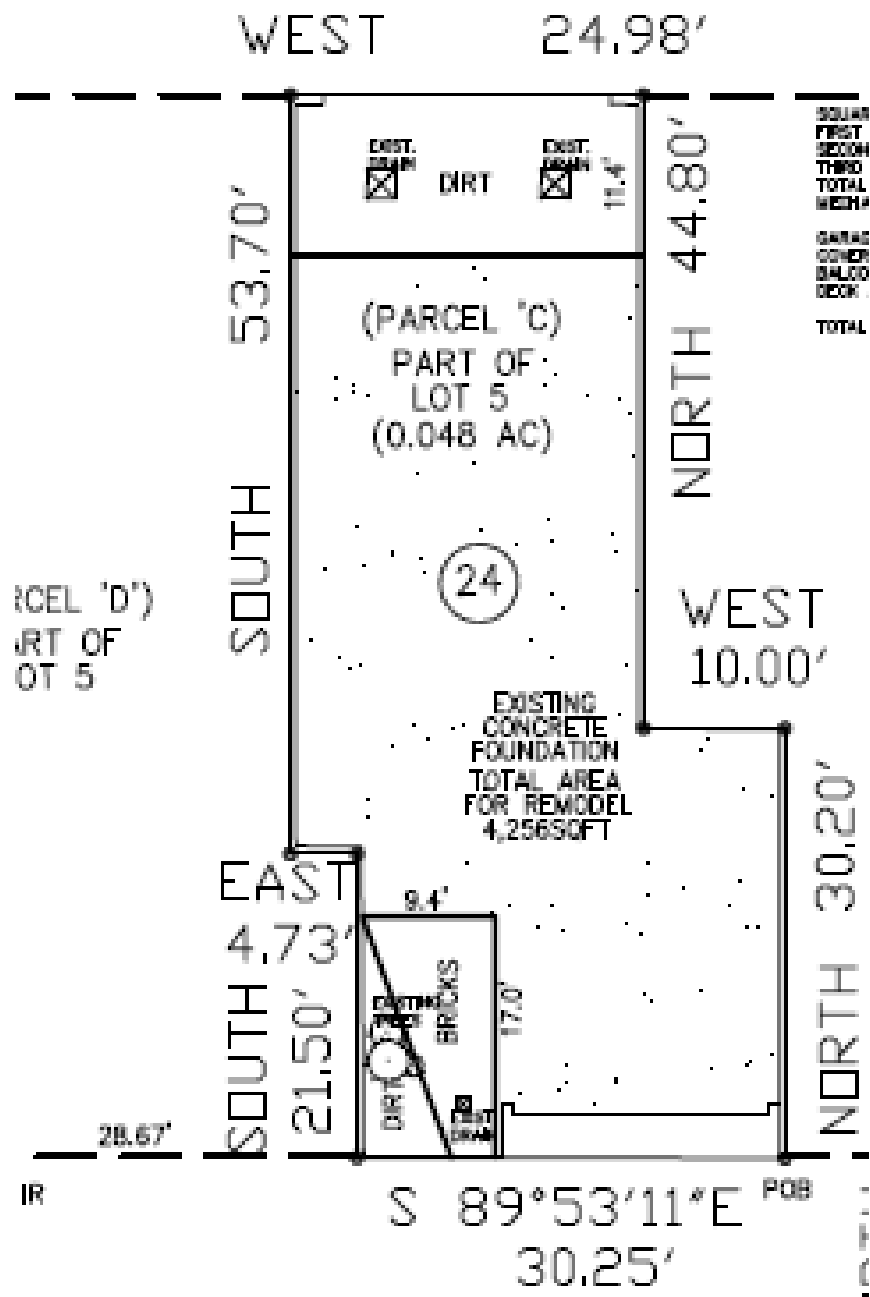


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

SITE PLAN

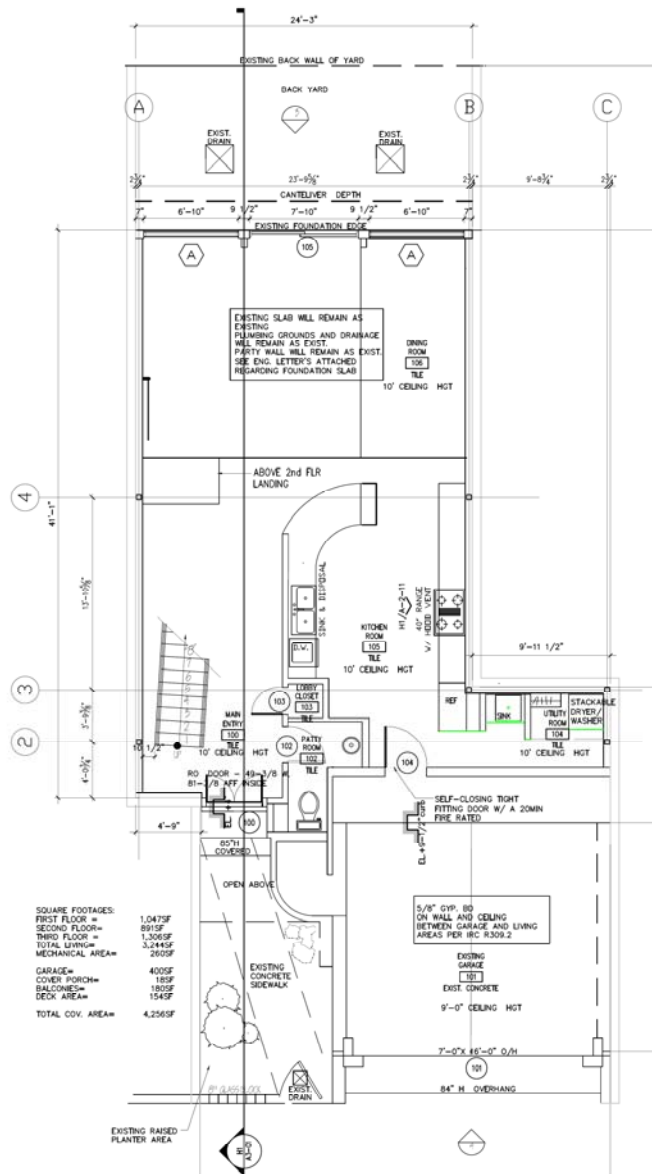


DEVELOPMENT PLAT VARIANCE



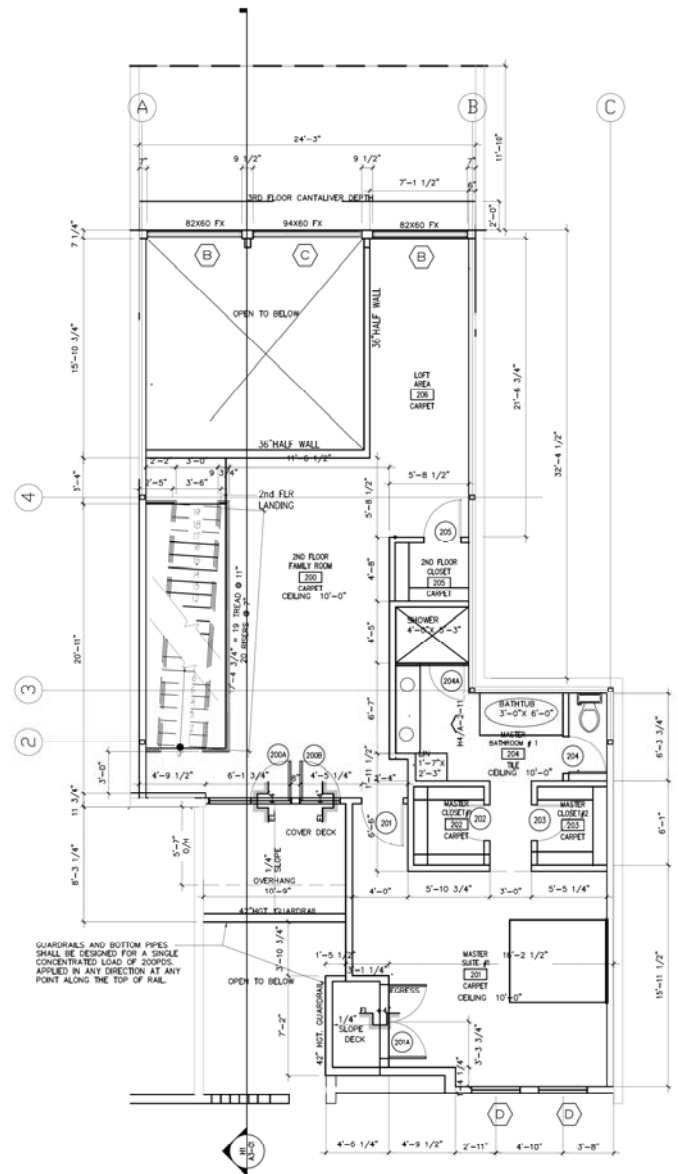
Houston Planning Commission

PROPOSED FLOOR PLANS



ARCHITECTURAL - FLOOR PLAN LEVEL - 1

1/4" = 1'-0"



ARCHITECTURAL - FLOOR PLAN LEVEL - 2

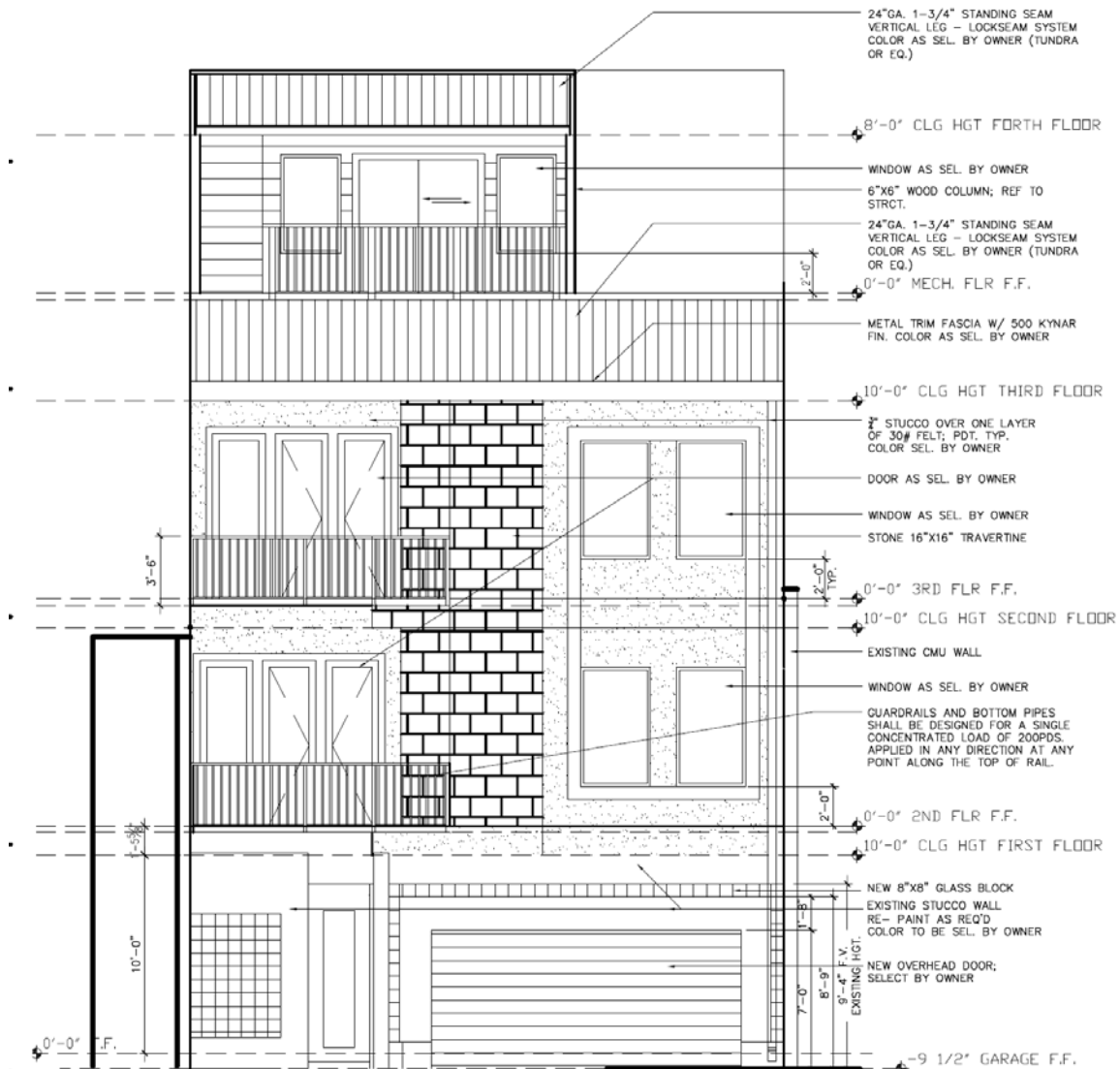
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Newberry Campa Architects	Clint Johnson	713-862-7992 x103	clintj@newberriycampa.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5202 Chesapeake Way	15049490	77056	5156B	491U	G

HCAD ACCOUNT NUMBER(S): 0791500040009
PROPERTY LEGAL DESCRIPTION: LT 9 BLK 4 Del Monte Sec 2
PROPERTY OWNER OF RECORD: Robert E & Earnell S Estill
ACREAGE (SQUARE FEET): 12,410 sq.ft.
WIDTH OF RIGHTS-OF-WAY: Sage Road: 60' R.O.W., Chesapeake Way: 60' R.O.W.
EXISTING PAVING SECTION(S): Sage Road: approx.. 40', Chesapeake Way: approx.. 24'.
OFF-STREET PARKING REQUIREMENT: 2 Spaces
OFF-STREET PARKING PROVIDED: 4 Spaces
LANDSCAPING REQUIREMENTS: 2 Trees - New or Preserved
LANDSCAPING PROVIDED: Preserved (1) 30" Oak and (1) 20" Elm

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-Story 3,166 sq.ft. single family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2-Story 5,991 sq.ft. single family residence

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along Sage Road, a major thoroughfare, in lieu of the required 25' building line per ordinance.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The lot at 5202 Chesapeake Way has a side yard that abuts Sage Road. The original neighborhood plat has 10-foot setbacks for lots with side yards on Sage. There was an existing house on the lot that was 11.1 feet away from the property line and the proposed structure will be 12.5 feet from the property line. The lot also has an existing curb cut on Sage that we intend to use and have provided the necessary turnaround area and visibility to ensure the safety of the public traveling on Sage Road. The purpose of this variance is to allow the proposed structure to observe the 10-foot setback as originally platted during the formation of the neighborhood.

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**

Enforcing a 25-foot side yard setback along Sage Road would reduce the buildable width of Lot 9, Block 4 of Del Monte Section 2 by 36.1% of the original width of the lot.

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

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

The side yard building line on the recorded plat of Lot 9 Block 4 of Del Monte II is 10-feet. The hardship was imposed by the 25-foot setback created on the long side of lot 9 Block 4 by Ordinance 42-150.

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

The intent of Chapter 42 will be preserved in that the streetscape along Sage would not be altered in any way that is inconsistent with the existing section of Sage Road. Additionally, the existing multi-family residential and commercial developments on the East side of Sage Road have various building setback requirements ranging from 0-15 feet. The variance request is keeping with the original plat for the neighborhood with 10-foot side yard setbacks on Sage and is consistent with the setbacks for other single family residences on lots with a side yard on the West side of Sage Road. See attached photo exhibits.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Granting of the special exception would not change the make-up of the buildings along Sage Road in a significant way; therefore wouldn't create any danger to public health, safety or welfare.

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

The justification for the variance is based on the presumption that ordinance 42-150 reduces the buildable area of the Lot 9 Block 4 of Del Monte II more than is reasonable to ask of the property owners.

DEVELOPMENT PLAT VARIANCE



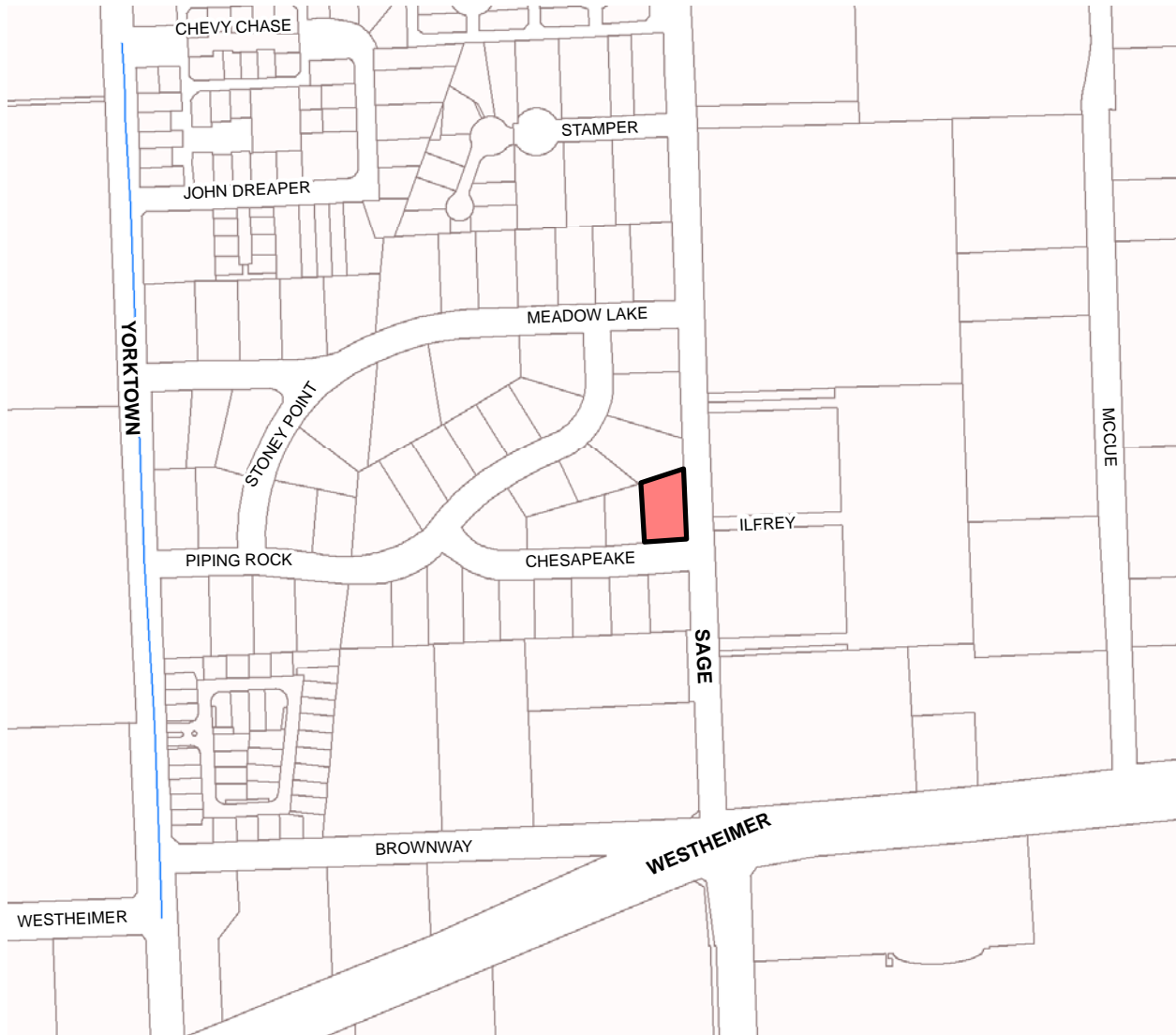
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 143

Meeting Date: 08/06/2015

Houston Planning Commission

SITE LOCATION MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 143

Meeting Date: 08/06/2015

Houston Planning Commission

AERIAL MAP



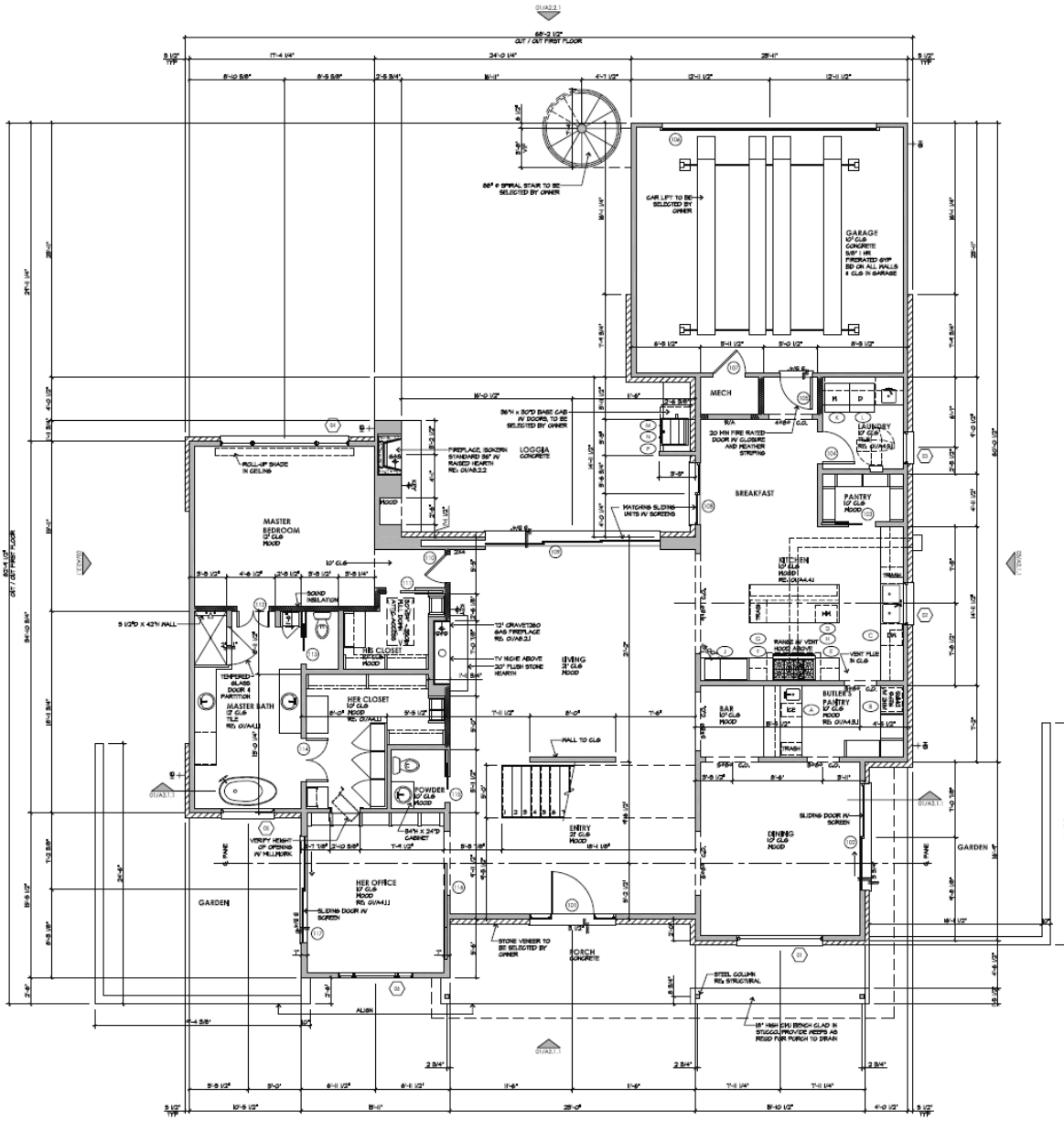
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED FLOOR PLANS

Proposed First Floor Plan



01 FLOOR PLAN
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE

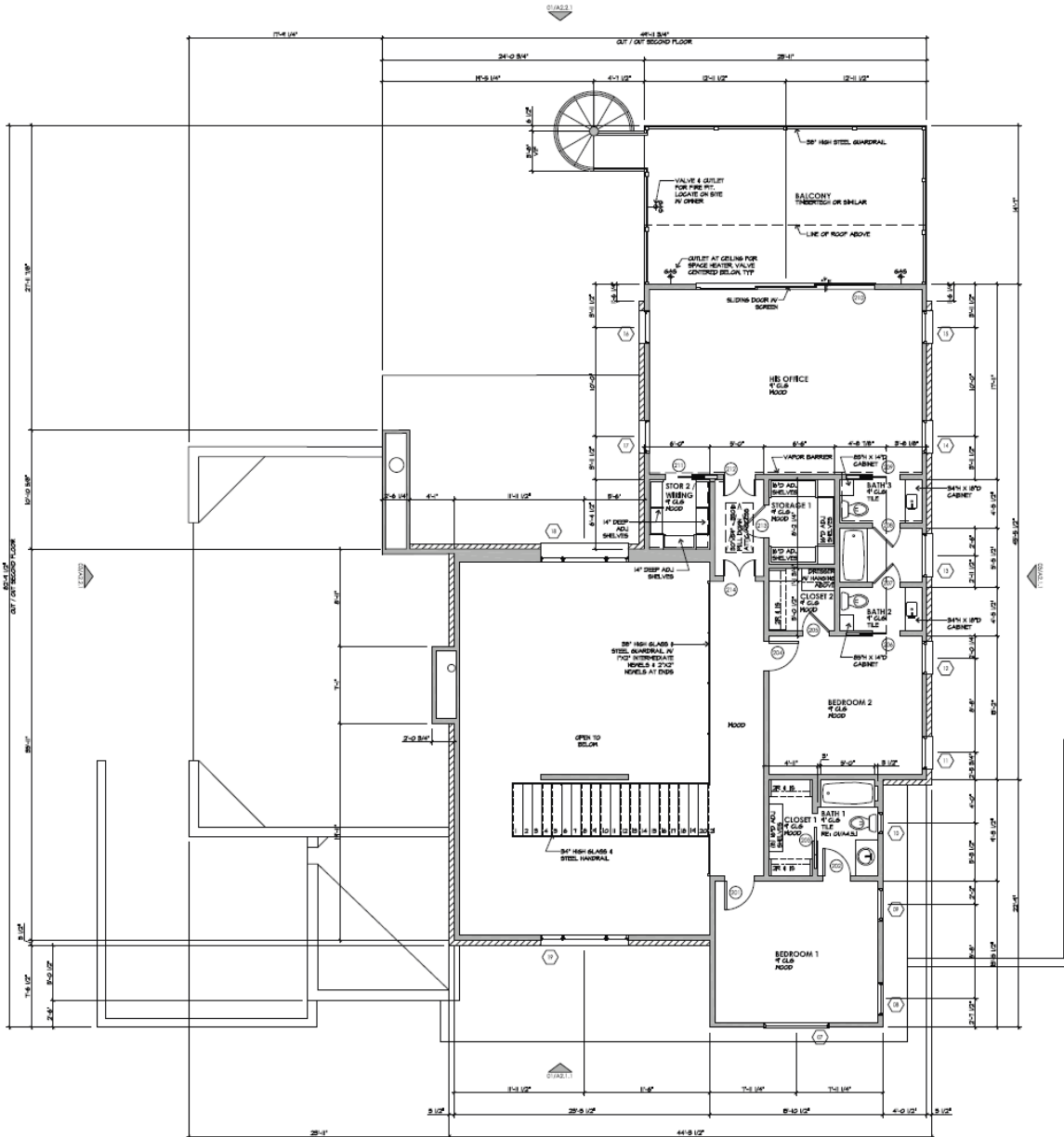


Houston Planning Commission

ITEM: 143

Meeting Date: 08/06/2015

Proposed Second Floor Plan



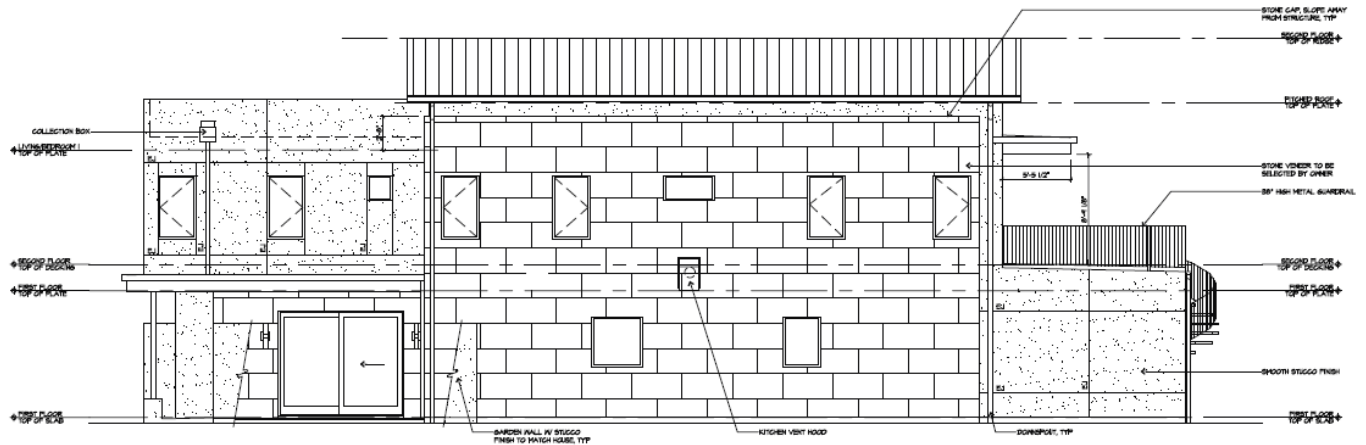
01 FLOOR PLAN
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED ELEVATION PLANS



03 ELEVATION
1/4\"/>



01 ELEVATION
1/4\"/>

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		
Fisher Homes	Andre Julien	832-280-7006	Andre@Fisherhomes.Net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4300 Rosslyn Road	15063963	77018	5260	452E	C

HCAD ACCOUNT NUMBER(S):	0731000460014
PROPERTY LEGAL DESCRIPTION:	RES A 14 BLK 64 OAK FOREST SEC 8
PROPERTY OWNER OF RECORD:	Kavac Holding Company LLC
ACREAGE (SQUARE FEET):	32,234 SQFT
WIDTH OF RIGHTS-OF-WAY:	80'-0" ROW
EXISTING PAVING SECTION(S):	8707 SQFT
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	4 apartment bldgs, 2 story 24,180 SQFT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Adding 4' of wall heights on the second floor + enlarge foot prints by 1,024 sq ft and building new gable roof on existing buildings.

PURPOSE OF VARIANCE REQUEST: To allow proposed remodel to portions of the existing buildings that are built within the 10' building line. The remodel includes the roof, walkway, stairs, changing windows and exterior cladding.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

APPLICANT'S STATEMENT OF FACTS

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

- 1) Replace existing flat roof with gable roof within property line
- 2) Replace existing 2nd floor walkway with new 5' steel walkway with column and stairs within 10' of the property line
- 3) Remove/replace existing unit on 1st floor of one building with storage units, fitness and community room and open garage to comply with number of parking space required

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;

We want to enhance the existing property with an extreme makeover (in & out) but are challenged with the existing structures being built within 10' from property line, even one building has a little portion encroaching the ROW. which we will demolished to remove the encroachment, so it is impossible to meet the rules for building lines on 3 of the 4 buildings located on the property.

The remodeling items are:

- 1) New roof shingle and new roof lines
- 2) New exterior brick
- 3) New windows
- 4) New walkways (steel for 2nd floor and concrete on ground level)
- 5) Add parking spaces to meet requirement of chapter 42
- 6) New interior finishes (sheetrock, trims, paint, cabinet, ac, plumbing & electrical fixtures, hardware.)

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;**

We bought this property a few months back and wanted to fix it up as it is now an eyesore. There is 4 old existing buildings that we want to remodel. 3 of them are sitting in portion within 10' from the property line. The west building is about 30% within 10' of the property line, the south west building is about 10% within 10' of the property line, and the northeast building is about 8% within 10' of the property line. Even if the survey show no building line per chapter 42, building line should be 10' since Rosslyn is a local street.

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

The foot print of building within 10' of the property line will not change and any other change will meet chapter 42 requirements

- (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

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

The request is to be able to enhance the property esthetically and structurally.

DEVELOPMENT PLAT VARIANCE



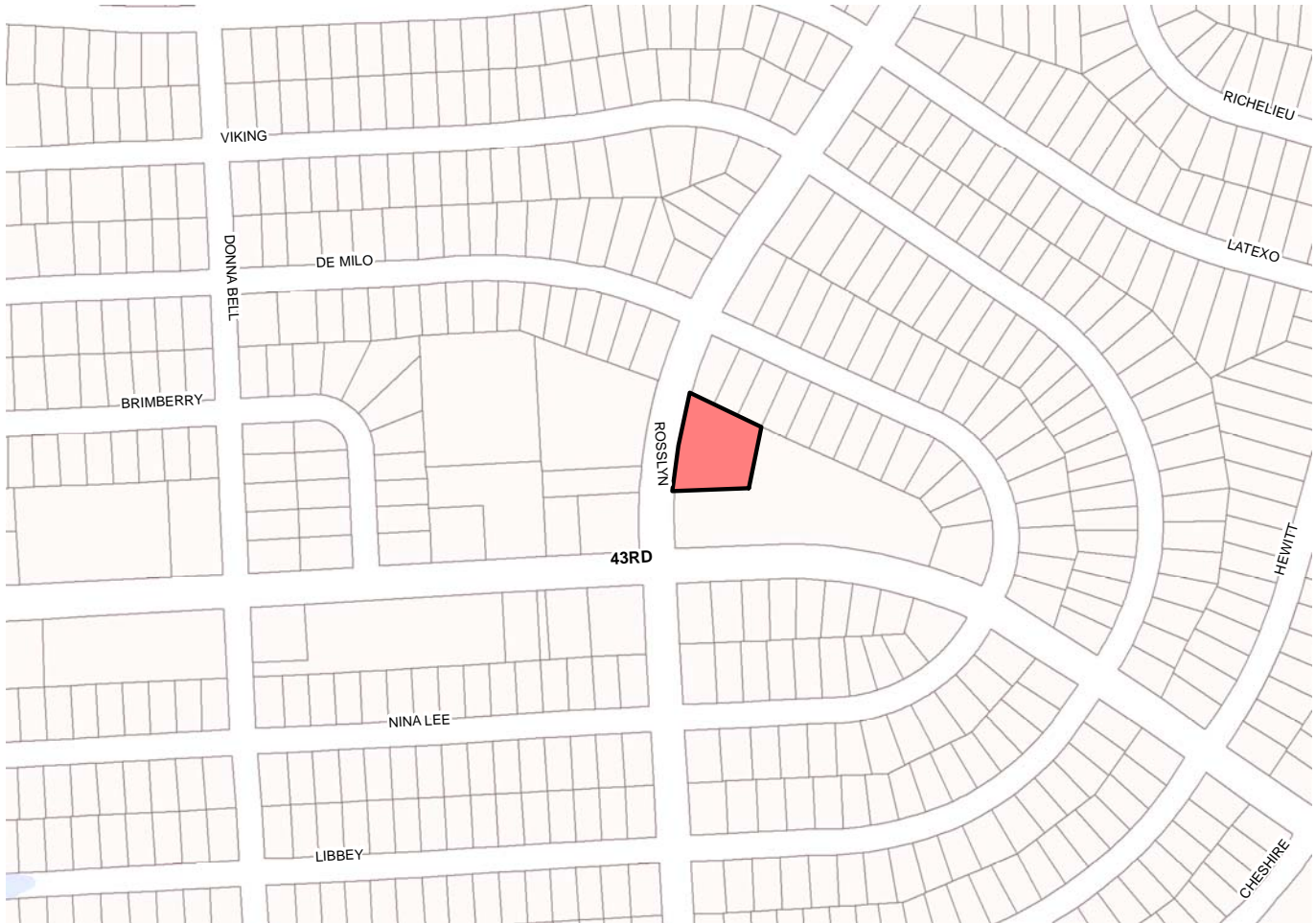
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 08.06.15

Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 08.06.15

Houston Planning Commission

AERIAL MAP



DEVELOPMENT PLAT VARIANCE



Meeting Date: 08.06.15

PROJECT INFORMATION
 LAND AREA 321
 PROPOSED RENOVATION 2-STORY BRICK & FRAME APARTMENT 12 UNITS 2
 PROPOSED RENOVATION 2-STORY BRICK & FRAME APARTMENT 8 UNITS 2 E
 PROPOSED RENOVATION 2-STORY BRICK & FRAME APARTMENT 4 UNITS 1 I
 PROPOSED RENOVATION 2-STORY BRICK & FRAME APARTMENT 3 UNITS 1 I
 APT: 2-BEDROOM UNIT 16 X 1.666 = 26.656
 APT: 1-BEDROOM UNIT 7 X 1.333 = 9.331
 REQUIRED PARKING 35.98 OR EQUAL 36
 PROPOSED PROVIDED PARKING 39
 HANDICAPPED PARKING 1
 TOTAL PARKING 40

LOT 1
 ID 1/2" I.R. (CM)
 S 63°55'35" E 60.00'
 55°35' E

LOT 2
 FND 1/2" I.R. (C)
 177.17'
 60.00'

LOT 3
 141.89'
 2'31" W

Block 64
 S88°35'32" W 174.87'
 174.87' WOOD FENCE
 CHAIN LINK FENCE
 SET 5/8" I.R. w/ CAP

OSSELYN ROAD (80' R.O.W.)
 CALL 225.93'
 L=225.93'
 R=1106.00'

Proposed Renovations:
 - PROPOSED RENOVATION OF EXISTING 4 1 BEDROOM UNIT APARTMENT
 - PROPOSED RENOVATION OF EXISTING 12 2 BEDROOM UNIT APARTMENT
 - PROPOSED RENOVATION OF 4 2 BEDROOM UNIT APARTMENT (FORMERLY 8 UNITS)
 - PROPOSED RENOVATION OF 3 BEDROOM 1 UNIT APARTMENT

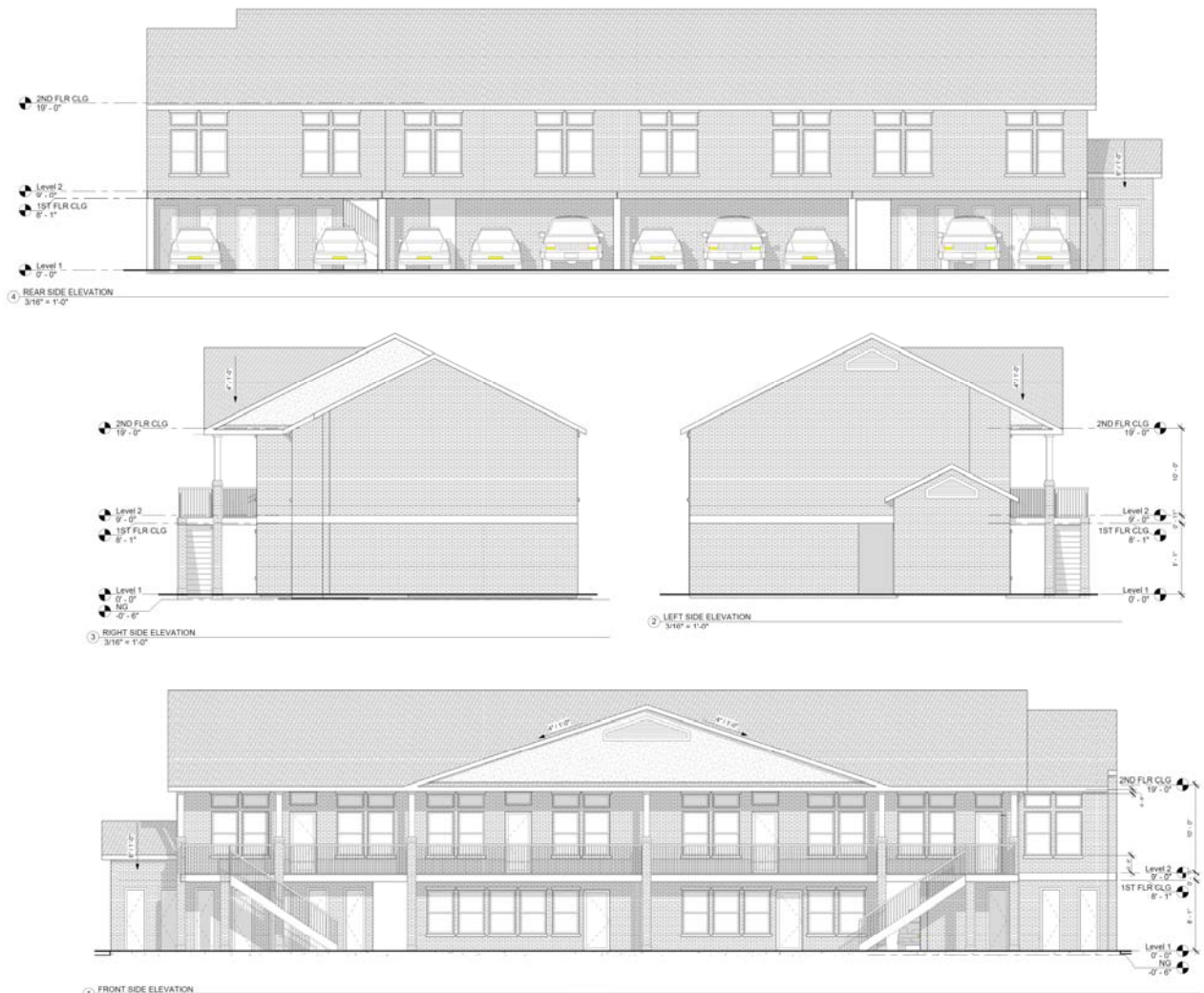
Other Features:
 - NEW BLDG WALL LINE
 - NEW SIDEWALK
 - NEW CONC DRIVEWAY
 - NEW TRASH BIN
 - NEW CONCRETE DRIVEWAY
 - EXISTING BLDG WALL LINE
 - EXISTING TREE
 - EXISTING BUSH TO BE PLANTED
 - EXISTING WALL TO BE REBRICK
 - EXISTING COVERED PARKING TO BE DEMOLISHED
 - NEW PARKING SPACES
 - SIGN
 - WM
 - PP
 - TP
 - RES

September 08, 2009



Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 144

Meeting Date: 08.06.15

Houston Planning Commission

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		
Rodney D. Smith	Rodney D. Smith	(713) 784-1182	rodmotorcars@sbcglobal.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
21 Waugh Drive	14104307	77007	5357	493E	H

HCAD ACCOUNT NUMBER(S):	036-089-000-0031
PROPERTY LEGAL DESCRIPTION:	TR 31 Vicks Park
PROPERTY OWNER OF RECORD:	Rodney D. Smith
ACREAGE (SQUARE FEET):	0.1251 (5,450 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	Waugh Drive – R.O.W. Varies
EXISTING PAVING SECTION(S):	Waugh Drive – 64' to 86'
OFF-STREET PARKING REQUIREMENT:	3 spaces
OFF-STREET PARKING PROVIDED:	4 spaces
LANDSCAPING REQUIREMENTS:	Meets Requirements
LANDSCAPING PROVIDED:	Meets Requirements
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single family residence; 1,200 square feet.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Detached garage with (900 sq ft) quarters above; (1,800 sq ft total)

PURPOSE OF VARIANCE REQUEST: To allow construction of a new detached garage with apartment above to be built at a 19'-6" building line rather than the ordinance required 25' BL along Waugh Drive (if site is deemed to be on a major thoroughfare) and to allow vehicular access from a circular drive providing ease of head-in ingress and egress to the property.

CHAPTER 42 REFERENCE(S): **Sec. 42-152. Building line requirement along major thoroughfares.** 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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

have direct vehicular 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):

The applicant proposes to construct a detached garage with a 900 sq. ft. residential unit above. He wishes to preserve an attractive side garden. The area context is unique. Waughford Street intersects at Waugh Drive at this lot. So there is more than adequate ROW for this unique area. Typically, setbacks are required to provide adequate light and air dating back to Euclidean case law. This area is unique in that not only are there two streets converging, but the city has granted a building line variance for the adjacent property. A 0 foot building line for the existing condo apartments located immediately north of 21 Waugh Drive was granted by the Planning Commission in 2002. Most of the buildings on this section of Waugh Drive have front setbacks of 16 ft. or less. While variances are not precedent setting, it is clear that the available ROW influenced these adjacent variance approvals. The applicant is proposing to provide a circular driveway that insures safe head-in egress and access to the lot. The applicant is only requesting a setback of 19.5 feet versus a 25 feet setback and He is proposing to construct a storage and display garage for his collectable automobiles. The "hi-tech" architecture is in keeping with the eclectic neighborhood. The only added impervious cover is the concrete apron for a new circular drive. The other areas used for vehicular circulation are crushed stone, except for the existing 5 ft. wide sidewalk. This project will not eliminate any on-street parking. The north entrance of the circular drive actually improves vehicle law safety because the street at the entrance has a much wider R.O.W. Vehicles entering the property will not block street traffic and will be able to exit facing traffic.

Exhibits Attached: A: Site Survey B: Proposed Site Plan C: Lot Plan D: Major Thoroughfares E: Aerial Photo

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**

A 25 ft. setback, due to the location of the existing structure would make this project infeasible. The lot is located at the merging of two public streets, the city has approved a 3.5 ft. setback for the Waugh garage adjacent to the subject property. Owners/Applicants purpose a 5.5ft variance to provide a 19.5 ft. setback. By placing setback at 19.5 ft. and adding a circular drive, the plan promotes safety with vehicle exiting facing traffic as opposed to backing out. Owner has been working with staff and made design changes that has resulted in giving-up square footage to insure vehicles exiting from property will be done facing traffic and not backing out. The unique ROW and pavement configuration lends itself to granting the variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Additionally, owners contracted a third party Engineering company to study the proposed plan and they have determined it provides adequate ingress and egress allowing exiting vehicles to face traffic. **See Exhibit F.**

Fact that lends itself to granting variance:

- a. The projection of the curb line on the eastside of Waugh Dr. clearly indicates curb line does not line-up with the curb line of the subject site, creating uncertainty as to where Waughford St. ends and Waugh Dr. begins. **See Exhibit G.**
- b. The merging of Waughford St. and Waugh Dr. pavements results in a uniquely wide pavement section in front of the subject-site. **See Exhibit H.**
- c. In 2000 the City of Houston granted and approved adding enclosed garages at zero setback at 17 Waugh Dr next door to the site. **See Exhibit A.**

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

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

When the City of Houston aligned Yale St. and Waugh Dr. at Washington Blvd., they created ambiguity for the subject-site, as to where Waughford St. ends and Waugh Dr. begins for these merging streets. Since previous building line variances have been granted on this unique ROW of Waugh Drive, accommodation here would be consistent with prior planning commission actions.

(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; particularly the safety of vehicles entering and exiting the property and by adding the second entrance at the wider ROW, vehicles can safely enter the circular drive and exit with vehicles facing the traffic.

(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 and the new entrance for entering the garage in conjunction with the circular driveway will improve vehicular safety as vehicles can exit the property while facing traffic.

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

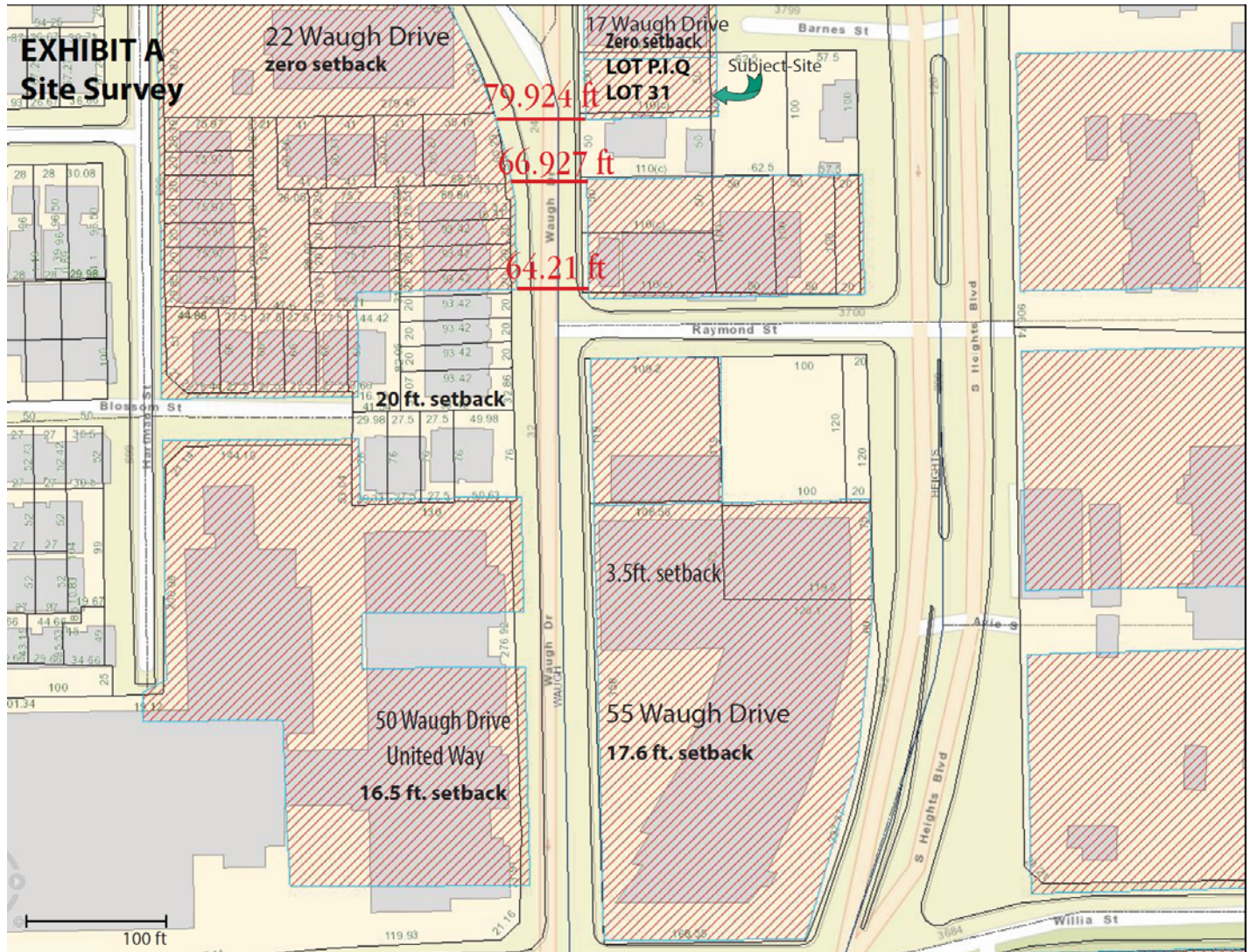
Economic hardship is not a sole basis for the request. Granting the variance will result in a safely designed access. The proposed accessory building (900 sq. ft.) together with the existing (1200 sq. Ft.), will generate minimal vehicle trips with no commercial traffic.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Applicant's EXHIBIT A



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Applicant's EXHIBIT F

Exhibit F



MANLEY ENGINEERING AND ASSOCIATES

July 29, 2015

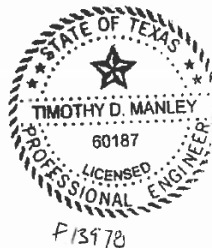
RE: 21 Waugh Dr. driveway

To Whom It May Concern:

We have reviewed the proposed Site Plan B for 21 Waugh Dr dated 7/17/15, as attached, and have determined the layout provides adequate ingress and egress for typical passenger vehicles, allowing exiting vehicles to face on-coming traffic. If you have any questions or concerns please feel free to contact us.

Thank you,


Timothy D. Manley, P.E.
President



9100 Southwest Freeway, Suite 251 • Houston, Texas 77074
Phone (713) 777-5725 • Fax (713) 777-0714
Email: manleyconsult@sbcglobal.net

DEVELOPMENT PLAT VARIANCE



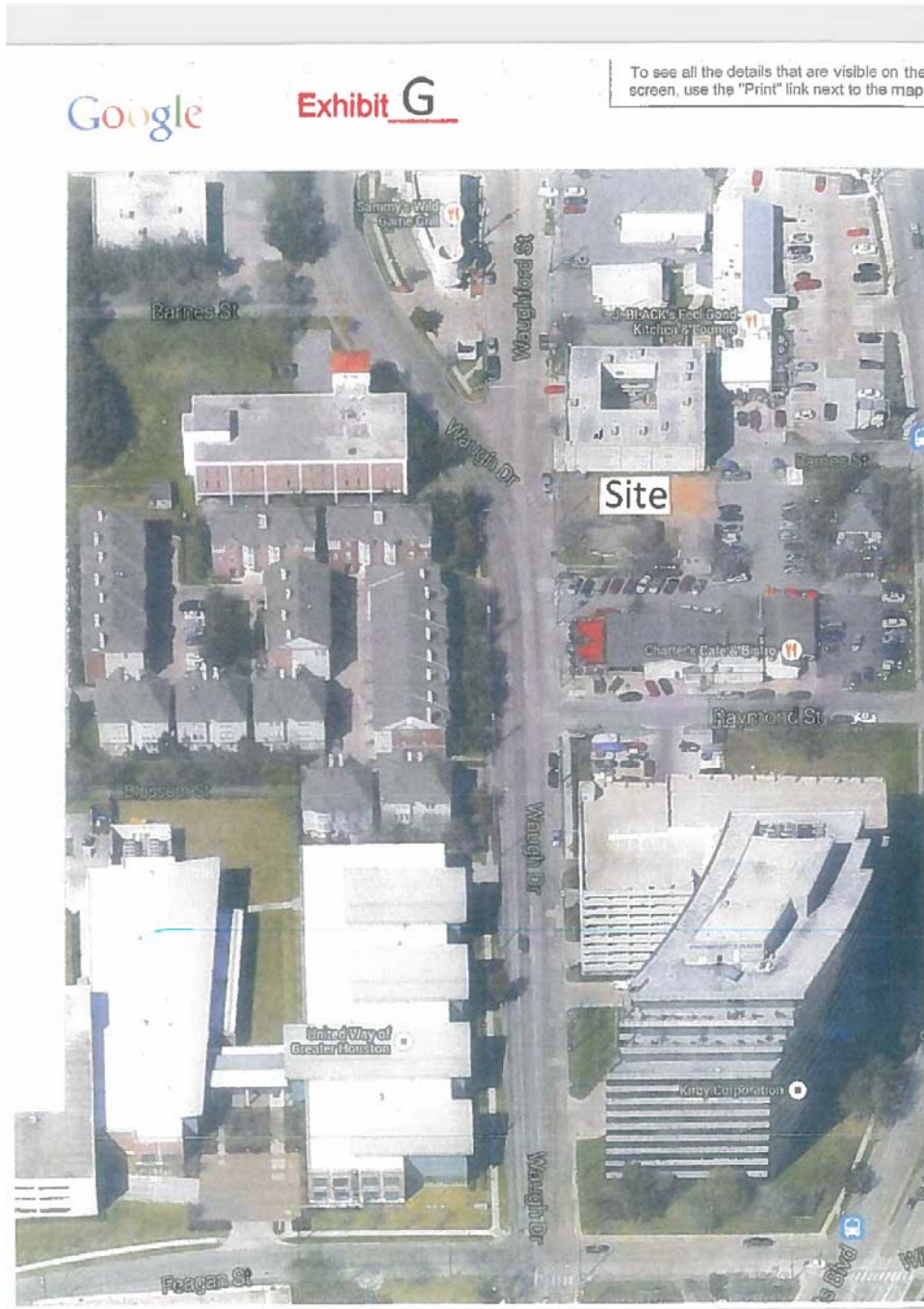
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 08/06/2015

Houston Planning Commission

Applicant's EXHIBIT G



DEVELOPMENT PLAT VARIANCE



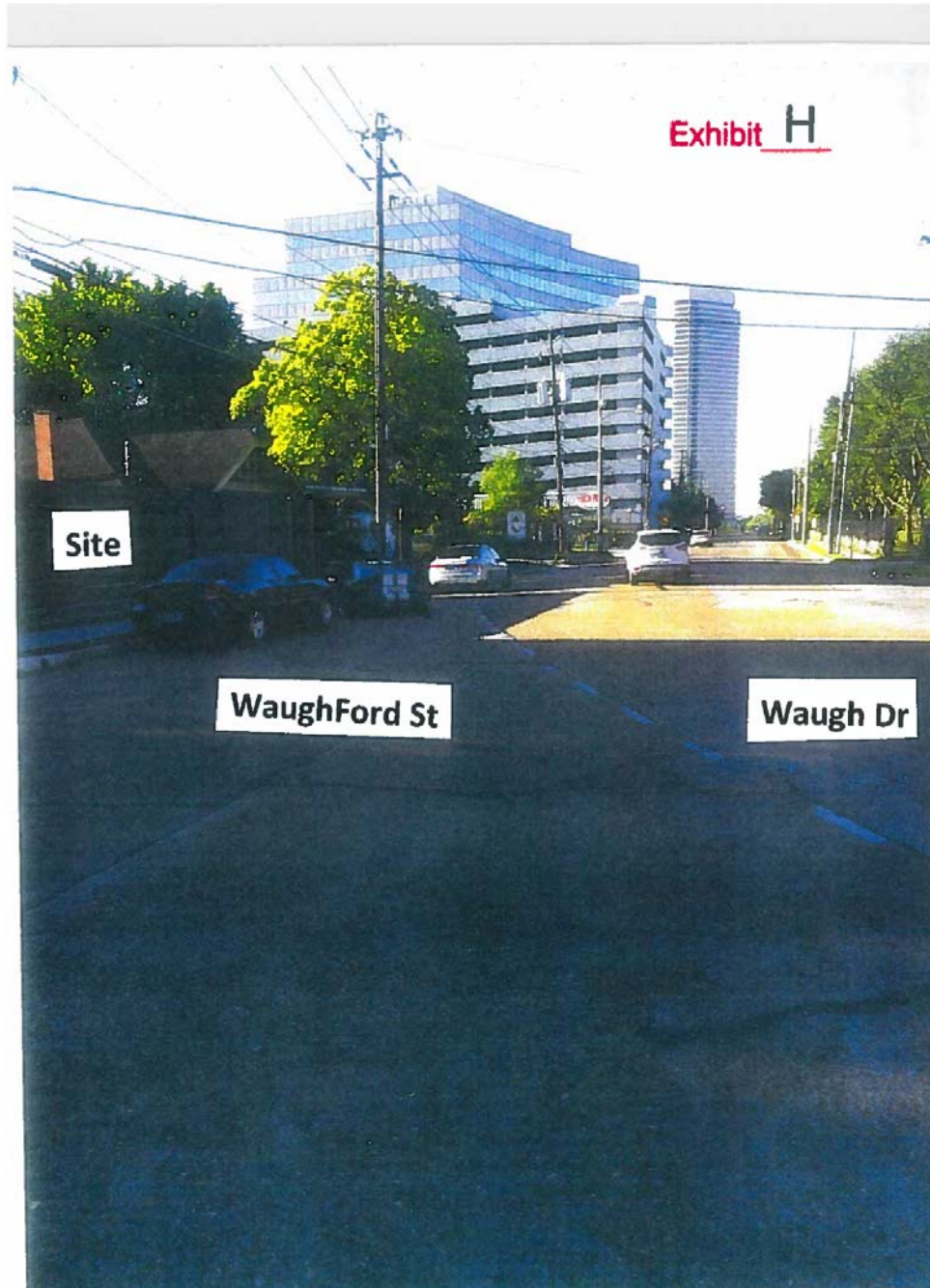
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 08/06/2015

Houston Planning Commission

Applicant's EXHIBIT H



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



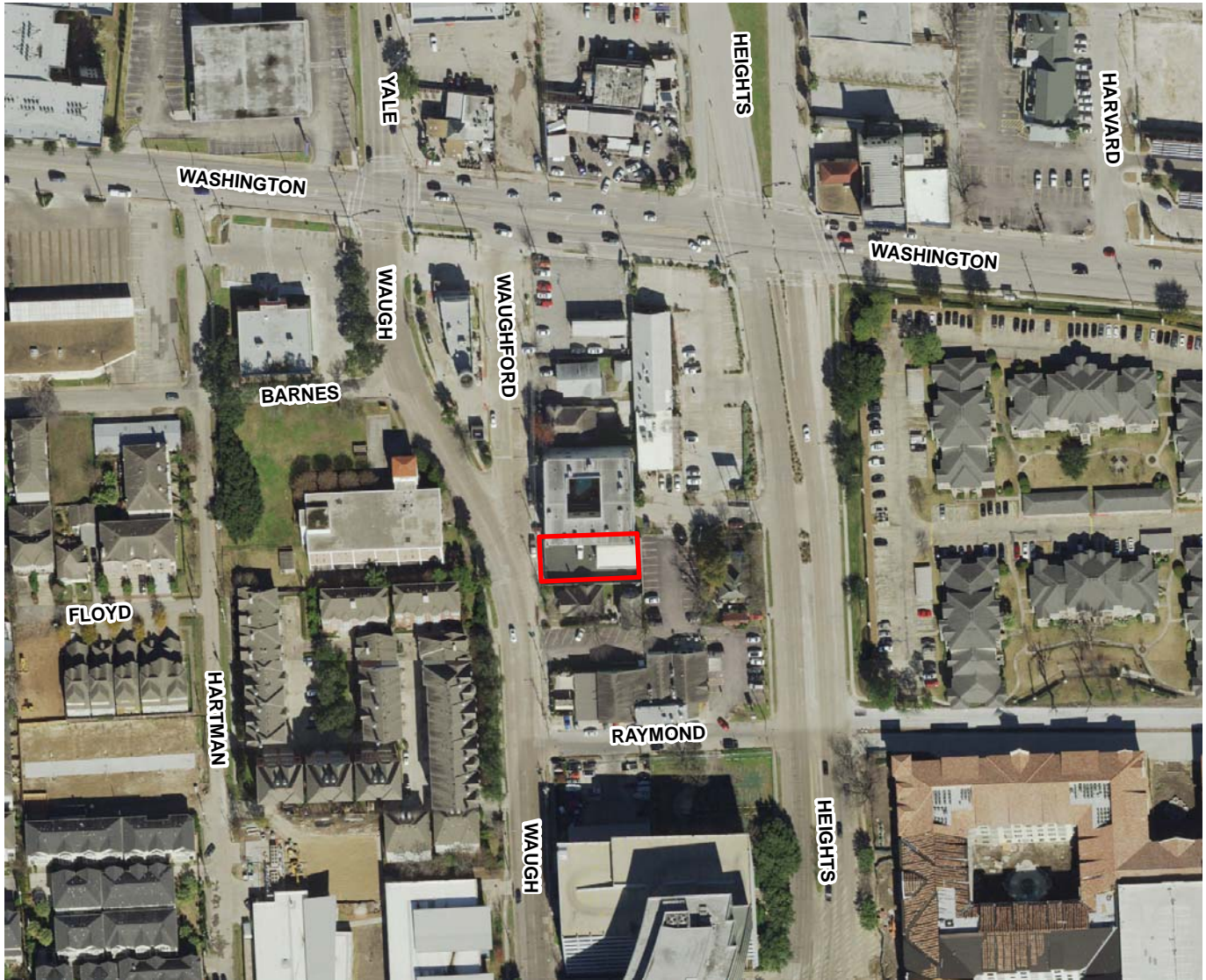
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 145

Meeting Date: 08/06/2015

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Independent School District	Kedrick Wright	713-556-9329	kwright7@houstonisd.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3703 Sampson Street Jack Yates High School	15020808	77004	5456C	533D	D

HCAD ACCOUNT NUMBER(S):	0571500080046, 0571510090046, 0571510100046, 0571520110046, 0690280040005
PROPERTY LEGAL DESCRIPTION:	LTS 1 THRU 12 & 25 THRU 36 & TRS 12 & 24 BLK 8 GRANLIN GROVE, LTS 1 THRU 12 & 25 THRU 36 & TRS 13 & 24 BLK 9 GRANLIN GROVE, LTS 1 THRU 36 BLK 10 GRANLIN GROVE, LTS 1 THRU 36 BLK 11; GRANLIN GROVE, LTS 5 THRU 18 & TRS 4 & 19 BLK 5 COLLEGE OAKS SEC 2
PROPERTY OWNER OF RECORD:	Houston Independent School District c/o Interfirst Bank, 4400 W. 18th St. Houston, TX 77092-8501
ACREAGE (SQUARE FEET):	19.9488 acres (868,970 SF)
WIDTH OF RIGHTS-OF-WAY:	Alabama Avenue 80'; Adair Street 55'; Sampson Street 55'; Cleburne Avenue 60'
EXISTING PAVING SECTION(S):	Alabama Avenue 40'; Adair Street 37'; Sampson Street 30'; Cleburne Avenue 24'
OFF-STREET PARKING REQUIREMENT:	486 off-street parking spaces (216 bicycle spaces)
OFF-STREET PARKING PROVIDED:	316 off-street parking spaces provided
LANDSCAPING REQUIREMENTS:	Project Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	354,297 SQ. FT. (includes 4,680 SF of temporary building)
PROPOSED STRUCTURE(S) [SQ. FT.]:	210,000 SQ. FT.

PURPOSE OF VARIANCE REQUEST: To request a reduction in the number of off-street parking spaces provided at the new Jack Yates High School from 486 parking spaces to 316.

CHAPTER 26 REFERENCE(s): a) **Section 26-492, Class 5 Religious & Educational**, c. School, 3. Senior High School – 1.0 parking spaces per every 3 occupants. **CHAPTER 26 REFERENCE(s):** **Section 26-492, Class 5 -**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Religious & Educational, c. School, 3. Senior High School - 1.0 parking spaces per every 3 occupants. **Section 26-497.** Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by Sec 26-492 of this Code.

APPLICANT STATEMENT OF FACTS

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

Houston Independent School District (HISD) strives to provide each new high school campus with, at minimum, a regulation sized football field, softball field, baseball field and tennis courts. Providing the required 540 off-street parking spaces would prevent the new Yates High School from having a program required regulation softball field. This exclusion would prevent the new Yates High School from having comparable athletic facilities to other new high schools within HISD. HISD is requesting a reduction in the required number of off-street parking spaces from 540 to 316 at the new Jack Yates High School. This request is based on the expected parking needs of the new school. Based on demographic analysis of the current school, comparative analysis with similar programs/schools within HISD, development projections of the surrounding area and demographic analysis of the surrounding community, we feel 316 off-street parking spaces will adequately serve the new campus now and into the future, please see the attached demographic analysis.

APPLICANT'S STATEMENT OF FACTS:

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

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

If Houston ISD is required to provide the required number of off-street parking spaces, the District will not have sufficient room on-site to provide the new Jack Yates High School with athletic and Physical Education facilities comparable to other new high schools within the district. With the required amount of parking, Yates will not have a program required regulation sized softball field and a regulation sized baseball field.

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

Houston ISD is designing all new schools to have the most compact footprint possible. The square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they design the new school, resulting in the most compact building possible.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the new Yates High School.

School Name	Magnet Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other		Teacher, Visitor & Staff Parking	Current Parking Spaces	Parking Spaces Used
				No.	Magnet Trans.	%	No.	%	No.	%	No.		
Yates	Communications	961	333	251	52	26	25	3	434	45	115	478	140
Sterling	Aviation Science	818	48	293	17	36	50	6	448	55	100	234	150
Booker T. Washington	Science & Engineering	764	150	307	71	40	110	14	480	63	200	310	188
Sharpstown	Leadership	1323	150	218	36	16	75	6	1030	78	130	351	255

Yates High School currently has 333 magnet transfers and 52 ride the HISD Bus to school.

Yates High School is served by 5 Metro bus routes and Metro Rail in close proximity to the campus.

The table below provides the projected transportation requirements for the new campus. Based on projected enrollment increase, 258 parking spaces would meet the need for off-street parking at the new school.

Projected Transportation Requirements for new campus													
											X	Y	X + Y
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking spaces required	Event parking*	Total spaces required
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity			
Yates High School	1,500	400	375	110	25%	75	5%	1,050	70%	130	205	53	258

*Based on 1 parking space per 3 seats, Yates' 500 seat auditorium requires 167 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 53 ('X' x .26 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events

The independent traffic study prepared for this project recommends a minimum of 237 parking spaces. The new Jack Yates High School has a proposed parking total of 316; exceeding the minimum recommendation of the traffic study and HISD projections.

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

Adequate off-street parking will be provided on the site of the new school. The reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding community.

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

OFF-STREET PARKING VARIANCE

Projected Transportation Requirements for new campus													
											X	Y	X + Y
School Name	Maximum Enrollment	Magnet	HISD Bus		Drive	Other*	Teacher, Visitor & Staff parking	Parking	Event	Total			
Yates High School	1,500	400	375	110	25%	75	5%	1,050	70%	130	205	53	258



Houston Planning Commission

As detailed in the above table, adequate and accessible parking will be provided for the students, faculty, staff and visitors of Jack Yates High School. Daily student, faculty, staff and visitor needs along with special event parking needs have been addressed.

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

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

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

Not applicable.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 08/06/15

Revised 4/29/2015



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

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

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

General Information			
1. School Name: Jack Yates Senior High School	5. Date: 04/28/15		
School District: Houston ISD			
2. Project Address 3703 Sampson Street, Houston, TX, 77004	6. Project Number: 15020808		
Mailing Address: Houston ISD, c/o Interfirst Bank, 4400 W. 18th St. Houston, TX 77092			
3. Contact Name: Kedrick Wright	7. Phone: 713-556-9329		
Email: kwright7@houstonisd.org	Fax:		
4. District Representative: Kedrick Wright	8. Phone: 713-556-9329		
Email: kwright7@houstonisd.org	Fax:		
Occupant Load Calculation			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	1500
10. Number of Classrooms:	65	13. Assigned School Staff per building:	+ 120
11. Design Occupant Load:	HDOL = 2,736 RDOL = 2,100 23,25 reduction	14. Additional Occupant Load: **Optional**	+
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED** Note: Applications without the signature will not be processed. <i>Kedrick Wright</i>		15. Actual Occupant Load:	= 1620 = 40.99% Reduction
Comments and Explanations - Please list any additional information to assist with approval			

PART II. DEFINITIONS AND INSTRUCTIONS

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

TEA - The Texas Education Agency.

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

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

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

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

PART III. FEES

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

FOR OFFICE USE ONLY			
Approving Initials: <i>MCH</i>	Building Official: <i>Thomas H. Key</i>	Date: 6/11/15	Receipt #

Form No: CE-1131 01/03/12

(832) 394-9039

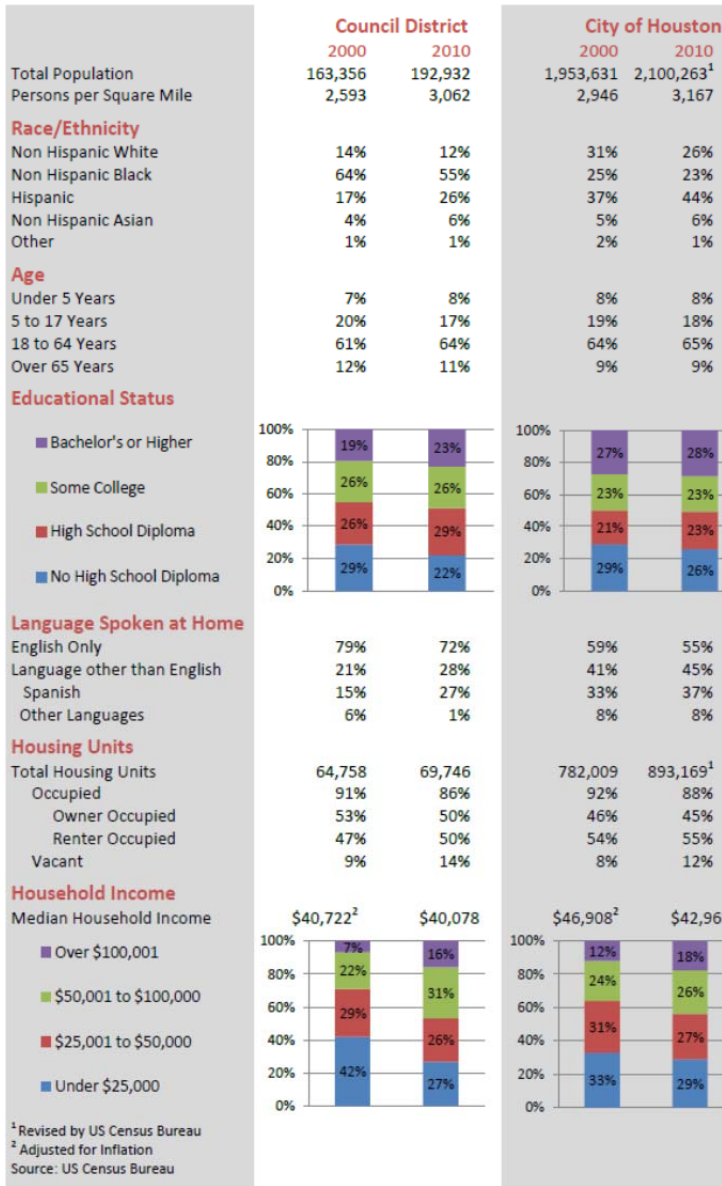
Public Works & Engineering

Page 10 of 15

OFF-STREET PARKING VARIANCE



D Council District Profile



Council Office:

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

District Landmarks:

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

Special Districts:

Midtown O.S.T. / Almeda TIRZ
HCID 16
HCRID #1
Five Corners Improvement District
Midtown Management District
Greater Southeast Management District

Super Neighborhoods:

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

June 2014



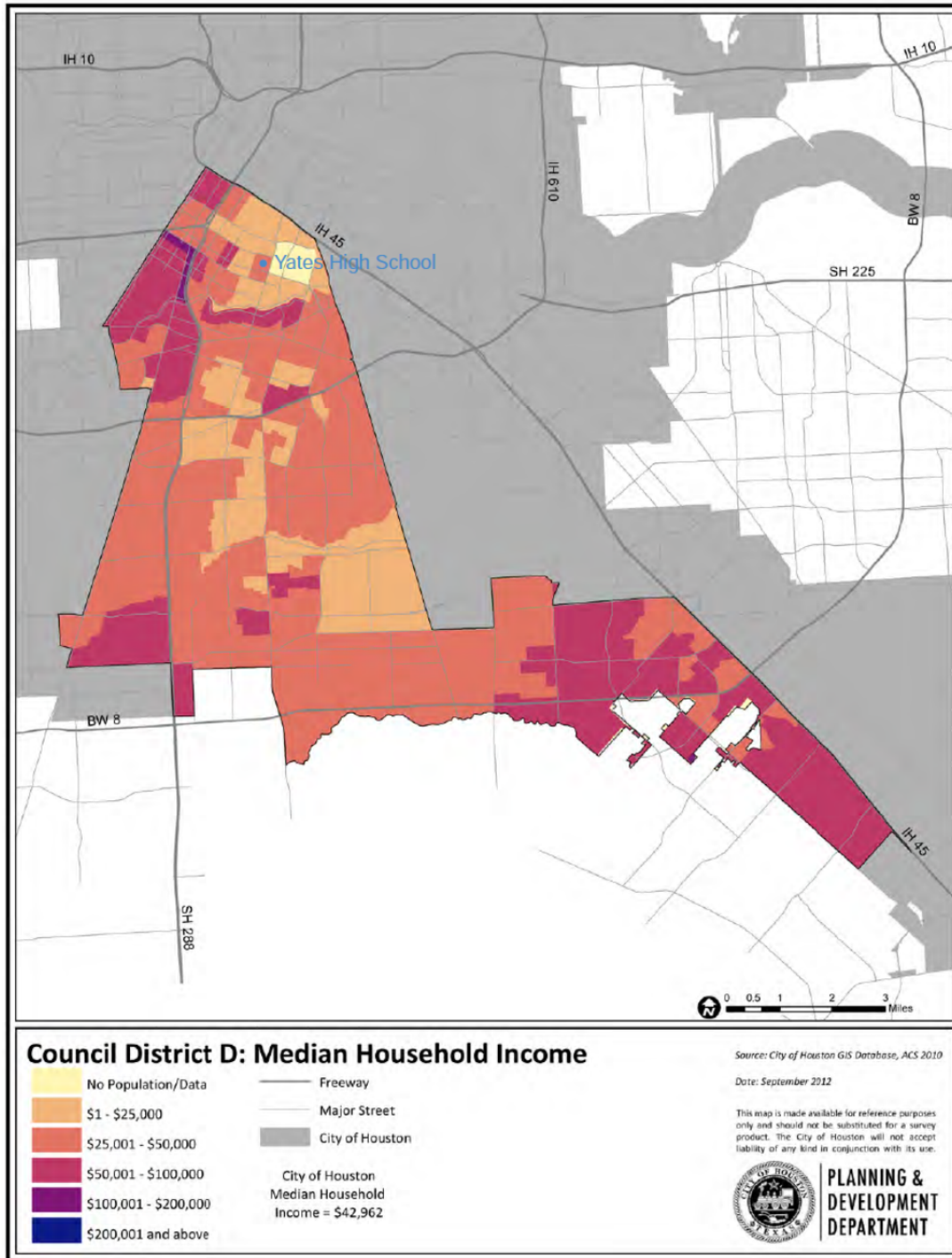
PLANNING &
DEVELOPMENT
DEPARTMENT

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

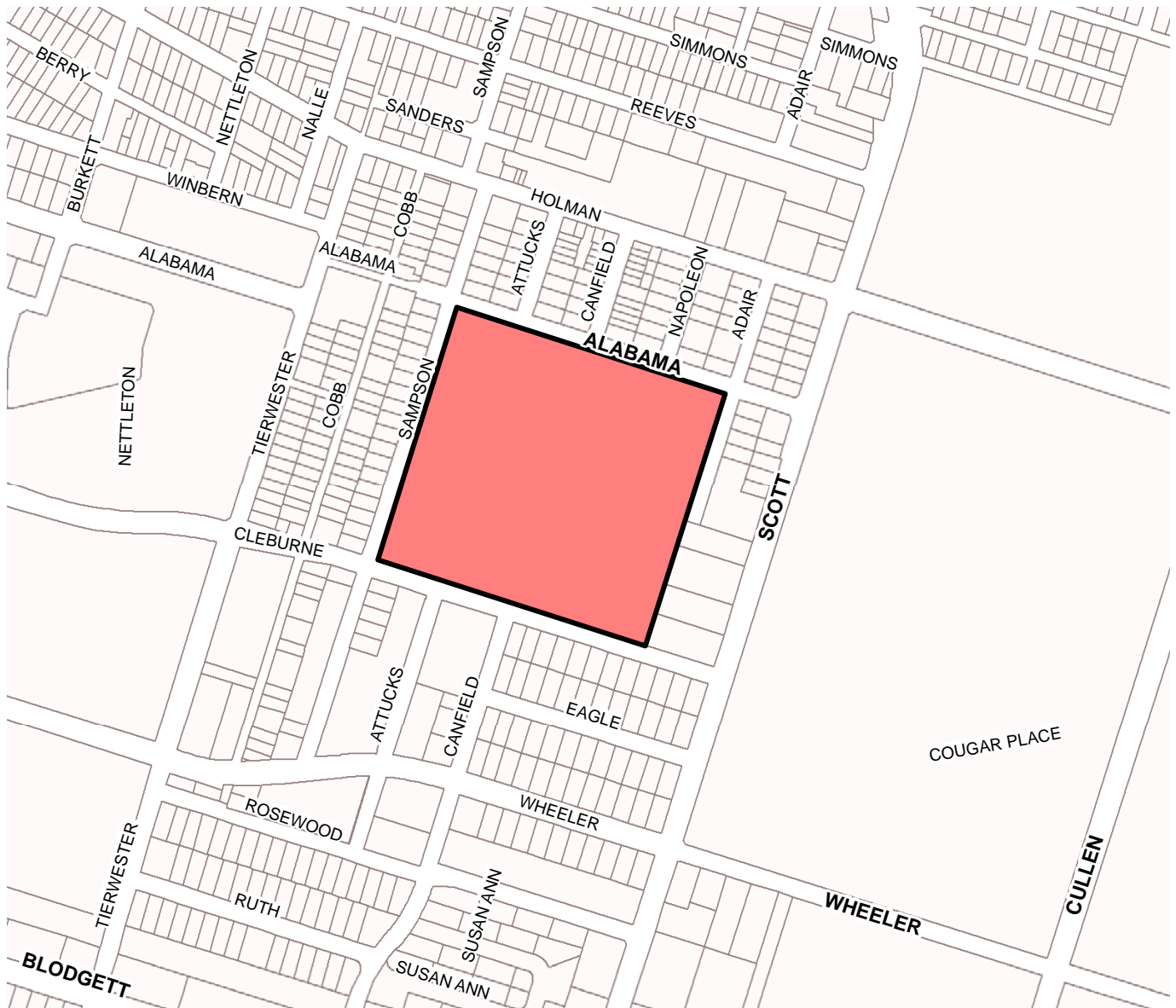


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: 08/06/15

AERIAL MAP



OFF-STREET PARKING VARIANCE



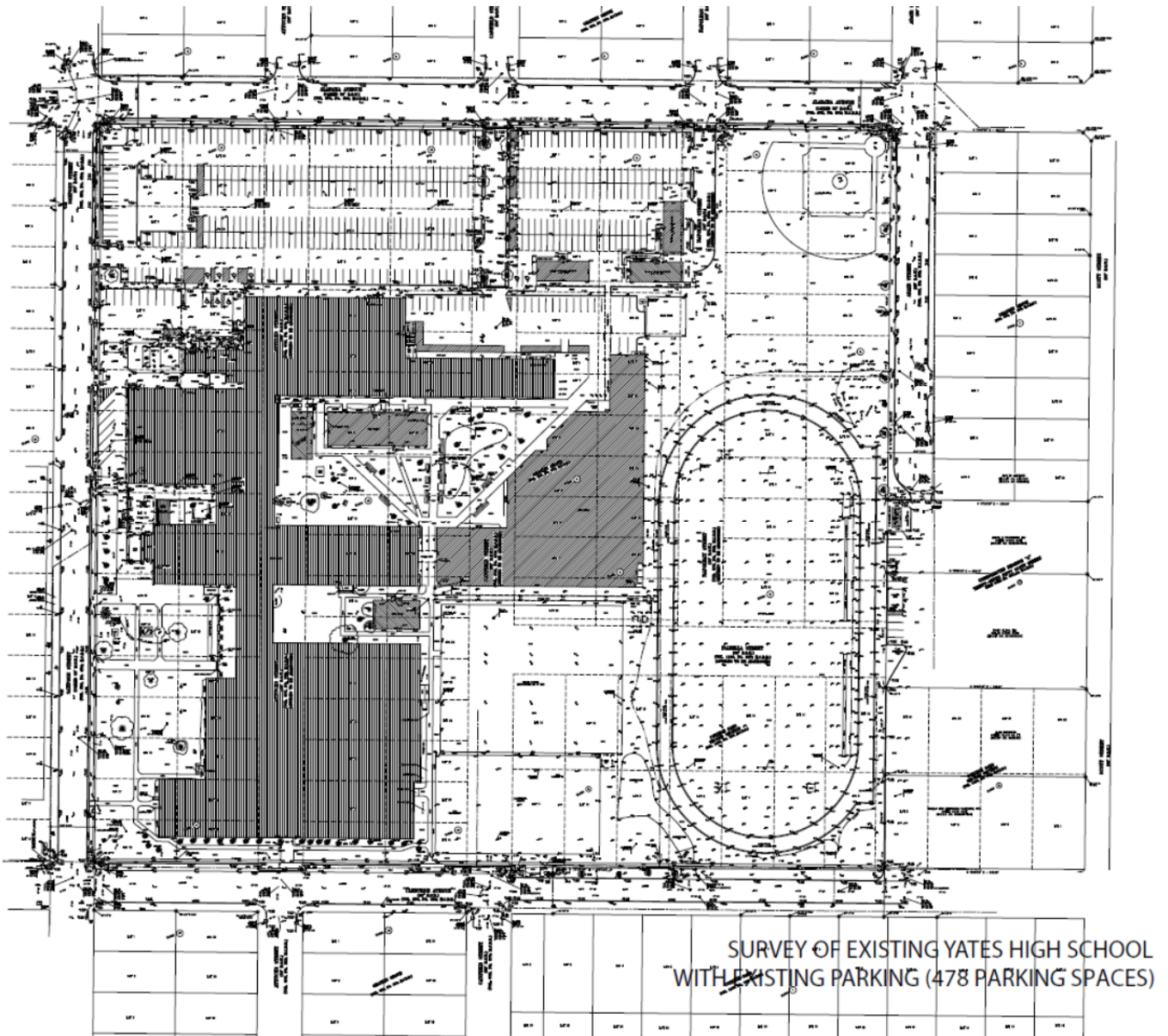
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 08/06/15

Houston Planning Commission

SURVEY FOR EXISTING JACK YATES HIGH SCHOOL

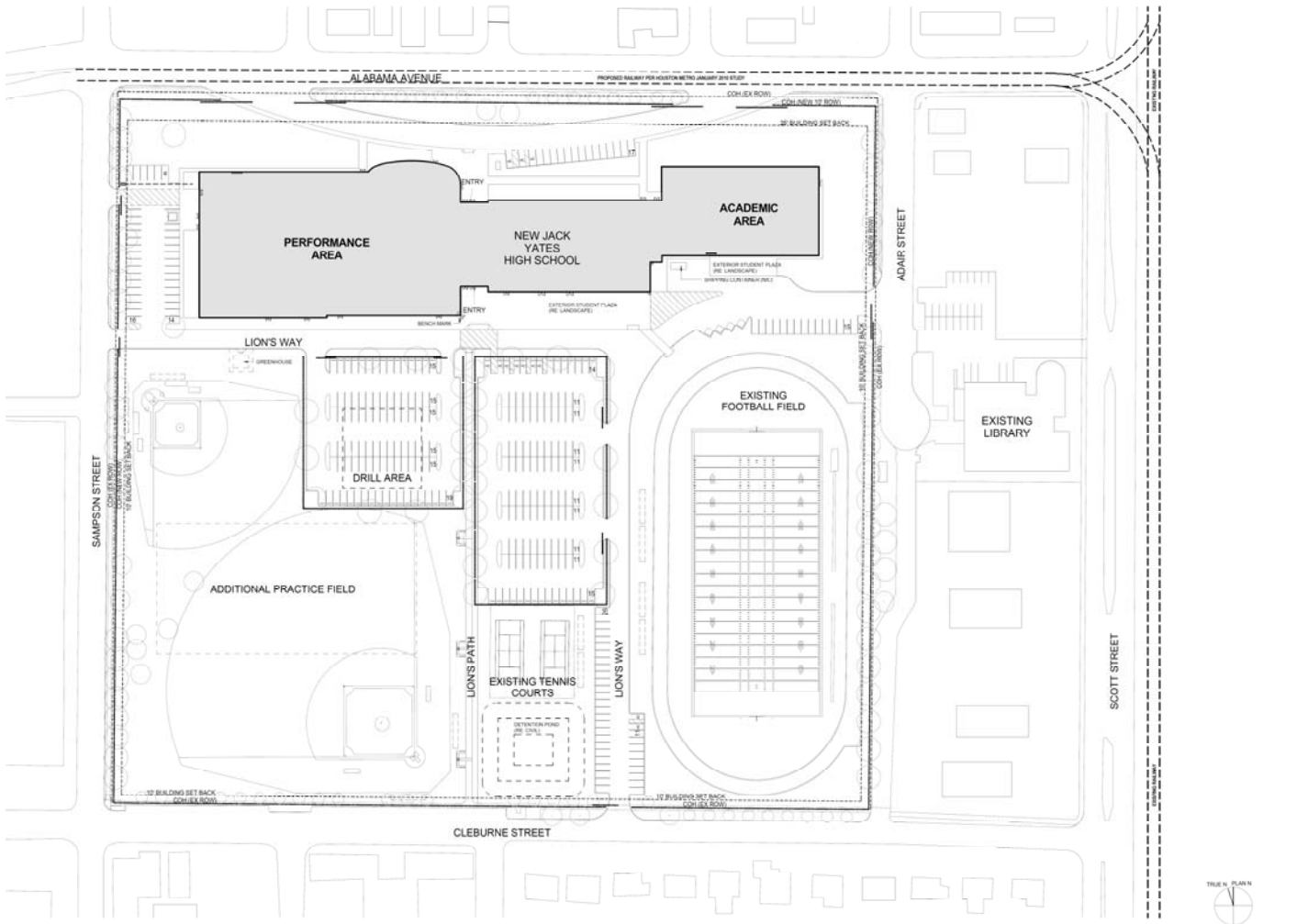


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL



ARCHITECTURAL SITE PLAN FOR THE PROPOSED YATES HIGH SCHOOL (316 PARKING SPACES PER VARIANCE REQUEST)

OFF-STREET PARKING VARIANCE



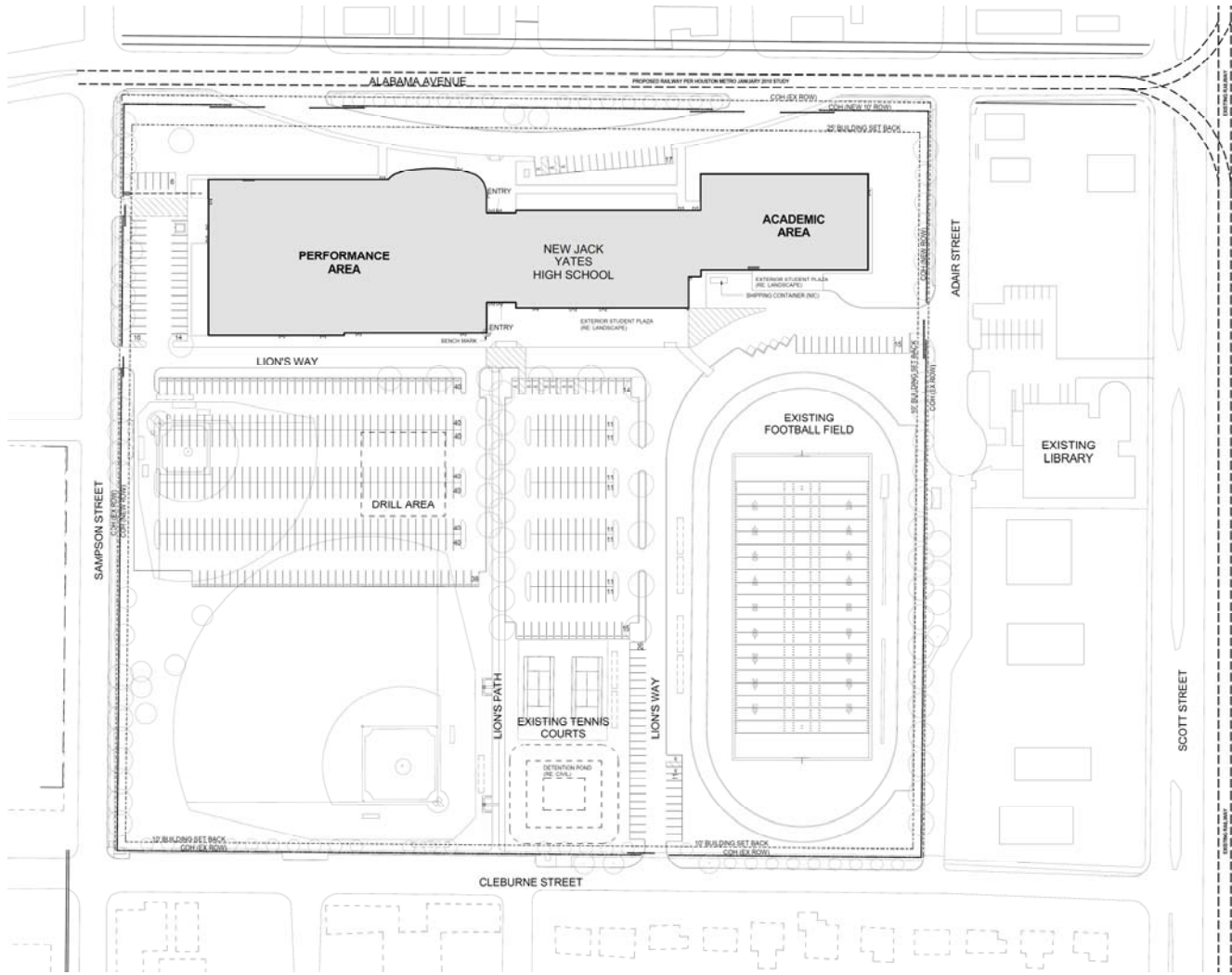
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 08/06/15

Houston Planning Commission

PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL



ARCHITECTURAL SITE PLAN FOR THE PROPOSED NEW YATES HIGH SCHOOL WITH OFF-STREET PARKING CALCULATED PER CHAPTER 26 OF THE CITY OF HOUSTON CODE OF ORDINANCES
(540 PARKING SPACES)

OFF-STREET PARKING VARIANCE

AGENDA: VII

SMLSB Application No. 549: 4000 block of Wyne Street, south side, between Galveston Road and dead end at Sims Bayou

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4000 block of Wyne Street, south side, between Galveston Road and dead end at Sims Bayou. Analysis shows that a minimum lot size of 32,500 sf exists for the block face. A petition was signed by the owners of 91% 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 eight (8) lots along the 4000 block of Wyne Street, south side, between Galveston Road and dead end at Sims Bayou

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 south side of Wyne 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 seven (7) of eight (8) single-family residential properties (representing 88% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained five (5) of six (6) signatures of support from property owners in the proposed SMLSB (owning 91% 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 32,500 sf exists on five (5) 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 1937. The houses originate from the 1930s. The establishment of a 32,500 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.*
Five (5) out of eight (8) lots (representing 75% of the application area) are at least 32,500 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. Additional Map(s)
4. Protest Letter(s)
5. Application

6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application
No. **549**

Date Received: **5/21/2015**

Date Complete: **5/27/2015**

Street(s) Name: **Wyne
Street**

**4000 block
Wyne
Street**

Lot(s)

Cross Streets: **Galveston
Road** and

**Dead End at Sims
Bayou**

Side of
street: **South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4038 (TR 17)	SFR	Y	70,981
4040 (LT 16)	SFR	Y	95,222
4044 (LT 15)	SFR	Y	36,200
4050 (LT 14)	VAC		31,000
4052 (LT 13)	SFR	Y	29,100
4060 (LT 12)	SFR	Y	29,400
4060 (LT 11)	SFR	Y	32,500
4060 (LT 10)	SFR	Y	38,000

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **362,403** Square Feet in the Proposed Application Area **331,403** Square Feet are Owned by Property Owners Signing in Support of the Petition = **91%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

7	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	88%
0	# of Multifamily lots	7	8		
0	# of Commercial lots				
1	# of Vacant Lots				
8	Total				

Minimum Lot Size Calculations:

Total # of lots **8** = Total sq. ft. **362,403** / # of lots = **45,300** average sq. ft.
median sq. ft. 34,350

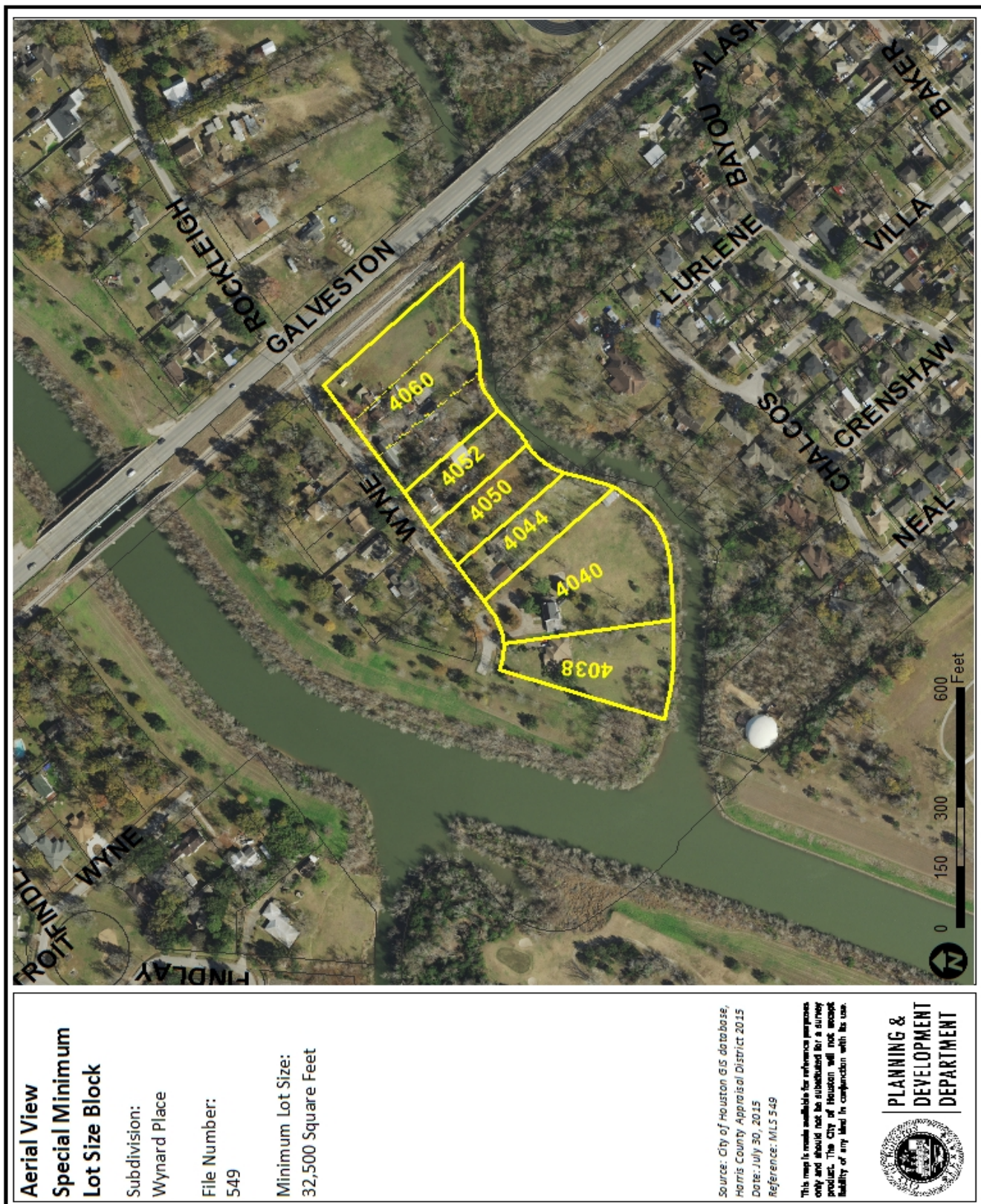
70 %

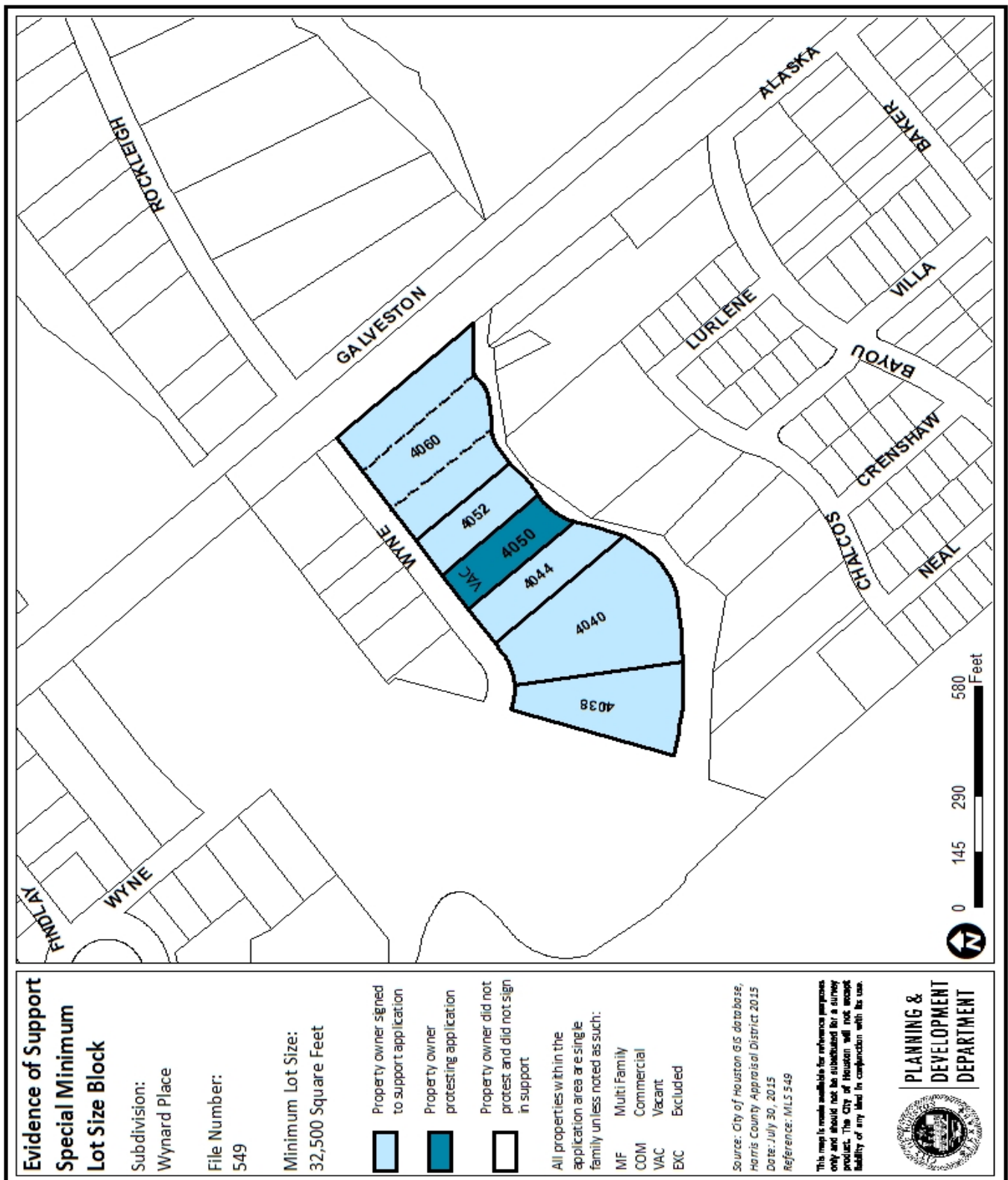
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	95,222	26.3%	26.3%
2	70,981	19.6%	45.9%
3	38,000	10.5%	56.3%
4	36,200	10.0%	66.3%
5	32,500	9.0%	75.3%
6	31,000	8.6%	83.9%
7	29,400	8.1%	92.0%
8	29,100	8.0%	100.0%

City of Houston

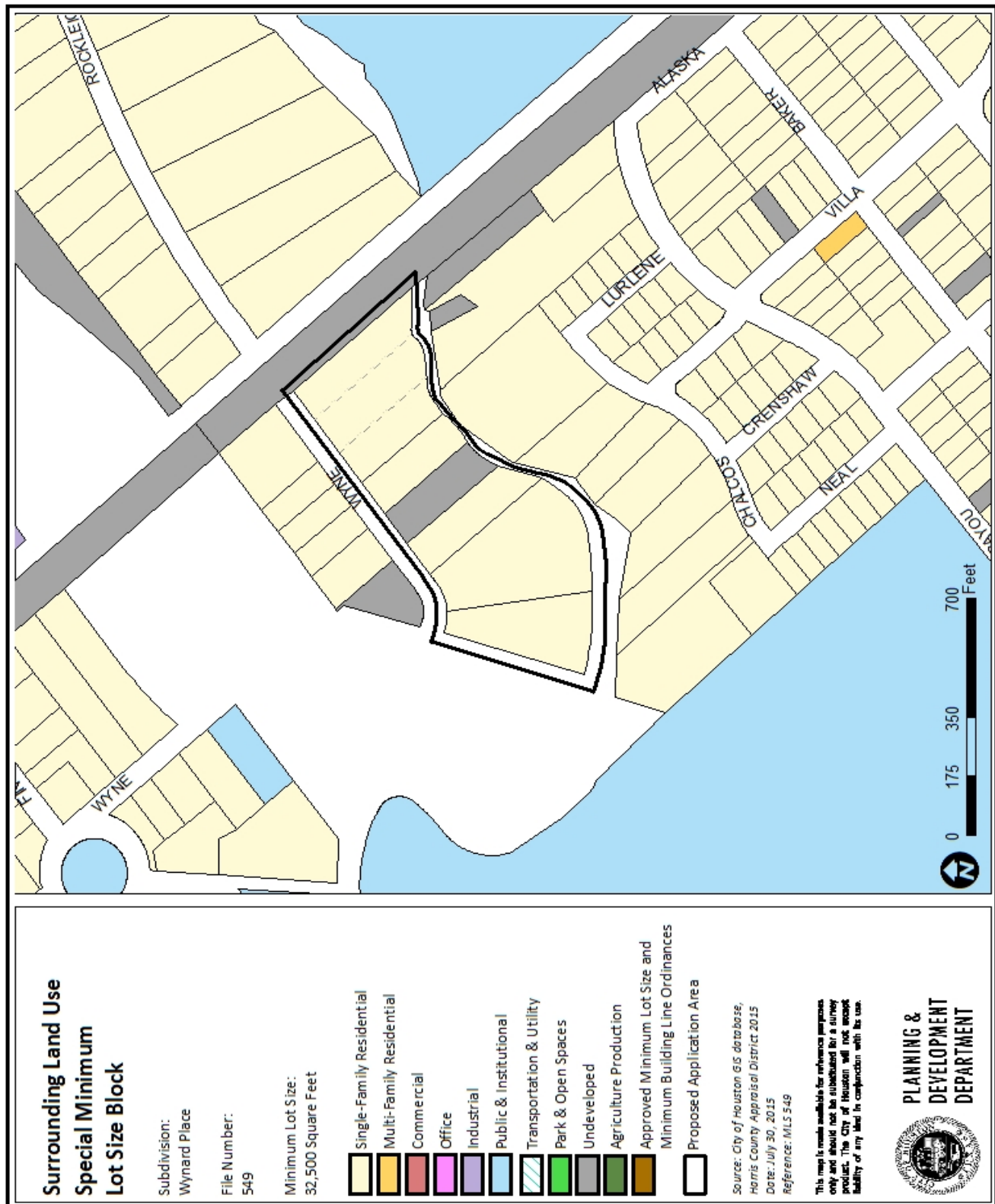
Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department









Douglas A. McAninch, P.C.

Attorney at Law
A Professional Corporation
306 W. Edgewood, Suite E
Friendswood, Texas 77546

713. 247.0000

Fax 281.996.1601

e-mail: d [REDACTED]

July 6, 2015

Via Facsimile Transmission

713-837-7703

832-939-6664

Mr. Patrick Walsh, P.E.

Director

Planning and Development

611 Walker Street, 6th Floor

Houston TX 77002

Re: Notice of Protest
SMLSBA
4000 block of Wyne Street, South side
Between Galveston Road and the dead end at Sims Bayou

Dear Mr. Walsh:

This firm represents T.J. Callaway, owner of property located at 4050 Wyne Street, Houston, TX 77002. An application has been filed for the creation of a SMLSBA. Mr. Callaway wishes to protest the application and by this letter enters his protest.

The application fails for numerous reasons including but not limited to failure to meet the minimum number of blockfaces specified in section 42-197 of the Code of Ordinances; unconstitutionality of the ordinance as it is vague as written and as applied; and, the ordinance constitutes an uncompensated taking in violation of both the Constitution of the State of Texas and the 5th Amendment to the U.S. Constitution. On behalf of Mr. Callaway we reserve the right to advance other facts, reasons and legal arguments and authority in the future and at the hearing on the matter.

Provide notification of the hearing date and time at your earliest convenience.

Sincerely,

Douglas A. McAninch

DAM:nes

Special Minimum Lot Size Block Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location: SOUTH SIDE OF WYNE ST FROM GALVESTON RD
TO THE DEAD END @ SIMS BAYOU

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

Specific Legal Description

LOTS 10, 11, 12, 13, 14, 15, 16, 17
OF WYNARD PLACE SUBDIVISION

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

2. Contacts:

Primary

Applicant HARRY E. MEEK JR. Phone # [REDACTED]
Address 4060 WYNE ST. E-mail [REDACTED]
City Houston State TX Zip 77017

Alternate

Applicant _____ Phone # _____
Address _____ E-mail _____
City _____ State _____ Zip _____

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

File # 549 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District I

4. Submittal Requirements:

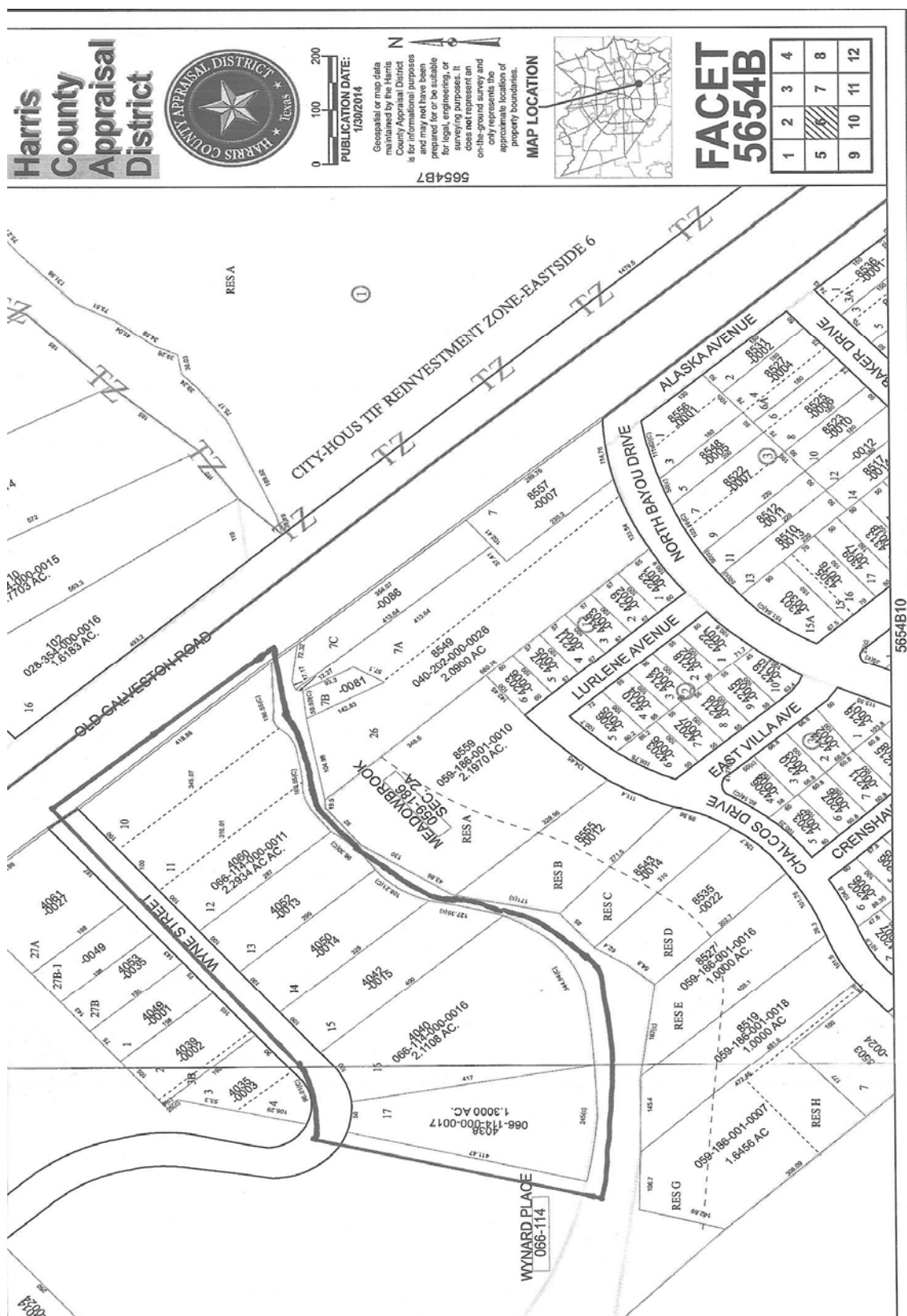
Please Check

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



AGENDA: VIII

SMLSB Application No. 560: 4700 block of Marietta Lane, south side, between Calhoun Road and Grace Lane

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4700 block of Marietta Lane, south side, between Calhoun Road and Grace Lane. Analysis shows that a minimum lot size of 9,960 sf exists for the block face. A petition was signed by the owners of 43% of the property within the proposed Special Minimum Lot Size Block. No 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 fourteen (14) lots along the 1100 block 4700 block of Marietta Lane, south side, between Calhoun Road and Grace Lane

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 south side of Marietta Lane.
- 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 fourteen (14) of fourteen (14) single-family residential properties (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained six (6) of fourteen (14) signatures of support from property owners in the proposed SMLSB (owning 43% of the total area). There was no protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 7,425 sf exists on ten (10) 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 1946. The houses originate from the 1950s. The establishment of a 7,425 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.*
Ten (10) out of fourteen (14) lots (representing 74% of the application area) are at least 7,425 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. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **560**

Date Received: **6/15/2015**

Date Complete: **6/15/2015**

Street(s) Name: **Marietta Lane**

**4700 block
Marietta
Lane**

Lot(s)

Cross Streets: **Calhoun Road** and **Grace Lane**

Side of street: **South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4702 (LT 1)	SFR		8,450
4706 (LT 2)	SFR		7,222
4710 (LT3)	SFR	Y	6,782
4714 (LT 4)	SFR		7,425
4718 (LT 5)	SFR	Y	7,624
4722 (LT 6)	SFR		7,468
4726 (LT 7)	SFR	Y	7,702
4730 (LT 8)	SFR	Y	7,425
4734 (LT 9)	SFR		7,322
4738 (LT 10)	SFR		6,350
4742 (LT 11)	SFR		8,610
4746 (LT 12)	SFR		8,923
4750 (LT 13)	SFR	Y	8,700
4754 (LT 14)	SFR	Y	8,280

Special Minimum Lot Size Block

Planning and Development Department

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **108,283** Square Feet in the Proposed Application Area **46,513** Square Feet are Owned by Property Owners Signing in Support of the Petition = **43%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

14	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
			14	14	
0	# of Multifamily lots				
0	# of Commercial lots				
0	# of Vacant Lots				
14	Total				

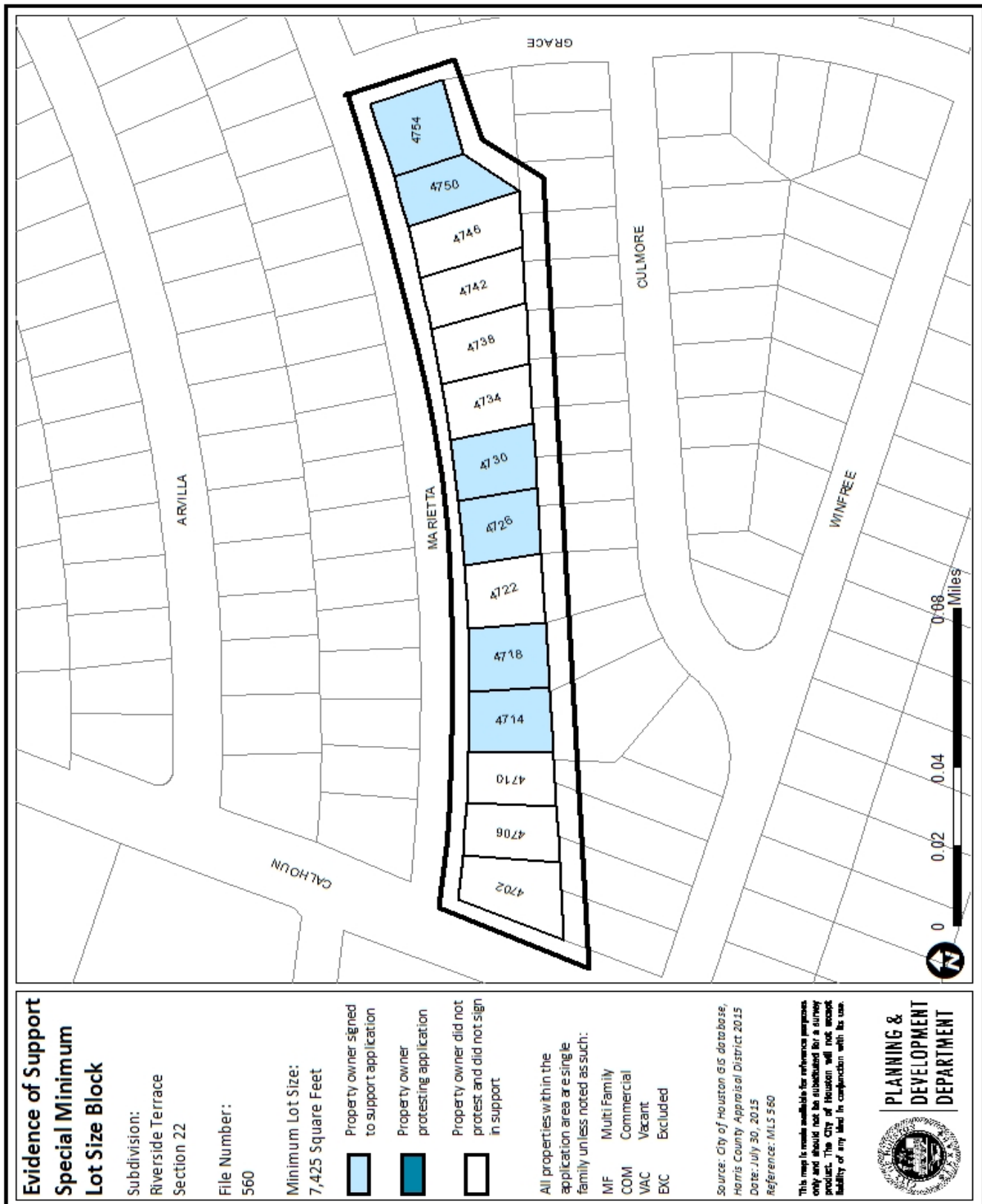
Minimum Lot Size Calculations:

Total # of lots **14** = Total sq. ft. **108,283** / # of lots = **7,735** average sq. ft.
 median sq. ft. **7,546**

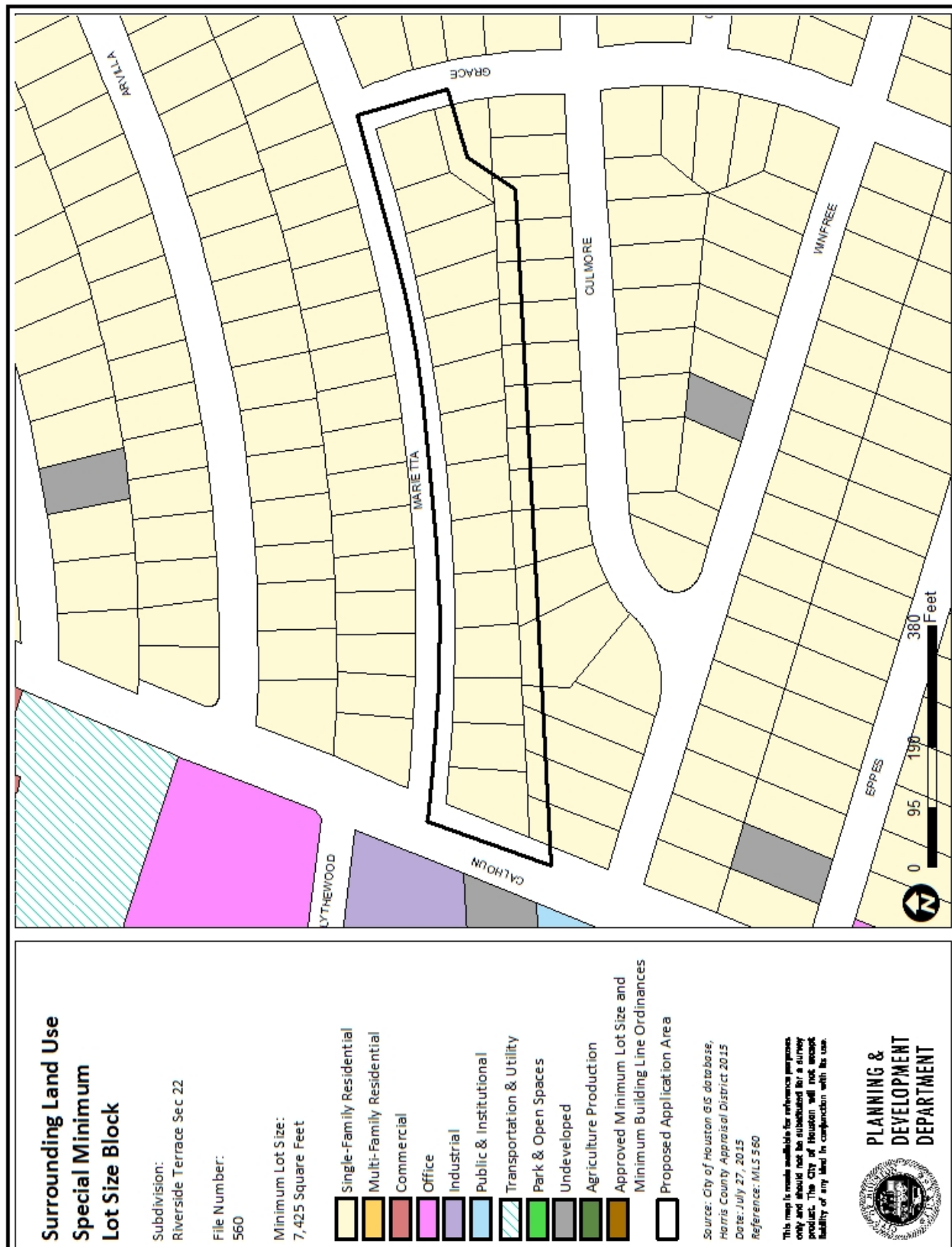
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	8,923	8.2%	8.2%
2	8,700	8.0%	16.3%
3	8,610	8.0%	24.2%
4	8,450	7.8%	32.0%
5	8,280	7.6%	39.7%
6	7,702	7.1%	46.8%
7	7,624	7.0%	53.8%
8	7,468	6.9%	60.7%
9	7,425	6.9%	67.6%
10	7,425	6.9%	74.4%
11	7,322	6.8%	81.2%
12	7,222	6.7%	87.9%
13	6,782	6.3%	94.1%
14	6,350	5.9%	100.0%









Special Minimum Lot Size Block Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location: 74700 SOUTH SIDE OF MARIETTA LN BETWEEN CALHOUN AND GRACE LN

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

Specific Legal Description LOTS 1- 14, BLK 97, RIVERSIDE TERRACE SEC 22

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

2. Contacts:

Primary Applicant SARAH M. JAMMER Phone # [REDACTED]

Address 4754 MARIETTA LN E-mail [REDACTED]
City HOUSTON State TX Zip 77021

Alternate Applicant Bessie Brown Phone [REDACTED]

Address 4710 Marietta Ln E-mail [REDACTED]
City Houston State TX Zip 77021

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

File # 560 Key Map # _____ TIRZ _____

Lambert # _____ Super N'hood _____ Census Tract _____

City Council District CD D

4. Submittal Requirements:

Please Check

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/06/2015

ITEM: VIII

APPLICANT: Thomas & Angela Hollaway, owners
PROPERTY ADDRESS: 8734 Glenloch Drive
HISTORIC DISTRICT: Glenbrook Valley Historic District

Project Summary:

The project at 8734 Glenloch Drive is a proposal to construct a new bay window on the front wall of the house, replace 14 original aluminum windows with vinyl windows of a different style, replace the front entry door, and install inoperable shutters on a contributing house in the Glenbrook Valley Historic District. All work has already been completed by the owners without proper permits. The house is a 1959 Traditional Ranch style house, but the owner introduced new architectural elements and used replacement materials of a style not appropriate to this house.

At their June 2015 meeting, the HAHC reviewed the applicant's request for a Certificate of Appropriateness (COA) and found that as performed, the project constituted an inappropriate alteration of the structure's historic character, and therefore **did not meet Criteria 1, 3, 4, 5 & 9** for approval for Alterations found in Chapter 33 Section 33-241(a). HAHC granted the COA with conditions requiring removal of the unauthorized bay window and shutters, and replacement of the inappropriate new windows and door with windows and door of an appropriate style.

In accordance with Chapter 33 Section 33-253, the applicant is appealing this decision to Planning Commission.

Charge to the Planning Commission:

To be approved, an alteration must meet 11 criteria for approval found in Chapter 33 Section 33-241(a). The HAHC found that as performed, the project did not meet Criteria 1, 3, 4, 5 & 9, and therefore granted the Certificate of Appropriateness with conditions that brought the project into compliance with the criteria.

The applicant has the burden of proof to demonstrate that the project meets all applicable criteria for approval. Unless the Planning Commission finds that the project meets all criteria, it must uphold the decision of the HAHC.

If the Planning Commission upholds the HAHC decision, the applicant may return to HAHC with a new or revised application or proceed with the approved conditional Certificate of Appropriateness.

Project Description:

In July 2014, the applicant performed the following work without any required building permits or an approved Certificate of Appropriateness:

- Added a new bay window to the front of the house; the bay window contains two 9-over-9 sash vinyl windows and a 9-lite fixed vinyl window where a row of three fixed windows used to be;
- Removed 14 original aluminum windows (seven fixed single-lite windows, two 2-part slider windows, five 3-part slider windows) and replaced with new vinyl windows of a different style (four 6-over-6 sash windows, seven 9-lite 2- and 3-part slider windows). The house is a 1959 Traditional Ranch style house, but the new windows are a 'Craftsman' style more appropriate for a 1920s bungalow;
- Removed a solid front entry door and replaced with a 9-lite Craftsman style entry door, and;
- Installed inoperable shutters.

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: June 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: March and June 2015 HAHC unofficial meeting transcripts prepared by staff for informational purposes

Attachment D: Applicant appeal letter and supplemental appeal materials

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/06/2015

ITEM: VIII

APPLICANT: Thomas & Angela Hollaway, owners
PROPERTY ADDRESS: 8734 Glenloch Drive
HISTORIC DISTRICT: Glenbrook Valley Historic District

In August 2014 and January 2015, two 311 complaints were received reporting that the owner was performing construction work without any permits. In January 2015, the applicant received a 'red tag' from Code Enforcement for doing work without required permits.

In March 2015, the applicant submitted a Certificate of Appropriateness application to the Planning Department for the work performed. The applicant requested a deferral of several months in order to provide additional information for consideration.

In June 2015, staff recommended approval of the COA with the following conditions: remove the inappropriate bay window and install three, single lite windows to match the original condition; replace the new Craftsman style 9-lite slider and divided lite sash windows with single-lite slider windows and 1-over-1 sash windows similar to the original configuration; remove the inoperable shutters; and replace the installed Craftsman style 9-lite entry door with an appropriate Traditional Ranch style door.

The HAHC voted 5-4 to approve the COA with staff's recommended conditions.

See Attachment A, the March 2015 HAHC Action Report, and Attachment B, the June 2015 HAHC Action Report, for complete project details.

Project Timeline:

7/30/2014: 311 complaint received that owners had done work on a contributing house without permits or a COA.

8/4/2014: 311 complaint triggers investigation. Investigator reports that the work was 'just painting' and closes the investigation.

1/13/2015: 311 complaint for same work triggers another investigation. The applicant was issued a 'red tag' to stop all unpermitted work.

3/4/2015: Applicant submitted a COA application, and subsequently requested a deferral of several months.

6/18/2015: HAHC voted (5-4) to approve the COA with conditions.

Basis for the Houston Archaeological and Historical Commission's decision:

- Within city historic districts, exterior changes visible from the right-of-way must be approved by HAHC.
- Alterations to Contributing Structures are reviewed according to 11 criteria found in Chapter 33-241(a) of the Code of Ordinances. The criteria are included on pages 3-4 of this staff report. In order to issue a Certificate of Appropriateness, the HAHC must find that all eleven criteria are met.
- In applying the criteria for Alterations, the HAHC is to look at existing contributing buildings within the same historic district for compatibility, as the historic structures define the neighborhood character that is to be preserved. Furthermore, the original historic character of the subject building is to be retained. For example, a contributing house that has original wood siding should not be changed to brick siding, even if brick is found on other contributing houses in the district.

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: June 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: March and June 2015 HAHC unofficial meeting transcripts prepared by staff for informational purposes

Attachment D: Applicant appeal letter and supplemental appeal materials

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/06/2015

ITEM: VIII

APPLICANT: Thomas & Angela Hollaway, owners

PROPERTY ADDRESS: 8734 Glenloch Drive

HISTORIC DISTRICT: Glenbrook Valley Historic District

- A contributing structure's historic character is made up of the sum of its parts including cladding, massing and details such as windows and doors. Changing any part compromises the historic character.
- The applicant altered the front wall of the house by installing a new bay window where one did not previously exist. The construction of the bay window and installation of shutters introduces architectural features that were never present on this structure and therefore creates a false sense of history and alters the character of the structure.
- HAHC has approved the replacement of the windows and door. However, the new doors and windows installed by the owner are in a Craftsman-style, which is neither a style found in this historic district nor appropriate for a 1959 Traditional Ranch style house. This change in window type and style for windows that do not replicate the original pattern compromises the historic character of the house.
- The owner has provided materials showing a range of both contributing and non-contributing buildings within and outside of the district, to demonstrate that the alterations he made are similar to others found in the area. Many of the examples provided by the owner show houses that have also been altered inappropriately, and should not be used to support this project. Even though bay windows may be found on original structures within the district, the bay window was not a feature of *this* house and is an inappropriate addition to the house that alters its character and creates a false sense of history.
- A contributing structure in a historic district is subject to both the city permitting codes and the historic preservation ordinance. The applicant performed work without either a permit or a Certificate of Appropriateness from the HAHC. Had the applicant applied for all required permits prior to performing the remodeling work, his investment in inappropriate materials would have been avoided.

Approval Criteria: Exterior Alteration, Rehabilitation, Restoration and Additions

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | |
|---|--|
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The new divided lite windows along with the installation of the bay window alter the historic character of the Traditional Ranch residence.</i> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: June 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: March and June 2015 HAHC unofficial meeting transcripts prepared by staff for informational purposes

Attachment D: Applicant appeal letter and supplemental appeal materials

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/06/2015

ITEM: VIII

APPLICANT: Thomas & Angela Hollaway, owners
PROPERTY ADDRESS: 8734 Glenloch Drive
HISTORIC DISTRICT: Glenbrook Valley Historic District

The installation of divided lite craftsman style windows, shutters and bay window introduces new architectural features that are not compatible with and alter the character of the 1959 Traditional Ranch residence.

- ☐ ☒ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The original aluminum windows and solid entry door were a distinguishing part of the character of the Traditional Ranch residence. The replacement of the material results in the loss of historic material and alters the character of the residence.
- ☐ ☒ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
The replacement of the single lite aluminum windows with divided lite sash and slider windows and the replacement of the solid entry door with a 9-lite entry door do not replicate the original simple single lite windows and entry door.
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- ☐ ☐ ☒ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The new divided lite windows with shutters along with the installation of the bay window introduce new architectural features and are not compatible with the historic character of the 1959 Traditional Ranch residence.
- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- ☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: June 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: March and June 2015 HAHC unofficial meeting transcripts prepared by staff for informational purposes

Attachment D: Applicant appeal letter and supplemental appeal materials

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/06/2015

ITEM: VIII

APPLICANT: Thomas & Angela Hollaway, owners
PROPERTY ADDRESS: 8734 Glenloch Drive
HISTORIC DISTRICT: Glenbrook Valley Historic District

Applicant's Grounds for Appeal:

See Attachment D for the applicant's grounds for appeal and supplemental appeal documents.

Basis for Applicant's Appeal:

Sec. 33-253. Appeal.

- a) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the planning commission by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision.
- b) The planning commission shall consider the appeal at its first regularly scheduled meeting for which required notice can be given. The commission shall consider the application, the findings of the HAHC and any evidence presented at the meeting at which the appeal is considered. The planning commission shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. The decision of the commission shall be final. If the commission does not make a decision on the appeal within 30 days following the commission's hearing on the appeal, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.
- c) An applicant aggrieved by the decision of the planning commission on an appeal from a decision of the HAHC may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of Section 2-2 of this code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the planning commission. The decision of the city council shall be final and exhaust the applicant's administrative remedies.
- d) The director shall provide the applicant with notice of the time and place of the meeting at which the appeal will be considered by mail no less than ten days before the date of the meeting.

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: June 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: March and June 2015 HAHC unofficial meeting transcripts prepared by staff for informational purposes

Attachment D: Applicant appeal letter and supplemental appeal materials

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

CERTIFICATE OF APPROPRIATENESS**Application Date:** March 4, 2015**Applicant:** Thomas D. Hollaway, owner**Property:** 8734 Glenloch Drive, Lot 4, Block 52, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,282 square foot, one-story brick veneer single-family residence with attached garage situated on a 9,040 square foot (80' x 113') corner lot.**Significance:** Contributing Traditional Ranch residence, constructed circa 1959, located in the Glenbrook Valley Historic District.**Proposal:** Alteration – In July 2014 the applicant replaced 14 original aluminum single lite fixed windows, 2 and 3-part single lite slider windows with 11, 9-lite slider, 6-over-6 sash windows, and a 3-part bay window, replaced the front entry door with a 9-lite front entry door, installed inoperable shutters, and replace the sectional overhead garage door with a new garage door without a City Permit or Certificate of Appropriateness.

The applicant is requesting approval for the existing new 9-lite slider and fixed windows and 6-over-6 sash windows, 9-lite entry door, sectional garage door, and inoperable shutters.

See enclosed application materials and detailed project description on p. 4-30 for further details.

Public Comment: No public comment received.**Civic Association:** Glenbrook Valley Civic Club is not in support of the project. See Attachment A.**Recommendation:** Approval with conditions:

Replace the existing 9-lite slider and divided lite sash windows with single- lite slider windows and 1-over-1 sash windows, remove the bay window and install 3, single lite windows to match the original condition; remove the inoperable shutters.

HAHC Action: Deferred

Houston Archaeological & Historical Commission

ITEM B.5

March 26, 2015

8734 Glenloch Drive

HPO File No. 150305

Glenbrook Valley

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removal of the original aluminum windows and entry door results in the loss of historic material. The new divide lite windows along with the installation of the bay window alter the historic character of the Traditional Ranch.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>The installation divided lite craftsman style windows, shutters and bay window introduces new architectural features that are not compatible with and alter the character of the 1959 Traditional ranch.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original aluminum windows and solid entry door were a distinguishing part of the character of the Traditional Ranch residence. The replacement of the material results in the loss of historic material and alters the character of the residence.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The replacement of the single lite aluminum windows with divide lite sash and slider windows and the replacement of the solid entry door with a 9-lite entry door do not replicate the original simple single lite windows and entry door.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The removal of the original single lite windows and solid entry door results in the significant loss of historic materials. The new divided lite windows with shutters along with the installation of the bay window introduce new architectural features and are not compatible with the historic character of the 1959 Traditional Ranch.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305




ITEM B.5

8734 Glenloch Drive

Glenbrook Valley



PROPERTY LOCATION GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification
 Contributing
 Non-Contributing
 Park



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

INVENTORY PHOTO



CURRENT PHOTO



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION – FRONT FACING GLENLOCH DRIVE

ORIGINAL CONDITON



EXISTING



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH SIDE ELEVATION – FACING MORLEY STREET

ORIGINAL CONDITON



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

EXISTING



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

NORTH SIDE ELEVATION

ORIGINAL CONDITON



EXISTING



Houston Archaeological & Historical Commission

March 26, 2015

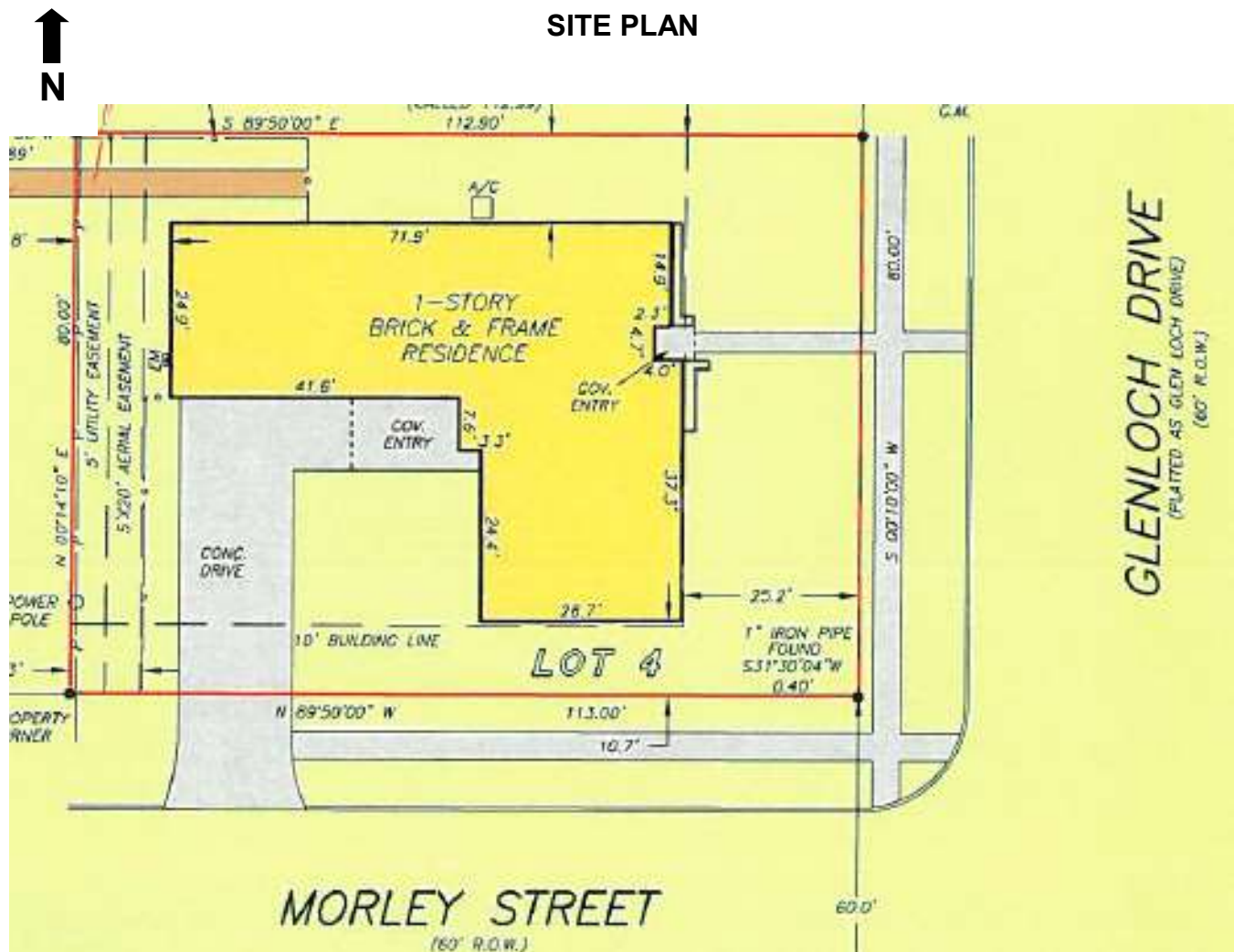
HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SITE PLAN



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

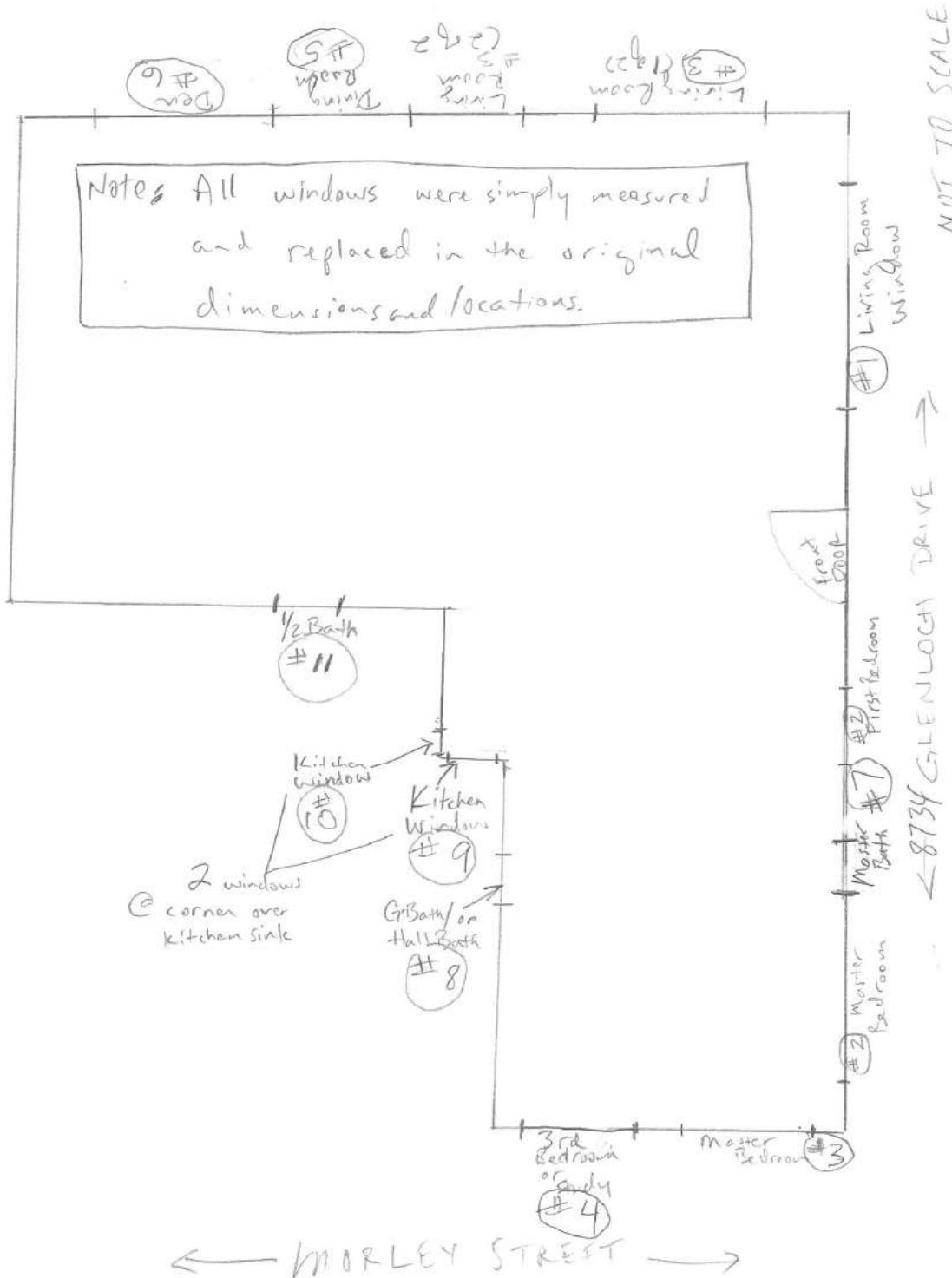
8734 Glenloch Drive

Glenbrook Valley



FIRST FLOOR PLAN WITH WINDOW LOCATIONS

EXISTING



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

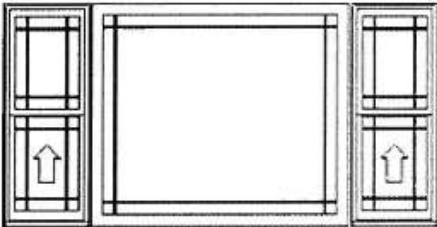

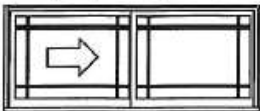
ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	FRONT LIVING BAY	Main Line Item			
	Rough Opening: 106 7/8 X 60	Frame Size: 106 3/8 x 59 1/2			
		RO Flanker= 24 , Approx. Net Projection 18 7/8 , Mulled 45 Degree Bay Premium Vinyl Single Hung Window Single Hung/Picture/Single Hung , With Even Sight Line, Nail Fin (1 1/4" setback), Desert Sand Ext/White Int , Vent Height = 30 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, Desert Sand Ext, White Int, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), NO Head and Seat Board, PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,292.32	1	\$1,292.32
Line-2	MASTER BED & 1ST BEDROOM--front elevation				
	Rough Opening: 106 3/4 X 30	Frame Size: 106 1/4 x 29 1/2			
		Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4" Vent) Vent Width = 26 11/16 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL- A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$524.46	2	\$1,048.92
Line-3	LIVING & MASTER				
	Rough Opening: 70 3/4 X 30	Frame Size: 70 1/4 x 29 1/2			
		Premium Vinyl Sliding Window Single Hung With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (LH) Vent Width = 35 3/8 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL- A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$446.36	2	\$892.72

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

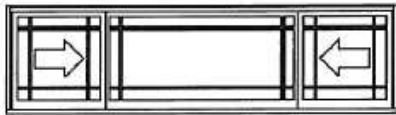
ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

Line-4 OFFICE--

Rough Opening: 107 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 1/2 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4 Vent) Vent Width = 26 3/4 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.74 1 \$524.74

Line-5 DININGROOM

Rough Opening: 106 7/8 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 3/8 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4 Vent) Vent Width = 26 3/4 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.58 1 \$524.58

Line-6 DEN

Rough Opening: 106 1/2 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4 Vent) Vent Width = 26 5/8 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.18 1 \$524.18

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

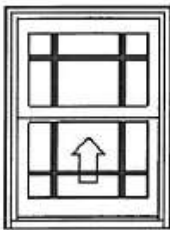
ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

Line-7 MASTER BATH--reeded

Rough Opening: 22 3/4 X 30



Viewed from Exterior. Scale: 1/2" = 1'

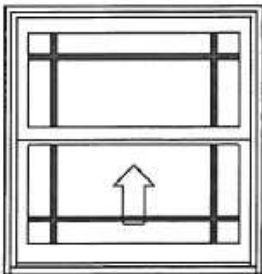
Frame Size: 22 1/4 x 29 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 15 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$354.94 1 \$354.94

Line-8 G-BATH--reeded

Rough Opening: 35 X 36



Viewed from Exterior. Scale: 1/2" = 1'

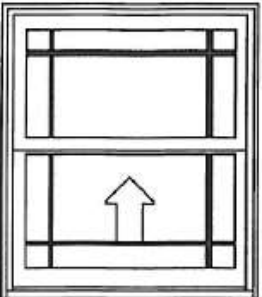
Frame Size: 34 1/2 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$405.14 1 \$405.14

Line-9 KITCHEN

Rough Opening: 34 7/8 X 40



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 3/8 x 39 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 ,
 EStar Southern Low-E 366 Clear 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-
 A-543-13970-00001
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$333.08 1 \$333.08

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

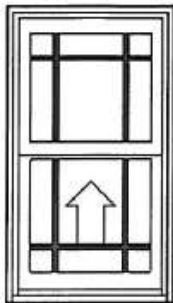
ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

Line-10 KITCHEN

Rough Opening: 23 X 40



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 22 1/2 x 39 1/2

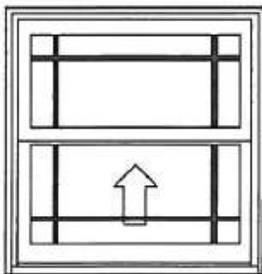
Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 ,
 EStar Southern Low-E 366 Clear 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-
 A-543-13970-00001

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$323.58 1 \$323.58

Line-11 HALF BATH--reeded

Rough Opening: 34 7/8 X 36



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 3/8 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$404.66 1 \$404.66

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

COMPLIANCE DOCUMENTATION

311 COMPLAINT PHOTO - 7/30/14



Houston Archaeological & Historical Commission

ITEM B.5

March 26, 2015

8734 Glenloch Drive

HPO File No. 150305

Glenbrook Valley

INSPECTOR SITE VISIT – 1/9/15

PRESENT THIS FORM WHEN APPLYING FOR PERMIT
CITY OF HOUSTON - PLANNING & DEVELOPMENT SERVICES DIVISION
PUBLIC WORKS AND ENGINEERING DEPARTMENT

ADDRESS 8734 Glenloch 77061 535X

BOOTLEG X

FIRE DAMAGE _____ %

OTHER DAMAGE _____ %

CONSTRUCTION STARTED _____ (yes or no)

NUMBER OF STORIES 1

TYPE OF CONSTRUCTION IV

USE OR OCCUPANCY R341 windows changed without Building Permit and

FIRE RATING B Inspections, and in Historic District, without

OTHER SECTIONS INVOLVED: Certificate of Appropriateness and without approvals
ELECTRICAL from Historical Preservation 713-837-7963
PLUMBING _____
A/C & BOILER _____
HEALTH _____
OTHER _____

PLANS NEEDED?

NO STRUCTURAL PLANS REQUIRED IF REPAIRED BACK TO ORIGINAL STRUCTURE
(NOTE: PLANS MAY BE REQUIRED FOR OTHER SECTIONS)

X YES - TYPE OF PLANS floor, elevation, profiles for building permit
(PLOT, FOUNDATION, FLOOR, FRAMING, OTHER)

OTHER INFORMATION see 713-837-7963 for Historical Preservation
plans/requirements. investigation fees due

PLANS INFO AND PERMIT INFORMATION:

1002 WASHINGTON AVE. DATE: 1-9-2014

COMMERCIAL: 832-394-8810

RESIDENTIAL: 832-394-8820

HISTORICAL 713-837-7963

832-394-8880, 832-394-9300

01.09.2015

INSPECTOR

WHITE - FIELD COPY YELLOW - OFFICE COPY

WV 009 2/13

Houston Archaeological & Historical Commission

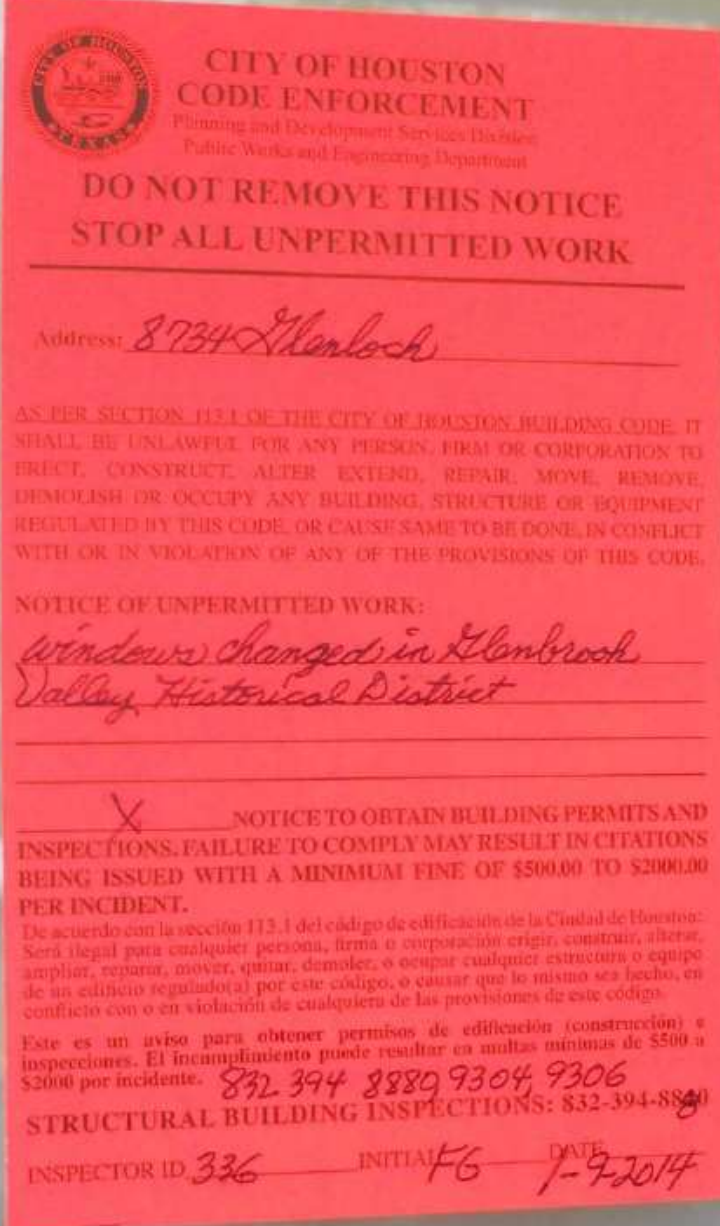
March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley



**CITY OF HOUSTON
CODE ENFORCEMENT**
Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 8734 Glenloch

AS PER SECTION 113.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO DIRECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
Windows changed in Glenbrook Valley Historical District

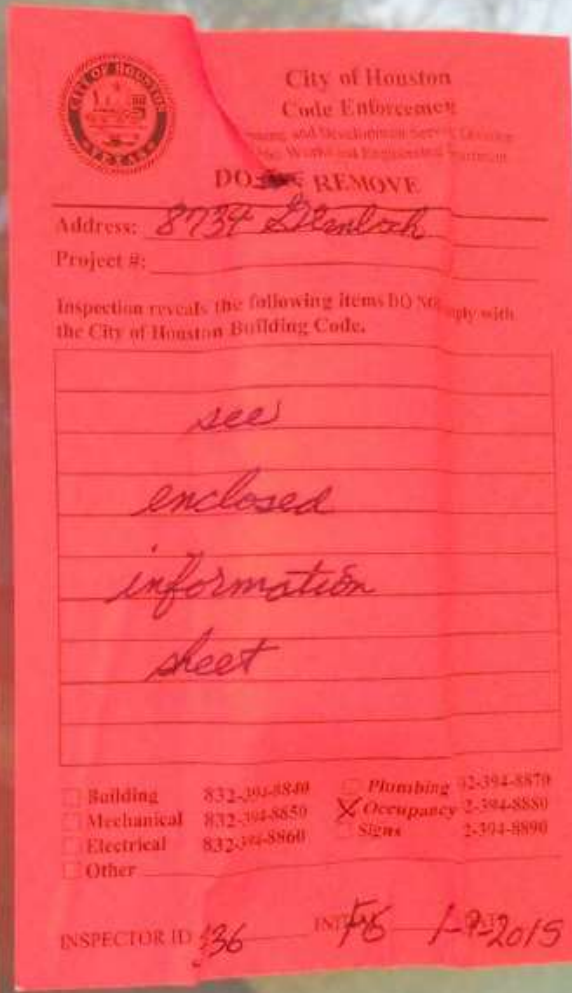
☒ **NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2000.00 PER INCIDENT.**

De acuerdo con la sección 113.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente. 832 394 8889 9304, 9306

STRUCTURAL BUILDING INSPECTIONS: 832-394-8880

INSPECTOR ID 336 INITIAL FG DATE 1-7-2014



**City of Houston
Code Enforcement**
Planning and Development Services Division
Public Works and Engineering Department

DO NOT REMOVE

Address: 8734 Glenloch

Project #:

Inspection reveals the following items do not comply with the City of Houston Building Code.

see enclosed information sheet

<input type="checkbox"/> Building 832-394-8840	<input type="checkbox"/> Plumbing 832-394-8870
<input type="checkbox"/> Mechanical 832-394-8850	<input checked="" type="checkbox"/> Occupancy 2-394-8880
<input type="checkbox"/> Electrical 832-394-8860	<input type="checkbox"/> Signs 2-394-8890
<input type="checkbox"/> Other	

INSPECTOR ID 336 INT FG DATE 1-7-2015

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE- NEW BAY WINDOW



EAST ELEVATION FACING GLENLOCH DRIVE - NEW BAY WINDOW



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

NORTH ELEVATION



EAST ELEVATION FACING GLENLOCH DRIVE



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE



EAST ELEVATION FACING GLENLOCH DRIVE- NEW DIVIDE LITE ENTRY DOOR



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTHEAST CORNER



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



EAST ELEVATION FACING GLENLOCH DRIVE



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

PHOTOS SUBMITTED BY APPLICANT

EAST ELEVATION FACING GLENLOCH DRIVE- ORIGINAL WINDOWS



EAST ELEVATION FACING GLENLOCH DRIVE - ORIGINAL WINDOWS



SOUTH ELEVATION FACING MORLEY STREET- ORIGINAL WINDOWS



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE- EXISTING WINDOWS



SOUTH ELEVATION FACING MORLEY STREET – EXISTING WINDOWS



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

PROJECT DETAILS

Windows/Doors: The residence featured 14 aluminum 2 and 3-part slider windows and single lite fixed windows, and a solid entry door. In July 2014 the original aluminum windows were replaced with 11 vinyl 9-lite slider, and divide lite sash windows. Three single lite windows were replaced with a three part bay window with 9-lite vinyl windows. The solid front entry door was replaced with a 9-lite front entry door. The sectional overhead garage door was replaced with a new sectional overhead garage door.

Exterior Materials: Inoperable shutters were installed at all window openings.

Front Elevation: Three single lite fixed windows were replaced with a 3-part bay window consisting of two 9-over-9 sash windows and a 9-lite picture window. The solid entry door was replaced with a 9-lite entry door. Two, 3-part windows were replaced with two 3-part 9-lite slider windows; a fixed window was replaced with a 6-over-6 sash window.

Side Elevation: A 2-lite slider window was replaced with a 2-part 9-lite slider window; a 3-part slider window was replaced with a 3-part 9-lite slider window. Two fixed windows were replaced with two 6-over-6 sash windows. The sectional overhead garage door was replaced with a new metal sectional overhead garage door,

Side Elevation: Two 3-part slider windows were replaced with two 3-part 9-lite slider windows; a 2-lite slider window was replaced with a 2-part 9-lite slider window.

Rear Elevation: Two single lite fixed windows were replaced with two 6-over-6 sash windows.

Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150305

ITEM B.5

8734 Glenloch Drive

Glenbrook Valley

ATTACHMENT A

CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

March 20, 2015

By eMail

Houston Archaeological and Historical Commission
C/O Planning & Development (P&D) Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on Pending Applications for Certificates of Appropriateness for March 2015

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

7650 Drouet: Repair and maintenance of the original vertical siding preferable to the unpermitted replacement with horizontal cement board.

8734 Glenloch: Unacceptable, unpermitted "remuddle" to a classic mid-century ranch house. Recommend replacement of the faux "craftsman" style windows and door, removal of the bay window and removal of the wood shutters. Window and door replacements should be submitted to the commission for approval. The affidavit of the prior property owner, who allowed the structure to fall into disrepair and asserted that the current modifications "maintain the 1960's look of the home" should be rejected.

The applicants did not submit their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the application was available on the City of Houston HAHC website.

Respectfully,

Mike Morse

For the Glenbrook Valley Civic Club Architectural Review Board

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

CERTIFICATE OF APPROPRIATENESS**Application Date:** March 4, 2015**Applicant:** Thomas D. Hollaway, owner**Property:** 8734 Glenloch Drive, Lot 4, Block 52, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,282 square foot, one-story brick veneer single-family residence with attached garage situated on a 9,040 square foot (80' x 113') corner lot.**Significance:** Contributing Traditional Ranch residence, constructed circa 1959, located in the Glenbrook Valley Historic District.**Proposal:** Alteration – In July 2014 the applicant replaced 14 original aluminum single lite fixed windows, 2 and 3-part single lite slider windows with 11, 9-lite slider, 6-over-6 sash windows, and a 3-part bay window, replaced the front entry door with a 9-lite front entry door, installed inoperable shutters, and replace the sectional overhead garage door with a new garage door without a City Permit or Certificate of Appropriateness.

The Applicant received a Red Tag to stop work in January 2015 and a Hard Hold was placed on the property so that no permits can be purchased for future work until the Applicant receives and complies with an approved COA.

The COA was deferred at the March 2015 HAHC meeting to allow staff to review new information provided by the Applicant. The applicant is now requesting approval for the existing new 9-lite slider and fixed windows, a 3-part bay window, and 6-over-6 sash windows, 9-lite entry door, sectional garage door, and inoperable shutters.

See enclosed application materials and detailed project description on p. 4-43 for further details.

Public Comment: No public comment received.**Civic Association:** Glenbrook Valley Civic Club is not in support of the project. See Attachment A, p.44.

Recommendation: **Approval with conditions:**
 Replace the existing 9-lite slider and divided lite sash windows with single-lite slider windows and 1-over-1 sash windows, remove the bay window and install 3, single lite windows to match the original condition; remove the inoperable shutters; replace the existing 9-lite entry door with an appropriate traditional ranch style door.

HAHC Action: **Approved with Conditions:**
 Replace the existing 9-lite slider and divided lite sash windows with single-lite slider windows and 1-over-1 sash windows, remove the bay window and install 3, single lite windows to match the original condition; remove the inoperable shutters; replace the existing 9-lite entry door with an appropriate traditional ranch style door.

CERTIFICATE OF APPROPRIATENESS**Basis for Issuance:** HAHC Approval**Effective:** June 18, 2015**PLANNING & DEVELOPMENT DEPARTMENT**

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.

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removal of the original aluminum windows and entry door results in the loss of historic material. The new divide lite windows along with the installation of the bay window alter the historic character of the Traditional Ranch.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>The installation divided lite craftsman style windows, shutters and bay window introduces new architectural features that are not compatible with and alter the character of the 1959 Traditional ranch.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original aluminum windows and solid entry door were a distinguishing part of the character of the Traditional Ranch residence. The replacement of the material results in the loss of historic material and alters the character of the residence.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The replacement of the single lite aluminum windows with divide lite sash and slider windows and the replacement of the solid entry door with a 9-lite entry door do not replicate the original simple single lite windows and entry door.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The removal of the original single lite windows and solid entry door results in the significant loss of historic materials. The new divided lite windows with shutters along with the installation of the bay window introduce new architectural features and are not compatible with the historic character of the 1959 Traditional Ranch.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley



GLENBROOK VALLEY HISTORIC DISTRICT

 Park



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

INVENTORY PHOTO



CURRENT PHOTO



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION – FRONT FACING GLENLOCH DRIVE

ORIGINAL CONDITON



EXISTING



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH SIDE ELEVATION – FACING MORLEY STREET

ORIGINAL CONDITON



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EXISTING



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

NORTH SIDE ELEVATION

ORIGINAL CONDITON



EXISTING



Houston Archaeological & Historical Commission

June 18, 2015

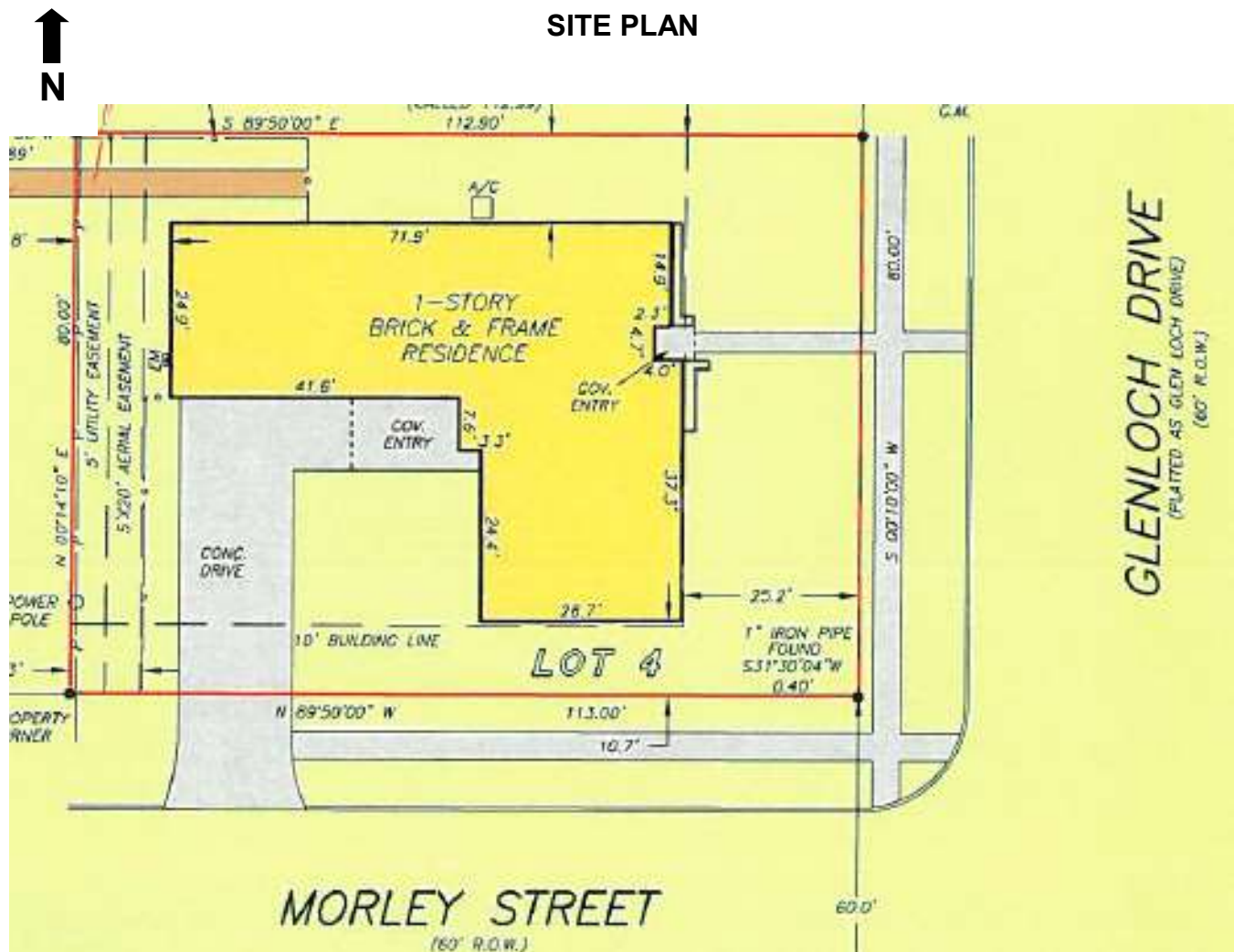
HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SITE PLAN



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

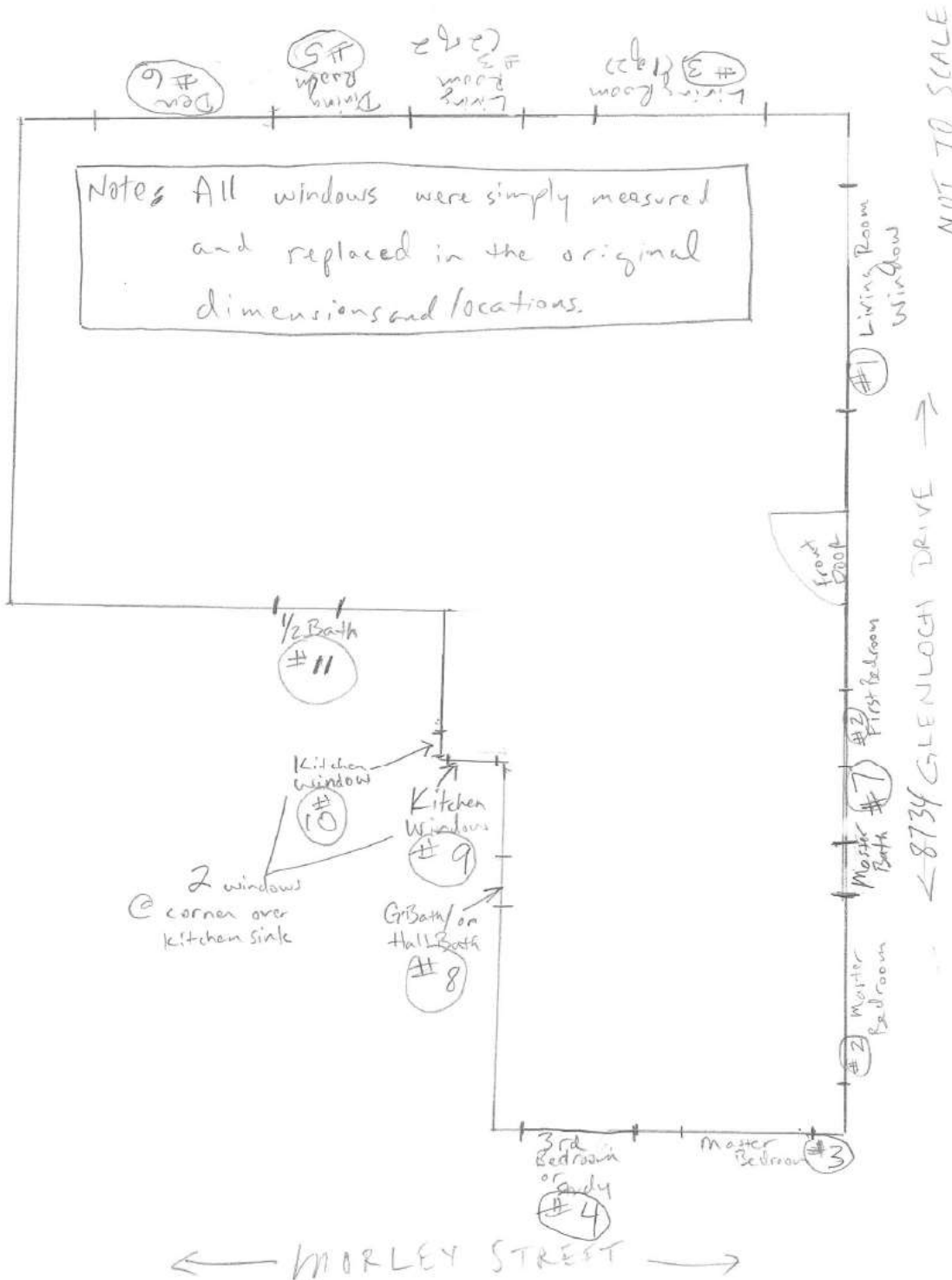
8734 Glenloch Drive

Glenbrook Valley



FIRST FLOOR PLAN WITH WINDOW LOCATIONS

EXISTING



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

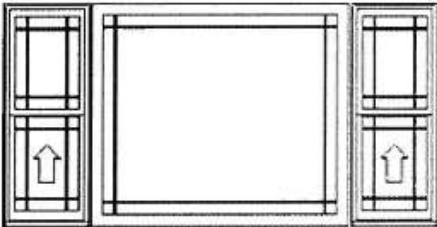

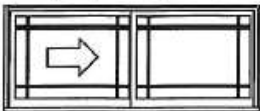
ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	FRONT LIVING BAY	Main Line Item			
	Rough Opening: 106 7/8 X 60	Frame Size: 106 3/8 x 59 1/2			
		RO Flanker= 24 , Approx. Net Projection 18 7/8 , Mulled 45 Degree Bay Premium Vinyl Single Hung Window Single Hung/Picture/Single Hung , With Even Sight Line, Nail Fin (1 1/4" setback), Desert Sand Ext/White Int , Vent Height = 30 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, Desert Sand Ext, White Int, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), NO Head and Seat Board, PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,292.32	1	\$1,292.32
Line-2	MASTER BED & 1ST BEDROOM--front elevation				
	Rough Opening: 106 3/4 X 30	Frame Size: 106 1/4 x 29 1/2			
		Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (1/4" Vent) Vent Width = 26 11/16 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL- A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$524.46	2	\$1,048.92
Line-3	LIVING & MASTER				
	Rough Opening: 70 3/4 X 30	Frame Size: 70 1/4 x 29 1/2			
		Premium Vinyl Sliding Window Single Hung With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int , XO (LH) Vent Width = 35 3/8 , EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL- A-544-13853-00001 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$446.36	2	\$892.72

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

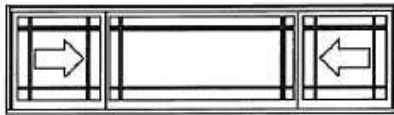
ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

Line-4 OFFICE--

Rough Opening: 107 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 1/2 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int, XO (1/4 Vent) Vent Width = 26 3/4, EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.74 1 \$524.74

Line-5 DININGROOM

Rough Opening: 106 7/8 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 3/8 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int, XO (1/4 Vent) Vent Width = 26 3/4, EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.58 1 \$524.58

Line-6 DEN

Rough Opening: 106 1/2 X 30



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size: 106 x 29 1/2

Premium Vinyl Sliding Window Single Hung 3 Panel, With Even Sight Line, Pocket/Replacement, Desert Sand Ext/White Int, XO (1/4 Vent) Vent Width = 26 5/8, EStar Southern Low-E 366 Clear 0 - 3500 feet 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Glass, 3" Border, Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.33, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 8.00, CPD: JEL-A-544-13853-00001
PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$524.18 1 \$524.18

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

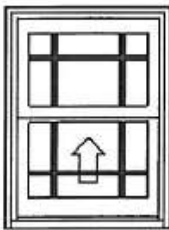
ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

Line-7 MASTER BATH--reeded

Rough Opening: 22 3/4 X 30



Viewed from Exterior. Scale: 1/2" = 1'

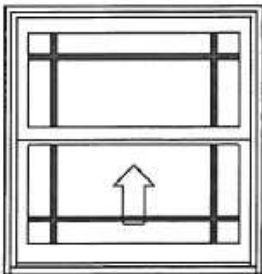
Frame Size: 22 1/4 x 29 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 15 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$354.94 1 \$354.94

Line-8 G-BATH--reeded

Rough Opening: 35 X 36



Viewed from Exterior. Scale: 1/2" = 1'

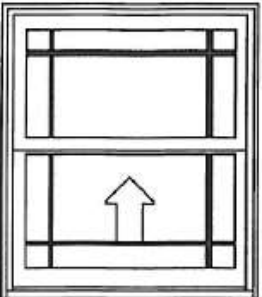
Frame Size: 34 1/2 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$405.14 1 \$405.14

Line-9 KITCHEN

Rough Opening: 34 7/8 X 40



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 3/8 x 39 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 ,
 EStar Southern Low-E 366 Clear 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-
 A-543-13970-00001
 PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$333.08 1 \$333.08

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

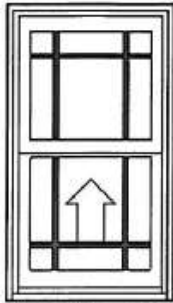
ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

Line-10 KITCHEN

Rough Opening: 23 X 40



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 22 1/2 x 39 1/2

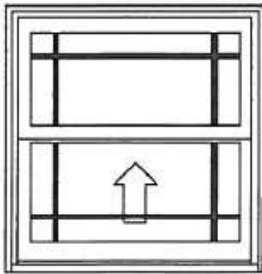
Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 20 ,
 EStar Southern Low-E 366 Clear 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 1 Lock, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.32, SHGC: 0.20, VT: 0.45, CR: 53.00, ER: 9.00, CPD: JEL-
 A-543-13970-00001

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$323.58 1 \$323.58

Line-11 HALF BATH--reeded

Rough Opening: 34 7/8 X 36



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 3/8 x 35 1/2

Premium Vinyl Single Hung Window With Even Sight Line,
 Pocket/Replacement, Desert Sand Ext/White Int , Vent Height = 18 ,
 EStar Southern Low-E 366 Reed 5/32 in - 1/8 out , 0 - 3500 feet
 5/8" Contour, All Lite(s) Desert Sand Ext, White Int, Prairie Frame, 3"
 Border,
 Standard Screen with Fiberglass Mesh,
 White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet
 Egress*,
 Slope Sill Adaptor, Loose,
 US National-AAMA PG35, DP+35/-35,
 U-Factor: 0.31, SHGC: 0.20, VT: 0.45, CR: 55.00, ER: 10.00, CPD:
 JEL-A-543-14003-00012

PEV 2014.2.0.1080/PDV 6.178 (05/27/14) 1A

\$404.66 1 \$404.66

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

COMPLIANCE DOCUMENTATION

311 COMPLAINT PHOTO - 07/30/14



311 COMPLAINT PHOTO – 01/06/15



Houston Archaeological & Historical Commission

ITEM A.3

June 18, 2015

8734 Glenloch Drive

HPO File No. 150603

Glenbrook Valley

INSPECTOR SITE VISIT – 1/9/15

PRESENT THIS FORM WHEN APPLYING FOR PERMIT
CITY OF HOUSTON - PLANNING & DEVELOPMENT SERVICES DIVISION
PUBLIC WORKS AND ENGINEERING DEPARTMENT

ADDRESS 8734 Glenloch 77061 535X

BOOTLEG X

FIRE DAMAGE _____ %

OTHER DAMAGE _____ %

CONSTRUCTION STARTED _____ (yes or no)

NUMBER OF STORIES 1

TYPE OF CONSTRUCTION IV

USE OR OCCUPANCY R341 windows changed without Building Permit and

FIRE RATING B Inspections and in Historic District, without

OTHER SECTIONS INVOLVED: Certificate of Appropriateness and without approvals
ELECTRICAL from Historical Preservation 713-837-7963
PLUMBING _____
A/C & BOILER _____
HEALTH _____
OTHER _____

PLANS NEEDED?

NO STRUCTURAL PLANS REQUIRED IF REPAIRED BACK TO ORIGINAL STRUCTURE
(NOTE: PLANS MAY BE REQUIRED FOR OTHER SECTIONS)

X YES - TYPE OF PLANS floor, elevation, profiles for building permit
(PLOT, FOUNDATION, FLOOR, FRAMING, OTHER)

OTHER INFORMATION see 713-837-7963 for Historical Preservation
plans/requirements. investigation fees due

PLANS INFO AND PERMIT INFORMATION:

1002 WASHINGTON AVE. DATE: 1-9-2014

COMMERCIAL: 832-394-8810

RESIDENTIAL: 832-394-8820

HISTORICAL 713-837-7963

832-394-8880, 832-394-9300

01.09.2015

INSPECTOR

WHITE - FIELD COPY YELLOW - OFFICE COPY

WV 009 2/13

Houston Archaeological & Historical Commission

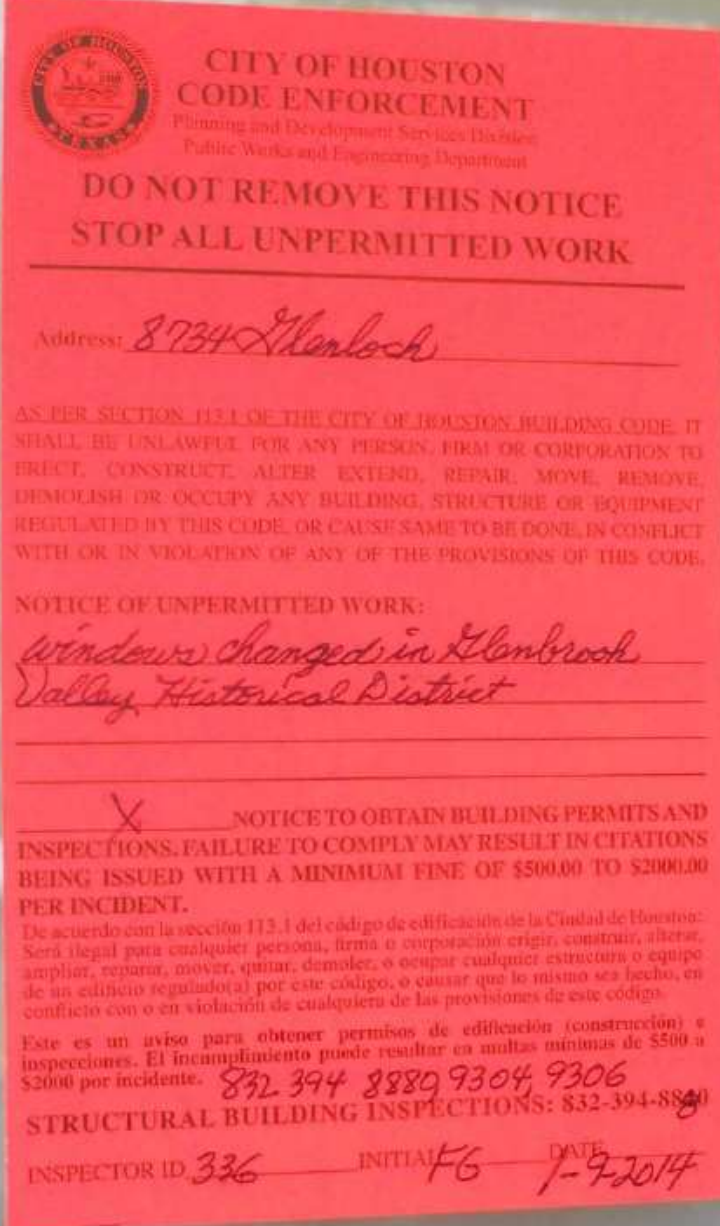
June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley



**CITY OF HOUSTON
CODE ENFORCEMENT**
Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 8734 Glenloch

AS PER SECTION 113.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO DIRECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
Windows changed in Glenbrook Valley Historical District

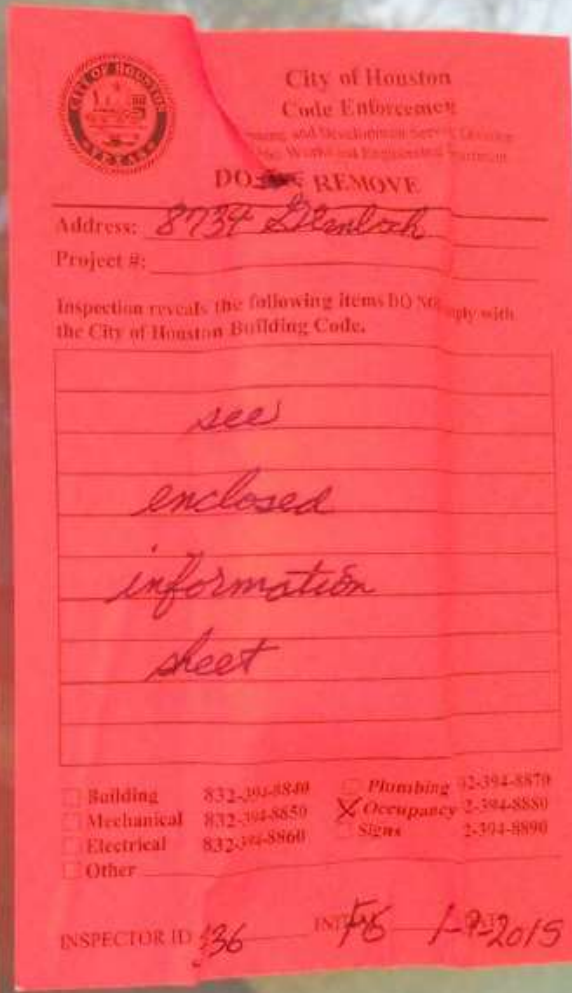
☒ **NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2000.00 PER INCIDENT.**

De acuerdo con la sección 113.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente. 832 394 8889 9304, 9306

STRUCTURAL BUILDING INSPECTIONS: 832-394-8880

INSPECTOR ID 336 INITIAL FG DATE 1-7-2014



**City of Houston
Code Enforcement**
Planning and Development Services Division
Public Works and Engineering Department

DO NOT REMOVE

Address: 8734 Glenloch

Project #:

Inspection reveals the following items do not comply with the City of Houston Building Code.

see enclosed information sheet

<input type="checkbox"/> Building 832-394-8840	<input type="checkbox"/> Plumbing 832-394-8870
<input type="checkbox"/> Mechanical 832-394-8850	<input checked="" type="checkbox"/> Occupancy 2-394-8880
<input type="checkbox"/> Electrical 832-394-8860	<input type="checkbox"/> Signs 2-394-8890
<input type="checkbox"/> Other	

INSPECTOR ID 336 INT FG DATE 1-7-2015

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE- NEW BAY WINDOW



EAST ELEVATION FACING GLENLOCH DRIVE - NEW BAY WINDOW



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

NORTH ELEVATION



EAST ELEVATION FACING GLENLOCH DRIVE



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE



EAST ELEVATION FACING GLENLOCH DRIVE- NEW DIVIDE LITE ENTRY DOOR



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTHEAST CORNER



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



EAST ELEVATION FACING GLENLOCH DRIVE



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EXISTING DETACHED PLANTERS LOCATED AT FRONT ENTRANCE



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EXISTING DETACHED PLANTERS LOCATED AT FRONT ENTRANCE



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

PHOTOS SUBMITTED BY APPLICANT

EAST ELEVATION FACING GLENLOCH DRIVE- ORIGINAL WINDOWS



EAST ELEVATION FACING GLENLOCH DRIVE - ORIGINAL WINDOWS



SOUTH ELEVATION FACING MORLEY STREET- ORIGINAL WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

EAST ELEVATION FACING GLENLOCH DRIVE- EXISTING WINDOWS



SOUTH ELEVATION FACING MORLEY STREET – EXISTING WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

SOUTH ELEVATION FACING MORLEY STREET



SOUTH ELEVATION FACING MORLEY STREET



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

INOPERABLE SHUTTERS



INOPERABLE SHUTTERS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

INOPERABLE SHUTTERS



ORIGINAL ALUMINUM WINDOWS WITH ALUMINUM DIAMOND SCREEN



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

ORIGINAL ALUMINUM WINDOWS WITH ALUMINUM DIAMOND SCREEN



ORIGINAL ALUMINUM WINDOWS AND INOPERABLE SHUTTERS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

INOPERABLE SHUTTERS



INOPERABLE SHUTTERS AND ORIGINAL ALUMINUM WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

INOPERABLE SHUTTERS



BAY WITH NON-ORIGINAL DIVIDED LITE VINYL WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

8647 DOVER- INOPERABLE SHUTTERS



8647 DOVER- INOPERABLE SHUTTERS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

8647 DOVER- INOPERABLE SHUTTERS



INOPERABLE SHUTTERS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

NON-ORIGINAL FRONT ENTRY DOOR



8715 DOVER-NON-ORIGINAL FRONT ENTRY DOOR



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

8715 DOVER-NON-ORIGINAL FRONT ENTRY DOOR AND INOPERABLE SHUTTERS



7723 MORLEY STREET- BAY WINDOW WITH ORIGINAL ALUMINUM WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

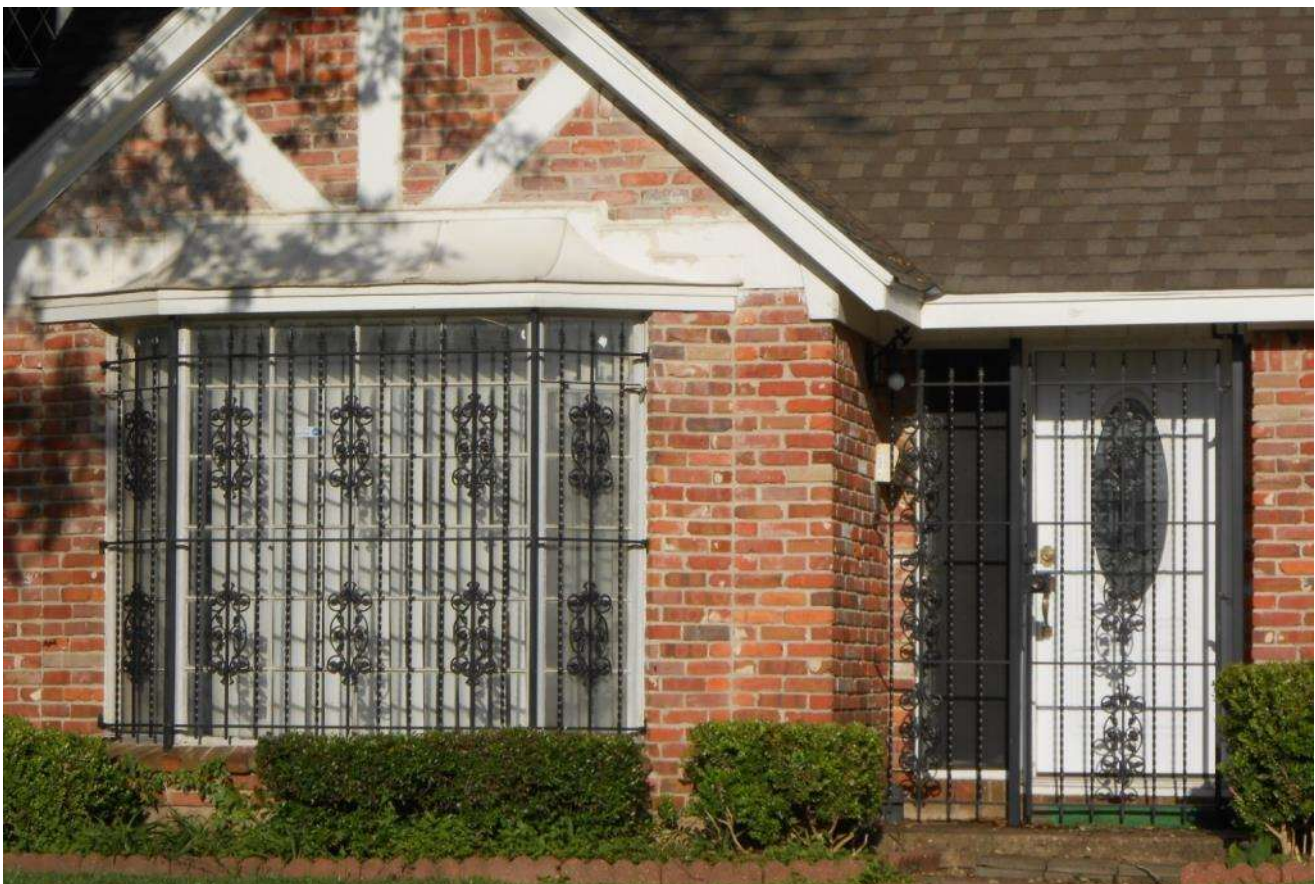
8734 Glenloch Drive

Glenbrook Valley

7723 MORLEY STREET- NON-ORIGINAL DIVIDED LITE VINYL WINDOWS



ORIGINAL BAY WINDOW WITH ORIGINAL ALUMINUM WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

**8042 GLENFOREST CT- BAY WINDOW WITH ORIGINAL ALUMINUM DIAMOND
WINDOWS**



**BAY WINDOW WITH ORIGINAL ALUMINUM WINDOWS AND NON-ORIGINAL FRONT
ENTRY DOOR**



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

BAY WINDOW WITH REPLACEMENT WINDOWS



BAY WINDOW WITH ORIGINAL ALUMINUM WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

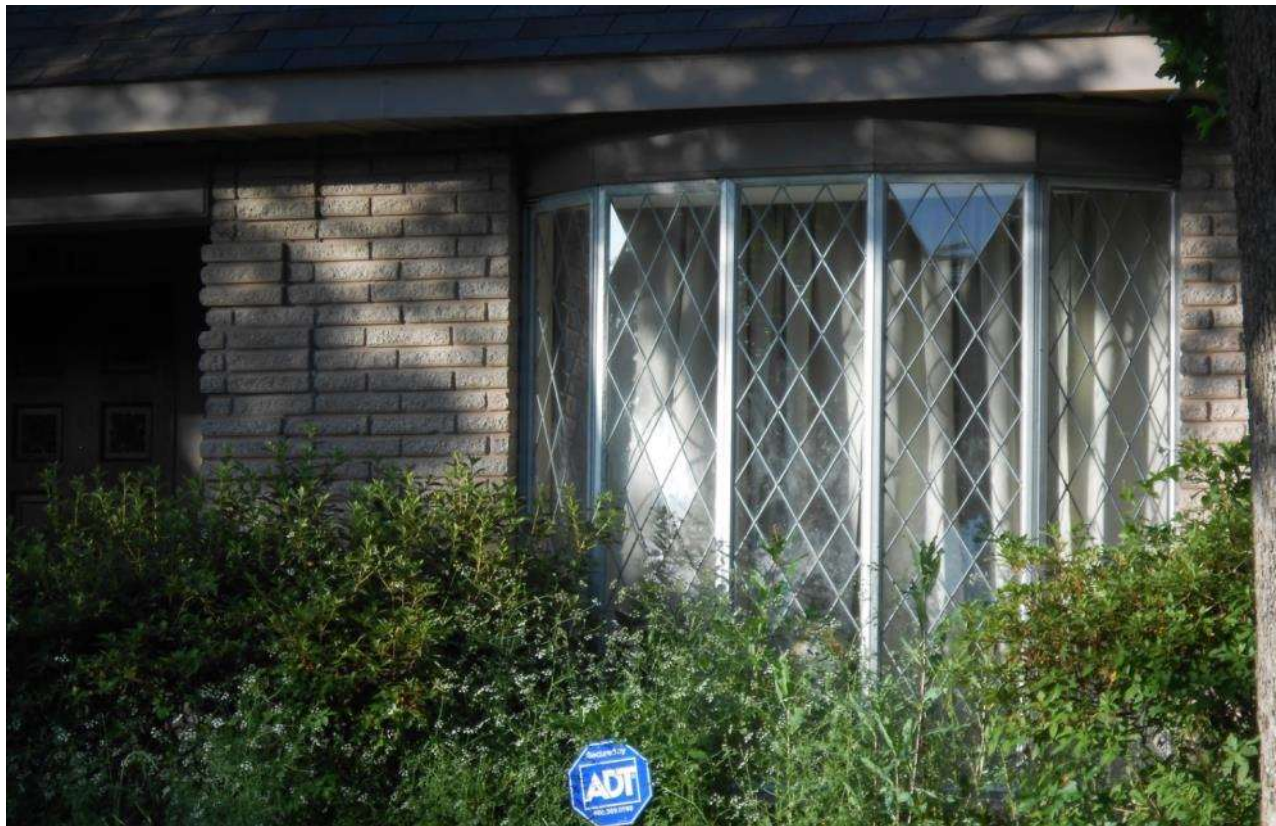
8734 Glenloch Drive

Glenbrook Valley

BAY WINDOW WITH ORIGINAL ALUMINUM DIAMOND WINDOWS



BAY WINDOW WITH ORIGINAL ALUMINUM WINDOWS



Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

PROJECT DETAILS

Windows/Doors: The residence featured 14 original aluminum 2 and 3-part slider windows and single lite fixed windows, and a solid entry door. In July 2014 the original aluminum windows were replaced with 11 vinyl 9-lite slider, and divide lite sash windows. Three single lite windows were replaced with a three part bay window with 9-lite vinyl windows. The solid front entry door was replaced with a 9-lite front entry door. The sectional overhead garage door was replaced with a new sectional overhead garage door.

Exterior Materials: Inoperable shutters were installed at all window openings.

Front Elevation: Three single lite fixed windows were replaced with a 3-part bay window consisting of two 9-over-9 sash windows and a 9-lite picture window. The solid entry door was replaced with a 9-lite entry door. Two, 3-part windows were replaced with two 3-part 9-lite slider windows; a fixed window was replaced with a 6-over-6 sash window.

Side Elevation: A 2-lite slider window was replaced with a 2-part 9-lite slider window; a 3-part slider window was replaced with a 3-part 9-lite slider window. Two fixed windows were replaced with two 6-over-6 sash windows. The sectional overhead garage door was replaced with a new metal sectional overhead garage door,

Side Elevation: Two 3-part slider windows were replaced with two 3-part 9-lite slider windows; a 2-lite slider window was replaced with a 2-part 9-lite slider window.

Rear Elevation: Two single lite fixed windows were replaced with two 6-over-6 sash windows.

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

CIVIC ASSOCIATION COMMENT MARCH 26, 2015 HAHC MEETING



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

March 20, 2015

By eMail

Houston Archaeological and Historical Commission
C/O Planning & Development (P&D) Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on Pending Applications for Certificates of Appropriateness for March 2015

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

7650 Drouet: Repair and maintenance of the original vertical siding preferable to the unpermitted replacement with horizontal cement board.

8734 Glenloch: Unacceptable, unpermitted "remuddle" to a classic mid-century ranch house. Recommend replacement of the faux "craftsman" style windows and door; removal of the bay window and removal of the wood shutters. Window and door replacements should be submitted to the commission for approval. The affidavit of the prior property owner, who allowed the structure to fall into disrepair and asserted that the current modifications "maintain the 1960's look of the home" should be rejected.

The applicants did not submit their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the application was available on the City of Houston HAHC website.

Respectfully,

A handwritten signature in black ink that reads "Mike Morse". The signature is written in a cursive, slightly slanted style.

Mike Morse

For the Glenbrook Valley Civic Club Architectural Review Board

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM A.3

8734 Glenloch Drive

Glenbrook Valley

ATTACHMENT A



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

June 15, 2015

By eMail

Houston Archaeological and Historical Commission
C/O Planning & Development (P&D) Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on Pending Application for Certificates of Appropriateness for June 2015

Greetings:

Here are comments on the pending application for a Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

8734 Glenloch: Restating prior objections made to the March 2015 application and to the unchanged proposed modifications. Recommend replacement of the faux "craftsman" style windows and door, removal of the bay window and removal of the wood shutters. New window and door replacements should be submitted to the commission for approval.

In lieu of submitting appropriate modifications, the applicant has provided photographs that mischaracterize the structural components of other homes in the District. Specifically, the applicant has submitted photos of inoperable shutters and bay windows that were original to their structures and equates original diamond pane windows and diamond screening to the faux "craftsman" mullions in the installed/submitted windows.

Incidentally, the windows at 7831 Santa Elena (Application, page 40, top photograph) are new and an excellent example of window replacement in a mid-century home. The applicant has mischaracterized them as original.

The applicant did not submit their plans to the Civic Club for review prior to submitting an application for a Certificate. However, the application was available on the City of Houston HAHC website.

Respectfully,

Mike Morse

Mike Morse

For the Glenbrook Valley Civic Club Architectural Review Board

HAHC Audio Transcription 8734 Glenloch**March 26, 2015**

Staff: The applicant replaced fourteen original aluminum two and three part single lite slider windows and single lite fixed windows, a solid entry door and garage door in July 2014 without a City permit and COA. The property owner received a red tag for the unpermitted work in January 2015. The applicant now requests approval for the new two and three part 9 lite slider windows, divided lite sash windows, three part bay window with two 9-over-9 sashes and a 9 lite picture window, a new 9 lite front entry door, inoperable shutters, and new sectional overhead garage door.

The existing replacement windows, bay window, and shutters introduce new architectural elements that were not found on the residence, and are not compatible with the 1959 Traditional Ranch residence. Staff recommends approval with the condition that the existing 9 lite slider windows, divided lite sashes, be replaced with single lite slider windows and 1-over-1 sashes, the three lite bay window be replaced with three single lite windows to match the original condition, and the inoperable shutters be removed.

Staff has received written comment from the Glenbrook Valley Civic Club in opposition and please see Attachment A in your packets.

Chairman Maverick Welsh: I don't believe we have anyone... Oh, we do have a speaker signed up for this item. Mr. Daniel (Thomas) Hollaway? (43:11)

Thomas Hollaway: Good afternoon Chair, and everyone on the commission. It's good to be here.

First off, I want to say that we purchased this house for my mother-in-law, and it has indeed been beautifully remodeled. I knew the family that owned this, and lived in this house extremely well. They were Mr. and Mrs. Joel and Helen Guinn. They used to operate Guinn Flying Service at Hobby Airport. These people who lived there were lifelong friends of my family. And, our intent is to move my mother in law into this home. When we closed on the house, I did look and see, because I was concerned with paying dues, I checked the Glenbrook Valley Civic Association website. I didn't see anything special about Certificates of Appropriateness on there.

And I will confess that I did not know... I've never owned a house in a historic district before. Didn't know this body existed or of those special requirements to do that, to get permits for Certificates of Appropriateness for modifications of this nature on a home. But I can assure you that we were extremely conscious of the character of the neighborhood from the beginning. And the home is as it exists now is very beautiful.

But what I would like to do, before we get too far, is that I've only had the opportunity to see what your staff member here filed, it's been out there for about 10 days. I went and did a little photographic survey, because what I find is that there are... The main objections here are that the windows are of a little different type than originally there. There is a bay window where

there used to not be one. It was a flat window before, there's a bay window now, and there are inoperable shutters. I went all over the neighborhood and found multiple examples of all three of those items existing now on Glenbrook Valley homes. And by the way, Commissioner Collum, we saw the red tag, we stopped it. We're not trying to pull a fast one here. Nothing like that. I brought the photographs that I took from other existing homes within the area that show those three features on multiple Glenbrook Valley houses. Again, I've only had about ten days since staff posted their recommendations, findings, and so on. So if the Commission does not want to entertain what I've prepared as rebuttal materials, I would like to postpone the final decision on this property for another month, so that I can submit this additional material.

Chairman Maverick Welsh: So you'd like for us to defer it?

Thomas Hollaway: I think we should because the allegation is that these things are different than the "character" of the neighborhood, and there're not. There are houses up and down every street that have inoperable shutters and there are bay windows and there are... All of these features exist in the neighborhood.

Commissioner Ann Collum: Those were original. You removed the planter box that was in front of the house. You painted the brick. You removed the planter box in front of it.

Thomas Hollaway: It's still there.

Commissioner Ann Collum: Okay. So the bay window was added. That's not typical for that house, for that type of house. And the information for the Architectural Review Board is on the web.

Thomas Hollaway: Architectural Review Board of what organization?

Commissioner Ann Collum: Glenbrook Valley. It is in the library with the documents.

Thomas Hollaway: I am sorry. I didn't see it. All I can say is that there are other bay windows in the neighborhood. It wasn't on that house. No it's not original. But the home...

Commissioner Ann Collum: That's the point. You've change the originality of the house. It's no longer the original house. That bay window is inappropriate for that house.

Thomas Hollaway: If that's the contention point... It occurred to me that that may be what has the Civic Association in an uproar. There are certainly many other homes that have bay windows. If we could reach a compromise, I'd be willing to take the bay window out and remove the shutters, but keep the other existing windows, and I'll tell you why: If you look closely, if you'll bear with me and just look at this one photograph of the windows. You'll see that there all rectangular in nature and there are screens on both sides. These little bitty strips that are in the glass are virtually invisible from the street. I promise you if you drive the neighborhood, you'll see all kinds of things in the windows, mostly burglar bars. A third of that neighborhood has burglar bars all over it. I promise you, we've done a vast improvement on this house. And inside we've preserved the hardwood floors. I know you're only concerned about the outside,

but the inside, we've preserved the hardwood floors, we've done everything we could do to bring this house back to life and make it look good.

We can live with removing the bay window, but we'd like to keep the windows because we didn't change any openings. All of the dimensions are the same and they are also energy efficient windows. They're newer energy efficient windows and those teeny little mullion strips in there, again, are barely visible.

Chairman Maverick Welsh: You had mentioned earlier that you'd like to defer this.

Thomas Hollaway: I think we should.

Chairman Maverick Welsh: Commissioner Archer?

Commissioner Edie Archer: Would you be okay with a Conditional Approval if you remove the shutters and put the window back, took out the bay window and put back a more traditional window? You said you were willing to do those two things.

Thomas Hollaway: Yes m'am. I think the bay window is what got the Civic Association out of joint, and we can fix that (49:32).

Commissioner Edie Archer: So you'd remove the bay window and go back to a flat... Remove the shutters, but leave the replacement windows because they're the same size.

Thomas Hollaway: They are the same size. If you look, they're typical of early 60s construction, they're those narrow windows, and you really can't do anything with them except go have new ones made. And by the way, that's one of the reasons why this was done. The house was vacant. Mrs. Guinn had died. This home was completely vacant for four years and they did not rust but those windows had pitted. That aluminum was very badly pitted. Almost none of them were operable. Three of four of them had been completely broken out on the east side where the air conditioning unit is, because the home was broken into and vandalized. That's what I had to deal with. But again, we saw the City's red tag and we stopped and I wanted to investigate, and we're trying to do the right thing.

Commissioner Ann Collum: We also need the planter restored. With the conditional thing, the planter is still there, yes, but it's not the same dimension that it was originally and it went to the... Part of it goes to both sides of the door and currently, there's just a little bit of brick. To restore the planter to where that is an architectural feature of that home.

Thomas Hollaway: Well, it's going to stay and one of the reasons why we did it the way it is now is because it was difficult to maintain plants there. We've done it to where it will drain now and our intent is to use container gardening in there and let it drain. It will look great.

Commissioner Ann Collum: Right, but the height needs to be adjusted. It's shorter now than what it was originally.

Thomas Hollaway: There's just one row of brick removed. But again, that's because it was falling apart.

Chairman Maverick Welsh: I think we may be at a point where the applicant sounds open to deferral. I think the Commissioners would like deferral so that you can work with staff and present next month.

Thomas Hollaway: The was one of my questions. Is there a way I can work with somebody to come to an agreement?

Chairman Maverick Welsh: Absolutely. You can work with staff and staff will then bring a recommendation to the Commission for next month and we'll take it from there. That's how the process works. I believe we have a discussion first. Commissioner Hellyer.

Commissioner Rob Hellyer: For the benefit of staff, are planter boxes considered architectural elements or landscaping?

Chairman Maverick Welsh: That is a good question.

Commissioner Ann Collum: They're throughout the neighborhood.

Commissioner David Bucek: I think it has to do with if it's attached to the house. Landscaping is typically not attached. A wall that is not attached is not reviewed, but a wall that is attached to the house, I believe is reviewed.

Staff: If it is attached to the building than we would review it.

Rob Hellyer: The reason why I ask is because we are introducing an element that was not part of staff's review originally.

Staff: I was unaware of the planter box. That would be something that I would have to go back and look at.

Commissioner Romulo Tim Cisneros: It's very clear in the photographs that the planter was integral to the façade.

Chairman Maverick Welsh: Is there any other discussion? Do I hear a motion to defer to next month? Cosgrove moves, Garcia-Herreros seconds. All of those in favor please raise your hands. Any opposed? Any abstained? I have one abstention. So that item has been deferred to next month. Hopefully you can work with staff over the next month and come up with some recommendations that work.

HAHC Audio Transcription 8734 Glenloch

June 18, 2015

Staff: (22:15) The applicant replaced 14 original aluminum two and three part slider windows and single lite windows, a solid entry door, and a garage door of a Contributing Traditional Ranch residence in July 2014 without a City permit and COA. The property owner received a red tag for the unpermitted work in January 2015. At the March 2015 HAHC meeting the application was deferred to allow staff to review information that was presented at the meeting.

The applicant requests approval for the new two and three part 9 lite slider windows, divided lite sash windows, the three part bay window with two 9-over-9 lite sashes and a 9 lite picture window, a new 9 lite front entry door, inoperable shutters, and a new sectional overhead garage door.

Staff reviewed the photo documentation that the applicant provided and found that a number of the windows and doors are not original to the structure and that a number of examples of divided lite windows are original and are compatible on the residences on which they are found. The applicant provided examples of houses that do feature inoperable shutters and bay windows, but introducing shutters and a bay window on 3734 Glenloch is incompatible with the residence and introduces new architectural features that were never present. The existing replacement windows and divided lite entry door are not compatible with the character of the 1959 Traditional Ranch residence.

Staff has received written comment from the Glenbrook Valley Civic Club. Please see Attachment A in you packet.

Staff recommends approval with the condition that the existing 9-lite sliders and divided lite sashes be replaced with single lite sliders and 1-over-1 sashes, the three part bay window be replace with three single lite windows to match the original condition, and that the divided lite entry door be replaced with an appropriate Traditional Ranch style door, and the inoperable shutters be removed. The applicant is here if you have questions.

Chairman Maverick Welsh: Mr. Thomas Hollaway.

Thomas Hollaway: Thank you for your service. I didn't know a thing about the Historical Commission and what it did. Actually, when I bought this property, I was completely unaware that it existed. But I have found out that y'all are volunteering your service so I thank you for that. I know it's certainly a useful and helpful donation of your time. Not to be ingratiating but I really did not know that and I thank you for your service.

With regard to this particular property, It was a house that was built in 1959. I knew the owners all of their lives. I bought it after it had been vacated for 4 years and was in quite terrible disrepair. There is an affidavit from the prior owner that has not been included in the record. I requested that it be included in the record. It hasn't been submitted into the record. I also asked more than 22 days in advance for the deed restrictions of this section of Glenbrook Valley

to be included in this record and it's not here yet. I gave it to Ms. Glennon but I don't see it in here tonight.

So my first question would be with... I don't understand... about the civic association. When I purchased the home I received nothing in my closing documents about there being an active HOA. If anyone here can answer that, I'd like to know. If, for instance, I bought a vacant lot in Glenbrook Valley and I was going to build a home on it, would I need to go to Glenbrook Valley's civic association or could I come straight to Planning and Zoning? Can someone tell me that?

Chairman Maverick Welsh: Unfortunately, we don't have zoning in Houston. I wish we did but we don't. But I'd like to hand it over to Commissioner Collum who can answer your questions.

Commissioner Ann Collum: Glenbrook Valley is not an association or a property owner's association. It is a civic club, which is voluntary, and it also has voluntary dues. At the March meeting, I told you at that time you could go to Glenbrookvalley.org and that the files we have there in the library you could have found the deed restrictions for Section 9. Also, the instructions of what must be done when there's building like this done. You've never contacted the architectural review board, nothing. And in the timeframe from the March meeting until now you've not even maintained the yard on that property.

Thomas Hollaway: The yard is being cut regularly.

Commissioner Ann Collum: No sir. I've been driving by and checking.

Thomas Hollaway: Our plan is to landscape it as soon as possible. My plan... and once I can get past all of this... I have a plan to re-sod the yard, we're going to put trees in...

Commissioner Ann Collum: But that's a totally different thing than this. And this thing that we're dealing with today, they've not mentioned the planters, that are on the front, were a feature of the original home.

Thomas Hollaway: Ms. Glennon, can we agree that the planters are not attached to the house? (faces staff table)

Ann Collum: They were.

Thomas Hollaway: Well, they're not. She's been there (staff) and they're not. And we've preserved them. We went over this, Ms. Collum, back in March. They were falling apart and they're still there. Now they've been preserved, that's my point. I feel like I'm being accused of desecrating the cathedral here.

Chairman Maverick Welsh: We don't need to have a back and forth. I just wanted Commissioner Collum to explain the process in Glenbrook Valley.

Thomas Hollaway: Well, as I understand it they have zero authority so I don't know why I would go to them for recommendations. It's not that I want to be uncooperative. I mean, if I'm

supposed to go there then I certainly would. In the neighborhood that I live in, that's mandatory. You do that. But if there's no authority there, I don't know why I would be doing that.

Chairman Maverick Welsh: I believe that all deals with deed restrictions, which is not what this commission is considering.

Thomas Hollaway: I understand and I've reviewed the... Ladies and gentlemen... The deed restrictions for this section completely...

Chairman Maverick Welsh: I thought you couldn't find them.

Thomas Hollaway: Oh I found them and I read them. The house, and including what's on here is completely in compliance with what's in the deed restrictions. That's one of my questions here tonight is is this commission supposed to go beyond what's required by the deed restrictions in its enforcement activities, or not?

Chairman Maverick Welsh: Omar I'd like City Legal to address that.

Omar Izfar: Deed restrictions are a completely separate thing for you to comply with. This body just deals with the enforcement of the Historic Preservation Ordinance, which is city law and is not a private covenant between property owners. Whether your property complies with deed restrictions is a separate matter. If it doesn't comply, then you don't qualify for a building permit but it's not for this body to decide whether that's the case. (29:53)

Thomas Hollaway: That's my understanding of it as well. I just wanted to make sure.

Commissioner Ann Collum: This is not a deed restriction question. This is a Historic Ordinance issue. Deed restrictions have nothing to do with this.

Thomas Hollaway: And that's my understanding. I'm in agreement with the gentleman. I just wanted to make sure where I stand here on this.

After the March meeting, I went around because I'm very familiar with this neighborhood. I'm born and raised in Houston. But you drive through the neighborhood and you see bay windows everywhere, you see inoperable shutters everywhere, you see many, many homes where the doors and windows have been changed out to now vinyl windows that have six or nine lites in them and so on. What we did with this house is we changed no dimensions of any exterior opening whatsoever, we went out of our way to leave it just as it is without changing anything other than, what we thought were simply improvements to make it livable and that's one of the conditions. Some of the conditions are being excluded or ignored by staff, I think, in evaluating this application. Because one of them indicates that *alterations are not to destroy significant architectural or cultural material*, and can be, *compatible with size scale and material character of the property in the area in which it is located*. And I think we are well within those boundaries. I think that it's a matter of opinion what a 1960s ranch is or isn't supposed to look like in terms of doors and windows. There were all kinds used on a single story Ranch style property. Doesn't mean that we're out of line with what we did.

And again, I'm not trying to be difficult. I'm just trying to work with this commission. I've gone down to a meeting with this young lady right here and Erin (points to staff table) trying to reach some agreement on this because there's roughly \$22,000.00 invested in windows and doors here. In the meantime, we've had a flood in Meyerland and now I've... Frankly... Financial considerations are supposed to be at least part of what we are talking about here. I have a disabled mother who's 79 and needs a walker to get around and her home is flooded in Meyerland. No flood insurance. I need to take care of redoing her house at this point and redoing her house and this too is going to put us in a bit of a bind.

But getting back to the packet here. You go through this packet and... I mean folks... Fair is fair. There are just innumerable examples of heinous windows, doors. God awful burglar bars on some of what could be the nicest homes in Glenbrook Valley but they have these terrible burglar bars on them. Slapped all over the original windows. Frankly, our home there is not such an eyesore in comparison to much of what I see here. To take the position that we are completely out of compliance with what's in the neighborhood is a bit arbitrary.

Commissioner Ann Collum: I have a comment. These issues that you're citing, all of these changes took place prior to our designation of a historic neighborhood. None of that has taken place since our designation.

Chairman Maverick Welsh: The neighborhood was designated as a Historic District in 2010. It came under the Ordinance in 2010.

Commissioner Ann Collum: All of these examples you show happened long before that.

Thomas Hollaway: Well, how do we know that? I don't know when these changes were made to these homes.

Commissioner Ann Collum: I've been there 40 years. I can tell you pretty much about each home.

Thomas Hollaway: You live in Glenbrook Valley don't you?

Commissioner Ann Collum: Yes.

Thomas Hollaway: I love the neighborhood. Don't misunderstand me.

Commissioner Ann Collum: Then why are you (inaudible)

Thomas Hollaway: I'm not! I just had a realtor look at the home. This property was in bad shape when I took it over. Now the realtor says it's worth about \$240,000.00. Isn't that the idea? I'm trying to do my part to improve the home and improve the neighborhood and I'm getting hammered for...

Chairman Maverick Welsh: I think you've had your... Each applicant is afforded 5 minutes and were way beyond 5 minutes. Do we have any other questions for the applicant? Comments? Okay, thank you.

Thomas Hollaway: Thank you.

Chairman Maverick Welsh: Could staff come and restate their recommendation please?

Staff: Staff recommends approval with a condition.

Chairman Maverick Welsh: Staff's recommending conditional approval as stated in the application. Do we have any questions for staff?

Commissioner John Cosgrove: What is staff's feeling on the planter box?

Staff: As far as we know, they are detached from the building. If they were originally attached, we did not receive documentation of that.

Chairman Maverick Welsh: Any other questions of staff? Can I hear a motion to grant a Certificate of Appropriateness per staff's conditions? Commissioner Cisneros moves. Do I hear a second? Commissioner Goelzer seconds. All of those in favor, please raise your hands. Three. Any opposed? Three opposed. Any abstained? So it's a tie. So I vote to grant a COA per staff's conditions.

Moving on to...

Unknown: (Inaudible)

Chairman Maverick Welsh: Yeah that means he has to change the windows per staff recommendation. I'm sorry, your time is expired. You can speak at the end of the meeting should you choose.

Thomas Hollaway: I only want to give my address of record.

Chairman Maverick Welsh: Thank you.

Thomas & Angela Holloway
8734 Glen Loch Drive
Houston, TX 77061
713.523.2165

June 28, 2015



**VIA E-MAIL to: planningdepartment@houstontx.gov;
ORIGINAL HAND DELIVERED**

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

**RE: Appeal from Adverse Decision on Application for Certificate of Appropriateness;
Subject Property: 8734 Glen Loch Drive, Houston, TX 77061**

Dear Mr. Walsh:

Regrettably, we find ourselves in the position of having to submit an appeal under Section 33-253. We are appealing the action taken on June 18, 2015 by the City of Houston Architectural and Historical Commission ("HAHC"). We had understood that a signed decision would be sent to us; however, we have not received anything by e-mail or regular mail, so out of an abundance of caution we are submitting this appeal today by e-mail, as today is the 10th day following the June 18, 2015 meeting of the HAHC. We will have a hard copy of this letter and all exhibits mentioned delivered by messenger on 06/29/2015.

At the meeting of the HAHC on June 18, 2015, there was apparently a quorum present. Four (4) members of the Commission voted in our favor and four (4) members against us. The Chairperson, Mr. Maverick, broke the tie in favor of the "Staff". Accordingly, we submit this appeal and ask that the decision of the HAHC regarding our home at 8734 Glen Loch be reversed, and that we be permitted to retain the new windows and front door of the home, which are the subject of this appeal.

We also wish to emphasize that several of the particular facts about this property that were presented by us in writing, were wholly disregarded by the HAHC Staff. These include:

- (a) the affidavit of Albert Joel Guinn, Jr., whose parents owned the home before us;
- (b) the fact that the home had been vacant for at least four (4) years after the death of Helen Guinn, its last and prior resident, leaving it in disrepair and with unseen, latent defects;
- (c) the fact that the house sat without any operational plumbing or HVAC for at least four (4) years, causing delamination of doors, including the previously existing front door;

- (e) the fact that, during remodeling, it was discovered that the house would require approximately \$25,000 in unforeseen plumbing costs to replace all of the original cast iron piping under the foundation , leading to the city main line, and;
- (f) the fact that these additional, but necessary plumbing costs will create financial hardship for us if the City requires us to discard and replace all the new windows and the front door.

As further, particularized grounds for our appeal, we respectfully offer the following information to you and the Planning and Development Department:

Section I.

Contrary to the Staff's allegations, we believe that our limited remodel of the house was appropriate under Section 33-241 in the following respects:

- (1) The floor plan of the home was not changed at all. We also preserved the historical character of the property by maintaining every window and door opening in its original size. Neutral colors replaced the aluminum frames; however, the new windows meet current building code requirements for energy efficiency, while allowing more natural light into the home.

Although not mentioned by the HAHC Staff, we retained and refurbished all of the original hardwood floors in the home.

Although also not mentioned by the Staff, we saved and refurbished planter boxes originally built in front of the home. The mortar had deteriorated and bricks had cracked and broken; however, we reconstructed the planter boxes and they are being readied for plants to be installed very soon – probably even as this appeal is being reviewed.

- (2) The remodel unquestionably contributed to the continued availability of the property for a contemporary use. The home is fully refurbished and is ready for families to live there for another 30-40 years, probably beyond that.
- (3) We did not change the house in any way that creates an early or later appearance. We replaced that which was broken, deteriorated beyond repair or unsafe.
- (4) This home is a very simple 3/2/2 brick home. Nothing was done to it that diminished its qualities, character, and certainly not its site or its environment. The home maintains its original floor plan, yard, and no dimensions of any doorway or window opening have been changed.
- (5) The home is a very basic brick veneer structure. It contains no special form of craftsmanship that is highly unique. If aluminum windows are considered a special form of craftsmanship, then there has been one change. The new windows have vinyl frames, but they are up to current building codes and they also now operate properly. Many of the old

windows were lost to vandalism, and most did not work properly or have working latches. This was also an unsafe condition that needed to be corrected. (If people are permitted to have burglar bars permanently affixed over their windows all over Glenbrook Valley in the name of safety, we should be allowed to install windows with operable latches.) We regret that so many people feel burglar bars are needed in Glenbrook Valley. We will not be installing burglar bars. We're trying to be part of the solution, not part of the problem.

- (6) New materials are visually compatible, and actually are the exactly the same in dimension and scale.
- (7) The replacement windows closely duplicate the originals. They are exactly the same size as the originals, but aluminum frames have been replaced by vinyl frames. Based on what is available and practical, as well as what exists throughout the neighborhood, the new windows and door are similar to many other existing homes.
- (8) The windows and front door, if removed in the future, would leave the original structure exactly as it was before. Again, we did not change anything about the floor plan or any of the original door or window openings. ALL ORIGINAL DIMENSIONS REMAIN INTACT. We strove to maintain the look of the home, while upgrading it to be lived in for the next 30-40 years.
- (9) Nothing was intentionally destroyed. Many of the old windows were lost to vandalism, and most did not work properly or have working latches. This was an unsafe condition that needed to be corrected. As can be seen in the various enclosed photographs we have provided, the materials for our home are compatible for the size, scale, material and character of the area in which it is located.
- (10) The original setback remains unchanged.
- (11) Before our HAHC hearing, we obtained and carefully reviewed the Deed Restrictions of our Section of Glenbrook Valley. The home, including all aspects of the remodeling of our home, is in compliance with the Deed Restrictions.

Section II.

This home was previously owned and occupied by Joel and Helen Guinn. Mr. and Mrs. Guinn had very dark "solar screens" installed over the windows, which made the house very dark inside. Moreover, the darkness contributed to very high humidity levels during the 4-5 years that the house was vacant after Mrs. Guinn's death with no HVAC running. All utilities were cut off for between 4 and 5 years. We mention this because the things one must do to remodel a neglected home and make it livable again can vary greatly. New windows and doors were absolutely necessary for this house. There was not, (and still is not at this time), an active HOA for Glenbrook Valley. We proceeded with making the home livable again, with no intent to offend anyone. In fact, all of our neighbors are extremely pleased with how nicely the house has turned out. The narrow, rectangular shape of the window openings, as well as

the design on the original mailbox slot of the home, was inspiration for the new windows. These are design elements original to the home, which we preserved and duplicated.

In further keeping with our desire to keep the home as reasonably close to original as possible, we saved the original hardwood floors. This involved added expense, because the high humidity levels had caused quite a bit of the original wood floors to rot, especially near the baseboards and near exterior walls. It was red oak. We found a source for the wood and every room that was originally hardwood is still hardwood today.

As it also needed replacing, the large living room window seemed to beg for installation of a bowed or bay window. As we drove the neighborhood, we found numerous bowed and bay windows throughout Glenbrook Valley. Given the prevalence of that feature on homes of this vintage, and in this very neighborhood, we were quite surprised to learn that installing a bay window was a problem for anyone. We have an Old English Sheep Dog that has grown rather fond of sitting in the window seat of the bay window. Nonetheless, the window opening dimension in the front was not changed.

As we will be living in the home, we would very much like to keep our doors and windows, as well as our shutters. It appears that at least 80% of the homes in Glenbrook Valley have decorative, but inoperable shutters. Again, this is a feature that we believe is in keeping with the HAHC criteria, which purports to take into account the age of the home, as well as features of other homes prevalent in the area.

Section III. EXHIBITS, with Explanatory Comments

The document attached as Exhibit "A" is a current survey showing where the house is located. Exhibit "B" is a photograph of how the home looked about 6-7 years ago. It appears to have been taken a little before Mrs. Guinn's death. You will note that in the current photos, the crepe myrtle trees in front have been removed. This was done because Mrs. Guinn put them too close to the house and they were causing damage to the eave, fascia and roof. There are still three (3) crepe myrtle trees on the side facing Morley Street that will stay as they are. The front yard will have 2 Red Oak trees planted, one on either side of the front-door walkway.

Exhibit "C" is a collection of several photographs showing the home with its new windows and front door. The preserved hardwood floors are also shown in some of the pictures, as well as the crepe myrtle trees on the Morley Street side. As you can also see, there is gardening mulch in front of the garage and digging is going on around the perimeter of the house, etc., as new landscaping is being installed at this time, as well as a pair of Red Oak trees in front. The mailbox slot, another original feature which we also saved, is shown. The screen porch is shown, which is another feature we refurbished and saved during the remodel. There is also a view of the bay window from inside and out. One of the photos in "C" shows the side of the house with the A/C unit showing. As part of the landscaping plan, we will be concealing the outside A/C unit fencing and plantings so it not visible from the street.

Exhibit "D" is another grouping of recent photographs taken from all over Glenbrook Valley. It shows unequivocally that homes with non-operating shutters, bowed and bay windows are prevalent in the neighborhood. There appeared to be more homes with shutters than without. Bay windows of various types were very common. Front doors with glass inserts are also prevalent throughout the neighborhood.

SECTION IV. SUMMARY AND CLOSING REMARKS

We thank you for your time in considering our appeal. We are astounded that this matter has gotten this far, as our only intent was to take an old home and give it a new lease on life. We believe we have done that, and that our choices of windows and doors are complimentary of the age and style of the home. There is no question that the design elements we chose are prevalent throughout the neighborhood.

My wife and I have lived here all our lives and we have put a great deal of our time and money into turning 8734 Glen Loch into a home that is one of the gems of the neighborhood. When all the landscaping and final touches are complete, we firmly believe that it will be.

In terms of financial loss, it will in fact create an appreciable degree of financial hardship for us if we are forced by the City to tear out all our new windows, door and shutters and start over. We did not count on all the pipes under the foundation having to be replaced, which added significant cost to the rehabbing of our home. (Exhibit "C" shows the permit and City approval for the plumbing repair). Additionally, we felt that doing things like preserving the hardwood floors were just as important to the integrity of the home. This directly impacts the financial hardship created by the City ordering us to completely replace our windows and front door.

The vote on 06/18/2015 was 4 to 4, so not all Commissioners felt that our windows and door were inappropriate. We respectfully request that the decision of the HAHC, as stated on 06/18/2015 be reversed, and that we be granted a COA that permits us to retain the new windows, doors and shutters that are currently installed at on our home.

We would also like to briefly mention that there was no existing HOA for this Glenbrook Valley when we purchased this home, nor is there one now. Had there been any HOA requirements, we would have adhered to them. Additionally, we did obtain permits from the City for electrical work and plumbing work; however, we were not aware of a requirement to go before the HAHC concerning windows or doors. Now that we are aware of the role of the HAHC and the process, we will of course seek approval of any future exterior changes from HAHC.

Respectfully submitted,



Thomas and Angela Hollaway

Houston Archaeological & Historical Commission

June 18, 2015

HPO File No. 150603

ITEM B.3

8734 Glenloch Drive

Glenbrook Valley

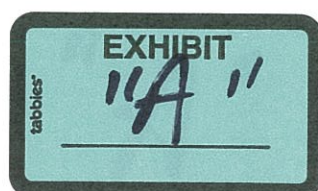
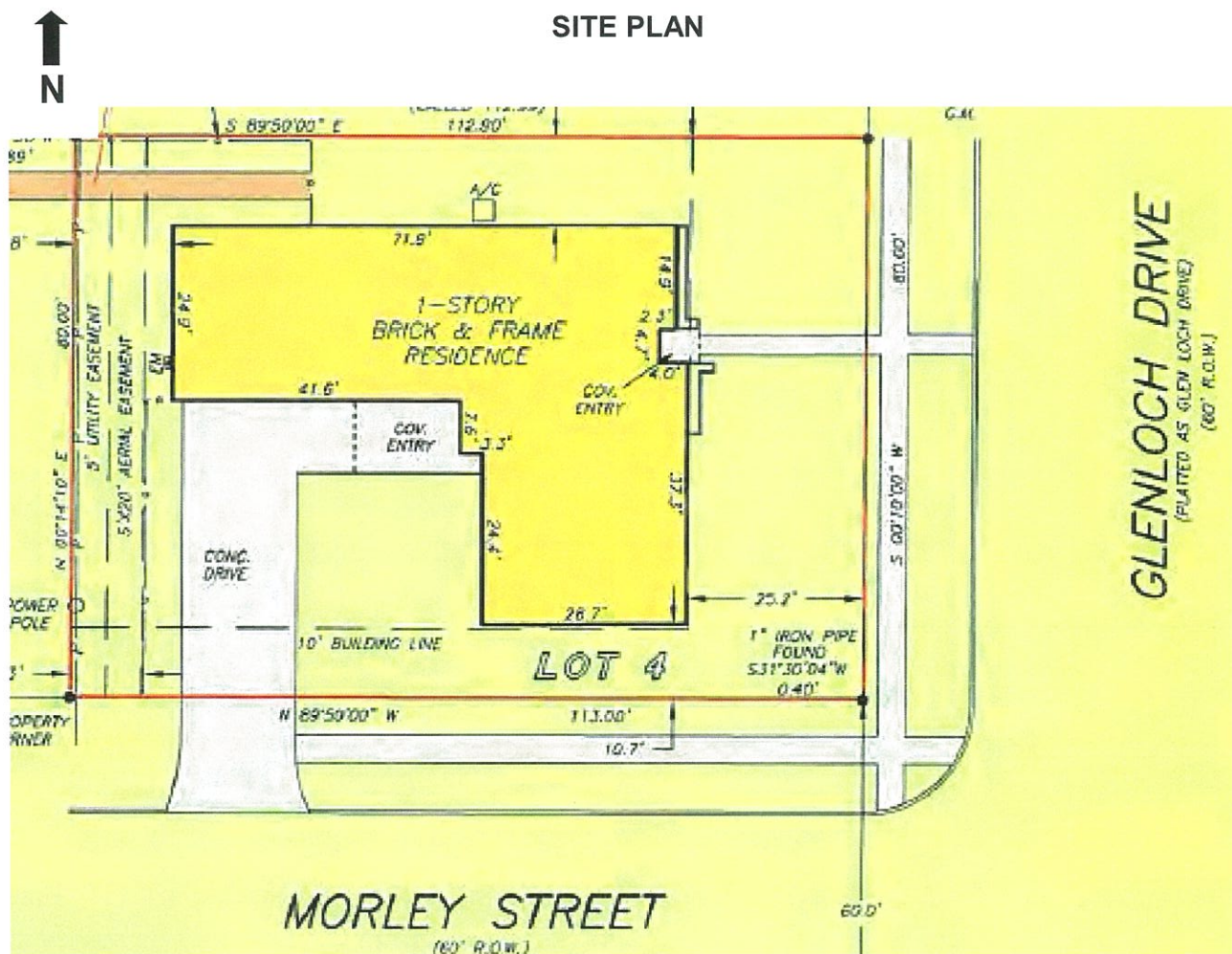




EXHIBIT
"B"



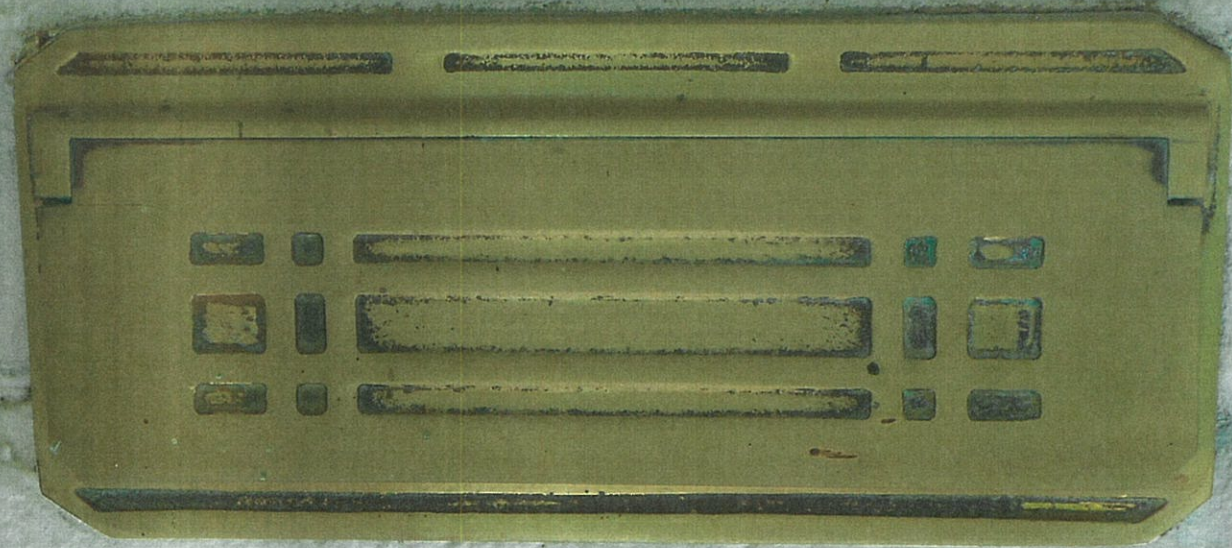




















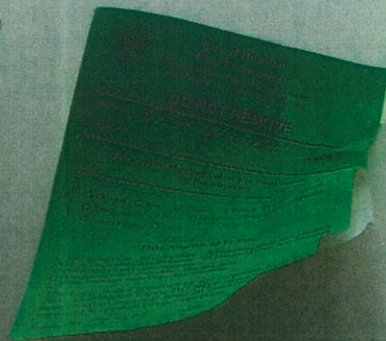










[illegible]





original
alum.
windows

8730 Glenloch





8726 Glen Loch

new windows

8726 Glen Loch

19. windows



8722 Glen Loch

orig.



8802 Glen Loch







7703 Cayton



org y/
num.

org. 4,
alum

7703 Gayton



7715
Cayton



Bay
Window

7739

CARTON

Not
orig.



8647 Dove ✓

avg. Hum.



7724 Dillon

orig.

7724 Dillon





7724
~~2222~~ Dillon

arg.

Updated Glen Door — 7738 Dillon





8715
Dover

Updated
Door +
Side Lites

8715 Dover
New Window
+
Shutters



Cont. Draw - Not original

Protruding
Window
in Front

7723
Morley

















