

# HOUSTON PLANNING COMMISSION

## AGENDA

AUGUST 20, 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  
Shafik I. Rifaat  
Patricio Sanchez  
Mark Sikes  
Martha Stein  
Eileen Subinsky  
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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Suzy.Hartgrove@houstontx.gov](mailto:Suzy.Hartgrove@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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):** \_\_\_\_\_

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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 20, 2015

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

### Call to Order

#### Director's Report

- Approval of the August 6, 2015 Planning Commission Meeting Minutes

- I. **Public Hearing and consideration of Plan Houston** (Jennifer Ostlind)
- II. **Overview of HISD's bond program relative to recent and proposed parking variances** (Kedrick Wright)
- III. **Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Christa Stoneham)
  - b. Replats (Christa Stoneham)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Teresa Geisheker and Marlon Connley)
  - d. Subdivision Plats with Variance Requests (Marlon Connley, Muxian Fang, Mikalla Hodges, and Christa Stoneham)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (Suvidha Bandi and Christa Stoneham)
  - 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 (Eric Pietsch and Christa Stoneham)
- IV. **Establish a public hearing date of September 17, 2015**
  - a. Amended Plat of Alameda Place partial replat no 6
  - b. HISD Pilgrim Elementary School replat no 1 and extension
  - c. North Kingwood Forest partial replat no 1
  - d. Reflections Sec 2 partial replat no 1
  - e. Valley Ranch Sec 4 partial replat no 1 and extension
- V. **Consideration of an Off-Street Parking Variance for a property located at 3703 Sampson Street (Jack Yates High School)** (Kimberly Bowie)
- VI. **Consideration of an Off-Street Parking Variance for a property located at 3325 Westheimer Road (Mirabeau B Lamar High School)** (Kimberly Bowie)
- VII. **Consideration of an Off-Street Parking Variance for a property located at 339 West 19<sup>th</sup> Street (19<sup>th</sup> Street Theatre)** (Muxian Fang)
- VIII. **Consideration of a Hotel Motel variance for a Medistar located at 6750 Main Street** (Marlon Connley)
- IX. **Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on July 22, 2015 for a Certificate of Appropriateness for 1548 Cortlandt Street– Houston Heights Historic District East** (John Gardosik)
- X. **Public Comment**
- XI. **Adjournment**

## **Minutes of the Houston Planning Commission**

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

August 6, 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 2:30 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Clay Forister for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

Arrived at 2:34 pm during the directors report

Absent

Arrived at 2:37 pm during the approval of the minutes

Left at 4:41 pm during item #VIII

Arrived at 3:15 pm during item #113

Left at 4:12 pm during item #127

Absent

Arrived at 2:38 pm during item I

### **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 23, 2015 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 23, 2015 Planning Commission meeting minutes.

Motion: **Garza**      Second: **Clark**      Vote: **Carries**      Abstaining: **Alleman and Subinsky**

## **APPROVAL OF THE JULY 16, 2015 MTFP AMENDMENTS PUBLIC HEARING MEETING MINUTES**

Commission action: Approved the July 16, 2015 MTFP Amendments Public Hearing meeting minutes.

Motion: **Garza**      Second: **Brave**      Vote: **Carries**      Abstaining: **Alleman, Clark, Sikes and Subinsky**

### **I. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITOL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES.**

Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2015 Semi Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees and forwarded to City Council.

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

### **II. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES**

Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2015 Semi Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees and forwarded to City Council.

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

### **III. PRESENTATION ON THE HOUSTON BIKE PLAN**

Presentation of the Houston Bike Plan was given by Cathy Halka, Planning and Development Department.

### **IV. PLATTING ACTIVITY (Consent items A and B, 1- 106)**

Items removed for separate consideration: **3, 7, 12, 36, 37, 38, 39, 40, 41, and 63.**

Staff recommendation: Approve staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

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

**Commissioners Clark, Alleman, and Edminster recused themselves and left the room**

Staff recommendation: Approve staff's recommendation to approve items **3, 7, 12, 36, 37, 38, 39, 40, 41 and 63** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **3, 7, 12, 36, 37, 38, 39, 40, 41 and 63** subject to the CPC 101 form conditions.

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

**Commissioners Clark, Alleman, and Edminster returned.**

## **C- Public Hearings**

### **107 Carverdale Sec 2 partial replat no 1 C3N Defer**

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

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

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

Items 108 and 109 were taken together and voted on separately.

### **108 Chasewood Meadows 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

### **109 Chasewood Meadows partial replat number 2. C3N Approve**

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

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

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

### **110 City View Flats on Austin Street C3N Defer**

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

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

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

### **111 Fall Creek Sec 21 replat on 1 partial replat no 1 C3N Defer**

Staff recommendation: Defer the plat for two weeks, additional information is required.

Commission action: Deferred the plat for two weeks, additional information is required.

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

Speaker: Jeff Wolfanger - supportive

### **112 Grove at Oak Forest Sec 1 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**

**113 Richmond Terrace partial replat no 1 C3N Approve**

Staff recommendation: Approve the plat subject to CPC101 form conditions.

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

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

**114 Shadyvilla Addition no 2 partial replat no 1 C3N Approve**

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

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

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

**D – Variances**

**Commissioner Edminster recused himself and left the room.**

**115 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: **Sikes** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**116 Chicken Restaurant on Westheimer 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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**117 Houston Chronicle 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: **Davis** Vote: **Unanimous** Opposed: **None**

**118 Ironwood C2 Approve**

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

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

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

**119 Iyooob Reserve 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: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**120 Light Rail Lofts****C2R****Approve**

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

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

Motion: **Brave**Second: **Bryant**Vote: **Unanimous**Opposed: **None****121 Memorial Park Retail****C2R****Approve**

Staff recommendation: Grant the variance for a 15' BL and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance for a 15' BL and approved the plat subject to the CPC 101 form conditions.

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

**Commissioner Alleman recused herself and left the room.**

**122 Rosine Gardens****C2****Deny**

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

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

Motion: **Jard**Second: **Edminster**Vote: **Carries**Opposed: **Zakaria**

Speakers: Mary Villareal, applicant and Bradley Eaves, supportive; Richard Brian, Alvin Thomas, and Teresa McOmber, opposed. Richard Smith, Managing Engineer, Public Works and Engineering Department

**Commissioner Alleman returned.**

**123 Royal Brook at Kingwood GP****GP****Approve**

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

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

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

Speaker: Deborah Kinder and Sakura Mizuno, supportive

**124 Southmore Addition Sec 1 Outlot  
109 partial replat no 1****C2R****Defer**

Staff recommendation: Defer the plat for two weeks additional information is required from the applicant.

Commission action: Deferred the plat for two weeks additional information is required from the applicant.

Motion: **Bryant**Second: **Edminster**Vote: **Unanimous**Abstaining: **None****125 UH Student Housing and  
Retail Center****C2R****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: **Zakaria**Second: **Alleman**Vote: **Unanimous**Abstaining: **None**

**Commissioner Alleman recused herself and left the room.**



**126 Woodlands Village of Grogans Mill Lake C3P Approve**  
**Woodlands East Shore Sec 18**

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

**Commissioner Alleman returned.**

**E – Special Exceptions**  
**NONE**

**F – Reconsideration of Requirements**

**127 Balmoral Park Lakes East Sec 2 C3P Approve**

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

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

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

**128 Berry 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: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**129 Greenwood Addition C2R 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**130 Hycohen Commercial 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: **Garza** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

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

**H NAME CHANGES**  
None

**I CERTIFICATES OF COMPLIANCE**

142	Restricted Reserve "A" at the corner of Kirby Dr. and Colquitt St.	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 131 - 142.

Commission action: Approved staff's recommendation for items 131 - 142.

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

**J ADMINISTRATIVE**  
NONE

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

143	1004 Barkdull Street	DPV	Defer
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Staff recommendation: Defer the plat additional information required from the applicant.

Commission action: Deferred the plat additional information required from the applicant.

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

144	5202 Chesapeake Way	DPV	Defer
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Staff recommendation: Defer the request for two weeks per request of the applicant.

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

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

145	4300 Rosslyn Street	DPV	Deny
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Staff recommendation: Deny the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.

Commission action: Denied the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.

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

146	21 Waugh Drive	DPV	Approve
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Staff recommendation: Grant the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19'6" building line.

Commission action: Granted the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19'6" building line.

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

#### **V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2015 FOR:**

**a. Blossom Hotel and Suite**

**b. Milby Street Reserve**

Staff recommendation: Establish a public hearing date of September 3, 2015 for items **V a-b.**

Commission action: Established a public hearing date of September 3, 2015 for items **V a-b.**

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

#### **VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)**

Staff recommendation: Defer the requested variance for two weeks ??????.

Commission action: Deferred the requested variance for two weeks ??????.

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

#### **VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000 BLOCK OF WYNE STREET (SOUTH SIDE)**

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.

Commission action: Approve the consideration of the Special minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.

Motion: **Brave** Second: **Subinsky** Vote: **Carries** Abstaining: **Jard**

Speakers: Ed Meek, applicant; Doug McAninch and Ted Callaway, opposed.

#### **VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4700 BLOCK OF MARIETTA LANE (SOUTH SIDE)**

Staff recommendation: Approve the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta Lane (south side) and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta lane (south side) and forward to City Council for approval.

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

Speakers: Paulette Wagner, supportive

#### **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**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 8734 Glenloch Drive – Glenbrook Valley Historic District.

Motion: **Edminster** Second: **Garza** Vote: **Carries** Opposed: **Davis, Sanchez,**

**Sikes, Rifaat**

Speaker: Thomas Hollaway, applicant - supportive

**X. EXCUSE THE ABSENCE OF COMMISSIONER BOHAN**

Commissioner Bohan's absences were excused.

Motion: **Sikes**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**XI. PUBLIC COMMENT  
NONE**

**XII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:16 p.m.

Motion: **Clark**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

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**Mark A. Kilkenny, Chair**

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**Patrick Walsh, Secretary**

**DRAFT – PLANNING COMMISSION PUBLIC HEARING**  
**August 15, 2015**



***MAKE YOUR MARK ON HOUSTON'S FUTURE.***

Provide feedback on *Plan Houston* through any of the following methods:

**Attend the Planning Commission Public Hearing**

Thursday, August 20, 2015

2:30 PM

Council Chambers in the City Hall Annex

**Email us at**

[planhouston@houstontx.gov](mailto:planhouston@houstontx.gov)

**Mail comments to**

Planning and Development Department

611 Walker, 6th Floor

Houston, TX 77009

**Visit our webpage**

[planhouston.org](http://planhouston.org)

# PLAN HOUSTON

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# PLAN HOUSTON

## Introduction

Houston is a great city. From its winding greenways, to its thriving arts and cultural scene, to its bold entrepreneurialism, Houston is a city of opportunity. Houston is also renowned for its welcoming culture: a city that thrives on its international diversity, where eclectic inner city neighborhoods and master-planned suburban communities come together. Houston is a place where all of us can feel at home.

Even with our successes, Houston faces many challenges: from managing its continued growth, to sustaining quality infrastructure, to enhancing its existing neighborhoods. Overcoming these challenges requires strong and effective local government, including a City organization that is well-coordinated, pro-active, and efficient. This kind of strategic City is vital to ensuring that we enjoy the highest possible quality of life and positioning Houston to compete globally for the best and brightest people, businesses, and institutions.

In short, achieving Houston's full potential requires a plan.

Realizing this potential is the ambition of Plan Houston. In developing this plan, the project team, led by the City's Planning and Development Department, began by looking at plans that had previously been created by dozens of public and private sector groups. The team then listened to Houstonians themselves, who described their vision for Houston's future. Finally, the team sought guidance from Plan Houston's diverse leadership groups – notably its Steering Committee, Stakeholder Advisory Group and Technical Advisory Committee – to develop strategies to achieve the vision.

Plan Houston supports Houston's continued success by providing consensus around Houston's goals and policies and encouraging coordination and partnerships, thus enabling more effective government. Plan Houston charts a course to a healthy, prosperous future for our city for decades to come.

## Plan Houston's Components

Plan Houston includes several major components.

Plan Houston begins with a vision and goals for the entire community. These statements – generated by Houstonians themselves – describe Houston's preferred future. This definition of the community's success lays a foundation for actions needed to achieve the vision.

In addition to the community vision and goals, Plan Houston includes 12 Core Strategies. These strategies, along with each strategy's more specific Actions, describe the role the City plays in achieving the community's vision and goals. Each strategy also identifies the community goals impacted by the strategy. The strategies represent an effective approach for the City to provide its core services and serve as the starting point for Plan Houston's implementation.

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Any plan must be acted upon in order to be effective, and Plan Houston includes two online tools to enable implementation:

- Performance indicators that track the community's progress towards achieving the vision and goals and inform policymaking; and
- A planning coordination tool that displays local plans, helping neighborhoods, developers, and officials leverage planning efforts.

## Implementing Plan Houston

Rather than an end in itself, Plan Houston is actually a starting point for better governance for the City of Houston. In addition to the online implementation tools, Plan Houston's findings must be actively utilized and integrated into the City organization to fully realize the plan's benefits. Plan Houston recommends an ongoing, organization-wide effort to implement the Core Strategies and achieve the community's vision and goals. This effort will require recurring assessments of this achievement and decision-making on priorities and funding for next steps to fulfill the plan. Plan Houston should be a living document routinely utilized by future mayoral administrations, city councils, and City departments as an underlying framework for this decision-making. In this way, Plan Houston creates a strategic framework for a more effective organization and enables a path to a thriving, more successful Houston.



## Vision

After months of community dialogue, the citizens of Houston expressed a vision for their community, describing aspirations for Houston’s long-term future:

*Houston offers opportunity for all and celebrates its diversity of people, economy, culture, and places. Houston promotes healthy and resilient communities through smart civic investments, dynamic partnerships, education, and innovation. Houston is the place where anyone can prosper and feel at home.*

***Houston: Opportunity. Diversity. Community. Home.***

## Goals

Houston’s citizens identified a set of 32 goals, organized into nine categories, which further describe the community vision. These goals are listed below.

### PEOPLE

1. Equal access to opportunity and prosperity.
2. Engaged and informed residents.
3. Strong social ties supported by social, civic, and faith organizations.
4. Affordable, high-quality health care available to the community.
5. Supportive services for disadvantaged and at-risk groups.
6. An inclusive community that reflects our international heritage.
7. A diverse, welcoming culture that is celebrated and respected.

### PLACE

8. A safe, secure community.
9. Inviting and accessible parks and public spaces that provide recreation experiences, respect the environment, and connect people and places.
10. Attractive streetscapes and public spaces.
11. Vibrant, enjoyable activity centers.
12. High-quality community facilities that provide for the diverse needs of residents.
13. A city that enables healthy, active lifestyles, and social well-being.
14. A community that respects our history.

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## CULTURE

- 15. Unique and internationally recognized cultural and entertainment opportunities.
- 16. A thriving local arts and creative community.

## EDUCATION

- 17. Quality learning opportunities from early childhood onward.
- 18. Schools and communities that invest in each other.
- 19. A skilled and talented workforce.

## ECONOMY

- 20. A thriving, resilient, and diverse economy.
- 21. An exemplary climate for business, with an entrepreneurial spirit, support for innovation, and world-wide competitiveness.
- 22. Job opportunities that support a good standard of living and financial stability.
- 23. A culture that encourages innovation.

## ENVIRONMENT

- 24. Efficient use and reuse, and conservation of resources.
- 25. Clean, plentiful, and accessible water, air, land, and food resources.
- 26. Resilient man-made and natural systems that protect citizens and assets from disasters and other risks.

## PUBLIC SERVICES

- 27. Ample, efficient, and well-maintained infrastructure.
- 28. Fiscally responsible, accountable, and responsive public services and civic investments.
- 29. Active regional cooperation and collaboration among governments, community leaders, and residents.

## TRANSPORTATION

- 30. An affordable, multi-modal transportation network providing convenient access and mobility throughout the region for people and goods.

## HOUSING

- 31. Attractive, walkable neighborhoods with diverse housing types, values, and character.
- 32. Sufficient quality, affordable housing options throughout the community.

## Core Strategies

Plan Houston proposes twelve (12) Core Strategies for the City of Houston. These strategies identify City actions necessary to achieve the community vision and goals. These strategies are below.

In order to achieve the community's vision and goals and to provide for the needs of all Houstonians, the City of Houston will do the following:

**Spend money wisely.**

**Grow responsibly.**

**Sustain quality infrastructure.**

**Nurture safe and healthy neighborhoods.**

**Connect people and places.**

**Support our global economy.**

**Champion learning.**

**Foster an affordable city.**

**Protect and conserve our resources.**

**Communicate clearly and with transparency.**

**Partner with others, public and private.**

**Celebrate what's uniquely Houston.**

Greater detail on each Core Strategy, including Actions necessary to implement each strategy, can be found below.

## Spend money wisely.

The City must manage the public's money wisely, using every means possible to provide the best benefit for each dollar. Prudent fiscal management requires the City to prioritize its investments and take advantage of cost-sharing opportunities. Further, the City should anticipate long-term fiscal challenges and identify the best strategies for overcoming them.

### *Actions:*

1. Maintain a long-range fiscal plan for the City.
2. Fund essential programs and services according to prioritized community needs.
3. Institutionalize communication and coordination within departments and among partner agencies to increase efficiencies.
4. Encourage cost sharing among departments and partners agencies.
5. Adequately maintain City assets to reduce capital replacement expenditures.
6. Ensure that long-term growth supports the City's fiscal viability.
7. Distribute services and investments equitably based on need and benefit.

### *Related goals:*

- ✓ Fiscally responsible, accountable, and responsive public services and investments.
- ✓ Ample, efficient and well- maintained infrastructure.
- ✓ Active regional cooperation and collaboration among governments, community leaders and residents
- ✓ Equal access to opportunity and prosperity.

## Grow responsibly.

Houston is located in one of the fastest growing regions in the country. In order to sustain the City's vitality, the City must balance the benefits of growth with the need to protect existing neighborhoods. The City should coordinate development with transportation and infrastructure investments. Finally, the City should encourage growth that supports the economy and quality of life.

### *Actions:*

1. Engage with the community to identify local needs and pursue neighborhood goals.
2. Enhance tools that protect and preserve neighborhoods.
3. Anticipate growth and plan for it, ensuring that infrastructure and services accommodate growth.
4. Adopt policies supporting existing and future activity centers that enable a combination of live, work and play options.
5. Support community investment in public transit and adopt policies that coordinate transit with supporting land development.
6. Encourage development of a transportation network that considers all modes of transportation and context sensitive design principles.
7. Maintain transportation and infrastructure plans.
8. Encourage targeted development and redevelopment that support the City's vitality.

### *Related goals:*

- ✓ Inviting and accessible parks and public spaces that provide recreation experiences, respect the environment, and connect people and places
- ✓ Attractive streetscapes and public spaces
- ✓ Vibrant and connected activity centers
- ✓ A city that enables healthy, active lifestyles and social well-being
- ✓ An affordable, multi-modal transportation network providing convenient access and mobility throughout the region for people and goods
- ✓ Ample, efficient, and well-maintained infrastructure

## Sustain quality infrastructure.

Houston maintains vast infrastructure systems, including miles of streets, sidewalks, and utilities, as well as other facilities. These systems help move people and goods, enhance safety, and support the economy. Keeping these systems in good working order requires coordination, planning, and ongoing investment.

### *Actions:*

1. Coordinate with partner agencies to plan for infrastructure needs in a comprehensive manner.
2. Adequately maintain existing infrastructure to reduce capital replacement expenditures.
3. Seek means to accelerate infrastructure repair and reconstruction.
4. Provide efficient, cost-effective infrastructure.
5. Coordinate with partners to improve drainage.
6. Ensure that infrastructure accommodates growth and meets the community's changing needs.
7. Encourage development of green infrastructure and low impact development.
8. Align infrastructure investment with neighborhood needs.
9. Use infrastructure improvements strategically to enhance economic development.
10. Minimize risk of damages resulting from catastrophic events.

### *Related Goals:*

- ✓ Attractive, walkable and bikeable neighborhoods with diverse housing types, values, and character
- ✓ Attractive streetscapes and public spaces
- ✓ Resilient man-made and natural systems that protect citizens and assets from disasters and other risks
- ✓ Ample, efficient, and well-maintained infrastructure
- ✓ Fiscally responsible, accountable, and responsive public services and civic investments

## Nurture safe and healthy neighborhoods.

Every Houstonian should have the opportunity to live in a safe and healthy community. The City should support residents with well-coordinated public safety and social services and ensure its neighborhoods foster healthy lifestyles.

### *Actions:*

1. Provide responsive and efficient public safety services that use technology effectively.
2. Expand partnerships to support healthy neighborhoods.
3. Bolster awareness of public health and safety programs.
4. Provide coordinated supplemental services for those without access to adequate health care.
5. Use localized planning to help neighborhoods improve and maintain quality of life.
6. Encourage development that fosters healthy lifestyles for Houstonians of all ages.
7. Coordinate with partner agencies to maintain safe, healthy neighborhoods.

### *Related Goals:*

- ✓ Affordable, high-quality health care for all
- ✓ A safe, secure community
- ✓ Supportive services for disadvantaged and at-risk groups
- ✓ Attractive, walkable and bikeable neighborhoods with diverse housing types, values, and character
- ✓ High-quality community facilities that provide for the diverse needs of residents
- ✓ A city that enables healthy, active lifestyles and social well-being
- ✓ An affordable, multi-modal transportation network providing convenient access and mobility throughout the region for people and goods

## Connect people and places.

Mobility is a chief interest for Houstonians. Houston's rapid growth, however, presents an ongoing transportation challenge. Supporting Houston's growth while preserving quality of life requires increasing reliance on creative transportation solutions. These solutions should include safe and efficient roadways, an effective transit system, and activity centers with housing, jobs and services.

### *Actions:*

1. Develop and maintain a comprehensive mobility plan.
2. Encourage compact, pedestrian-friendly development around transit.
3. Support a well-connected transportation network that includes transit, bicycle and pedestrian options.
4. Work with partners to increase transit ridership among all Houstonians.
5. Maintain a citywide plan for bicycling.
6. Maintain a parking strategy that supports economic development, protects neighborhoods, and achieves vibrant, walkable activity centers.
7. Enhance access to affordable transportation options.
8. Coordinate with partner agencies on regional transportation solutions.

### *Related Goals:*

- ✓ Attractive, walkable and bikeable neighborhoods with diverse housing types, values, and character
- ✓ A city that enables healthy, active lifestyles and social well-being
- ✓ Vibrant and connected activity centers
- ✓ A city that enables healthy, active lifestyles and social well-being
- ✓ An affordable, multi-modal transportation network providing convenient access and mobility throughout the region for people and goods
- ✓ Ample, efficient, and well-maintained infrastructure
- ✓ Active regional cooperation and collaboration among governments, community leaders, and residents



## Support our global economy.

Houston's economic success is increasingly reliant on the community's ability to reach a global audience. The City should partner with the corporate sector to support Houston's ability to compete for customers, businesses, and workers. The City should also use its economic tools strategically to attract desired development and jobs.

### *Actions:*

1. Leverage Houston's international diversity to attract businesses, investors and tourism.
2. Develop and maintain a comprehensive economic development plan, including policies that identify both city-wide and localized strategies.
3. Support local and historically disadvantaged businesses.
4. Support long-term economic durability by encouraging industry diversity.
5. Improve and promote Houston's quality of life to attract and retain talented and creative workers and businesses.
6. Strengthen efforts to identify and encourage emerging industries.
7. Develop, maintain, and implement a regional tourism plan.
8. Maintain a world-class airport network.
9. Develop and maintain world-class convention and entertainment facilities.
10. Support initiatives that welcome newcomers and help them integrate into and succeed in the community.
11. Encourage programs that help job seekers connect with potential employers.

### *Related Goals:*

- ✓ An integrated community that reflects our cultural diversity and heritage
- ✓ A skilled and talented and versatile workforce
- ✓ A thriving, resilient, and diverse economy
- ✓ An exemplary climate for all businesses, with an entrepreneurial spirit and world-wide competitive-ness
- ✓ Job opportunities that support a good standard of living and financial stability
- ✓ A culture that encourages innovation

## Champion learning.

An educated, well-trained workforce is essential to thriving neighborhoods and a healthy economy. The City should play a strong supportive role to education providers to ensure a well-educated community. The City should also seek out opportunities to encourage innovation and broad use of technology by the entire community.

### *Actions:*

1. Partner with organizations to improve education and related support services.
2. Expand out-of-school programs and resources.
3. Adopt policies to support education and provide learning opportunities for Houstonians of all ages.
4. Support mentorship and internship programs that teach applied skills.
5. Support efforts that foster new ideas, entrepreneurship, innovation and growth in technology-related businesses.
6. Support partnerships that provide adult education and job training at all skill levels.

### *Related goals:*

- ✓ Equal access to opportunity and prosperity
- ✓ Engaged and informed residents
- ✓ Strong social ties supported by social, civic, and faith organizations
- ✓ Supportive services for disadvantaged and at-risk groups
- ✓ Quality learning opportunities from early childhood onward
- ✓ Schools and communities that invest in each other
- ✓ A skilled and talented and versatile workforce
- ✓ Job opportunities that support a good standard of living and financial stability

## Foster an affordable city.

A successful city should help provide access to quality housing for people of all income levels. Houston should sustain its historic affordability by encouraging mixed-income neighborhoods and enhancing access to quality affordable housing options.

### *Actions:*

1. Develop and maintain a comprehensive housing policy to support access to quality, well-maintained, and affordable housing.
2. Adopt housing policies that support underdeveloped communities while also encouraging housing opportunities in high-opportunity areas.
3. Ensure that affordable housing is connected to the community and its services.
4. Provide options to make affordable, workforce and mixed-income housing development more attractive to private investment.
5. Support opportunities to improve affordability of targeted services based on need.
6. Provide incentives to replace affordable housing units lost through redevelopment and neglect.
7. Leverage external funds and incentives to build additional affordable housing.
8. Encourage mixed-income communities.
9. Work with partners to ensure permanent supportive housing is available to meet community needs.

### *Related goals:*

- ✓ Equal access to opportunity and prosperity
- ✓ Attractive, walkable and bikeable neighborhoods with diverse housing types, values, and character
- ✓ High-quality community facilities that provide for the diverse needs of residents
- ✓ A city that enables healthy, active lifestyles and social well-being
- ✓ Sufficient quality, affordable housing options throughout the community

## Protect and conserve our resources.

Great cities provide outstanding quality of life amenities, including opportunities for recreation and experiencing nature. Additionally, Houstonians increasingly support environmental responsibility and desire clean air and water. The City should pursue opportunities to provide open space, conserve resources and protect the environment.

### *Actions:*

1. Preserve open space for recreation, habitat, and other uses.
2. Maintain a comprehensive plan for acquiring, developing and maintaining parks and open space.
3. Encourage reduced consumption of natural resources.
4. Support recycling throughout the city.
5. Expand education for waste management and conservation programs.
6. Encourage green building and sustainable energy practices.
7. Limit the City's impact on the environment.
8. Preserve and enhance the public tree canopy.
9. Adopt policies and coordinate with partners to improve air and water quality.

### *Related goals:*

- ✓ Inviting and accessible parks and public spaces that provide recreation experiences, respect the environment, and connect people and places
- ✓ Attractive streetscapes and public spaces
- ✓ Efficient use and reuse, and conservation of resources
- ✓ Clean, plentiful, and accessible water, air, land, and food resources
- ✓ Resilient man-made and natural systems that protect citizens and assets from disasters and other risks

## Communicate clearly and with transparency.

The City communicates with Houstonians every day as a means to inform, educate, and listen. The City should strengthen its ability to connect to diverse audiences and provide convenient ways for people to find accurate information quickly. Further, the City should engage in a dialogue with its residents in order to develop policies that reflect the interests of the community.

### *Actions:*

1. Provide information to the public in formats they can use and understand.
2. Leverage technology effectively to engage the community.
3. Develop and maintain a comprehensive citywide public engagement policy.
4. Use public engagement to better understand community needs and interests in order to develop sound public policy.
5. Use metrics to gauge success in achieving community goals.
6. Enable individuals with diverse backgrounds to fully participate in City activities.
7. Partner with surrounding communities to provide seamless regional communication.

### *Related goals:*

- ✓ Engaged and informed residents
- ✓ Strong social ties supported by social, civic, and faith organizations
- ✓ An integrated community that reflects our cultural diversity and heritage
- ✓ A diverse, welcoming culture that is celebrated and respected
- ✓ Attractive, walkable and bikeable neighborhoods with diverse housing types, values, and character
- ✓ Inviting and accessible parks and public spaces that provide recreation experiences, respect the environment, and connect people and places
- ✓ Fiscally responsible, accountable, and responsive public services and civic investments
- ✓ Active regional cooperation and collaboration among governments, community leaders, and residents

## Partner with others, public and private.

Partnerships between the City and other organizations enable Houston to achieve greater results. The City should strengthen ties to public and private partners as a means to share resources, expand programs, and enhance civic investment.

### *Actions:*

1. Coordinate with other governmental entities to ensure policy alignment, identify overlapping services, and find efficiencies.
2. Ensure coordination among City departments to identify efficiencies and share facilities and resources.
3. Collaborate with partner organizations on infrastructure solutions, economic development and other collaborative opportunities.
4. Expand opportunities for non-profits to provide services at City-owned facilities.
5. Use public-private partnerships to generate funding for civic investments.
6. Promote shared use of City-owned facilities to provide opportunities for community interaction.

### *Related goals:*

- ✓ Strong social ties supported by social, civic, and faith organizations
- ✓ Supportive services for disadvantaged and at-risk groups
- ✓ High-quality community facilities that provide for the diverse needs of residents
- ✓ Unique and internationally-recognized cultural and entertainment opportunities
- ✓ A thriving local arts and creative community
- ✓ Schools and communities that invest in each other
- ✓ A skilled and talented and versatile workforce
- ✓ An exemplary climate for all businesses, with an entrepreneurial spirit and world-wide competitive-ness
- ✓ Active regional cooperation and collaboration among governments, community leaders, and residents

## Celebrate what's uniquely Houston.

Houston is a unique and exciting city. The City should reinforce and highlight its distinctive elements, including areas of character and identity, historic resources, arts, special attractions, and events.

### *Actions:*

1. Maintain a plan for supporting arts and culture.
2. Support and promote area arts and culture organizations.
3. Seek additional means to support small, localized arts organizations.
4. Ensure that all Houstonians have access to art and culture attractions.
5. Celebrate Houston's past and present diversity and culture through City activities, events and publications.
6. Encourage and support attractive public spaces and roadways.
7. Preserve historic resources.

### *Related goals:*

- ✓ Engaged and informed residents
- ✓ Strong social ties supported by social, civic, and faith organizations
- ✓ An integrated community that reflects our cultural diversity and heritage
- ✓ Attractive streetscapes and public spaces
- ✓ A community that respects its history
- ✓ Unique and internationally-recognized cultural and entertainment opportunities
- ✓ A thriving local arts and creative community

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Baker Stores	C2	
2	Bayou Fifth Sec 3	C3F	
3	Bridgeland Hidden Creek Sec 20	C3F	
4	Bridgeland Hidden Creek Sec 33	C3F	
5	Bridges on Lake Houston Sec 5	C3F	
6	Bridlecreek	C3F	DEF2
7	Burke Estates	C1	
8	Chasewood Meadows partial replat no 1	C3F	
9	Chasewood Meadows partial replat no 2	C3F	
10	Commons Waterway Parkland	C3P	
11	Crosby Hospitality	C2	DEF1
12	CST Corner Store no 1915	C2	
13	Cypress Creek Crossing Sec 4	C3P	
14	Dad Entrepreneurs on Katy Fort Bend Road	C2	
15	Deerbrook Estates Sec 11	C3F	DEF1
16	East Orem Manor GP	GP	
17	East Orem Manor Sec 1	C2	
18	El Fenice Sec 1	C3P	DEF1
19	Enclave at Longwood Sec 1	C3F	
20	Eunijon	C2	DEF2
21	Fieldstone Sec 13	C3F	
22	Garden Oaks Pad Site	C2	
23	Hollywood Gardens partial replat no 2 replat no 1	C3F	
24	Inverness Estates Sec 8	C3F	
25	Jay Tidwell Development	C2	
26	Katy Manor Sec 1	C3F	
27	Katy Manor Sec 2	C3P	
28	Katy Manor Sec 3	C3P	
29	Kensington Green	C3F	DEF1
30	Kevins Korner	C2	DEF1
31	Learning Experience Sugar Land	C2	DEF1
32	Legacy at Long Meadow Farm	C2	
33	Long Meadow Farms Sec 37	C3F	DEF1
34	Long Meadow Farms Sec 41	C3P	
35	Long Meadow Farms Sec 42	C3F	
36	Mason Morton Ranch	C2	
37	Mason Road in Fieldstone Street Dedication Sec 1	C3F	
38	Maximum Drive Auto	C2	DEF1
39	Memorial Green Sec 2 replat and extension	C3F	
40	Mustang Estates Sec 2	C3P	
41	Mustang Estates Sec 3	C3P	
42	Northgrove Sec 7	C3F	



**Platting Summary****Houston Planning Commission****PC Date: August 20, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Palta Addition	C2	
44	Peek Entrepreneurs	C2	
45	Prosperity Media Ventures	C3P	DEF1
46	Richmond Terrace partial replat no 1	C3F	
47	Roman Forest Plaza Sec 1	C2	
48	Royal Brook at Kingwood Sec 8	C3P	
49	Royal Brook at Kingwood Sec 9	C3P	
50	Royal Brook Manor Drive Street Dedication Sec 2	C3P	
51	Royalwood Sec 1 partial replat no 1	C3F	
52	Rummel Creek Place	C2	
53	Seagler Place	C3F	
54	Shadyvilla Addition no 2 partial replat no 3	C3F	
55	Shoppes at Memorial Village North	C2	
56	Sommerall Park Sec 3	C3P	
57	South Meadow Place Sec 1	C3F	
58	Southern Lace Estates Sec 1	C3F	
59	Spring Village Estates partial replat no 1	C3F	DEF1
60	Tavola Sec 14	C3F	
61	Tavola Sec 15	C3F	
62	Telge Ranch Sec 1	C3F	
63	Towne Lake Sec 39	C3F	
64	Turkey Bend Barge Facility	C2	DEF2
65	Ventana Lakes Sec 14	C3F	
66	Villa Escondida	C2	DEF1
67	West Bella Terra Center Way Reserve Sec 1	C3P	
68	Westheimer Gardens Extension partial replat no 1	C3F	
69	Wichman Place	C2	
70	Wildwood at Oakcrest North Sec 19	C3F	

**B-Replats**

71	Ashland East	C2R	DEF2
72	Durham Court	C2R	
73	East Houston Gardens partial replat no 1	C2R	
74	Fire Station No 67	C2R	DEF2
75	Graeter Combined Descendants Trust	C2R	
76	Hartley Plaza	C2R	DEF1
77	Hickory Street Landing	C2R	
78	Landing at Nineteenth	C2R	
79	Littlefoot Estates	C2R	
80	Lyons Redev Fourteenth Venture	C2R	
81	Lyons Redev Seventh Venture	C2R	
82	Lyons Redev Twentyseventh Venture	C2R	
83	Monroe at Bayou Park	C2R	
84	Oak Lane partial replat no 1	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Pinejest	C2R	
86	Piping Technology Tierwester Development	C2R	
87	Saint Thomas High School replat no 1 and extension	C3R	DEF1
88	Shenoy Stone partial replat no 1	C2R	DEF1
89	Shepherd Self Storage	C2R	
90	St Johns School South Campus	C2R	
91	Sunset Gardens	C2R	
92	Trails on Dowling Street	C2R	DEF1
93	Tulane West	C2R	
94	Woodside Hollow	C2R	
95	Woodspring Suites	C2R	
96	Xbeam	C2R	

### C-Public Hearings Requiring Notification

97	Amended Golfcrest Addition partial replat no 3	C3N	
98	Carverdale Sec 2 partial replat no 1	C3N	DEF2
99	Cherryhurst partial replat no 2	C3N	
100	City View Flats on Austin Street	C3N	DEF2
101	Fall Creek Sec 21 replat no 1 partial replat no 1	C3N	DEF1
102	HISD Jack Yates High School	C3N	
103	Interfield Business Park replat no 1	C3N	
104	Memas	C3N	
105	Tricons Crawford Street Estates partial replat no 1	C3N	
106	West Court partial replat no 5	C3N	
107	Westhaven Villas Sec 1 partial replat no 3	C3N	
108	Westview Terrace partial replat no 1	C3N	

### D-Variances

109	Atascocita Trace Sec 5	C3P	DEF2
110	Audubon Place partial replat no 3	C2R	
111	Balmoral Lift Station no 1	C2	
112	Creekside Ranch Sec 4	C3P	
113	Creekside Ranch Sec 5	C3P	
114	Ella Reserve	C2	
115	Grand Mission Estates	C2	
116	International Tech Park GP	GP	
117	New Life Marine Services	C2	
118	Prince of Peace Catholic Community Sec 1 replat no 1 and extension	C2R	
119	Southmore Addition Sec 1 Outlot 109 partial replat no 1	C2R	DEF1
120	Treviso Gardens Sec 1	C3P	
121	UH Student Housing and Retail Center	C2R	DEF1

### E-Special Exceptions

Item		App	
No.	Subdivision Plat Name	Type	Deferral
None			

**F-Reconsideration of Requirements**

122	Friendswood Self Storage	C2	
123	Greenwood Addition	C2R	DEF1
124	Nijadhar Development	C3R	
125	Woodlands Creekside Park West Sec 38	C3P	

**G-Extensions of Approval**

126	Annunciation Greek Orthodox Cathedral	EOA	
127	Champion Rentals	EOA	
128	Crosby High School Sec 1	EOA	
129	Hanover River Oaks	EOA	
130	Haven at Highland Knolls	EOA	
131	Imperial Trace Sec 3	EOA	
132	Lawrence Park Villas	EOA	
133	River Oaks District Westcreek Westheimer	EOA	
134	Rose Estates	EOA	

**H-Name Changes**

135	Channelview Travel Center Sec 1 (prev. Pilot Travel Center Sec 1)	NC	
136	Springwood Manor (prev. Padfield Estates)	NC	
137	Towne Lake Sec 15 partial replat no 2 partial replat no 1 (prev. Towne Lake Sec 15 partial replat no 2 partial no 1)	NC	

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

138	1004 Barkdull Street	DPV	
139	5202 Chesapeake Way	DPV	

**Platting Summary****Houston Planning Commission****PC Date: August 20, 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	Baker Stores	2015-1720	C2	Harris	ETJ	336Z	1.94	1.94	0	Baker Stores	Hovis Surveying Company Inc.
2	Bayou Fifth Sec 3	2015-1732	C3F	Harris	City	494K	0.90	0.00	16	Jacobs Engineering Group Inc.	Jacobs Engineering Group Inc.
3	Bridgeland Hidden Creek Sec 20	2015-1646	C3F	Harris	ETJ	366N	20.28	3.15	67	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
4	Bridgeland Hidden Creek Sec 33	2015-1686	C3F	Harris	ETJ	366K	2.05	0.68	4	Bridgeland Development, LP	Costello, Inc.
5	Bridges on Lake Houston Sec 5	2015-1679	C3F	Harris	ETJ	378A	21.43	1.43	75	D.R. Horton - Texas, LTD	Brown & Gay Engineers, Inc.
6	Bridlecreek (DEF2)	2015-1407	C3F	Harris	ETJ	368C	51.89	15.42	92	Caldwell Companies	GBI Partners, LP
7	Burke Estates	2015-1729	C1	Harris	City	298X	1.33	0.00	1	Triple B Services	GBI Partners, LP
8	Chasewood Meadows partial replat no 1	2015-1691	C3F	Fort Bend	City	570V	0.50	0.10	4	DT Pharmacy	RP & Associates
9	Chasewood Meadows partial replat no 2	2015-1692	C3F	Fort Bend	City	570V	2.16	0.75	8	DT Pharmacy	RP & Associates
10	Commons Waterway Parkland	2015-1677	C3P	Harris	City	298S	7.80	7.45	0	Signorelli Companies	BGE Kerry R. Gilbert Associates
11	Crosby Hospitality (DEF1)	2015-1632	C2	Harris	ETJ	419M	1.50	1.49	0	Crosby Hospitality Inc.	Surv-Tex surveying Inc.
12	CST Corner Store no 1915	2015-1724	C2	Harris	ETJ	327M	5.73	5.73	0	CST Brands Inc.	Weisser Engineering Company
13	Cypress Creek Crossing Sec 4	2015-1670	C3P	Harris	ETJ	331W	13.58	0.02	69	KB Home	RVi Planning + Landscape Architecture
14	Dad Entrepreneurs on Katy Fort Bend Road	2015-1656	C2	Harris	ETJ	444Z	1.84	1.84	0	34 DHANANI INVESTMENTS	Advance Surveying, Inc.
15	Deerbrook Estates Sec 11 (DEF1)	2015-1628	C3F	Harris	ETJ	335N	20.75	1.19	97	LGI Homes	Pape-Dawson Engineers
16	East Orem Manor GP	2015-1659	GP	Harris	City	574N	46.64	0.00	0	HuttonCo Development	Century Engineering, Inc
17	East Orem Manor Sec 1	2015-1661	C2	Harris	City	574N	0.97	0.97	0	HuttonCo Development	Century Engineering, Inc
18	El Fenice Sec 1 (DEF1)	2015-1377	C3P	Harris	City	491W	2.50	0.01	13	Johnson Atala	REKHA ENGINEERING, INC.
19	Enclave at Longwood Sec 1	2015-1640	C3F	Harris	ETJ	368A	18.92	2.56	61	HTX Land Development Company	Jones & Carter, Inc.
20	Eunijon (DEF2)	2015-1480	C2	Fort Bend	ETJ	527T	2.50	2.50	0	continental builders	Tetra Surveys
21	Fieldstone Sec 13	2015-1706	C3F	Fort Bend	ETJ	526N	10.15	0.26	38	Fieldstone (Houston) ASLI VI, L.L.L.P.	Jones & Carter, Inc.
22	Garden Oaks Pad Site	2015-1564	C2	Harris	City	452R	0.48	0.48	0	Hartman Income REIT	South Texas Surveying Associates, Inc.
23	Hollywood Gardens partial replat no 2 replat no 1	2015-1704	C3F	Harris	City	450V	5.58	0.83	55	Pulte Group	Ridge Planning & Engineering
24	Inverness Estates Sec 8	2015-1657	C3F	Harris	ETJ	289V	13.71	0.47	53	2920 Venture, Ltd	Jones & Carter, Inc.

**Platting Summary****Houston Planning Commission****PC Date: August 20, 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
25	Jay Tidwell Development	2015-1695	C2	Harris	ETJ	457A	1.36	1.36	0	Jay Property LLC	Doshi Engineering & Surveying Company
26	Katy Manor Sec 1	2015-1660	C3F	Harris	ETJ	444D	2.80	0.11	8	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
27	Katy Manor Sec 2	2015-1668	C3P	Harris	ETJ	444D	13.56	1.27	69	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
28	Katy Manor Sec 3	2015-1680	C3P	Harris	ETJ	444C	7.69	0.56	28	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
29	Kensington Green (DEF1)	2015-1585	C3F	Harris	City	492A	1.78	0.06	36	City Choice Homes L.L.C.	ICMC GROUP INC
30	Kevins Korner (DEF1)	2015-1450	C2	Harris	ETJ	372T	1.78	1.78	0	Enclave Pointe,LLC	Manley Engineering and Associates Inc
31	Learning Experience Sugar Land (DEF1)	2015-1636	C2	Fort Bend	ETJ	567C	2.00	2.00	0	Doud Land Company	Boundary One, LLC
32	Legacy at Long Meadow Farm	2015-1625	C2	Fort Bend	ETJ	566A	3.20	3.20	0	PINPOINT EQUITIES LLC	KM Surveying LLC
33	Long Meadow Farms Sec 37 (DEF1)	2015-1614	C3F	Fort Bend	ETJ	565D	8.08	1.29	15	LM Development, LP	Costello, Inc.
34	Long Meadow Farms Sec 41	2015-1642	C3P	Fort Bend	ETJ	525R	19.55	0.55	86	LM Development, LP	Knudson, LP
35	Long Meadow Farms Sec 42	2015-1734	C3F	Fort Bend	ETJ	525R	14.67	1.92	49	LM Development	Costello, Inc.
36	Mason Morton Ranch	2015-1684	C2	Harris	ETJ	445R	16.71	16.71	0	Mason-Morton Ranch, LLC	Hovis Surveying Company Inc.
37	Mason Road in Fieldstone Street Dedication Sec 1	2015-1707	C3F	Fort Bend	ETJ	526N	2.81	0.00	0	Fieldstone (Houston) ASLI VI, L.L.L.P.	Jones & Carter, Inc.
38	Maximum Drive Auto (DEF1)	2015-1544	C2	Harris	ETJ	329T	0.56	0.56	0	AMG Warriors	Town and Country Surveyors
39	Memorial Green Sec 2 replat and extension	2015-1649	C3F	Harris	City	489M	9.72	1.48	91	Litchfield Memorial, LLC	Windrose Land Services, Inc.
40	Mustang Estates Sec 2	2015-1699	C3P	Waller	ETJ	444E	49.07	20.96	43	Katy 231, LLC	E.I.C. Surveying Company
41	Mustang Estates Sec 3	2015-1710	C3P	Waller	ETJ	443H	37.83	4.59	72	Katy 231,LLC.	E.I.C. Surveying Company
42	Northgrove Sec 7	2015-1669	C3F	Montgomery	ETJ	249K	31.42	7.14	59	Toll Brothers	Costello, Inc.
43	Palta Addition	2015-1433	C2	Harris	ETJ	368T	2.60	2.60	0	JPH Land Surveying, Inc.	JPH
44	Peek Entrepreneurs	2015-1739	C2	Fort Bend	ETJ	525G	7.71	7.71	0	24 Seven	The Interfield Group
45	Prosperity Media Ventures (DEF1)	2015-1565	C3P	Harris	ETJ	410T	3.52	3.17	0	Prosperity Media Ventures	Hovis Surveying Company Inc.
46	Richmond Terrace partial replat no 1	2015-1689	C3F	Harris	City	491T	0.26	0.00	5	JOHNSON ATALA	REKHA ENGINEERING, INC.
47	Roman Forest Plaza Sec 1	2015-1673	C2	Montgomery	ETJ	257E	2.23	2.13	0	Roman Holdings LLC	Hovis Surveying Company Inc.
48	Royal Brook at Kingwood Sec 8	2015-1728	C3P	Montgomery	ETJ	297K	16.80	7.02	37	Friendswood Development Company	BGE Kerry R. Gilbert Associates
49	Royal Brook at Kingwood Sec 9	2015-1730	C3P	Montgomery	ETJ	297K	11.30	0.40	37	Friendswood Development Company	BGE Kerry R. Gilbert Associates
50	Royal Brook Manor Drive Street Dedication Sec 2	2015-1721	C3P	Harris	City	297K	1.90	0.00	0	Friendswood Development Company	BGE Kerry R. Gilbert Associates
51	Royalwood Sec 1 partial replat no 1	2015-1674	C3F	Harris	ETJ	457E	2.75	2.75	0	24 T & L DESIGN	Advance Surveying, Inc.

**Platting Summary****Houston Planning Commission****PC Date: August 20, 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
52	Rummel Creek Place	2015-1735	C2	Harris	City	489F	0.49	0.00	6	Rummel Creek Developers LLC., A Texas Limited Liability Corporation	EHRA
53	Seagler Place	2015-1705	C3F	Harris	City	489R	1.05	0.02	9	Metropolitan Custom Homes	Jones & Carter, Inc.
54	Shadyvilla Addition no 2 partial replat no 3	2015-1667	C3F	Harris	City	451X	0.66	0.00	6	Carte Blanche Builders	Windrose Land Services, Inc.
55	Shoppes at Memorial Village North	2015-1727	C2	Harris	City	491B	0.72	0.72	0	Weingarten Realty Management Company	Weisser Engineering Company
56	Sommerall Park Sec 3	2015-1672	C3P	Harris	ETJ	407V	15.40	0.91	71	Sommerall 44 Development Partners LP	BGE Kerry R. Gilbert Associates
57	South Meadow Place Sec 1	2015-1655	C3F	Harris	City	574V	16.70	1.75	92	United Development Funding	Brown & Gay Engineers, Inc.
58	Southern Lace Estates Sec 1	2015-1717	C3F	Harris	ETJ	378H	37.83	35.59	0	SOUTHERN LACE ESTATES LLC	Atkinson Engineers
59	Spring Village Estates partial replat no 1 (DEF1)	2015-1552	C3F	Harris	ETJ	290F	1.14	0.00	1	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
60	Tavola Sec 14	2015-1712	C3F	Montgomery	ETJ	257F	13.33	0.38	58	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
61	Tavola Sec 15	2015-1711	C3F	Montgomery	ETJ	257F	13.00	1.96	47	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
62	Telge Ranch Sec 1	2015-1733	C3F	Harris	ETJ	328N	25.53	12.25	57	Woodmere Development Co., LTD., A Texas Limited Partnership	Costello, Inc.
63	Towne Lake Sec 39	2015-1617	C3F	Harris	ETJ	367W	49.36	14.70	76	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
64	Turkey Bend Barge Facility (DEF2)	2015-1495	C2	Harris	City	494Q	8.28	8.28	0	ELG Metals Inc	Thompson Engineering
65	Ventana Lakes Sec 14	2015-1713	C3F	Harris	ETJ	445A	34.54	2.84	155	D. R. Horton - Texas, Ltd., A Texas Limited Partnership	EHRA
66	Villa Escondida (DEF1)	2015-1604	C2	Harris	ETJ	325A	4.15	0.00	2	Jose Manuel Martinez	Owens Management Systems, LLC
67	West Bella Terra Center Way Reserve Sec 1	2015-1651	C3P	Fort Bend	ETJ	525E	5.75	0.70	0	L.O.B. Limited Partnership	Benchmark Engineering Corp.
68	Westheimer Gardens Extension partial replat no 1	2015-1690	C3F	Harris	City	491T	0.28	0.01	6	Elegant Development & Investment, Inc	Jalayer And Associates, Inc.
69	Wichman Place	2015-1714	C2	Harris	City	493E	0.11	0.00	2	Robert Flores	Jones & Carter, Inc. - The Woodlands

**Platting Summary****Houston Planning Commission****PC Date: August 20, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
70	Wildwood at Oakcrest North Sec 19	2015-1645	C3F	Harris	City/ ETJ	328A	31.91	10.71	57	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)

**B-Replats**

71	Ashland East (DEF2)	2015-1519	C2R	Harris	City	492D	1.28	0.00	17	Sullivan Brothers Builders LTD	TKE Development Services, Ltd.
72	Durham Court	2015-1681	C2R	Harris	City	452Y	0.22	0.22	0	COLINA HOMES	ICMC GROUP INC
73	East Houston Gardens partial replat no 1	2015-1688	C2R	Harris	City	455K	3.71	3.71	0	FC LEASING LLC	Surv-Tex surveying Inc.
74	Fire Station No 67 (DEF2)	2015-1278	C2R	Harris	City	412X	2.68	2.65	0	City of Houston	Windrose Land Services, Inc.
75	Graeter Combined Descendants Trust	2015-1741	C2R	Harris	City	493T	0.34	0.34	0	Mohle Design	Boundary One, LLC
76	Hartley Plaza (DEF1)	2015-1607	C2R	Harris	ETJ	414K	2.08	1.99	0	ALL SEASONS	MAK Design & Drafting LLC
77	Hickory Street Landing	2015-1676	C2R	Harris	City	493G	0.16	0.00	3	Asian Pacific Texas LLC	Total Surveyors, Inc.
78	Landing at Nineteenth	2015-1702	C2R	Harris	City	452U	0.73	0.00	16	Drake Homes	The Interfield Group
79	Littlefoot Estates	2015-1731	C2R	Harris	City	414V	0.30	0.00	1	andrea davis	Replat Specialists
80	Lyons Redev Fourteenth Venture	2015-1641	C2R	Harris	City	494C	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
81	Lyons Redev Seventh Venture	2015-1639	C2R	Harris	City	494C	0.14	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
82	Lyons Redev Twentyseventh Venture	2015-1693	C2R	Harris	City	494G	0.11	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
83	Monroe at Bayou Park	2015-1687	C2R	Harris	City	492R	0.28	0.28	0	AI Ross Luxury Homes LLC	South Texas Surveying Associates, Inc.
84	Oak Lane partial replat no 1 (DEF1)	2015-1443	C2R	Montgomery	ETJ	296N	4.03	4.03	0	RRREI Limited Partnership	Texas Professional Surveying, LLC
85	Pinejest	2015-1708	C2R	Harris	City	451H	0.74	0.65	0	Pinejest	Civil-Surv Land Surveying, L.C.
86	Piping Technology Tierwester Development	2015-1696	C2R	Harris	City	533T	10.19	10.19	0	Piping Technology & Products, Inc.	Doshi Engineering & Surveying Company
87	Saint Thomas High School replat no 1 and extension (DEF1)	2015-1611	C3R	Harris	City	492M	27.80	27.80	0	Clay Development	Gruller Surveying
88	Shenoy Stone partial replat no 1 (DEF1)	2015-1627	C2R	Harris	City	528D	0.88	0.88	0	DP Design	Advance Surveying, Inc.
89	Shepherd Self Storage	2015-1719	C2R	Harris	City	492H	1.25	1.25	0	Cobb, Fendley & Associates	AGS CONSULTANTS LLC
90	St Johns School South Campus	2015-1582	C2R	Harris	City	492T	7.47	7.43	0	St Johns School	Atkinson Engineers
91	Sunset Gardens	2015-1381	C2R	Harris	City	453S	0.14	0.00	3	GOD BLESS DEVELOPMENT, INC	REKHA ENGINEERING, INC.

**Platting Summary****Houston Planning Commission****PC Date: August 20, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
92	Trails on Dowling Street (DEF1)	2015-1553	C2R	Harris	City	493Y	0.49	0.00	12	Legion Custom Homes	ICMC GROUP INC
93	Tulane West	2015-1697	C2R	Harris	City	492D	1.49	0.00	19	Sullivan Broththers Builders LTD	TKE Development Services, Ltd.
94	Woodside Hollow	2015-1666	C2R	Harris	City	532S	0.39	0.01	10	5177 Builders, Ltd.	TKE Development Services, Ltd.
95	Woodspring Suites	2015-1703	C2R	Harris	City	573N	2.12	2.12	0	Four VP GP Houston, Inc.	AECOM
96	Xbeam	2015-1671	C2R	Harris	City	535Z	2.90	2.90	1	XBEAM	South Texas Surveying Associates, Inc.

**C-Public Hearings Requiring Notification**

97	Amended Golfcrest Addition partial replat no 3	2015-1517	C3N	Harris	City	534L	1.52	1.52	0	Individual	South Texas Surveying Associates, Inc.
98	Carverdale Sec 2 partial replat no 1 (DEF2)	2015-1112	C3N	Harris	City	450A	0.16	0.00	2	DELGADO	Advance Surveying, Inc.
99	Cherryhurst partial replat no 2	2015-1479	C3N	Harris	City	492R	0.11	0.00	2	Evgeny A. Shmakov 2014 Trust	Owens Management Systems, LLC
100	City View Flats on Austin Street (DEF2)	2015-1082	C3N	Harris	City	493U	0.11	0.11	0	O'Connor Ventures Inc.	South Texas Surveying Associates, Inc.
101	Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF1)	2015-1361	C3N	Harris	ETJ	415C	16.50	16.50	0	Fall Creek Homeowners Association	BGE Kerry R. Gilbert Associates
102	HISD Jack Yates High School	2015-1208	C3N	Harris	City	533D	19.95	19.95	0	Houston Independent School District	Texas Engineering And Mapping Company
103	Interfield Business Park replat no 1	2015-1616	C3N	Harris	City	493A	0.47	0.47	0	Interfield, Inc.	The Interfield Group
104	Memas	2015-1532	C3N	Harris	City	492V	0.23	0.23	0	Memas Enterprises	South Texas Surveying Associates, Inc.
105	Tricons Crawford Street Estates partial replat no 1	2015-1341	C3N	Harris	City	493X	0.18	0.00	3	Tricon Homes, Inc.	TKE Development Services, Ltd.
106	West Court partial replat no 5	2015-1323	C3N	Harris	City	492U	0.23	0.00	4	Bercon LTD	MOMENTUM ENGINEERING
107	Westhaven Villas Sec 1 partial replat no 3	2015-1366	C3N	Harris	City	491S	0.30	0.00	4	Johnson Atala	REKHA ENGINEERING, INC.
108	Westview Terrace partial replat no 1	2015-1263	C3N	Harris	City	451Y	0.33	0.00	2	TimeLine Construction Group LLC	Melissa's platting service

**D-Variances**

109	Atascocita Trace Sec 5 (DEF2)	2015-1487	C3P	Harris	ETJ	376K	8.92	0.00	63	Elan Development L.P.	EHRA
110	Audubon Place partial replat no 3	2015-1652	C2R	Harris	City	492T	0.68	0.67	0	williams square properties	Vernon G. Henry & Associates, Inc.
111	Balmoral Lift Station no 1	2015-1716	C2	Harris	ETJ	376R	0.14	0.14	0	Land Tejas Park Lakes 1023	Jones & Carter, Inc. - The Woodlands



**Platting Summary****Houston Planning Commission****PC Date: August 20, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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112	Creekside Ranch Sec 4	2015-1738	C3P	Fort Bend	ETJ	524T	10.41	0.82	39	RH OF TEXAS LIMITED PARTNERSHIP/AS HTON WOODS HOMES	Jones & Carter, Inc. - The Woodlands
113	Creekside Ranch Sec 5	2015-1740	C3P	Fort Bend	ETJ	524S	13.95	0.63	46	RH of Texas Limited Partnership/K. Hovnanian of Houston II	Jones & Carter, Inc. - The Woodlands
114	Ella Reserve	2015-1737	C2	Harris	ETJ	332N	32.94	32.94	0	Skyline Land Development, LLC	Brown & Gay Engineers, Inc.
115	Grand Mission Estates	2015-1650	C2	Fort Bend	ETJ	526P	1.50	1.50	0	688 Development Inc.	Jones & Carter, Inc.
116	International Tech Park GP	2015-1654	GP	Harris	City	375J	71.52	0.00	0	Platinum Ridge, L.P.	Hovis Surveying Company Inc.
117	New Life Marine Services	2015-1491	C2	Harris	City	530X	1.52	1.52	0	continental builders	Tetra Surveys
118	Prince of Peace Catholic Community Sec 1 replat no 1 and extension	2015-1648	C2R	Harris	ETJ	369D	24.24	24.24	0	Most Reverend Daniel Cardinal DiNardo Archbishop of Galveston-Houston	Windrose Land Services, Inc.
119	Southmore Addition Sec 1 Outlot 109 partial replat no 1 (DEF1)	2015-1554	C2R	Harris	City	493X	0.30	0.30	0	5104 Caroline LLC	Vernon G. Henry & Associates, Inc.
120	Treviso Gardens Sec 1	2015-1626	C3P	Harris	ETJ	445J	33.00	8.47	129	Marcello Lakes Ltd.	EHRA
121	UH Student Housing and Retail Center (DEF1)	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.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

122	Friendswood Self Storage	2015-1665	C2	Harris	ETJ	617Y	7.30	7.30	0	Friendswood Self Storage LTD	Civil Concepts, Inc.
123	Greenwood Addition (DEF1)	2015-1535	C2R	Harris	ETJ	458J	30.73	30.61	0	Greenwood Manufacturing, Inc	Baseline Corporation
124	Nijadhar Development	2015-1694	C3R	Fort Bend	ETJ	567D	15.05	14.77	0	Nijadhar, LLC	Doshi Engineering & Surveying Company
125	Woodlands Creekside Park West Sec 38	2015-1634	C3P	Harris	ETJ	249Q	21.70	5.56	49	TWDC	LJA Engineering, Inc.- (West Houston Office)

**G-Extensions of Approval**

**Platting Summary****Houston Planning Commission****PC Date: August 20, 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
126	Annunciation Greek Orthodox Cathedral	2014-2118	EOA	Harris	City	493S	2.01	1.98	0	annunciation greek orthodox cathedral	Terra Surveying Company, Inc.
127	Champion Rentals	2014-2262	EOA	Harris	ETJ	367R	9.51	9.51	0	JAGGED HORSE INVESTMENTS, LLC	The Pinnell Group, LLC
128	Crosby High School Sec 1	2014-2131	EOA	Harris	ETJ	419L	80.08	74.37	0	Crosby Independent School District	LJA Engineering, Inc.- (West Houston Office)
129	Hanover River Oaks	2014-1998	EOA	Harris	City	492U	1.66	1.59	0	The Hanover Company	Brown & Gay Engineers, Inc.
130	Haven at Highland Knolls	2014-1823	EOA	Harris	ETJ	486K	5.00	5.00	0	Haven at Highland Knolls	Paksima Group, Inc.
131	Imperial Trace Sec 3	2014-1931	EOA	Harris	ETJ	332R	7.27	0.30	41	Elan Development, L.P.	McDonough Engineering Corporation
132	Lawrence Park Villas	2014-2207	EOA	Harris	City	492D	0.38	0.00	4	Capital Classic Homes, LLC	The Interfield Group
133	River Oaks District Westcreek Westheimer	2014-1859	EOA	Harris	City	491V	3.44	3.40	0	Oliver McMillan	Bury
134	Rose Estates	2014-1917	EOA	Harris	ETJ	410N	13.90	13.90	0	TEXVEST LLC	The Pinnell Group, LLC

**H-Name Changes**

135	Channelview Travel Center Sec 1 (prev. Pilot Travel Center Sec 1)	2015-0342	NC	Harris	ETJ	498K	8.57	8.57	0	PTCAA Texas, L.P.	Texas Engineering And Mapping Company
136	Springwood Manor (prev. Padfield Estates)	2014-3148	NC	Harris	City	450V	2.58	0.02	20	Weekley Homes, LLC	The Interfield Group
137	Towne Lake Sec 15 partial replat no 2 partial replat no 1 (prev. Towne Lake Sec 15 partial replat no 2 partial no 1)	2015-0154	NC	Harris	ETJ	367W	3.32	0.43	10	CW SCOA West, L.P., a Texas Limited Partnership	EHRA

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

138	1004 Barkdull Street	15078860 DPV	Harris	CITY	493W					Dave Strickland	Replats.com
139	5202 Chesapeake Way	15049490 DPV	Harris	CITY	491U					Clint Johnson	Newberry Campa Architects

# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Amended Golfcrest Addition partial replat no 3**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

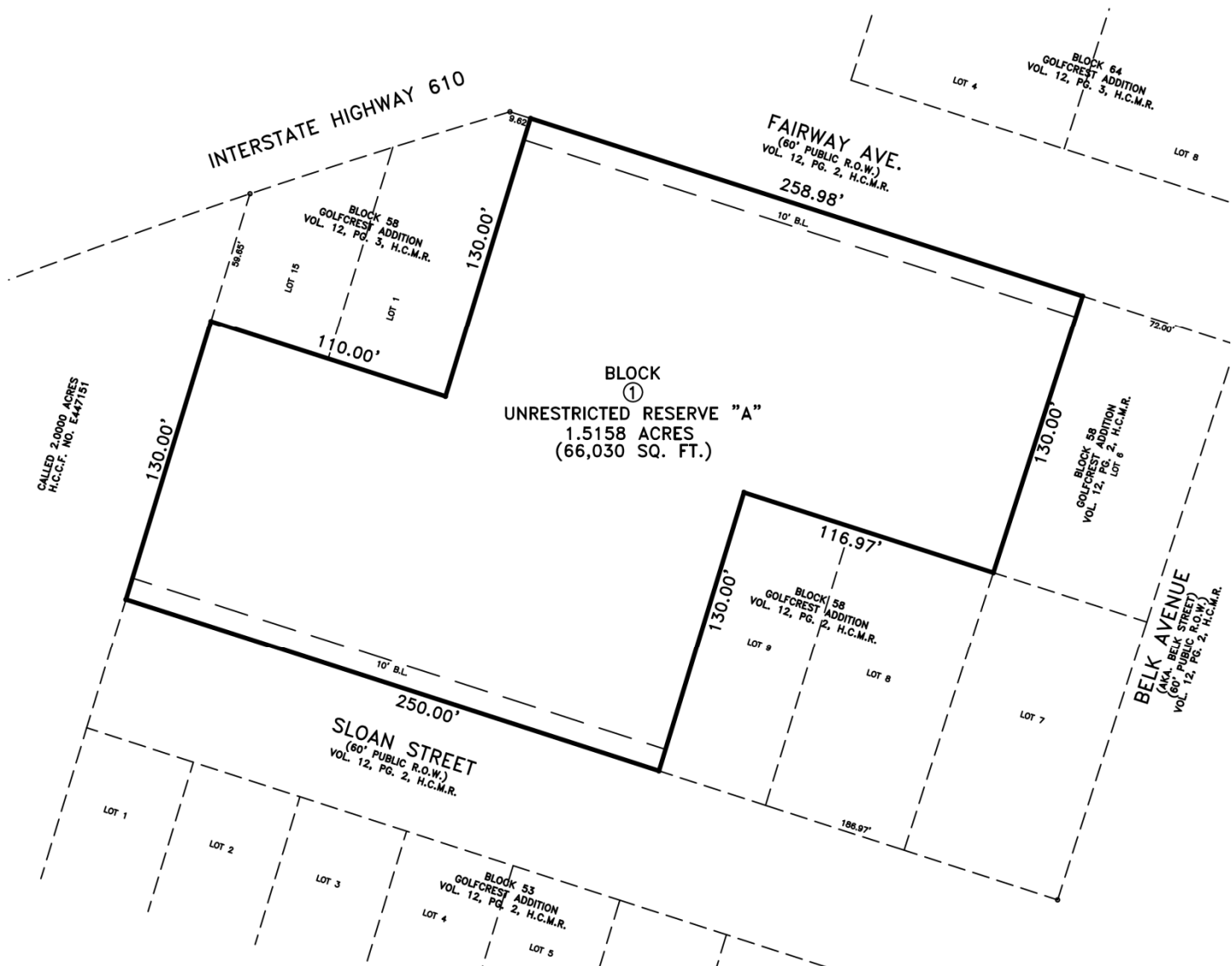
## ITEM: 97

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Amended Golfcrest Addition partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Amended Golfcrest Addition partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 08/20/2015

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

**Applicant: Advance Surveying, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

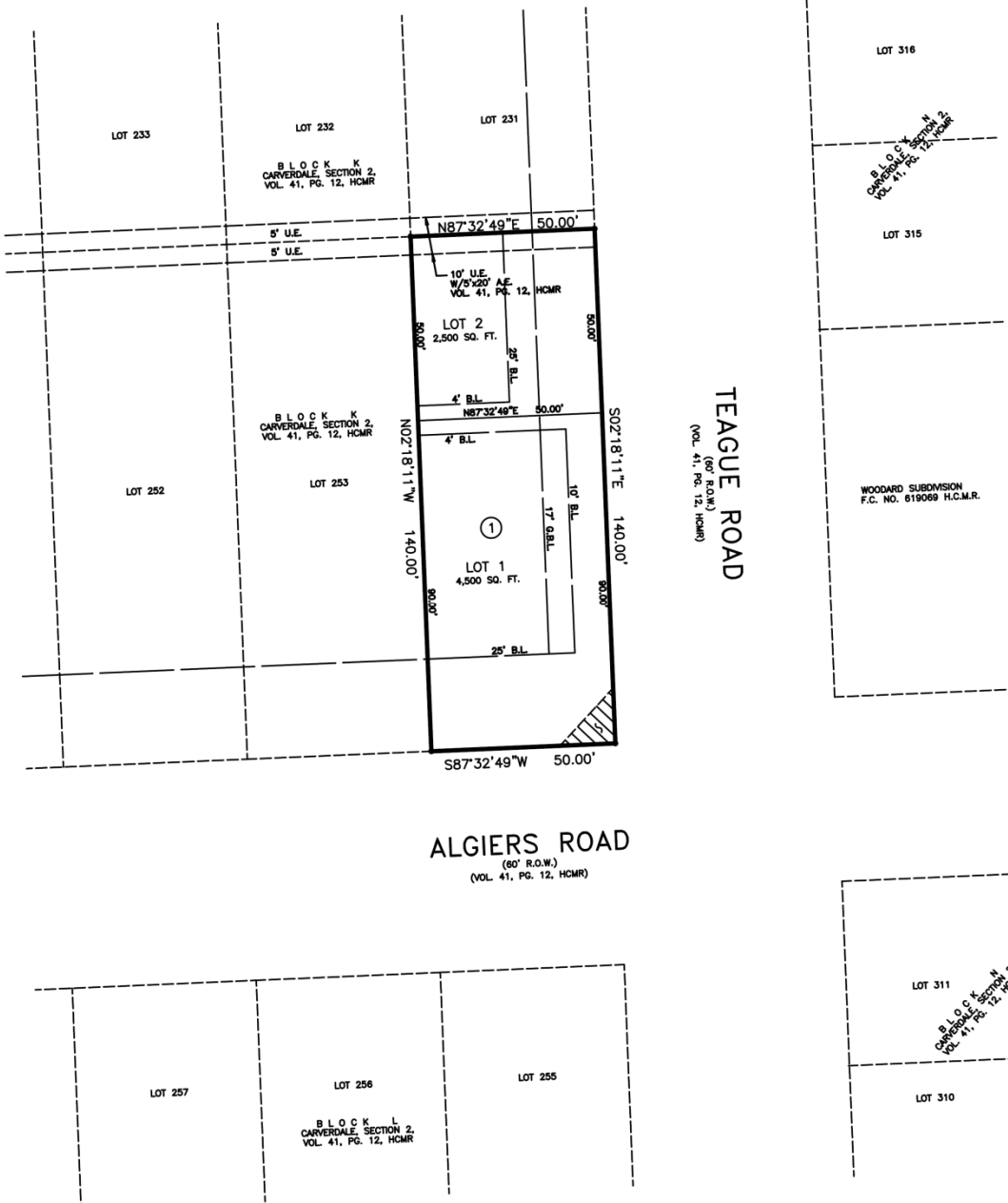
ITEM: 98

Planning and Development Department

Meeting Date: 08/20/2015

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

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 98

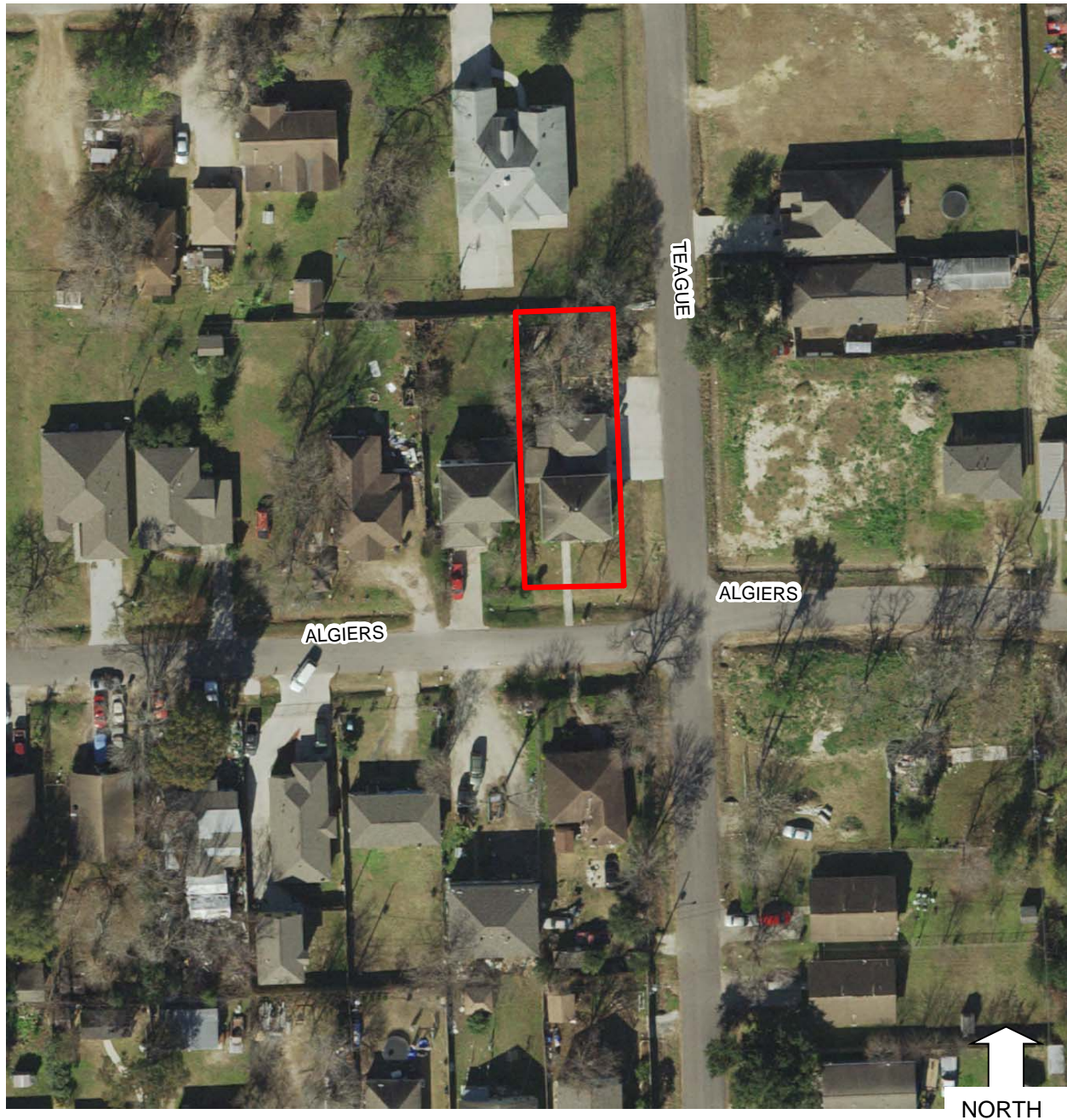
Planning and Development Department

Meeting Date: 08/20/2015

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

**Applicant: Advance Surveying, Inc.**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Cherryhurst partial replat no 2**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**



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# Houston Planning Commission

## ITEM: 99

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Cherryhurst partial replat no 2

Applicant: Owens Management Systems, LLC



NORTH

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### C – Public Hearings

### Aerial

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# Houston Planning Commission

## ITEM: 100

Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: City View Flats on Austin Street (DEF 2)**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings with Variance**

**Site Location**

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# Houston Planning Commission

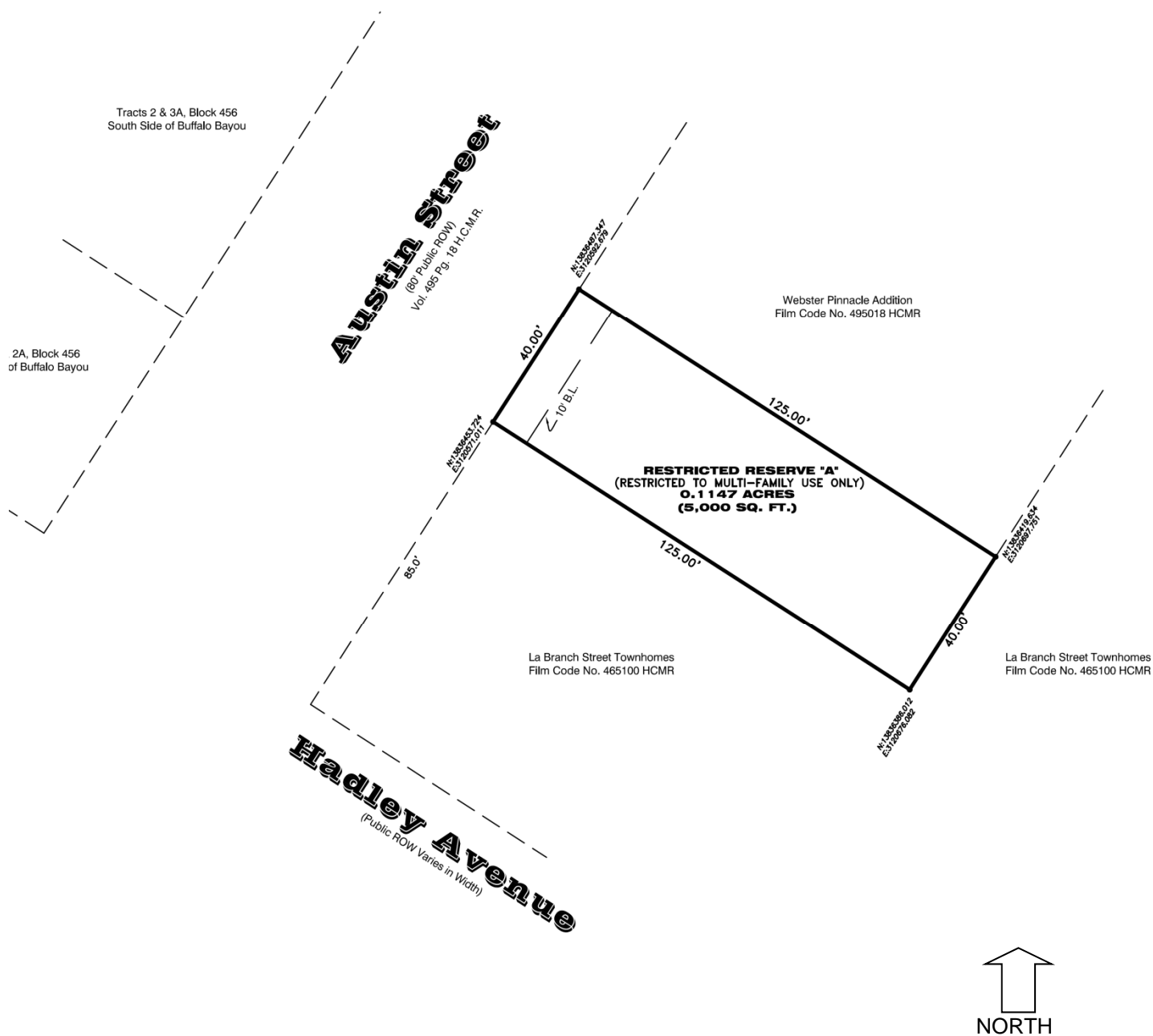
## ITEM: 100

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: City View Flats on Austin Street (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 100

Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: City View Flats on Austin Street (DEF 2)**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings with Variance**

**Aerial**

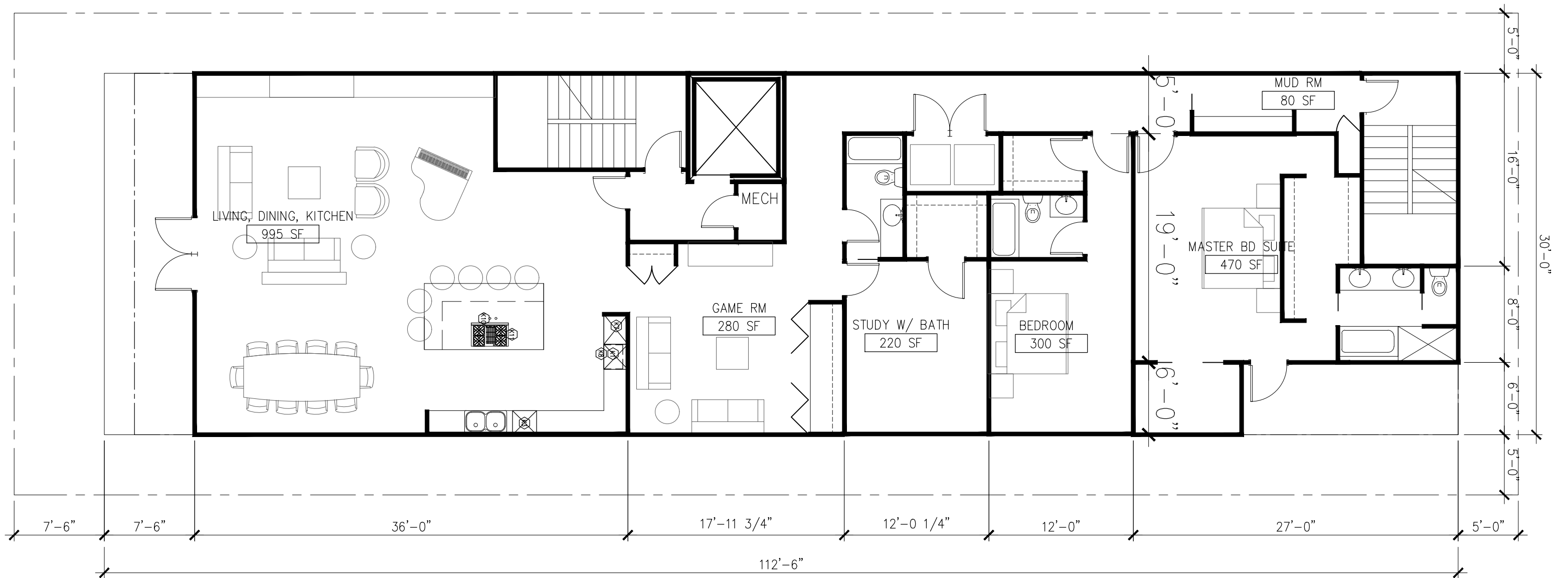
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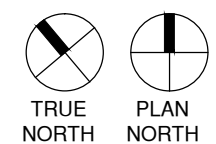






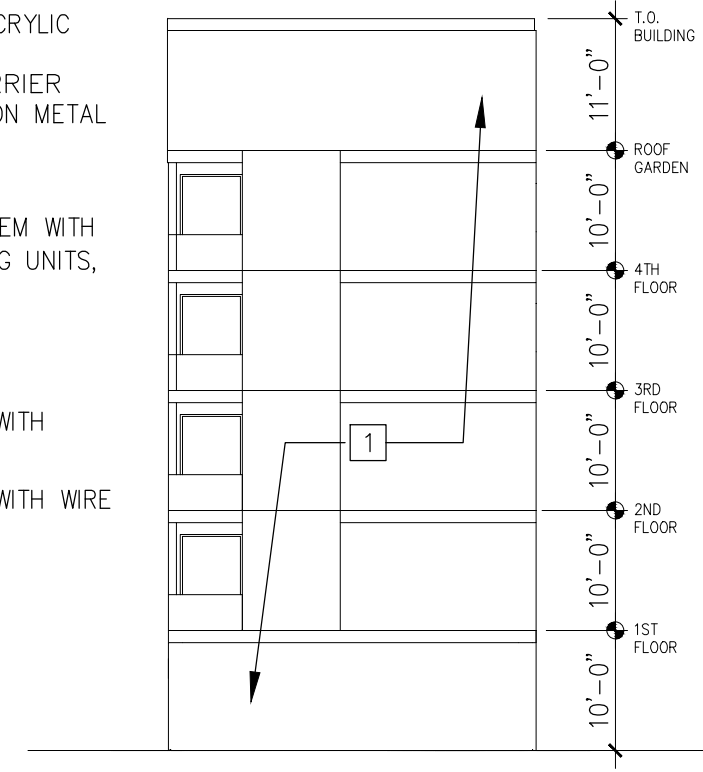


CITY VIEW FLATS  
 1ST TO 4th FLOOR PLAN – 2,644 SF PER UNIT  
 3375 SF GROSS AREA PER FLOOR 1/8" = 1'-0"  
 1-27-15

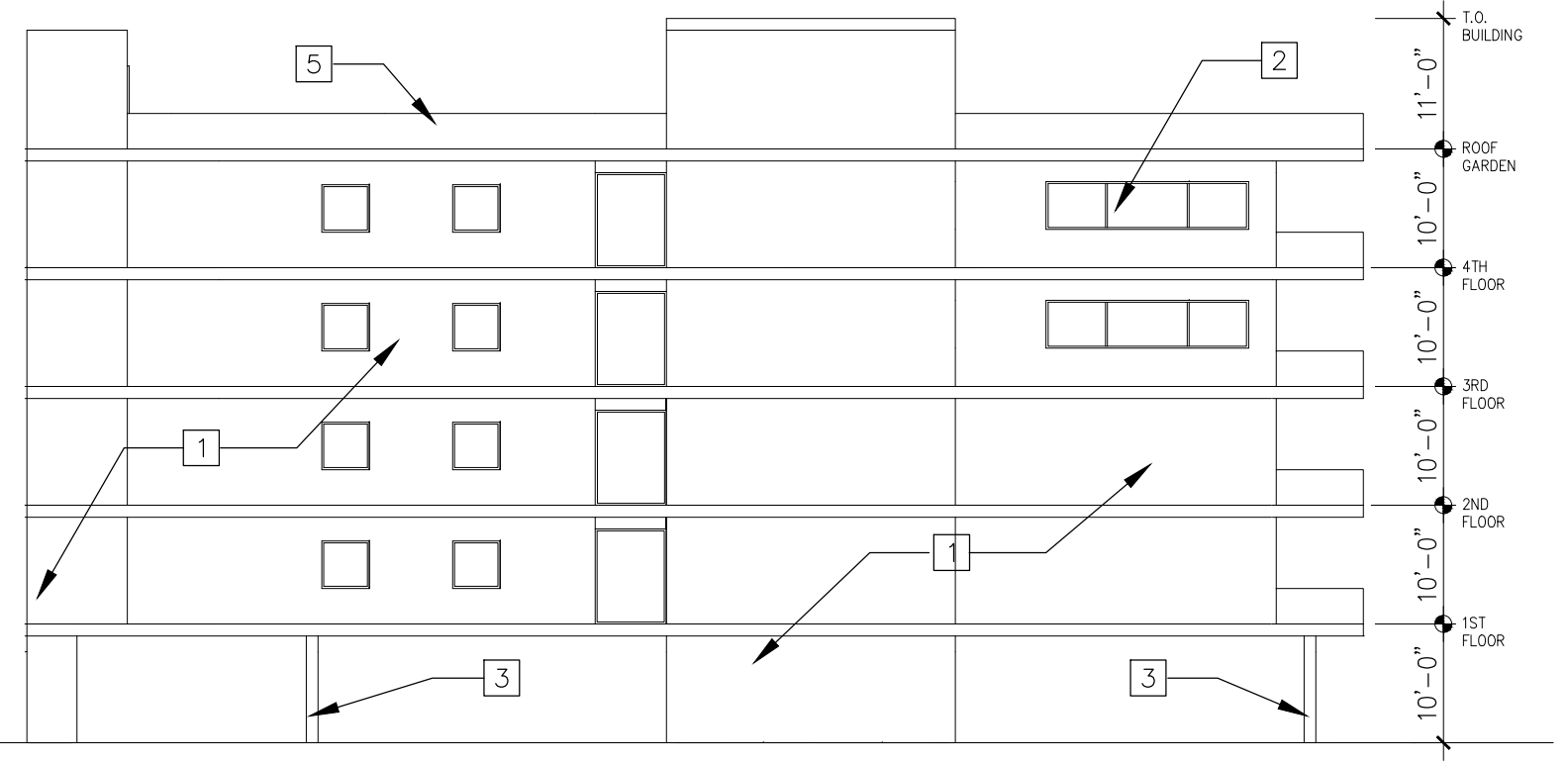


\*CONSTRUCTION TYPE III B (WITH SPRINKLER)

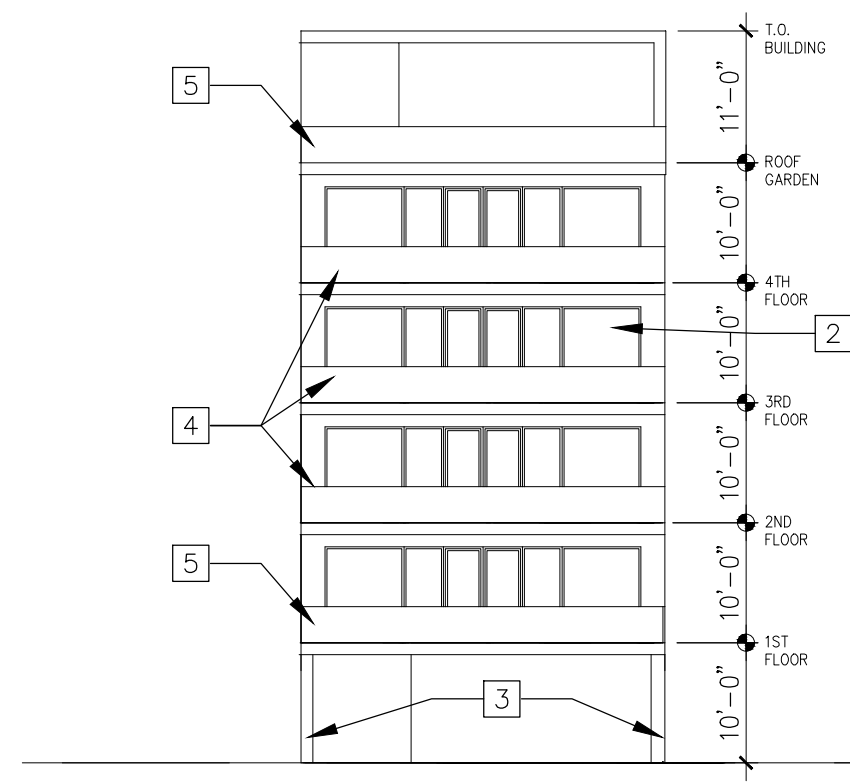
- 1 1" CEMENT PLASTER WITH ACRYLIC FINISH COAT ON ON WEATHER-RESISTIVE BARRIER ON DENSGLASS SHEATHING ON METAL STUD FRAMING
- 2 ALUMINUM STOREFRONT SYSTEM WITH 1" LOW-E INSULATED GLAZING UNITS,
- 3 STRUCTURAL COLUMN
- 4 STAINLESS STEEL HANDRAIL WITH GLASS PANEL
- 5 STAINLESS STEEL HANDRAIL WITH WIRE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



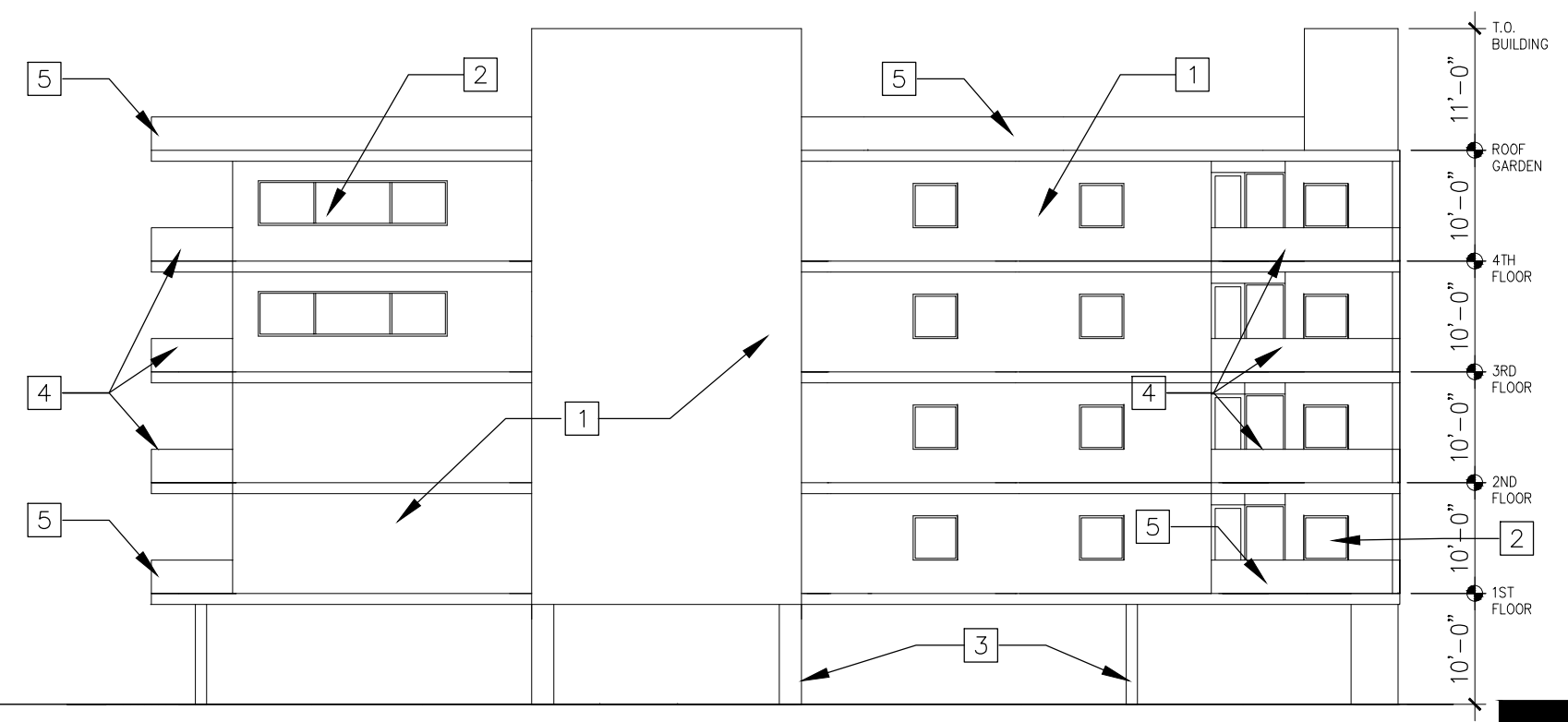
EAST ELEVATION



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 is to allow a Multi-Family reserve to have less than 60 feet of frontage on a public street.

**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

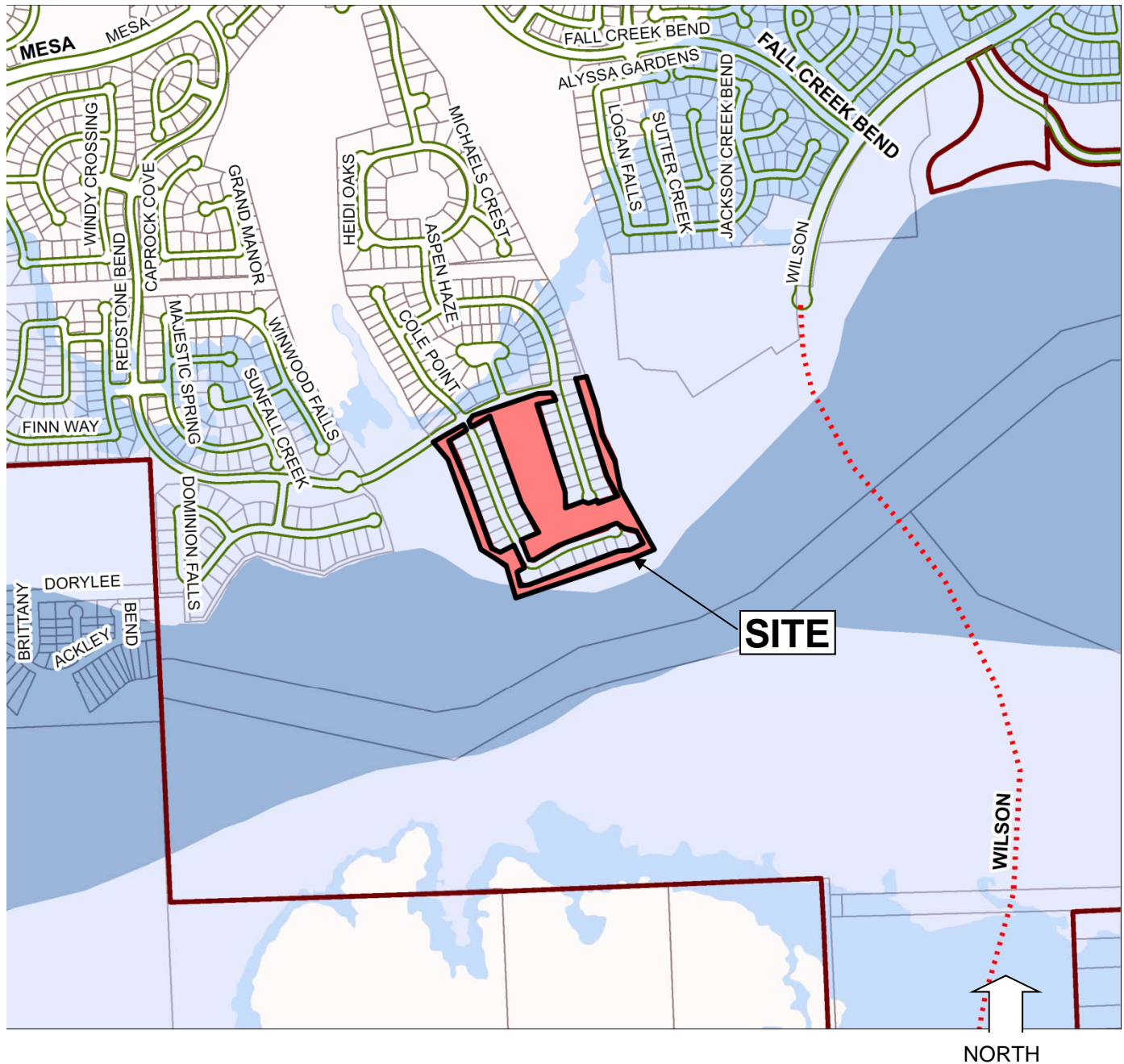
ITEM: 101

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 1)

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearings

Site Location

# Houston Planning Commission

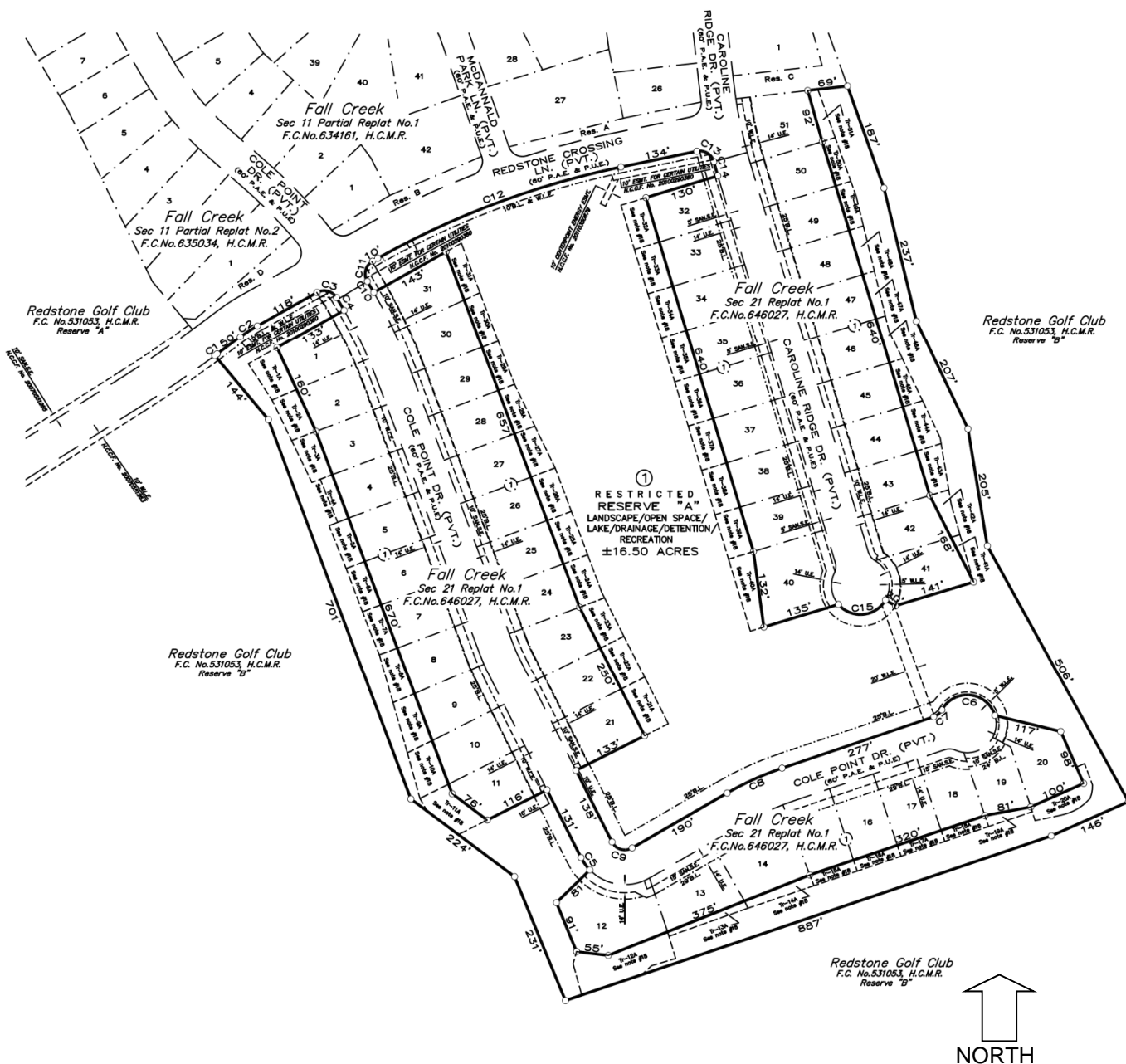
## ITEM: 101

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 1)

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 101**

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 1)

Applicant: BGE | Kerry R. Gilbert Associates



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

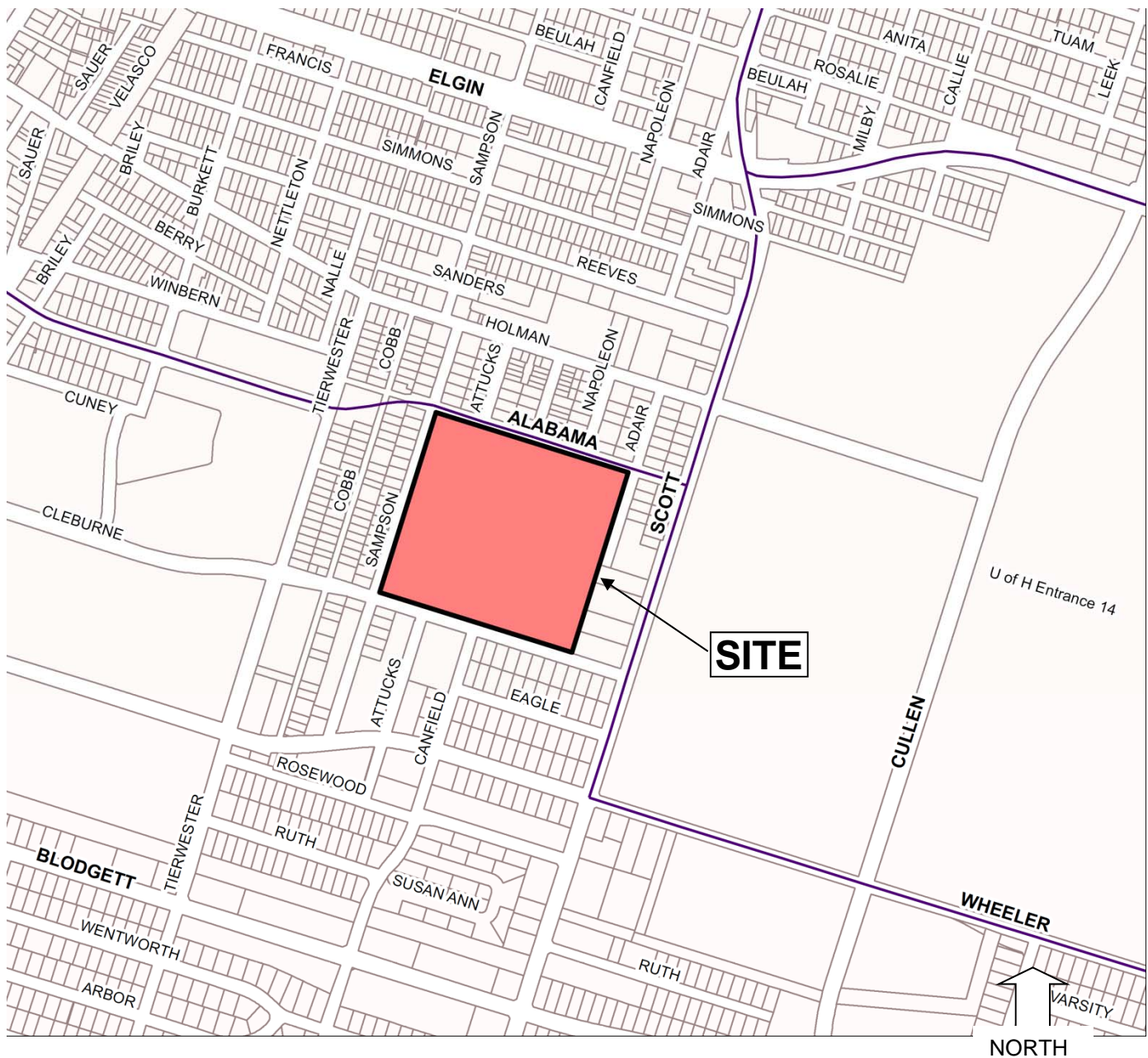
**ITEM: 102**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: HISD Jack Yates High School**

**Applicant: Texas Engineering And Mapping Company**



**C – Public Hearings with Variance**

**Site Location**



# Houston Planning Commission

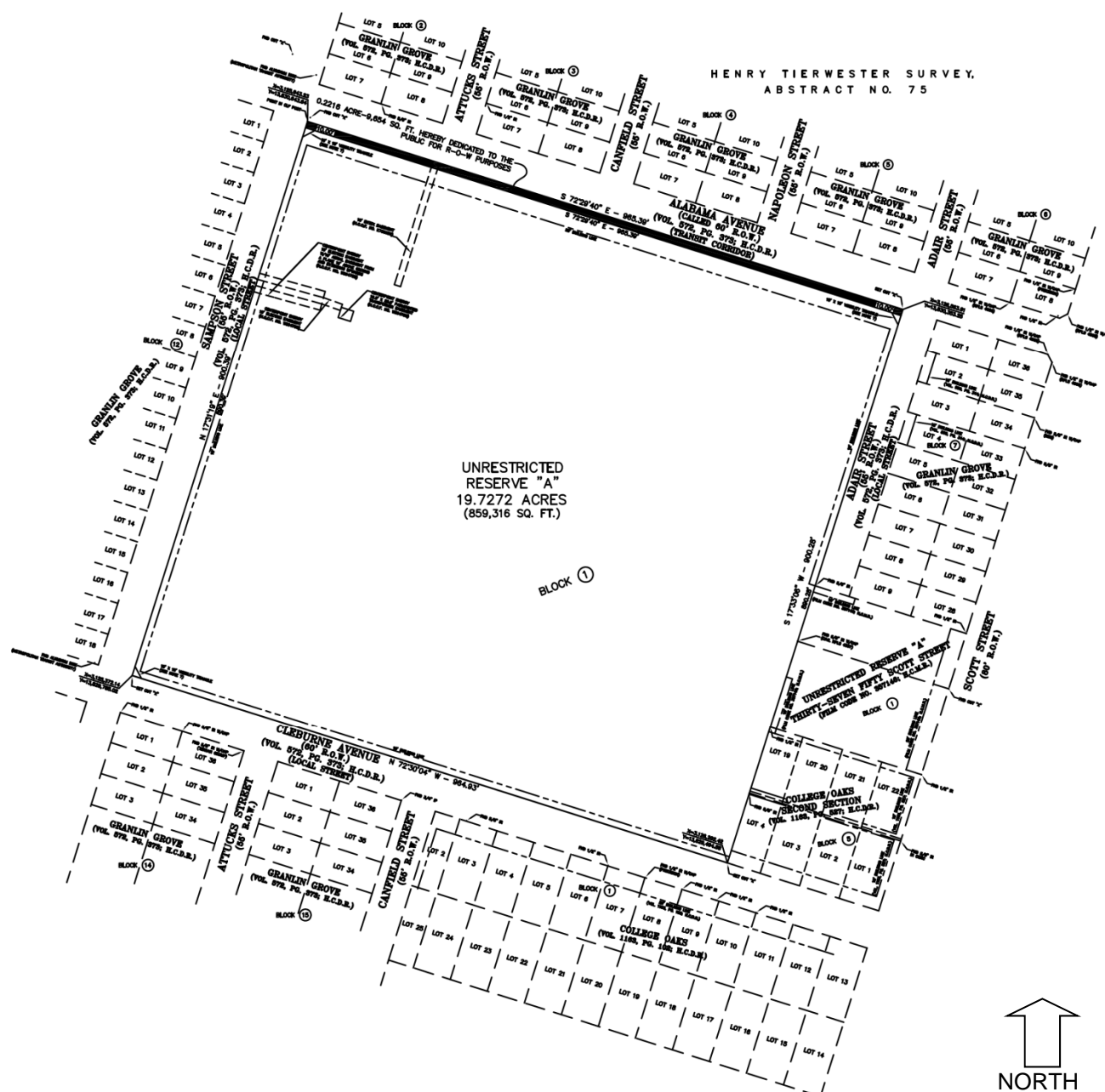
# ITEM: 102

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: HISD Jack Yates High School

Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: HISD Jack Yates High School

Applicant: Texas Engineering And Mapping Company



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-1208

**Plat Name:** HISD Jack Yates High School

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 06/12/2015

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

**Specific Variance is being sought and extent of variance:**

A variance to deviate from the replat naming requirements as set forth in 42-41 (b)

**Chapter 42 Section:** 42-41(b)

**Chapter 42 Reference:**

41 (b): The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

**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 subdivision of Granlin Grove (1924) and College Oaks Second Section (1944) originally platted this land into lots and streets. In and around 1956, 80% of the current school land was acquired by HISD. At the same time, City of Houston quitclaimed the streets within this area to HISD. Two years later, in 1958, the prideful Jack Yates High School was established. The remaining 20% of the current school was acquired by HISD in 1983. For 57 years, constituents on onlookers alike have known this piece of land as Jack Yates High School. The current naming standard would force the plat to be named Granlin Grove Replat No 1, which has no meaning to this site. We feel it is important for the name of the plat and upcoming engineering plans be one in the same. This should help streamline them through the city and eliminate confusion because of the name. The proposed name also adheres to HISD internal plat naming standards. They have 22 recorded plats recorded in this same format. (HISD followed by the school name) We hereby request a variance to the naming standard to name this plat what it currently is and will continue to be; HISD Jack Yates High School.

**(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;**

Being a replat of the old plat creates the exact naming for any replats under 42-41 (b). This does not allow the owners the ability to name the plat.

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

The approval of this variance will keep the general intent and purposes of Chapter 42 preserved and maintained. This site has been a school for 57 years and the owner feels the correct naming is to name the site what is has been and will continue to be.

**(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 this variance request.

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

This variance request is not about economic hardship. It is about naming this site what is and has been for the past 57 years. HISD Jack Yates High School.

# Houston Planning Commission

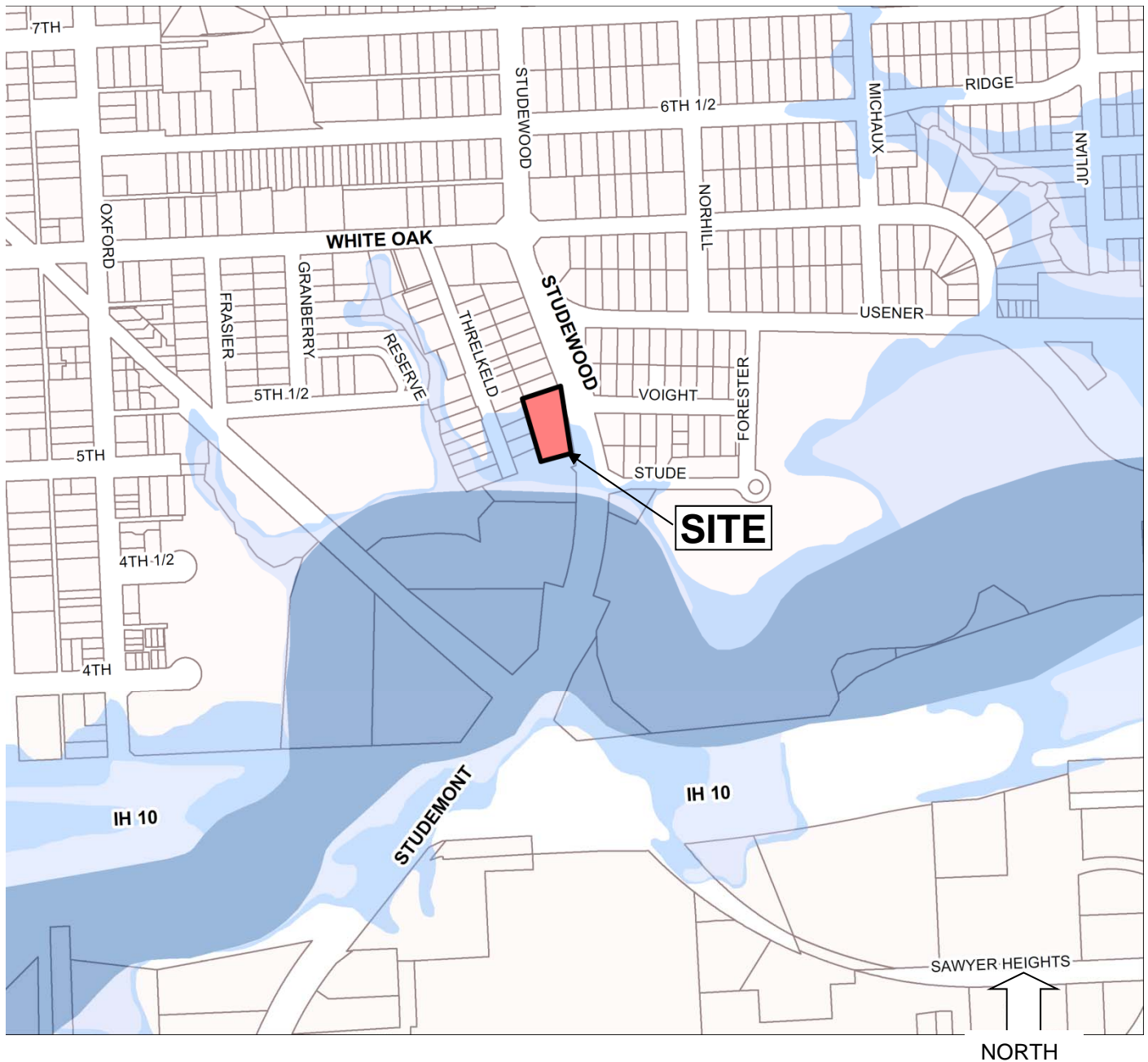
**ITEM: 103**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Interfield Business Park replat no 1**

**Applicant: The Interfield Group**



**C – Public Hearings with Variance**

**Site Location**

## Subdivision



# Houston Planning Commission

**ITEM: 103**

Planning and Development Department

Meeting Date: 08/20/2015

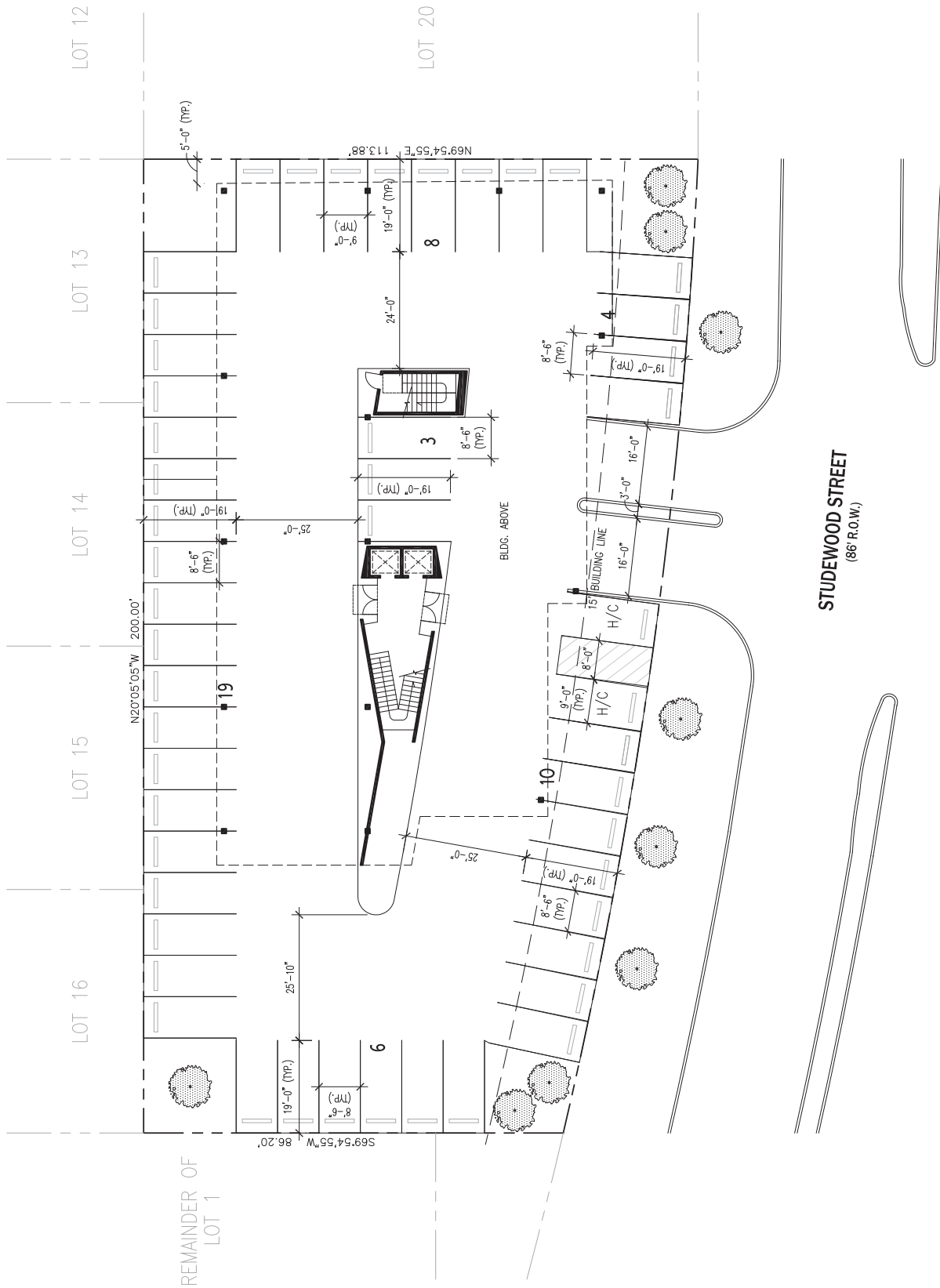
Subdivision Name: Interfield Business Park replat no 1

Applicant: The Interfield Group



**C – Public Hearings with Variance**

**Aerial**



SCALE: 1" = 20'-0"



SCALE : N.T.S.

WHITE OAK DR.

LOT 21 LOT 20

Y= 13850395.25  
X= 3114642.20

BLK 3  
USENER ADDITION  
(VOL. 474, PG. 224 H.C.D.R.)

Y= 13850356.16  
X= 3114535.27

LOT 20

N69°54'55"E 113.85'

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

Y= 13850168.32  
X= 3114603.96

UNRESTRICTED RESERVE "A"  
(20631 SF)  
(0.4736 ACRES)

BLOCK ①

PROPOSED BUILDING

6 PROPOSED CURB  
3.85 EXISTING SIDEWALK  
5.00 PROPOSED SIDEWALK IMPROVEMENT  
17.65 PROPERTY TO CURB  
4.21  
9.96

STUDEWOOD STREET  
(FILM CODE NO. 515285, H.C.M.R.)  
(86.0' R.O.W.)

VOIGHT STREET  
(50.0' R.O.W.)  
(VOL. 474 PG. 224, H.C.D.R.)

LOT 1

LOT 14

# LEGEND:



PROPOSED TREE

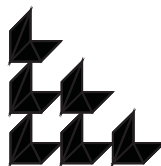


SUPPORT COLUMN

THE INTERFIELD GROUP  
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

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



TITLE

PAVEMENT SECTION

PROJECT

INTERFIELD BUSINESS PARK REPLAT NO. 1

DATE: JULY, 2015

JOB #: 15-14151

SHEET NO.

DRAWN BY: RA

CHECKED BY: MLV

1





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-1616

**Plat Name:** Interfield Business Park replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 07/27/2015

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

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of condition is to allow a reduced building line of 15 feet, along Studewood Street.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

Interfield Business Park Replat No 1 is located north of Interstate 10, east of Studewood Street, west of Threlkeld Street and south of White Oak Drive. Proposed development consists of a new 3-story office building with ground level parking and offices located on the second and third floors. The depth of the property, at its widest point, is 113.85 feet and 86.20 feet, at its narrowest point. The peculiar shape, size of tract and 25' building line puts constraints on the feasibility of owner constructing a typical office building with parking lot. Therefore, parking is being planned on the ground floor, with office space on the first and second floors. Allowing a 15 foot building line would allow for a more practical building program on these two floors. Please note the following: 1. Interfield Business Park Replat No 1 would be consistent with the existing development abutting property to the south. 2. The ground level parking design would prevent any vehicular stacking at Studewood entrance. 3. Distance from property line to back of curb varies from 22.38 feet to 17.65 feet. This would place the proposed columns of the new office building at a minimum of about 32 feet. We are of the opinion that allowing the 15' setback along the frontage of subject tract would not be injurious to the public's welfare, since the building columns will be set back approximately 32 feet from traveled lanes; on the contrary, Interfield Business Park Replat No 1 will add to the beautification of the block face and landscaping along Studewood, and with the view of the bayou, it will give the view from Interstate 10 west bound lanes a more metropolitan sense.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Studewood Street b. Four (4) 4" caliper trees c. Area between right-of-way line and building will be landscaped, and will preserve and enhance the general character of block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

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

# Houston Planning Commission

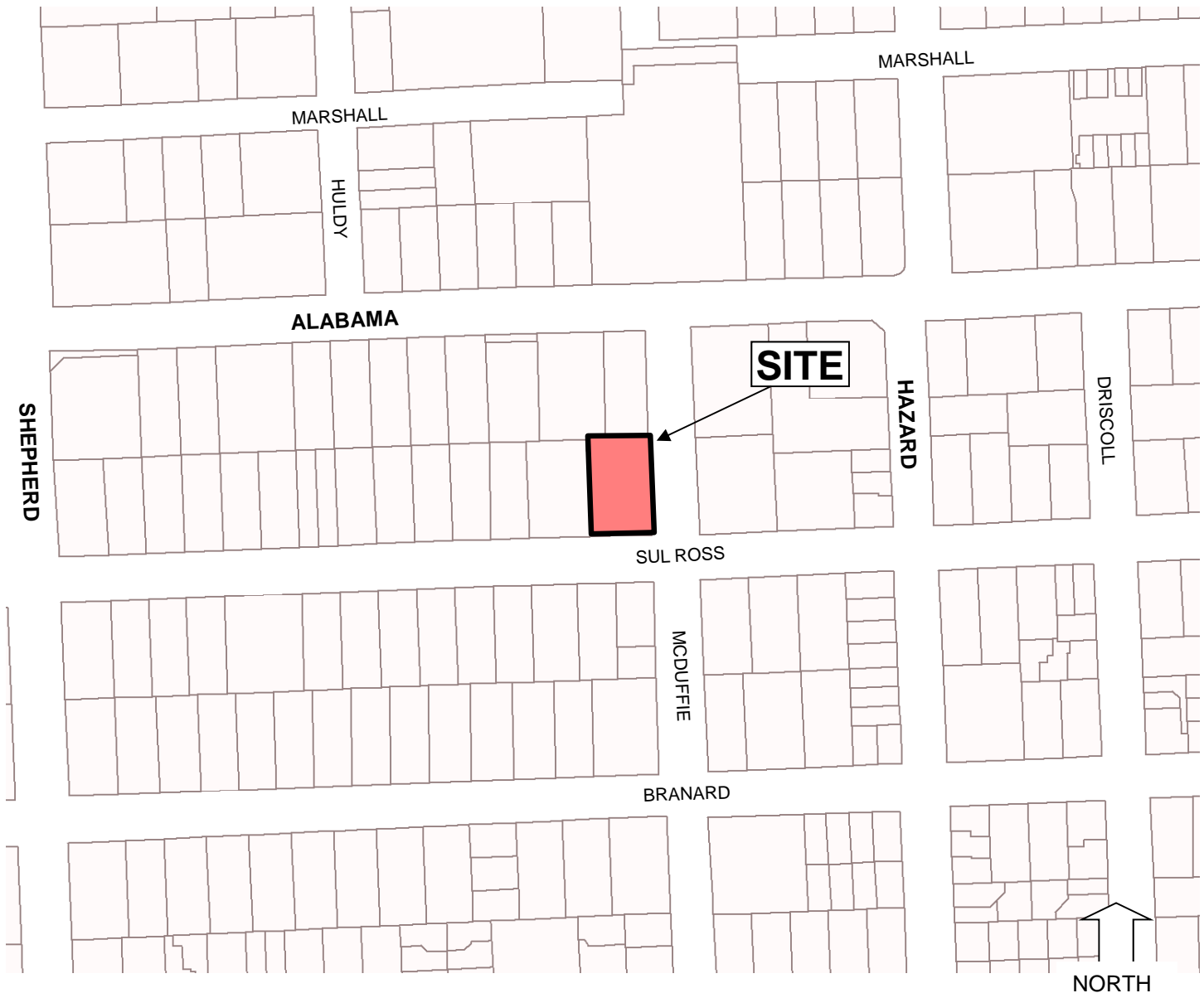
**ITEM: 104**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Memas**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

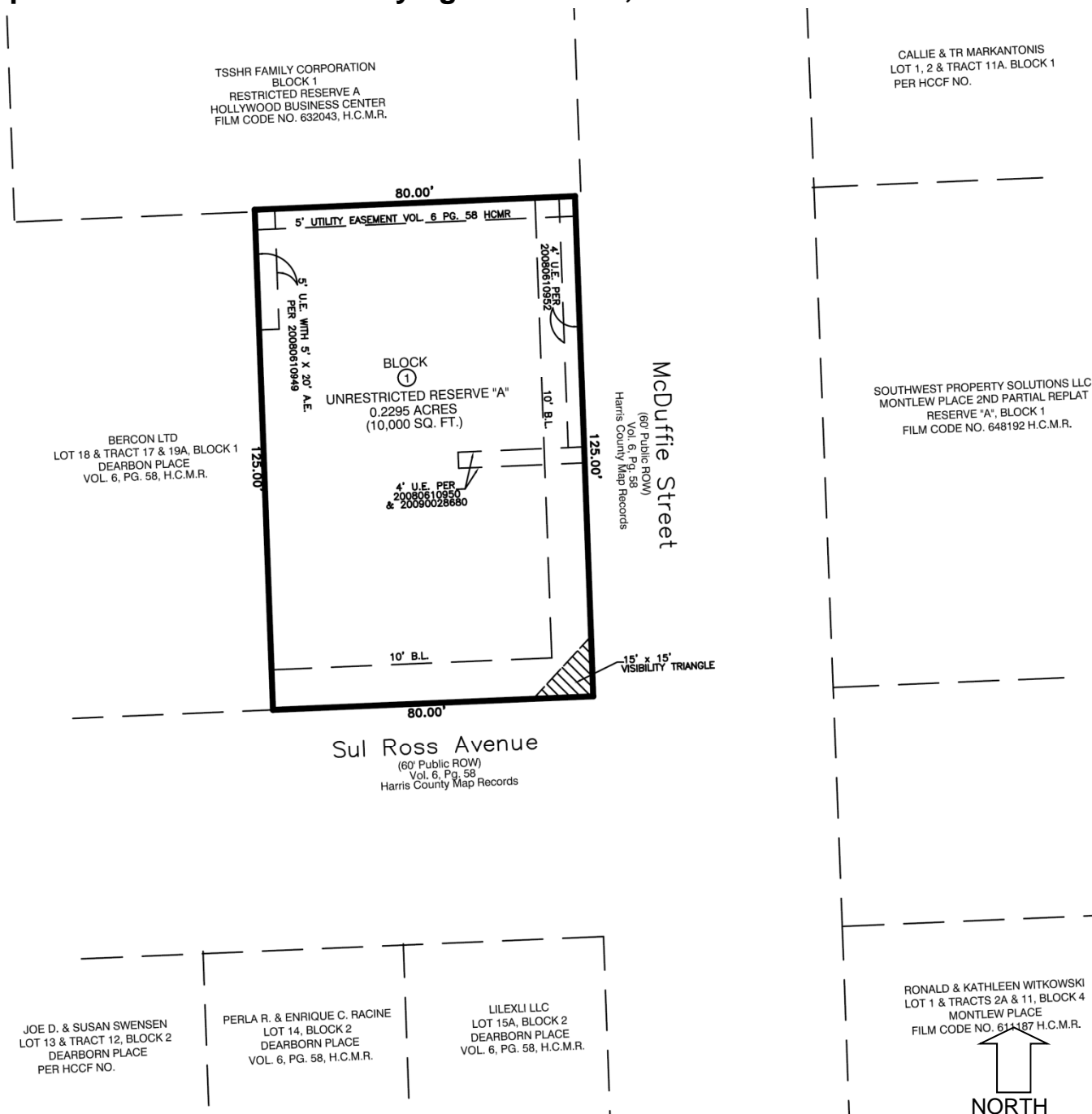
## ITEM: 104

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Memas**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Subdivision**

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# Houston Planning Commission

## ITEM: 104

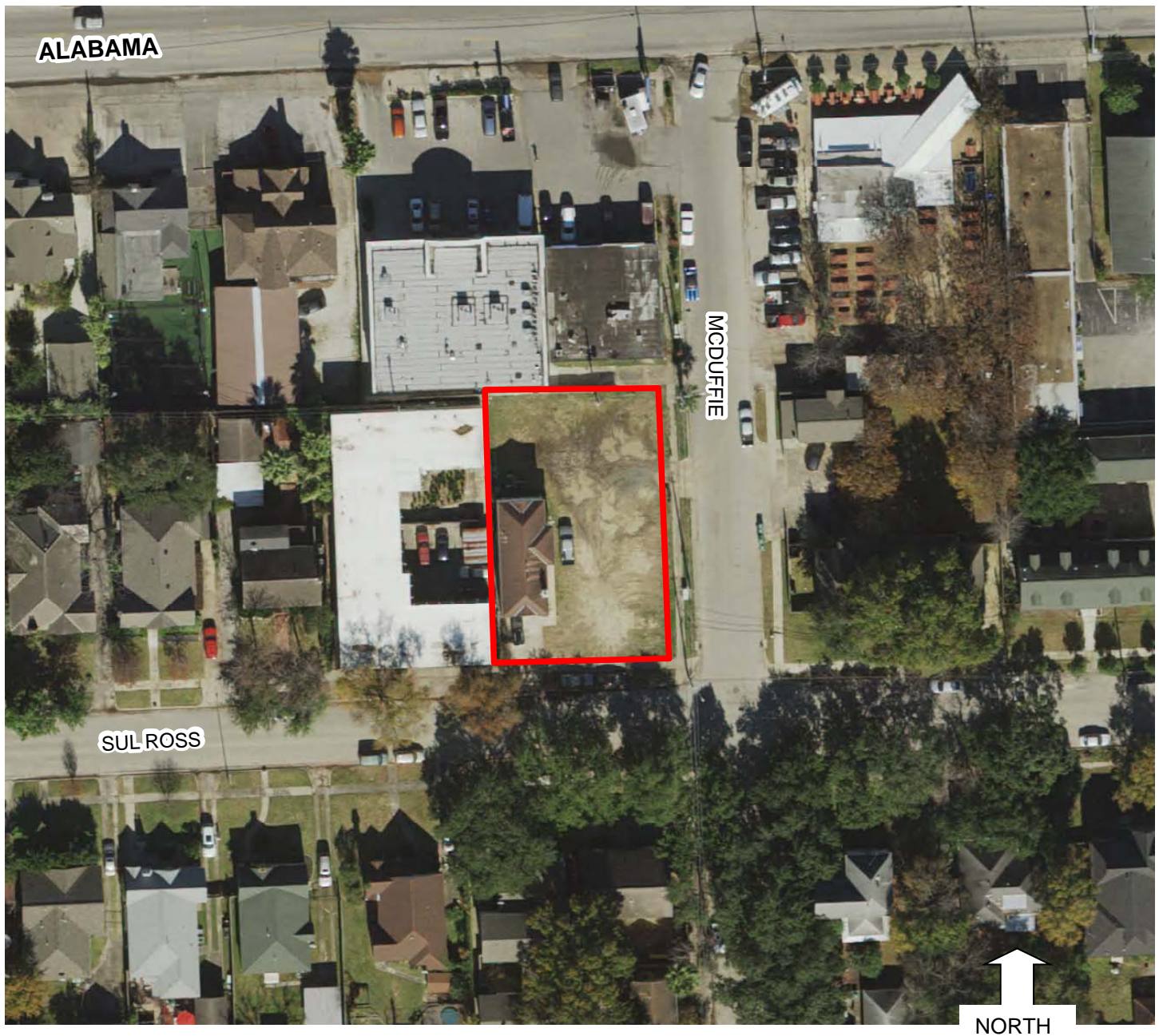
Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: Memas**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name:** Tricons Crawford Street Estates partial replat no 1

**Applicant:** TKE Development Services, Ltd.



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

## ITEM: 105

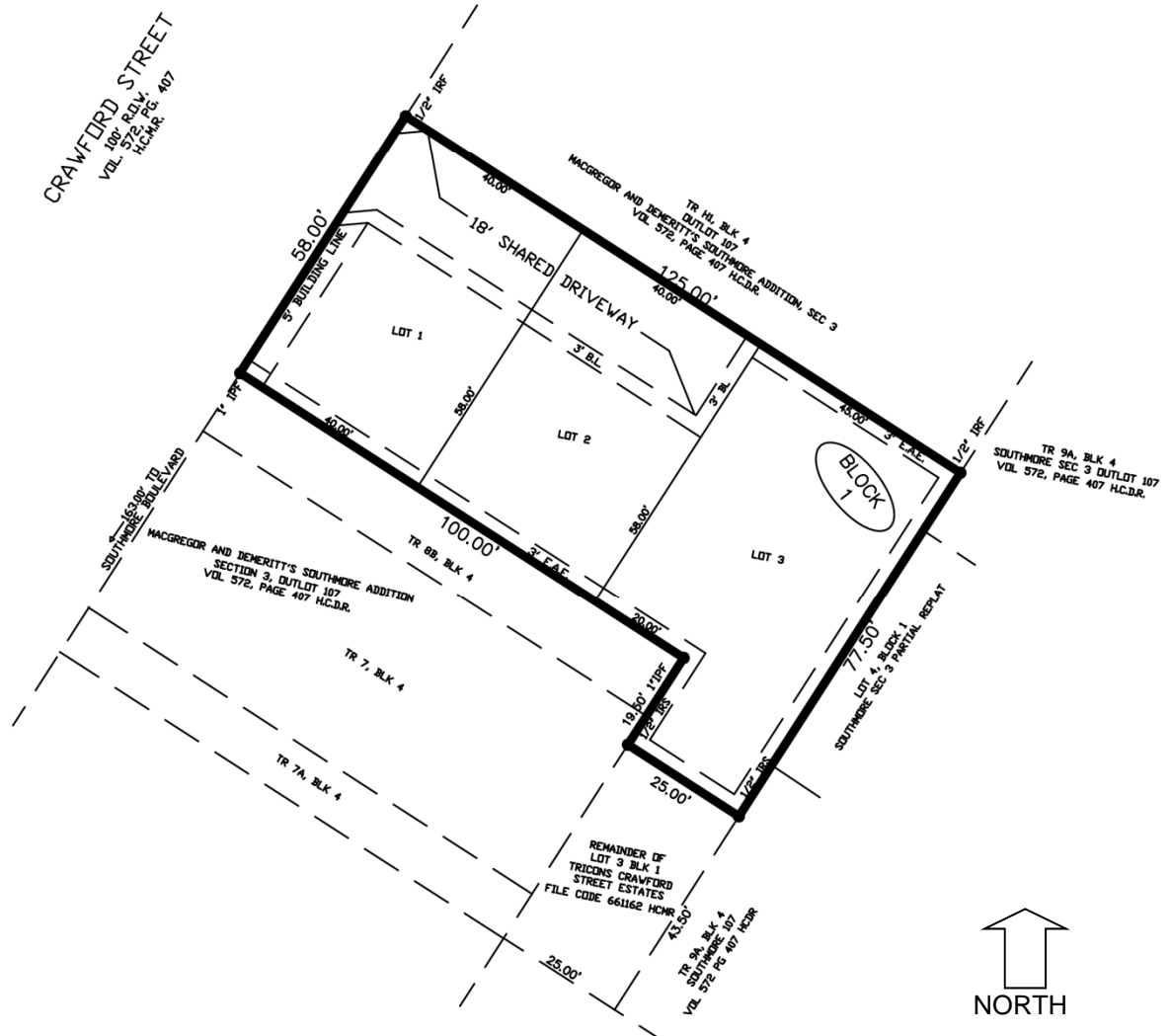
Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Tricons Crawford Street Estates partial replat no 1

Applicant: TKE Development Services, Ltd.

ALM AVENUE  
50' R.O.W.  
VOL. 2, PG. 60  
H.C.M.R.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Tricons Crawford Street Estates partial replat no 1

Applicant: TKE Development Services, Ltd.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

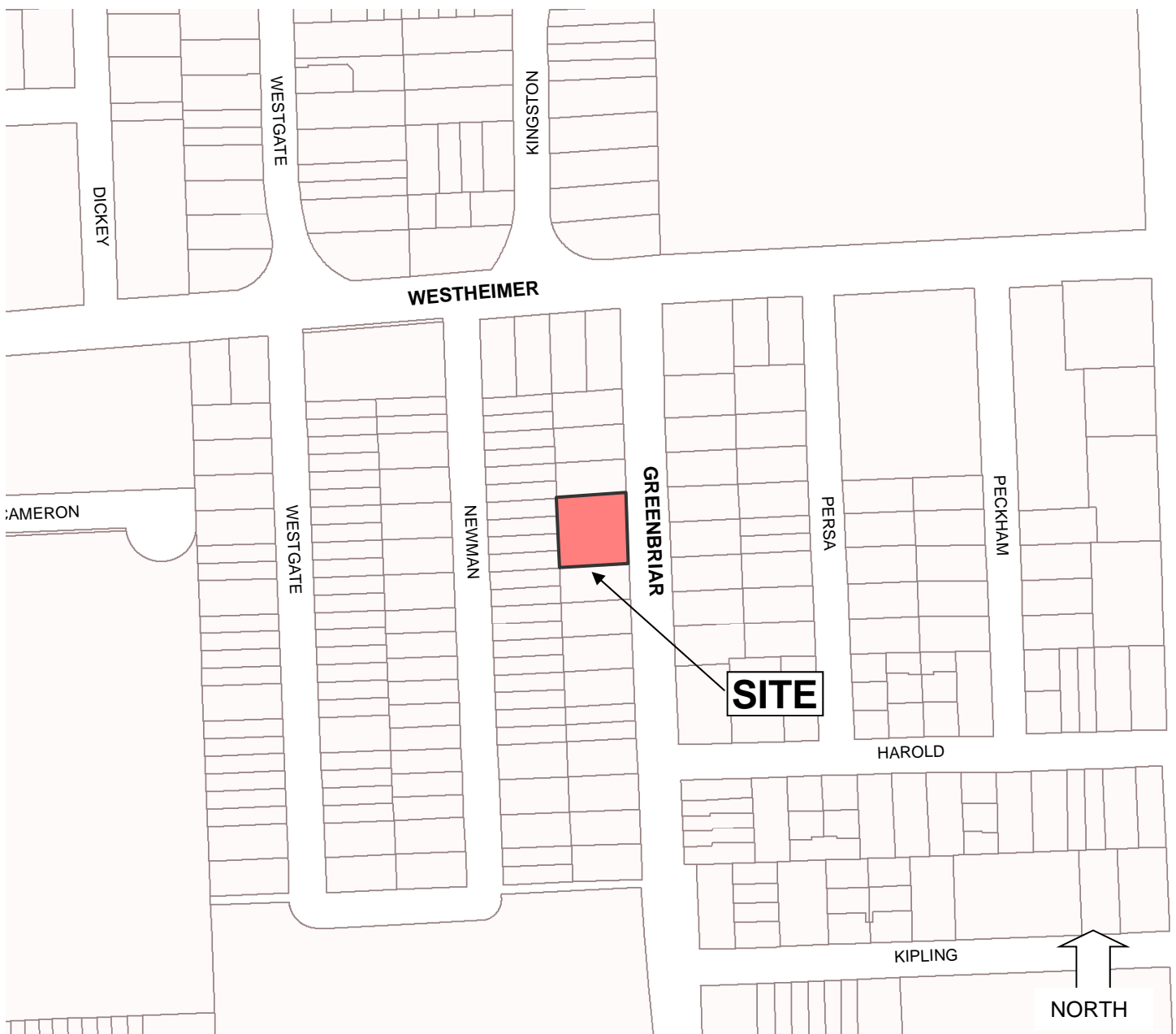
**ITEM: 106**

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: West Court partial replat no 5

Applicant: MOMENTUM ENGINEERING



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

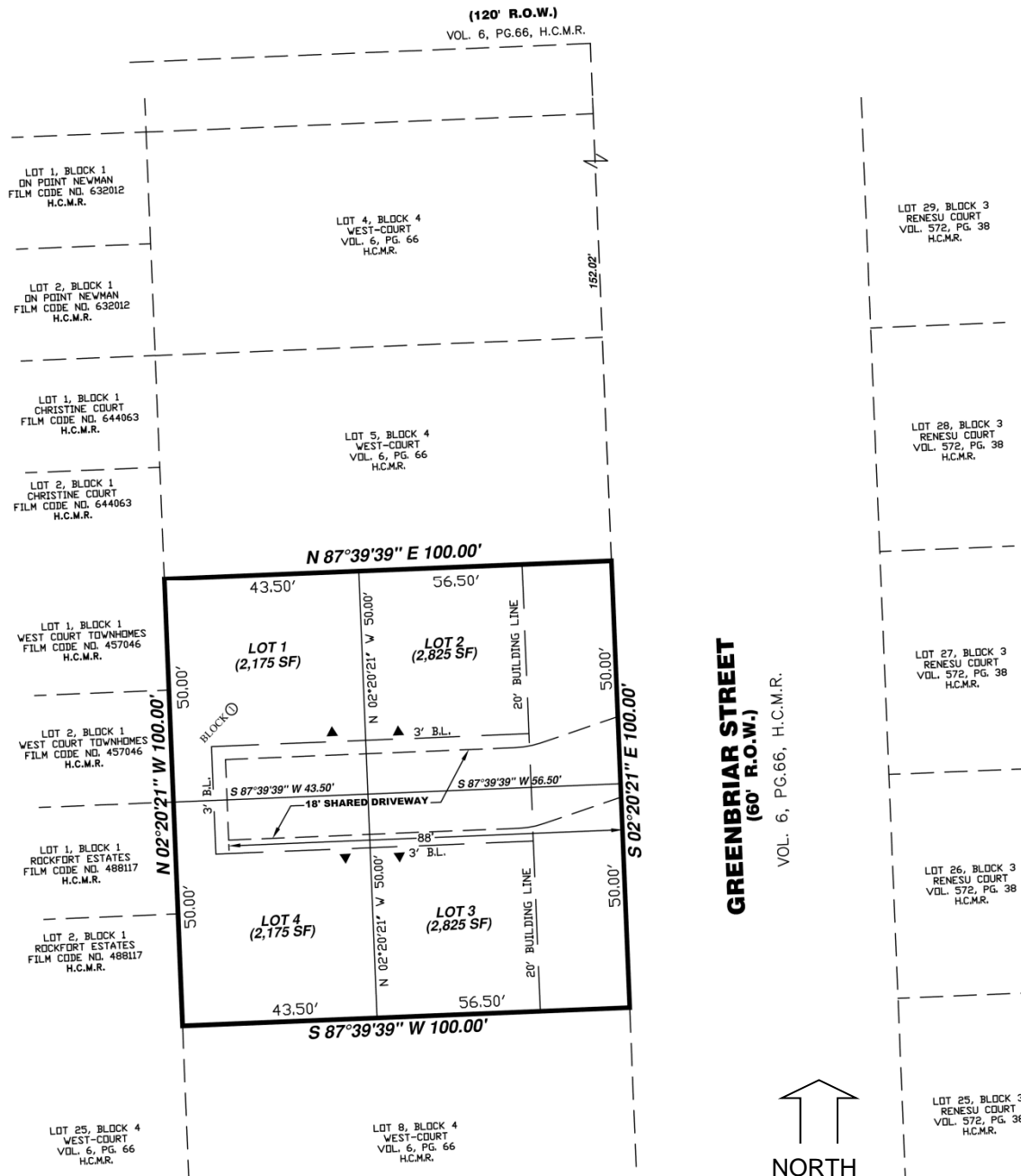
## ITEM: 106

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: West Court partial replat no 5

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 106

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: West Court partial replat no 5

Applicant: MOMENTUM ENGINEERING



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 107**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Westhaven Villas Sec 1 partial replat no 3**

**Applicant: Rekha Engineering, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Westhaven Villas Sec 1 partial replat no 3

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 107

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Westhaven Villas Sec 1 partial replat no 3

Applicant: Rekha Engineering, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 108

Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: Westview Terrace partial replat no 1**

**Applicant: Melissa's Platting Service**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

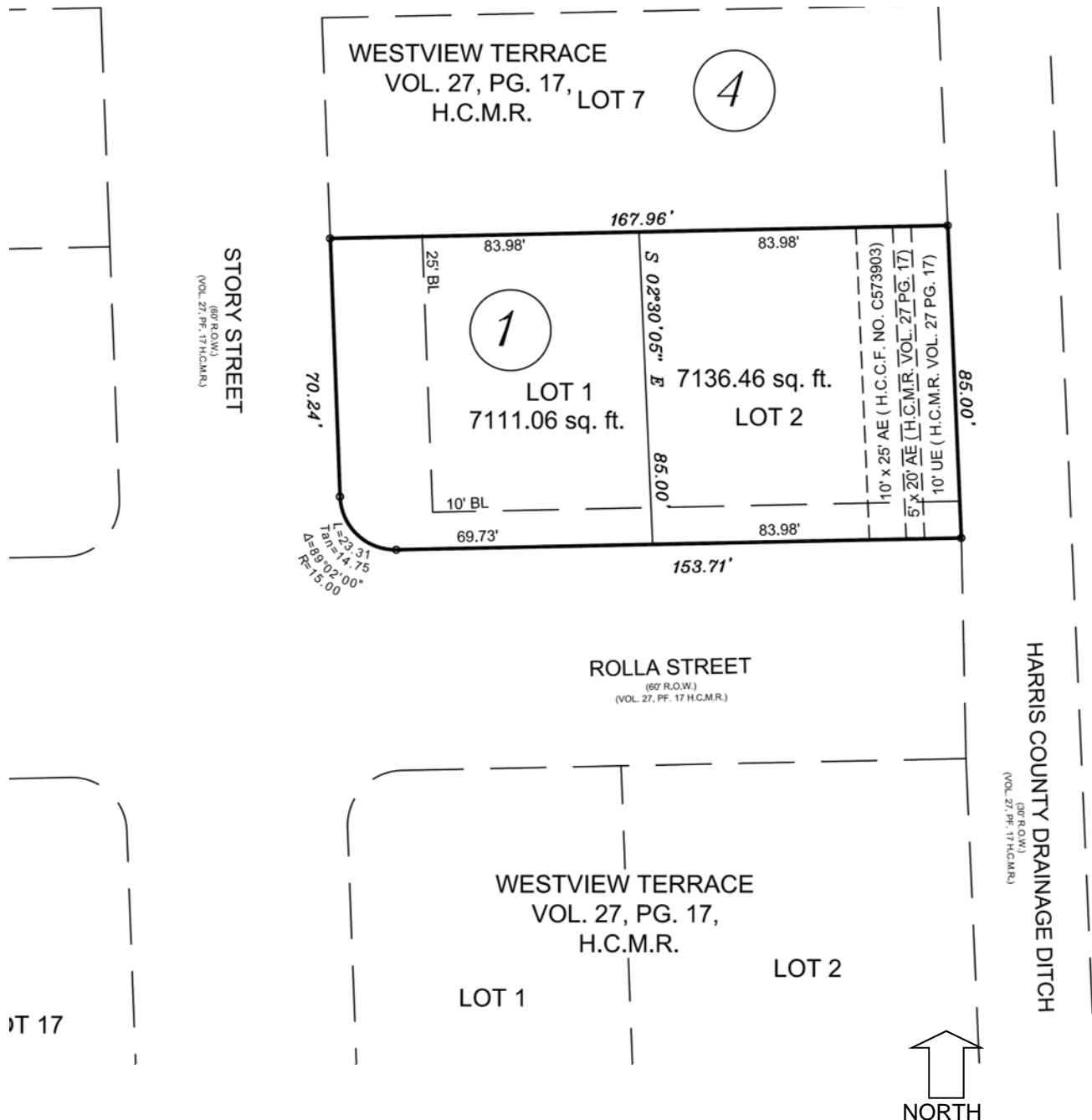
## ITEM: 108

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Westview Terrace partial replat no 1

Applicant: Melissa's Platting Service



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 108

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Westview Terrace partial replat no 1

Applicant: Melissa's Platting Service



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C – Public Hearings

Aerial

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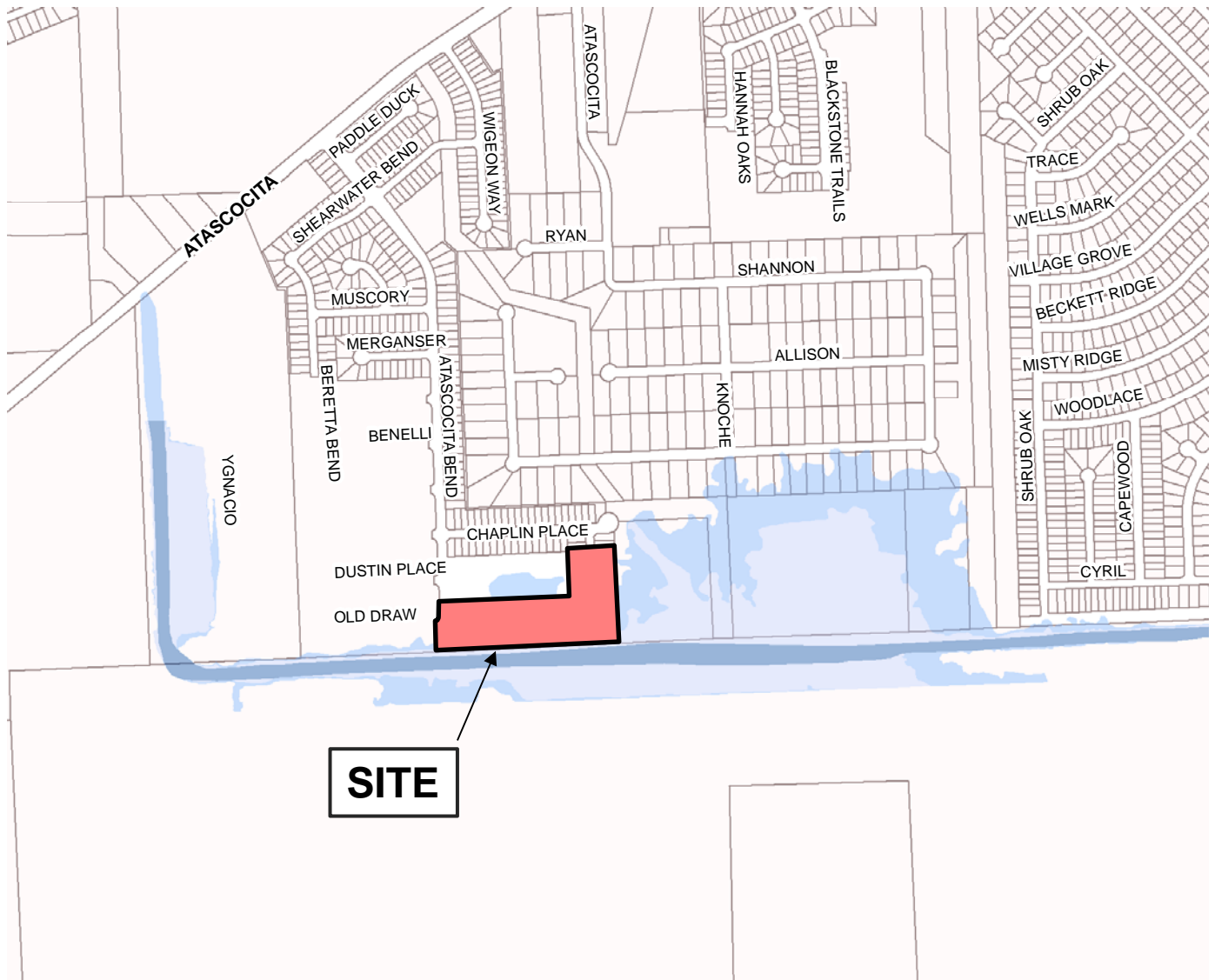
# Houston Planning Commission      ITEM: 109

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Atascocita Trace Sec 5 (DEF 2)

Applicant: EHRA



**D – Variances**

**Site Location**

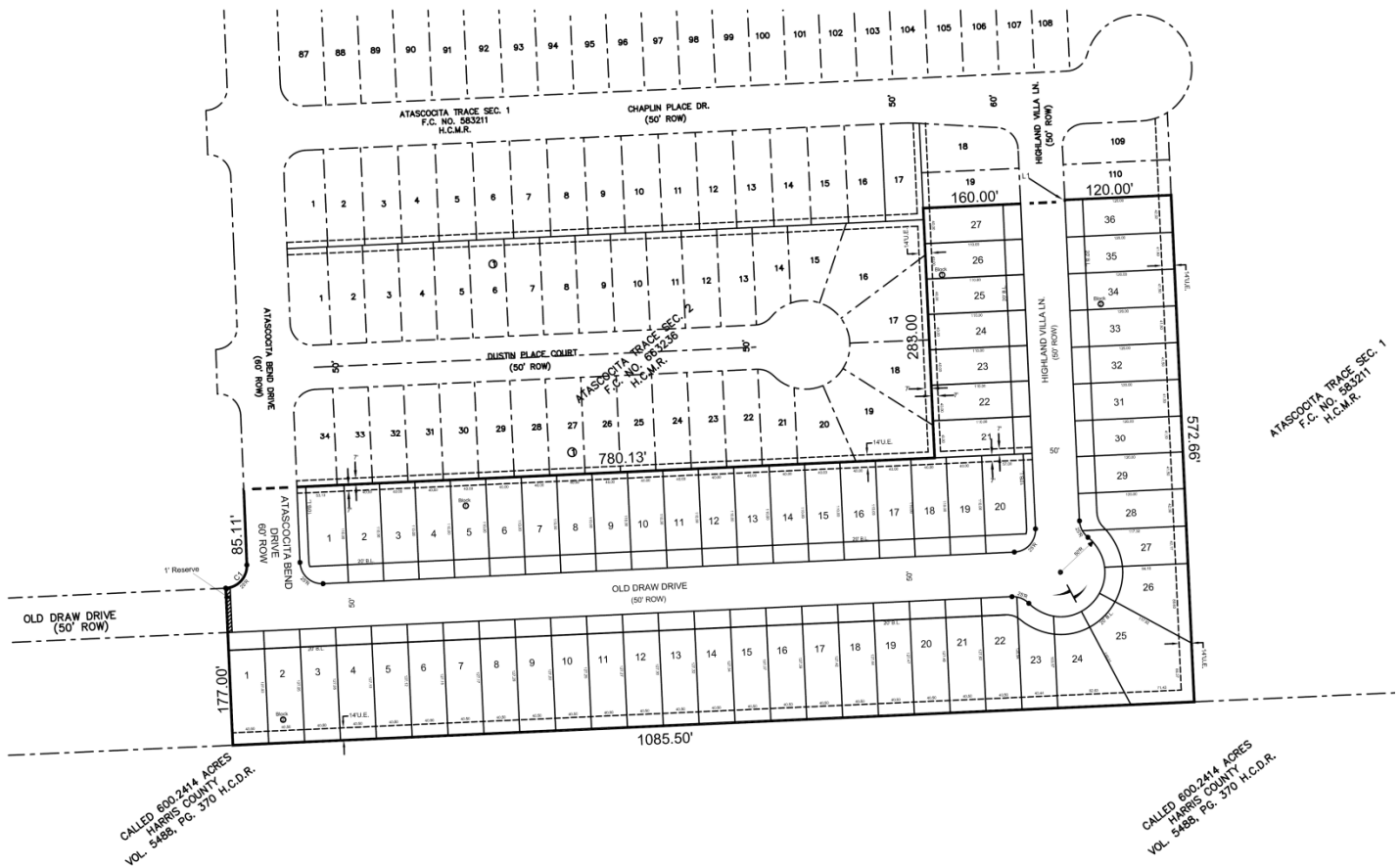
# Houston Planning Commission ITEM: 109

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Atascocita Trace Sec 5 (DEF 2)

Applicant: EHRA



D – Variances

Subdivision



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# Houston Planning Commission    ITEM: 109

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Atascocita Trace Sec 5 (DEF 2)

Applicant: EHRA



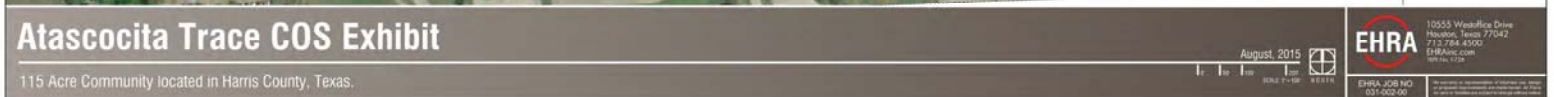
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**D – Variances**

**Aerial**

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Group	Condition 1	Condition 2	Condition 3	Condition 4
Control	75	85	90	95
Low	75	90	85	75
High	75	90	85	75
Very High	75	90	85	75



EHRA JOB NO  
031-003-00

The accuracy of representation of information used in proposed representations, and methods used to





**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

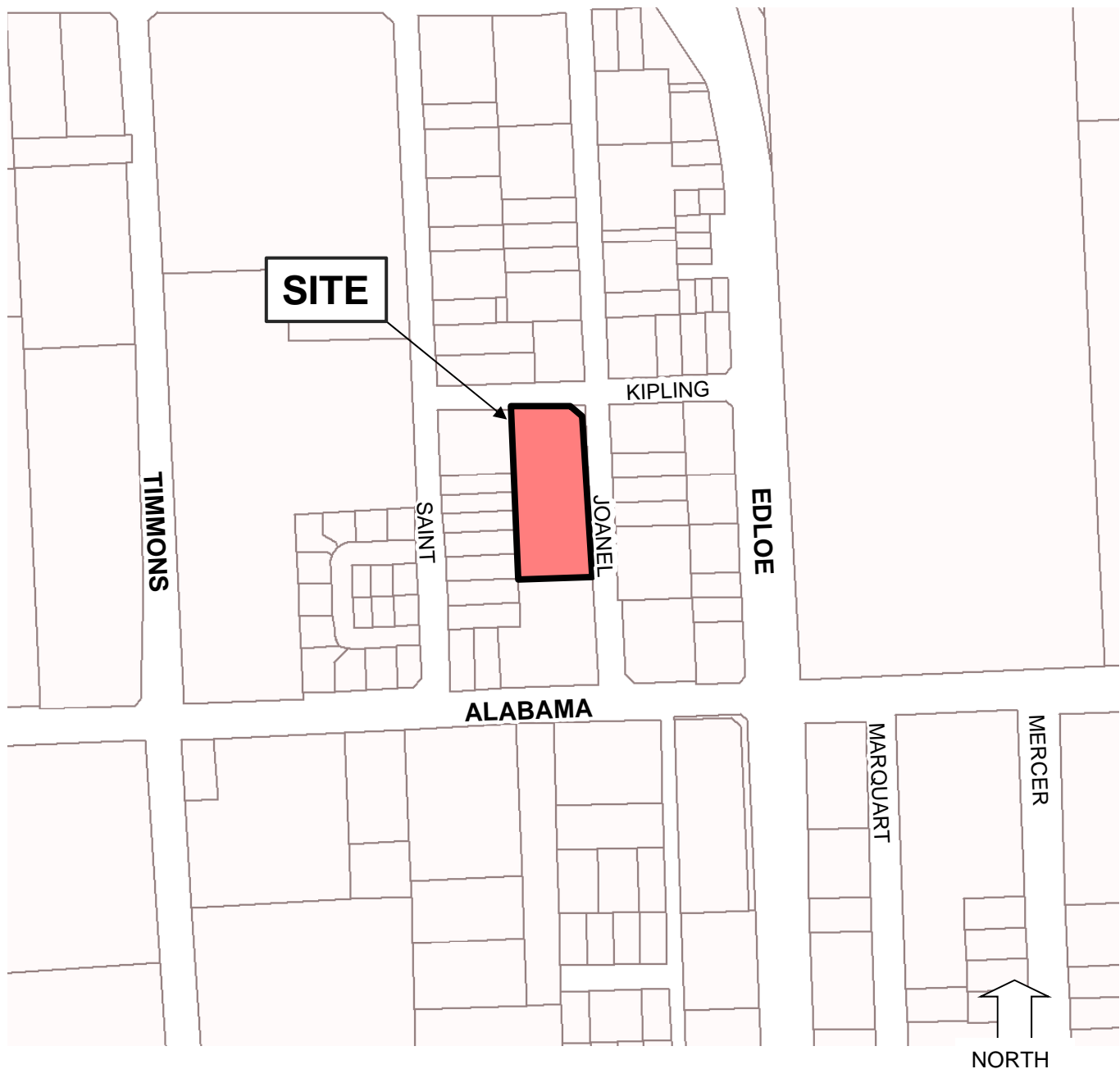
**ITEM: 110**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Audubon Place partial replat no 3**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

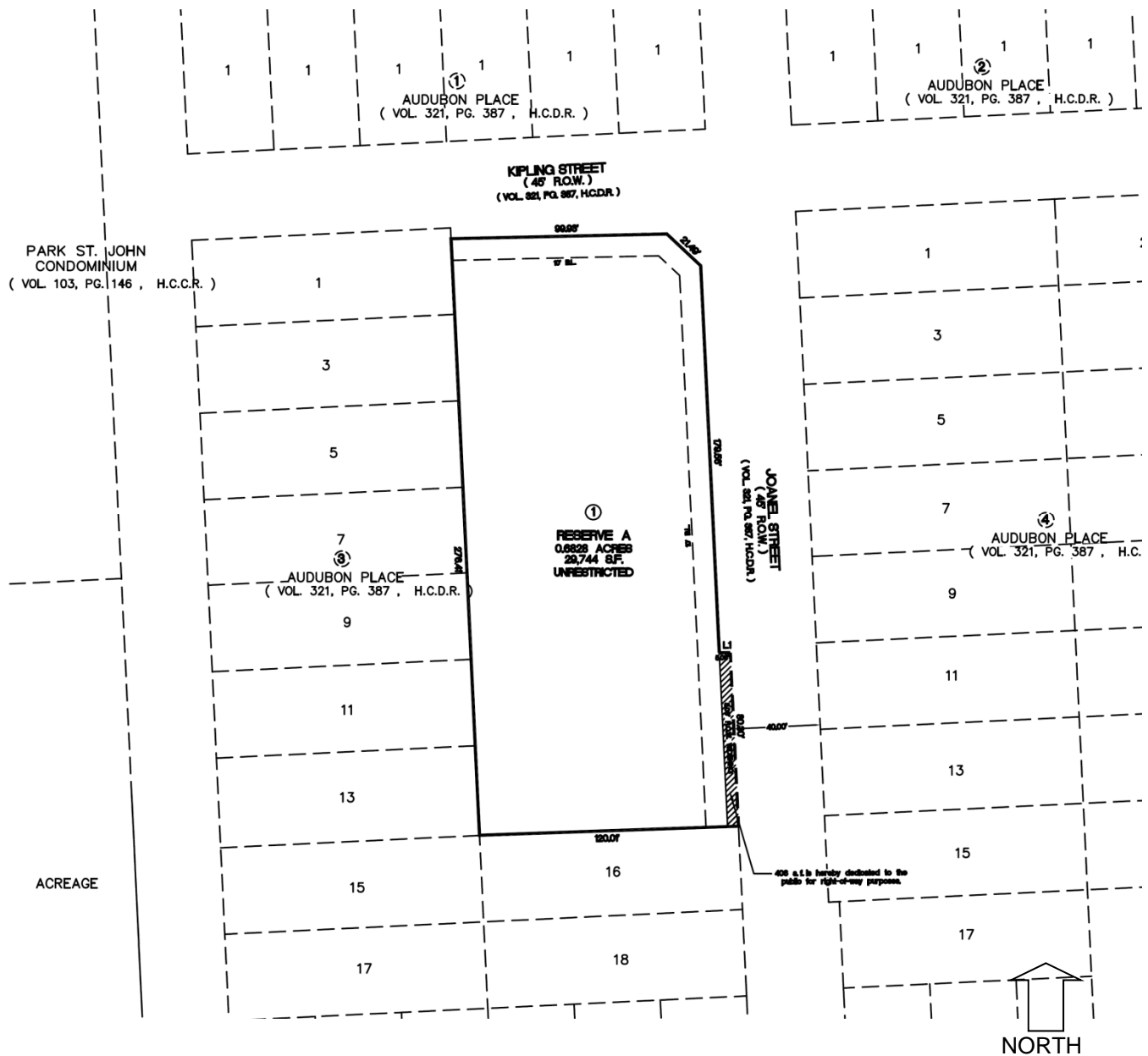
## ITEM: 110

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Audubon Place partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 110

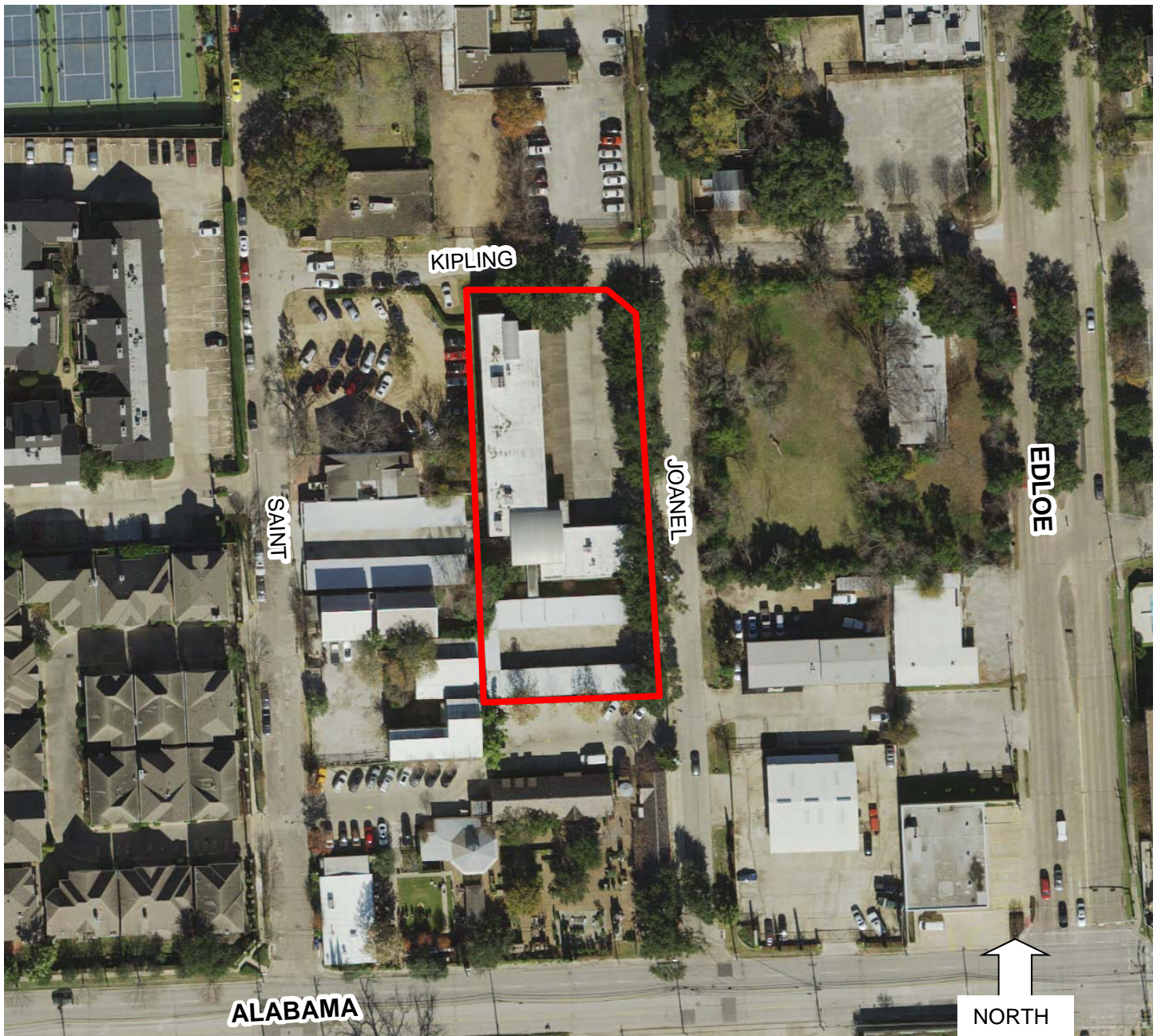
Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Audubon Place partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.

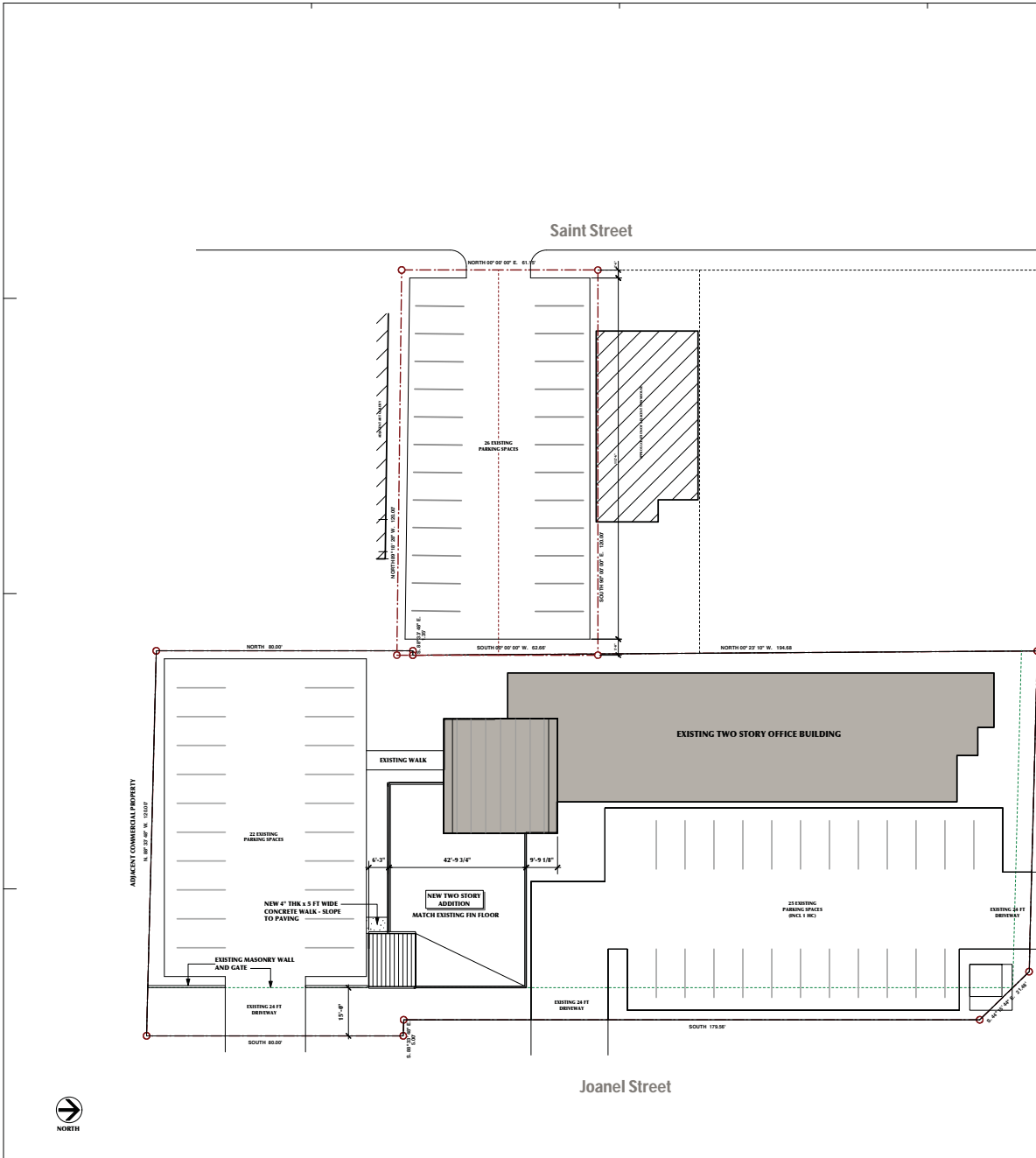


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**D – Variances**

**Aerial**

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ALL WORK shall conform to the following codes:

- 2006 International Building Code
- 2009 International Energy Conservation Code
- 2011 National Electrical Code
- 2006 Uniform Plumbing Code
- 2006 Uniform Mechanical Code

All work performed shall comply with latest City of Houston Code Amendments

Area Calculation:

- EXISTING 1st FLOOR: 8,445 sf
- 1st FLOOR DEMOLITION: 1,873 sf
- EXISTING 2nd FLOOR: 4,911 sf
- 2nd FLOOR ADDITION: 2,171 sf
- TOTAL NEW FLOOR AREA: 15,927 sf

Scope of Work SUMMARY:

- Demolish Existing One Story Wing (approx 1,873 sf)
- New TWO STORY ADDITION (approx 4,446 sf) replacing Existing One Story Wing (demolished)
- New Rooftop A/C Gas-fired 43 Package Unit
- Misc Repairs and Painting
- No Restrooms Added (Existing is Adequate)
- No New Parking Required (Existing is Adequate)

Parking:

- 25 PARKING SPACES per 1,000 sf - 40 SPACES REQUIRED
- 73 EXISTING PARKING SPACES PROVIDED

16 Building Codes & Scope of Work Summary

Section 304: OCCUPANCY - BUSINESS GROUP B

- Table 304.2 ALLOWABLE HEIGHTS & AREAS
  - ALLOWABLE AREA/HEIGHT - 10,000 SF / TWO STORIES
  - ACTUAL AREA/HEIGHT - 15,927 SF / TWO STORIES
- Table 601: CONSTRUCTION TYPE VB NON-RATED - NOT FIRE SPRINKLERED
- Table 602: FIRE RESISTANCE OF EXTERIOR WALLS
- FIRE SEPARATION DISTANCE IS GREATER THAN 30 FEET - NO REQUIREMENT
- TABLE 1004.1 OCCUPANT LOAD: BUSINESS: 15,927 SF @ 100 SF per Person = 160
- Table 1005.1 EGRESS WIDTH:
  - EXIT WIDTH 0.2"/PERSON = 0.2" x 160 = 32"
  - 6 EXIT DOORS PROVIDED AT 36" EA.
  - EXIT STAIR WIDTH 0.3"/PERSON = 0.3" x 80 = 24"
  - PROVIDED 44" MIN WIDTH AT STAIRS
- Table 1015.1 MINIMUM TWO EXITS REQUIRED: SRA6 PROVIDED
- Table 1903.1 MAX. TRAVEL DISTANCE 200 FT. ACTUAL (From Work Room) = Approx 120 FT
- Table 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES:
  - PLUMBING FIXTURES REQUIRED: EXISTING: 160 OCCUPANTS (80 M/80 F)

Male	Female
WC/URN: 1 per 50 = 2 Required (3 Existing)	1 per 50 = 2 Required (4 Existing)
LAVS: 1 per 80 = 1 Required (3 Existing)	1 per 80 = 1 Required (4 Existing)
DRINKING FOUNTAIN: 1 per 100 = 2 Required (2 Existing)	

- Note: ALL PLUMBING FIXTURES ARE EXISTING

11 Building Code Review

EXTERIOR BUILDING ENVELOPE:

- MASONRY WALLS: R-19 FIBERGLASS BATT INSULATION + 4" CMU - R-21
- E.I.F.S. WALLS: R-19 FIBERGLASS INSULATION + 2" E.I.F.S. - R-27
- ROOF: R-11 FIBERGLASS BATT INSULATION AT DECK W/ 2" R-17 R-ICED POLYSTYRENE INSULATION
- WHITE SINGLE PLY 'COOL ROOF' Solar Reflectance MIN 8.79 Thermal Emittance MIN 8.75
- EXTERIOR WALL AREA: TOTAL 5,857 SF
- NORTH: 1393 SF SOUTH: 1756 SF EAST: 1259 SF WEST: 649 SF
- GLAZING AREA: 862 SF (17%)
- NORTH: 409 SF SOUTH: 142 SF EAST: 189 SF WEST: 81 SF
- GLAZING SPECIFICATIONS:
  - PPG SOLARBAN (G2) ON ALUMINA + 1/2" AIRSPACE + 6MM CLEAR
  - SHGC: 0.19 U-FACTOR: 0.37
- Note: SEE SHEET A3.2 FOR BUILDING ENVELOPE COMCHECK REPORT
- SEE MEP DRAWINGS FOR MECHANICAL & LIGHTING COMCHECK REPORTS

06 Energy Code Information

ARCHITECTURAL

- A1.0 Site Plan
- A1.1 Demolition Plan
- A1.2 First Floor Plan
- A1.3 Second Floor Plan
- A1.4 Roof Plan
- A1.5 First Floor Ceiling Plan
- A1.6 Second Floor Ceiling Plan
- A1.8 Exterior Elevations
- A1.9 Wall Sections
- A1.1 Wall Sections
- A1.2 Not Used
- A1.3 Wall Section Details
- A1.4 Wall Section Details
- A1.5 Plan Details
- A1.6 Plan Details
- A4.0 Slab Plan & Details
- A5.0 Doors, Windows & Partitions

STRUCTURAL

- S1.1 General Notes
- S1.2 General Notes
- S2.1 Foundation Plan
- S2.2 2nd Floor Framing Plan
- S2.3 Roof Framing Plan
- S3.1 Foundation Details
- S3.2 Foundation Details
- S4.1 Framing Details
- S4.2 Framing Details
- S4.3 Framing Details
- S5.1 Truss & Bracing Details

MECHANICAL

- M1.1 Mechanical Legend & Notes
- M2.1 First Floor Mechanical Plan
- M2.2 Second Floor Mechanical Plan
- M2.3 Roof Mechanical Plan
- M2.1 Mechanical Details
- M2.1 Mechanical Schedules
- M2.2 Mechanical Comcheck Energy Code Report

ELECTRICAL

- E1.1 Electrical Legend/Symbols
- E2.1 First Floor Power Plan
- E2.2 Second Floor Power Plan
- E2.3 Roof Power Plan
- E2.1 First Floor Lighting Plan
- E2.2 Second Floor Lighting Plan
- E2.1 Electric Meter Diagram
- E2.1 Electrical Panel Schedules
- E2.2 Electrical Comcheck Energy Code Report

Office Addition

2808 Joanel  
Houston, Texas 77227

STRUCTURAL ENGINEER

Pinnacle Structural Engineers  
5516 Chandler  
Houston, TX 77065  
(713) 867-8911

MEP ENGINEER

DABNEY Commercial Engineering  
4727 Merwin Suite B  
Houston, TX 77027  
(713) 366-6996

10 JULY 2014 - FOR PERMIT

Phil SCHAUWE Architect  
7120 880/538  
P O BOX 70827  
HOUSTON TX 77270

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© Phil Schauwe Architect, 2014  
ALL WRINGS RESERVED

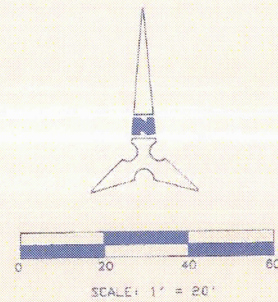
A1.0

Site Plan

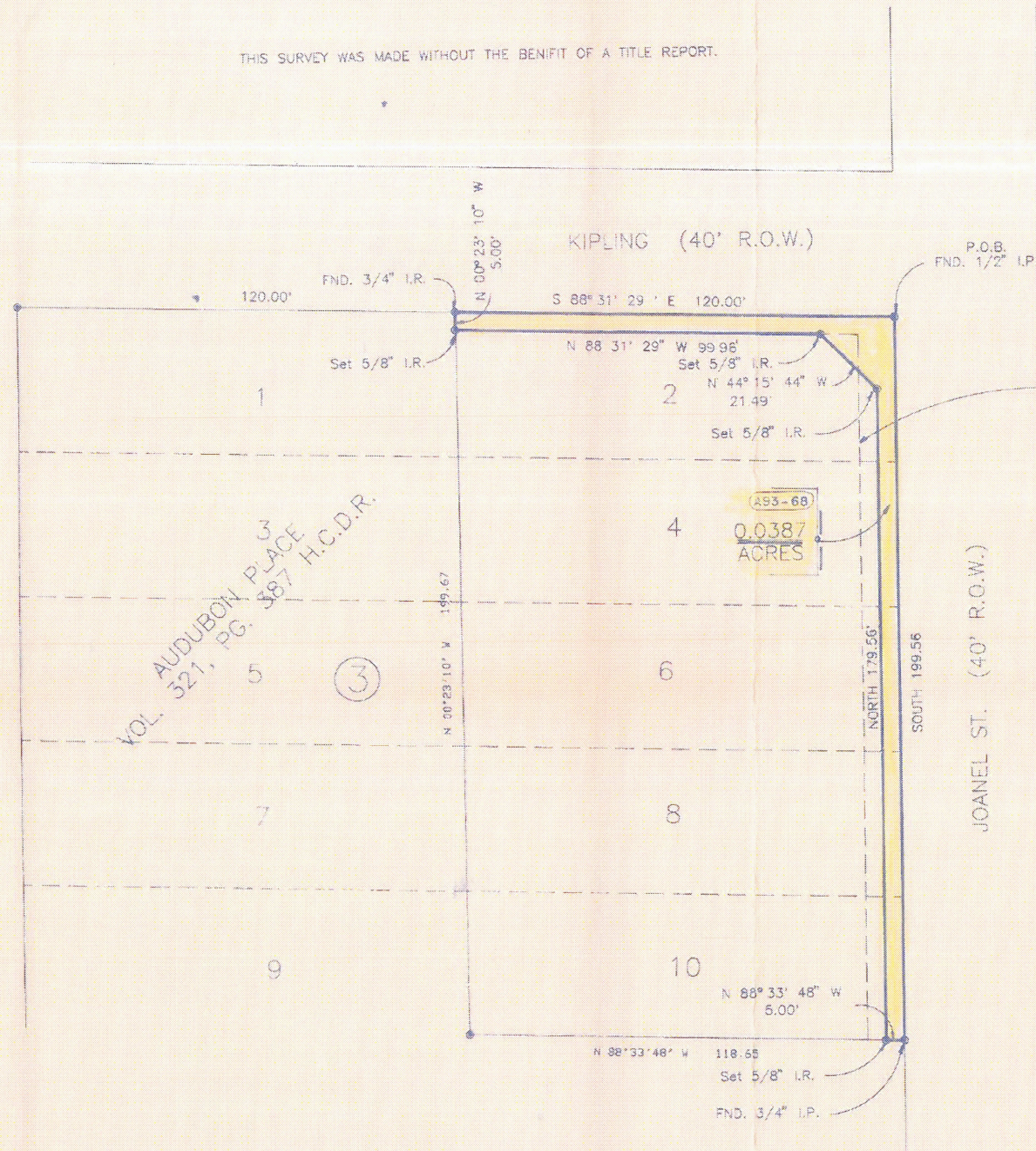


NOTE: THIS PROPERTY IS NOT SITUATED IN THE 100-YEAR FLOOD  
PLAIN PER FIRM COMMUNITY MAP NO. Add 4802960280 G (SEPTEMBER 28, 1990)

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.



SAINT ST. (40' R.O.W.)



10' & 5' EASEMENT TO FIRST UNITED CHURCH  
OF HOUSTON FILE NO. J-603350

METES AND BOUNDS DESCRIPTION  
5' RIGHT-OF-WAY WIDENING

Being 0.0387 acres of land out of Lots 2, 4, 6, 8 and 10, block 1, Audubon Place Subdivision, Volume 321, Page 387, Harris County Deed Records, being out of the A.C. Reynolds survey, A-61, Texas, and being more particularly described as follows:

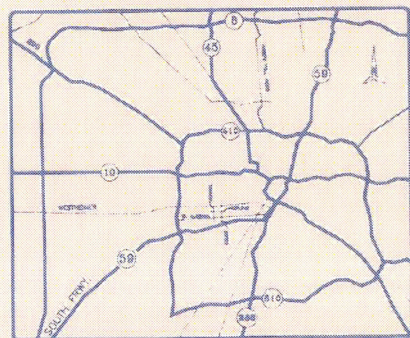
Beginning at the intersection of the south line of Kipling Street (40 foot wide) with the west line of Joanel Street (40 foot wide);

- THENCE SOUTH, 198.56 feet along the westerly line of said Joanel Street to the southeasterly corner of said lot 10;
- THENCE N 88° 30' 48" W, 5.00 feet along the southerly line of said lot to a point for corner;
- THENCE NORTH, 179.56 feet along a line 5.00 feet from and parallel with the westerly line of said Joanel Street to the beginning of a 15.00 foot cut back;
- THENCE N 44° 15' 44" W, 21.48 feet along said cut back to a point for corner;
- THENCE N 88° 31' 29" W, 99.96 feet along a line 5.00 feet from and parallel with said Kipling Street to a point on the westerly line of said lot 2;
- THENCE N 00° 23' 10" W, 5.00 feet along said westerly line to the northwesterly corner of said lot and being on the southerly line of said Kipling Street;
- THENCE S 88° 31' 29" E, 120.00 feet along said southerly line to the POINT OF BEGINNING

DEV. PLAT FILE NO 92-10705

PARCEL NO. A93-68

DWG. NO. **30,540**



VICINITY MAP (SEE MAP PG. 51-61)

State of Texas  
County of Harris

I, John J. Rodriguez, a Registered Professional Land Surveyor in this state do hereby certify that this survey was made on the ground on December 15, 1992, that this drawing correctly represents the facts found at the time of the survey, and that this professional service conforms to the current Texas Surveyors' Association standards and specifications for a Category 1A, Condition III Survey

*John J. Rodriguez*  
John J. Rodriguez, R.P.L.S.  
Texas Reg. No 2834



**SURVEY OF 0.0387 ACRES OF LAND  
OUT OF THE A. C. REYNOLDS SURVEY,  
A- 61, HARRIS COUNTY, TEXAS**

APPROVAL:

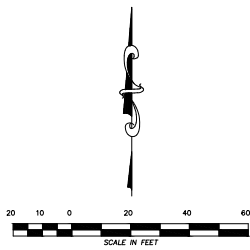
*John J. Rodriguez*  
ASST. DIR. CAPITAL PROJ'S. DEPT.  
*John J. Rodriguez*  
R.O.W. SECTION

December, 1992

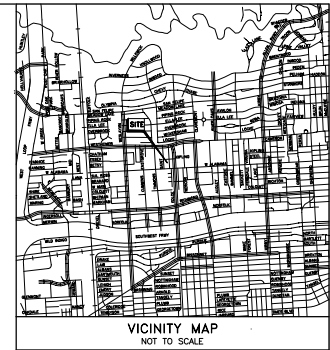
ESOR Consulting Engineers, Inc. 121 Lou Lane #104 Spring, Texas 77388 (713)350-3767 Fax (713)350-1747

DWG. NO. **30,540**





AREA STREET AND LAND USE  
NOT TO SCALE



REVISED:

## EXISTING CONDITIONS OF PROPOSED PLAT

AUDUBON LAKES PARTIAL REPLAT NO. 1 ACRES  
0.7340 ACRES LOCATED IN THE  
A.C. REYNOLDS LEAGUE, A-61  
HARRIS COUNTY, TEXAS.

**MILLER**  
SURVEY GROUP

www.millersurvey.com  
1760 WEST SAN HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043  
PHONE 713-413-1900 • FAX 713-413-1844  
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 723-VAR EXHIBIT SCALE: 1"=20' DATE: 7/27/2014 FIELD BOOK:  
DWG. NO.: 723-VAR EXHIBIT.DWG DRAWN BY: SC CHECKED BY: SC M&B No.: N/A



**Application Number:** 2015-1652

**Plat Name:** Audubon Place partial replat no 3

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 08/07/2015

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

**Specific Variance is being sought and extent of variance:**

Not to provide widening for the second time for Joanel and Kipling Streets

**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: Local streets 60 feet if adjacent to any other development

**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 Audubon Place subdivision was platted in 1914 with 40' wide street rights-of-way. In 1992 this same owner received a variance from the Houston Planning Commission to dedicate only 5' of widening for both streets rather than the 10' required. In 1993, relying on the variance he built his office building and related parking based on that variance. Subsequently, another non-single family owner on the east side of Joanel was also given a variance to widen the right-of-way by only 5'. This property owner has acquired additional property south of his original site and street dedication and is prepared to dedicate 5' of widening on that property as well. The building constructed in 1993 included a one-story wing close to Joanel and at a right-angle to the main portion of the building. He would like to replace that one-story wing with a two-story wing, increasing the area of the building by 2,000 sq.ft. No change in use is proposed. The owner has other properties in the immediate area, acquired primarily to provide additional off-street parking for his employees and guests, but has no present plans for new construction on those parcels. They will be platted at the appropriate time when new construction is planned. This plat will be removing old platted lot lines which are crossed by the present buildings and the proposed new construction. Removal of those lot lines was not required in 1992 but is now required under the building code.

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

This same owner for this same business was granted a variance to widen the streets by 5' in 1992 and s relied upon the Commission approval since that time.

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

The intent is to have adequate streets to serve as access for the adjacent property and any needed area circulation. Joanel exists only from West Alabama to Westheimer, a distance of approximately 1040'. Kipling in this area is less than 500'. Both serve a limited number of businesses. Area circulation is provided by Edloe, Westheimer, Timmons, and West Alabama.

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

Because of the limited length of both streets the variance will not affect the public health, safety or welfare.

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

The basis for the variance is the reliance upon previous Commission action and the continuing use of the property for the same purpose.



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# Houston Planning Commission

# ITEM: 111

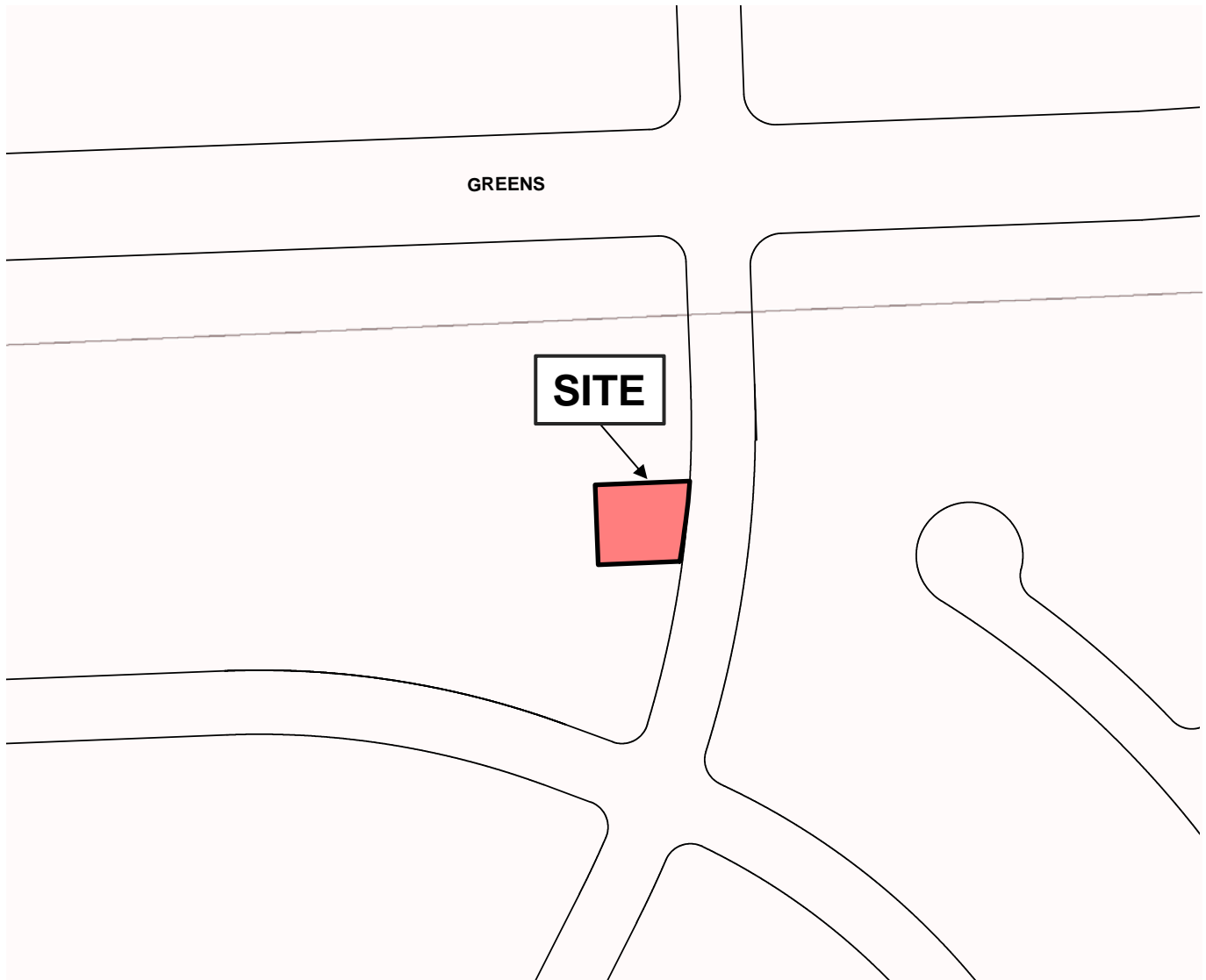
Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: Balmoral Lift Station no 1**

**Applicant: Jones & Carter, Inc.**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

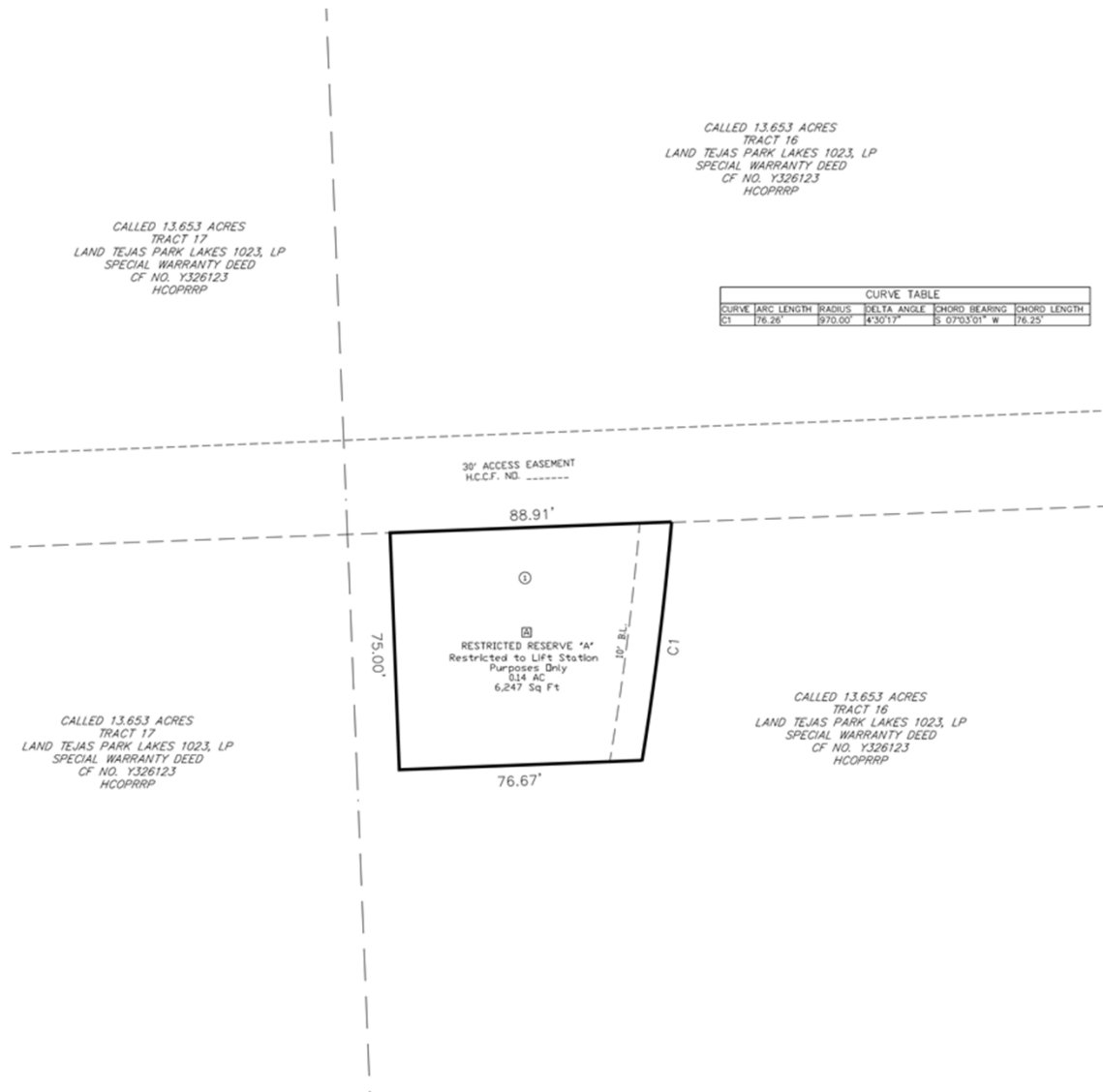
# ITEM: 111

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Balmoral Lift Station no 1

Applicant: Jones & Carter, Inc.



D – Variances

Subdivision

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# Houston Planning Commission

# ITEM: 111

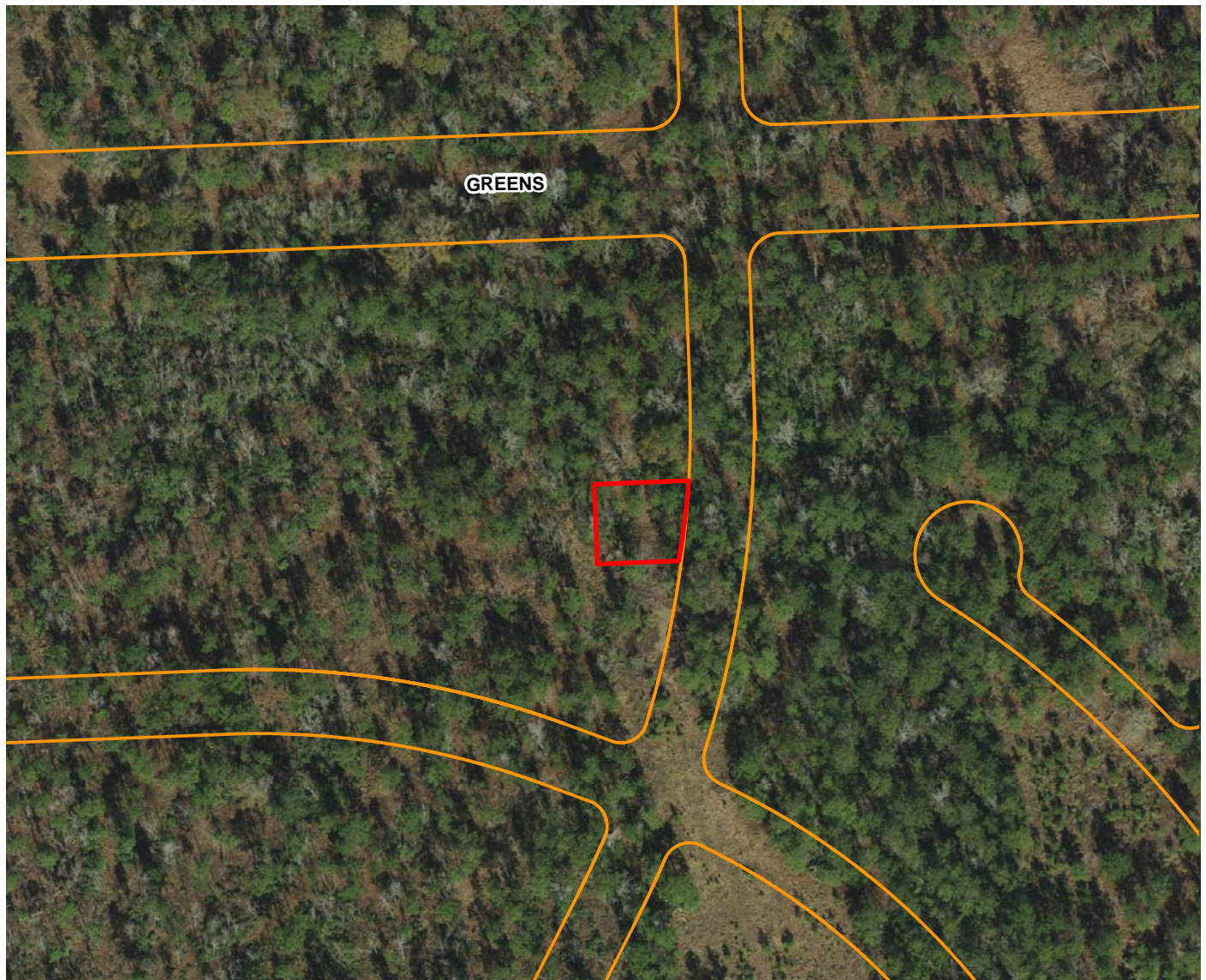
Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name: Balmoral Lift Station no 1**

**Applicant: Jones & Carter, Inc.**



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**D – Variances**

**Aerial**

---









**Application Number:** 2015-1716

**Plat Name:** Balmoral Lift Station no 1

**Applicant:** Jones & Carter, Inc. - The Woodlands

**Date Submitted:** 08/10/2015

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

**Specific Variance is being sought and extent of variance:**

To allow a temporary 30-foot access easement to service a lift station until a public street is dedicated within a recorded plat.

**Chapter 42 Section:** 42-192

**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:

**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 lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have the required frontage along a future public right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station and the appropriate sanitary sewer service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate sanitary sewer service to the future single-family residential homes in the immediate area.

**(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 developer is proposing to provide a 30-foot access easement from the plats westerly boundary line, and then continuing west along the drainage easement to Woodland Hills Drive as platted in Balmoral Park Lakes Ease Sec 1. The access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public streets are dedicated and constructed providing the ultimate access to the lift station site.

**(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 access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required sanitary sewer service for the future single-family residential homes would create an impractical development and is the basis for this request.

# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Creekside Ranch Sec 4**

**Applicant: Jones & Carter, Inc**



**D – Variances**

**Site Location**

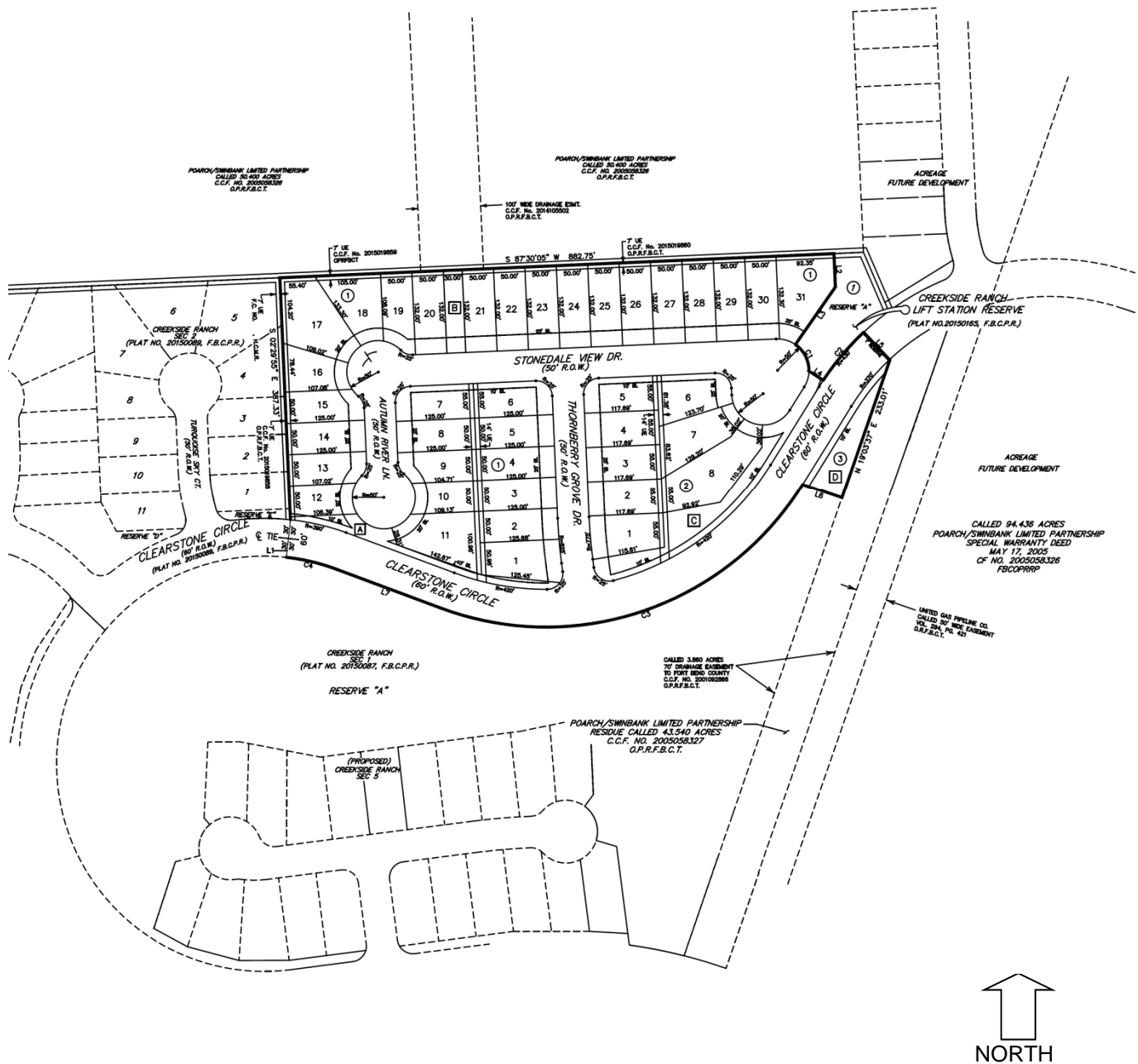
**ITEM: 112**

## Planning and Development Department

**Meeting Date: 08/20/2015**

**Subdivision Name: Creekside Ranch Sec 4**

**Applicant: Jones & Carter, Inc**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Creekside Ranch Sec 4

Applicant: Jones & Carter, Inc



D – Variances

Aerial





Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

August 3, 2015

Mr. Patrick Walsh  
City of Houston  
Planning & Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Texas 77002  
[PlanningDepartment@houstontx.gov](mailto:PlanningDepartment@houstontx.gov)

**RE: Preliminary Plats for Creekside Ranch, Section 4 & 5 and Second Access  
Timeframe**

Dear Mr. Walsh:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plats provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed. In addition, the Fort Bend County Engineering Department interposes no objection to the referenced phasing plan for secondary access proposed by the applicant.

The Fort Bend County Engineering Department supports consideration of a variance to allow one point of access to temporarily serve over 150 lots as property acquisition and site development proceed to facilitate construction of the second point of access.

Should you have any questions please do not hesitate to call.

Sincerely,

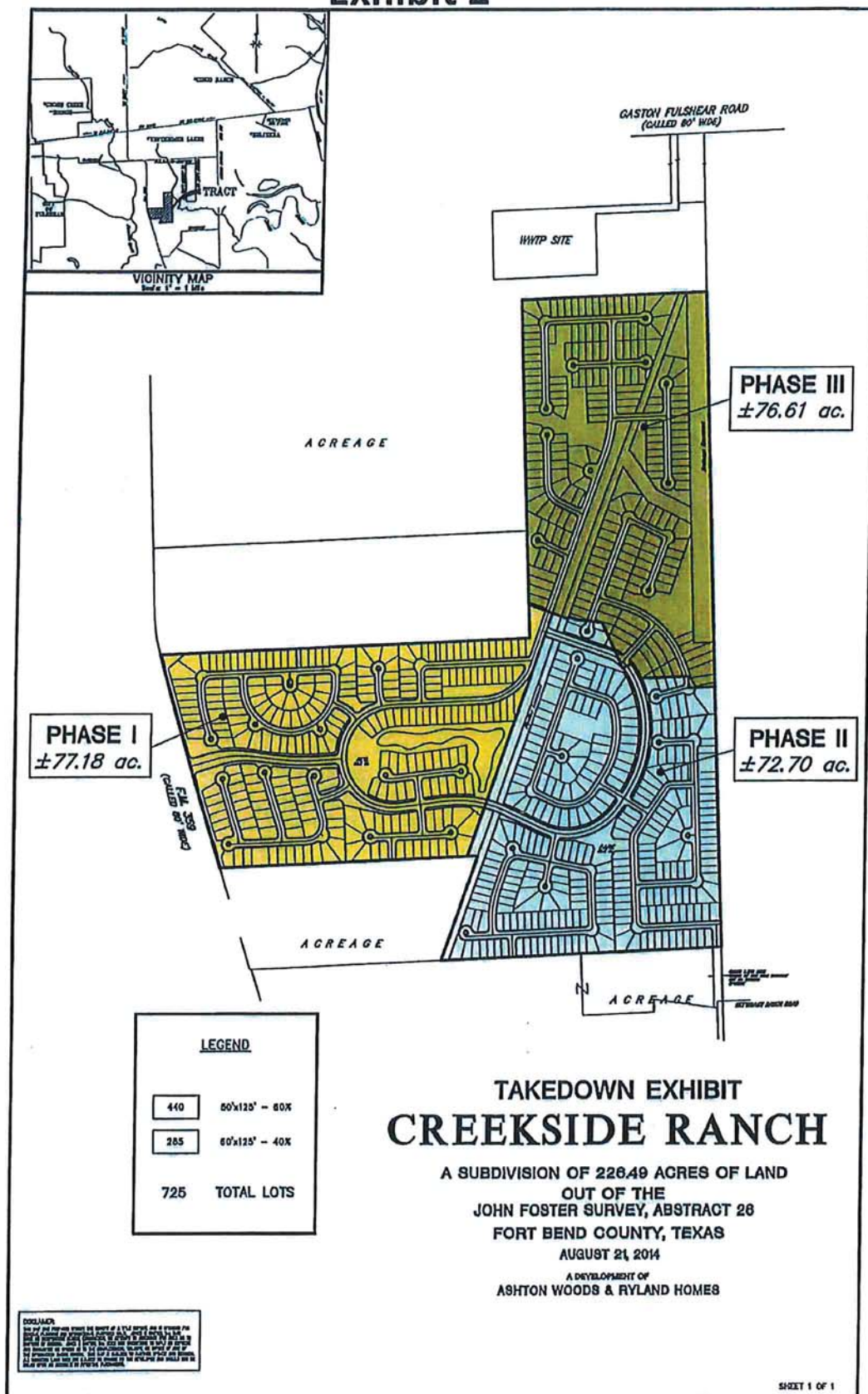
Travis Huff  
Development Coordinator

TH/mjs

cc: Mr. Blair M. Bozoarth, P.E., Jones & Carter, Inc. [Bbozoarth@jonescarter.com](mailto:Bbozoarth@jonescarter.com)  
File

301 Jackson St., Suite 401 | Richmond, TX 77469  
Phone 281-633-7500

## Exhibit 2





**Application Number:** 2015-1738

**Plat Name:** Creekside Ranch Sec 4

**Applicant:** Jones & Carter, Inc. - The Woodlands

**Date Submitted:** 08/10/2015

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

**Specific Variance is being sought and extent of variance:**

To allow more than 150 lots from a single point of access.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The Creekside Ranch development is a 226 acre master-planned community along the east side of F.M. 359, just south of F.M. 1093 within Fort Bend County. The site's only public street frontage is along F.M. 359. The 226 acres of land is to be purchased in three separate takedowns, as shown on the attached exhibit. Currently, the developers only own Tract 1 with Tract 2 to be purchased in March of 2016 and Tract 3 in March of 2017. The first three sections are already under construction containing a total of 149 single-family lots. The original development plan was to have the main entry point on F.M. 359 as it has been platted and a secondary access point also on F.M. 359 at the southern end of the site's frontage. At pre-development meetings with Fort Bend County Engineering, they indicated that a second point of access along F.M. 359 would not be permitted due to the presence of several other driveways in close proximity to the proposed entrances and the safety issue that they would create. This is combination with TXDOT's access spacing requirements along a state road required that a second point of access be provided somewhere other than F.M. 359. The only solution available to the developer was to acquire an access easement through an adjacent tract of land at the southeast corner of the site to Settegast Ranch Road, a Fort Bend County designated major thoroughfare. The secondary access point to Settegast Road will not be possible until the developer owns Tract 2 and proceeds with development of the next two future sections, Sections 6 and 7. The secondary access will be designed, platted and construction with the first sections of Tract 2. The estimated schedule for design of Sections 6 and 7 will be May of 2016 with construction estimated to start near the end of 2016. Enclosed you will find a letter from the Fort Bend County Engineering Department which indicates their support for the variance to temporarily serve over 150 lots as property acquisition and site development proceeds to facilitate construction of the second point of access.

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

The circumstances supporting the granting of the variance are the access limitations of the site due to the limited public street frontage and Fort Bend County's request to only provide one access point to F.M. 359.

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

The intent of the chapter is to ensure adequate access and traffic circulation is provided to allow for sufficient emergency access. The plan will preserve the intent of the chapter by providing access to the first phase of development via a divided entry off F.M. 359 and a non-loaded 60-foot collector street to all sections within the first phase. Also, a street stub to the tract directly to the south of Section 5 will be provided within the section for future connections as that tract develops.

**(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 superior access and circulation will be provided via a non-loaded collector until the second phase is purchased and the second access point is constructed. Requiring a second access point along F.M. 359 would be pose a risk to the public by introducing two new public street intersections in such close proximity to each other.

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

The justification for the variance is the access limitations of the site, the safety issue that providing another access point along F.M. 359 creates and Fort Bend County's request to allow only the single access point.



# Houston Planning Commission

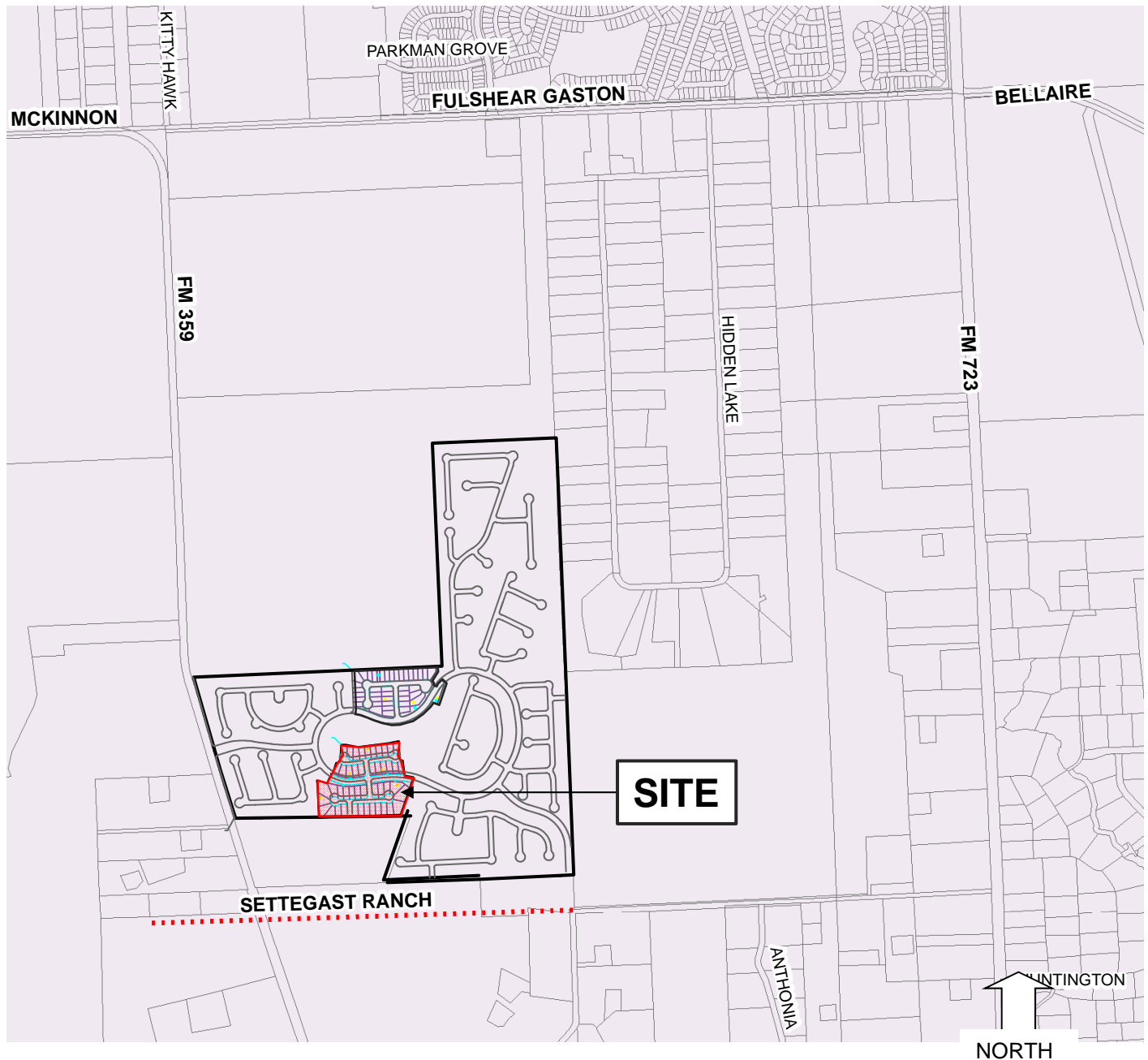
**ITEM: 113**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Creekside Ranch Sec 5**

**Applicant: Jones & Carter, Inc**



**D – Variances**

**Site Location**

# Houston Planning Commission

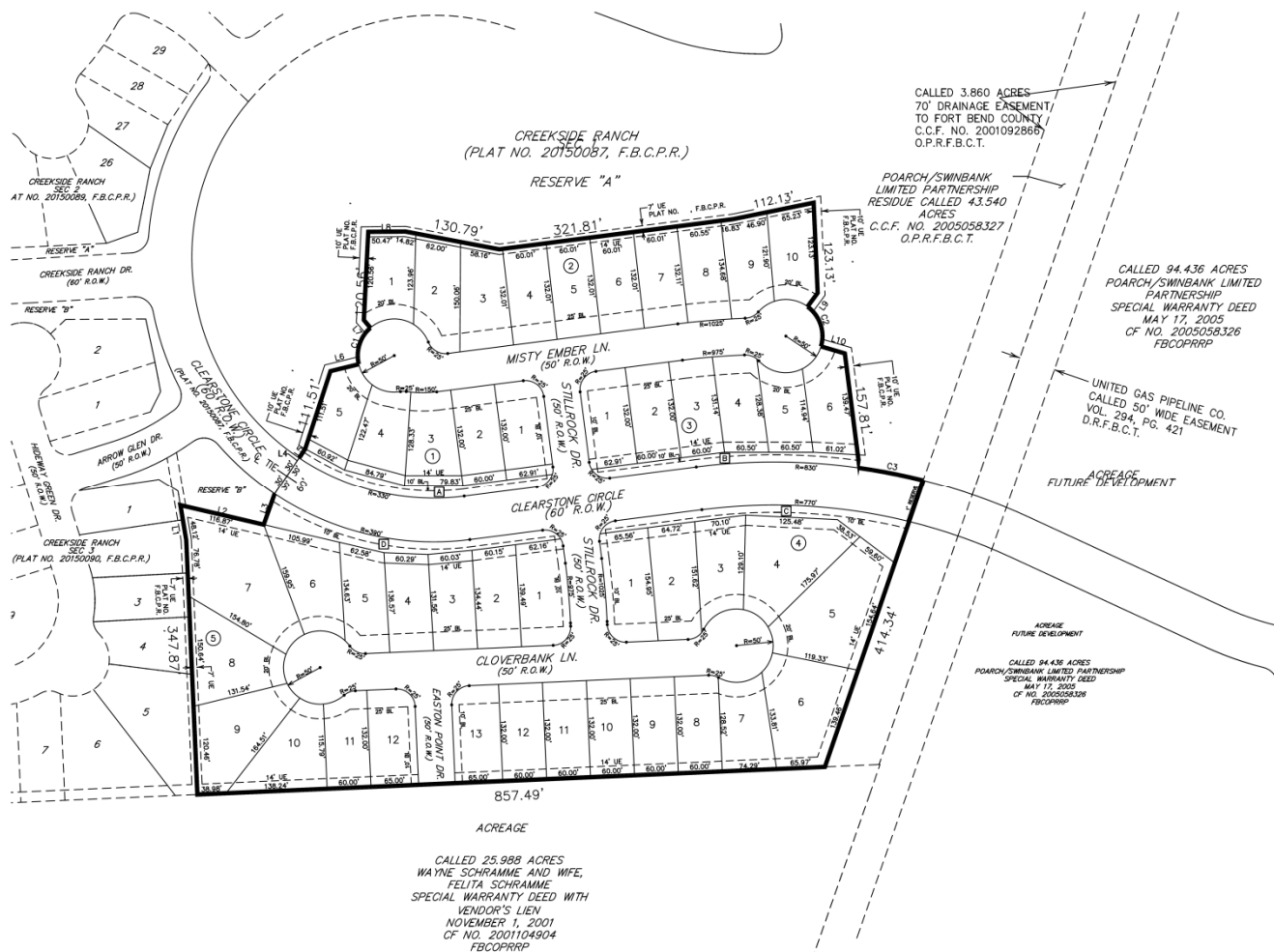
## ITEM: 113

## Planning and Development Department

**Meeting Date: 08/20/2015**

**Subdivision Name: Creekside Ranch Sec 5**

**Applicant: Jones & Carter, Inc**



RESTRICTED RESERVE A  
 Restricted to Landscape, Open Space  
 & Incidental Utility Purposes Only  
 0.128 Acres  
 5,576 Sq Ft

RESTRICTED RESERVE B  
 Restricted to Landscape, Open Space  
 & Incidental Utility Purposes Only  
 0.122 Acres  
 5,346 Sq Ft

RESTRICTED RESERVE ☒  
 Restricted to Landscape, Open Space  
 & Incidental Utility Purposes Only  
 0.194 Acres  
 8,469 Sq Ft

RESTRICTED RESERVE ☒  
Restricted to Landscape, Open Space  
& Incidental Utility Purposes Only  
0.186 Acres  
8,135 Sq Ft



## D – Variances

## Subdivision

# Houston Planning Commission

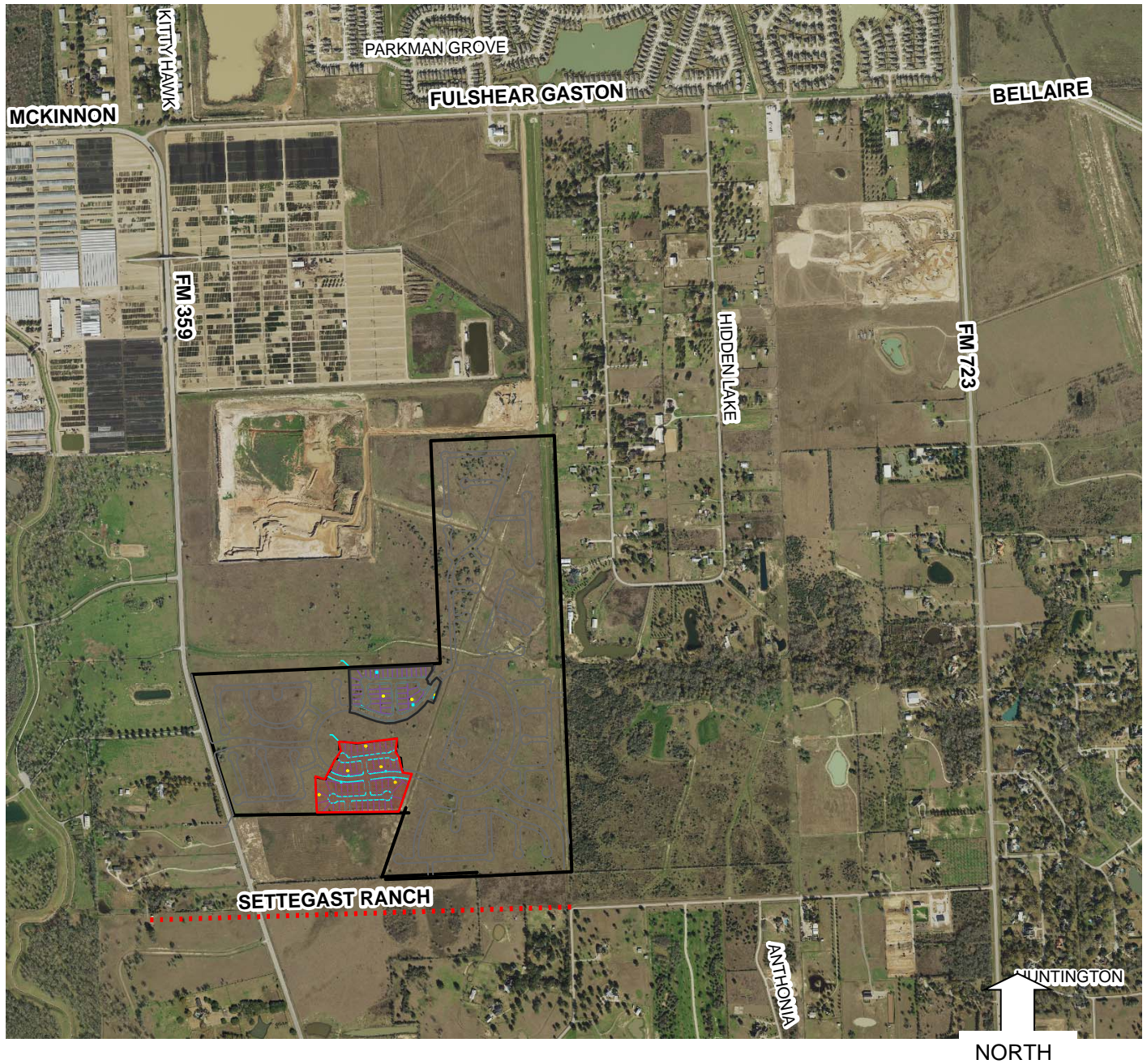
ITEM: 113

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Creekside Ranch Sec 5

Applicant: Jones & Carter, Inc



D – Variances

Aerial





Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

August 3, 2015

Mr. Patrick Walsh  
City of Houston  
Planning & Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Texas 77002  
[PlanningDepartment@houstontx.gov](mailto:PlanningDepartment@houstontx.gov)

**RE: Preliminary Plats for Creekside Ranch, Section 4 & 5 and Second Access  
Timeframe**

Dear Mr. Walsh:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plats provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed. In addition, the Fort Bend County Engineering Department interposes no objection to the referenced phasing plan for secondary access proposed by the applicant.

The Fort Bend County Engineering Department supports consideration of a variance to allow one point of access to temporarily serve over 150 lots as property acquisition and site development proceed to facilitate construction of the second point of access.

Should you have any questions please do not hesitate to call.

Sincerely,

Travis Huff  
Development Coordinator

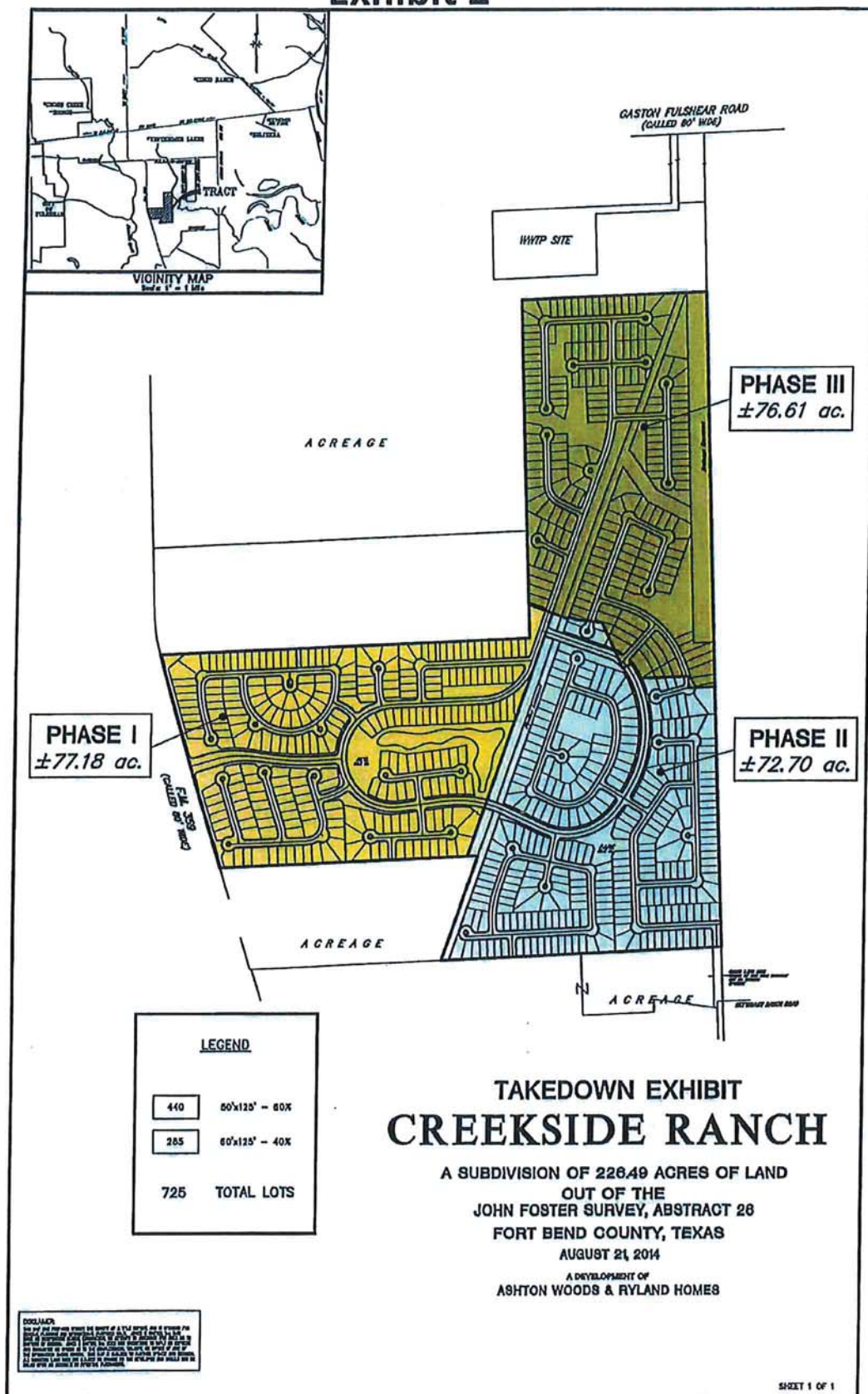
TH/mjs

cc: Mr. Blair M. Bozoarth, P.E., Jones & Carter, Inc. [Bbozoarth@jonescarter.com](mailto:Bbozoarth@jonescarter.com)  
File

301 Jackson St., Suite 401 | Richmond, TX 77469  
Phone 281-633-7500



## Exhibit 2





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-1740

**Plat Name:** Creekside Ranch Sec 5

**Applicant:** Jones & Carter, Inc. - The Woodlands

**Date Submitted:** 08/10/2015

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

**Specific Variance is being sought and extent of variance:**

To allow more than 150 lots from a single point of access.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

The Creekside Ranch development is a 226 acre master-planned community along the east side of F.M. 359, just south of F.M. 1093 within Fort Bend County. The site's only public street frontage is along F.M. 359. The 226 acres of land is to be purchased in three separate takedowns, as shown on the attached exhibit. Currently, the developers only own Tract 1 with Tract 2 to be purchased in March of 2016 and Tract 3 in March of 2017. The first three sections are already under construction containing a total of 149 single-family lots. The original development plan was to have the main entry point on F.M. 359 as it has been platted and a secondary access point also on F.M. 359 at the southern end of the site's frontage. At pre-development meetings with Fort Bend County Engineering, they indicated that a second point of access along F.M. 359 would not be permitted due to the presence of several other driveways in close proximity to the proposed entrances and the safety issue that they would create. This is combination with TXDOT's access spacing requirements along a state road required that a second point of access be provided somewhere other than F.M. 359. The only solution available to the developer was to acquire an access easement through an adjacent tract of land at the southeast corner of the site to Settegast Ranch Road, a Fort Bend County designated major thoroughfare. The secondary access point to Settegast Road will not be possible until the developer owns Tract 2 and proceeds with development of the next two future sections, Sections 6 and 7. The secondary access will be designed, platted and construction with the first sections of Tract 2. The estimated schedule for design of Sections 6 and 7 will be May of 2016 with construction estimated to start near the end of 2016. Enclosed you will find a letter from the Fort Bend County Engineering Department which indicates their support for the variance to temporarily serve over 150 lots as property acquisition and site development proceeds to facilitate construction of the second point of access.

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

The circumstances supporting the granting of the variance are the access limitations of the site due to the limited public street frontage and Fort Bend County's request to only provide one access point to F.M. 359.

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

The intent of the chapter is to ensure adequate access and traffic circulation is provided to allow for sufficient emergency access. The plan will preserve the intent of the chapter by providing access to the first phase of development via a divided entry off F.M. 359 and a non-loaded 60-foot collector street to all sections within the first phase. Also, a street stub to the tract directly to the south of Section 5 will be provided within the section for future connections as that tract develops.

**(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 superior access and circulation will be provided via a non-loaded collector until the second phase is purchased and the second access point is constructed. Requiring a second access point along F.M. 359 would be pose a risk to the public by introducing two new public street intersections in such close proximity to each other.

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

The justification for the variance is the access limitations of the site, the safety issue that providing another access point along F.M. 359 creates and Fort Bend County's request to allow only the single access point.

# Houston Planning Commission

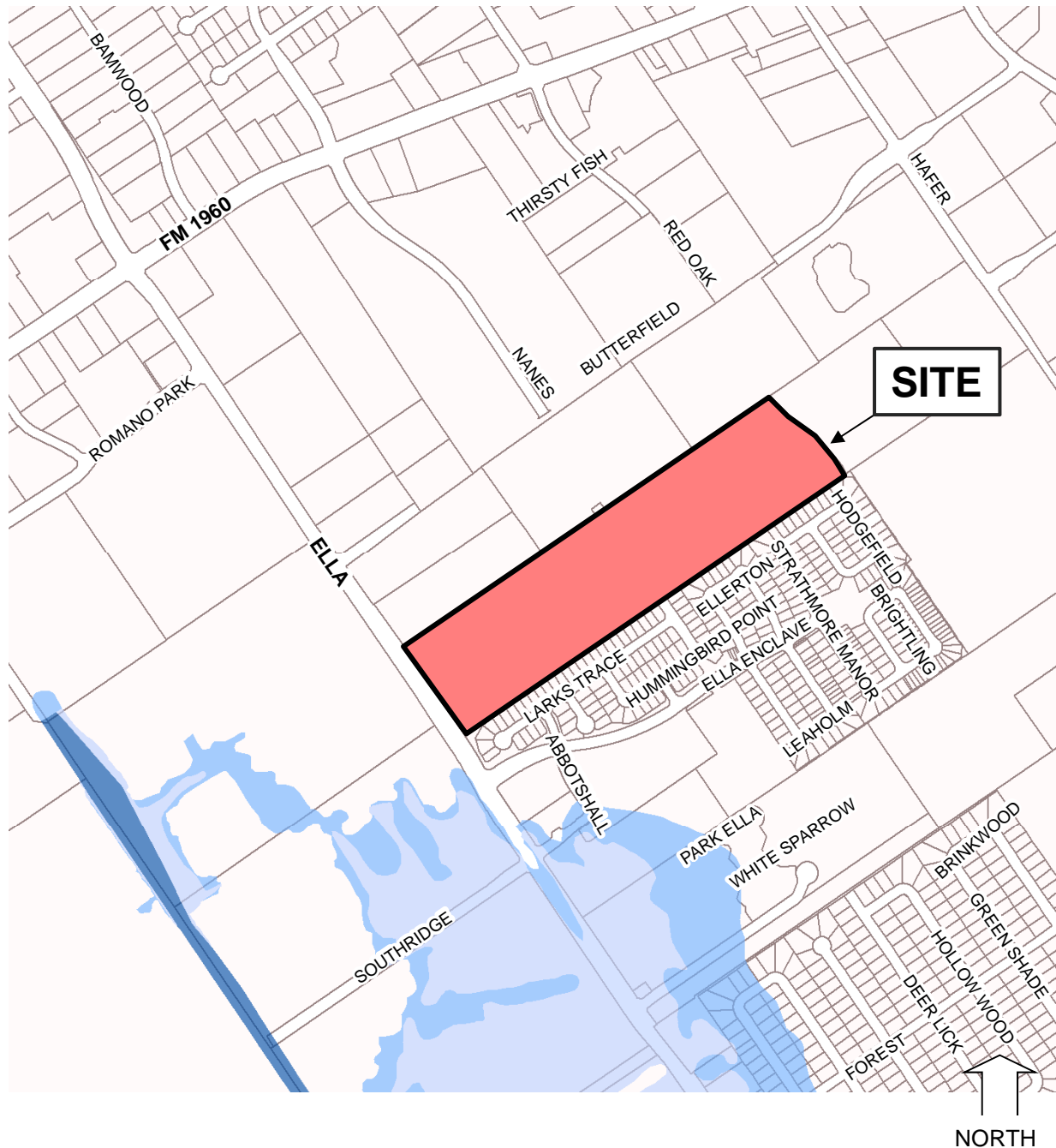
**ITEM: 114**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Ella Reserve**

**Applicant: Brown & Gay Engineers, Inc**



**D – Variances**

**Site Location**



# Houston Planning Commission

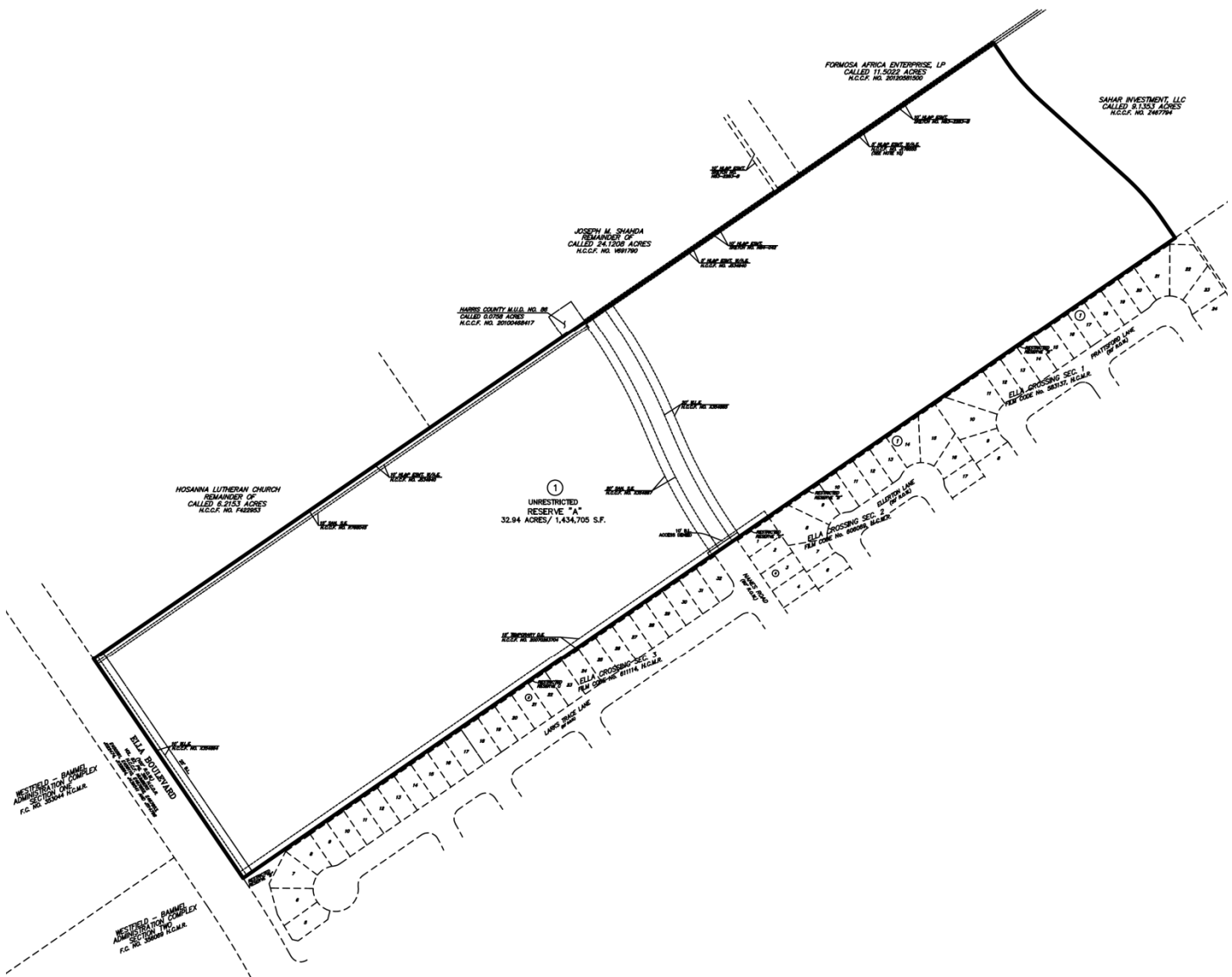
ITEM: 114

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Ella Reserve

Applicant: Brown & Gay Engineers, Inc



D – Variances

Subdivision

# Houston Planning Commission

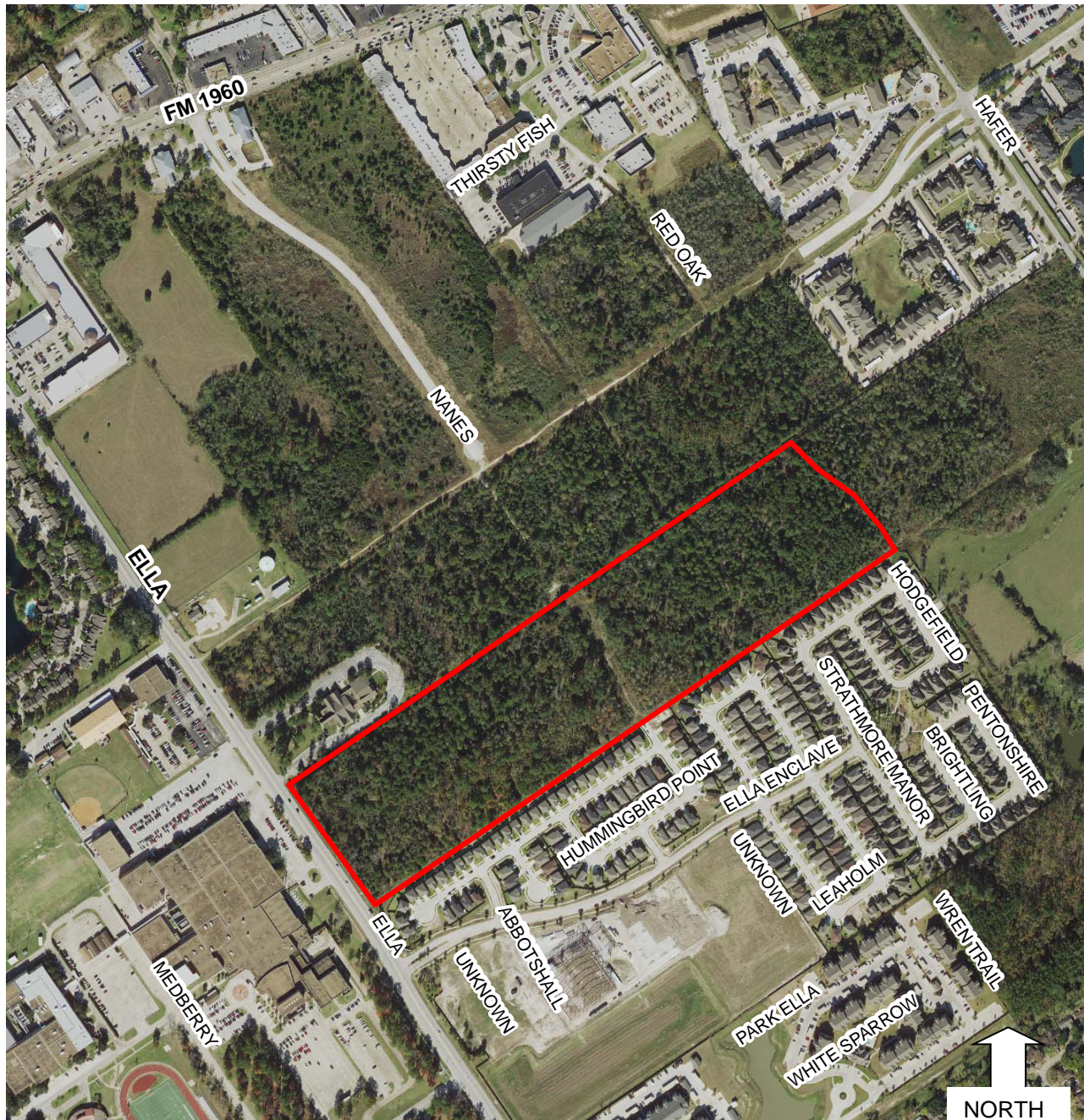
ITEM: 114

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Ella Reserve

Applicant: Brown & Gay Engineers, Inc



D – Variances

Aerial





### Legend

Ella Reserves Platt

CAD Data

CONTINUOUS, 191, 30

Parcel (HCAD)



Disclaimer:  
Every effort has been made to ensure the accuracy of the boundary data. Brown & Gay Engineers, Inc. assumes no liability or damages due to errors or omissions.

Ella Reserves

Date: July 2015 Project: 2287-00

Brown & Gay Engineers, Inc.  
11777 Woodlawn, Suite 400  
Houston, TX 77042  
Tel: 281.558-8700 Fax: 281.558-8703

# Ella Reserves





**Application Number:** 2015-1737

**Plat Name:** Ella Reserve

**Applicant:** Brown & Gay Engineers, Inc.

**Date Submitted:** 08/10/2015

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

**Specific Variance is being sought and extent of variance:**

To not extend Nanes Road, a stub street, through the subject tract nor terminate Nanes Road with a cul-de-sac.

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b). (c) Each application for a plat for property located wholly or partially within the city shall indicate whether any existing stub street will be extended into the proposed subdivision. The director shall notify each district city council member of each proposed plat within the council member's district that proposes to extend a stub street. The director shall give the notice as soon as practicable prior to commission consideration of the plat.

**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 32.94 acre tract located within Harris County is proposed to be platted as an unrestricted reserve to allow for the development of a retirement community consisting of independent living, assisted living, and a skilled nursing facility. The proposed plat, Ella Reserve, is located adjacent to and east of Ella Boulevard and north of an established / platted single family residential subdivision, Ella Crossing. Extending Nanes Road through the subject tract would create the potential for multi-family traffic to cut through the existing single family residential development in a circuitous manner ultimately allowing traffic to re-connect with Ella Boulevard approximately 500-feet south of the subject tract's proposed main entrance. The potential for increased circulation through the single family subdivision and beyond to the south has been eliminated with previously approved plats and developments. Lastly, having a public street bisecting the proposed senior living development will introduce conflicts between pedestrians and vehicular traffic as each travel through the various buildings within the development.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the existing physical characteristics, street patterns, and the connection of conflicting land uses within the immediate area.



**(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. Extending Nanes Road would result in traffic cutting through an existing single family residential neighborhood without increasing the overall circulation of the immediate area. In addition, the existence of a 60-foot public street with a 41-foot paving section bisecting the proposed senior living development would introduce pedestrian and vehicular conflicts.

**(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. The granting of the variance will assist in providing for the safety and welfare of the public. Adequate circulation is provided by the existing network of local and major thoroughfare street right-of-ways.

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

Economic hardship is not the sole justification of the variance. The justifications for the variance are related to the existing physical characteristics of the existing single family residential subdivision and its corresponding street pattern combined with the existing local and major thoroughfare street pattern in the immediate area of the subject tract.

# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Grand Mission Estates Water Plant no 3**

**Applicant: Jones & Carter, Inc**



**D – Variances**

**Site Location**

# Houston Planning Commission

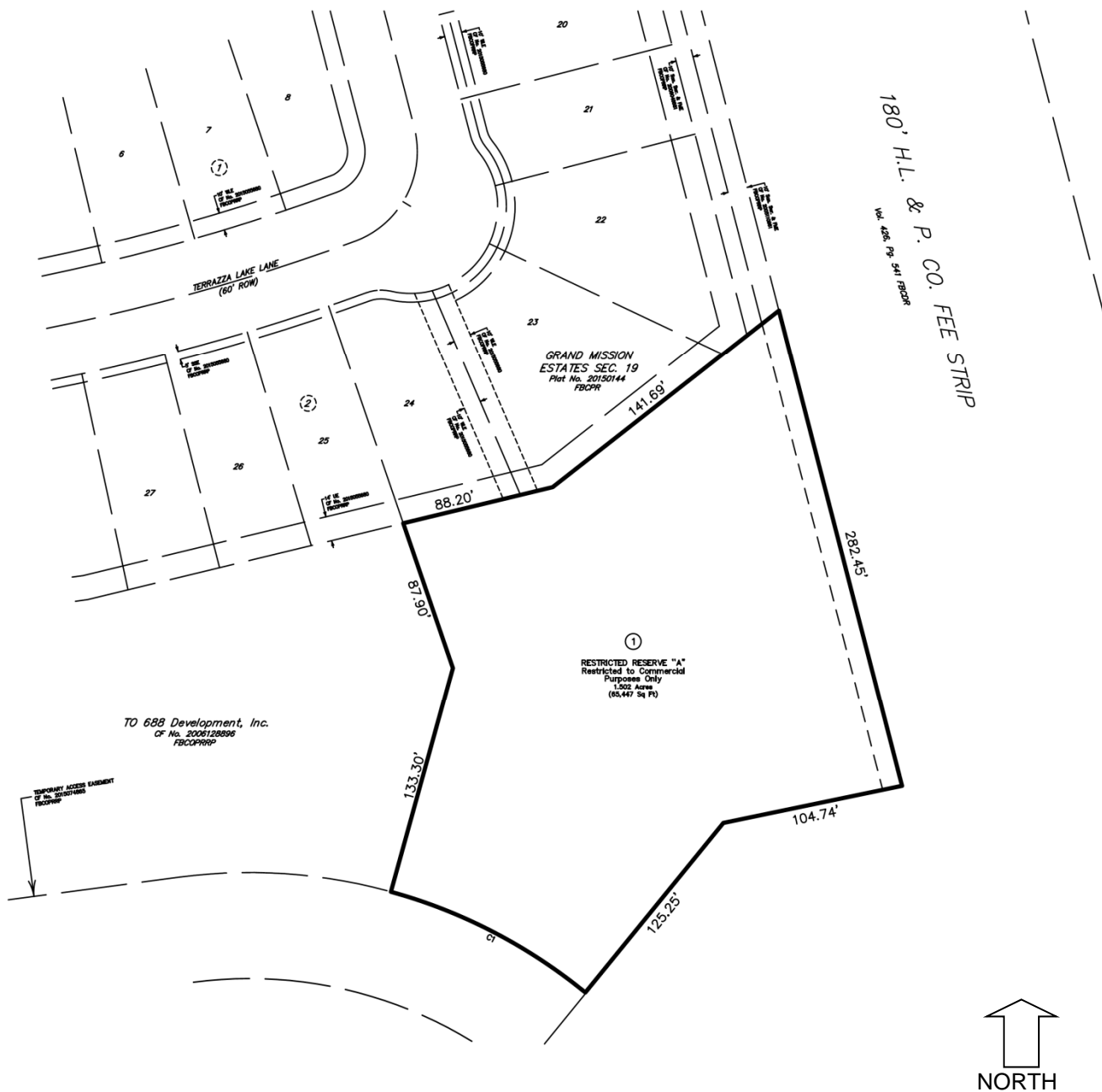
## ITEM: 115

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Grand Mission Estates Water Plant no 3

Applicant: Jones & Carter, Inc



D – Variances

Subdivision

# Houston Planning Commission

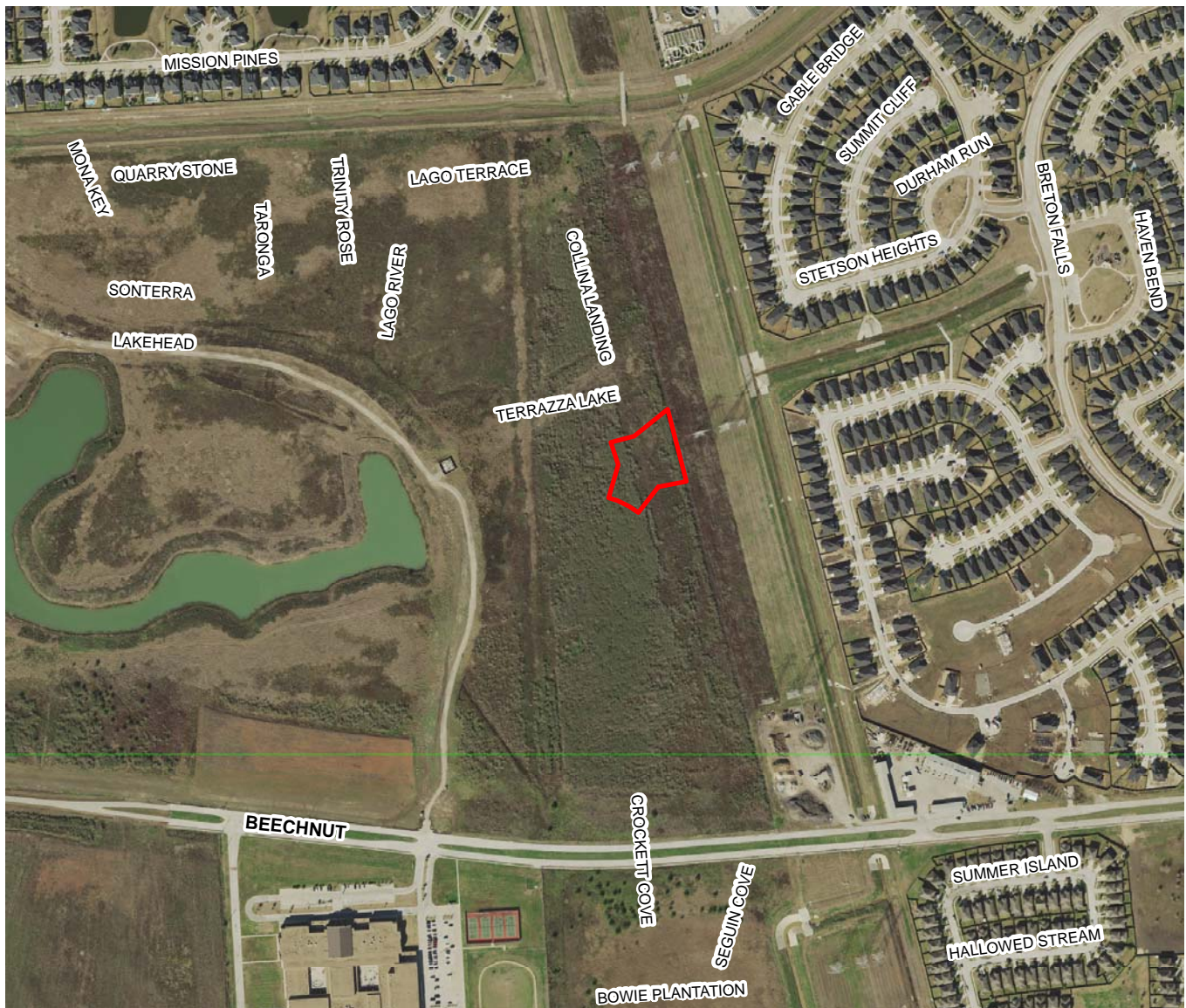
**ITEM: 115**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Grand Mission Estates Water Plant no 3**

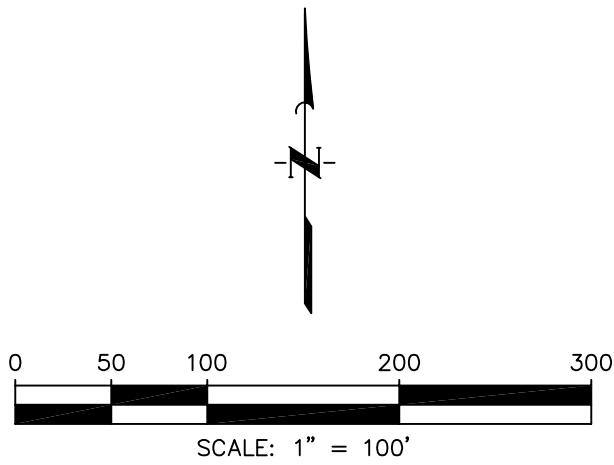
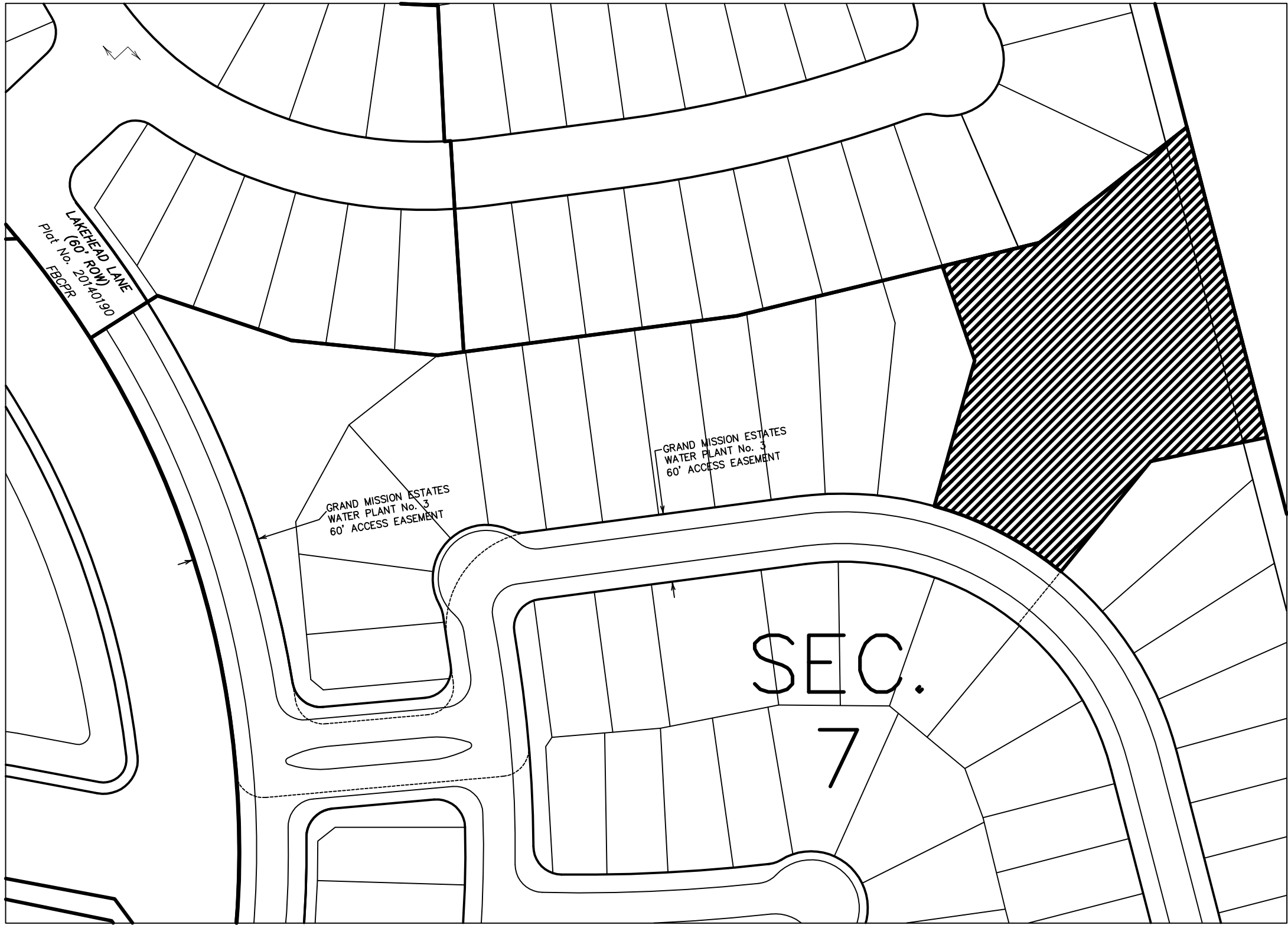
**Applicant: Jones & Carter, Inc**



**D – Variances**

**Aerial**





**ACCESS ROAD EASEMENT**  
FOR  
**GRAND MISSION ESTATES**  
**WATER PLANT No. 3**  
JUNE 2015



**Application Number:** 2015-1650

**Plat Name:** Grand Mission Estates Water Plant no 3

**Applicant:** Jones & Carter, Inc.

**Date Submitted:** 08/07/2015

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

**Specific Variance is being sought and extent of variance:**

To allow the platting of the Water Treatment Plant No. 3 for Grand Mission in order to provide the regional water distribution system of Grand Mission to supply water to four MUDs with adequate pressures to meet TCEQ requirements. The proposed water plant site was included within the Grand Mission Estates GP. It will ultimately get its permanent public street access from the next section of Grand Mission Estates. Until the proposed adjacent street is constructed, the site will be served by a 60' temporary access easement connecting to Lakehead Lane. Direct access to any existing ROW is not possible due to the remote location of the water plant site and an existing section to the north.

**Chapter 42 Section: 190c**

**Chapter 42 Reference:**

Sec. 42-190. Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Restricted reserve-- Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement 50 feet frontage on a 50 feet street.

**Statement of Facts**

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

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

Strict application of the requirement for 60' of frontage on a 60' public street would make construction of the proposed water plant site infeasible for several years. Direct access to Lakehead Lane or any other existing ROW is not possible due to the remote location of the water plant site, existing section to the north and the existing utility easement to the east. The site was included in the Grand Mission Estates GP and permanent public street frontage is proposed to come from the subdivision. Until the adjacent section is platted and constructed, the site will be served by a temporary 60' access easement connecting to Lakehead Lane.

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

The circumstances supporting the variance are due to the physical characteristics of the site and the need to construct a water plant ahead of the construction of the proposed streets.

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

The temporary access easement and Lakehead Lane must be recorded prior to the water plant plat. This will ensure temporary access consistent with Chapter 42 until the permanent street frontage is platted and constructed. The easement recordation number is 2015074865 and Lakehead Lane with recorded with Grand Mission Estates Sec. 6 under Fort Bend County Map Record Number 20140190.

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

The temporary access easement will provide adequate access for the public and emergency vehicles until the permanent street pattern is constructed within the Grand Mission Estates GP.

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

The variance is based on the physical characteristics of the site which prevent direct frontage to any existing ROW and the need for the water plant site ahead of the proposed streets within the Grand Mission Estates GP.

# Houston Planning Commission

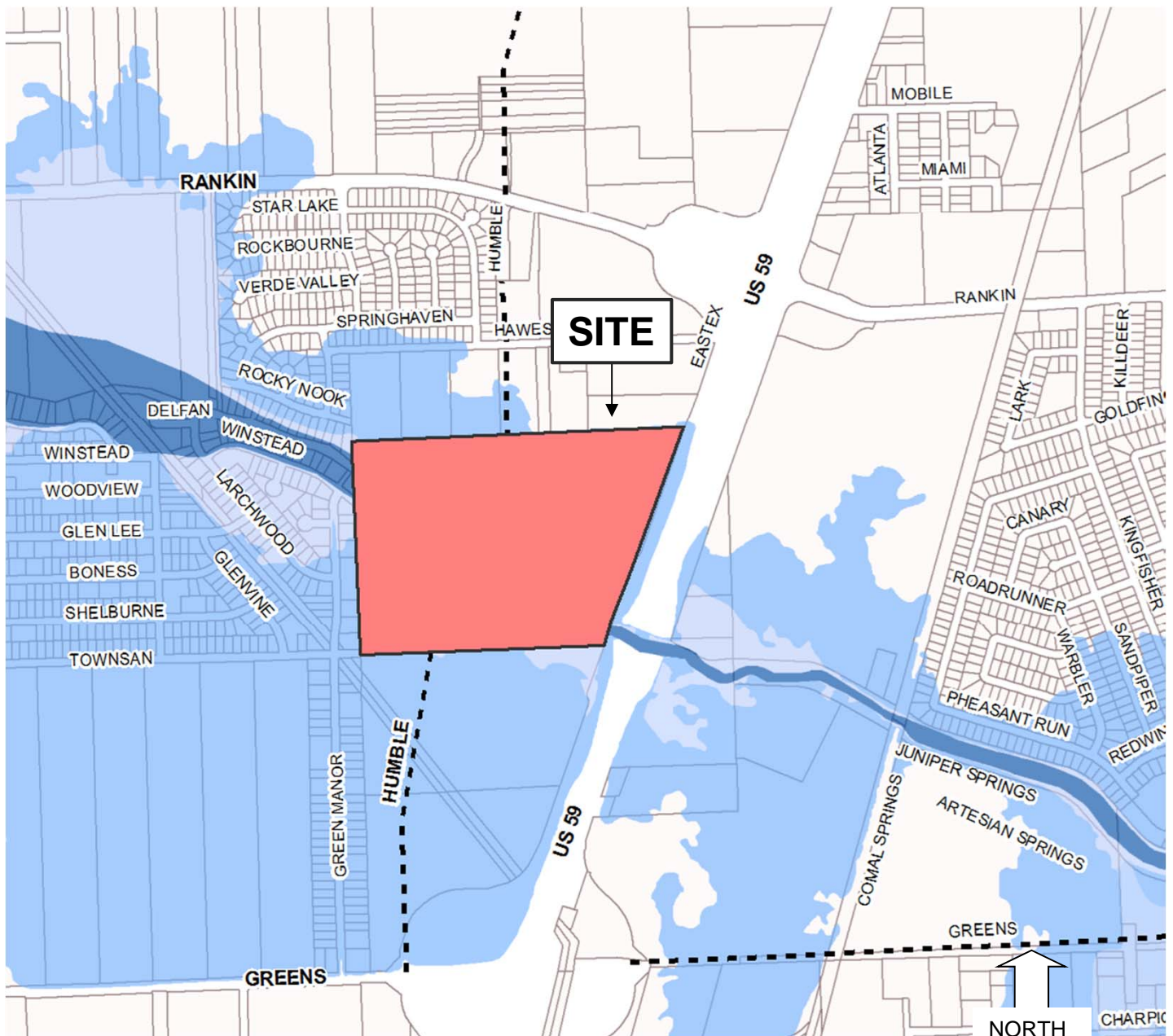
ITEM: 116

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: International Tech Park GP

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

# Houston Planning Commission

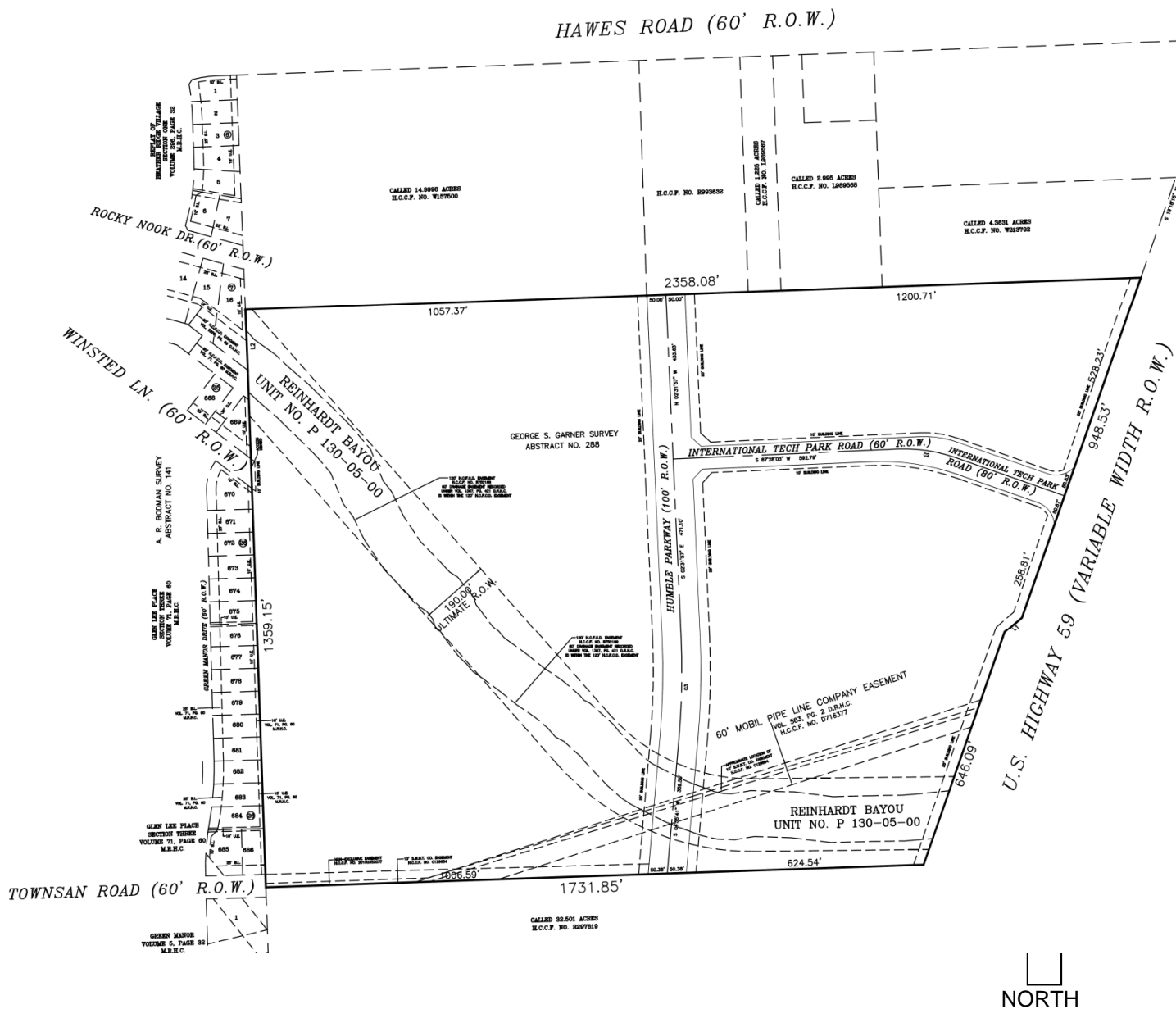
## ITEM: 116

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: International Tech Park GP

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision



# Houston Planning Commission

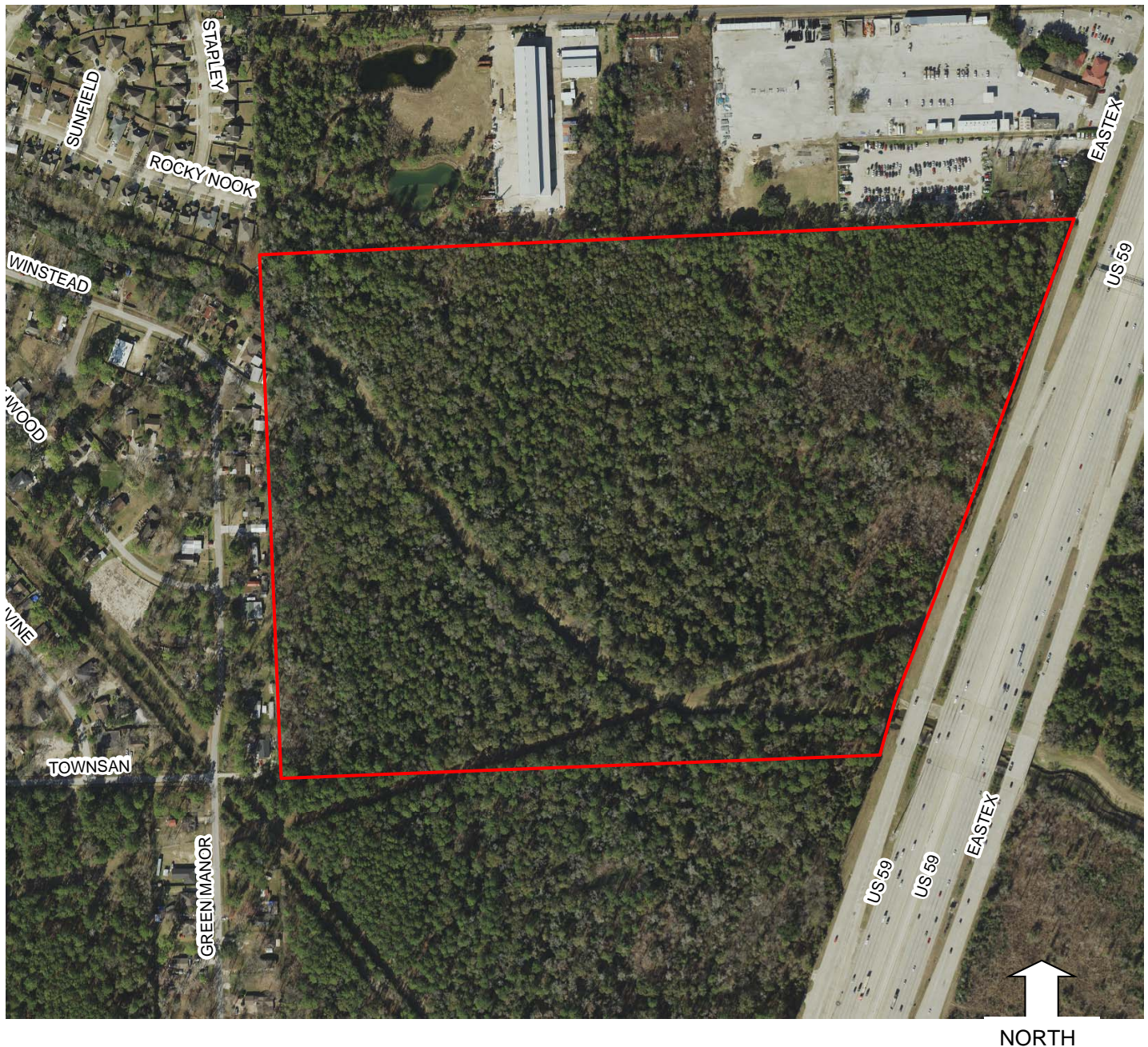
ITEM: 116

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: International Tech Park GP

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial





**Application Number:** 2015-1654

**Plat Name:** International Tech Park GP

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 08/07/2015

**(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 Winsted Lane or Townsan Road

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

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

This 71.516 acre tract is bound on the East by US Highway 59 and on the West by Glen Lee Place Section Three and Heather Ridge Village Section One. This development requires the creation of Humble Parkway, a major thoroughfare and the creation of an Ultimate right-of-way width of 190 feet for Reinhardt Bayou. In addition, to the crossing of the bayou by Humble Parkway there is also a 60 foot Mobil Pipeline easement with two pipelines located within it that must be crossed. Humble Parkway, a 100 foot right-of-way has been located so that the crossing of the bayou and the pipelines will occur at the same location. We are also proposing to create International Tech Park Road, a variable width right-of-way to extend from US Highway 59 to proposed Humble Parkway. Winsted Lane is a 60 foot right-of-way that stubs into the Westerly property line of this development. Extension of Winsted Lane would require the crossing of the Reinhardt Bayou in order to make connection with Humble Parkway. Reinhardt Bayou is currently a 120 feet wide Harris County Flood Control District Easement and as mentioned earlier this development will be required to widen the bayou to 190 feet. This crossing would mean that this development would be required to cross the drainage channel required by a governmental entity with flood control jurisdiction more than the required 2,000 feet. In addition, Winsted Lane is not a street required for block length. This development will be denied access to Winsted Lane and will construct the required wood, concrete or masonry opaque screening fence the width of the right-of-way. There will also be a 10 foot building line at the end of Winsted Lane. Townsan Lane is a 60 foot right-of-way that is located at the Southerly end of this development. The right-of-way is split between this proposed development and the adjoining tract to the South. Extension of Townsan Road to Humble Parkway meets with some hardships based on the fact that it would enter the right-of-way at the approach to the proposed bridge on Humble Parkway. This would make the extension of Townsan to Humble Parkway a hazardous intersection. Extension of Townsan Road would also require the crossing the pipeline easement in less than the required 1/2 mile. Also, Townsan Road would not be allow to extend to further East to U.S. Highway 59 because it would intersect the right-of-way too close to an entrance ramp to the freeway and TXDOT will not allow the intersection.

**(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 the unusual physical characteristics of the existing bayou and pipeline easement were in existence prior to the purchase of this development. The way the bayou and pipelines converge on this development and the requirement of the major thoroughfare inhibit the required extension of the adjacent stub streets.

**(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 the extension of Winsted Lane is not required for block length and this proposed development will be commercial and not single family residential. Winsted Lane would also be required to cross Reinhardt Bayou in order to make any connection to the east. This development has reserved a non-exclusive easement along the South property line for roadway, utilities, drainage and access to Humble Parkway. That way when the adjacent property is developed the extension of Townsan Road could be accomplished in a way to get access to Humble Parkway and US Highway 59 at a point south of this development.

**(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 creation and Humble Parkway and Chrich Road will help with circulation in this area and the extension of a street that will not make any connections to the East does not help to improve the overall circulation in the area. In addition, this development is proposing commercial use and not residential which is what the adjacent property to the West is. Also, Winsted Lane has been in existence in the current state since 1960 and there is only one lot that has access to it on the South but based on the angle that it enters this tract there is more than one lot on the north side. However, there is a 35 foot drainage easement that separates the last two lots on the north side. This development will install the required fencing to block the end of the right-of-way and it is clear to see that the road does not extend further to the East. The asphalt paving for Townsan Road stops at the East side of Green Manor Drive and there is only a 10.5 foot gravel road that extends East of Green Manor Drive. It is clearly evident that Townsan Road does not extend to the East.

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

Economic hardship is not the sole justification of the variance because the existing physical characteristics of the is tract prohibit or limit the extension of the adjacent streets. The ordinance allows for the crossing of an existing drainage channel required by a governmental agency with flood control district located in an easement have a required width of less than 220 feet and more than 100 feet by street no more than every 2,000 feet. Reinhardt Bayou meets these standards and this development is already crossing the drainage channel with proposed Humble Parkway. The extension of Winsted Lane would require an additional crossing of the bayou. The extension of Townsan Road is limited based on the location of the road within this development. The extension to proposed Humble Parkway is inhibited by the proposed bridge on proposed Humble Parkway and the existence of pipelines which would have to be crossed in order to gain access to Humble Parkway and eventually U.S. Highway 59. There is an existing Non-exclusive easement that extends from the end of Townsan, the width of the portion of Townsan within this development to Humble Parkway. This could be utilized in the future for a partial extension of Townsan Road when the adjacent tract is developed and a more suitable connection to both Humble Parkway and US 59 can be achieved.

# Houston Planning Commission

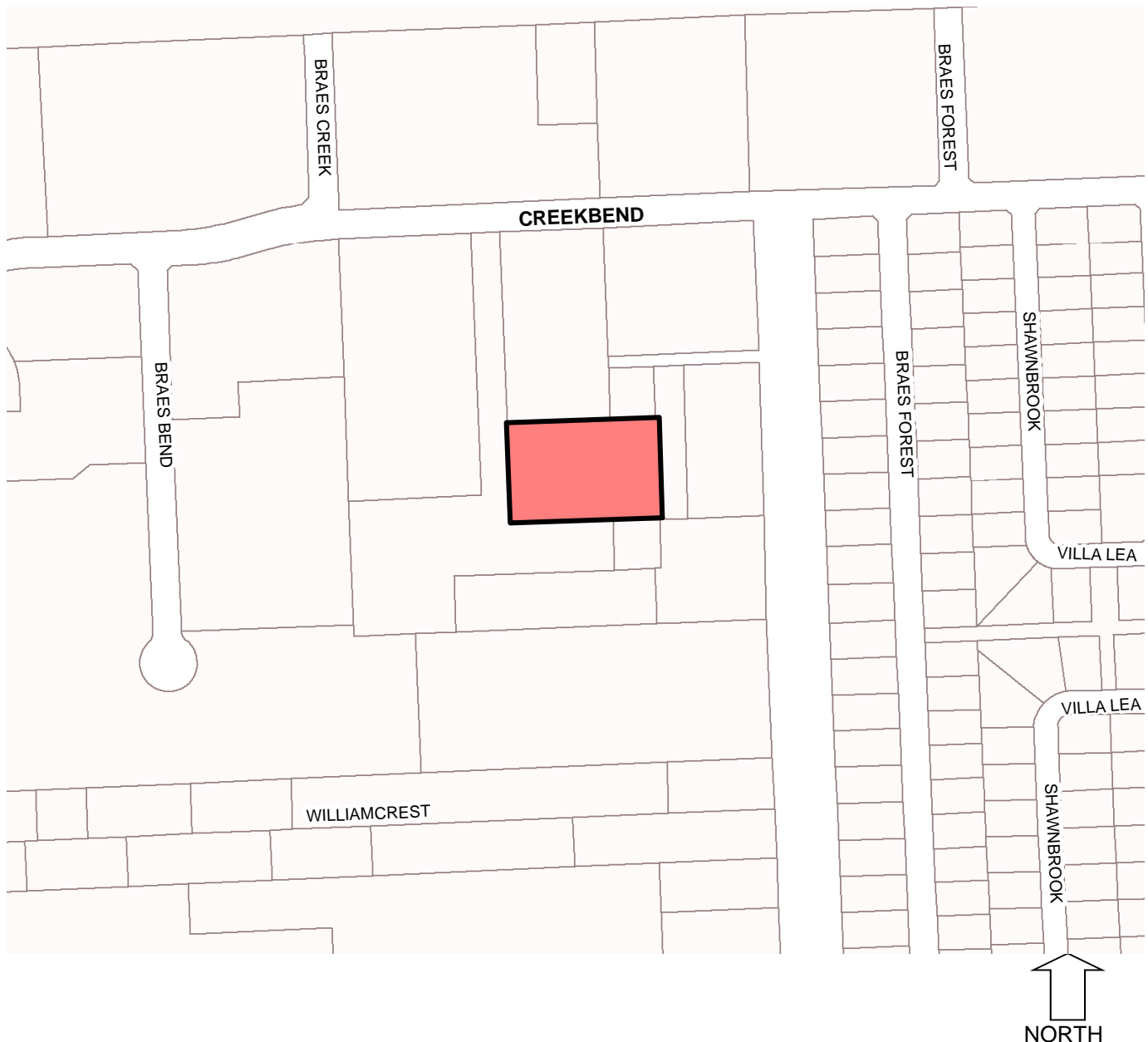
**ITEM: 117**

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: New Life Marine Services

Applicant: Tetra Surveys



**D – Variances**

**Site Location**



# Houston Planning Commission

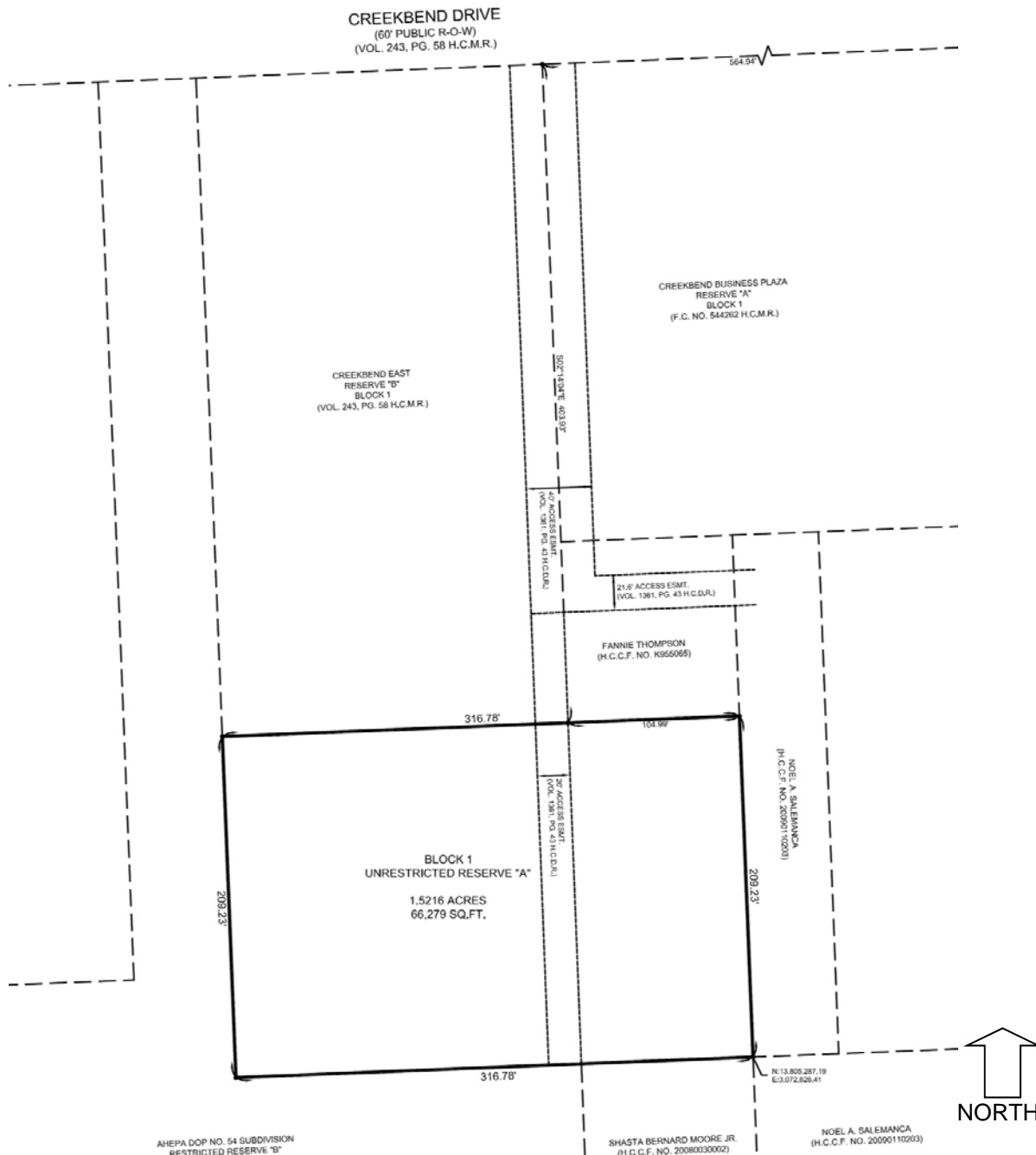
## ITEM: 117

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: New Life Marine Services

Applicant: Tetra Surveys



**D – Variances**

**Subdivision**

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# Houston Planning Commission

## ITEM: 117

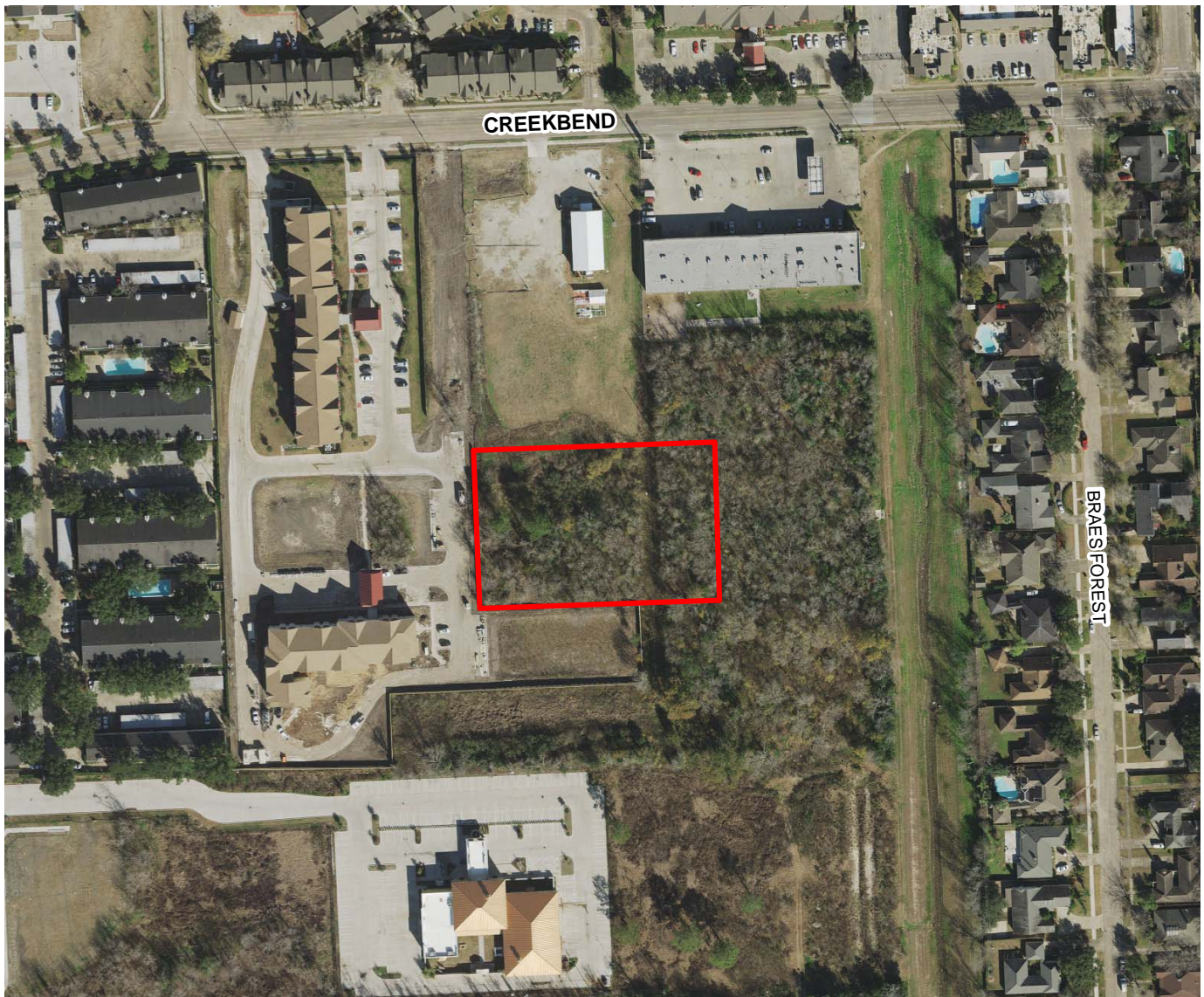
Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: New Life Marine Services

Applicant: Tetra Surveys



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**D – Variances**

**Aerial**

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# **SITE CONSTRUCTION NOTES:**

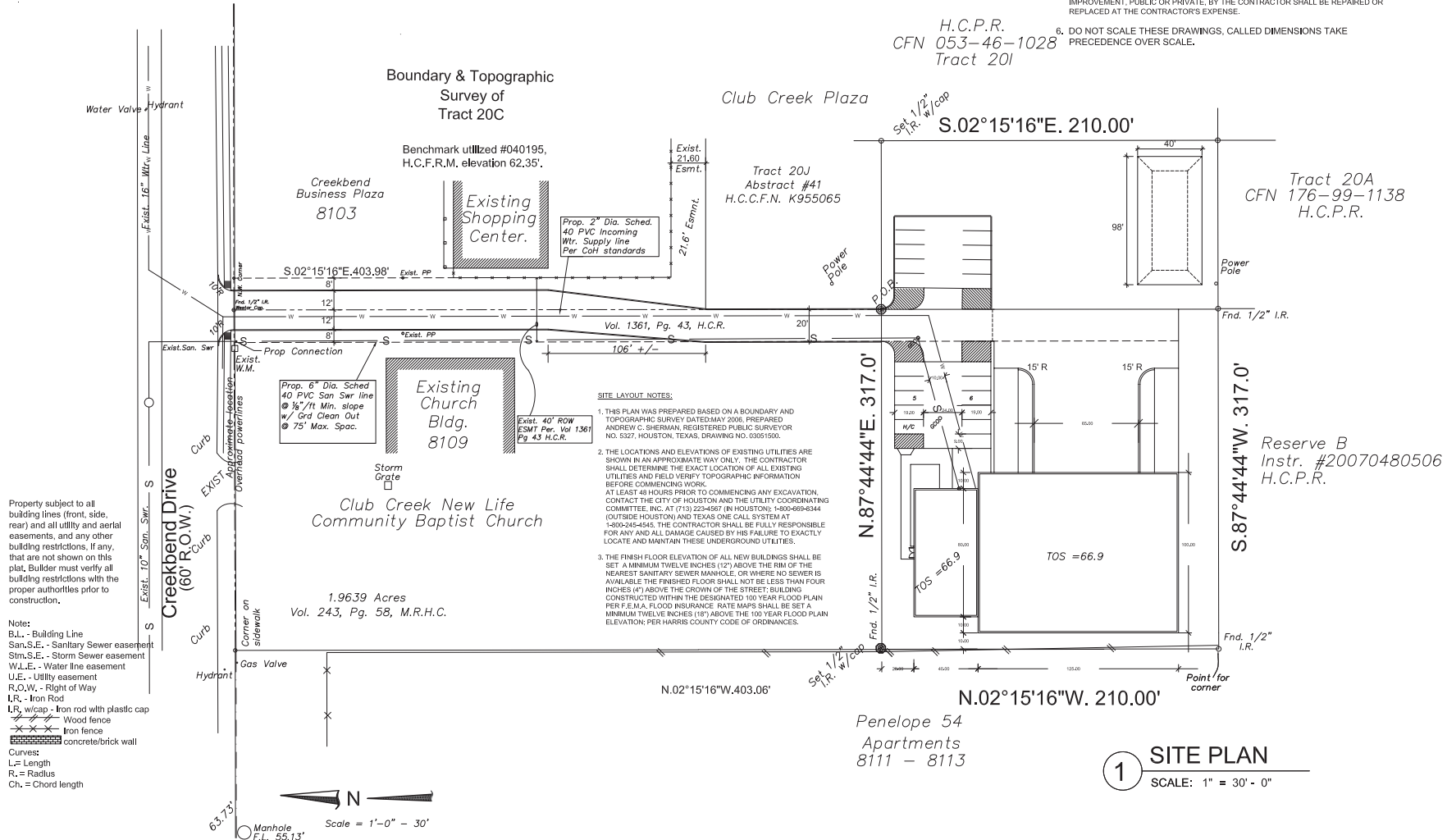
1. CONSTRUCT NEW CONCRETE DRIVEWAY FOR OPEN CURB STREET PER COH INFRASTRUCTURE REQUIREMENTS, REF. SEE DETAIL SHEET C-4
2. CONSTRUCT NEW 9" THICK REINFORCED CONCRETE PAVEMENT PER PAVING NOTE NO. 2 REF. SEE DETAIL SHEET C-4
3. CONSTRUCT 9" THICK CONCRETE SIDEWALK REINFORCED WITH #6x9" #1010 W.W.F. MAX SLOPE IN DIRECTION OF TRAVEL 5% OR 1/20 MAX CROSS SLOPE 2% OR 1/50, CONTIGUOUS SLOPE FULL LENGTH 5% OR 1/20 OF SIDEWALK.
4. CONSTRUCT NEW 6" HIGH CONCRETE CURB RAMP WIDTH OF SIDEWALK, BY 6" LG. WITH A MAXIMUM SLOPE OF 1:12 AND A TEXTURED NON-SLIP FINISH SAW-CUTS AT 2" O.C. 90 DEGREES TO DIRECTION OF TRAVEL.
5. PAINT NEW 4 INCH WIDE SOLID PARKING STRIPS. USE TWO (2) COATS YELLOW "TRAFFIC PAINT".
6. NEW ACCESSIBLE AND ACCESSIBLE PARKING SPACE, NEW CONCRETE PAVEMENT SHALL BE LEVEL, REASONABLY SMOOTH, AND THE SLOPE NOT TO EXCEED 2% OR 1/50 IN ALL DIRECTIONS. PAINT NEW 4 INCH WIDE SOLID PARKING STRIPS AND ACCESSIBLE (MINIMUM 8" WIDE) WITH 450 HASH STRIPES AT 4'-0" O.C. USE TWO (2) COATS YELLOW "TRAFFIC PAINT".
7. NEW INTERNATIONAL SYMBOL OF ACCESS (54" W. BY 60" H.). USE TWO (2) COATS YELLOW "TRAFFIC PAINT". (1 SPACE TOTAL)
8. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED SIGN ON A 2"Ø BY 0.189" G.I. STEEL POST SET IN CONCRETE SHOWING THE SYMBOL OF ACCESSIBILITY. ONE SPACE SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 80 INCHES MINIMUM ABOVE PAVING. SEE DETAIL THIS SHEET. (1 SPACES TOTAL)
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING AND LANDSCAPING ARE BY LANDSCAPE CONTRACTOR.

## **UTILITY CONSTRUCTION NOTES:**

1. WATER TAP TO MAIN LINE PER UTILITY COH REQUIREMENTS
2. A COH QUALIFIED PLUMBING CONTRACTOR SHALL INSTALL THE NEW 1 1/2"Ø WATER TAP AND SET THE NEW 1 1/2"Ø WATER METER, CUT OFF VALVE AND METER BOX IN THE RIGHT OF WAY PER COH REQUIREMENTS AT TIME OF BUILDING CONSTRUCTION.
3. THE PLUMBING CONTRACTOR SHALL INSTALL THE NEW 2"Ø SCHED. # 40 P.V.C. WATER LINE FROM METER LOCATION TO THE BUILDING PAD.
4. THE PLUMBING CONTRACTOR SHALL LAY A NEW 6"Ø SCHED. 40 PVC.) SANITARY SEWER LINE FROM THE BUILDING PAD AND CONNECT SANITARY SEWER MANHOLE

## **GENERAL CONSTRUCTION NOTES:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE INTERNATIONAL BUILDING CODE (I.C.C.) W/ CITY OF HOUSTON AMENDMENTS, LATEST EDITION.
2. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR (G.C.) SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE GENERAL CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW AND UNDERSTAND THESE PLANS, VERIFY ALL DIMENSION AND SITE CONDITIONS, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR DIFFERENCES FROM THE INTENT OF THESE DRAWINGS.
4. CONTRACTOR SHALL COMPLY WITH LATEST OSHA AND STATE OF TEXAS REQUIREMENTS FOR EXCAVATION, TRENCHING AND SHORING.
5. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS OR SURROUNDING IMPROVEMENT, PUBLIC OR PRIVATE, BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. DO NOT SCALE THESE DRAWINGS, CALLED DIMENSIONS TAKE PRECEDENCE OVER SCALE.







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**Application Number:** 2015-1491  
**Plat Name:** New Life Marine Services  
**Applicant:** Tetra Surveys  
**Date Submitted:** 07/13/2015

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

**Specific Variance is being sought and extent of variance:**

To remove the requirement to have 60 feet of road frontage for this particular plat.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Unrestricted reserve 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**

**(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;**

Because of the physical location of this particular tract of land it has no direct frontage on a public or private road. The land is accessed via an access easement from Creekbend Drive, this easement is 40 feet wide at Creekbend Drive and extends South for 336 feet at which point it becomes 20 feet wide and continues South across the subject property. Since the property will be used for private office and warehouse space the access easement should be adequate to service the property.

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

The property was in this configuration before the current land owner purchased the property and is therefore not created by nor imposed by the land owner.

**(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 the property has no frontage along a public or private road. The adjoining property that the subject property is taking access through meets all of the requirements in this chapter for a reserve so the road frontage will not be affected in any way.

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

The granting of this variance will have no impact to the public health, safety or welfare. Because the site will be used as private office space there will be minimal traffic in and out of the property. This will have minimal impact on the traffic along Creekbend Drive and the surround properties.

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

The unique physical characteristics of this tract of land that prevent the land owner from complying with this ordinance are the sole justification of the variance.



# Houston Planning Commission

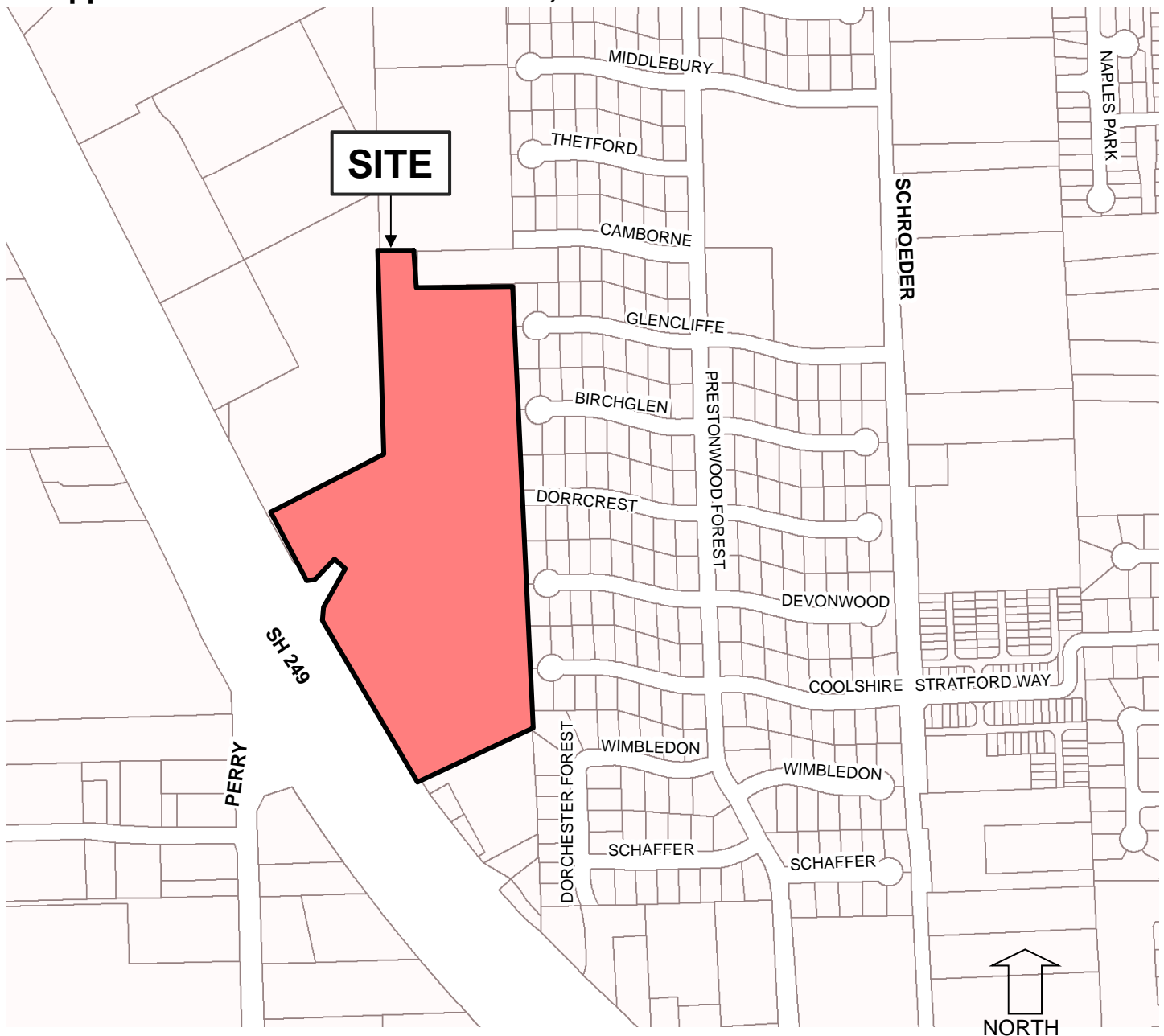
ITEM: 118

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Prince of Peace Catholic Community Sec 1 replat no 1 and extension

Applicant: Windrose Land Services, Inc.

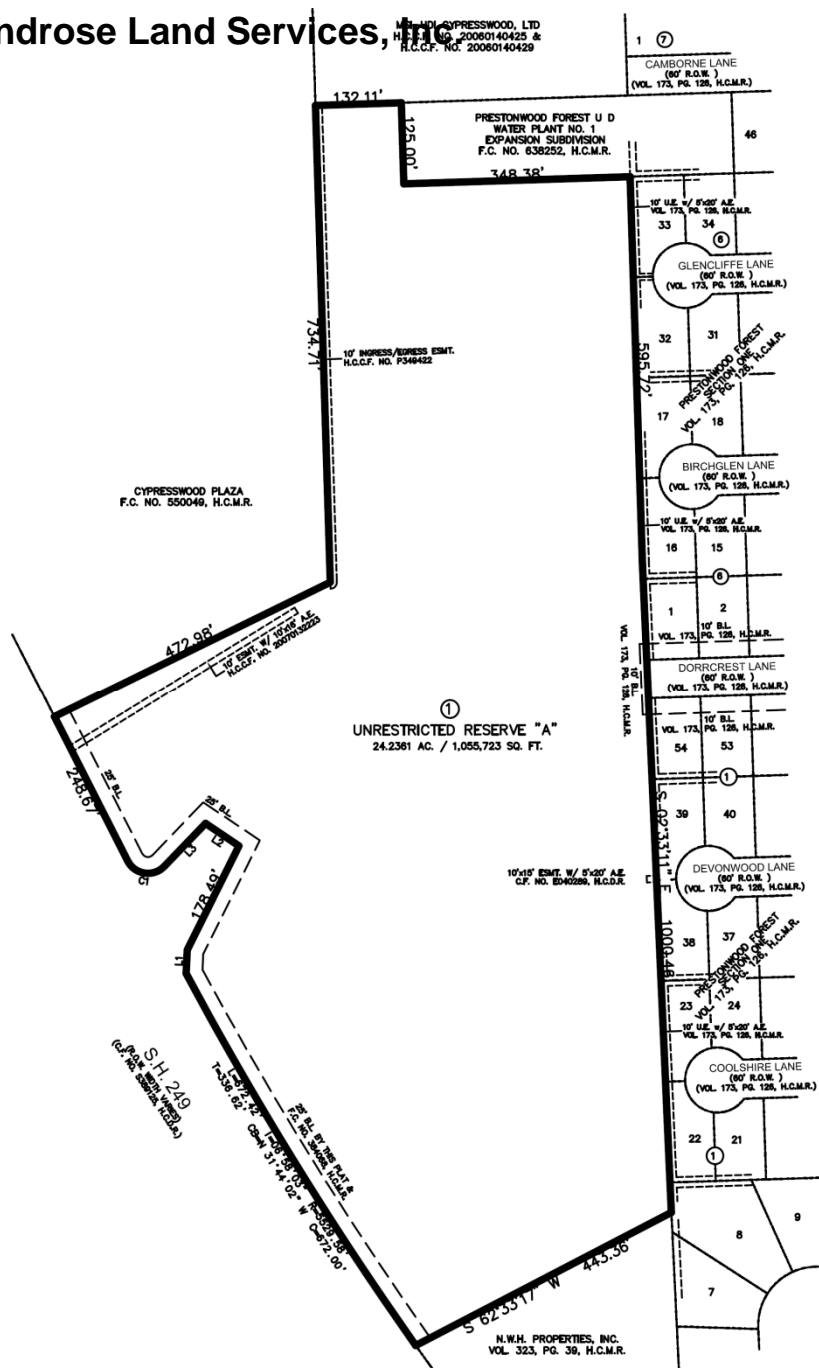


D – Variances

Site Location

**Meeting Date: 08/20/2015**

**Applicant: Windrose Land Services, Inc.**



## Subdivision

# Houston Planning Commission

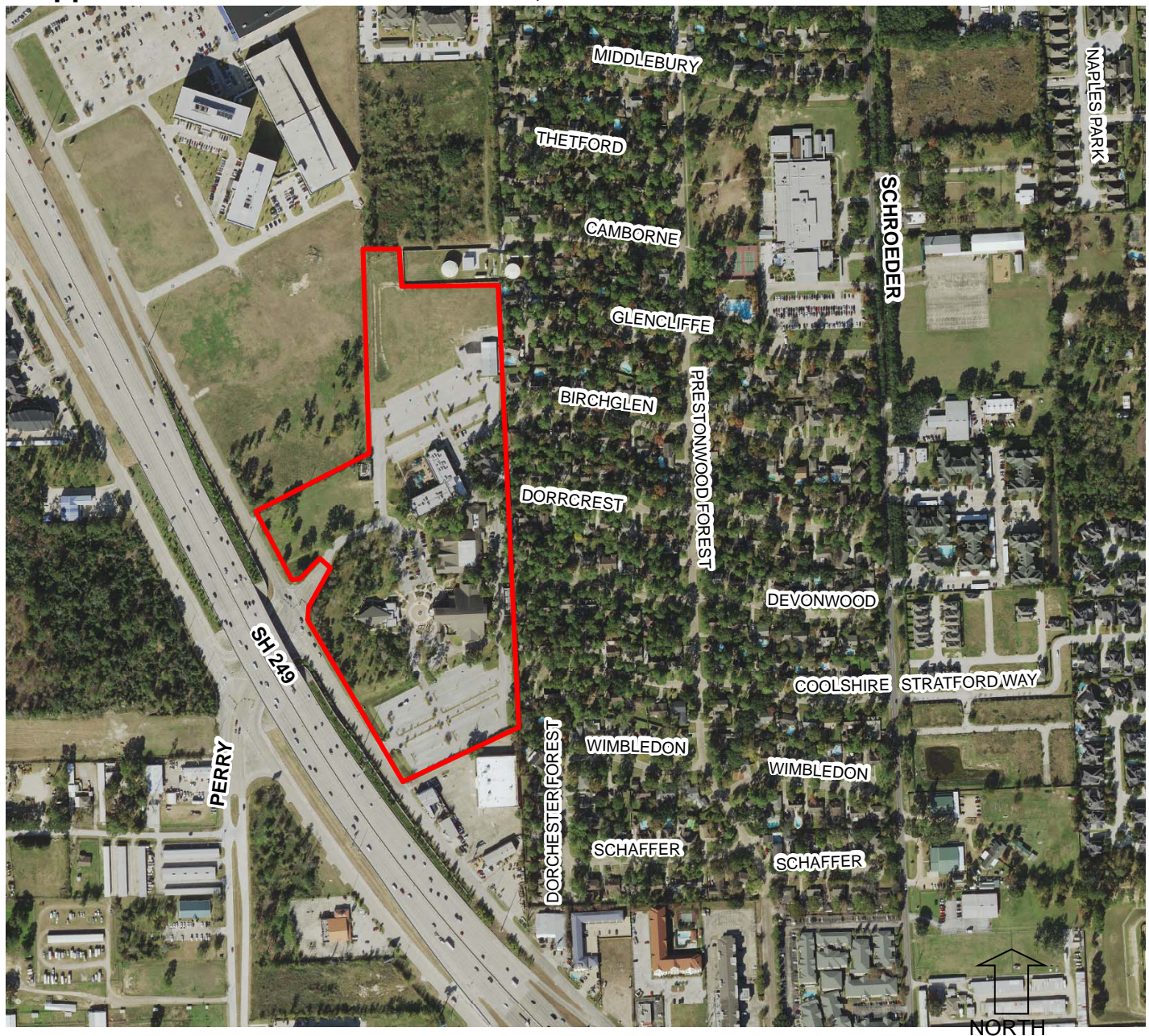
ITEM: 118

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Prince of Peace Catholic Community Sec 1 replat no 1 and extension

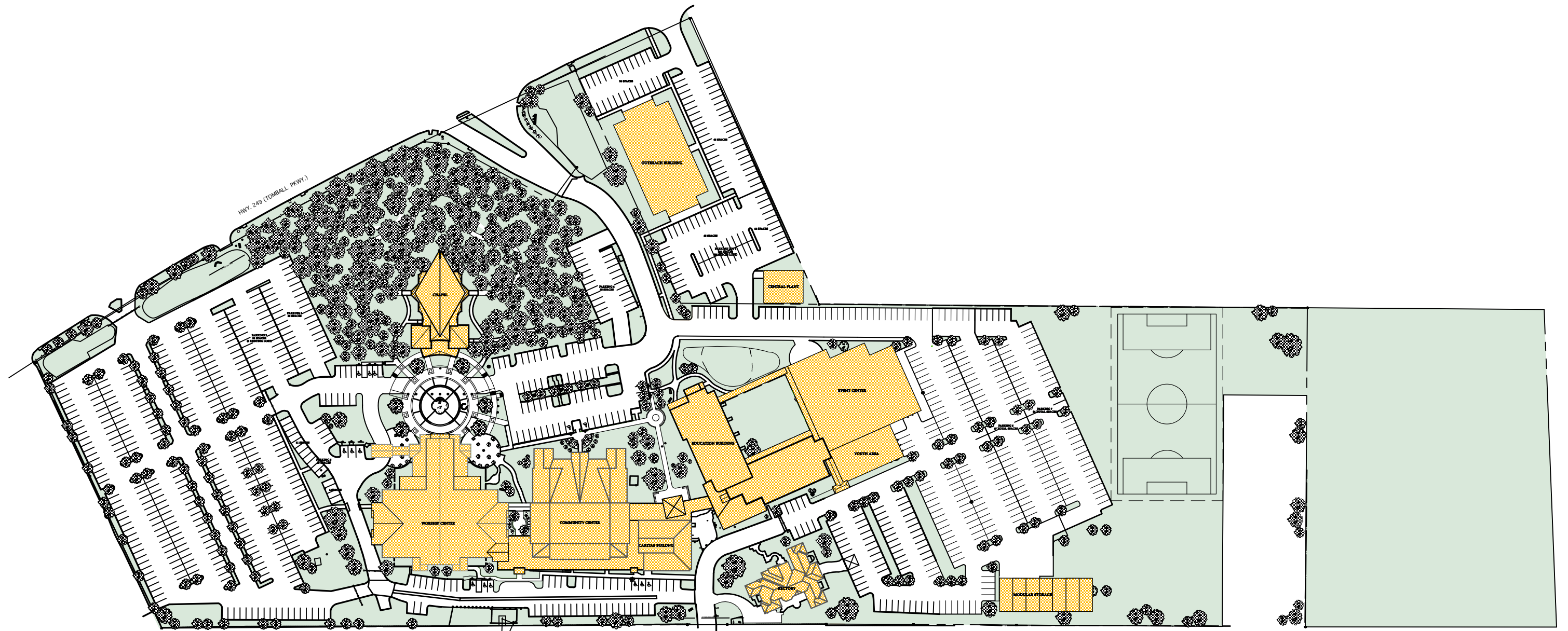
Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



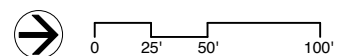


PRINCE OF PEACE  
CATHOLIC COMMUNITY  
19222 TOMBALL PARKWAY  
HOUSTON, TX 77070

### MASTER PLAN

JACKSON & RYAN ARCHITECTS

AUGUST 13, 2014



#### LEGEND

- EXISTING PARKING
- NEW PARKING
- EXISTING BUILDING
- RENOVATED BUILDING
- NEW BUILDING





**Application Number:** 2015-1648

**Plat Name:** Prince of Peace Catholic Community Sec 1 replat no 1 and extension

**Applicant:** Windrose Land Services, Inc.

**Date Submitted:** 08/07/2015

**(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 Dorrcrest Lane and to not require an east-west street to meet intersection spacing requirements.

**Chapter 42 Section:** 127 & 135

**Chapter 42 Reference:**

Ch. 42-127 - Intersections of major thoroughfares; Ch. 42-135 – Street Extension

**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 24 acres located on the east side of State Highway 249 approximately 2,400 feet south of the intersection with Cypresswood Drive. The site is bordered by the state highway on the west and south sides, by commercial and multifamily uses to the north, and by single-family residential use to the east. The site is the Prince of Peace Catholic Community, which is one of the largest and most recognizable institutional lifestyle centers in the Houston area. The facility was first established at this location in 1972 and has seen significant expansions in 1994, 2005 and 2011. The applicant is platting the property to add an outreach center, events center, youth building, and athletic field. The applicant is requesting a variance to not extend Dorrcrest Lane beyond its current location and to not require an east-west street through their property to meet intersection spacing requirements. The justification for the request is that the unusual physical characteristics of the site simply do not allow for a street extension. Specifically, the applicant would have to demolish significant portions of the Community Center, Education Building and Rectory to allow for an extension and/or turnaround at the current dead-end of the Dorrcrest right-of-way. Currently, Dorrcrest Lane terminates in to the east boundary of the site and transitions to a private parking area and drive aisle. This configuration has been in place for decades and has been a viable, safe configuration for the applicant and adjacent residents. The point of access also serves as the facility's only east-bound emergency route, being the point of beginning for the fire lanes that support the newer facilities. Because Dorrcrest is the only available right-of-way to extend on the applicant's property and because it cannot be extended, the applicant cannot provide an east-west street to address the maximum intersection spacing along major thoroughfares. Given that there is no viable end-point on the east side, an extension from the west is not viable. While the other streets to the east of the applicant's property (i.e. Glenclyffe Lane, Birchglenn Lane, Devonwood Lane, and Cool Shire Lane) are blocked by residential streets with cul-de-sacs, there is still a possibility of extending Camborne Lane. However, Camborne Lane lies just off the applicant's property to the north.

**(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. The existing buildings, some of which have been constructed as recently as 2011, totally prevent the extension of Dorrcrest. A cul-de-sac is also not an option because of existing buildings and fire lanes that are necessary to support the existing facilities. The applicant has continued to expand their facilities since 1972 and has unknowingly put themselves in a position where they are not able to provide a street extension or east-west street anywhere on the property to meet City regulations. The variance is only way that they can continue to grow and provide services to the community without destroying legally permitted structures.

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

The intent of the regulations under consideration is to provide safe, efficient mobility for development and the surrounding areas. While an east-west street in this vicinity is not possible, there is still excellent north-south mobility along Prestonwood Forest that enables the residents of Preston Forest to reach Cypresswood to the north and State Highway 249 to the south. Further, a cul-de-sac is not a viable option as it would negatively impact the Rectory, existing parking areas, necessary drive aisles and fire lanes 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 adjacent and nearby street network provides adequate vehicular and emergency access to the proposed development and surrounding area. The existing termination and transition configuration of Dorrcrest functions very well for the applicant and the nearby residents. Further, preserving the existing conditions is critical for the applicant's facilities as the engineering and architectural design for the entire eastern portion of the complex relies on the drive aisles, fire lanes, and parking areas that would be negatively affected by a cul-de-sac.

**(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. Existing, legally permitted buildings and associated facilities block any viable east-west street route. This includes the extension or modification of the existing Dorrcrest right-of-way.

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Southmore Addition Sec 1 Outlot 109 Partial Replat No 1 (DEF 1)**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

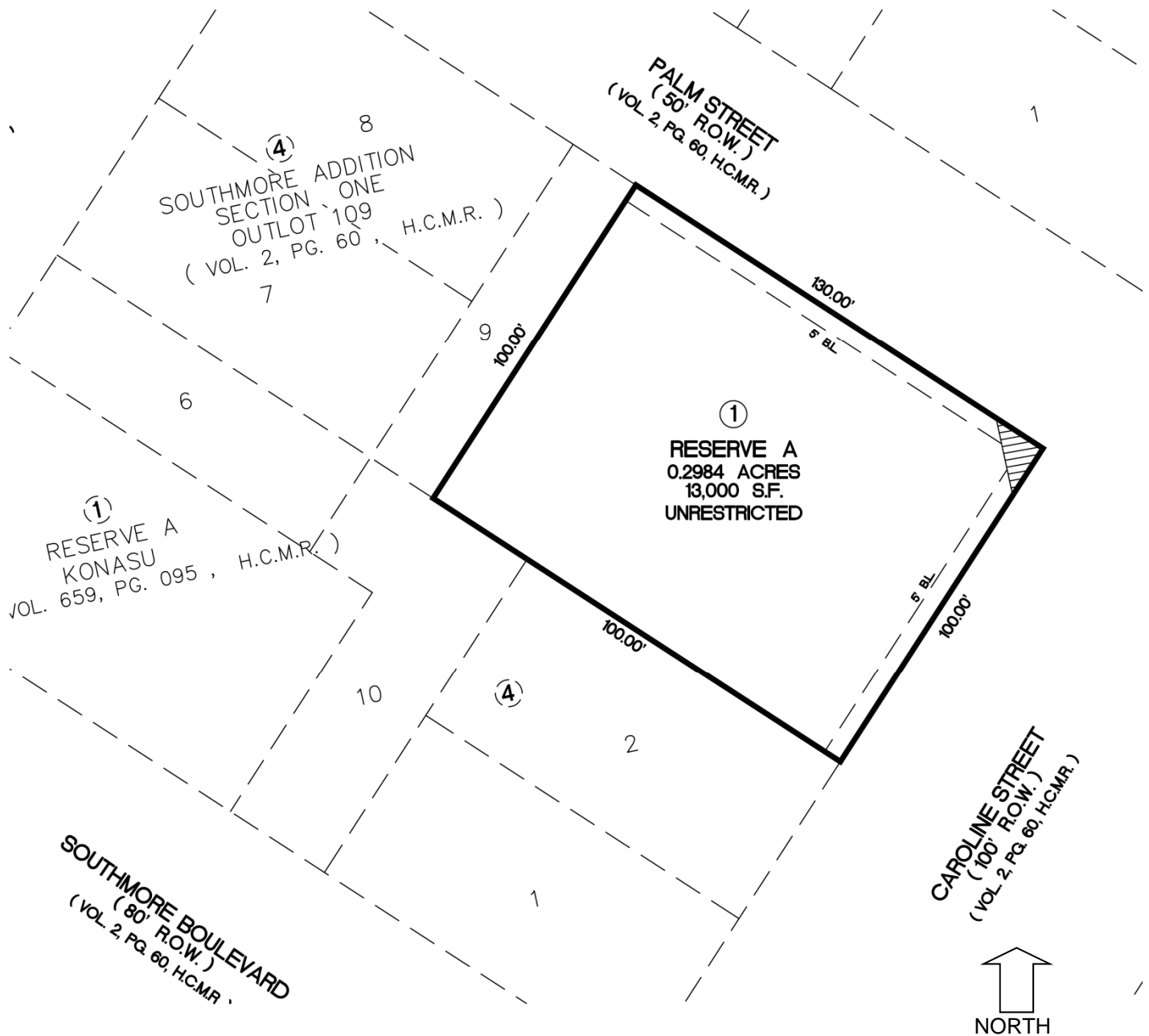
ITEM: 119

Planning and Development Department

Meeting Date: 08/20/2015

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

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 119

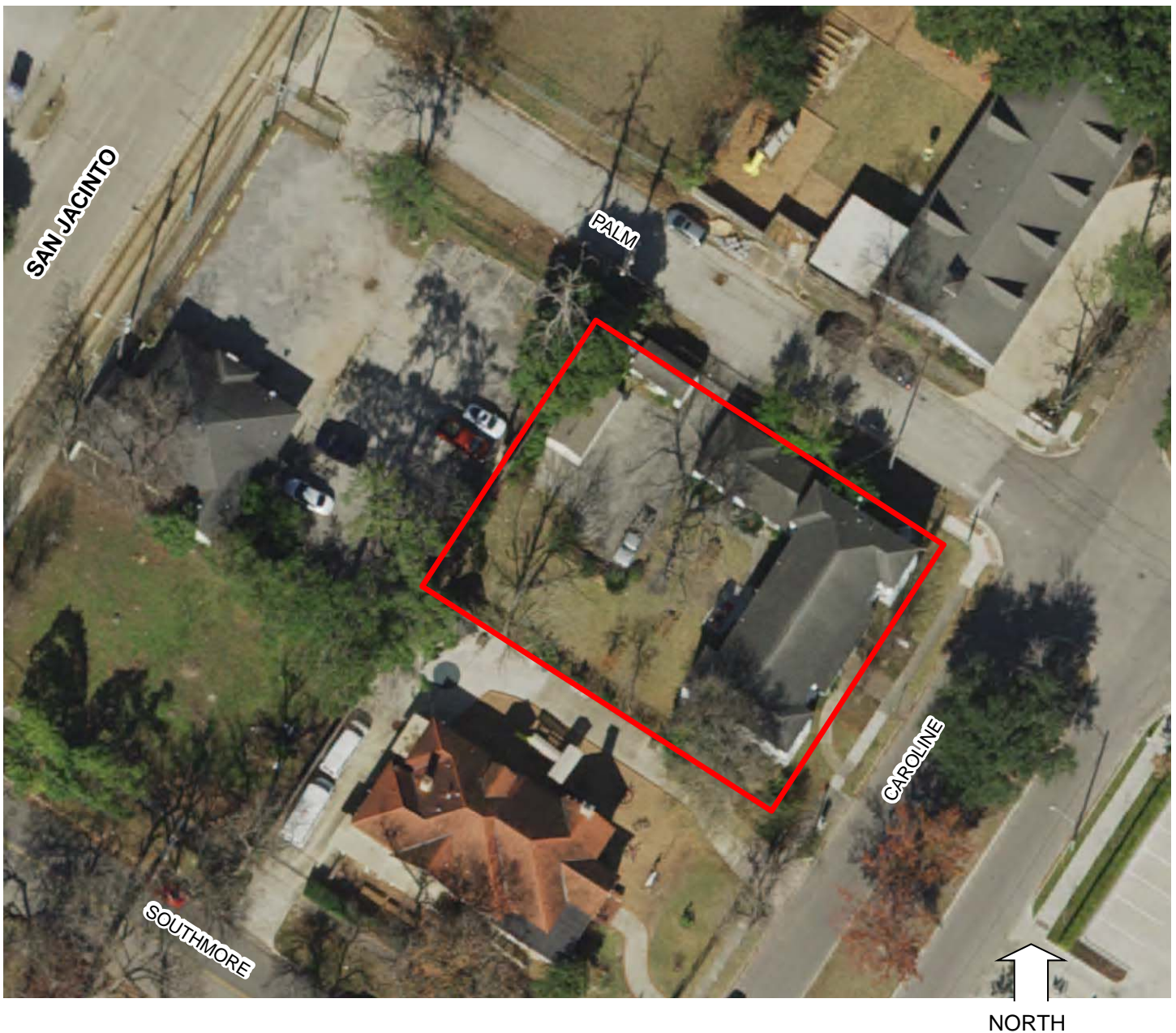
Planning and Development Department

Meeting Date: 08/20/2015

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**Subdivision Name:** Southmore Addition Sec 1 Outlot 109 Partial Replat No 1 (DEF 1)

**Applicant:** Vernon G. Henry & Associates, Inc.



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**D – Variances**

**Aerial**

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# THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

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



## THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

LANDSCAPE PLAN

2

PERKINS  
+ WILL





# THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

CAROLINE BOULEVARD ELEVATION

3

PERKINS  
+ WILL





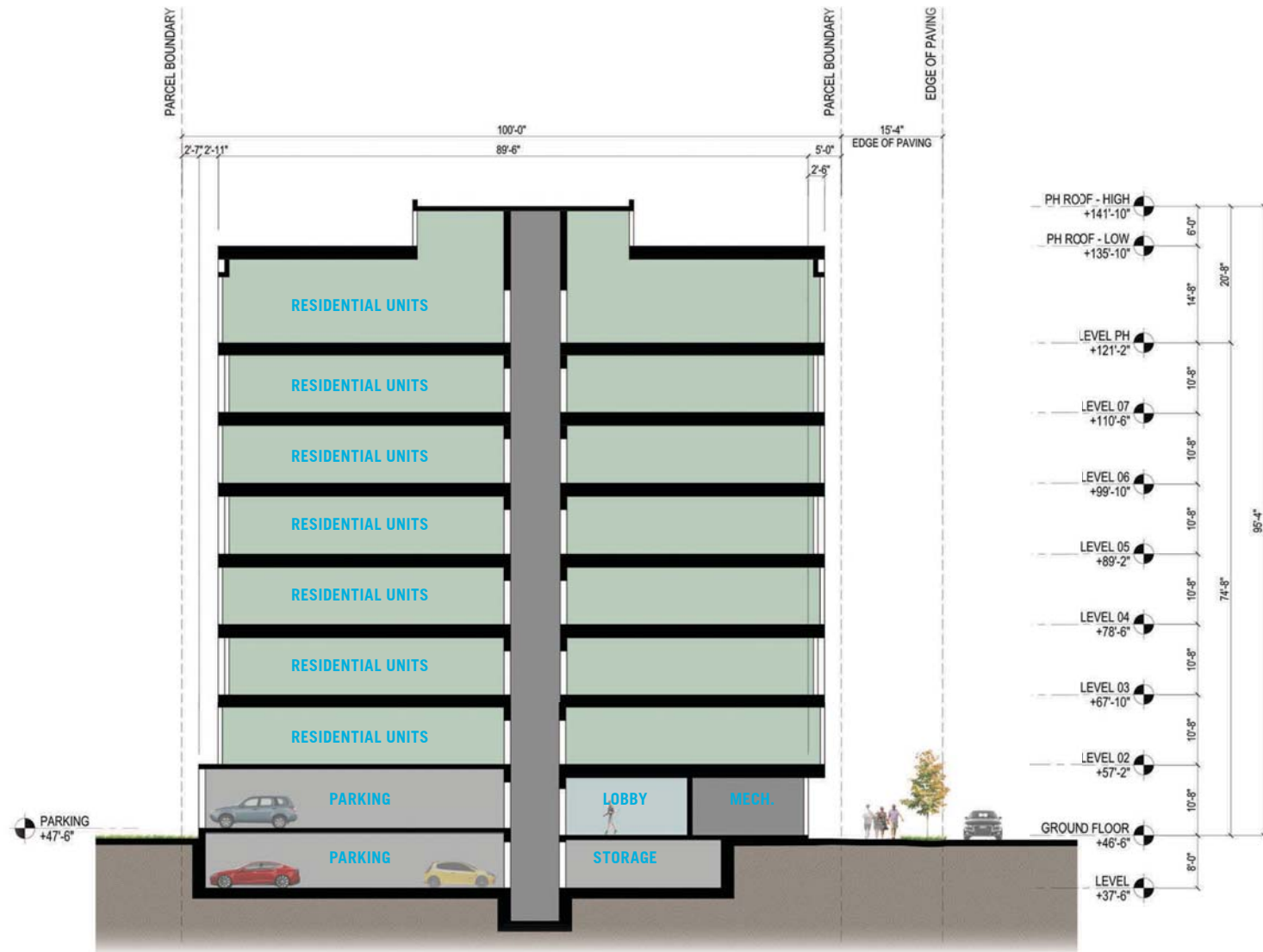
# THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

PALM AVENUE ELEVATION

4

PERKINS  
+ WILL



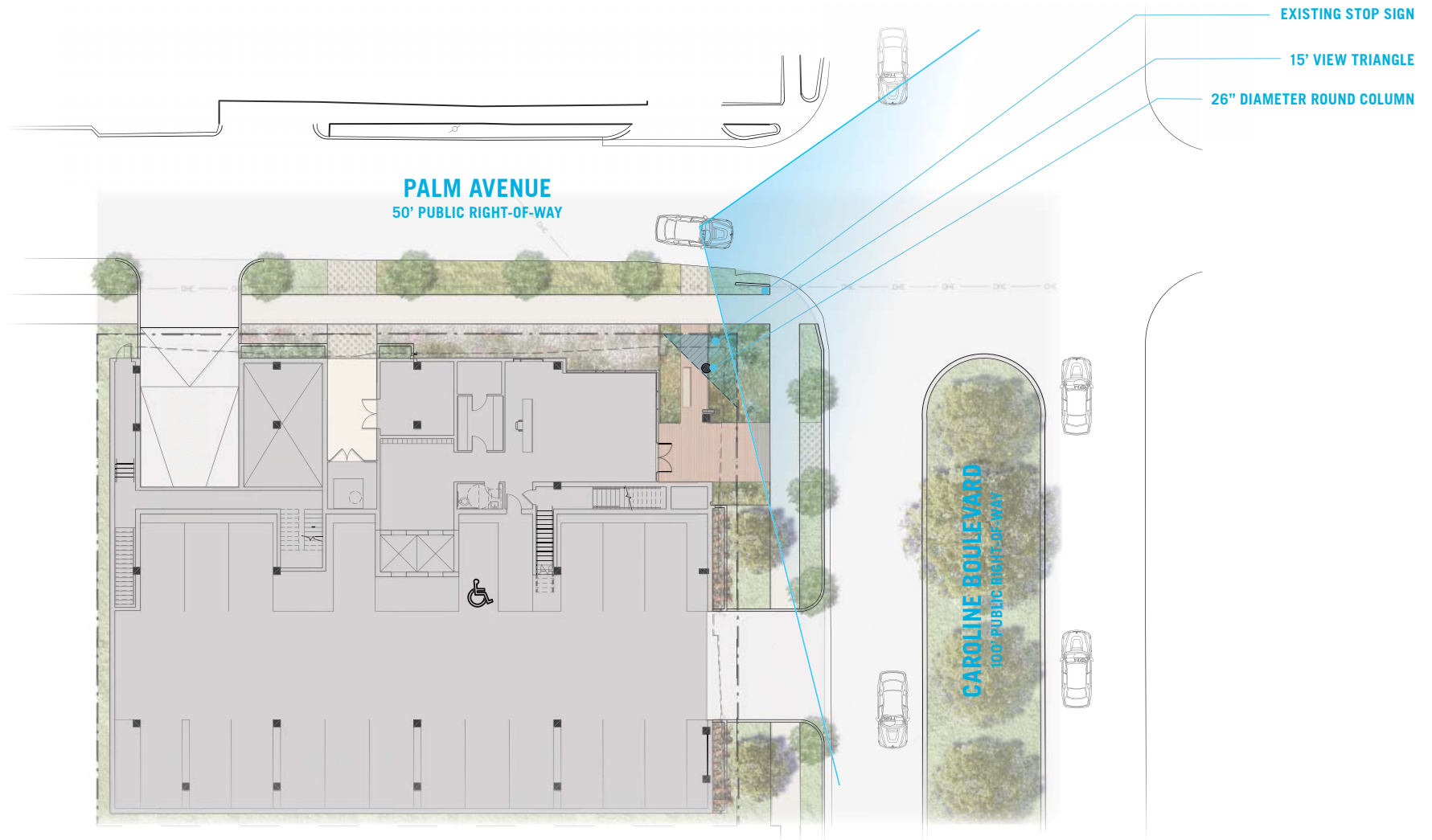
# THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

BUILDING SECTION

5

PERKINS  
+ WILL



## THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.03.15

SIGHTLINE DIAGRAM

6

PERKINS  
+ WILL



## THE MONDRIAN AT THE MUSEUMS

5104 CAROLINE BOULEVARD  
08.06.15

VIEW FROM PALM AVE. FACING CAROLINE BLVD.

7

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

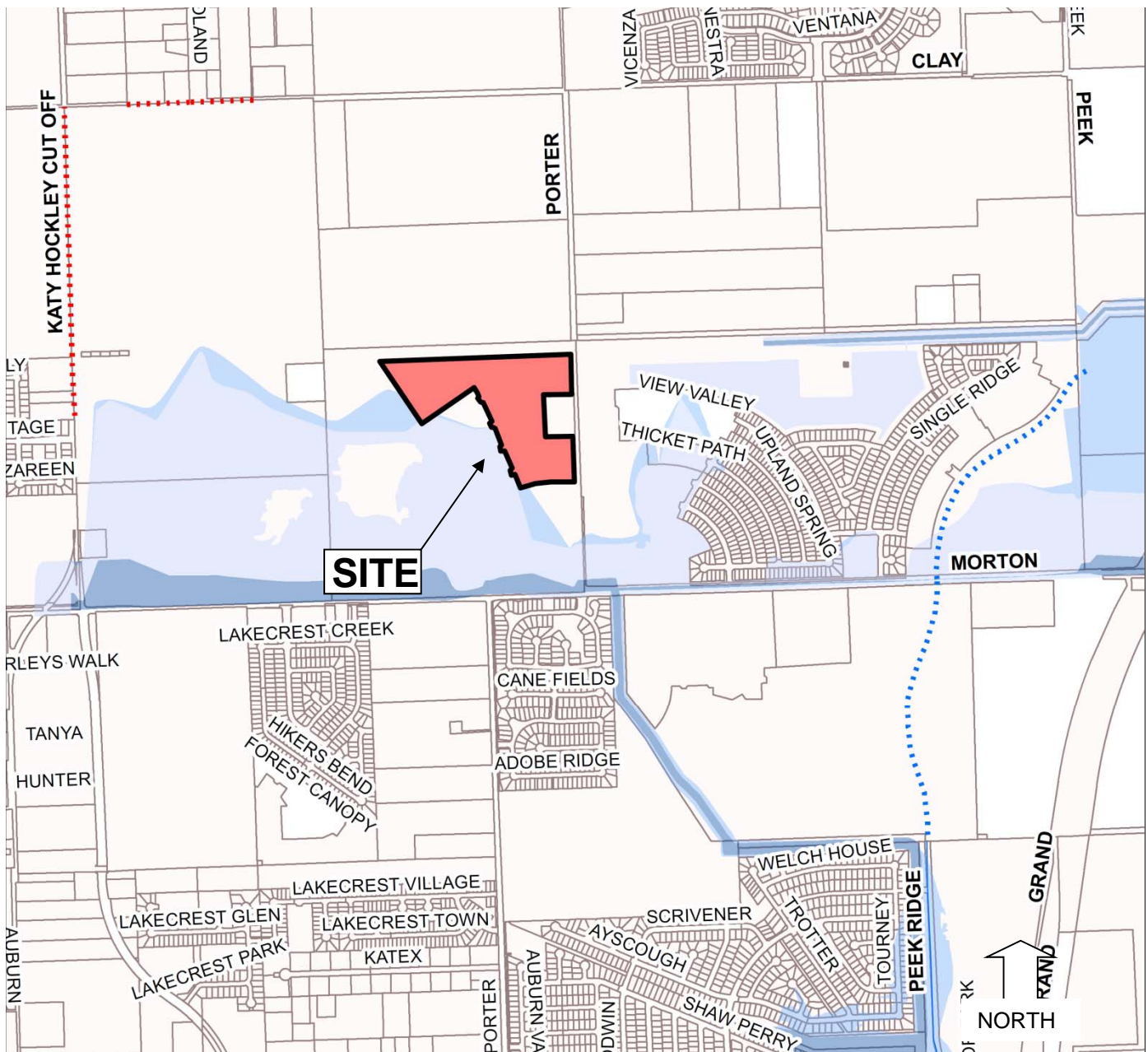
ITEM: 120

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Treviso Gardens Sec 1

Applicant: EHRA



D – Variance

Site Location

# Houston Planning Commission

## ITEM: 120

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Treviso Gardens Sec 1

Applicant: EHRA



D – Variance

Subdivision



# Houston Planning Commission

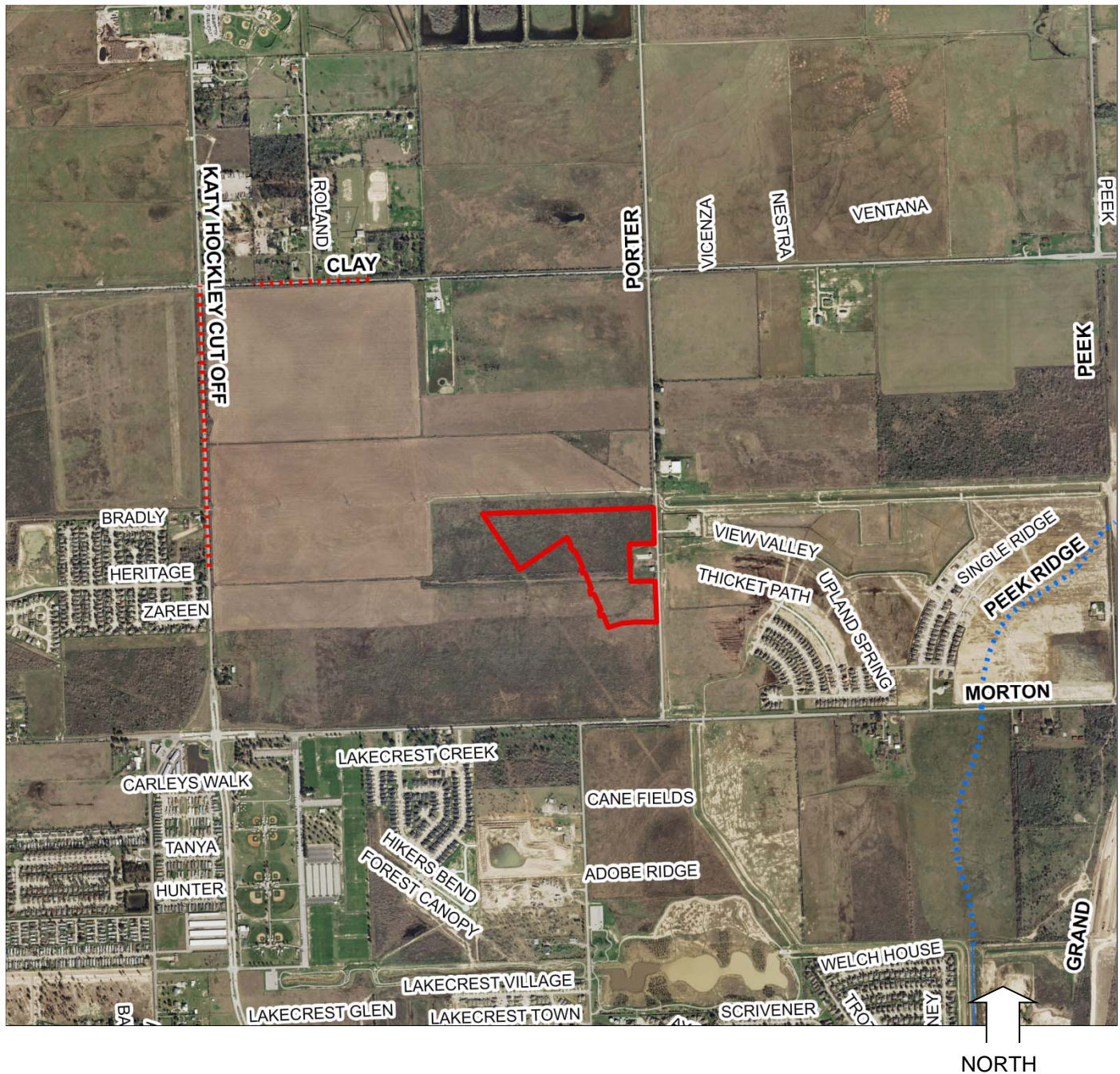
ITEM: 120

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Treviso Gardens Sec 1

Applicant: EHRA



D – Variance

Aerial





**Treviso Gardens Sec 1 - Variance Request Exhibit**  
150' Wide Future Harris County Flood Control District Easement  
and 60' Wide Houston Lighting and Power Co. Easement  
Owner: Marcello Lakes Ltd.



**Application Number:** 2015-1626

**Plat Name:** Treviso Gardens Sec 1

**Applicant:** EHRA

**Date Submitted:** 07/27/2015

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

**Specific Variance is being sought and extent of variance:**

Variance to allow a 3,032' Intersection Exception instead of 2,000'.

**Chapter 42 Section:** 42-130

**Chapter 42 Reference:**

Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 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;**

Treviso Gardens sec 1 is part of the Marcello GP. An existing 60' wide Houston Lighting and Power Co. (HL&P, now CenterPoint) easement crosses the Marcello GP west to east roughly in the middle of the development and just north of the Treviso Gardens sec 1 boundary. Through the development process, the landowner has met with Harris County Flood Control District (HCFCD) to address both site related and regional drainage needs. In discussions with HCFCD, it was determined that existing stormwater flows west of Marcello GP must flow through the tract in order to meet with existing stormwater outfalls on the east side of the tract. Thus, a 150' wide drainage easement was agreed upon and will be dedicated immediately south of the existing 60' HL&P easement. Please refer to the submitted Treviso Gardens Sec 1 Variance Request Exhibit attached to this request – the 60' HL&P easement is shown in yellow and the 150' wide proposed HCFCD easement is shown in red. Crossing both the existing 60' HL&P easement and the proposed 150' HCFCD easement with a local street is unnecessary since adequate connectivity and circulation is provided elsewhere in the Marcello GP for this section.

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

The 60' HL&P easement is an existing encumbrance and the proposed 150' HCFCD easement is necessary for regional drainage needs according to HCFCD. Neither of these easements were imposed by the applicant, rather the applicant is responding to the situation within the Marcello GP by limiting the number of crossings of these easements.

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

Chapter 42-130 specifies exceptions to intersection spacing requirements which, in general, limit street ROW crossings of land uses which present specific challenges. In this instance, the crossing of a future 150' drainage channel is specified in 42-130(a)(5) as needing a crossing at 2,000' intervals. This requirement recognizes that bridge crossings over neighborhood drainage ditches are costly to construct and thus allows greater intersection spacing versus the standard 1,400'. In this case, a 1,032' variation to the 2,000' standard is requested. The resulting intersection spacing along the future collector street is measured between a major thoroughfare (Porter Road) and a future north/south collector street. These streets carry higher traffic volumes than local streets and are thus able to handle the distributed traffic load created by granting this variance request.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the intent of Chapter 42-130 is maintained. Neighborhood and local circulation are adequately served by the proposed collector streets.

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

Justification for the variance is the location of the existing 60' wide power line easement and the future 150' wide regional drainage channel, which together create a 210' barrier between Treviso Gardens section 1 and a future east/west collector street.

# Houston Planning Commission

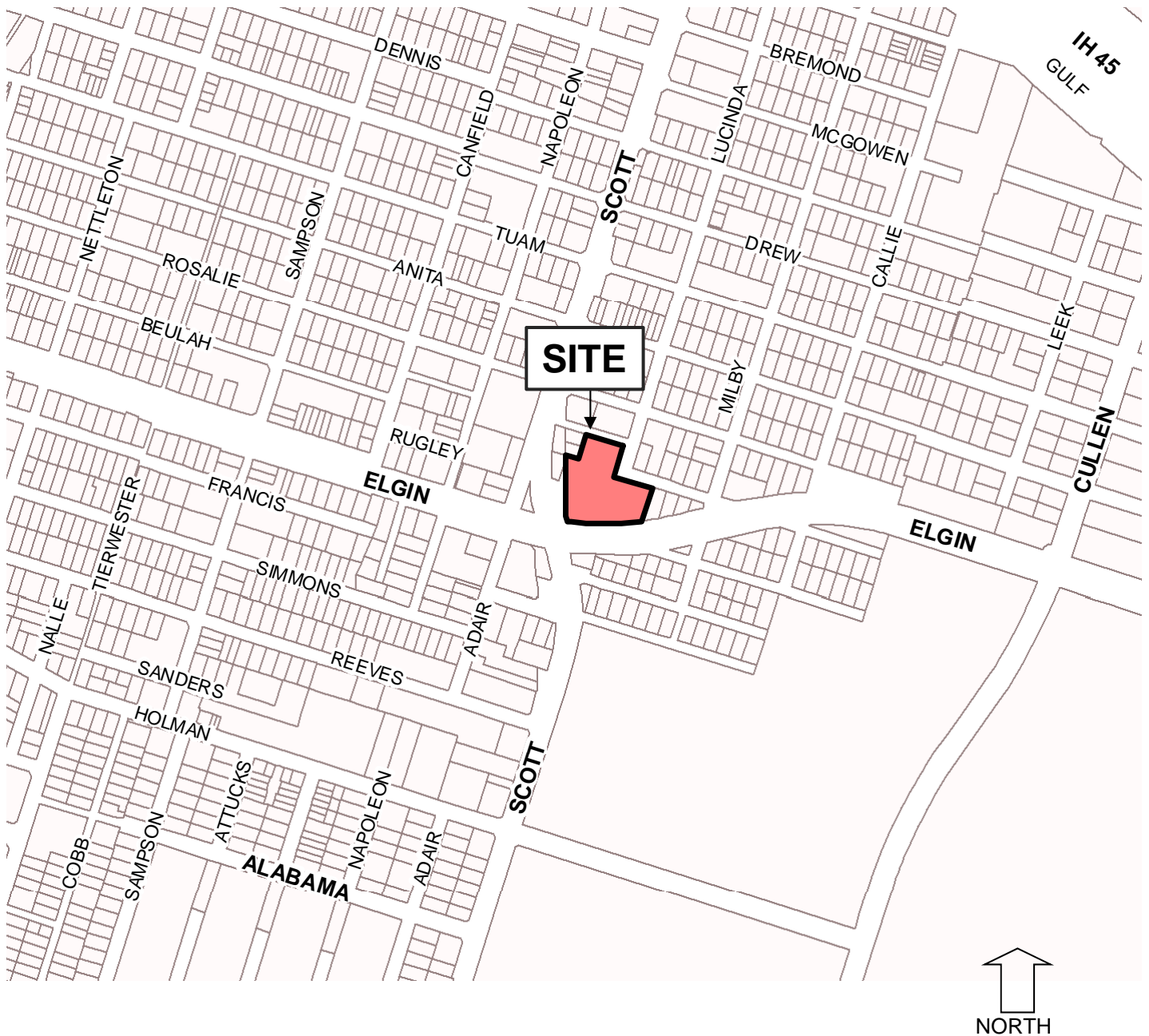
ITEM: 121

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: UH Student Housing and Retail Center (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location



# Houston Planning Commission

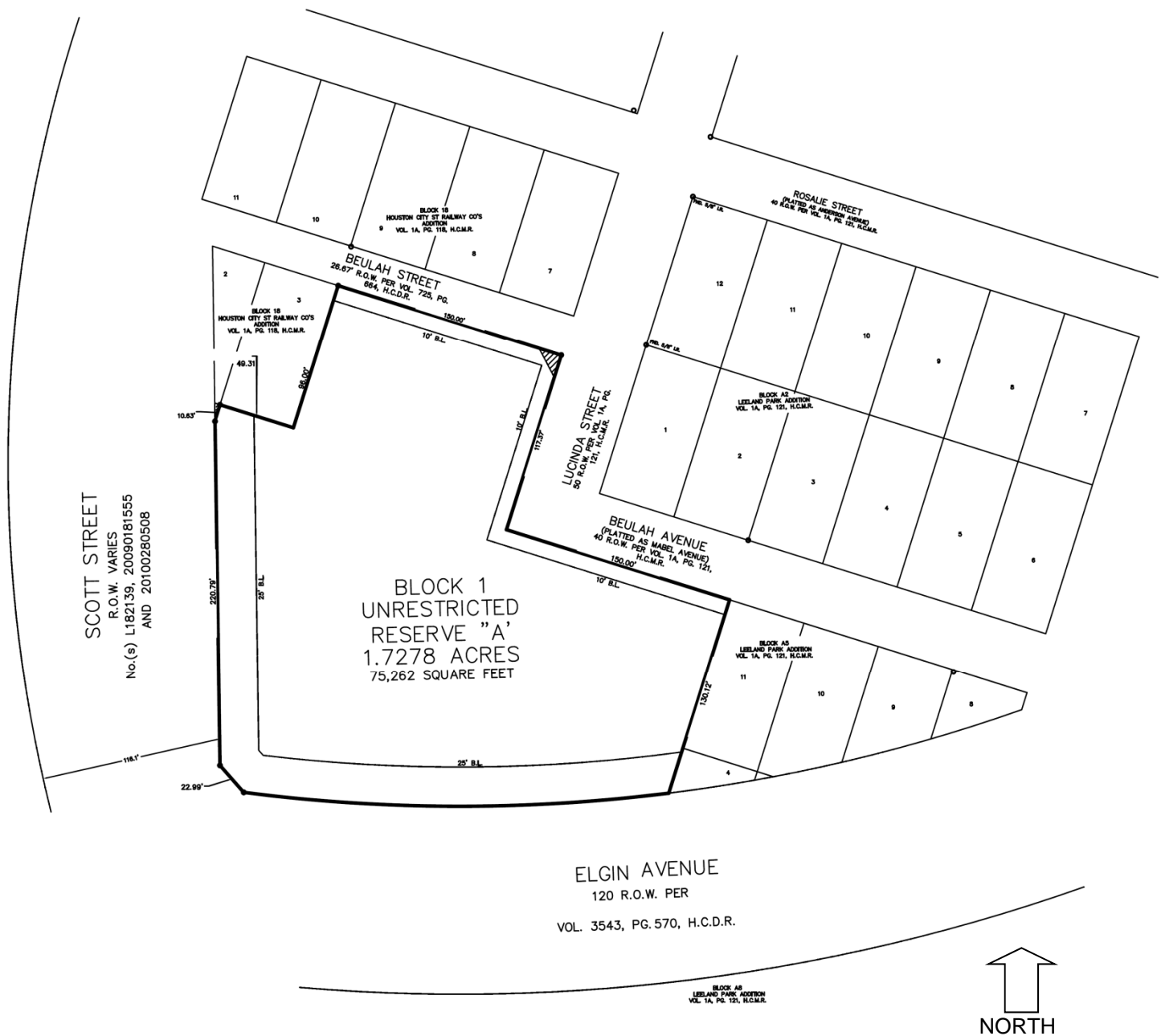
## ITEM: 121

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: UH Student Housing and Retail Center (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 121

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: UH Student Housing and Retail Center (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



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**D – Variances**

**Aerial**

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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 Avenue, Suite 110  
Houston, Texas 77027  
www.sdcollaborative.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 61,193 S.F.

DENSITY: 92.54 Units/Acre

PARKING PROVIDED:				Standard 8'-6"		Reg		VAN		TA		Total	
1st	25	0		0	1	1	1					26	Spaces
2nd	39	0		1	0	0	1					40	Spaces
3rd	39	0		1	0	0	1					40	Spaces
4th	39	0		1	0	0	1					40	Spaces
5th	39	0		1	0	0	1					40	Spaces
6th	39	2		0	0	0	0					41	Spaces
7th	20	2		0	0	0	0					2	Spaces
Surface	74	0		2	0	0	2					76	Spaces
	314	4		6	1	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
	<u>28</u>	





**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

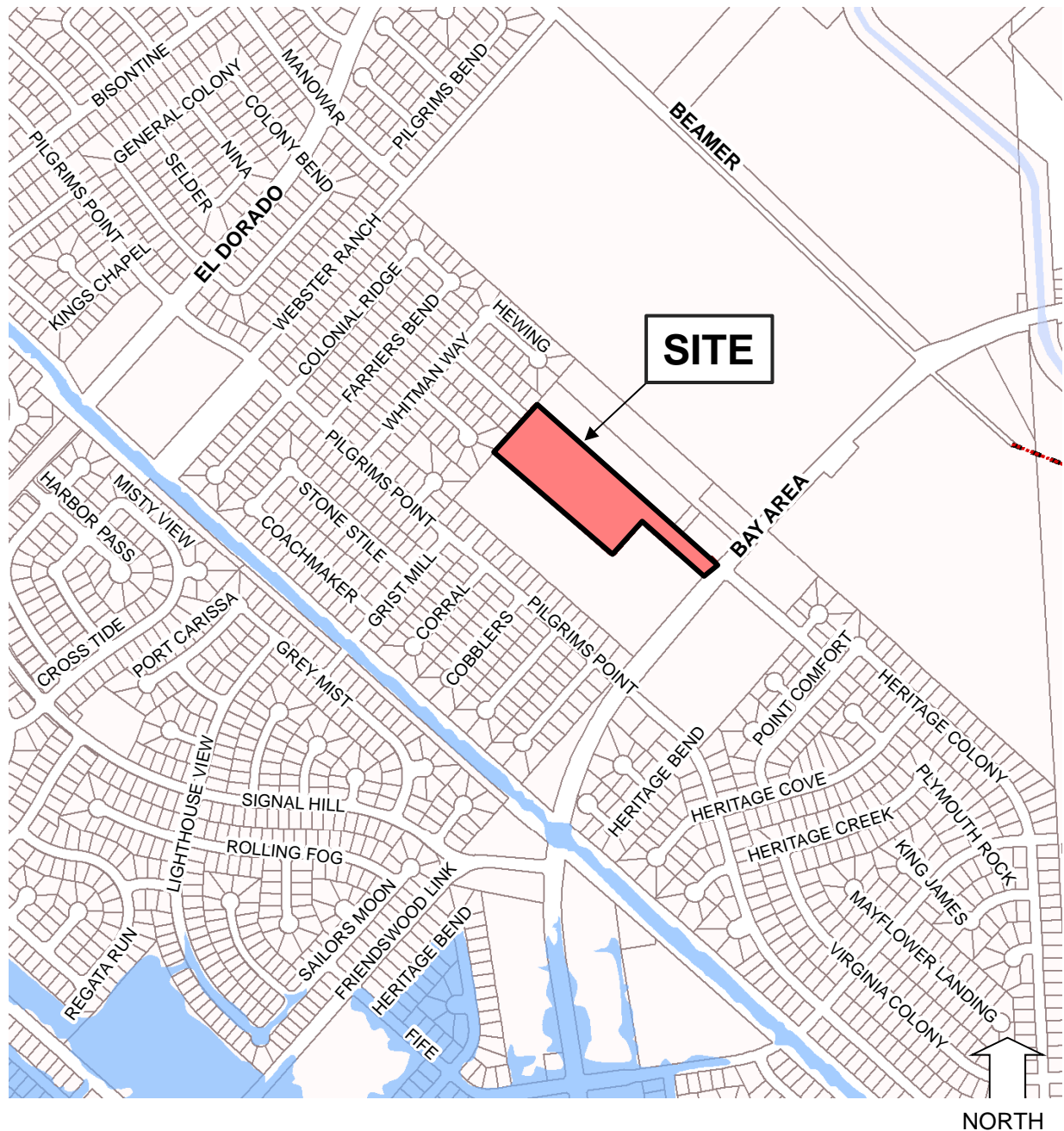
**ITEM: 122**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Friendswood Self Storage**

**Applicant: Civil Concepts, Inc**



**F- Reconsideration of Requirements**

**Site Location**

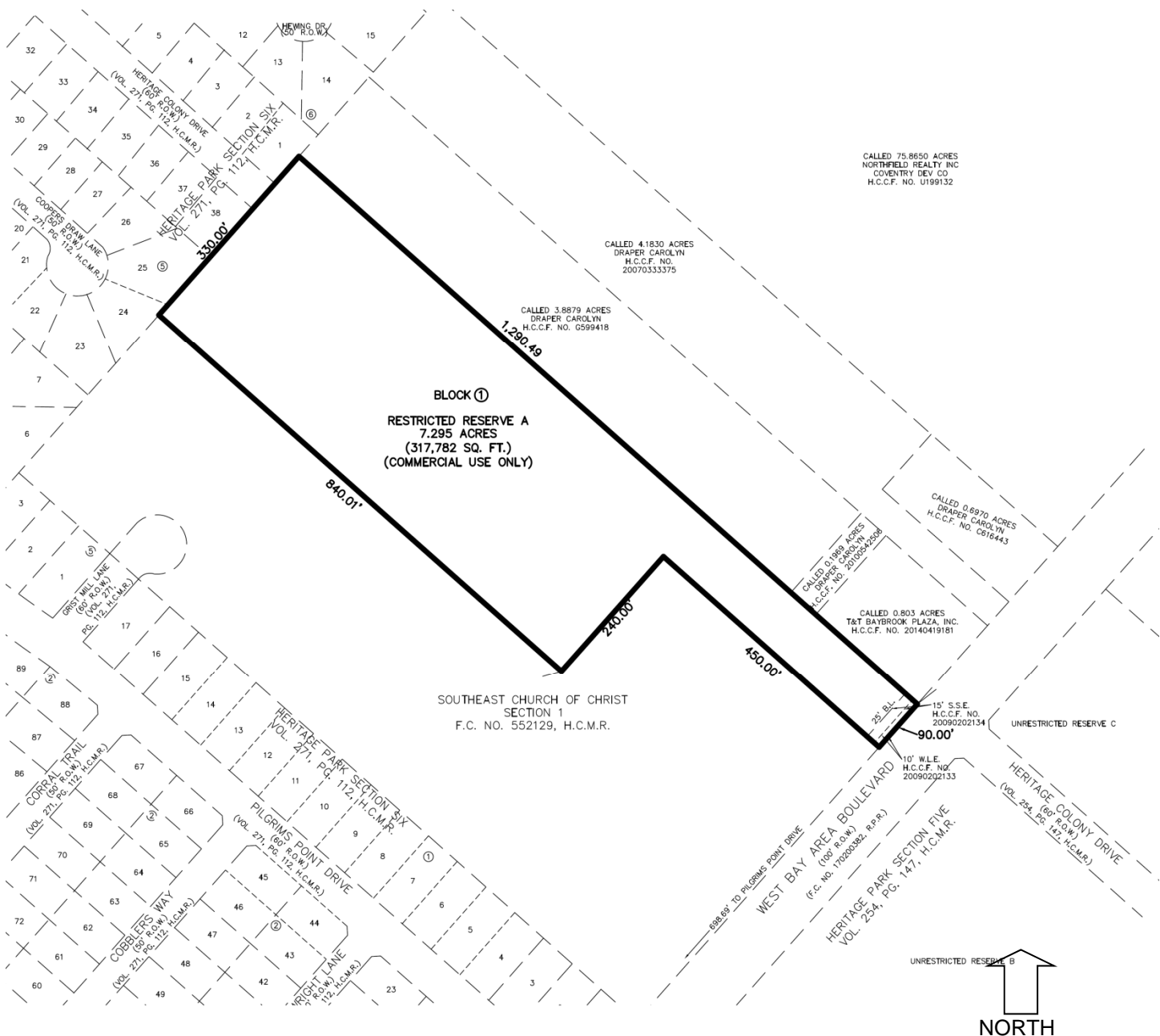
## Planning and Development Department

**ITEM: 122**

**Meeting Date: 08/20/2015**

**Subdivision Name: Friendswood Self Storage**

**Applicant: Civil Concepts, Inc**



## F – Reconsideration of Requirements

## Subdivision



# Houston Planning Commission

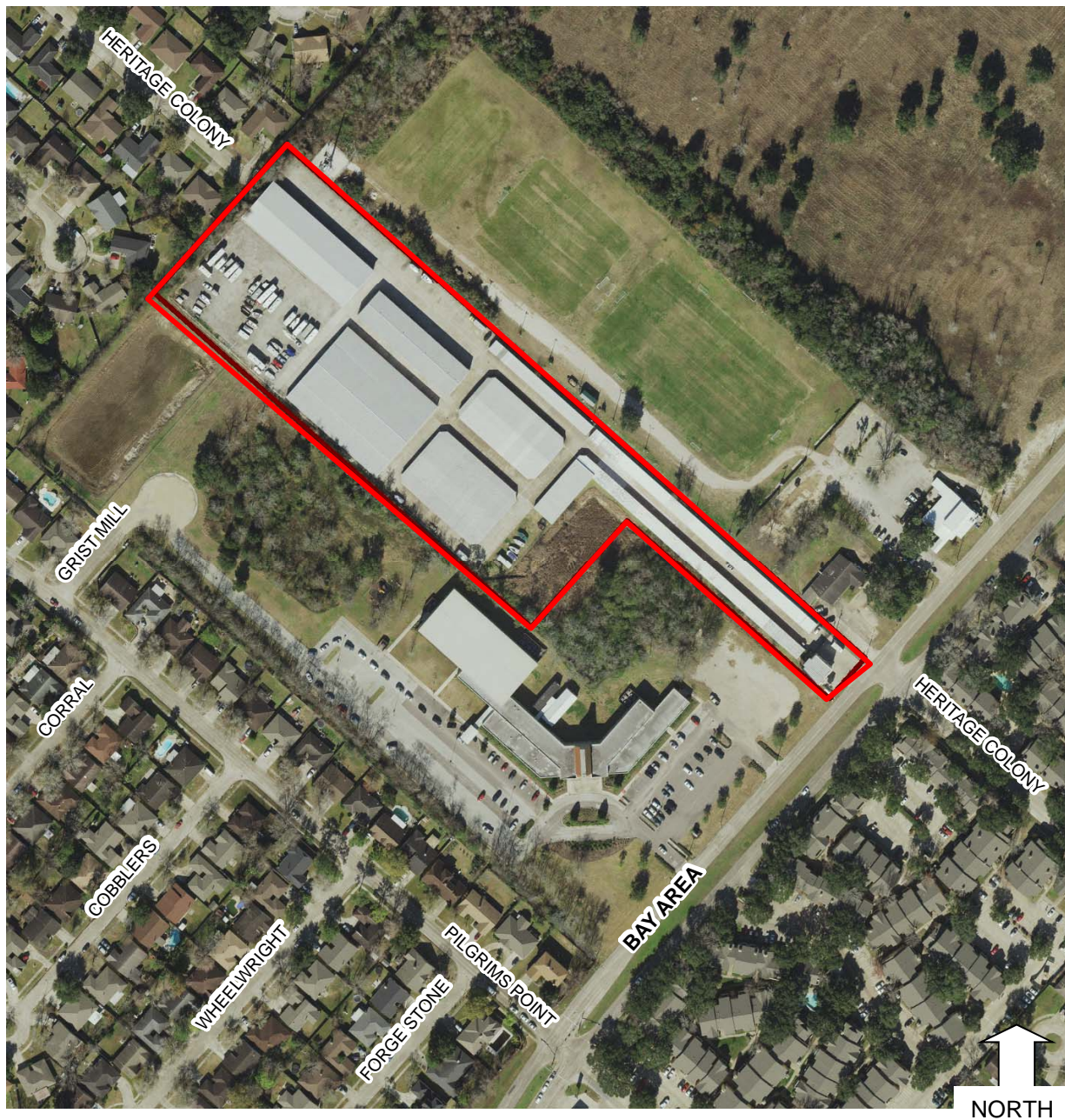
**ITEM: 122**

Planning and Development Department

Meeting Date: 08/20/2015

**Subdivision Name: Friendswood Self Storage**

**Applicant: Civil Concepts, Inc**



**F- Reconsideration of Requirements**

**Aerial**



**Application Number:** 2015-1665

**Plat Name:** Friendswood Self Storage

**Applicant:** Civil Concepts, Inc.

**Date Submitted:** 08/07/2015

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

**Specific Variance is being sought and extent of variance:**

Ordinance states that 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.

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

42-135 Street Extension

**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 land abutting the north property line was platted as Heritage Park Section Six and was Recorded in Volume 271, Page 112 of the Map Records of Harris County, Texas. The improved public Right-of-Way known as Heritage Colony Drive (60' Wide) was dedicated by the aforementioned plat and was terminated at the common boundary line of said Heritage Park Section Six and the subject plat of Friendswood Self Storage. The subject plat of Friendswood Self Storage was fully developed with multiple storage buildings that would have to be demolished in order to comply with Section 42-135 causing undue hardship.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant as the buildings were built in 1999 and was overlooked by previous planners or the regulations were not enforced at the time of development.

**(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 this configuration has been in its current use since at least 1999 and is not causing any difficulties.

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

The granting of this variance would not pose any circumstance that would cause any threat to public health, safety or welfare. This configuration has been in existence since 1999 and has not caused any problems since.

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

Economic hardship in this instance is the sole justification for this variance. As stated previously this development has been operational and by not granting this variance would essentially put this business in danger as demolishing the storage building would severely hurt this business by causing it to lose a tremendous amount of revenue.





## RECONSIDERATION OF REQUIREMENT Request Information Form

**Application No:** 2015-1665  
**Plat Name:** Friendswood Self Storage  
**Applicant:** Civil Concepts, Inc.  
**Date Submitted:** 08/07/2015

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

**Specific requirement or condition being sought:**

Ordinance states that 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.

**Chapter 42 Section: 135**

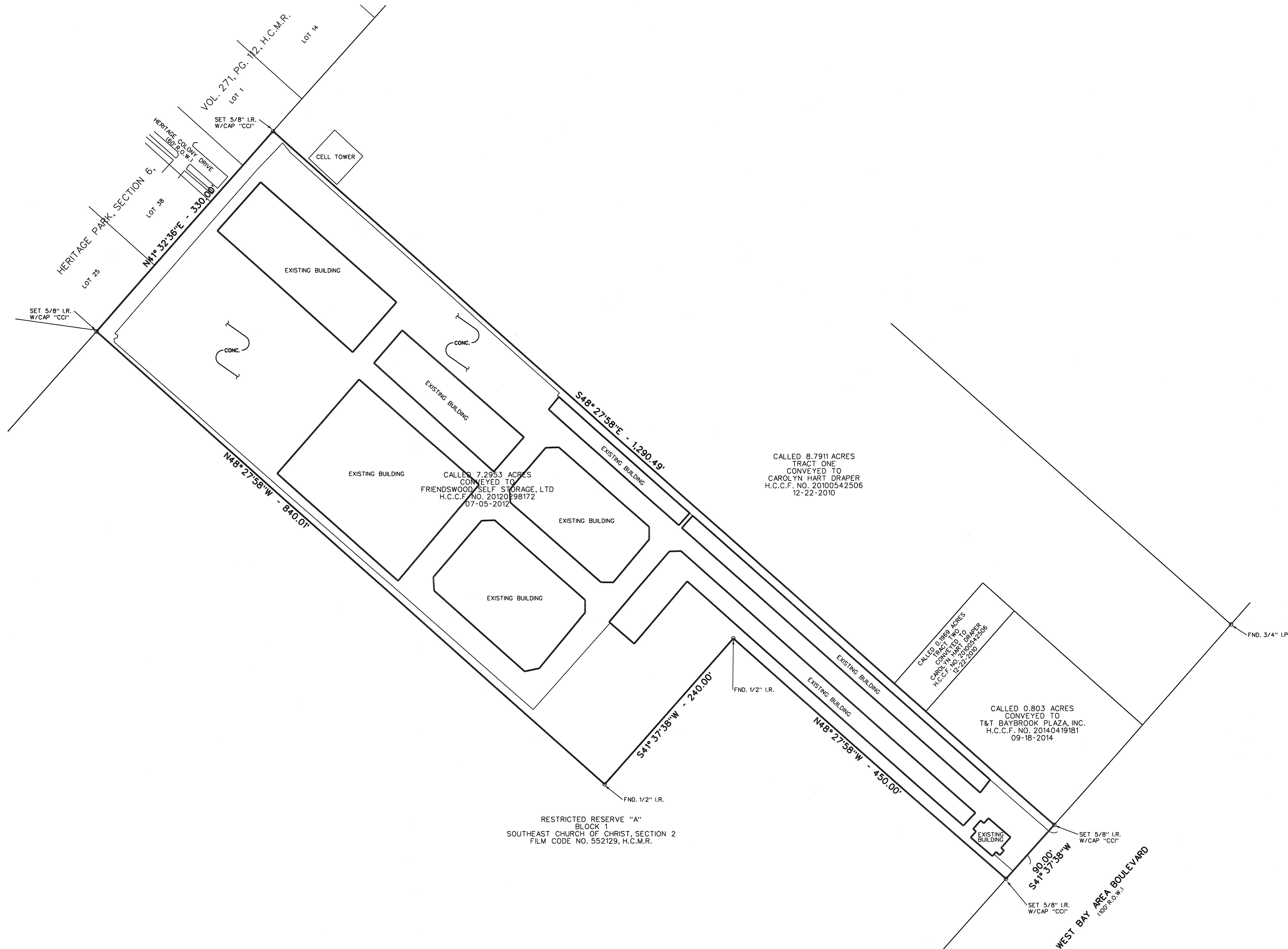
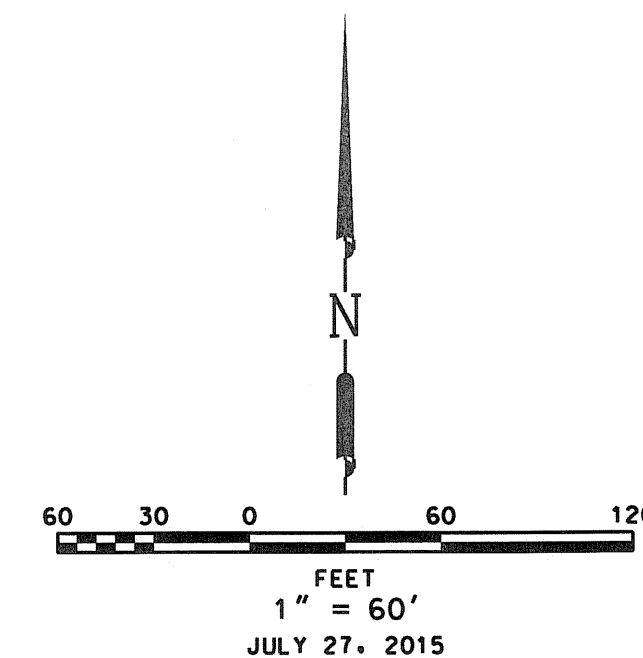
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If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant as the buildings were built in 1999 and was overlooked by previous planners or the regulations were not enforced at the time of development.



NOTES:

1. THE LOCATION OF THE SUBJECT TRACT ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C-1070-L, EFFECTIVE DATE OF JUNE 18, 2007, INDICATES THAT THE SUBJECT TRACT IS WITHIN (UNSHADED) ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCE MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. ALL COORDINATES HEREON WERE CALCULATED USING HORIZONTAL SURFACE DISTANCES.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE EASEMENTS AND OTHER INSTRUMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. NO FURTHER RESEARCH OF THE HARRIS COUNTY DEED RECORDS WAS PERFORMED BY CIVIL CONCEPTS, INC. REGARDING THESE EASEMENTS.
4. ALL BUILDING LOCATIONS ARE APPROXIMATE.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



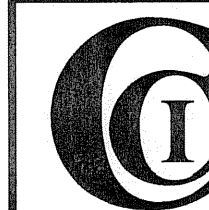
DAVID C. NEWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4085

SURVEY

OF

7.2953 ACRES  
BEING A PORTION OF  
LOT 9, BLOCK 7  
SHERMAN PLACE  
VOLUME 69, PAGE 231, H.C.D.R.  
IN THE  
THOMAS CHOATE SURVEY, ABSTRACT NO. 12  
HARRIS COUNTY, TEXAS.

PROJECT 45-15



Civil Concepts, Inc.

SURVEY & MAPPING  
CIVIL ENGINEERING

3425 FEDERAL STREET, PASADENA, TEXAS 77504  
OFFICE: 713.947.6606 FAX: 713.947.6609

# Houston Planning Commission

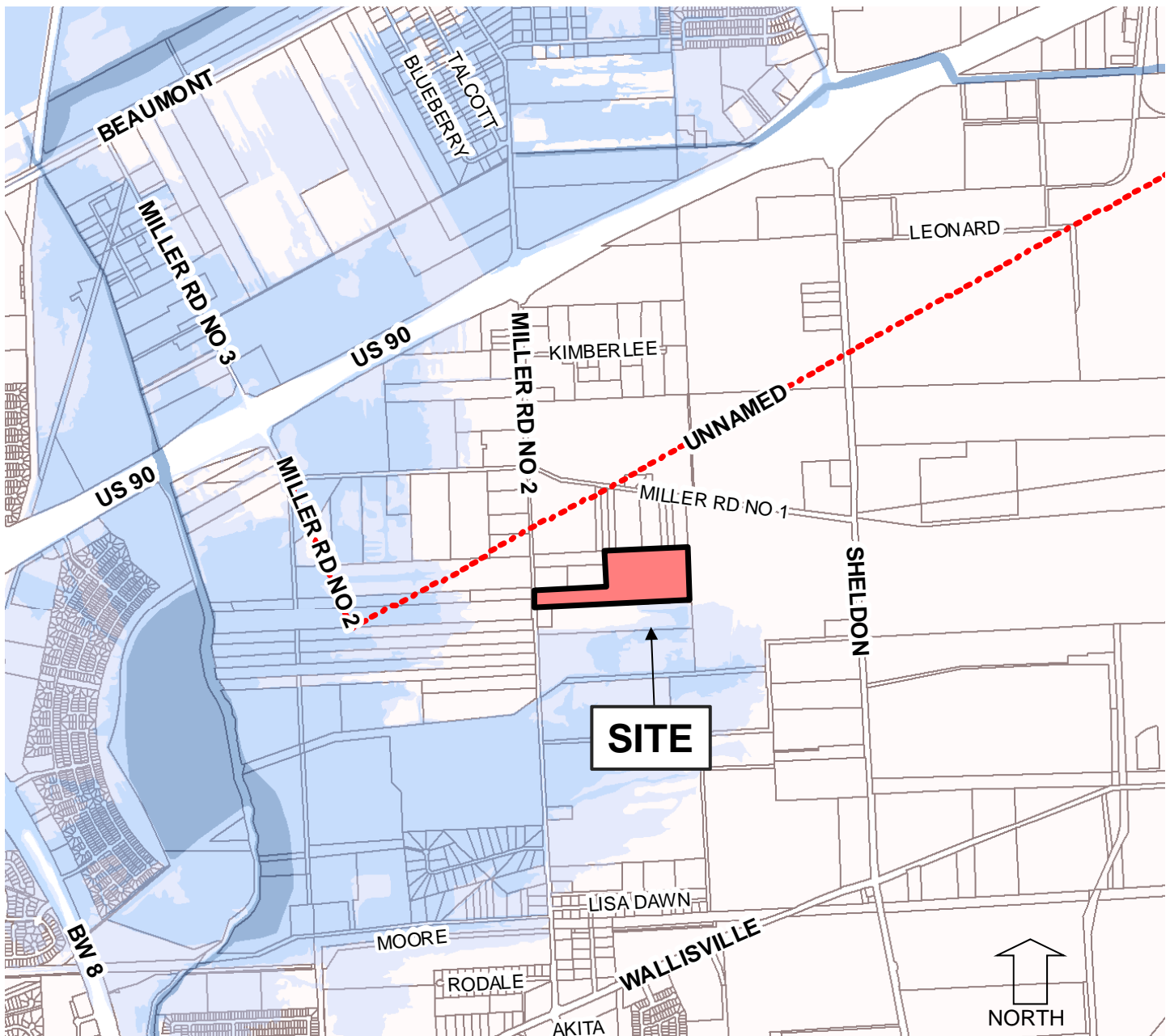
**ITEM: 123**

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Greenwood Addition (DEF 1)

Applicant: Baseline Corporation



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

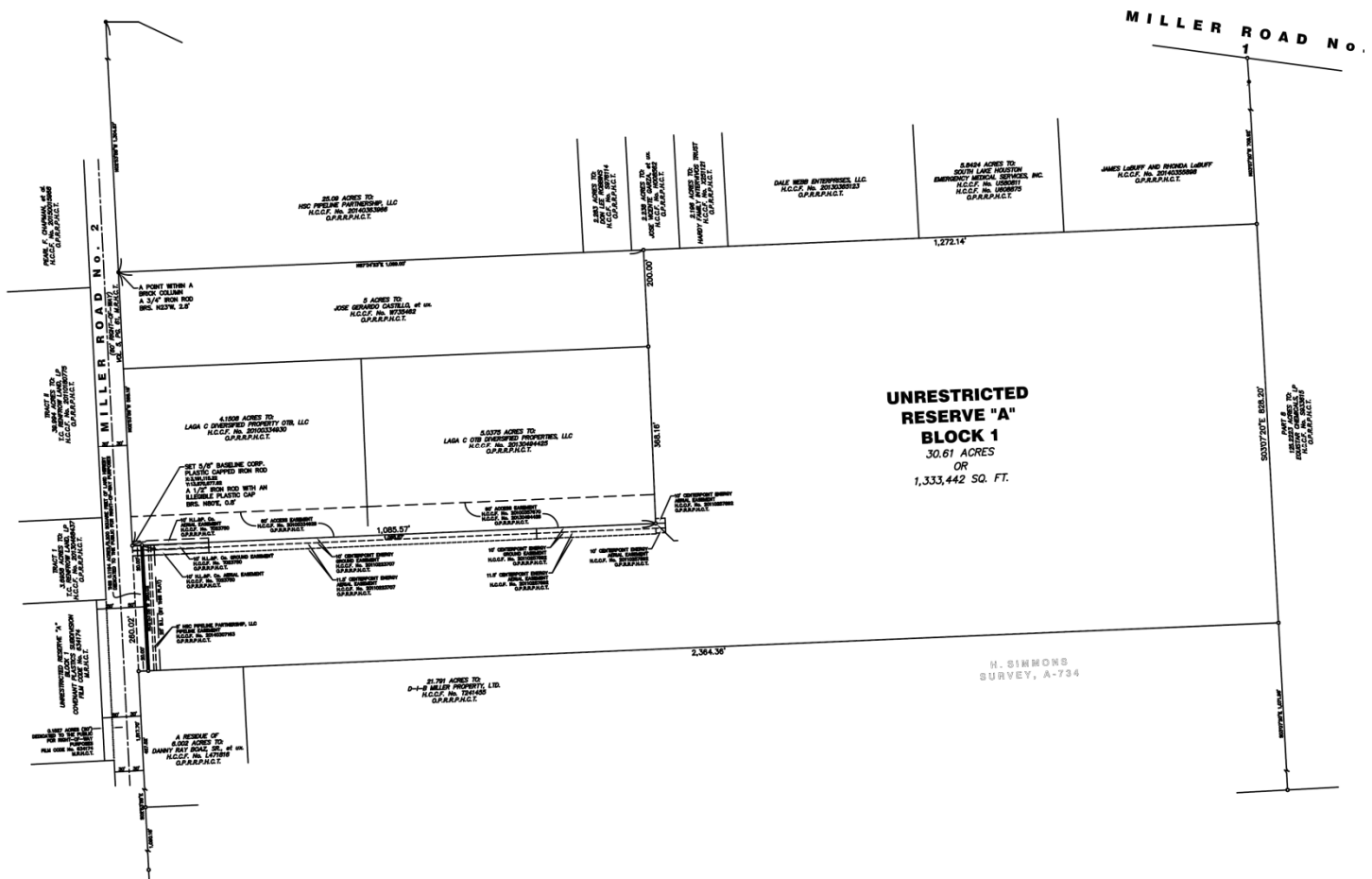
## ITEM: 123

## Planning and Development Department

**Meeting Date: 08/20/2015**

**Subdivision Name: Greenwood Addition (DEF 1)**

**Applicant: Baseline Corporation**



## F- Reconsideration of Requirements

## Subdivision



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# Houston Planning Commission

## ITEM: 123

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Greenwood Addition (DEF 1)

Applicant: Baseline Corporation



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F- Reconsideration of Requirements

Aerial

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## 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 AFFECTING 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, SIZ. BY OWNER.
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 GRASS.
6. EXISTING, REESTABLISHED ON NEW GRASS. PROVIDE VEHICLE ACCESS GATES WHERE REQUIRED. SEE 748/C1.21 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-6B.
10. 10'-WIDE-6B.
11. TRAFFIC BALLIARD, 18" AT ALL UNOPPOSED DOORS AND BUILDING CORNERS SUBJECT TO ACCIDENTAL IMPACT. SEE DETAIL 1/C1.20.
12. ADA RAMP, SEE DETAIL 2/C1.20.
13. PRECAST CONCRETE WHEEL STOP. SEE DETAIL 6/C1.20.
14. ADA HANDICAP PARKING SIGN, SEE DETAIL 548B/C1.20. WHERE MORE THAN ONE SIGN IN THE SAME ROW, AT LEAST ONE SHALL BE AN ACCESSIBLE TYPE.
15. ADA HANDICAP PARKING GROUND MARKING. SEE 84B/C1.20.

## 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 050-218-000-0040, 25.590 AC  
TR 34A-1 050-218-000-0017, 5.019 AC  
HOUSTON FARMS TOTAL LAND, 30.609 AC

**FLOODPLAIN DATA**  
PER FIRM PANEL MAP 482010070L, DATED 6/18/2007. THIS PROPERTY IS SITUATED IN ZONE "X" UNSHOWN.

## 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, REBEDD 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 SURFACE. 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. BEDDING 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, CONSTRUCTION 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-EIGHT (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.**  
201-432-1102 • 1815 SHADY LANE • CHANNELVIEW, TEXAS 77530  
I am a duly Licensed Professional Engineer in the State of Texas, License No. 26958, Mechanical Engineering, dated 1/19/15. I am not providing engineering services in any other state. My professional seal is valid for the State of Texas only. I am not providing engineering services in any other state. My professional seal is valid for the State of Texas only.

**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

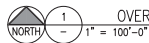
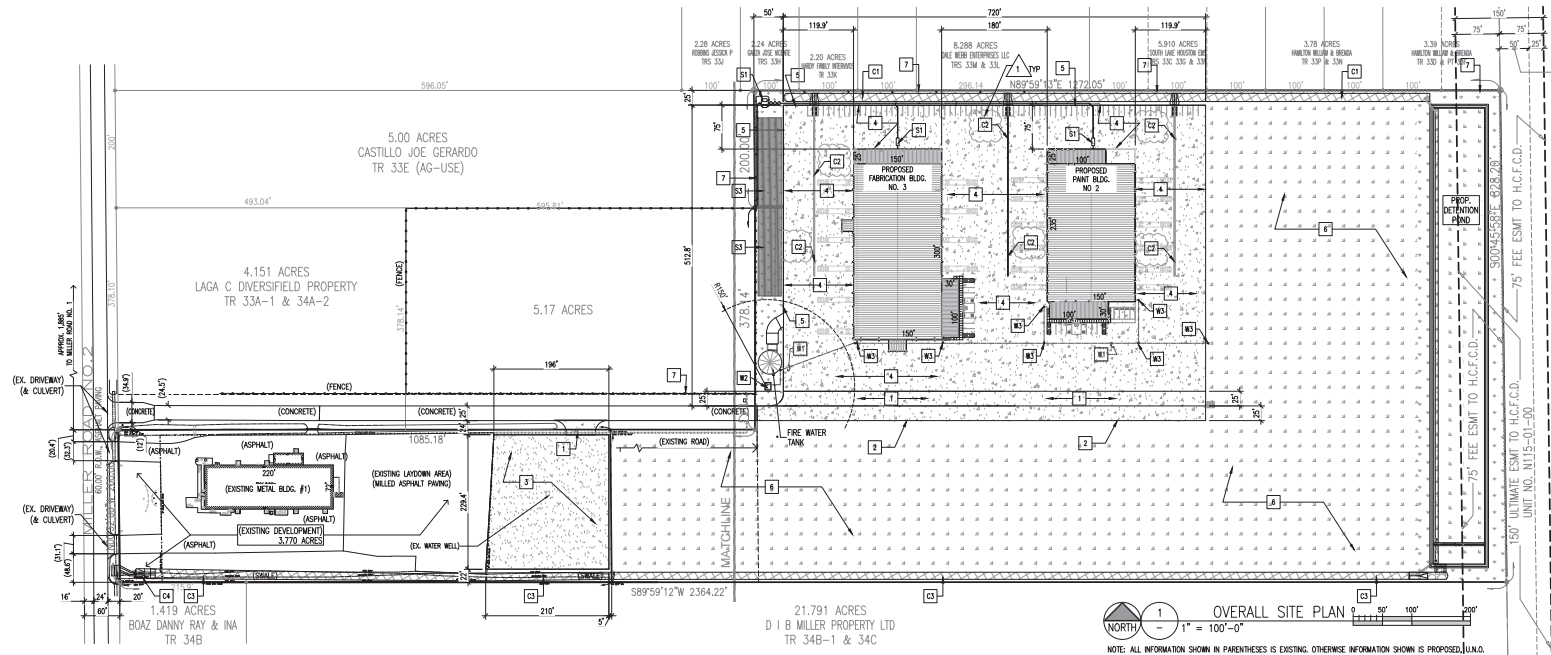
DRAWN BY: P. MCDANIEL

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. UNADJ.



## RECONSIDERATION OF REQUIREMENT Request Information Form

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

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(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 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.





**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 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.

# Houston Planning Commission

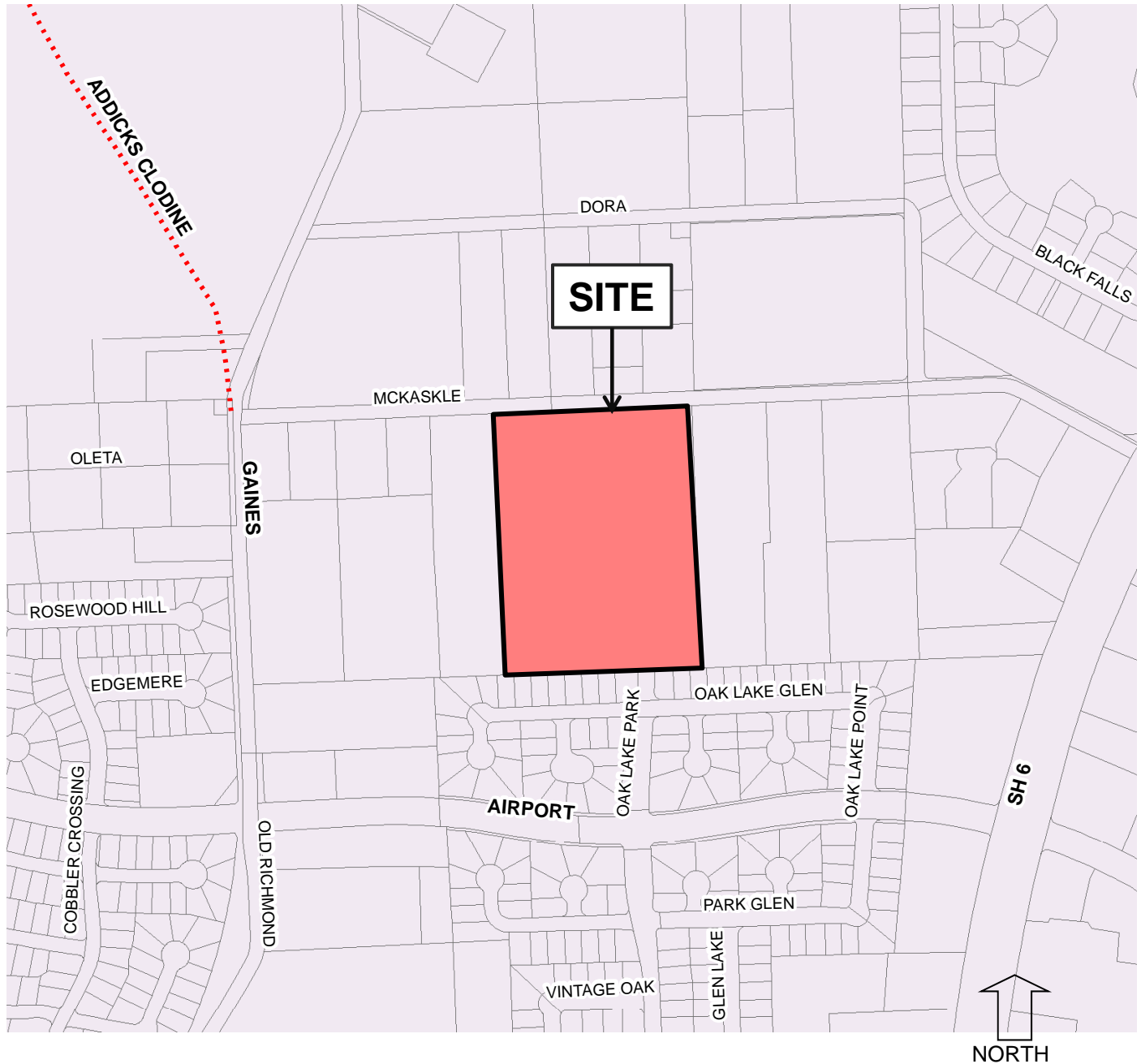
ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Nijadhar Development

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Site Location

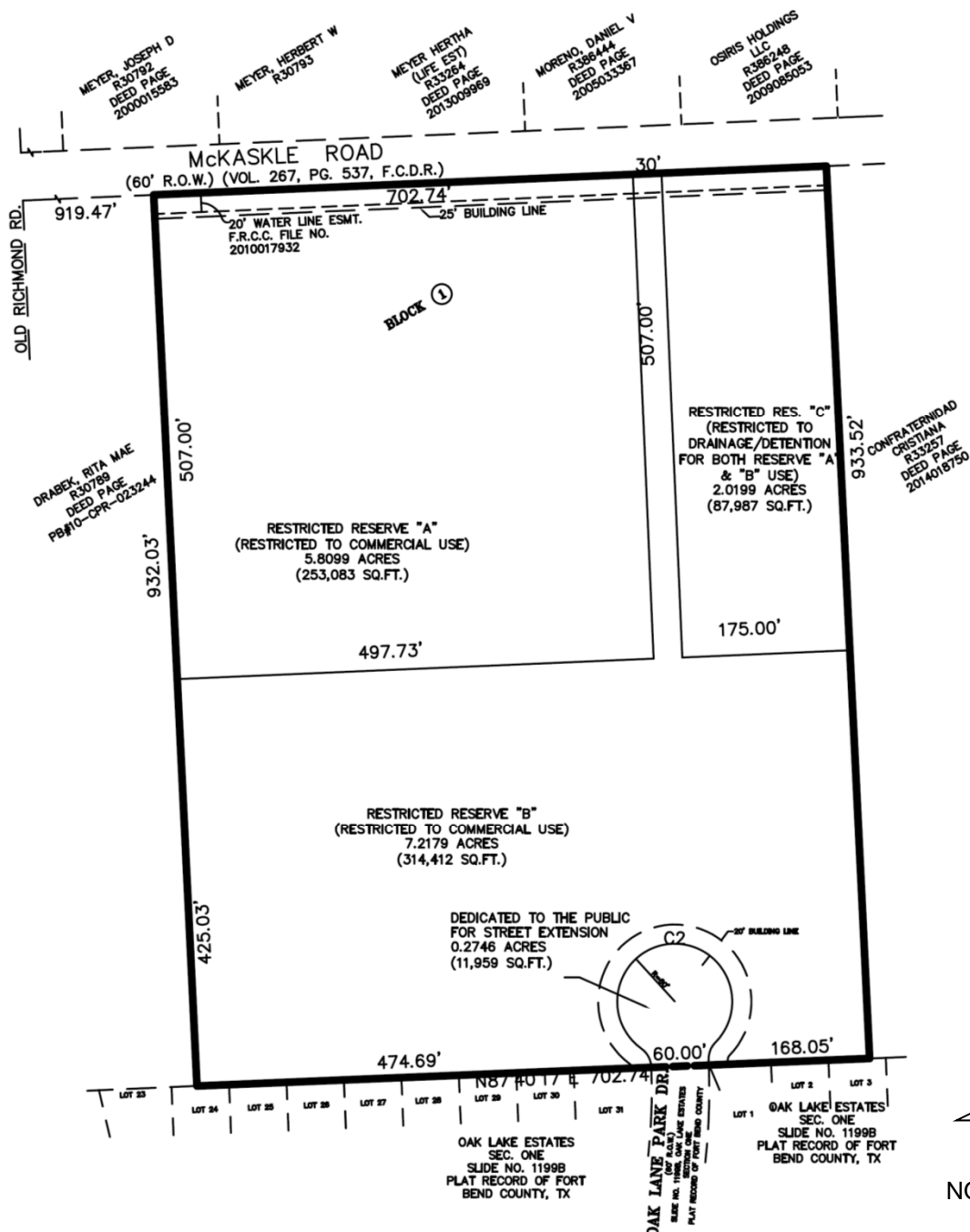
# Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Nijadhar Development

Applicant: Doshi Engineering & Surveying Company



F – Reconsideration of Requirements

Subdivision



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# Houston Planning Commission

## ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Nijadhar Development

Applicant: Doshi Engineering & Surveying Company



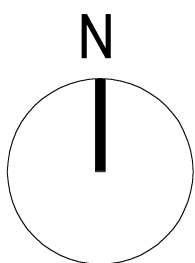
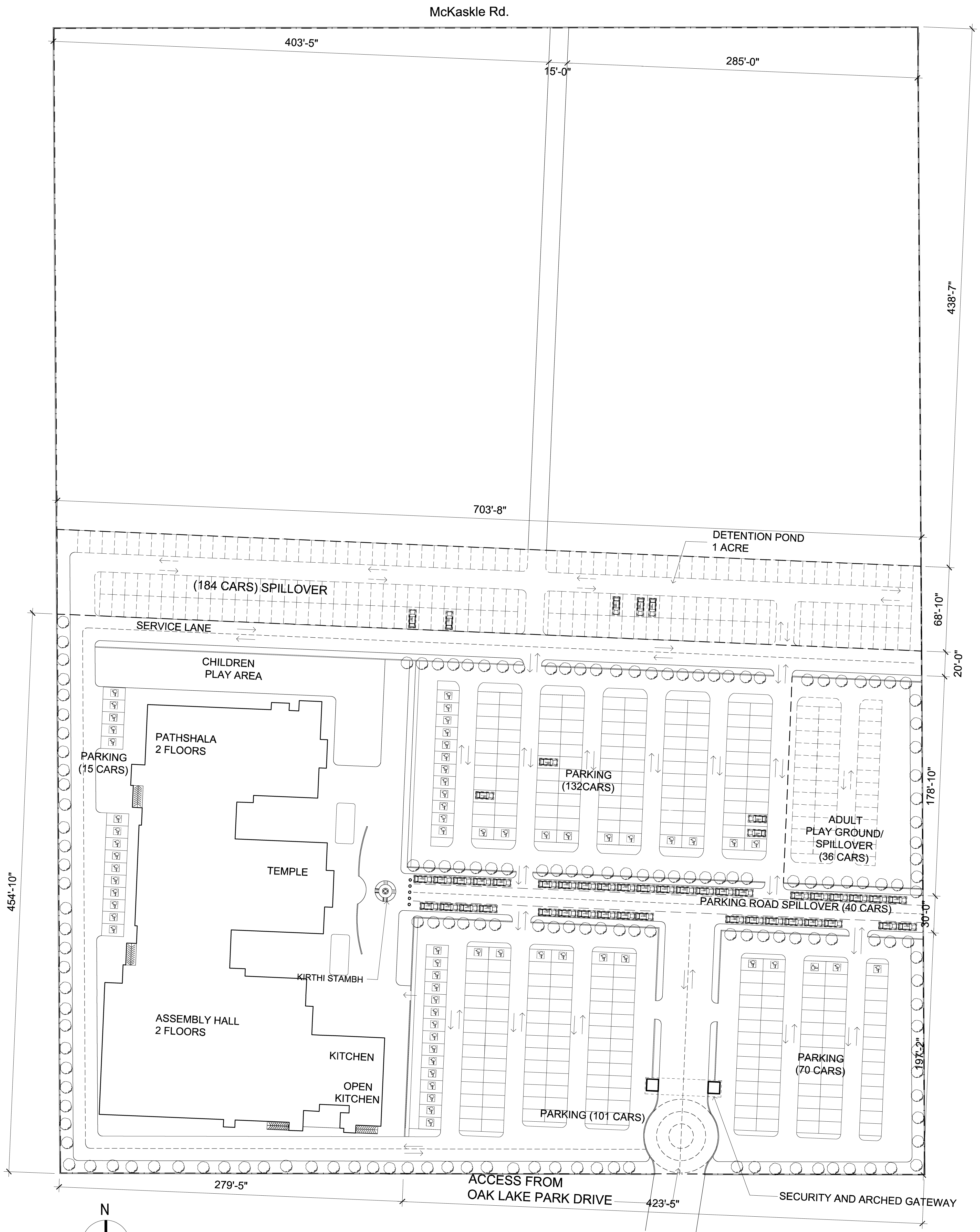
NORTH

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### F- Reconsideration of Requirements

### Aerial

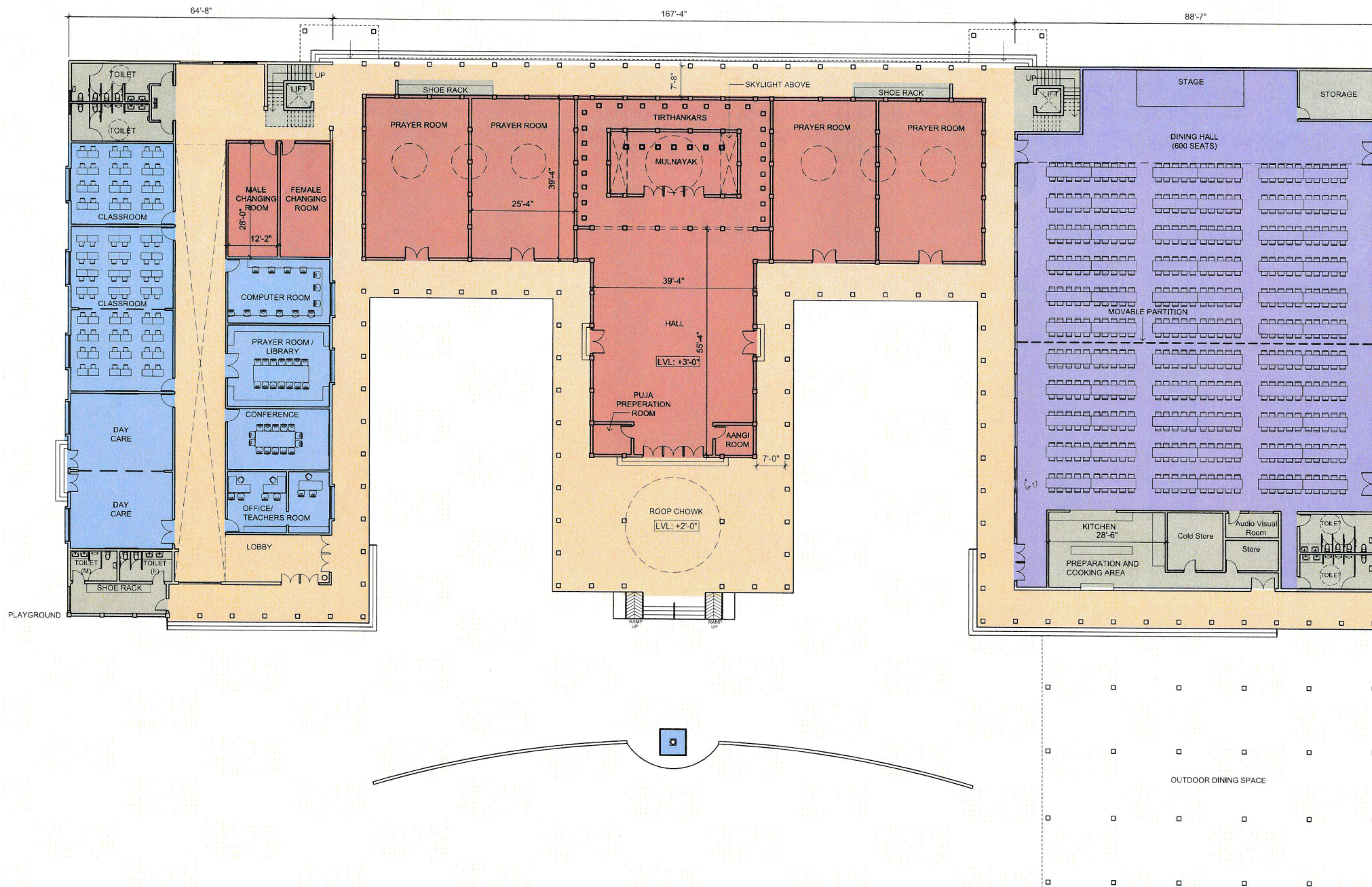
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## SITE PLAN

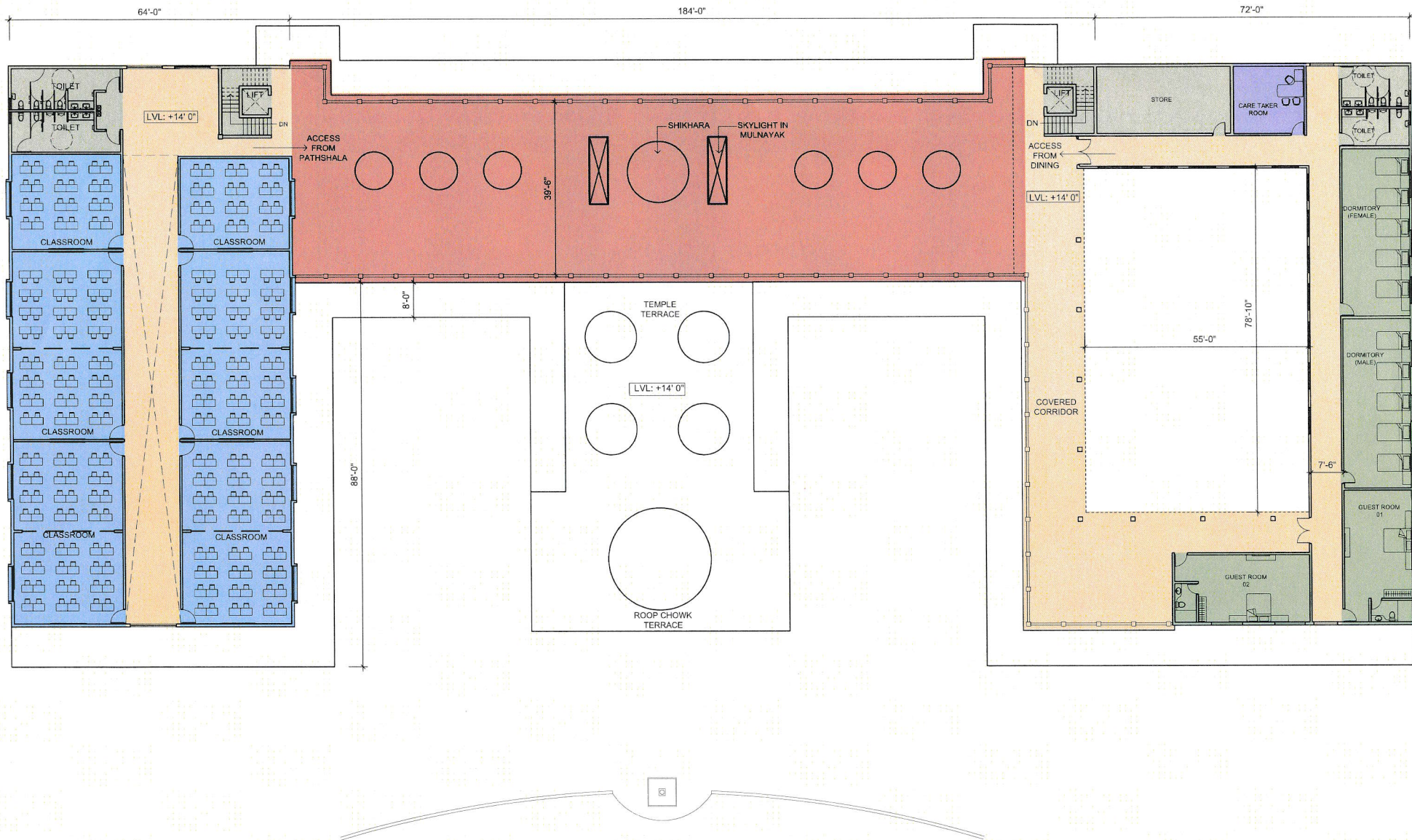
TOTAL PARKING -  
318 CARS +260 SPILL OVER





GROUND FLOOR- TEMPLE COMPLEX  
JAIN SOCIETY OF HOUSTON





FIRST FLOOR- TEMPLE COMPLEX  
JAIN SOCIETY OF HOUSTON





## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2015-1694  
**Plat Name:** Nijadhar Development  
**Applicant:** Doshi Engineering & Surveying Company  
**Date Submitted:** 08/09/2015

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

**Specific requirement or condition being sought:**

Reconsideration of subdivision plat approval conditions.

**Chapter 42 Section: 79**

**Chapter 42 Reference:**

Section 42-79 Reconsideration of Subdivision plat approval conditions.

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:**

Nijadhar Development was approved (2015-0695) without the variance request. Reserve for the the Detention pond is created for the Fort Bend County. A new application being submitted under new name Nijadhar Mckaskle Development with variance request for 1400 feet street requirements (42-128). This development is for the Non-Profit organization, request is made to please credit the fee paid under 2015-0695 to new application and request to keep the same subdivision name as before, i.e. Nijadhar Development. Thanks.



**Application Number:** 2015-1694

**Plat Name:** Nijadhar Development

**Applicant:** Doshi Engineering & Surveying Company

**Date Submitted:** 08/09/2015

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

**Specific Variance is being sought and extent of variance:**

Not to provide street within 1,400 feet from the McKaskle Road in the North-South direction and between S.H 6 and Old Richmond Road.

**Chapter 42 Section: 128(1)(a)**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

The proposed Nijadhar McKaskle Development is off the McKaskle Road (Not a thoroughfare road), located in the Fort Bend County, Texas (Key Map No. 567D), North side of Sugar Land Airport. The subject tract is in ETJ of the City of Houston, Texas. Size of the lot is 703 feet in width and 933 feet in the depth, a total of 15 acres of vacant land. McKaskle road is East-West direction between west of the S.H 6 and dead ends to the Old Richmond Road, both are major thoroughfares. The distance between East Property line of the subject tract to S.H.6 is 1,640 feet and west property line to Old Richmond Road is 937 feet. There is single family residential development called Oak Lake Estates, section one, along the south property line of the subject property. Oak Lake Park Drive (60 feet Right-of-way) is dead end to the South Property line. See location Map. Chapter 42-128 requires streets are to be provided within 1,400 feet from the McKaskle street in the North- South Direction. The subject property is proposing three commercial reserves to be used as follows: Reserve "A"- 5.8 Acres- Center for Seniors and Disable, Reserve "B" - 7.2 Acres Jain Temple for the Jain Society of Houston, Non-profit religious organization) and Reserve "C" - 2.0 acres Detention Pond for both reserves. I have contacted Nathan D. Hatcher, Development Coordinator of the Fort Bend County and suggested to provide Cul-De-Sac at the dead end of the existing Oak Lake Park Drive. This will provide 60 feet access to the proposed Reserve "B". Proposed development in Reserve "B" is going to be a Jain Temple with Sunday School for the Non-profit, religious organization called Jain Society of Houston, Inc. Primarily activities of the Temple are on Sundays with religious worshipping, meditation and Sunday School for the Children. Peaceful environment is highly desirable as they are engaged in worshipping, meditation and learning. Therefore, it is not desire to have street passing through the subject property. Reserve "A" and "C" have access from the McKaskle Road. It is also not to have street going through the subject property because the existing development on South side is Single Family Residential and proposed development is for the commercial development. Proposed commercial development would not be feasible by dividing the land in two pieces across the street. It will cost more and not serve the proposed development and would create undue hardship.

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

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

The circumstances supporting the variance are not the hardship created by the applicant. There is no commercial development of any kind within the subject tract.

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

The intent and general purpose of the Chapter 42 will be preserved and maintained, as all reserves do have access from the 60 feet width street.

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

The granting of variance will not injurious to the public health, safety or welfare as the development is for the non-profit religious organization and for the benefit of the society.

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

The economic hardship is not the sole justification of variance as the street in North -South direction is not required and all property owners within the Ultimate block have access to the public street.

# Houston Planning Commission

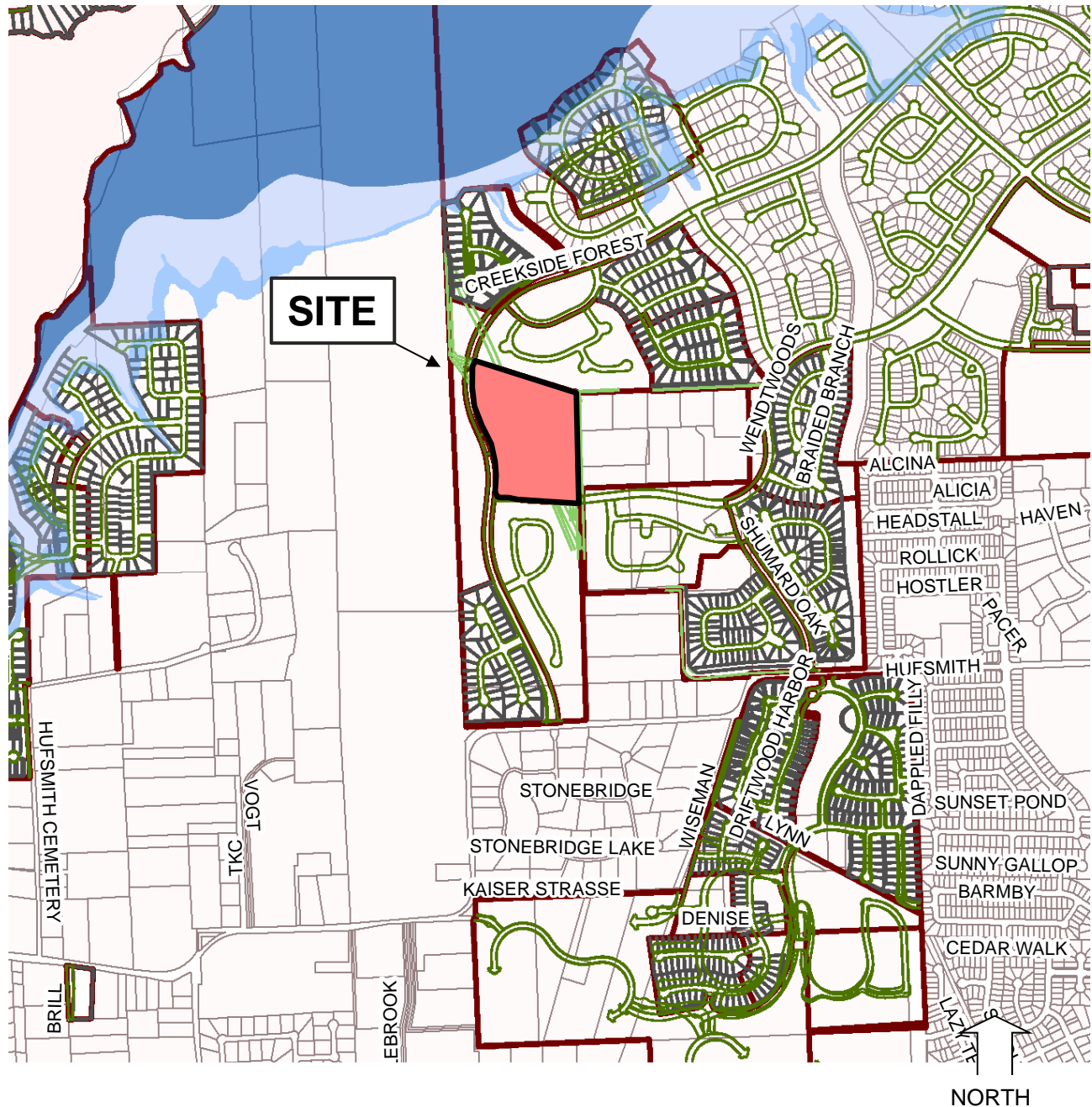
ITEM: 125

Planning and Development Department

Meeting Date: 08/20/2015

Subdivision Name: Woodlands Creekside Park West Sec 38

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



F – Reconsideration of Requirements

Site Location



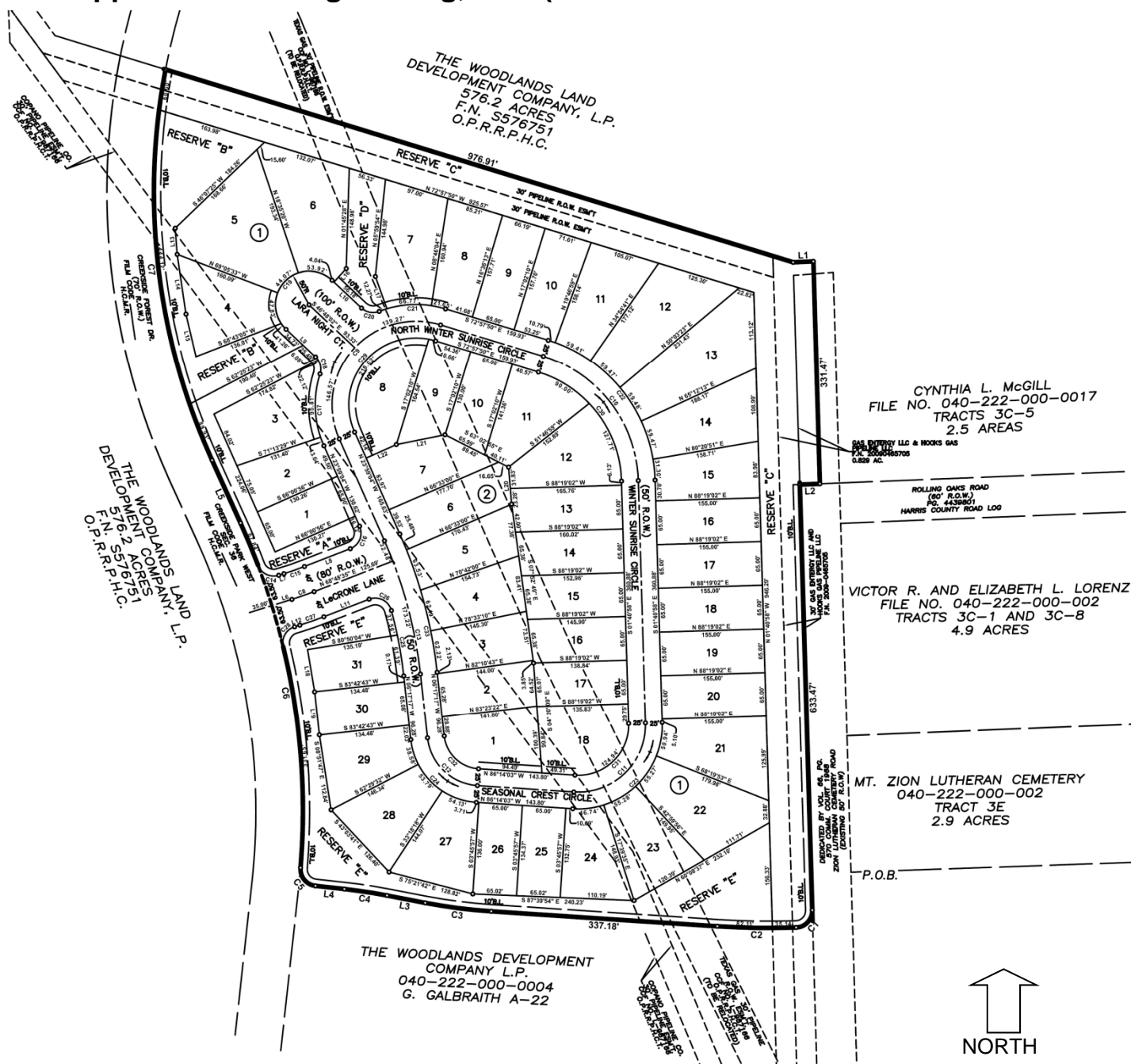
**ITEM: 125**

## Planning and Development Department

**Meeting Date: 08/20/2015**

**Subdivision Name: Woodlands Creekside Park West Sec 38**

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



## F – Reconsideration of Requirements

## Subdivision

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# Houston Planning Commission

## ITEM: 125

Planning and Development Department

Meeting Date: 08/20/2015

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Subdivision Name: Woodlands Creekside Park West Sec 38

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



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**F – Reconsideration of Requirements**

**Aerial**

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## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1634  
Plat Name: Woodlands Creekside Park West Sec 38  
Applicant: LJA Engineering, Inc.- (West Houston Office)  
Date Submitted: 07/27/2015

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

**Specific requirement or condition being sought:**

Request is to not dedicate a street stub on the northern boundary east of the proposed plat. Exceed maximum intersection spacing of 2000' on the northern boundary of the proposed plat along a pipeline extending east to Wendtwoods Drive.

**Chapter 42 Section: 130, 135 (a)**

**Chapter 42 Reference:**

42-130 (1) The Crossing of a single existing pipeline by a street more than every 2,000 feet. Street Extension as referenced in 42-135(a) A public Street that terminates at the boundary of a plat previously approved by the commission without mean of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 requesting that the dedication of Zion Lutheran Cemetery Road is not required as the Woodlands Development Company only owns 30' and that the road does not run to a recorded street and is not needed for block length.





**Application Number:** 2015-1634

**Plat Name:** Woodlands Creekside Park West Sec 38

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

**Date Submitted:** 07/27/2015

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

**Specific Variance is being sought and extent of variance:**

Request is to not require the dedication of Zion Lutheran Cemetery Road and to not require a street extension as listed in 42-135

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

42-135 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 in 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**

The imposition of the rules requiring that the Zion Lutheran Cemetery Road be extended creates an infeasibility of providing the road for two reasons: 1. The developer only owns 30' of the 60' that would need to be dedicated for street ROW. 2. The street is built from the south property line to where it intersects at Rolling Oaks Road. 3. North of the proposed Woodlands CPW 38 plat the general plan shows a single-family section. The imposition of the requiring the dedication and stub street would make the future section infeasible.

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

Strict application would make the project infeasible. The Woodlands Creekside Park West Sect 38 is a proposed single family subdivision in North Harris county near Spring Creek and west of Kuykendahl Road within the Woodlands Creekside Park West Community. The project will take access from Creekside Forest Drive. On the east side of the property existing ROW for Zion Lutheran Cemetery Road has been dedicated and built. (this ROW was dedicated through Harris County Commissioner's Court. The dedicated and built ROW exists from the southern boundary of the plat to Rolling Oaks Road. Proposed Woodlands CPW 38 does not use this road for access nor is it needed for block length. On the north and east portion of the proposed plat from Rolling Oaks Road to the north property boundary there is a 30' ROW easement but no formal dedication of ROW. We are proposing that this easement not be required to be dedicated as ROW because the developer only owns 30' and the dedication of this ROW would create an impractical development by requiring the street stub to continue to the future subdivision to the north.

**(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 is that there is a 30' ROW easement that was dedicated north of Rolling Oak Drive. This portion of the ROW was never fully dedicated or built. It currently does not go any further than our proposed property. This partial dedication of ROW occurred long before this property was being developed.

**(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 this built road and ROW of Zion Lutheran Cemetery Road intersects with Rolling Oaks Road and continues to the east. Harris County is in support of not extending the road to the north.

**(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 Safety or welfare of the project as the extension of Zion Lutheran Cemetery Road is not needed for block length or vehicular access.



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

Economic hardship is not the justification for the variance but rather feasibility of the proposed ROW is the main issue. This dedicated ROW easement is not going to interest with a public row and is not necessary. Additionally, the continuation of the ROW would affect future sections.



**Application Number:** 2015-1634

**Plat Name:** Woodlands Creekside Park West Sec 38

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

**Date Submitted:** 07/27/2015

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

**Specific Variance is being sought and extent of variance:**

Exceed maximum intersection spacing of 2000' on the northern boundary of the proposed plat along a pipeline extending east to Wendtwoods Drive.

**Chapter 42 Section: 130(1)**

**Chapter 42 Reference:**

Exceed maximum intersection spacing of 2000' on the northern boundary of the proposed plat along a pipeline extending east to Wendtwoods Drive.

**Statement of Facts**

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

We are also requesting a variance to not extend Zion Lutheran Cemetery Road which is ROW that was dedicated by prescriptive rights. This street (which is on the east end of the proposed plat) is only 30' on our property and terminates where it intersects at Rolling Oaks. On the northern boundary of our property within reserve C is a pipeline easement that extends from Creekside Forest Drive east to Wendtwoods Drive. We are requesting a variance to not have street stub on the north (east of our proposed plat). On the Woodlands Village of Creekside Park Zones 6-12 GP the future subdivision is identified as 6F RESIDENTIAL. The distance between Creekside Forest Drive and Wendtwoods Drive to the east is about 2800'. The imposition of the rules would require a dedication of a street east of our proposed plat or the extension of Zion Lutheran Cemetery Road.

**(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 Woodlands Creekside Park West Sec 38 is a 21 acre single-family subdivision bounded by a future row to the south, Creekside Forest Drive to the west, Zion Lutheran Cemetery road to the east, and pipeline within the boundary of the plat on the north. This variance is to not require a street north and east of our property along the pipeline easement. The granting of this variance would go along side the variance to not extend or widen Zion Lutheran Cemetery Road. The strict application of the intersection spacing requirement would make a dedication of ROW that would stub into a pipeline and not likely connect to any future street. There will be a future single family subdivision north of proposed Woodlands Creekside Park West Sec 38 and the extension of Zion Lutheran Cemetery Road would change the street pattern of this future subdivision. The street extension east of our proposed plat to a future section called 6F RESIDENTIAL would also greatly change the street pattern of this proposed section without a street connection to the south which has the pipeline easement and property which is not owned by The Woodlands Development.

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

The circumstances supporting the variance is that Creekside Forest Drive and Wendtwoods Drive to the east is about 2800'. The Woodlands Creekside park West Sec 38 western boundary abuts Creekside Forest Drive and the subdivision extends about 350' east of the street. A north/south street is not needed for block length for the proposed subdivision. Intersection spacing exceeding 2000' will occur within a future subdivision which is identified as 6F Residential as shown on The Woodlands Village of Creekside Park Zones 6-12 GP. The granting of the variance is not the result of a hardship created by the developer.

**(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 this proposed plat follows the general plan that was approved in 2014. Additionally, the area is served by radial streets that provide good circulation.

Creekside Forest Drive qualifies as a north/south street Wendtwoods Drive is a north/south street the connects to other ROW that provide for good vehicular circulation.

**(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 Safety or welfare of the project as the extension of Zion Lutheran Cemetery Road or the extension of a street north from 6F residential to the pipeline would not likely connect to a future ROW as there is a pipeline and property not owned by the Woodlands Development.

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

Economic hardship is not the justification for the variance but rather feasibility of the proposed ROW being the main issue. The extension of Zion Lutheran Cemetery Road or a street stubbing from 6F Residential will not likely connect to any future ROW and is therefore unnecessary.



## 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](mailto: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](http://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

Chapter 42-121

## 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.

Chapter 42-121 states that when an existing public street with a right of-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the boundary of the proposed subdivision or development shall dedicate sufficient right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements 42-122 of this Code. The Commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. 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.

*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](mailto: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 now desires to rebuild to the same front boundary line as was allowed for the original townhome, which is precisely the same as all other townhomes on the block. 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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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structures. A structure cannot be built on that foundation without using the original boundary 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.

- (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;**

Special circumstances exist that are unique to the land and that are not generally applicable to all other land or developments in the city or its extraterritorial jurisdiction that justify modification of the standards that otherwise would apply. As noted above, the existing foundation cannot be altered or adjusted and the party walls are designed as structural interior walls. The garage is still intact in its original position. The rear wall of the garage is a common, shared structural element with the adjoining property and cannot be relocated. 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 boundary line other than the boundary line to which the townhome was originally constructed. Any attempted alteration of the foundation would interrupt its' integrity and subject the adjoining structures to potential failure.

- (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. The intent and general purpose of this Chapter will be preserved and maintained because the reconstruction will not increase traffic on the street.

- (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. The granting of this variance will not contribute to an increase of the traffic on the street.

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

Economic hardship is not the sole justification of the variance. The fact that the integrity of the foundation cannot be interrupted is the primary need for acceptance of the variance request. 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.

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## DEVELOPMENT PLAT VARIANCE



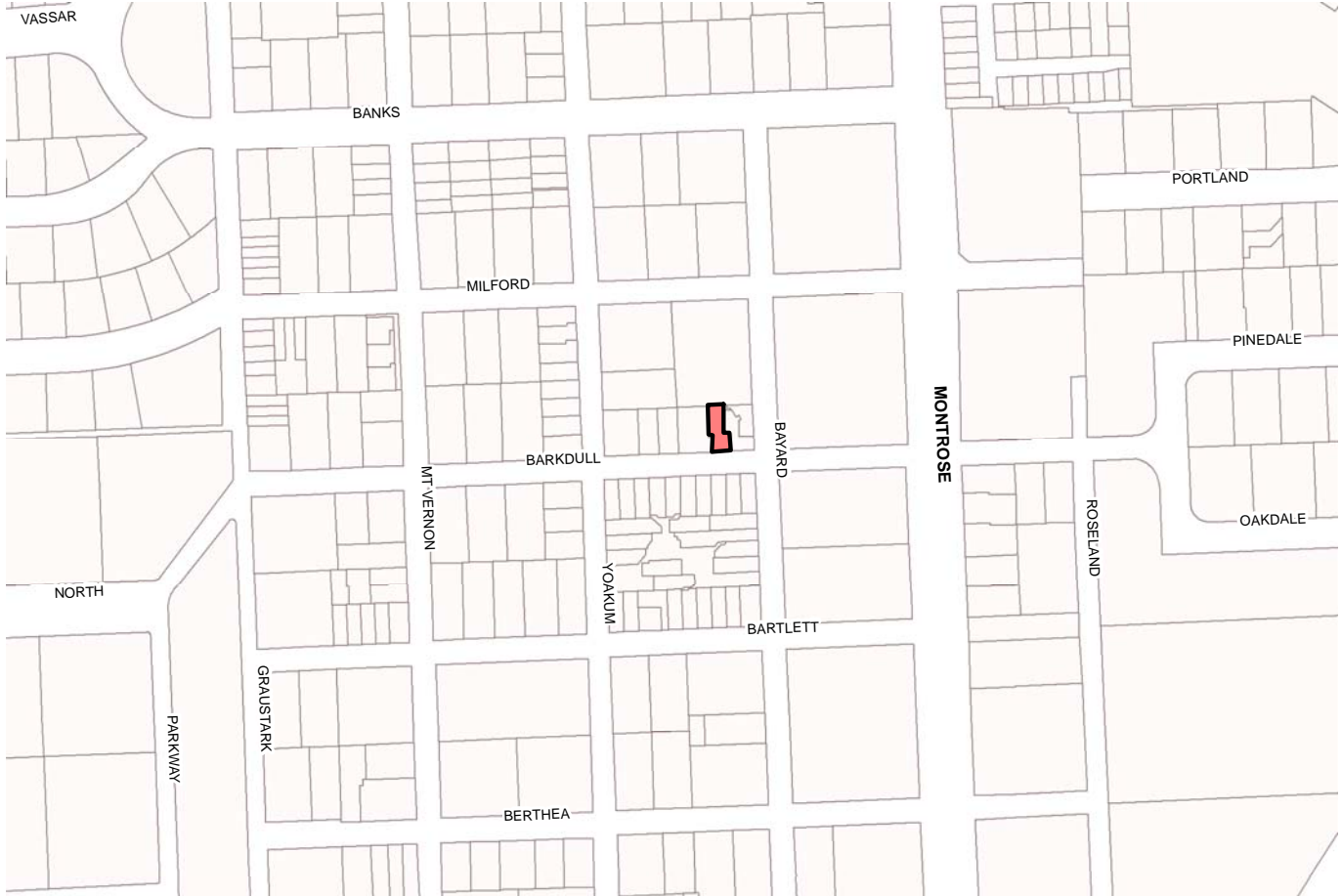
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 138**

Meeting Date: 08.20.15

## Houston Planning Commission

### LOCATION MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 138**

Meeting Date: 08.20.15

## Houston Planning Commission

### AERIAL MAP



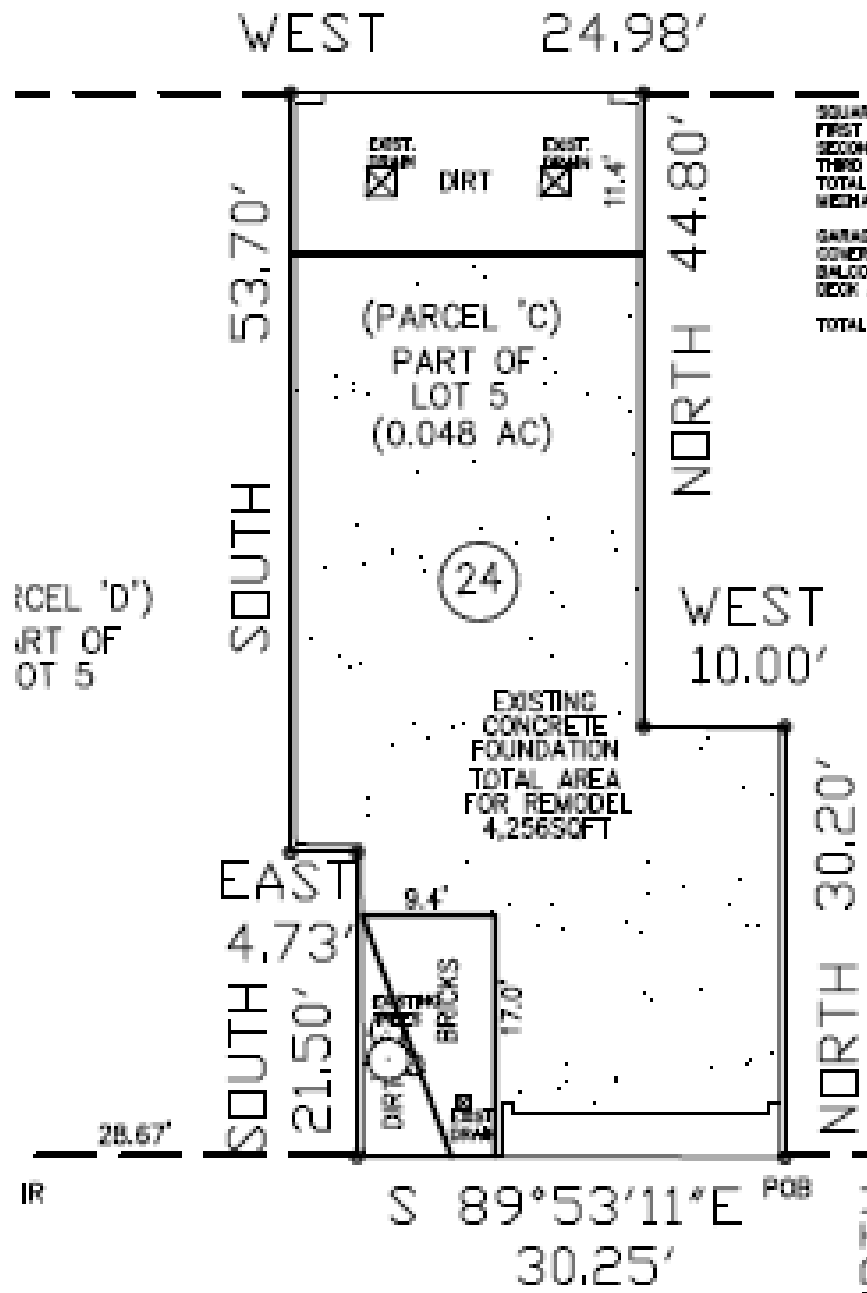
### SITE PLAN

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission



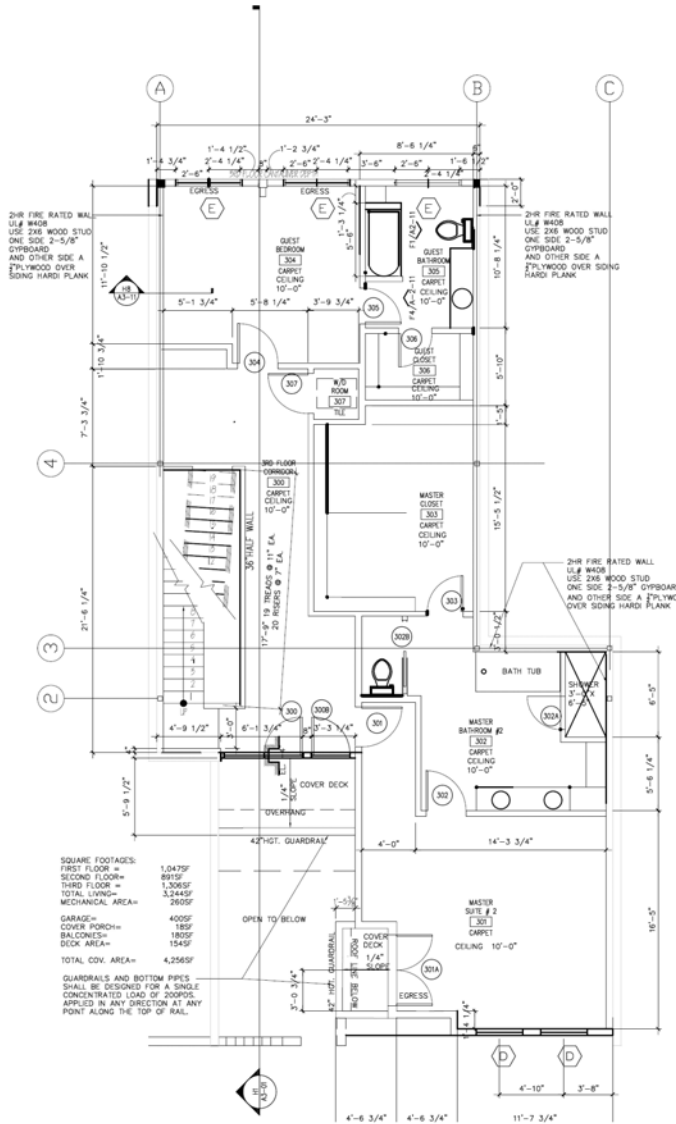
PROPOSED FLOOR PLANS

# DEVELOPMENT PLAT VARIANCE

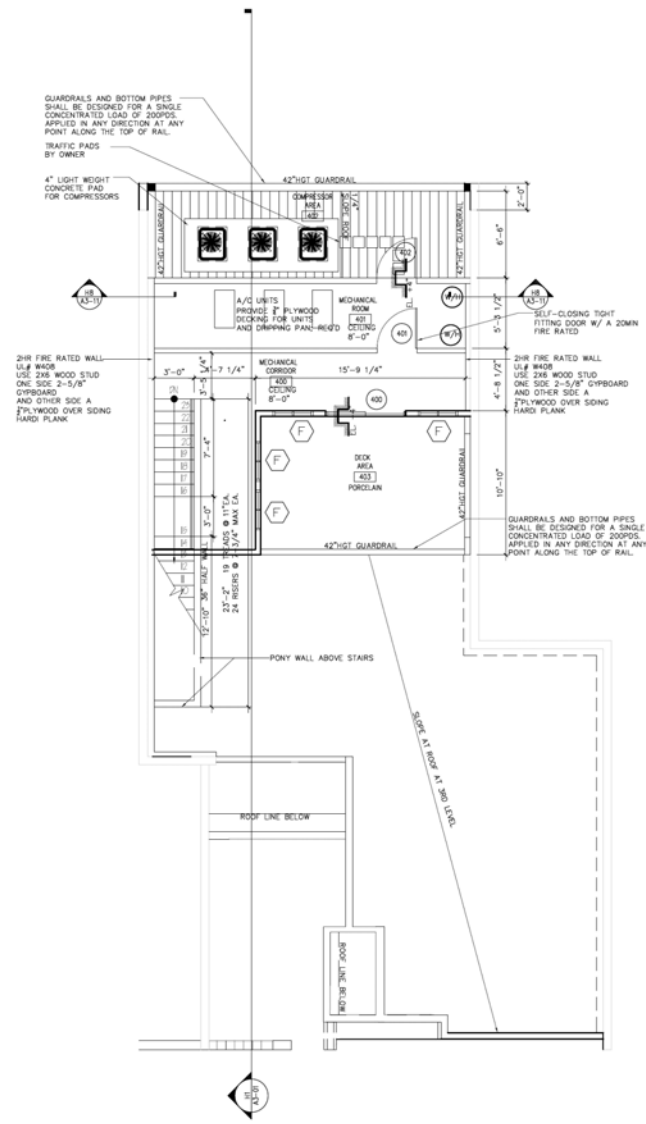




# Houston Planning Commission



H1 ARCHITECTURAL - FLOOR PLAN LEVEL - 3  
1/4" = 1'-0"



H4 ARCHITECTURAL - FLOOR PLAN LEVEL - MECHANICAL LEVEL  
1/4" = 1'-0"

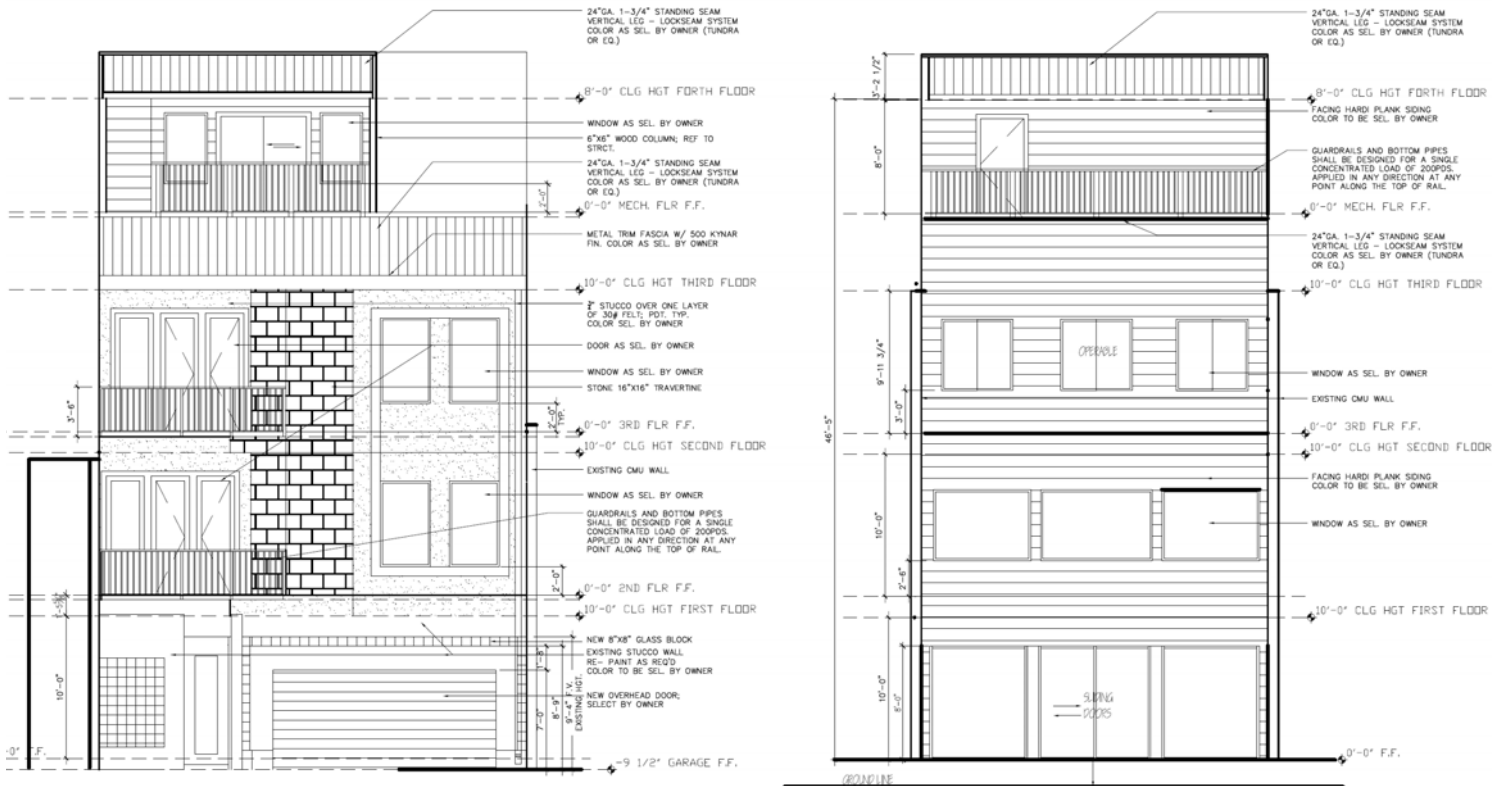
## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**ITEM: 138**

Meeting Date: 08.20.15



# 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Newberry Campa Architects	Clint Johnson	713-862-7992 x103	<a href="mailto:clintj@newberriycampa.com">clintj@newberriycampa.com</a>		
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](mailto: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

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**(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.

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# DEVELOPMENT PLAT VARIANCE



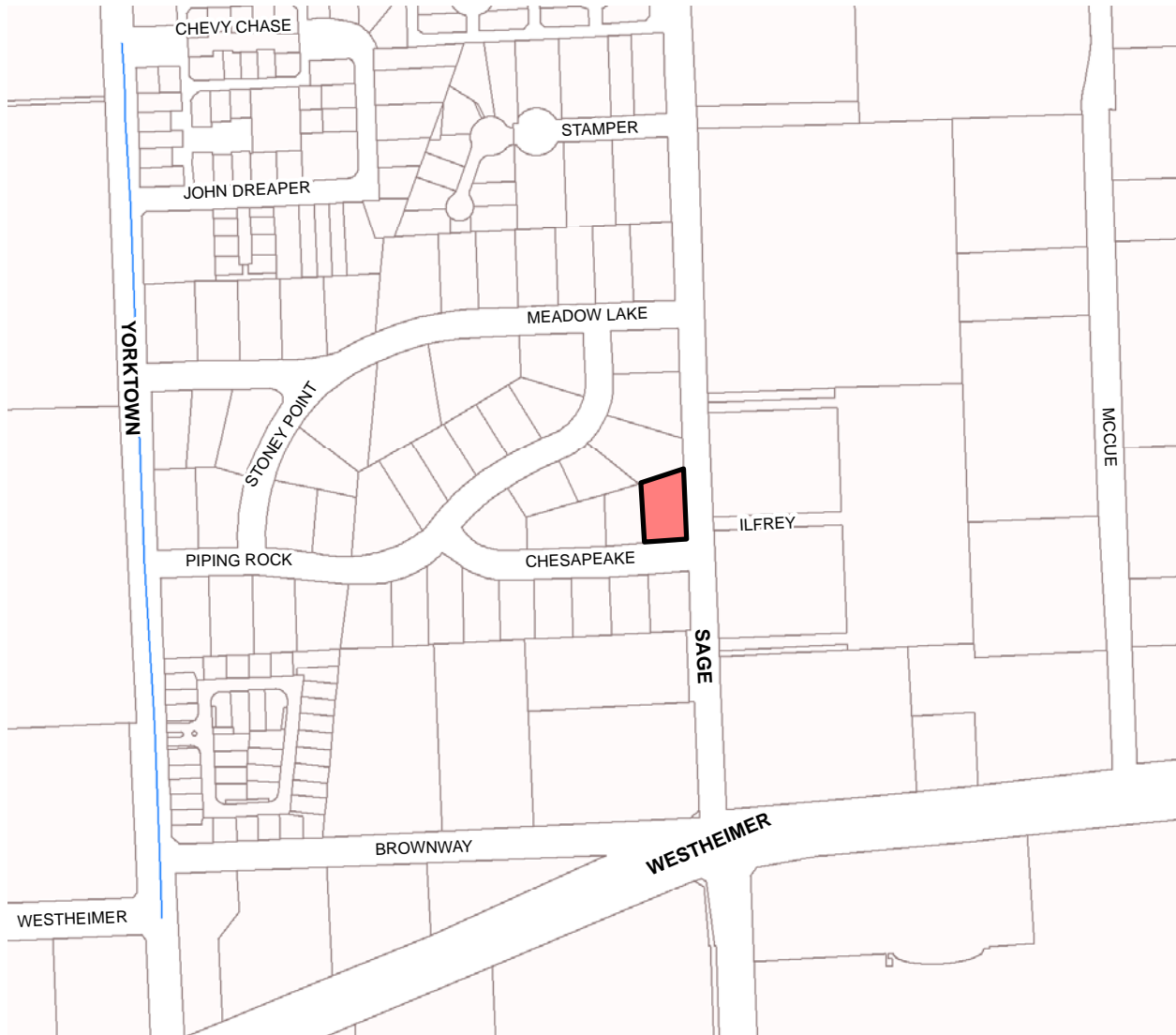
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 139**

Meeting Date: 08/20/2015

## Houston Planning Commission

**SITE LOCATION MAP**



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
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DEPARTMENT

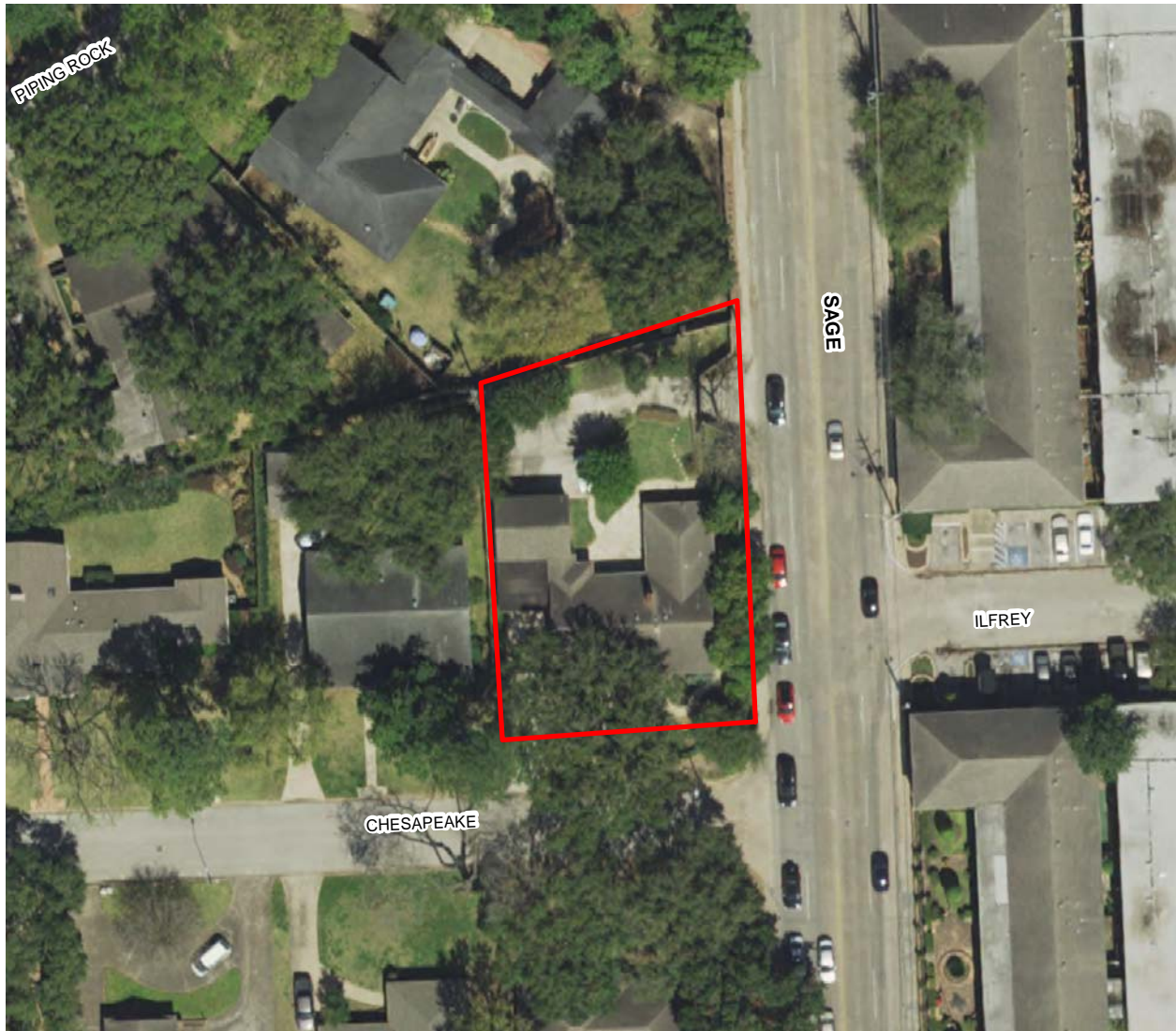
**ITEM: 139**

Meeting Date: 08/20/2015

## Houston Planning Commission

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### AERIAL MAP



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## DEVELOPMENT PLAT VARIANCE





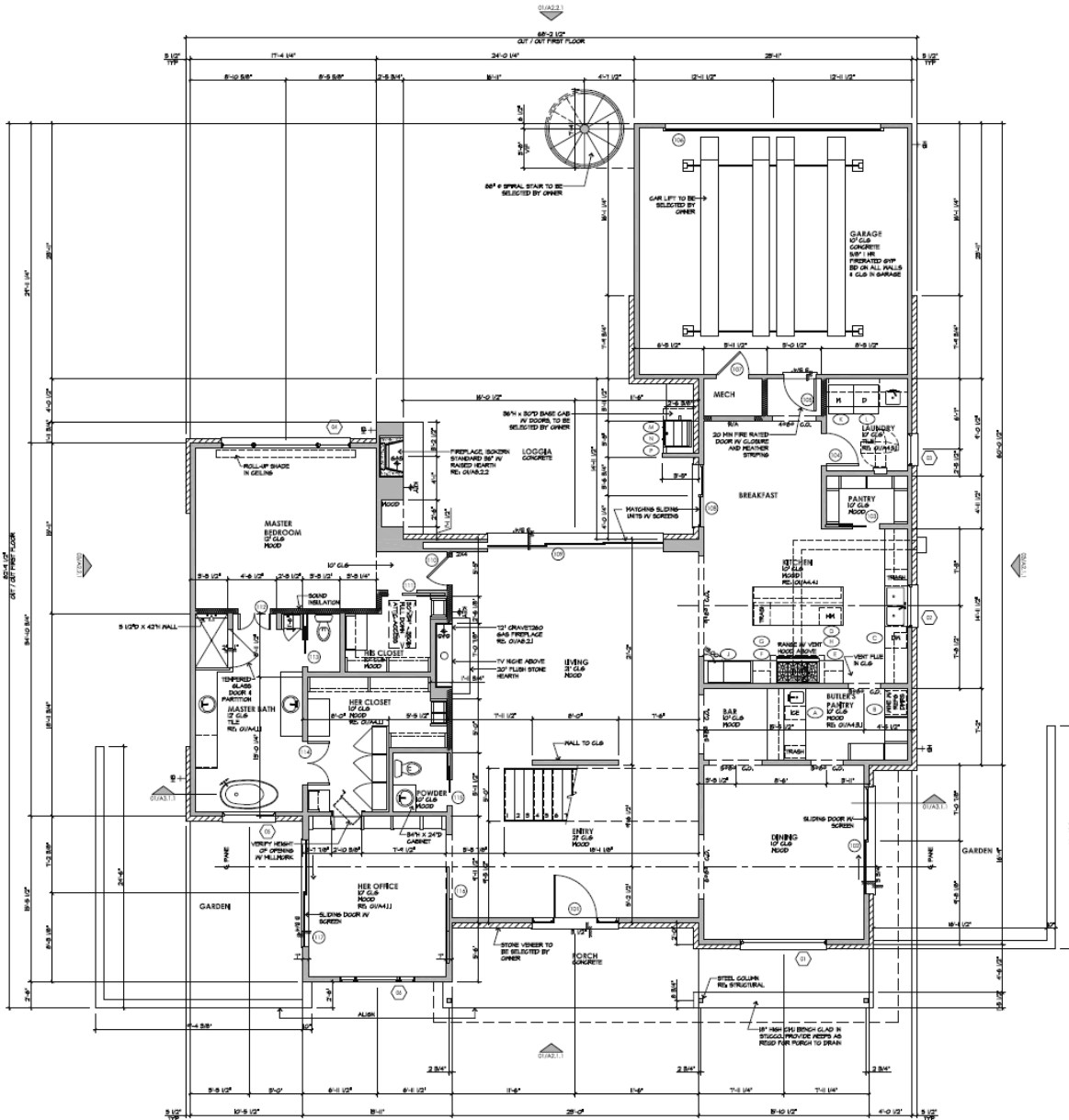


# Houston Planning Commission

ITEM: 139

Meeting Date: 08/20/2015

## Proposed First Floor Plan



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

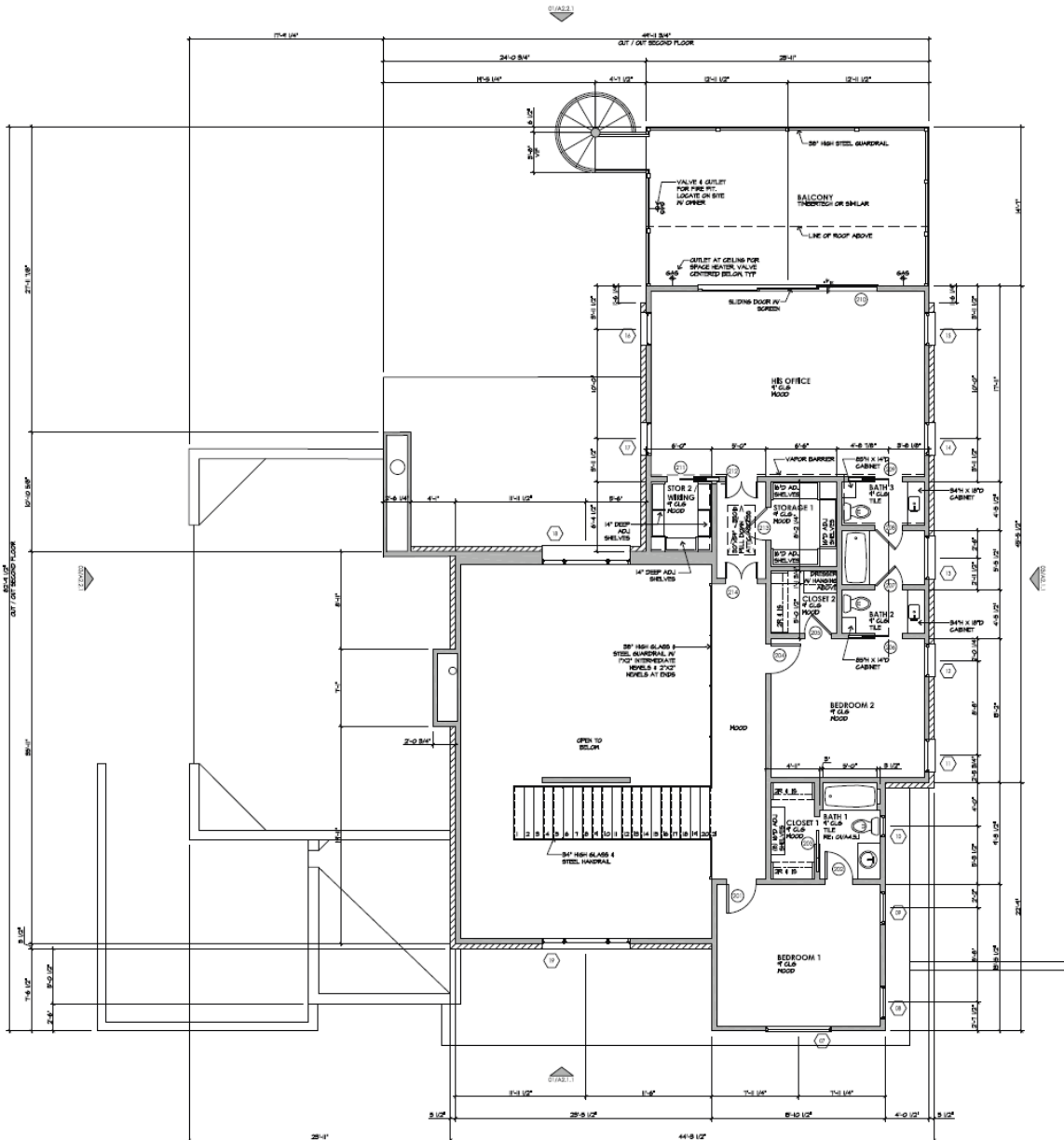
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Proposed Second Floor Plan



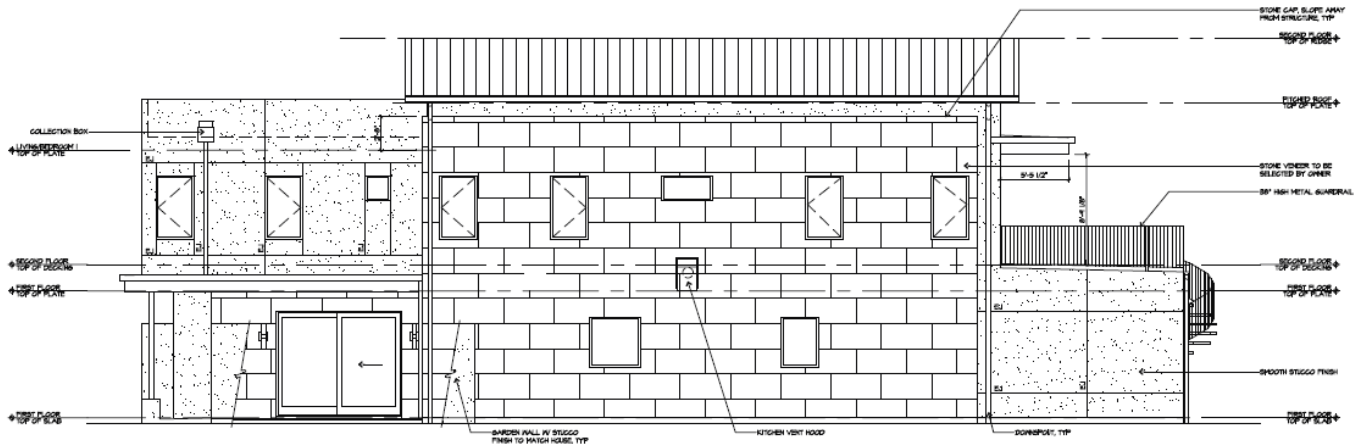
01 FLOOR PLAN  
1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### PROPOSED ELEVATIONS



03 ELEVATION  
1/4\"/>



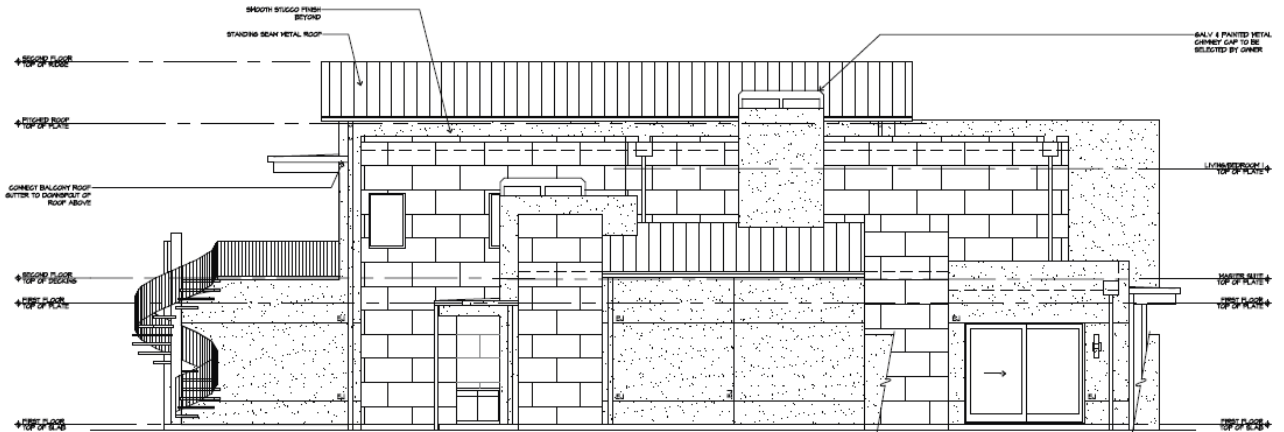
01 ELEVATION  
1/4\"/>

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### PROPOSED ELEVATIONS



03 ELEVATION  
1/4"=1'-0"



01 ELEVATION  
1/4"=1'-0"

## 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](mailto: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](http://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:** 509 off-street parking spaces (124 bicycle spaces)

**OFF-STREET PARKING PROVIDED:** 316 off-street parking spaces provided (124 bicycle spaces)

**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 509 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 509 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 509 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](mailto: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



## Houston Planning Commission

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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.

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# 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: V

Meeting Date: 08/20/15

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 <i>23,25 reduction</i>	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: <i>6/11/15</i>	Receipt #

Form No: CE-1131 01/03/12

(832) 394-9039

Public Works & Engineering

Page 10 of 15

# OFF-STREET PARKING VARIANCE



# Houston Planning Commission

**ITEM: V**

Meeting Date: 08/20/15



## Yates High School

Career Magnet

Campus Enrollment and Capacity		
Snapshot 2014	Students	Share
Living in Zone	870	84%
Transfers In	171	16%
<b>Membership</b>	<b>1,041</b>	
Facility Capacity	2,644	
Facility Utilization	39%	
Group	Students	% Total
American Indian	2	0%
Asian/Pac. Islander	2	0%
African-American	938	90%
Hispanic	91	9%
Multi-Racial	2	0%
White	6	1%
Econ. Disadvantaged	765	73%
Immigrant	1	0%

Schools the Zone Population Attend		
Campus	Type	Students
Yates	Zone	870
Lamar	HISD	122
HAIS	HISD	67
Hope Academy	HISD	57
Austin	HISD	54
DeBaKey	HISD	30
Bellaire	HISD	25
HSPVA	HISD	25
LECJHS	HISD	19
South Early Clg.	HISD	17
All Other Schools	HISD	258
<b>Total in HISD</b>		<b>1,544</b>
Campus	Type	Students
Houston Can Hobby	Charter	40
KIPP Sunnyside HS	Charter	40
Sanchez HS	Charter	31
Houston Can North	Charter	22
Pro-Vision HS	Charter	16
Jamie's House	Charter	10
Victory Prep North	Charter	4
Victory Prep South	Charter	4
KIPP Generations	Charter	2
Other Public School		17
<b>Total in Charters/Other Districts</b>		<b>186</b>
<b>Not in Public School</b>		<b>383</b>
<b>Census Estimate (Fall 2013)</b>		<b>2,113</b>

Zone Enrollment by Demographic Group						
Grades 9-12	2012		2013		2014	
					1yr△	2yr△
American Indian	1	0%	4	0%	6	0%
Asian/Pac. Islander	14	1%	9	1%	18	1%
African-American	1,212	81%	1,210	81%	1,244	81%
Hispanic	252	17%	248	17%	244	16%
Multi-Racial	6	0%	11	1%	13	1%
White	17	1%	18	1%	19	1%
<b>Total</b>	<b>1,502</b>		<b>1,500</b>		<b>1,544</b>	
Econ. Disadvantaged	1,074	72%	1,054	70%	1,091	71%
Immigrant	3	0%	0	0%	2	0%
Grade 8	381		345		359	

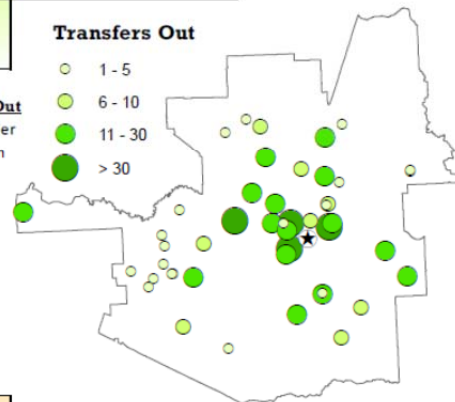
**674**

### Transfers Out

- 1 - 5
- 6 - 10
- 11 - 30
- > 30

### Race of Transfers Out

3% Asian/Pac. Islander  
70% African-American  
23% Hispanic  
2% White  
2% Multi-Racial



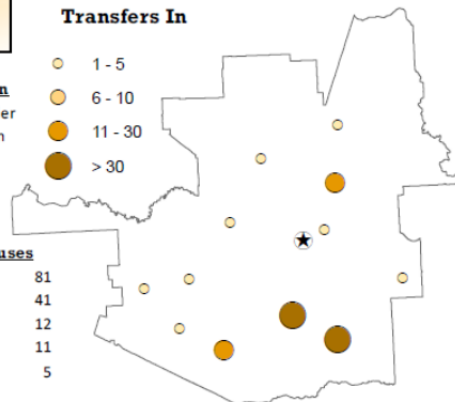
**171**

### Transfers In

- 1 - 5
- 6 - 10
- 11 - 30
- > 30

### Race of Transfers In

1% Asian/Pac. Islander  
98% African-American  
2% Hispanic  
0% White  
0% Multi-Racial



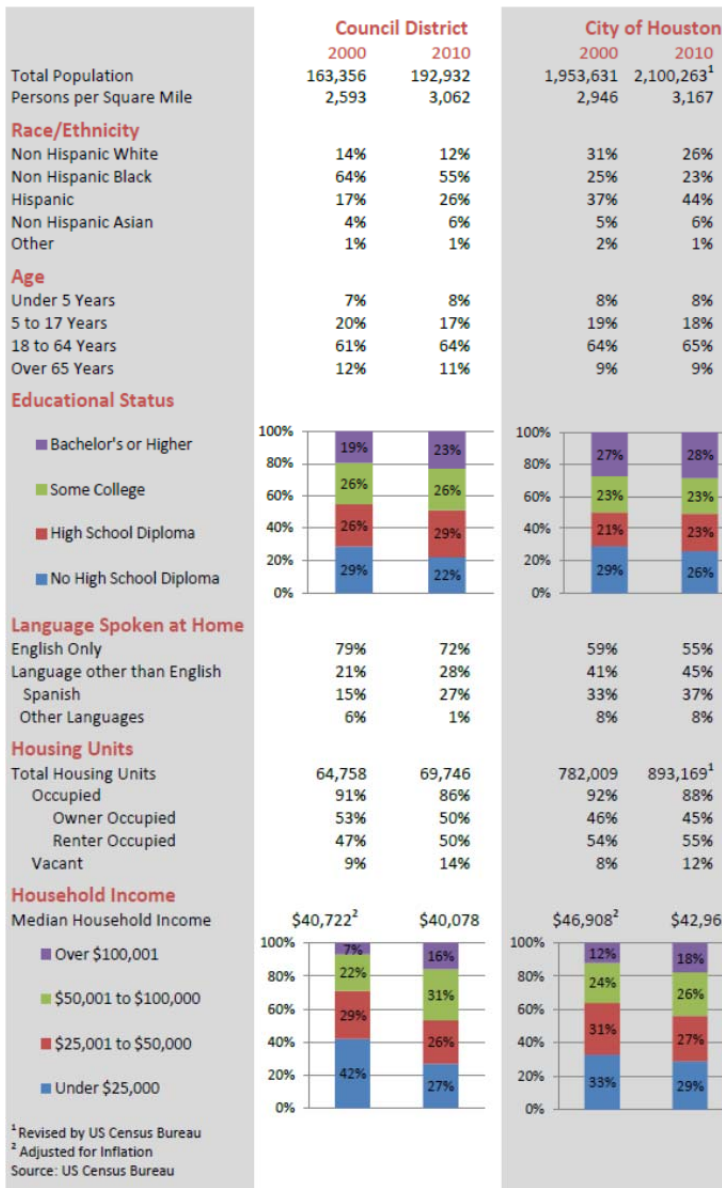
### Top 5 Home Campuses

Worthing 81  
Sterling 41  
Wheatley 12  
Madison 11  
Westbury 5

# 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

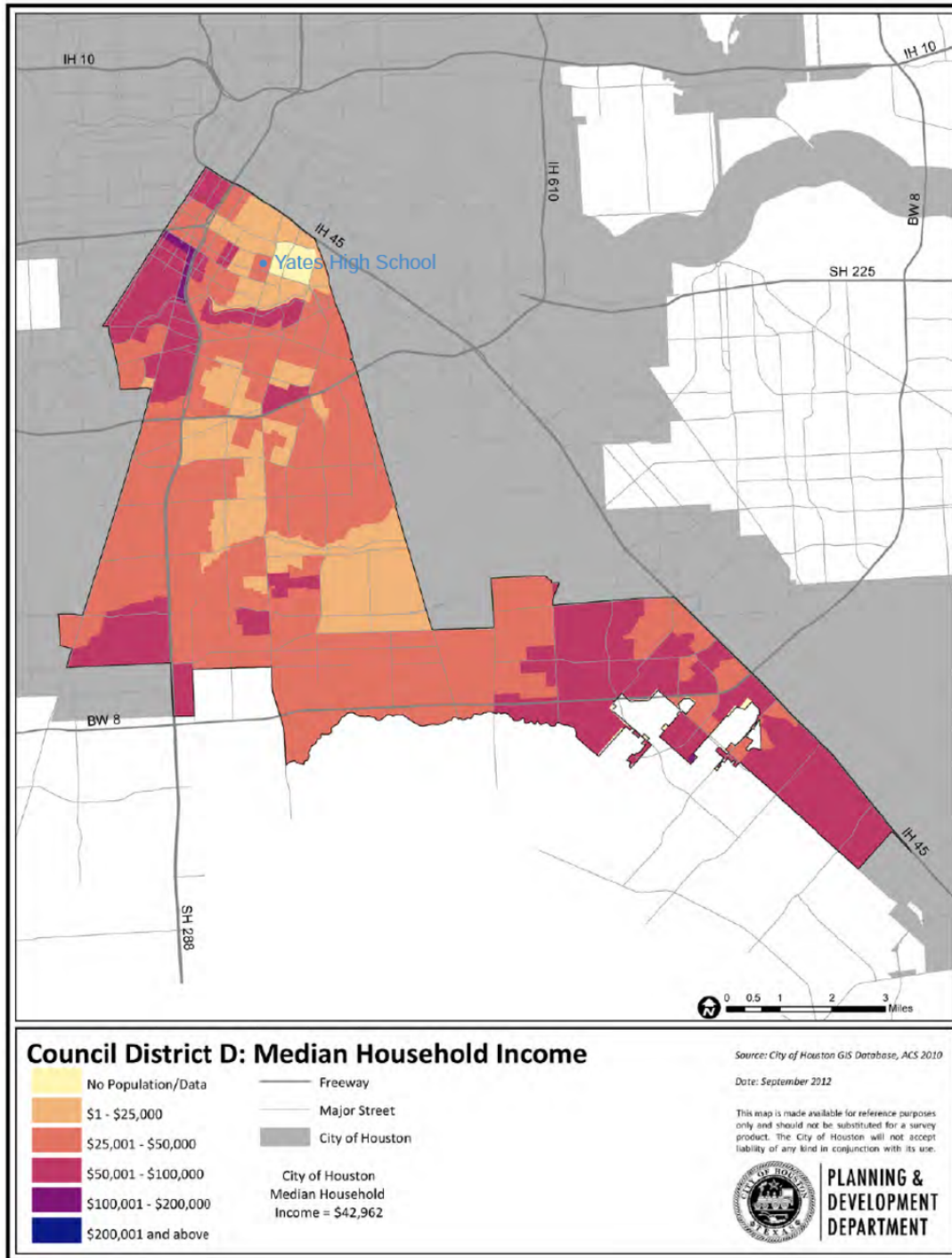
713-837-7701 pd.planning@HoustonTX.gov

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission



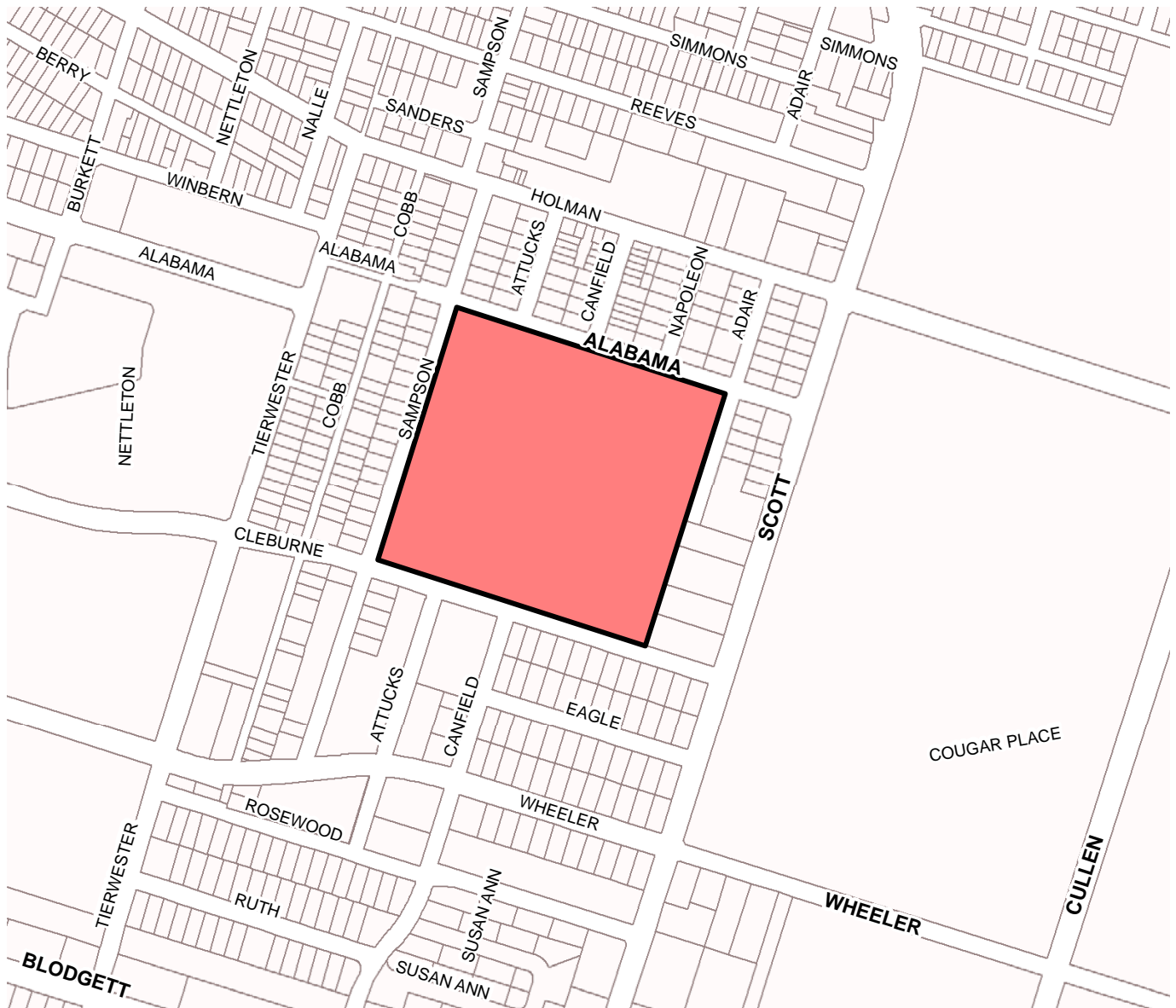
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SITE MAP



# OFF-STREET PARKING VARIANCE



PLANNING &  
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DEPARTMENT

## Houston Planning Commission

**ITEM: V**

Meeting Date: 08/20/15

AERIAL MAP



# OFF-STREET PARKING VARIANCE





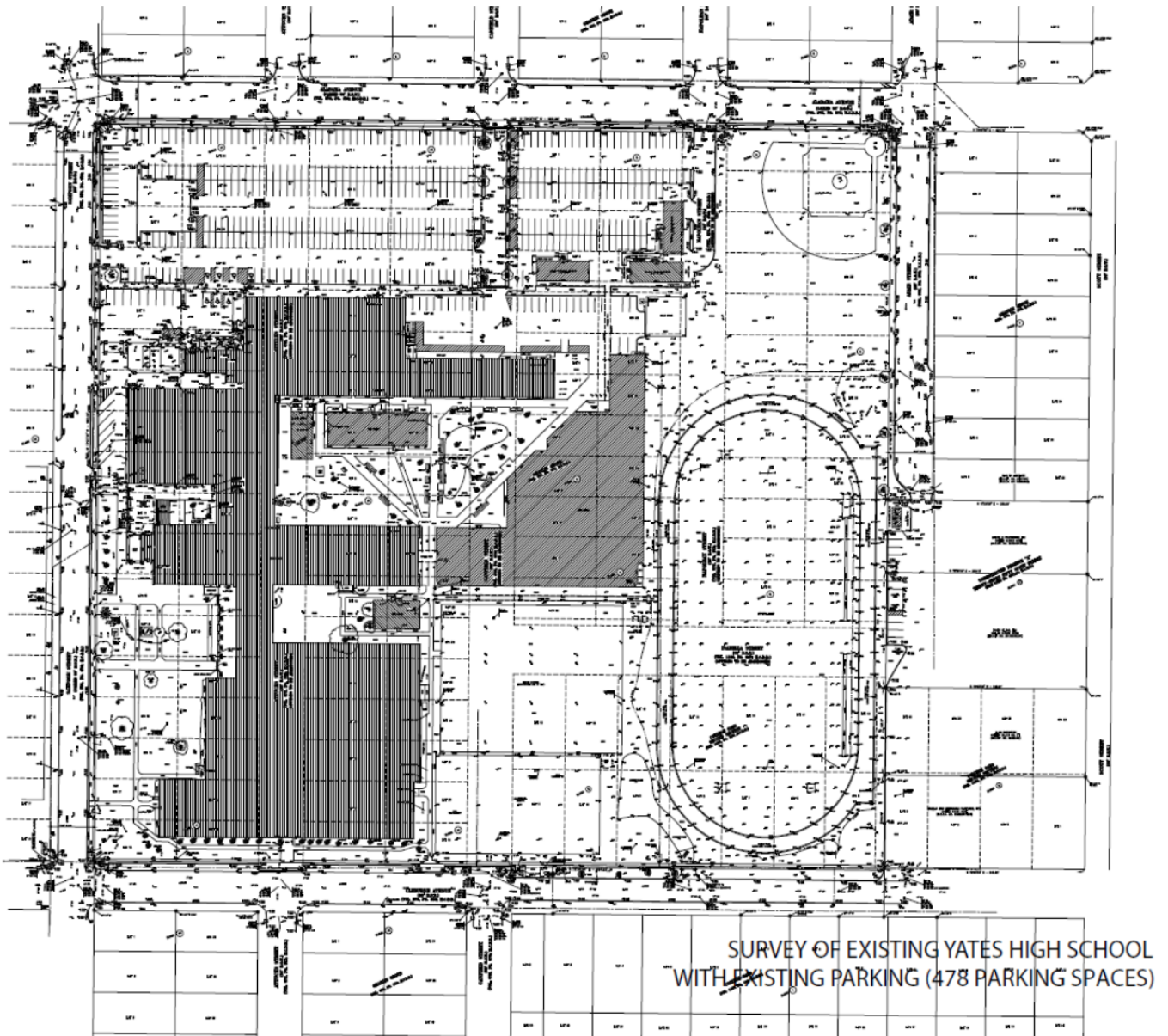
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 08/20/15

## Houston Planning Commission

### SURVEY FOR EXISTING JACK YATES HIGH SCHOOL

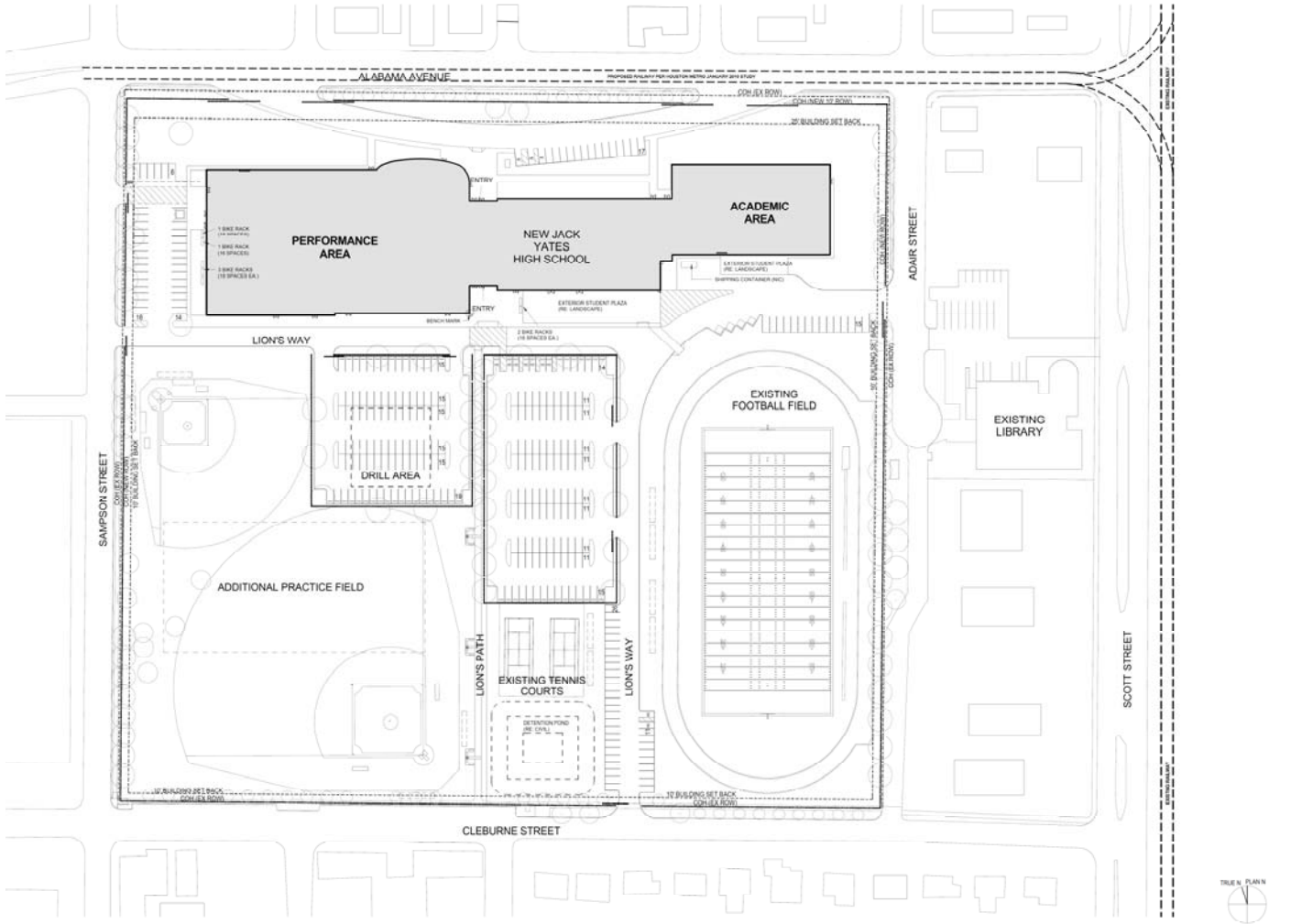


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL



ARCHITECTURAL SITE PLAN FOR THE PROPOSED YATES HIGH SCHOOL (316 PARKING SPACES & 124 BIKE SPACES PER VARIANCE REQUEST)

## OFF-STREET PARKING VARIANCE





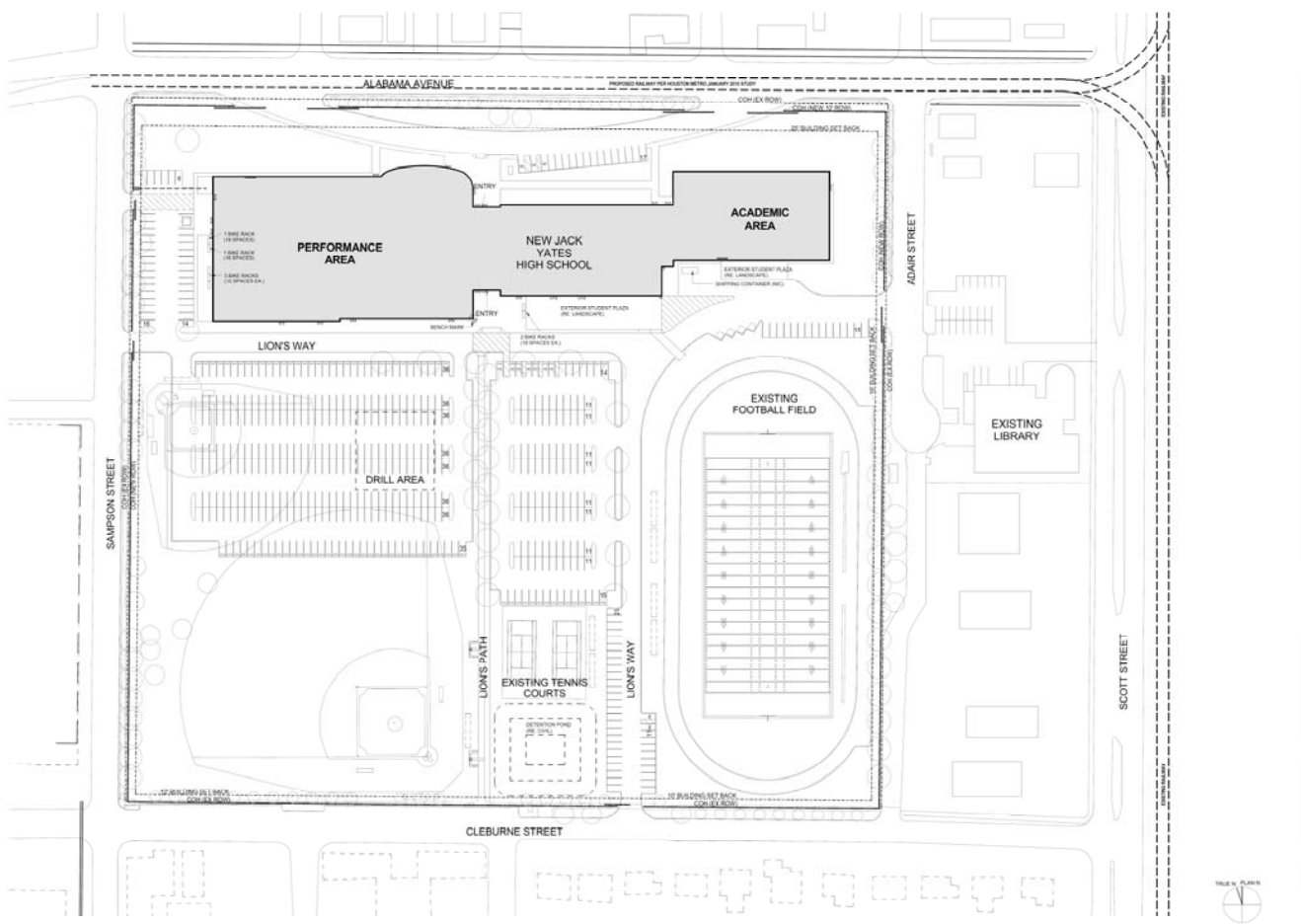
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DEPARTMENT

## Houston Planning Commission

**ITEM: V**

Meeting Date: 08/20/15

### PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL WITH REQUIRED PARKING



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 (509 PARKING SPACES & 124 BIKE SPACES)

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://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
3325 Westheimer Road Lamar High School	15085742	77098	5256B	492T	C

HCAD ACCOUNT NUMBER(S):	1181090010001
PROPERTY LEGAL DESCRIPTION:	Lamar High School Restricted Reserve "A", Blk 1 Vol. 360, Pg. 22, HCMR
PROPERTY OWNER OF RECORD:	Houston ISD
ACREAGE (SQUARE FEET):	25.3408 acres (1,103,845 SF)
WIDTH OF RIGHTS-OF-WAY:	Westheimer - 80'; Eastside Drive-60'; West Alabama-ROW varies
EXISTING PAVING SECTION(S):	Westheimer - 45' - concrete paving with asphalt overlay; 42' - Eastside Drive-concrete; 45' - West Alabama-concrete paving with asphalt overlay
OFF-STREET PARKING REQUIREMENT:	983 spaces (104 bicycle spaces)
OFF-STREET PARKING PROVIDED:	575 spaces (104 bicycle spaces)
LANDSCAPING REQUIREMENTS:	Project complies

EXISTING STRUCTURE(S) [SQ. FT.]:	Existing N building to remain:	133,127 SF (building to be renovated)
	Existing SW building:	53,560 SF (building to be removed)
	Existing SE building:	50,184 SF (building to be removed)
	Existing S building:	17,825 SF (building to be removed)

PROPOSED STRUCTURE(S) [SQ. FT.]:	Existing N building to remain:	133,127 SF (building to be renovated)
	New E building:	271,495 SF

PURPOSE OF VARIANCE REQUEST:	To request a reduction of required number of parking spaces provided in off-street parking facility from 983 spaces to 575.
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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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

### APPLICANT STATEMENT OF FACTS

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

Educational spaces are the top priority on all Houston Independent School District (HISD) campuses. The design of each new campus strives to optimize educational spaces, both inside the building and outdoor learning and physical education spaces. The new Lamar High School is planned for 2,800 students and will be located on the existing 25 acre site. It has been a challenge to fit a high school this size on a 25 acre site while also providing the school with all of the necessary educational and athletic facilities. The architects have developed a plan that optimizes the site and meets the needs of the school. Building the required number of off-street parking spaces would have a detrimental impact on HISD's ability to optimize the educational and athletic programs at the new Lamar High School. The parking requirement would prevent the new campus from providing educational and athletic facilities for existing programs at Lamar High School.

In order to provide the new Lamar High School with a campus to sustain its existing programs, HISD is requesting a variance from the ordinance prescribed number of off-street parking spaces of 983 to 575. The proposed number of parking spaces is equal to the amount of parking spaces at the existing Lamar High School.

**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](mailto: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 HISD is required to build the prescribed number of off-street parking spaces, the District will not have adequate room on-site to meet the needs of existing programs at Lamar High School. Currently, the softball, field hockey and lacrosse programs use facilities that are not located on campus. When the new Lamar High School is completed, the use of those off-campus facilities will no longer be possible. Providing the prescribed number of off-street parking spaces would also mean losing the 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;**

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Lamar High School currently has several athletic programs that practice off-site, including lacrosse, field hockey, and softball. One of the objectives in the development of the Lamar High School project is to provide fields on-site for those previously displaced athletic programs. Having on-campus facilities for these programs is safer, more efficient, and more sustainable than transporting student athletes, coaches, and administrators off site for practices on a daily basis. In order to make room for these athletic programs and optimize the use of the site, Lamar High School is being designed to have the most efficient footprint possible and building an on-site parking garage.

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 each school. Based on this analysis, created with the assistance of HISD demographers, HISD Senior Manager for Transportation, campus leadership and independent traffic impact analysis, we can project the future parking needs of the new Lamar High School.

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Sharpstown	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	205	351
Lee HS	N/A	1,348	0	809	0	60%	73	5%	465	35%	145	218	346
Lamar	International Bacc	3,224	928	1,632	887	51%	300	9%	1,290	40%	265	565	575
North Forest HS	N/A	960	0	739	0	77%	25	3%	196	20%	88	113	410
Furr HS	STEM Magnet	1,021	260	361	66	35%	57	6%	797	78%	130	187	205
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Davis HS	Career Magnet for Hotel and Restaurant Management and Media for Culinary Arts	1,700	316	578	316	34%	87	5%	1,035	61%	129	216	238
*This data was collected from the business managers and principals at each campus. the HISD Senior Manager of Transportation and Independent Traffic Impact Analysis.													

\*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.

Please see the table below for the basis of the request to provide 575 spaces in lieu of the ordinance required amount.

Also, note the planned student capacity of the new school is approximately 400 fewer students than the current enrollment.

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			
Lamar High School	2,800	840	1,428	428	51%	252	9%	1,120	40%	265	517	50	567
*Based on 1 parking space per 3 seats, Lamar's 1,000 seat auditorium requires 333 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 50 ( 'X' x .15 = 'Y' ) spaces as a buffer in case of overlap of use by school and after hour events													

\*Based on 1 parking space per 3 seats, Lamar's 1,000 seat auditorium requires 333 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 50 ( 'X' x .15 = 'Y' ) spaces as a buffer in case of overlap of use by school and after hour events

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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

The reduced number of off-street parking spaces will be sufficient parking to adequately address day to day parking needs at the new Lamar High School.

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

The current student enrollment at Lamar High School is approximately 3,200 students. The planned student capacity for the new Lamar High School is 2,800 students. Although we are proposing to provide the same number of parking spaces as the existing campus; the new school is planned for 400 fewer students. Adequate and accessible off-street parking will be provided for the students, faculty, staff and visitors of Lamar High School.

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

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

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

Not applicable

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# 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: 08-20-2015




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:	Lamar High School	5. Date:	7/14/2015
School District:	Houston ISD		
2. Project Address	3325 Westheimer Rd. Houston, Texas 77007	6. Project Number:	143054.000
Mailing Address:			
3. Contact Name:	Leo Lopez	7. Phone:	214-283-8820
Email:	leo.lopez@perkinswill.com	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:	2,800
10. Number of Classrooms:	101	13. Assigned School Staff per building:	+ 225
11. Design Occupant Load:	3,238	14. Additional Occupant Load: **Optional**	+ 0
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED** Note: Applications without the signature will not be processed. 		15. Actual Occupant Load:	= 3,025
Comments and Explanations - Please list any additional information to assist with approval			

### PART II. DEFINITIONS AND INSTRUCTIONS

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

**TEA** - The Texas Education Agency.

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

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

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

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

### PART III. FEES

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

FOR OFFICE USE ONLY			
Approving Initials:	Building Official:	Date:	Receipt #

Form No: CE-1131 01/03/112

(832) 394-9039

Public Works & Engineering

Page 10 of 15

# OFF-STREET PARKING VARIANCE



# Houston Planning Commission



## Lamar High School

Career/IB Magnet

Campus Enrollment and Capacity		
Snapshot 2014	Students	Share
Living in Zone	1,378	42%
Transfers In	1,915	58%
Membership	3,293	
Facility Capacity	3,306	
Facility Utilization	100%	
Group	Students	% Total
American Indian	9	0%
Asian/Pac. Islander	140	4%
African-American	1,021	31%
Hispanic	1,231	37%
Multi-Racial	48	1%
White	844	26%
Econ. Disadvantaged	1,610	49%
Immigrant	95	3%

Schools the Zone Population Attend		
Campus	Type	Students
Lamar	Zone	1,378
HSPVA	HISD	152
Carnegie	HISD	136
Bellaire	HISD	97
DeBaKey	HISD	85
HAIS	HISD	26
Challenge	HISD	15
Community Serv.	HISD	12
Energy Institute	HISD	11
Reagan	HISD	7
All Other Schools	HISD	49
Total in HISD		1,968
Campus	Type	Students
Phoenix School	Charter	24
Texas Virtual Acad.	Charter	9
Deer Park HS	DPISD	5
Houston Can North	Charter	4
Harmony Science	Charter	4
Houston Heights Sch.	Charter	3
Yes Prep West	Charter	2
Southwest HS	Charter	1
Victory Prep North	Charter	1
Other Public School		14
Total in Charters/Other Districts		67
Not in Public School		1,448
Census Estimate (Fall 2013)		3,483

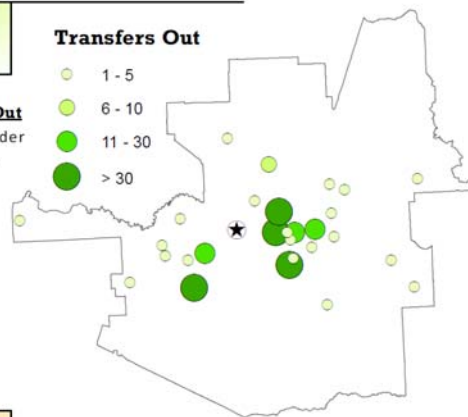
Zone Enrollment by Demographic Group							
Grades 9-12	2012		2013		2014		
American Indian	6	0%	3	0%	3	0%	0 -3
Asian/Pac. Islander	179	8%	185	9%	224	11%	39 45
African-American	305	14%	291	15%	270	14%	-21 -35
Hispanic	719	34%	667	33%	630	32%	-37 -89
Multi-Racial	61	3%	59	3%	55	3%	-4 -6
White	843	40%	794	40%	786	40%	-8 -57
Total	2,113		1,999		1,968		-31 -145
Econ. Disadvantaged	716	34%	667	33%	628	32%	-39 -88
Immigrant	108	5%	75	4%	61	3%	-14 -47
Grade 8	437		482		498		16 61

590

### Transfers Out

#### Race of Transfers Out

24% Asian/Pac. Islander  
8% African-American  
20% Hispanic  
44% White  
4% Multi-Racial

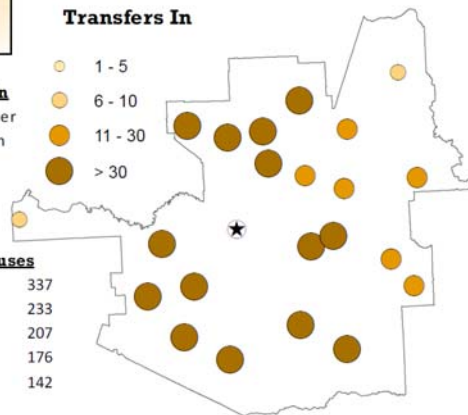


1,915

### Transfers In

#### Race of Transfers In

3% Asian/Pac. Islander  
42% African-American  
38% Hispanic  
17% White  
1% Multi-Racial



#### Top 5 Home Campuses

Lee 337  
Westbury 233  
Madison 207  
Worthing 176  
Sharpstown 142

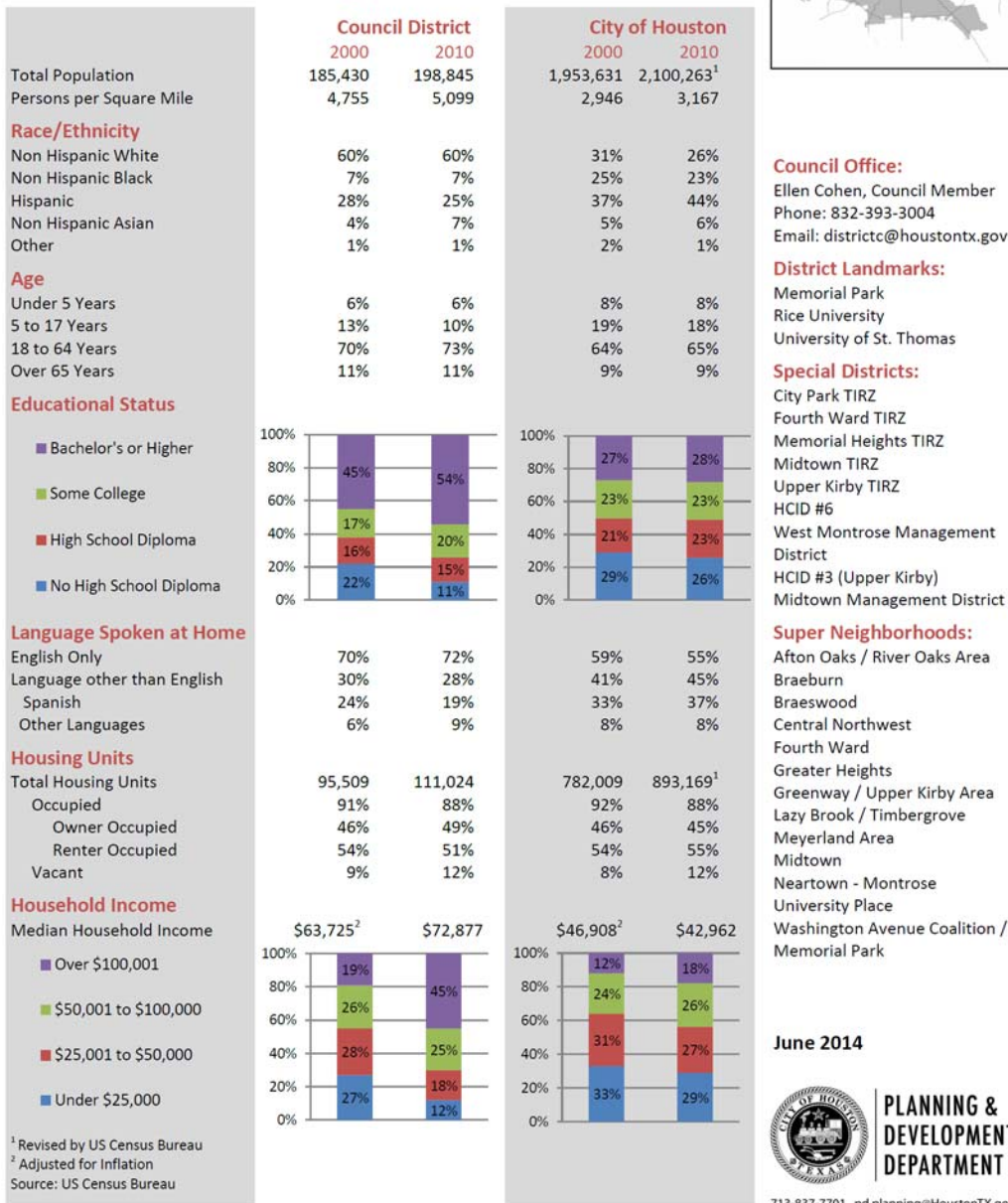
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

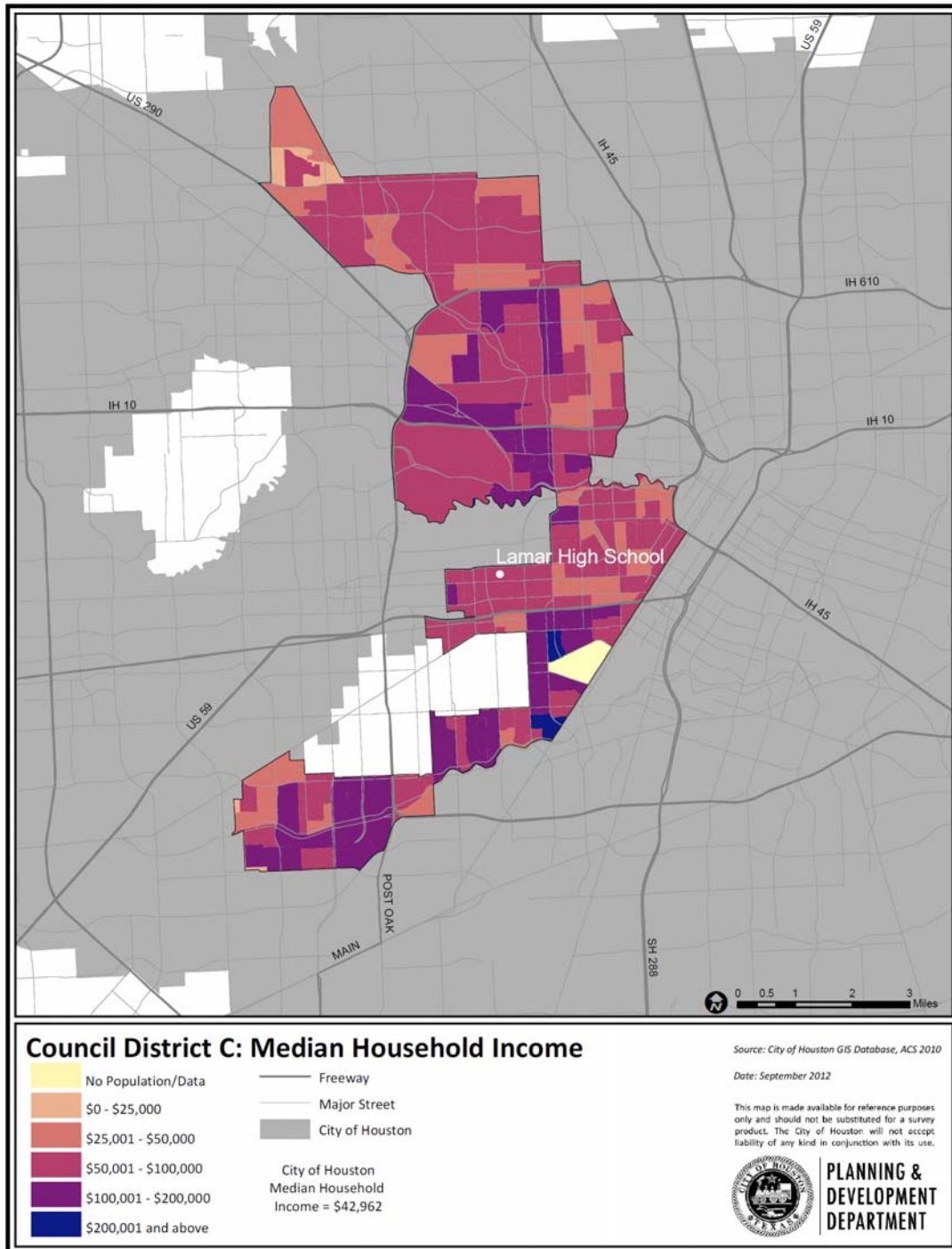
# C Council District Profile



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

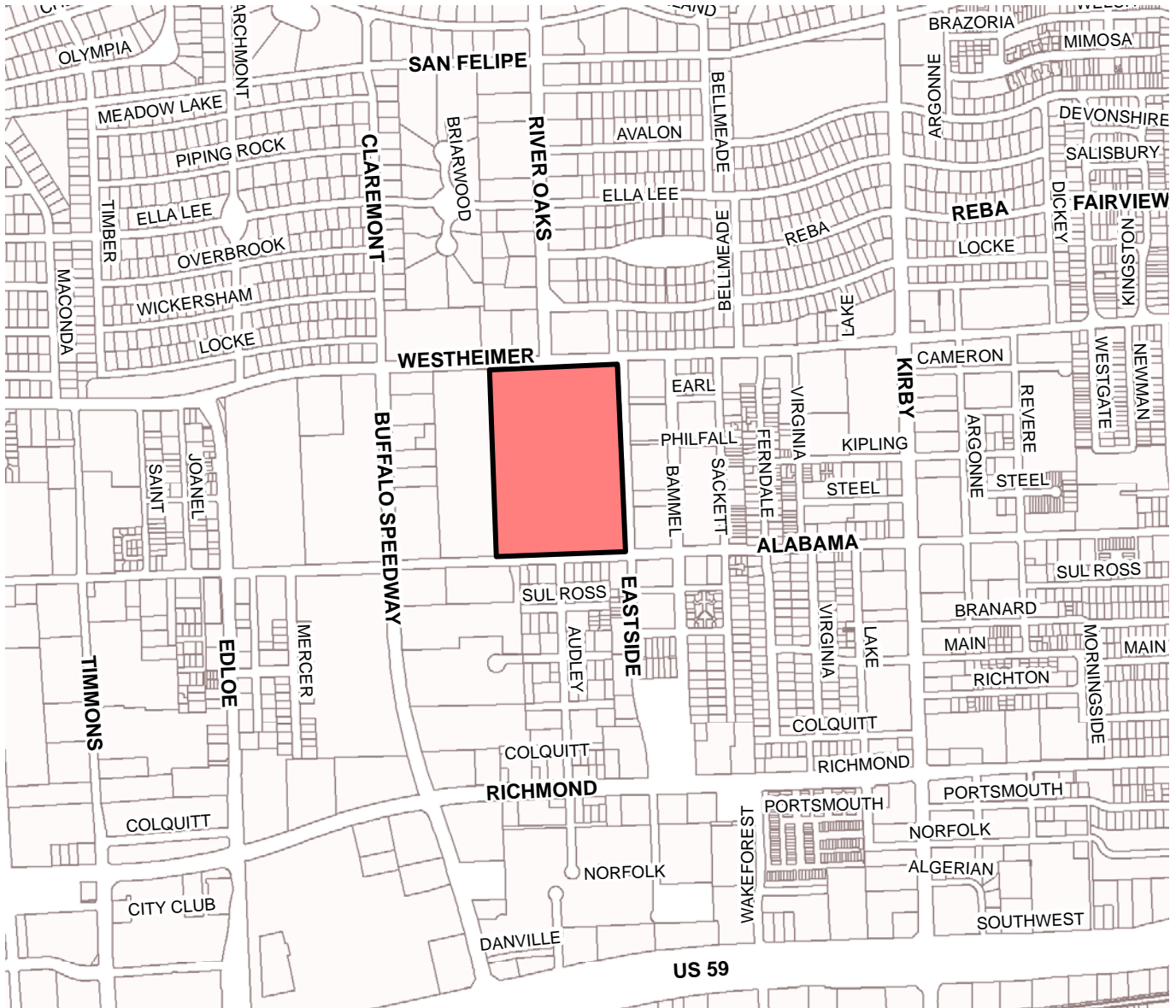


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE LOCATON MAP



# OFF-STREET PARKING VARIANCE





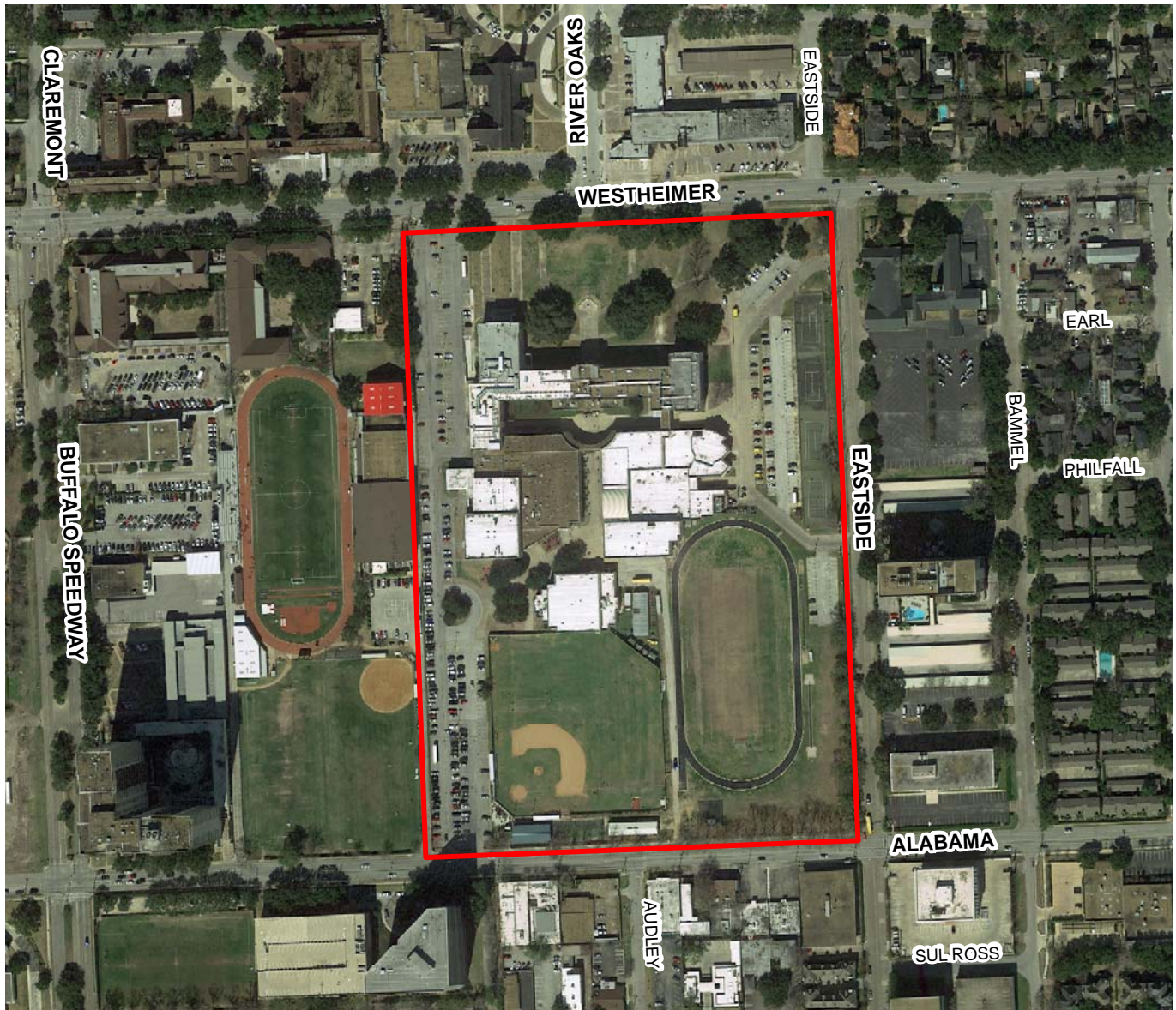
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 08-20-2015

## Houston Planning Commission

### AERIAL MAP



## OFF-STREET PARKING VARIANCE



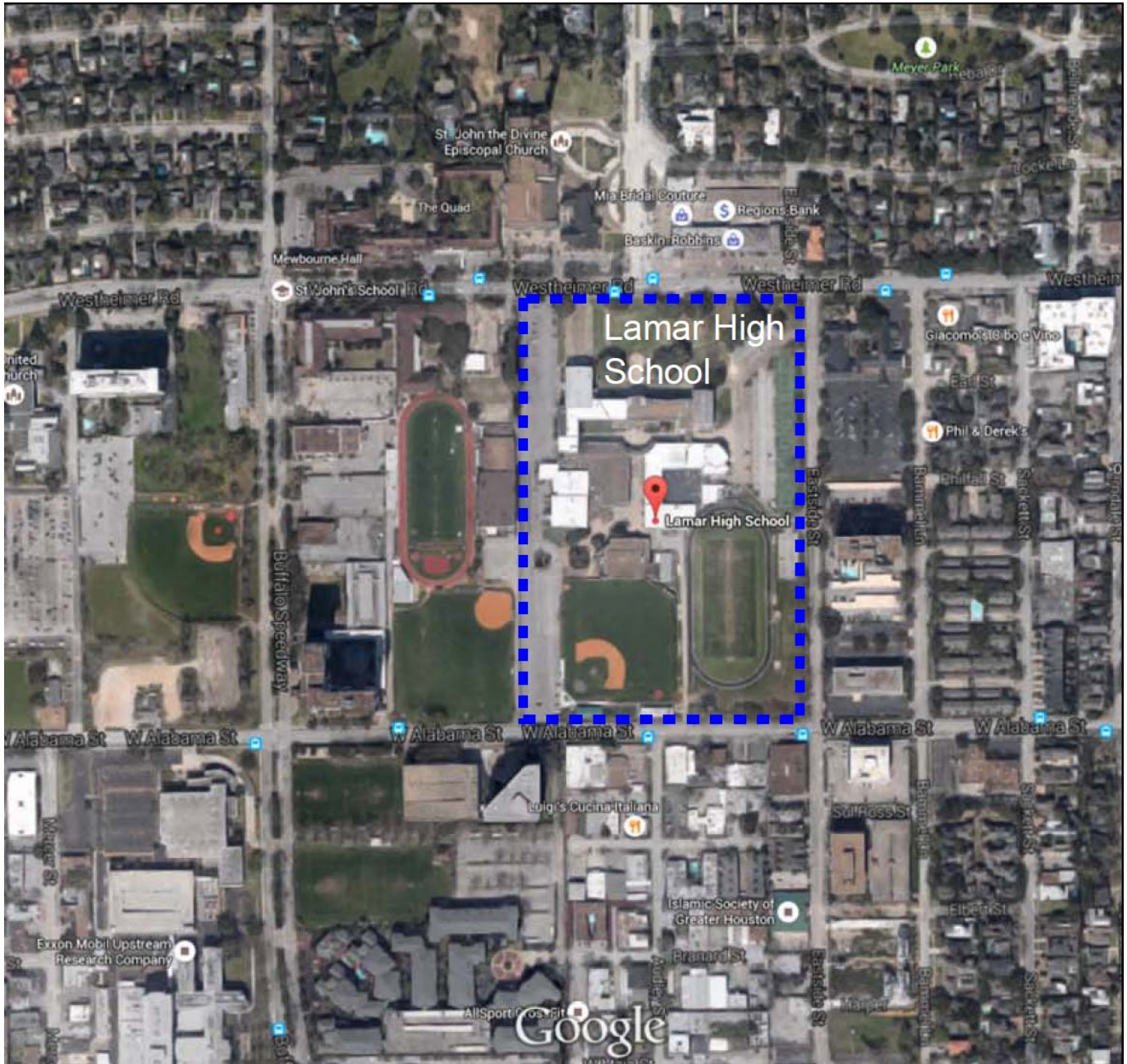


PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 08-20-2015

## Houston Planning Commission



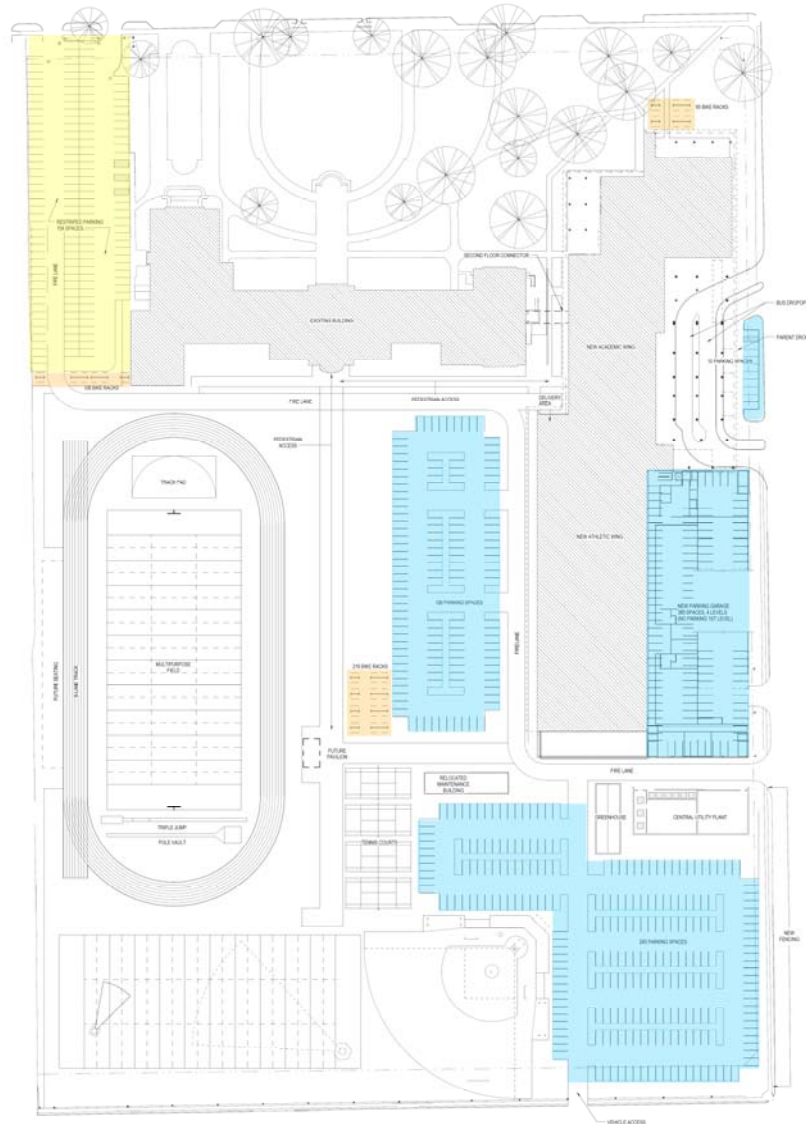
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### PROPOSED SITE PLAN WITH REQUIRED PARKING PROVIDED



#### PARKING TABULATIONS

154 existing restriped spaces  
369 new surface parking spaces  
385 space garage  
101 spaces offset by 4x bikes (404 bike spaces)  

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1,009 total spaces (complies with development code)

- EXISTING PARKING TO BE RESTRIPE
- BIKE SPACES (4 BIKE SPACES = 1 CAR)
- NEW PARKING

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Kinetic Design Lab, LLC	Mr. Devin Robinson	713-898-2042	kineticdev@msn.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
339 West 19 <sup>th</sup> Street (19 <sup>th</sup> Street Theatre)	15084183	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S):	0200860000033
PROPERTY LEGAL DESCRIPTION:	Lots 33 & 34 BLK 90 Houston Heights
PROPERTY OWNER OF RECORD:	Gustav & Sharon Kopriva
ACREAGE (SQUARE FEET):	6,600 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	19 <sup>th</sup> Street - (86')
EXISTING PAVING SECTION(S):	19 <sup>th</sup> Street - (86')
OFF-STREET PARKING REQUIREMENT:	Theater: 54 Spaces; 24 Bicycles
OFF-STREET PARKING PROVIDED:	Theater: 45 Spaces (16 Leased Off-Site < 250' + 29 Off-Site > 250'); 44 Bicycles
LANDSCAPING REQUIREMENTS:	None: Existing development
EXISTING STRUCTURE(S) [SQ. FT.]:	7,058 SQ. FT.
PROPOSED STRUCTURE(S) [SQ. FT.]:	7,058 SQ. FT.

**PURPOSE OF VARIANCE REQUEST:** The purpose of this variance request is to allow reduced On-Site parking for The Heights Theater located at 339 West 19<sup>th</sup> Street in Houston, Texas. In lieu of the ordinance required parking, it is the intention of the applicant to request the Planning Commission grant the Owner the use of this property with the associated parking provision of forty-five spaces for automobile parking, by utilizing sixteen Off-Site anytime spaces and twenty-nine spaces as Off-Site afterhours parking located more than two-hundred and fifty feet away.

**CHAPTER 26 REFERENCE(S):** Chapter 26-492 PARKING SPACES FOR CERTAIN TYPES OF USE CLASSIFICATIONS. CLASS 6. RECREATION AND ENTERTAINMENT: D. THEATER, AUDITORIUM OR ARENA, 1.0 PARKING SPACE FOR EVERY 3 SEATS. SEC.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

**26-499. OFF-SITE PARKING.** (A) A PARKING SPACE REQUIRED BY THIS ARTICLE MAY BE PROVIDED ON OFF-SITE PARKING FACILITIES IF THE FOLLOWING CONDITIONS ARE MET: (1) THE OFF-SITE PARKING FACILITIES ARE LOCATED LESS THAN 250 FEET FROM THE TRACT WHERE THE USE CLASSIFICATION IS LOCATED EXCEPT AS PROVIDED FOR IN ITEMS (2) AND (3) OF THIS SUBSECTION; (2) UP TO 25 PERCENT OF THE REQUIRED NUMBER OF PARKING SPACES MAY BE PROVIDED ON OFF-SITE PARKING FACILITIES LOCATED: A. LESS THAN 800 FEET FROM A TRACT WHERE THE USE CLASSIFICATION IS LOCATED IF THE BUILDING FOR WHICH THE OFF-SITE PARKING IS BEING PROVIDED CONTAINS LESS THAN 30,000 SQUARE FEET OF GFA; OR B. LESS THAN 1,000 FEET FROM A TRACT WHERE THE USE CLASSIFICATION IS LOCATED IF: [1] THE BUILDING FOR WHICH THE OFF-SITE PARKING IS BEING PROVIDED CONTAINS LESS THAN 30,000 SQUARE FEET OF GFA; AND [2] THE DIRECTOR DETERMINES IN HIS OR HER SOLE PROFESSIONAL JUDGMENT THAT SUFFICIENT PEDESTRIAN AMENITIES MITIGATE THE IMPACT OF THE EXTENDED DISTANCE OF THE OFF-SITE PARKING FACILITIES. **Sec. 26-490 Use of parking space or bicycle space.** All required parking facilities shall conform to the following standards: (1) Parking facilities shall be: a. Available for use by employees, customers, and patrons; b. Maintained at all times the building or tract is in use or occupied; and c. Used exclusively for their intended purpose. A parking space shall be used exclusively for the temporary parking of passenger automobiles not exceeding one ton in capacity and a bicycle space shall be used exclusively for the temporary parking of bicycles;

### APPLICANT STATEMENT OF FACTS

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

Per **Sec. 26-492** of the *City of Houston* Municipal Codes and Ordinances and proposed amendments to this section of the Municipal Code; the defined number of parking spaces by classification, use and square footage is a total of one hundred (100) off-street parking spaces are required. Due to the nature of the existing site being one of the oldest still standing theaters in the *City of Houston*; its original construction predates any, and all, Municipal Ordinances regarding parking. By utilizing the credits afforded under the Municipal Code Sections; **Sec. 26-497** and **Sec. 26-498** a reduction in the required parking for this facility is reduced to fifty-four spaces (54).

The applicant seeks to make request of the *City of Houston* Planning Commission to approve a reduction and/or amendment to the required parking spaces associated with the redevelopment of the existing tract. The Owner is providing sixteen (16) leased parking spaces off-site on adjacent property less than 250' away, and a lease agreement for an additional twenty-nine (29) spaces with a neighboring property approximately 580' away, as measured along a delineated pedestrian path. For a total of forty-five (45) Off-Site parking spaces provided. The request for variance is for a reduction in use **Sec. 26-490(1)b**, reduction in count **Sec. 26-492** and an exception to the to the 250' distance rule of **Sec. 26-499(a)1**.

#### 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](mailto:planning.variances@cityofhouston.net).*

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (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;**

Prior to Summer 2015, the establishment located at 339 West 19th Street in Houston, Texas; operated as an Art Gallery. Upon initial investigations into the property and subsequent review of any/all existing *City of Houston* records, it became apparent that for the potential new Owner to utilize the property as the Original use as a Theater Space. They would have to apply for a Change of Occupancy and bring the facility current with *City of Houston* Municipal Code Parking standards.

The existing site has zero On-Site parking spaces, as the existing building structure on the site takes up 7,058 sq. ft. of a 6,600 sq. ft. lot. It makes use of an existing and currently in effect Encroachment Agreement with the *City of Houston* Public Works Department to encroach 458 square feet into the *City of Houston* Established Public Right Of Way (R.O.W.). The only available option for this site is Off-Site parking.

One way parking can be achieved in the area is for potential business Owners to either negotiate Parking Lease Agreements, when/where available; or to purchase any available neighboring properties that are for sale and demolish an existing structure. In an attempt to make room the required space allowances that are needed for meeting the *City of Houston* Traffic and Engineering Department design criterion, this is infeasible in this historic area.

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

The site/area of the proposed Variance is in a historically commercially developed part of the *City of Houston*, 19<sup>th</sup> Street. There are currently only six other commercial establishments in the area whose hours of operation overlap those of the proposed theater venue, they include four restaurants, one other theater venue and one bed & breakfast.

There is available street parking along 19<sup>th</sup> Street, Ashland and Rutland streets. The applicant seeks the approval of the *City of Houston* Planning Commission to allow the potential new Owner to utilize this available street parking, as a percentage of the required parking under **Sec. 26-492**.

The intention of the granting of this variance is to allow the potential new Owner of the building/site to operate a theater venue, which the building was originally constructed for in 1927'; it is not based on the result of a hardship imposed by or created by the applicant or the potential new Owner. By granting the variance, the general purpose of **Sec. 26-490 and Sec. 26-492** are being observed and maintained.

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

As the intent of the general provisions of the *City of Houston* Municipal Codes and Ordinances parking standards of Chapter 26 are to provide reasonable and safe access for the public to available parking. The

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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intent of the *City of Houston* Municipal Code Chapter 26, Sections 490 and 492 are maintained with the available parking provided.

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

The parking provided will be sufficient to serve the use for which it is intended, as the potential new Owner has done his/her due diligence to effectively research and identify all available parking options afforded to them.

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

The granting of this Variance will not be injurious to the health, safety, or welfare of the public.

- (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.**

N/A

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

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

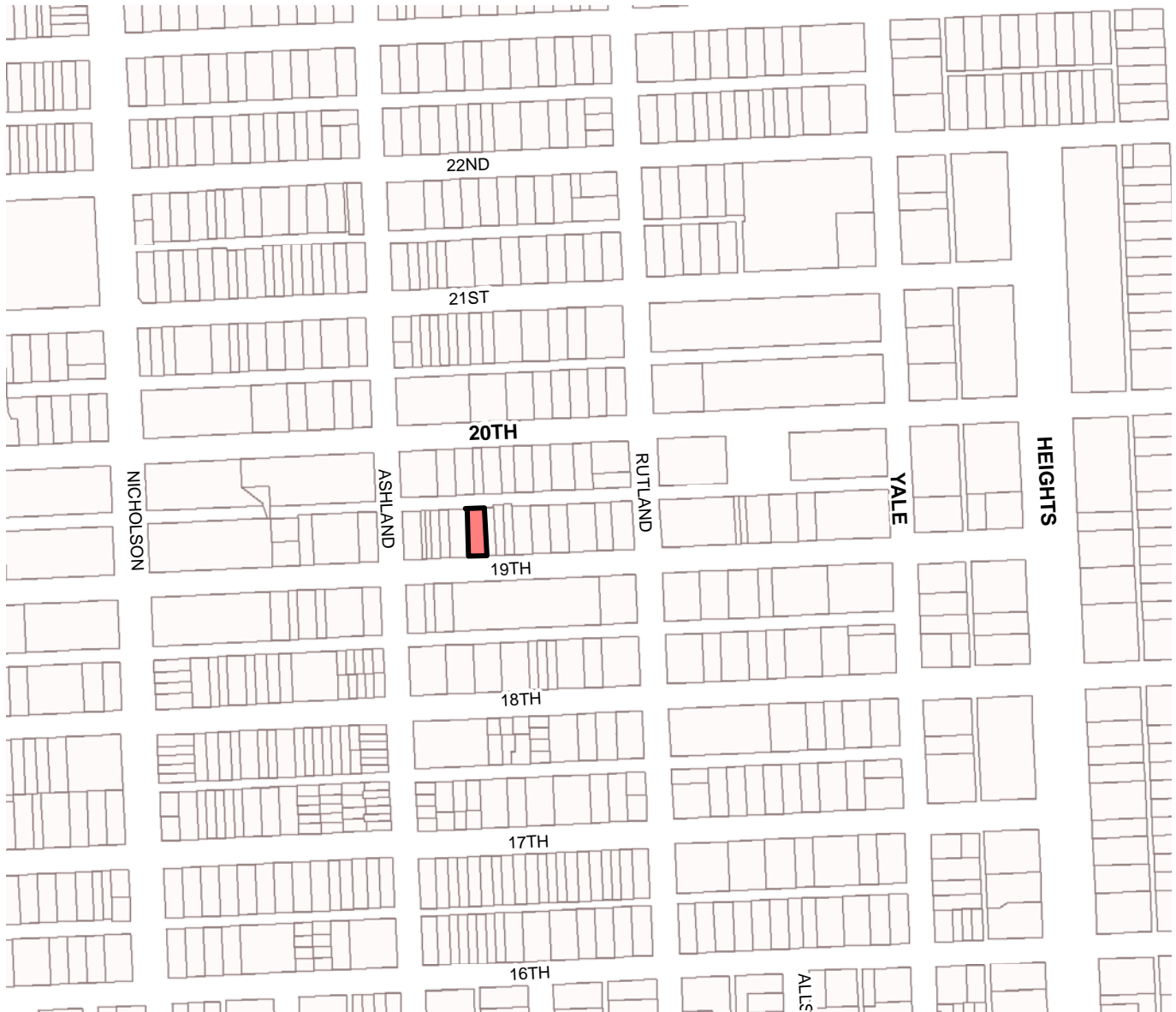
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SITE LOCATION MAP



## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**

Meeting Date: 08/20/15

## Houston Planning Commission

AERIAL MAP



# OFF-STREET PARKING VARIANCE

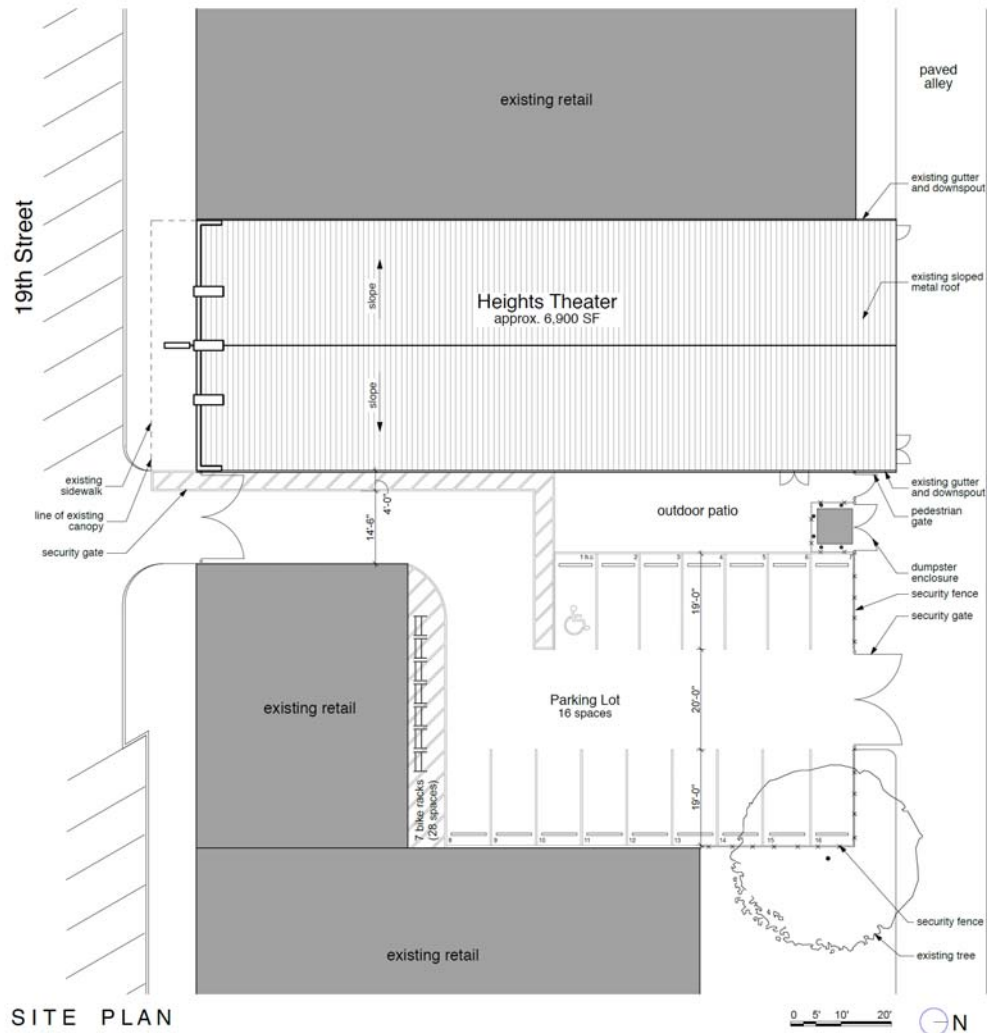






## Houston Planning Commission

### PROPOSED SITE PLAN



### PARKING ANALYSIS

300 Seat Theater, Per City of Houston Chapter 26;  
(1) Parking Spaces per (3) Seats.

300 seats / 3 = (100) Parking Spaces Required

Reduction Credit 40% for Historic Landmark Status = (-40) Parking Spaces

Reduction for Bicycles Credit 10% of (60) Spaces = (-6) Parking Spaces

Total Required Parking Spaces: (54) spaces & (24) Bicycles

**Total Parking Provided: (45) spaces & (28) Bicycles**

Associates, Inc.

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### PROPOSED PARKING CONTEXT PLAN



#### LEASED AND ON-STREET PARKING SUMMARY

<b>A</b>	16	leased spaces all hours and 7 bike racks (4 bikes per rack)
<b>B</b>	29	leased spaces after 6pm
<b>C</b>	73	street parking on 19th between Rutland and Ashland
<b>D</b>	28	street parking on Ashland between 18th and 20th St.
<b>E</b>	35	street parking on Rutland between 18th and 20th St.
	<b>181</b>	<b>total available spaces</b>

## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**  
Meeting Date: 08/20/15

## Houston Planning Commission



HOUSTON | GALVESTON | YOURBLVD.COM

August 4, 2015

To Whom It May Concern:

I am a business owner in the Houston Heights and have a residence in Woodland Heights. For many years I have witnessed the revitalization of 19<sup>th</sup> Street, White Oak, 11<sup>th</sup> Street, Studewood, and other area streets into neighborhood commercial districts. The revitalizations have benefited the community because local business owners have opened retail shops, restaurants and other businesses that bring people from all over the city to this neighborhood.

It is my understanding that Edwin Cabaniss preserved The Kessler Theater in Dallas and created a venue that is enjoyed by many. He is attempting to purchase the Heights Theater at 339 W. 19<sup>th</sup> Street and has plans to refurbish the property by replicating what he has done at The Kessler Theater. His vision of revitalizing the Heights Theater is exactly what is needed for continued growth in Heights community and I support Mr. Cabaniss' plans for the Heights Theater.

If you have questions or require additional information, please call me at 713-862-1600.

Sincerely,

Bill Baldwin

1545 Heights Boulevard | Houston, Texas 77008  
p 713.862.1600 | f 713.862.2965

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission



To: Houston Planning Commission  
From: Winnetka Heights Neighborhood Association  
Dallas, Texas  
Date: August 4, 2015  
Re: The Kessler Theater

Ladies and Gentlemen:

This letter is offered to support the efforts of Edwin Cabaniss and the organization of The Kessler Theater in Dallas to purchase and operate The Heights Theater in Houston.

The Winnetka Heights Neighborhood Association (the "WHNA") was founded as a non-profit association in 1981 as the Winnetka Heights Historic District gained Historic District recognition from the City of Dallas and gained a listing on the National Register of Historic Places. The neighborhood was founded in 1908 and its architecture of Arts & Crafts and Prairie Style homes quickly made it a popular neighborhood in the growing city. The WHNA is dedicated to the preservation of the neighborhood as an enduring symbol of early 20th century life, while ensuring Winnetka Heights remains the most vibrant historic district in the city.

With that background, you can understand the interest that the neighborhood had in the renovation of The Kessler Theater in our district. We hoped that the historic theater would be renovated to meet both the goal of preserving the history and architecture of the neighborhood but also the goal of creating an exciting neighborhood that would be attractive to variety of lifestyles.

From the beginning of the project, Edwin Cabaniss was understanding and respectful of the neighborhood and its interests. He was transparent about the plans for the theater and worked with the WHNA to address our concerns and answer our questions. When the construction phase of the project was completed, Mr. Cabaniss continued to be respectful of the neighborhood in

planning for the use of the theater. He addressed programming, parking, and use of the outdoor space with the theater's neighbors in mind.

The Kessler Theater has been a good neighbor to Winnetka Heights. Mr. Cabaniss has supported our projects with financial and in-kind donations and has continued to be responsive to any concerns that the WHNA or our neighbors have had. The relationship is such that our Mardi Gras float in 2014 was dedicated to the theater.

We expect that The Heights Theater, as operated by Mr. Cabaniss, would also be a good neighbor and encourage the City of Houston to take action necessary or appropriate for The Heights to be renovated in a respectful manner, as proposed by Mr. Cabaniss.

Should you have any questions, please let me know.

Eliseo Ruiz III  
WHNA Board Member and Community Planning and Development Chair  
(Past President)

# OFF-STREET PARKING VARIANCE





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**ITEM: VII**  
**Meeting Date: 08/20/15**

## Houston Planning Commission



August 5, 2015

City of Houston Planning Commission  
Planning & Development Dept.  
611 Walker, 6th Floor  
Houston, Texas 77002

Re: Heights Theater Application

Dear Houston Planning Commission,

*Board of Trustees  
2015 - 2016*

*Buddy Apple  
President  
Nicky DeFreece Emery  
Vice President -  
Preservation Issues  
Natalie Westbrook  
Vice President-  
Membership  
Alicia Quintans  
Vice President-  
Education  
Will Stovall  
Secretary  
Jonathan Bull  
Treasurer  
Jann Patterson Mackey  
Past President*

*Betty Artis  
Vanessa Baker  
Anne Brown  
Michael Fahrenbrook  
Frances Gonzalez  
Christopher T. Haley  
Joanna Hampton  
Grayson Hughes  
Yolanda Lawson, MD  
Nancy McCoy, FALA  
Craig Melde  
Carrie Patterson  
Scott Potter  
Carol Roark  
Diane Sherman  
Katy Slade  
Julie Travis  
Joan Walne  
Steve Whitcraft  
Willis Winters, FALA*

*David Preziosi  
Executive Director*

It might seem strange that an organization from Dallas is writing a letter of support for a project in Houston. Well, we have good reason to as the project owner, Edwin Cabaniss, completed a similar project here in Dallas that has been very successful. He saved the vacant and derelict 1941 Kessler Theater in the Winnetka Heights Historic District. His work on the theater and converting it into a venue for live entertainment was so successful that we gave him a Preservation Achievement Award in 2011.

We understand that he is taking on a similar project in Houston with the historic Heights Theater and is facing an issue with a lack of parking per current standards. Historic theaters were not built with consideration for parking like modern theaters. They were designed to take up the full block and were placed up to the sidewalk in urban areas, adding to the vitality of urban blocks. The Kessler also did not have adequate parking and Mr. Cabaniss was able to get a variance to operate without the required parking. Parking has not been an issue for the neighborhood as the performances happen in the evening when street parking is plentiful.

Another thing to consider is the positive impact that the reuse of the Heights Theater will have on the surrounding neighborhood. After the Kessler reopened the surrounding area began to revitalize with buildings being improved and new business opening up, especially restaurants to serve people coming in for performances. People from all over Dallas and the suburbs come to the Kessler now. The Winnetka Heights Historic District and the City of Dallas are better off for it with rejuvenated buildings and stronger businesses around the theater, all of which contribute to the bottom line of the city and county with higher property and sales taxes.

We ask that you give every consideration to approving Edwin Cabaniss' request for a parking variance and take into account the good that a project like this can bring to the neighborhood surrounding the Heights Theater and the City of Houston.

Sincerely,

David Preziosi, AICP  
Executive Director

**PRESERVATION DALLAS • 2922 SWISS AVENUE • DALLAS, TEXAS 75204**  
214.821.3290 T • 214.821.3573 F • [WWW.PRESERVATIONDALLAS.ORG](http://WWW.PRESERVATIONDALLAS.ORG)

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Gus & Sharon Kopriva

303 E 11 th st  
Houston, Texas 77008  
Gakopriva@aol.com

Re: Letter of Support: Heights Theater July 14, 2015

Dear Interested Parties :

I hope this Letter of Support finds you and all well. Sharon Kopriva and I want to share some exciting news. After stewarding the historic Heights Theater for over thirty years, Sharon and I are selling the space. It is time for someone else to take the theater to the next level. Our initial purchase, building preservation, and renovation was geared toward establishing a multi-cultural center for the arts in the Houston Heights. The sale of the theater will now make our dreams a reality. We are remaining in the Heights and will continue to operate our Galleries on E 11 th st.

This letter also serves as an introduction to the buyer, Mr. Edwin Cabaniss, (214- 924-0725) from Dallas.

Mr. Cabaniss has proven experience in successful operations of cultural venues and is an avid preservationist who will actively maintain the theater's City of Houston Landmark status. He has the means, drive, and background to achieve the addition of a much needed vibrant cultural center to our neighborhood and City. . Sharon and I are asking that you support this exciting new venue.

Please feel free to contact Sharon or myself if you have additional comments or questions about the proposed project.

Sincerely,

Gus and Sharon Kopriva

713- 854-4246

## OFF-STREET PARKING VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



## PLANNING & DEVELOPMENT DEPARTMENT

### AGENDA ITEM:

MEETING DATE: AUGUST 20, 2015

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
	000	77030	5355	532H	City

**NORTH OF:** Holcombe  
**SOUTH OF:** Southgate

**EAST OF:** Travis  
**WEST OF:** Main Street

**APPLICANT:** Kimley-Horn

**ADDRESS:** 6750 Main Street

**EXISTING USE:** Vacant

**PROPOSED USE:** 355 unit **TMC-Medistar**

**APPLICATION DATE:** 08/11/15

**DIRECTOR DECISION:** Approve

#### **BASIS OF DECISION:**

Failed to comply with section 28-202 location requirements:

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

(1) The tract on which the hotel is situated shall have direct frontage on and take primary access from:

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

**PRIMARY ENTRANCE LOCATION:** OLD MAIN STREET

**PURPOSE OF REQUEST:** To allow the construction of a 355 unit Medistar to construct a hotel on a street that does not allow for 4 lanes of moving traffic.

**BASIS OF REQUEST:** The site is located north of Old Main Street, west of Main Street, south of Southgate and east of Travis. The applicant is requesting a variance to take primary access from a street that does not allow for 4 lanes of moving traffic. Staff is in support of this request. At this location, Main Street begins a grade separation, and thus is not an ideal location for a primary entrance. On the west side of the development, along Travis, is an entrance for service vehicles only and provides access to the multifamily portion of the site. The applicant was granted reduced building line variances in a subdivision plat, and has also met the multi-family standards of Chapter 42, and has received fire marshal approval for this project. This proposal is located within a major activity center (Texas Medical Center). The Planning and Development Department respectfully requests that Planning Commission this hotel variance.

### PLANNING COMMISSION ACTION

DATE: AUGUST 20, 2015

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM:

MEETING DATE: AUGUST 20, 2015

## CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

### HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.

☐

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Medistar  
2. HOTEL / MOTEL ADDRESS: 6750 Main Street, Houston, TX 77030  
3. PROJECT INFO.: File no.: \_\_\_\_\_ Survey: PW Rose Abstract no.: 645  
Lambert: 5355 Census Tract: \_\_\_\_\_ School Dist.: Houston  
Key Map: 532H Zip Code: 77030 City Council Dist.: C  
County: Harris Super Neighborhood: University  
Place  
Project number: 15080699

#### 4. GEOGRAPHIC:

North of: Old Main Street East of: Travis Street  
South of: Bestwestern West of: Main Street

#### 5. PROJECT DATA:

Total acreage: 0.65 of 1.3845 Total no. of rooms: 355  
Total no. of suites: \_\_\_\_\_

#### 6. CONTACTS:

Owner: Kelly Lindig  
Address: 7670 Woodway, Suite 160 Phone: 713-953-8453 Fax: \_\_\_\_\_  
City: Houston State: Texas Zip: 77063  
Applicant: Mary McGowan  
Address: 12012 Wickchester Lane, Suite 500 Phone: 281-920-6582 Fax: \_\_\_\_\_  
City: Houston State: Texas Zip: 77079

#### 7. SUBMITTAL REQUIREMENTS

	HM
Completed Application form	<input type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input type="checkbox"/>
Title information	<input type="checkbox"/>
Land use parcel map	<input type="checkbox"/>
Copy of the application for building permit with project number	<input type="checkbox"/>
Filing fee (\$206.46 & \$25.00 non refundable service fee payable to "City of Houston")	<input type="checkbox"/>
One copy of the site plan	<input type="checkbox"/>
Landscape Analysis form	<input type="checkbox"/>
Off-street Parking Calculation form	<input type="checkbox"/>

Mary McGowan  
Applicant Signature  
Hot\_mot

8/10/15

Date

07/31/15

### PLANNING COMMISSION ACTION

DECISION:     VARIANCE GRANTED     VARIANCE DENIED

DATE: AUGUST 20, 2015



**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM:**

**MEETING DATE: AUGUST 20, 2015**

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

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**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 15080699

Applicant: Mary McGowan Phone: 281-920-6582

Address: 12012 Wickchester Lane, Suite 500 Zip Code: 77079

Site Address: 6750 Main Street, Houston, TX 77030 Date Disapproved: \_\_\_\_\_

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

*Section 28-202 (a) (1): The hotel doesn't take access from a major thoroughfare or a four lane street.*

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

*The site is fronted by Travis Street, Old Main Street, and Main Street. Travis and Old Main are two lanes, and Main is four. The portion of Main that our site fronts begins to grade drop below Holcombe. Due to traffic related to this grade drop, we have worked out with the Traffic department that our access will be from Old Main. Our TIA reflecting this has been approved by the City Traffic Department. The site cannot take access from Main Street without greatly effecting the traffic conditions.*

*Mary McGowan* 8/10/15  
Signature of Applicant Date

**FOR DEPARTMENT USE ONLY**

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Department Representative

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**PLANNING COMMISSION ACTION**

**DECISION:**     VARIANCE GRANTED     VARIANCE DENIED

**DATE:** AUGUST 20, 2015

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



## PLANNING & DEVELOPMENT DEPARTMENT

### AGENDA ITEM:

MEETING DATE: AUGUST 20, 2015

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

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

The pertinent ordinance section is:

#### **Sec. 28-202. - Locational requirements.**

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

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

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

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

\*\*\*\*\*

#### **More Basic Information:**

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

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

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## PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 20, 2015

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



## PLANNING & DEVELOPMENT DEPARTMENT

### AGENDA ITEM:

MEETING DATE: AUGUST 20, 2015

The pertinent ordinance section is:

*Section 28-202 (a) (1): The hotel doesn't take access from a major thoroughfare or a four lane street.*

#### More Basic Information:

Taking access from Old Main for the Hotel is the best selection for public safety. Old Main is not used by any other developments other than maintenance across the street.

#### The Variance Requests:

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

*Correct, providing access from Main Street would be a traffic issue that would cause problems for neighbors around us. At this portion of Main Street, the street begins to drop grade to go below Holcombe to the south of our site. One lane stays at grade with our site and one lane drops down. If we created an access point on Main Street, it would only act as a one way street. Full access would not be possible for the site along Main Street except at our northernmost point of the site (not viable see #2 & #4). Essentially, Main Street wouldn't act as a four lane street at this point due to the grade drop. Being held to an access off of a four lane street is not possible.*

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

*Since Main Street is the only "four lane street" surrounding the property, we would be required to take access from Main Street in order to be released from the variance. The grade drop along Main Street makes it difficult to provide a full access drive for the hotel. A safe full-access drive is necessary for a hotel. Having a full-access drive prior to the grade drop would be dangerous due to the line of sight of cars coming north from the drop below Holcombe. This is especially true for people not familiar with the area which is the customers of the hotel.*

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

*The only variance that is being requested is for the location of the access. Since access from Main Street is not a viable option, access to Old Main has been provided. This is a safer option that allows people to turn off of a busy street and access the hotel with ease. This section of Old Main only serves our site and the Wyndam hotel to our south which does not take access off of Old Main.*

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

*The granting of the variance will actually help the hotel have less impact on traffic. The safety of having the full access drives off of Old Main impact the traffic of the surrounding areas better than taking access from Main Street. Instead of adding a full access drive on Main Street just before the grade drop, the Old Main access allows for drivers to be circulated back into traffic easier. The grade drop creates a line of sight problem for anyone trying to turn north.*

### PLANNING COMMISSION ACTION

DECISION: \_\_\_\_ VARIANCE GRANTED \_\_\_\_ VARIANCE DENIED

DATE: April 2, 2015

# HOUSTON PLANNING COMMISSION

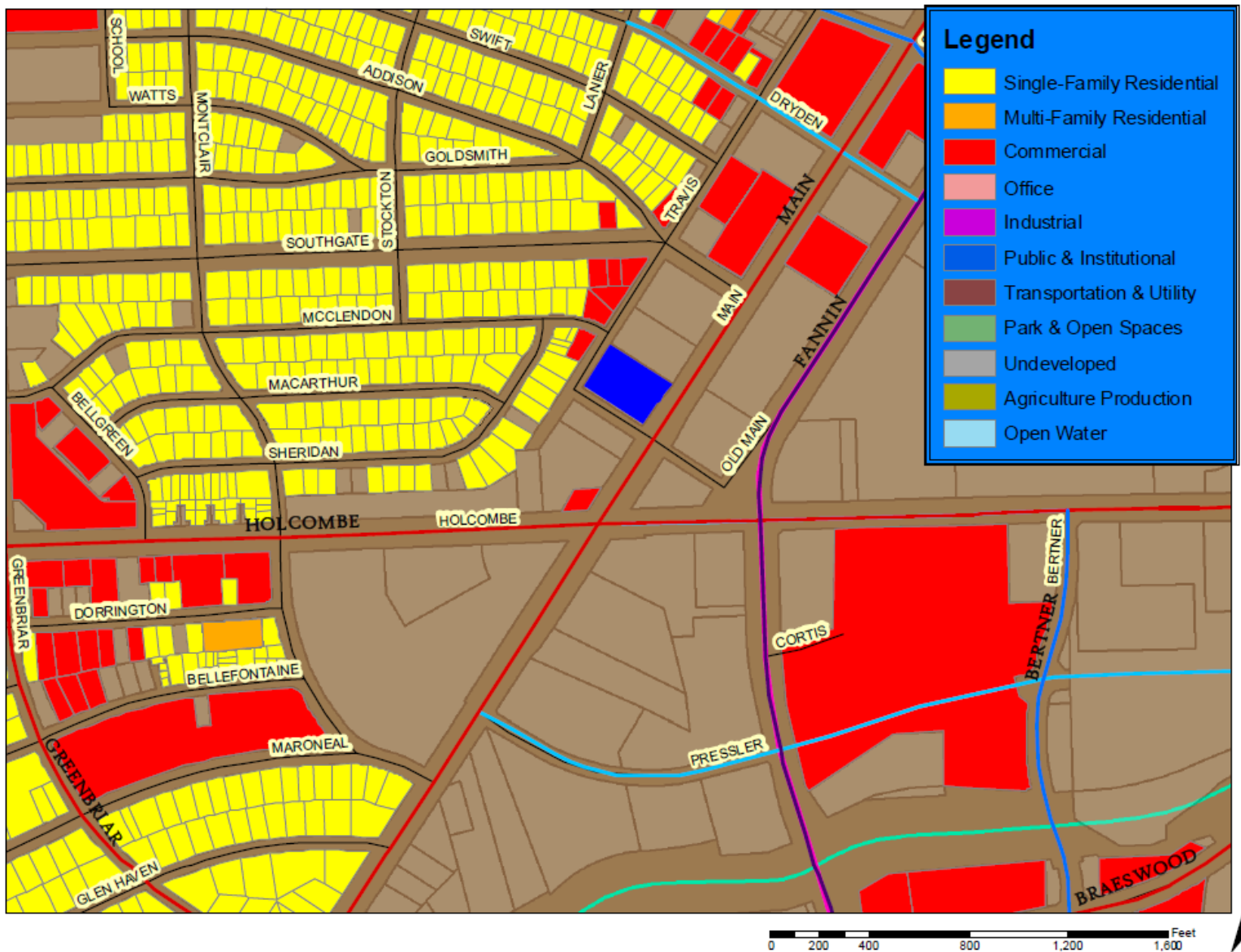
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: December 2, 2015



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 20, 2015



# HOUSTON PLANNING COMMISSION

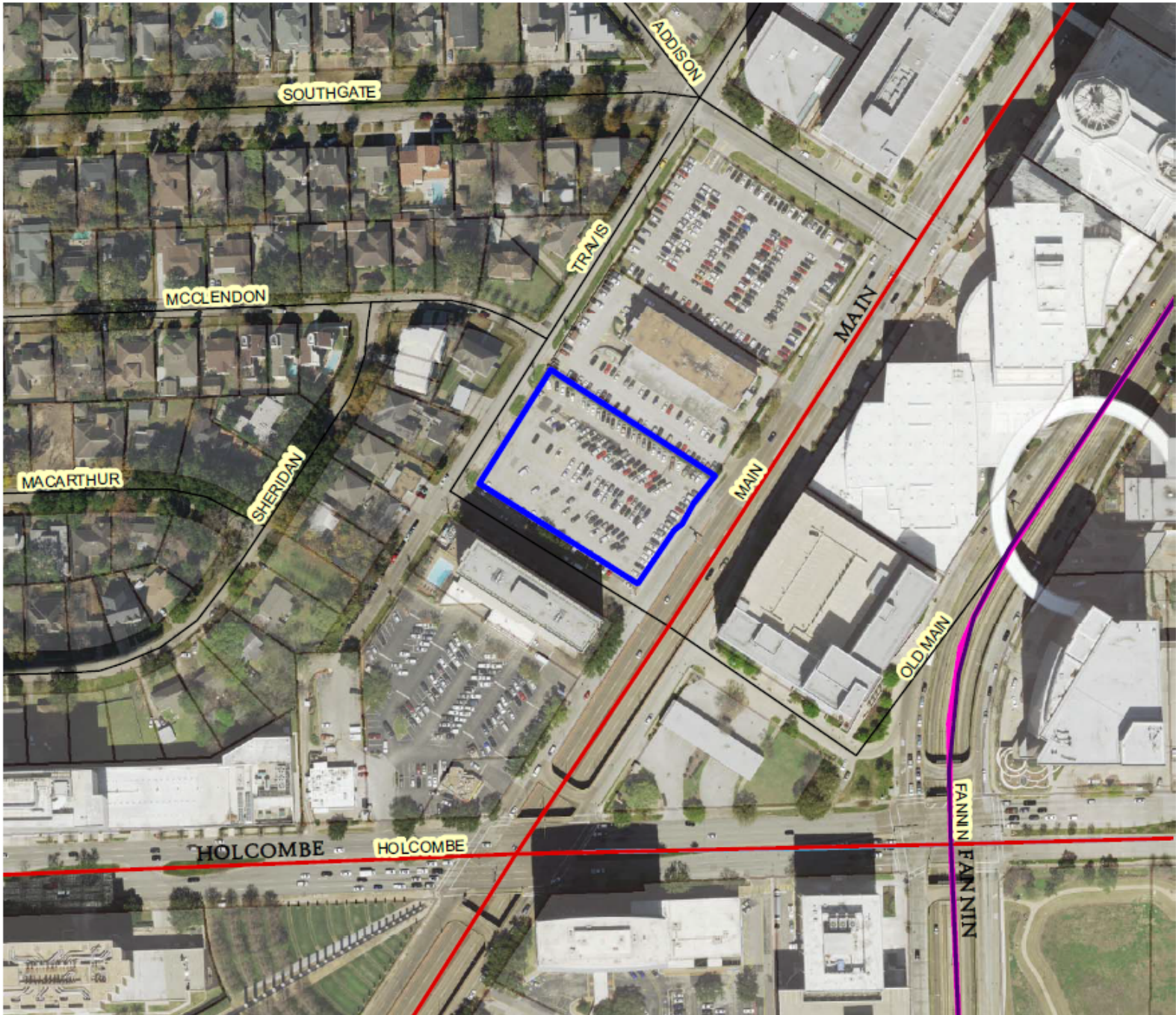
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**AGENDA ITEM:**

**MEETING DATE: AUGUST 20, 2015**



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 20, 2015

# HOUSTON PLANNING COMMISSION

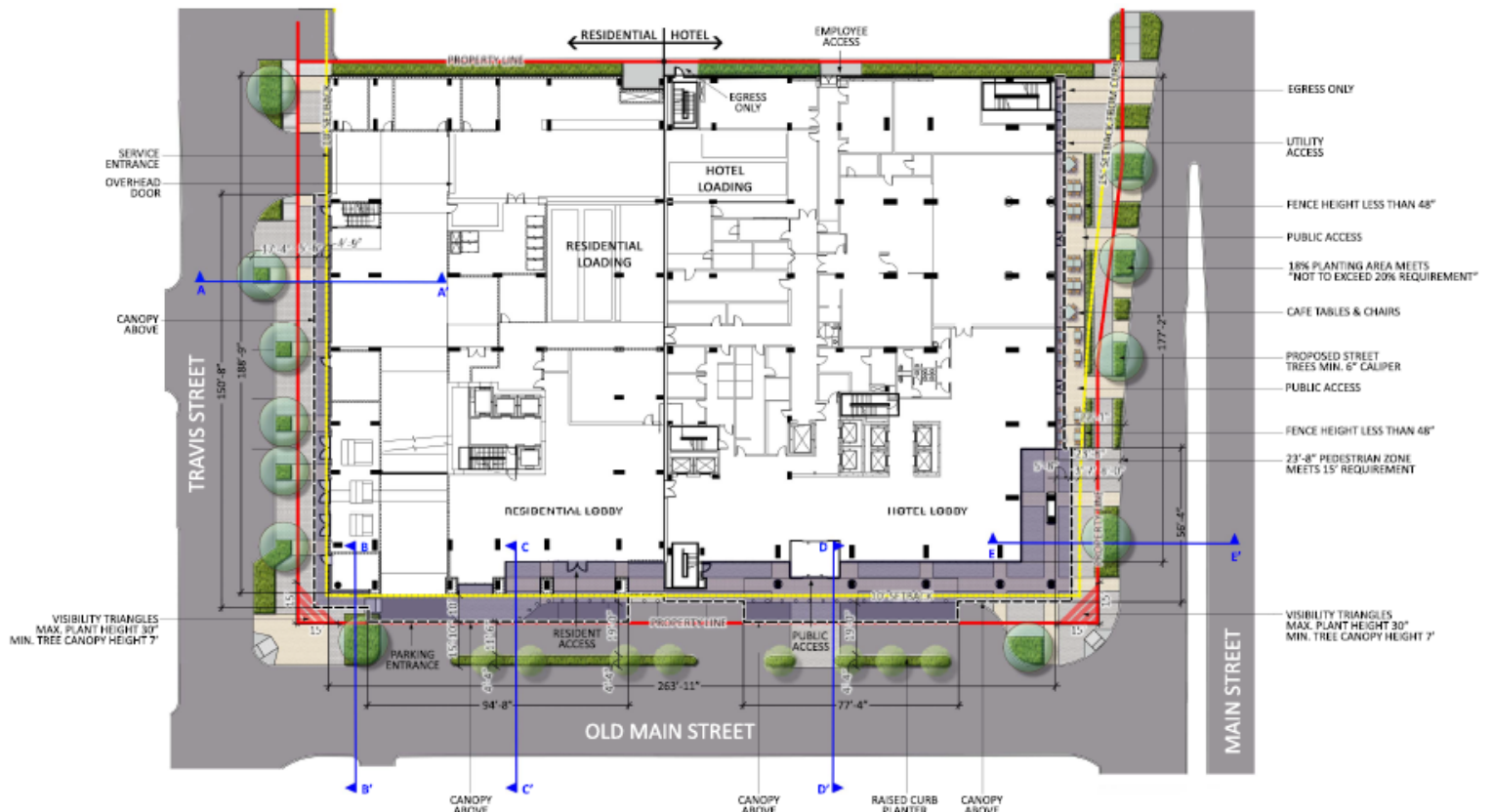
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: AUGUST 20, 2015



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: April 2, 2015



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM:

MEETING DATE: AUGUST 20, 2015



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: AUGUST 20, 2015

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

### Project Summary:

The project at 1548 Cortlandt Street is a proposal to construct a 2,085 square foot two story addition and attached garage at the rear of the contributing residence in the Houston Heights Historic District East, remove an original rear bump-out and install one new window in the original north wall. At their July 2015 meeting, the Houston Archaeological and Historical Commission (HAHC) reviewed the applicant's request for a Certificate of Appropriateness (COA) and found that the proposal constituted a significant alteration of the structure's historic character, and therefore **did not meet Criteria 4, 8 & 9** for approval for **Alterations** found in Chapter 33 Section 33-241(a).

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 denied the request because it found the project did not meet Criteria 4, 8 & 9. 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.

### Project Description:

In both November 2014 and January 2015, the applicant was denied a Certificate of Appropriateness to move the existing contributing residence 6' forward on the lot; raise the foundation 5"; remove the original side gabled roof structure, install a 2' pony wall and construct a new side gable roof with a 10/12 pitch; remove an original rear portion of the structure and construct a new rear 2-story, 2,130 square foot addition.

In March 2015, the applicant submitted a third application for the same scope of work, with minor changes. Two weeks after the March deadline but prior to the HAHC meeting, Mr. Gianukos, the project designer, informed staff that the drawings he had submitted were inaccurate and did not reflect the actual scope of work for which he was requesting approval. He nonetheless asked to proceed to HAHC with the application as submitted. At the March HAHC meeting, HAHC voted to defer the application in order to allow the applicant the opportunity to submit a corrected application for consideration.

In April 2015, the applicant withdrew from consideration all proposed changes to the house, including the two-story rear addition, except for raising the house by 8" and moving it forward on the lot by 6'.

The applicant changed the application and withdrew the proposal for an addition to the house, proposing only to relocate the house 6' closer to Cortlandt Street and raise the foundation by 8", from a 2' finished floor height to a 2'-8" finished floor height.

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Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: July 2015 HAHC Action Report (including project details and staff analysis)

Attachment D: July unofficial meeting transcripts prepared by staff for informational purposes

Attachment E: Applicant appeal letter and supplemental appeal materials



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

At their April meeting, staff recommended denial, and HAHC voted unanimously (9-0) to deny the application.

In May the application was approved on appeal to the Planning Commission.

In July 2015, the applicant submitted an application to construct a 2,085 square foot two story addition and attached garage at the rear of the contributing residence, remove an original rear bump-out and install one new window in the original north wall. The HAHC voted 6-4 with one abstention to deny the application.

See Attachment C, the July 2015 HAHC Action Report, for complete project details.

### **Project Timeline:**

**10/29/2014:** Applicant applied for a Certificate of Appropriateness for the following scope of work:

- Relocate the existing house 6' forward on a corner lot.
- Raise foundation height from 2' to 2'-5".
- Remove original 8/12 pitch side gable roof and replace with a 10/12 pitch side gable on top of a new 2' pony wall, increasing the ridge height by almost 6'; replace original boxed eave returns with Greek-style eave returns.
- Demolish an original 11' x 6'-2" bump out on the rear northeast corner of the house.
- Construct a rear two-story 2,824 square foot addition with an attached garage that measures 30' wide, 25' deep, and 26' tall.

**11/20/2014:** HAHC voted (7-0) to deny the request, in accordance with staff's recommendation to deny.

**01/07/2015:** Applicant submitted a new COA application for the same scope of work, with one minor change to eliminate alterations to the boxed eave returns.

**01/29/2015:** HAHC voted (6-0) with 2 abstentions to deny the COA request, in accordance with staff's recommendation to deny.

**03/04/2014:** Applicant resubmitted the COA application for the same scope of work with the following revisions:

- Retain the original roof structure, both height and pitch.
- Raise the foundation 8" instead of 5".
- Modify the proposed roof shape on the new attached garage.

The scope of work was otherwise the same as previously twice denied, including the following:

- Relocate the house 6' forward on a corner lot.
- Demolish an original 11' x 6'-2" bump out on the rear northeast corner of the house.
- Construct a rear two-story 2,130 square foot addition with an attached garage that measures 30' wide, 44' deep, and 26' tall. The attached garage will have a ridge height 31'.

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Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: July 2015 HAHC Action Report (including project details and staff analysis)

Attachment D: July unofficial meeting transcripts prepared by staff for informational purposes

Attachment E: Applicant appeal letter and supplemental appeal materials

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

**03/17/15:** The designer informed staff that he had submitted incorrect drawings with the 03/04/15 application, as he still intended to remove the original roof structure and insert a pony wall under the new roof. Planning staff is unable to accept new drawings and project descriptions two weeks after an application deadline, and therefore recommended that the applicant withdraw his application and resubmit for the following month with the corrected proposal. The applicant asked to remain on the agenda with the incorrect application as submitted.

**03/26/2015:** HAHC deferred the application to allow the applicant to correct his project drawings and proposal.

**04/08/2015:** The applicant changed the application and withdrew the proposal to change the roof structure and to build an addition to the house. The applicant now proposes only to relocate the house 6' closer to Cortlandt Street and to raise the foundation by 8", from a 2' finished floor height to a 2'-8" finished floor height.

**04/23/2015:** HAHC again agreed with staff's recommendation to deny the application and voted 9-0 to deny the COA.

**05/28/2015:** Planning Commission overturned the HAHC's decision and granted the COA to relocate the house and raise the foundation by 8".

**07/22/2015:** HAHC voted 6-4 with one abstention to deny an application to construct a 2,085 square foot two story addition and attached garage at the rear of the residence, remove an original rear bump-out, and install one new window in the original north wall.

### **Basis for the Houston Archaeological and Historic Commission's decision:**

- Within city historic districts, exterior changes visible from the right-of-way must be approved by HAHC.
- Alterations and additions 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 5-6 of this staff report. In order to issue a Certificate of Appropriateness, the HAHC must find that all eleven criteria are met.
- In following the criteria, the HAHC is required by ordinance to use only the 11 criteria in evaluating proposed additions to contributing structures. In applying these criteria, 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. The HAHC is not to consider new construction as evidence of what is appropriate for additions to historic structures.
- Additions should be compatible with the size, scale, material and character of the historic house and neighborhood. The impact of the addition on the original structure should be minimized both physically and visually as much as possible. Where visible from the right-of-way, the addition should be designed to be visually subordinate to the original structure. To achieve this, additions should be designed with simple massing, simple roof shapes, and a clean and minimal connection to the existing structure. A clear delineation should be made between new and old so that the form the original structure is still obvious. The

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Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: July 2015 HAHC Action Report (including project details and staff analysis)

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

original exterior shape, materials and original physical presence from the public right-of-way should be retained as much as possible.

- A two-story addition to a one-story house may be appropriate but should be hidden from view as much as possible. Second story additions should be set back as far as possible from the front facade of the house and should not be taller than the typical height of structures within the historic district.
- A corner lot results in greater visibility of additions and alterations. The side street, being public right-of-way that is not an alley, is also subject to review.
- The HAHC determined that the scale of the addition was too large for the historic house. They voted 6-4-1 to deny the COA based on failure to satisfy Criteria 4, 8 & 9.

*The criteria chart below reflects the HAHC's July 2015 decision:*

### **Approval Criteria: Exterior Alteration, Rehabilitation, Restoration 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;   |
| <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 checked="" type="checkbox"/> | <input 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;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) <b>The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;</b><br><br><b><i>HAHC determined that the addition would be too large and out of scale with the historic house and did not preserve its distinguishing qualities.</i></b> |
| <input checked="" type="checkbox"/> | <input 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;   |
| <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;  |

Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

Attachment C: July 2015 HAHC Action Report (including project details and staff analysis)

Attachment D: July unofficial meeting transcripts prepared by staff for informational purposes

Attachment E: Applicant appeal letter and supplemental appeal materials

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

- ☒ ☐ ☐ (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;**  
*HAHC determined that the rear two-story addition would not be compatible in scale and size and would overwhelm the simple form of the one-story side gable structure.*
- ☐ ☒ ☐ (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;**  
*HAHC determined that the addition would be out of scale with the historic house and not compatible with the area in which it is located.*
- ☒ ☐ ☐ (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.

### **Applicant's Grounds for Appeal:**

See Attachment E 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.

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Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 08/20/2015

## ITEM: IX

**APPLICANT:** Sam Gianukos, Creole Design, for Matthew and Hallie Ager, owners

**PROPERTY ADDRESS:** 1548 Cortlandt Street

**HISTORIC DISTRICT:** Houston Heights Historic District East

- 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.

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Attachment A: March 2015 HAHC Action Report (including project details and staff analysis)

Attachment B: April 2015 HAHC Action Report (including project details and staff analysis)

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## Houston Archaeological &amp; Historical Commission

## ITEM B.27

March 26, 2015

HPO File No. 150303

1548 Cortlandt Street

Houston Heights East

**CERTIFICATE OF APPROPRIATENESS****Application Date:** March 4, 2015**Applicant:** Sam Gianukos, Creole Design, LLC, for Matthew Ager, owner**Property:** 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.**Significance:** Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.**Proposal:** Alteration/Relocation – Addition/Roof Change

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot; raising the foundation 5"; removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch; and constructing a rear 2-story, 2,130 square foot addition.

The applicant has resubmitted the application with the following changes:

- Existing original 8/12 side gable roof will be retained.
- Foundation will be raised 8" instead of 5".
- Proposed attached garage will feature a hip on gable roof.

The scope of work is otherwise the same as previously twice denied, including the following:

- Relocate the house 6' forward on a corner lot from 29' to a 23' front setback.
- Raise foundation height 8" from 2' (24") to 2'-8" (32").
- Demolish an original 11' x 6'-2" bump out on the rear northeast corner of the house.
- Construct a rear two-story 2,130 square foot addition with an attached garage that measures 30' wide, 44' deep, and 26' tall. The attached garage will have a ridge height 31'.

At a meeting with staff on March 17, the designer indicated that he had submitted incorrect drawings and still intends to insert a 1'-6" pony wall under the existing roof. Staff informed the applicant that new drawings and project description could not be accepted two weeks after the application deadline and recommended that the applicant withdraw the current application and resubmit for next month. The applicant asked to remain on the agenda with the incorrect application as submitted. Staff's review is of the application as submitted on March 4. See Attachment B.

See enclosed application materials and detailed project description on p. 8-43 for further details.

**Public Comment:** Four in favor and One opposed. See Attachment A.**Civic Association:** No comment received at this time.**Recommendation:** Denial - does not satisfy Section 33-241(a): Criteria 1, 4, 8, 9, and 10 for Alterations or Section 22-243(a): Criteria 1(a-d), 3 and 4 for Relocation.**HAHC Action:** Deferred

## Houston Archaeological &amp; Historical Commission

ITEM B.27

March 26, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

## 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

☐ ☒ ☐

- (1) The proposed activity must retain and preserve the historical character of the property;

*The contributing house has the typical architectural character, features, and proportions of a circa 1940 English Cottage style house, including a side gable roof with 8/12 pitch and boxed eave returns. Furthermore, the existing setbacks of the house are in line with the neighboring properties and an important part of the historic character of the property.*

*The relocation of the structure on site, increased foundation height, and large two-story rear addition with attached garage alter the original architectural features and proportions of the house and have a detrimental impact on its historic character.*

☒ ☐ ☐

- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;

☒ ☐ ☐

- (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;

☐ ☒ ☐

- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

*The increased foundation height to 2'-8", and the relocation of the residence to a 23'-1" front setback does not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house.*

☒ ☐ ☐

- (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;

☒ ☐ ☐

- (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;

*The rear two-story addition results in the demolition of an original rear one-story bay. The rear two-story addition is not compatible in scale and size with the one-story residence and overwhelms the simple form of the one-story side gable structure.*

## Houston Archaeological &amp; Historical Commission

## ITEM B.27

March 26, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

- ☐ ☒ ☐ (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 two-story addition with an attached garage results in the demolition of an original rear one-story bay. The rear attached garage is not compatible in scale and size with the contributing residence and has a large impact on the historic character of the residence, particularly since this is a corner lot and the addition and attached garage will be highly visible from the street.*

*Relocating the house forward on the lot and raising the foundation 8" also impacts the character of the property. Reducing the front setback by 6' to 23'-1" is inconsistent with the setbacks of contributing structures on the blockface.*

- ☐ ☒ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

*The residence features a front setback of 29'-1", consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. The front wall of the residence is constructed in line with the front walls of the contributing residence on both the 1500 and 1600 blocks of Cortlandt Street. The applicant proposes to move the house forward by 6' for a new front setback of only 23'-1", which is not compatible with the blockface.*

- ☐ ☐ ☒ (11) The proposed activity will comply with any applicable deed restrictions.

### RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- (1) The landmark, contributing structure or potentially contributing structure:

- ☐ ☒ ☐ (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;

*This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District East. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Furthermore, the residence's existing front setback of 29'-1" is consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole.*

- ☐ ☒ ☐ (b) Can be moved without significant damage to its physical integrity;

*Nothing has been provided by the applicant to address this criterion or demonstrate whether moving the house will or will not damage the physical integrity of the house.*

- ☐ ☒ ☐ (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and



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*This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District South. The house's current original site placement is part of its original historic character. The house features an original front setback of 29'-1", which is in line with the contributing structures on this blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback will compromise the historic character of this house, the lot on which it sits, and the blockface overall.*

☐ ☒ ☐

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

*Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district. Although moving only one contributing house might not 'significantly' diminish the integrity of the district, allowing contributing structures to be moved on site without good cause will significantly compromise the historic integrity and value of the district as more applicants request relocation of contributing structures on site in order to accommodate oversized additions.*

☐ ☐ ☒

(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

☐ ☒ ☐

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

☐ ☒ ☐

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

# Houston Archaeological & Historical Commission

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1548 Cortlandt Street

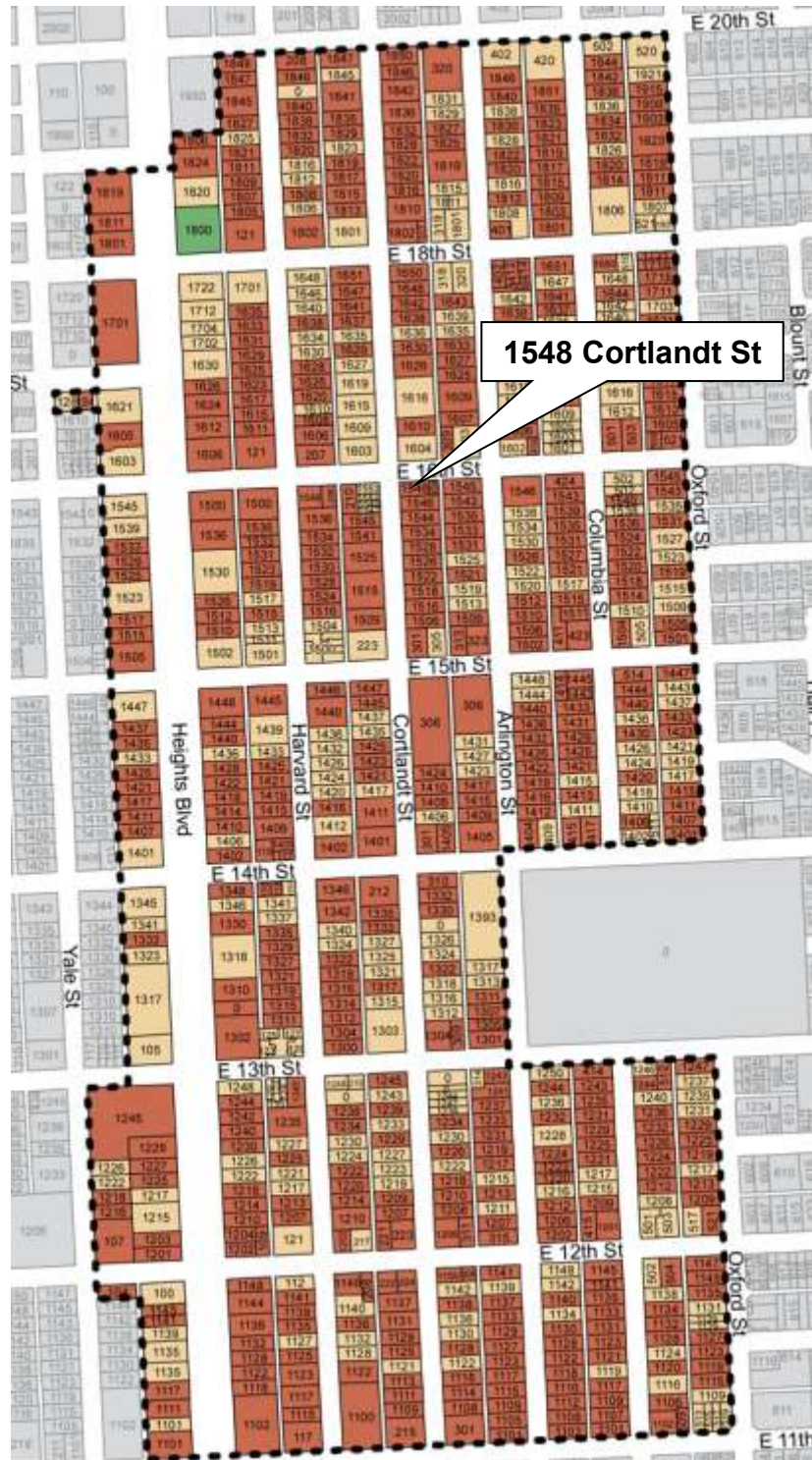
HPO File No. 150303

Houston Heights East



### PROPERTY LOCATION HOUSTON HEIGHTS HISTORIC DISTRICT EAST

**Building Classification**  
 Contributing  
 Non-Contributing  
 Park





**Houston Archaeological & Historical Commission**

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1548 Cortlandt Street

Houston Heights East

**INVENTORY PHOTO**



**CURRENT PHOTO**





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Houston Heights East

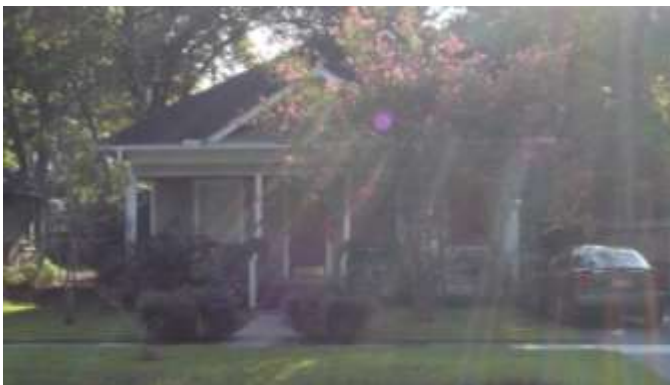
NEIGHBORING PROPERTIES



304 E 16<sup>th</sup> – Contributing – 1940 (neighbor)



1546 Cortlandt – Contributing – 1920 (neighbor)



1544 Cortlandt– Contributing – 1920 (block face)



1549-1551 Cortlandt– Noncontributing – 1983 (across street)



1553 Cortlandt– Noncontributing – 1984 (across street)



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1548 Cortlandt Street

Houston Heights East

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

DENIED – 11/20/14



DENIED – 1/29/15

PROPOSED



Houston Archaeological & Historical Commission

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1548 Cortlandt Street

Houston Heights East

NORTH SIDE ELEVATION FACING E 16<sup>TH</sup> STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



**Houston Archaeological & Historical Commission**

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1548 Cortlandt Street

Houston Heights East

**SOUTH (SIDE) ELEVATION  
EXISTING**



DENIED – 11/20/14



DENIED – 1/29/15



**PROPOSED**





Houston Archaeological & Historical Commission

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1548 Cortlandt Street

Houston Heights East

EAST (REAR) ELEVATION

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



Houston Archaeological & Historical Commission

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1548 Cortlandt Street

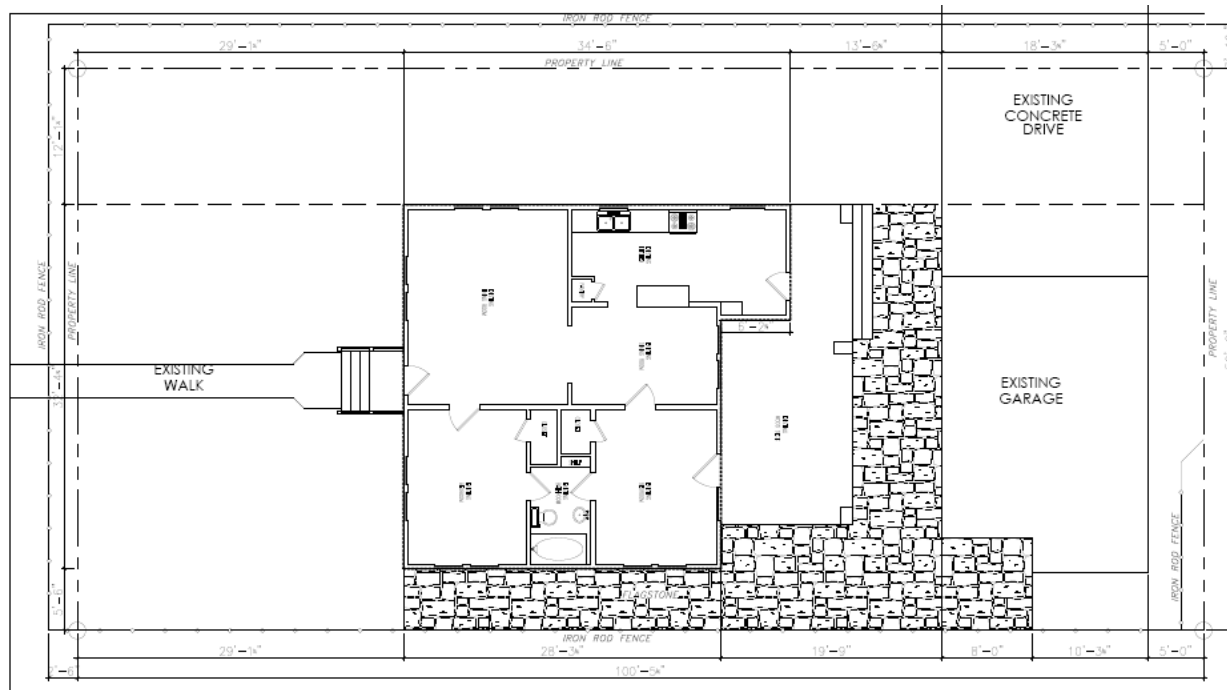
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Houston Heights East

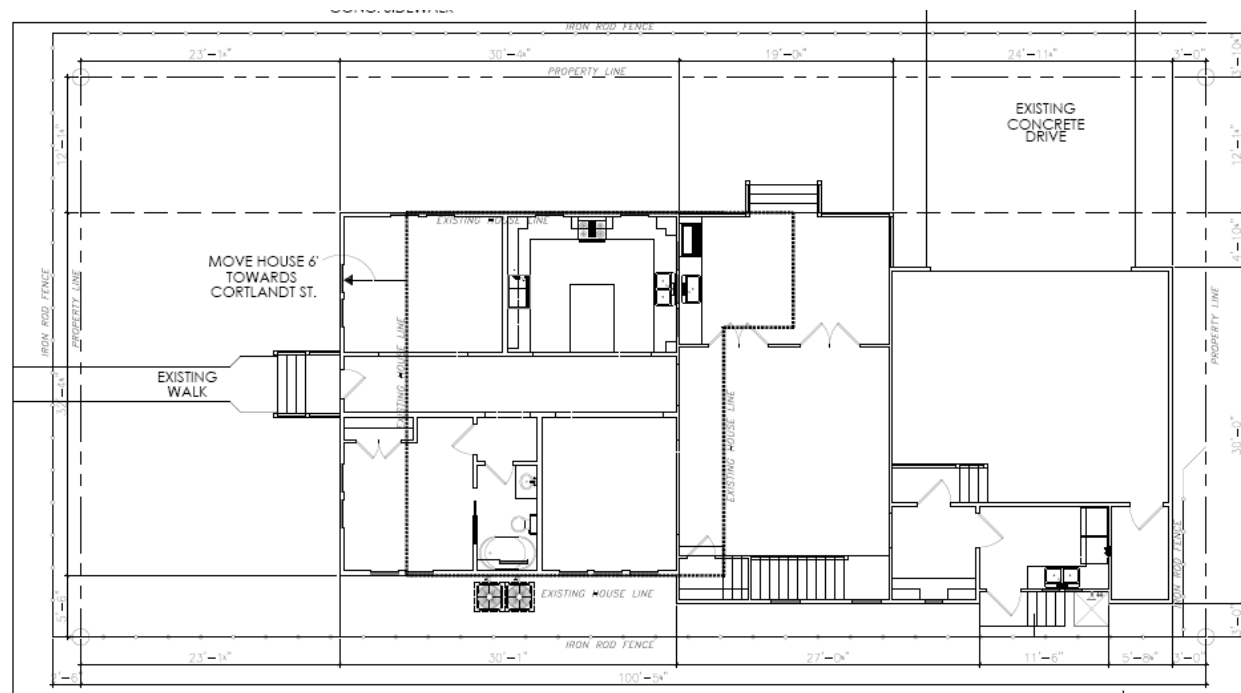


SITE PLAN

EXISTING



DENIED – 11/20/14 & 1/29/15- NO PROPOSED CHANGES



**Houston Archaeological & Historical Commission**

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1548 Cortlandt Street

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Houston Heights East

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**Houston Archaeological & Historical Commission**

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1548 Cortlandt Street

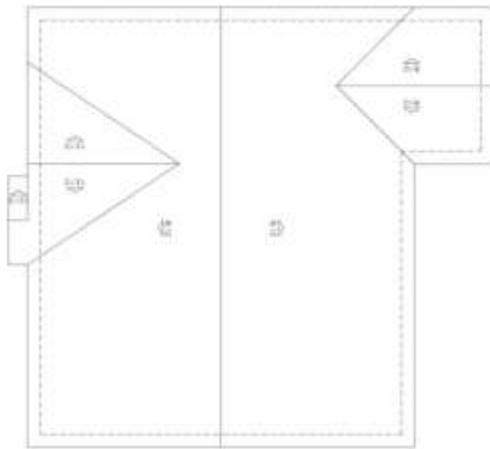
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Houston Heights East

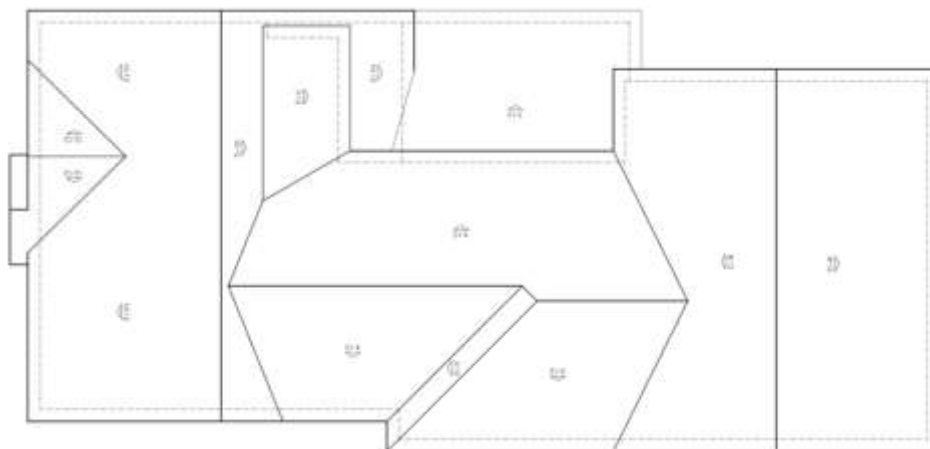


**ROOF PLAN**

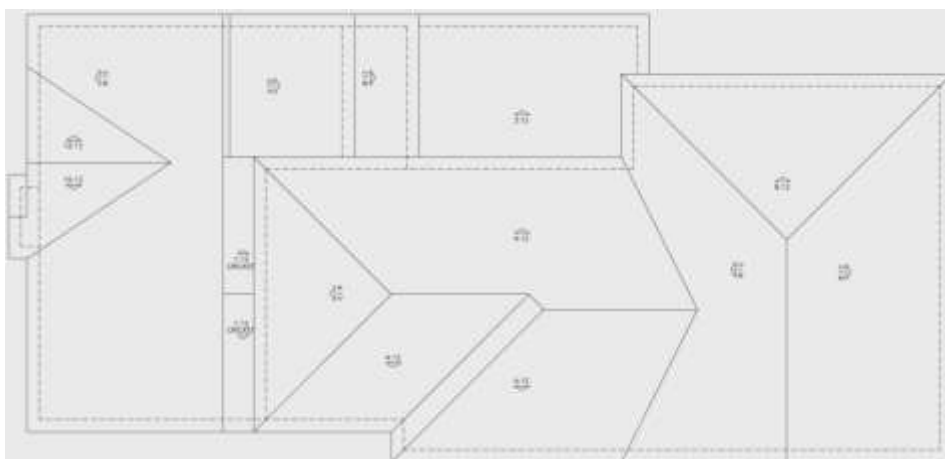
EXISTING



DENIED – 11/20/14 & 1/29/15



PROPOSED





# Houston Archaeological & Historical Commission

## ITEM B.27

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1548 Cortlandt Street

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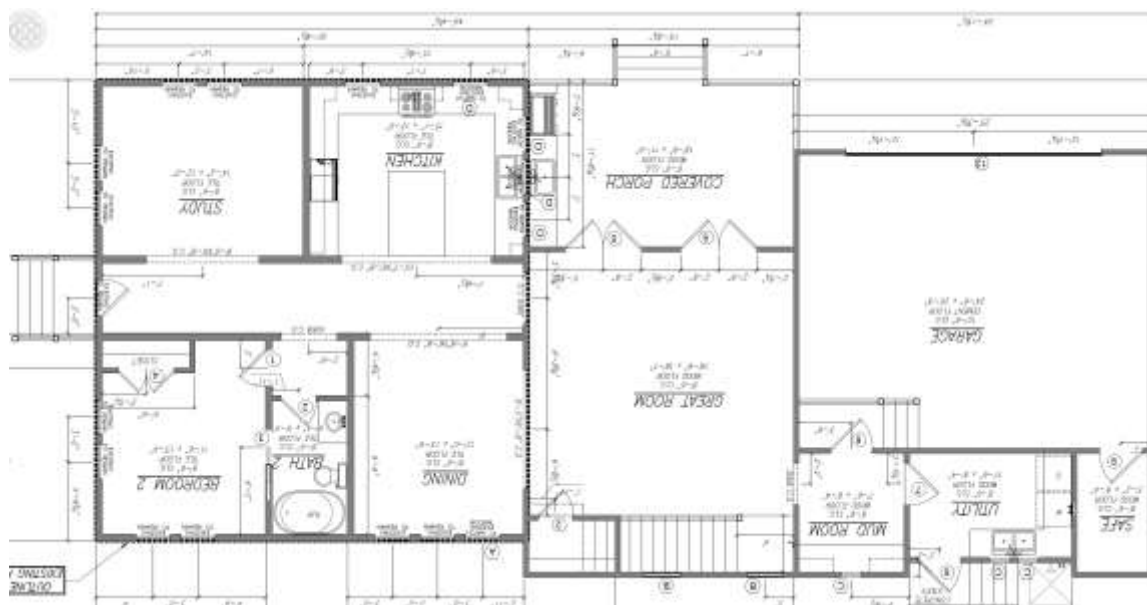
### FIRST FLOOR PLAN

EXISTING



Sanborn maps indicate that this rear bay is original to the house.

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



Houston Archaeological & Historical Commission

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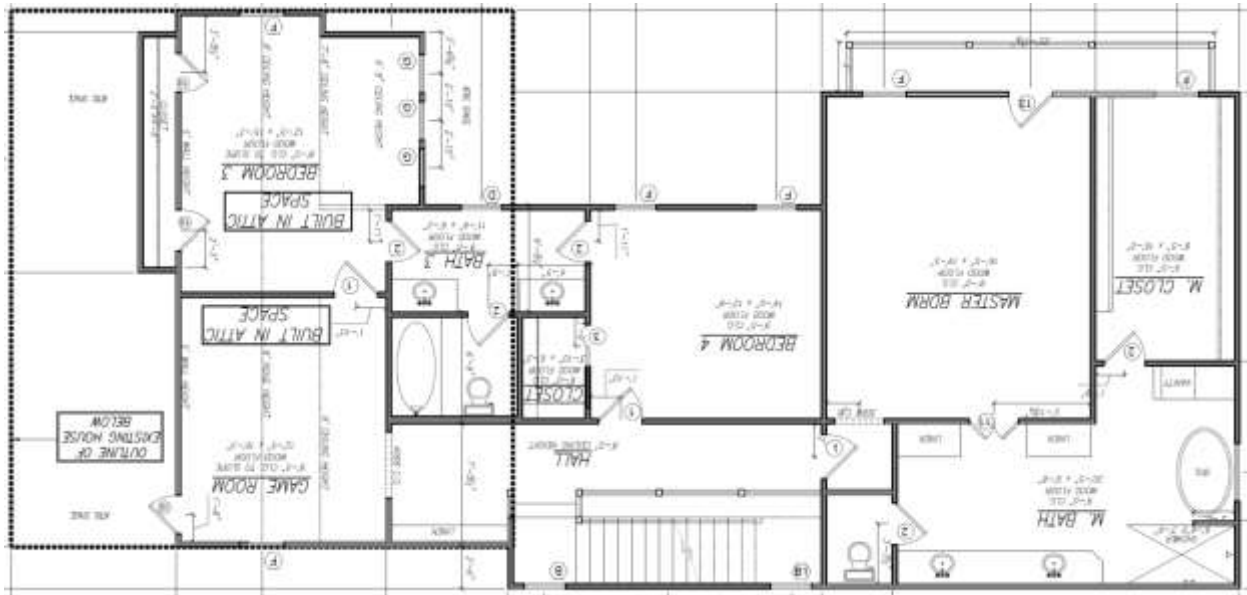
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SECOND FLOOR PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



Houston Archaeological & Historical Commission

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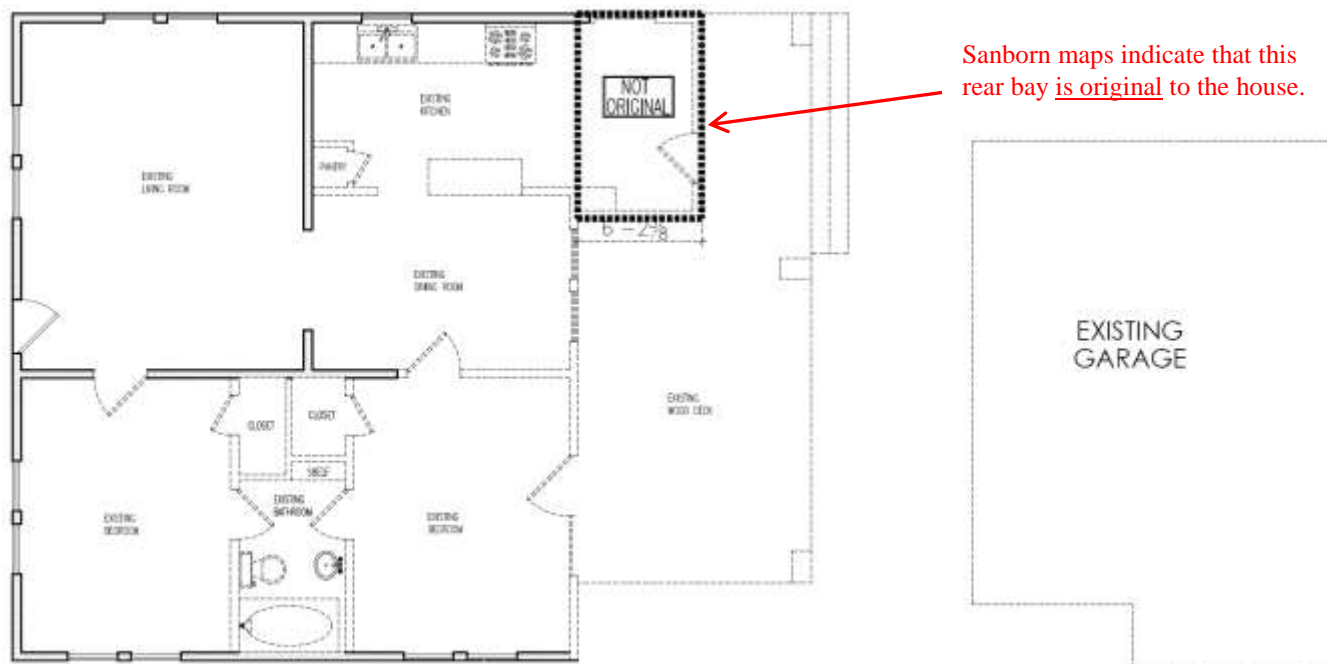
HPO File No. 150303

1548 Cortlandt Street

Houston Heights East

DEMO PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



## Houston Archaeological &amp; Historical Commission

## ITEM B.27

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Houston Heights East

## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

<b>WINDOW SCHEDULE</b>				
*SIZES GIVEN ARE THE ROUGH OPENING DIMENSION*				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
<b>A</b>	1	2'-6"	5'-0"	SINGLE HUNG
<b>B</b>	3	2'-8"	5'-0"	TEMPERED SINGLE HUNG
<b>B1</b>	1	2'-8"	5'-0"	SINGLE HUNG
<b>C</b>	3	1'-6"	1'-0"	TRANSOM
<b>D</b>	5	2'-6"	3'-0"	SINGLE HUNG
<b>F</b>	5	2'-8"	5'-6"	SINGLE HUNG
<b>G</b>	3	2'-4"	1'-6"	TRANSOM
<b>H</b>	1	3'-6"	3'-6"	TEMPERED SINGLE HUNG
<b>I</b>	2	2'-8"	5'-4"	SINGLE HUNG

## DOOR SCHEDULE

<b>DOOR SCHEDULE</b>				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
<b>①</b>	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
<b>②</b>	7	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
<b>③</b>	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
<b>④</b>	1	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOORS, (UNIT)
<b>⑤</b>	2	(2)2'-8"	6'-8"	EXTERIOR FRENCH DOORS, (UNIT)
<b>⑥</b>	1	3'-0"	6'-8"	20 MIN. FIRE RATED DOOR W/CLOSURE
<b>⑦</b>	1	3'-0"	6'-8"	INTERIOR DOOR @ UTILITY
<b>⑧</b>	1	3'-0"	6'-8"	EXTERIOR DOOR @ UTILITY ROOM
<b>⑨</b>	1	3'-0"	6'-8"	INTERIOR DOOR @ GARAGE TO SAFE
<b>⑩</b>	3	2'-4"	---	INTERIOR DOOR @ CLOSET (CUT TO FIT)
<b>⑪</b>	1	1'-6"	6'-8"	INTERIOR DOUBLE DOORS @ MASTER BATH (UNIT)
<b>⑫</b>	1	18'-0"	7'-0"	OVERHEAD GARAGE DOOR
<b>⑬</b>	1	2'-8"	6'-8"	EXTERIOR DOOR @ MASTER ROOM



**Houston Archaeological & Historical Commission**

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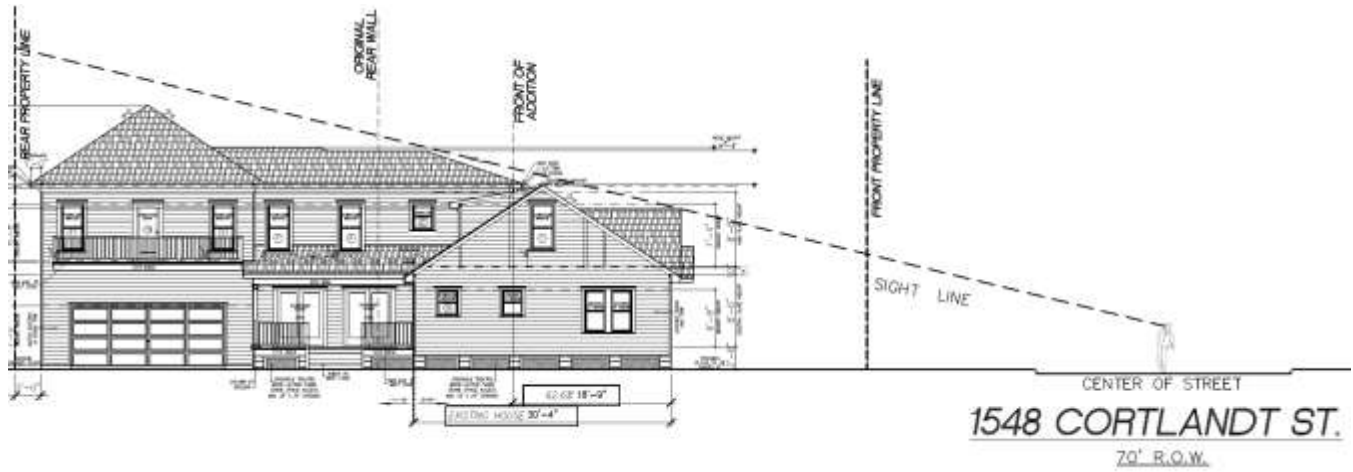
1548 Cortlandt Street

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**LINE OF SIGHT**

House is located on a corner so addition is highly visible from the street.



Houston Archaeological & Historical Commission

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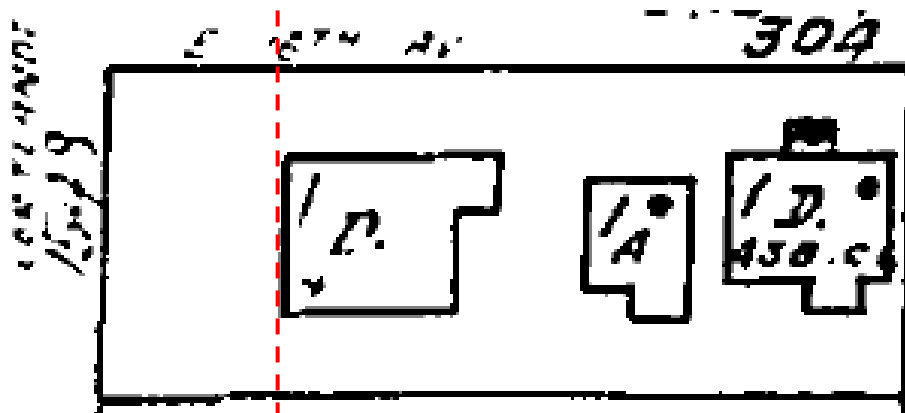
HPO File No. 150303

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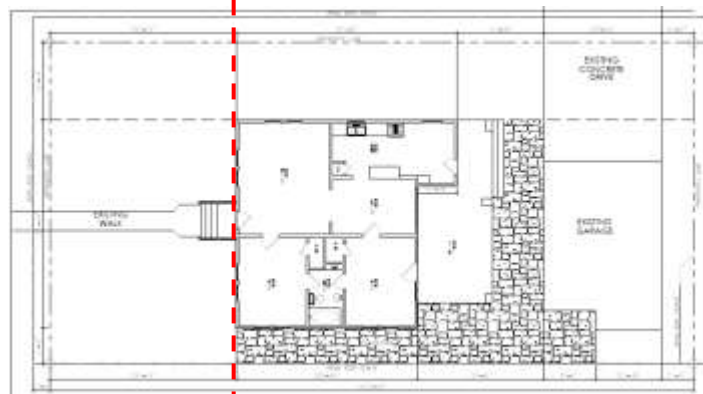
**SANBORN FIRE INSURANCE MAP**

The rear 32' feet of the original lot is now a separate property.

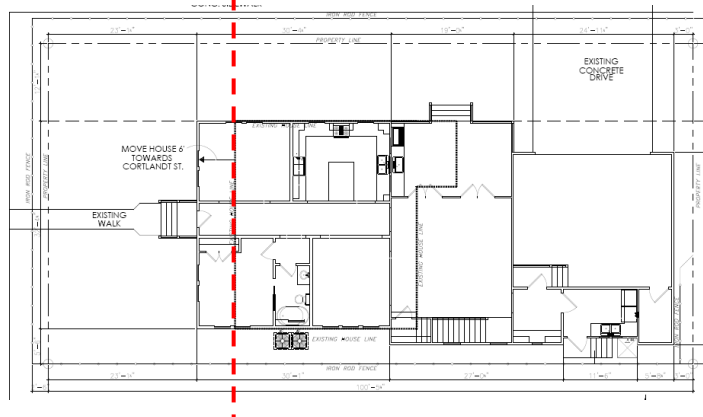
1924-1951



**CURRENT SITE PLAN**



**PROPOSED SITE PLAN**

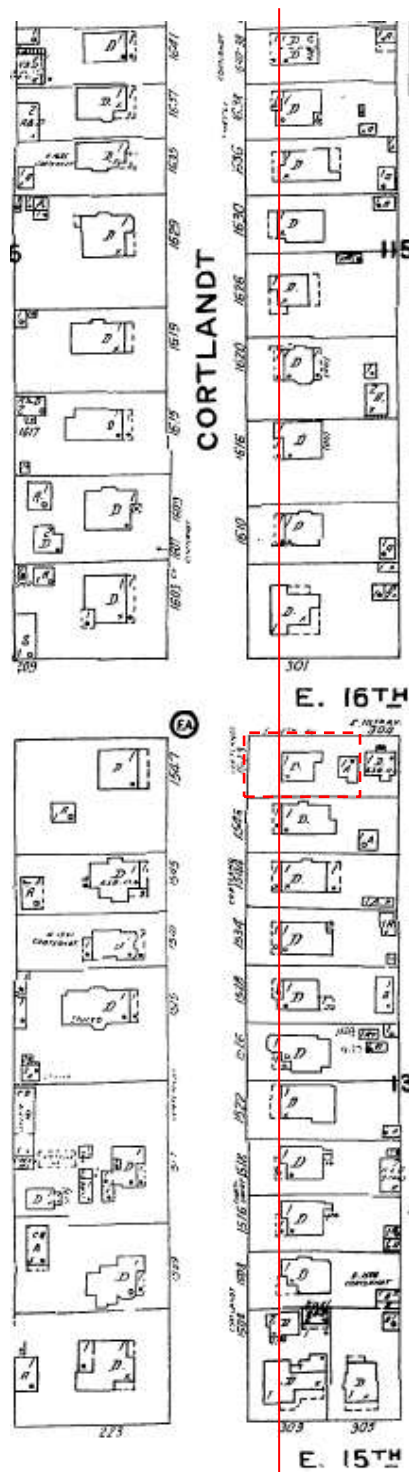


**ITEM B.27**

1548 Cortlandt Street

Houston Heights East

## 1500 & 1600 CORTLANDT STREET BLOCKFACE SETBACKS



## Houston Archaeological &amp; Historical Commission

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## ITEM B.27

1548 Cortlandt Street

Houston Heights East

## STRUCTURAL LETTER PROVIDED BY APPLICANT



P.O. Box 6156 - Kingwood, TX 77325

[james@jdsiengineer.com](mailto:james@jdsiengineer.com) ■ 281.852.3647 ■ 32.213.3622 (F) ■ [www.jdsiengineer.com](http://www.jdsiengineer.com)

Matthew and Hallie Ager  
1548 Cortlandt Street  
Houston, TX 77008

March 18, 2015

**Re: Movement of home on crawlspace – 1548 Cortlandt St. – Houston, TX**

Mr. and Mrs. Ager,

The intent of this letter is to provide information with regard to the potential movement of the home located at the address listed above. At the request of Sam Gianukos with Creole Design, JDSI performed an inspection of this home. It is the understanding of JDSI this home is to be relocated on the same lot, approximately 10 feet from its current location. JDSI notes this home is supported by a crawl space foundation (commonly referred to as pier and beam). Therefore, there is a space between the floor joists and the ground below. This space is sufficient to disconnect utilities and separate the stringers and floor framing from the pier foundation. Once separated, the home can be lifted, new piers installed, and the home reset into place on the new piers.

It is noted the stringers and framing in connection with the new piers must meet current code requirements (International Residential Code with Amendments by the City of Houston). It is the professional opinion of JDSI the home can be moved and the structural integrity of the home maintained. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE  
F-11512



**Houston Archaeological & Historical Commission**

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1548 Cortlandt Street

Houston Heights East

**PHOTOS SUBMITTED BY APPLICANT**

**EXISTING FRONT ELEVATION**



**EXISTING DETACHED GARAGE**



**Houston Archaeological & Historical Commission**

March 26, 2015

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1548 Cortlandt Street

Houston Heights East

REAR ELEVATION PORCH



REAR ELEVATION





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REAR ELEVATION



ORIGINAL REAR WING



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**NORTH ELEVATION**





## Houston Archaeological &amp; Historical Commission

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## PROJECT DETAILS

**Shape/Mass:** The residence measures 32'-4" wide, 34'-6" deep on the north elevation, 28'-3" deep on the south elevation, 9'-6" to the eave, and 20'-4" to the ridge. The existing side gable roof will be retained (*previously proposed the roof will be removed and raised. A 2' foot pony wall will be installed and the roof pitch will be increased from 8/12 to 10/12. The proposed eave height for the existing one-story residence will be 11'-10" and the proposed ridge height will be 26'*). The existing pier and beam foundation will be raised 8" from 2' to 2'-8", resulting in a new eave height of 10'-2½" and a ridge height of 21'-8". The existing original one-story rear gable bay measuring 11' wide and 6'-2" deep will be demolished. The two-story addition will measure 22'-7" wide and 18'-11" deep, 21'-3" to the eave, and 25'-8" at the front ridge and 26'-1" at the rear ridge (*previously proposed 25'-11" to the ridge*). The attached garage will measure 30' wide, 25' deep, 21'-3" to the eave and 31'-1" to the ridge (*previously proposed 21'-1" to the eave, and 30'-10" to the ridge*). The addition and attached garage will have an overall depth of 44'-3".

**Setbacks:** The residence is setback 29'-1" from the front property line, 12'-1" from the side, north property line, 5'-6" from the side, south property line, and 36'-9" from the rear property line. The residence will be relocated forward 6', to the west, on the lot to a front setback of 23'-1". The addition will be setback 53'-2" from the front property line, 12'-1" from the side, north property line, and the garage will be setback, 16'-11" from the side, north property line, 3' from the side, south property line, and 3' from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with a 2' foundation height. The foundation will be raised 8" from 2' to 2'-8" (*previously proposed increased 5" from 2' to 2'-5"*). The addition will be built on a pier and beam foundation with a 2'-8" foundation height (*previously proposed 2'-5" foundation height*). The attached garage will be built on a slab foundation.

**Windows/Doors:** The residence features wood 1-over-1 sash windows, a non-original aluminum box window, a single lite entry door, and a set of single lite french doors. The existing single lite front entry door will be retained. A small 1-over-1 sash window on the south elevation will be removed; all other wood 1-over-1 sash windows will be retained.

The addition and attached garage will feature wood 1-over-1 sash window, single lite fixed wood windows, single lite french doors, a single lite entry doors, and a sectional overhead garage door.

**Exterior Materials:** The residence is clad with wood 105 siding; the siding will be retained. The front entry features wood decorative brackets and a set of concrete step; the concrete steps will be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps, the porch will be demolished. The addition will be clad with wood 105 siding to match the original 105 siding on the residence. The addition will feature a side covered porch with wood steps, handrails and guardrails and a round wood column.

**Roof:** The residence features a side gable roof with closed eaves, and a 1' overhang. The roof features boxed eave returns and an 8/12 pitch. The residence features a stacked gable front entry roof with boxed eave returns and a 12/12 pitch. The 8/12 side gable roof will be retained (*previously proposed the side gable roof will be removed and new side gable roof with closed eaves and a 10/12 pitch, and 1' overhang will be constructed. The proposed roof will feature boxed eave returns to match the original boxed eave returns. Proposed in November replace boxed eave returns with Greek-style eave returns and in January the proposed roof would feature boxed eaves to match the original*). A shed roof dormer with a 3/12 pitch will be constructed on the rear slope. The addition will feature a hip roof (*previously proposed gable roof*) with closed, 1' overhang, and a 4/12 pitch. The attached garage will feature a hip on gable roof (*previously proposed side gable roof*) with closed eaves, 1' overhang, boxed eave returns, and an 8/12 pitch. The covered side porch will feature a shed roof with a 3/12 pitch clad with composite shingles (*previously proposed standing seam metal*). The addition and attached garage roofs will be clad

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with composite shingles.

**Front Elevation:** The residence features four 1-over-1 wood sash windows and a single lite entry door. The  
**(West)** stacked gable front entry features a wood louvered gable vent and boxed eave returns.

**Side Elevation:** The residence features three 1-over-1 sash windows and a non-original aluminum box window.  
**(North)** The gable features a wood louvered vent. A 1-over-1 sash window will be installed at the rear corner of the residence. The louvered gable vent will be replaced with a 1-over-1 sash window. The first floor of the addition and garage will feature two sets of single lite french doors and a sectional overhead garage door. The second floor five 1-over-1 sash windows, a single lite entry door. The second floor of the garage will feature a balcony with wood guardrails measuring 22'-3" wide and 3' deep.

**Side Elevation:** The residence features five 1-over-1 sash windows and a wood louvered gable vent. The existing  
**(South)** 1-over-1 center window will be removed and the opening will be infilled with 105 wood siding. A new 1-over-1 window will be installed at the rear corner of the residence next to two existing 1-over-1 sash windows. The louvered gable vent will be replaced with a 1-over-1 sash window. The addition and garage will feature a 1-over-1 sash window, three single lite fixed windows, and a single lite entry door on the first floor. The entry door will feature a wood landing with wood steps and wood handrails. The second floor will feature three 1-over-1 sash windows.

**Rear Elevation:** The residence features two 1-over-1 sash windows, a single lite entry door, a set of single lite  
**(East)** french doors, and a wood deck. The addition will feature a single lite fixed window on the second floor.

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**ATTACHMENT A**  
**PUBLIC COMMENT**

March 23, 2015

**Houston Heights East Historic District****Applications for Certificate of Appropriateness****Homeowner Review****B-27 1548 Cortlandt Street**

And for the Third Time, I **OBJECT** to the granting of this Certificate of Appropriateness for this proposed relocation. The applicant has made no effort to revise the proposal to leave the existing structure at its present location in line with the other existing front wall structures on the blockface. The applicant is claiming a hardship for the size of the existing lot, when, in fact, the hardship is self-imposed. The original lot dept was 132 feet but many years ago another residential structure (without a garage) was constructed on the rear of this corner lot. This structure is now a separate residence (seemingly without benefit of subdivision) which results in the current lot depth of 100 feet. The current owner purchased the reduced lot depth with full knowledge of the reduction. Attempts to construct square footage and volume that would be appropriate for a full 132-foot lot depth lot should not be allowed as the resulting volume will always be out of scale with the context of the District. The proposal should be reduced in volume to fit the existing 100 foot lot depth and the existing structure should remain in its current location with the current (no evidence has been submitted indicating a need for additional elevation) floor elevation.

As a side point, the continued re-submission of essentially unchanged applications (the applicant even admitted this current application is incorrect) for the same property location should be discouraged. There is no positive benefit from a continual re-submission and the resulting effort by the staff and the HAHC can be better-spent on applications that respond to the criteria originally suggested to provide support for approval. I would hope that the HAHC would consider instituting a substantial fee for re-submittals that would discourage this unfettered, time-wasting process.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

## Houston Archaeological &amp; Historical Commission

## ITEM B.27

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1548 Cortlandt Street

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Houston Heights East

Subject: 1548 Cortlandt St. Houston Heights East

Hello,

I am writing to you in support of the home relocation/addition being requested by Matthew and Halle Ager at 1548 Cortlandt. I purchased my 1918 bungalow at 1638 Cortlandt in 2009, and during the past five years I have watched three beautiful bungalow renovations with additions come to life on my block, along with a new home on the vacant lot that was next to me. All of these have increased the beauty and aesthetic that Cortlandt Street contributes to Houston Heights East.

I fought to preserve the Historic District designation for our neighborhood, even going to City Council meetings several times, so I am very critical of some of the "new build" ideas of builders and efforts by our local realtors to transform our historical presence. I have reviewed the Ager's plans for their tiny bungalow (988 sq. ft. for a family of four!) and I am very enthusiastic and excited about having another appropriate, historically contributing renovation within a short walk of my home. (The Ager's proposed renovation is much more appropriate than the Memorial-like brick McMansion across the street at 1694 Cortlandt, which was unfortunately built before the Historic District designation and TOTALLY does not conform to the significance and historical beauty of Cortlandt Street!)

I appreciate your consideration of my support, and hope that you will approve the proposed changes to 1548 Cortlandt Street.

Sincerely,

Maureen Weyel  
1638 Cortlandt Street  
713-502-9893

From:

Sent: Wednesday, March 11, 2015 8:50 PM

To: PD - Historic Preservation

Subject: 1548 Cortlandt St Houston Heights East

As neighbors living within 1 block of this property we would like to offer our affirmation of improvements as laid out by the homeowners. We have viewed their plans and see them to be not only acceptable to the neighborhood but also contributing. We believe that these improvements will increase the value of the property and provide a home that is more usable and desirable. We also believe that it will improve the quality and value of the block and surrounding homes.

The Heights is a wonderful neighborhood that like all neighborhoods continues to evolve. The Historic Preservation Committee does a good job monitoring the improvements within the district. That said we feel this property should be improved as requested and we offer our affirmative vote.

Please accept this email as a vote for the recommended changes to this property and a plea for your approval of the proposed plans that are currently submitted.

Sincerely,

Jay and Lucy Milligan  
1636 Cortlandt St.

From: Amanda Placer

Sent: Sunday, March 22, 2015 9:59 AM

To: PD - Historic Preservation

Subject: Re: 1548 Cortlandt Street, Houston Heights East

To Whom It May Concern,

Please consider approving the addition to the address referenced in the subject line of this email. The homeowners have taken impeccable care of their historic house and would like to continue to do the same while adding extra space. The integrity and look of the home will largely remain the same with the addition being added to the back of the house. Thank you for your time.

Amanda Placer

From: Brie Kelman

Sent: Monday, March 23, 2015 4:03 PM

To: Kent Marsh

Subject: Re: March 26 HAHC Meeting Staff Reports are Posted for the HHEHD

22. 1115 Arlington St, Alteration-Addition *Resubmittal - Support, but prefer the previous denied plans, which looked better (at least there were windows on the front of the ugly box addition).*

23. 1341 Cortlandt St, Alteration-Siding/Trim/Windows - *Support*

24. 420 E 20th St, Alteration-Commercial Bldg- *Support*

25. 1515 Oxford St, New Construction-Residence/Garage- *Support*

26. 1404 Arlington St, Alteration-Garage- *Support*

27. 1548 Cortlandt St, Alteration/Relocation-Addition/Foundation/Roof *Resubmittal - Support. I think the proposed modifications are a very thoughtful way to update/expand this house to be more family friendly. Their alterations clearly do not violate the ordinance as the 2nd story starts at the rear of the structure (clearly behind the 50% mark).*



**Houston Archaeological & Historical Commission**

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**ITEM B.27**

1548 Cortlandt Street

Houston Heights East

**PUBLIC COMMENT RECEIVED ON EARLIER VERSIONS OF PROJECT**

January 29, 2015

**Houston Heights East Historic District Development Review Committee (ad-hoc)****Monthly Review Report**

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jan-15

Date of Report: 26-Jan-15

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1115 Arlington	Sam Gianukos	Creole Design	Alteration/Addition to Contributing Structure	Support No Object Object	1 2
	1405 Arlington	Lowell Pinnock	Design-Tech	New Const - Resubmittal	Support No Object Object	1 1 1
	1832 Columbia	Gail Schorre	Morningside Architects	Addition- resubmittal Contributing Structure	Support No Object Object	1 1
	1548 Cortlandt	Sam Gianukos	Creole Design	Addition- Relocation Resubmittal	Support No Object Object	1 2

## Houston Archaeological &amp; Historical Commission

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1548 Cortlandt Street

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Houston Heights East

## Houston Heights East Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

### Comments/Concerns from J. Kent Marsh

#### 1115 Arlington – OBJECT

The frontal plan for the proposed addition when compared to the frontal plane for the existing structure exceeds the proportion that would allow the existing structure to remain dominant and the proposal makes the existing structure subservient to the addition. Also, the volume of the addition is greater than the volume of the existing and contributes to the subservient relationship for the existing structure. Using the prior application approval for 1117 Arlington in no way obligates the HAHC to approve a later application for 1115 Arlington, even if it is a “mirror” of the previously approved version.

#### 1405 Arlington – NO OBJECTION

While the current proposed result is not totally acceptable, the revision to provide one-over-one windows on the two visible street sides will allow the new construction to fit better into the context of the existing historic district. I do hope this builder has learned from this experience.

#### 1832 Columbia – NO OBJECTION

While the proposed modification is still excessive in volume, it is better than the prior, unacceptable proposal.

#### 1548 Cortlandt – OBJECT

I am truly amazed at the audacity of this applicant to resubmit a second proposal that only changes the cornice design after this design was denied previously for numerous reasons. The proposed application intends to remove a significant portion of the existing structure, in addition to relocating the remaining existing structure to a location that will no longer agree with the existing prevailing front setback of the other existing structures on the blockface, nor will the proposed relocation support the prevailing offset location of the structure on the lot as is evident in the remaining contributing structures in the area.

**Houston Archaeological & Historical Commission**

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Houston Heights East

**From:** Brie Kelman [REDACTED]  
**Sent:** Sunday, January 25, 2015 9:38 AM  
**To:** Kent Marsh  
**Subject:** Re: January 2015 HAHC Applications

- 1115 Arlington St, Alteration-Addition/Windows



Support

- 1405 Arlington St, New Construction-Residence, *Resubmittal*



Support

- 1832 Columbia St, Alteration-Addition, *Deferral*



Support

- 1548 Cortlandt St, Alteration/Relocation-Addition, *Resubmittal*

Support

**Houston Archaeological & Historical Commission**

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Houston Heights East

**From:** Charlie Thorp  
**Sent:** Friday, January 23, 2015 9:52 AM  
**To:** Kent Marsh  
**Subject:** HAHC applications

1115 Arlington - too big of an addition - denied  
1405 Arlington - don't like windows - denied  
1538 Cortlandt - too big of an addition - denied



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Houston Archaeological & Historical Commission

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Houston Heights East

From: Joy Tober  
Sent: Wednesday, January 28, 2015 8:36 PM  
To: DuCroz, Diana - PD  
Subject: Comments January HAHC Meeting

Below are my comments and question regarding agenda items for Houston Heights East Historic District at the upcoming January HAHC meeting.

1832 Columbia - Question, the proposed North side elevation shows what looks to be a skylight in the existing roof. Is this a flaw in the elevation or an actual proposed new feature?

1548 Cortlandt - Object.

This largely out of scale proposed addition on a highly visible corner lot is not compatible with the historic character of the district. The proposed new relocation on the lot is not in keeping with the existing historic setbacks along that street which are currently intact. The proposed addition is out of scale and proportion to the district. Ironically, the applicant shows in the Line of Sight image the visual impact of the addition from Cortlandt Street, but that same image also accurately shows the overwhelming and inappropriate visual impact from 16<sup>th</sup> street. This proposed addition also encroaches on a significant portion of the original historic home therefore forever destroying historic character and materials.

1115 Adlington - Object

Additions should be subordinate to the original structure and should strive to have as little impact on the original as possible. This proposed addition significantly changes the original scale of the home, effectively creating a new "type" that never existed in this district. This type of inappropriate "box behind a box" approach to additions, which has unfortunately become the norm, is destroying the historic character of the district. The original structure should be the focus not the addition.

Fenestration is an important architectural characteristic and the proposed alterations to existing window openings not only remove original material but seeks to create an appearance that never existed when the home was built.

Thank you

Joy Tober

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## ITEM B.27

1548 Cortlandt Street

Houston Heights East

NOVEMBER 20, 2014

## Houston Heights East Historic District Development Review Committee (ad-hoc)

## Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Nov-14

Date of Report: 17-Nov-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B22	1301 Arlington	Aaron Mendias	Cusimano Arch	Copnstruct rear second story addition - Replace 8 non-orig single lite windows	Support No Object Object	4 2
B23	1548 Cortlandt	Sam Gianukos	Creole Design LLC	Relocate existing house Change roof, raise foundation add 2 story and garage	Support No Object Object	2 4
B24	1431 Columbia (G)	Brett Zamore	Brett Zamore Design	New 1 1/2 story garage at rear of lot	Support No Object Object	5
B25	1214 Harvard	Brie Kellman (abstained from vote)		New 2-story addition to side of existing house 2 story addition to rear replace windows	Support No Object Object	2 1 2
B26	1535 Arlington (G)	Jos & C Wright		New 2 story garage at rear of lot	Support No Object Object	5 1
B27	1535 Arlington (A)	Jos & C Wright		Raise exist foundation add 2 story to rear of exist house	Support No Object Object	4 2
B28	1232 Arlington (A)	Kevin Walton	Rob Sanders Homes	Remove exist sec story add const new 2 story rear add add porch rail - remove exist chim/fire place	Support No Object Object	5 1
B29	1232 Arlington (G)	Kevin Walton	Rob Sanders Homes	Const new 1 story detached garage	Support No Object Object	5 1
B30	1226 Heights Blvd	Ali Afshari	Persepolis Homes	Const new front door stoop	Support No Object Object	2 2
B41	1815 Cortlandt	Alex Ridgeway	Brick Moon Design	Rev CofA for different window locations and sizes	Support No Object Object	2 2 2

## Houston Archaeological &amp; Historical Commission

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Houston Heights East

**From:** Mark R. Williamson  
**Sent:** Thursday, November 13, 2014 4:55 PM  
**To:** Kent Marsh  
**Subject:** Re: November HAHC Meeting

Kent,

That's a lot to wade through.

Several of these bring up problems that I have with the existing ordinance even if I cannot base an objection within that ordinance.

1232 Arlington St, Alteration-Addition -- no objection  
1232 Arlington St, New Construction-Garage -- no objection  
1301 Arlington St, Alteration-Addition -- no objection  
1535 Arlington St, Alteration-Addition -- no objection  
1535 Arlington St, New Construction-Garage -- support design, except confused about vehicle access paths  
1431 Columbia St, New Construction-Garage -- support (adjacent neighbor)  
1548 Cortlandt St, Alteration-Relocation/Addition -- object (hugely out of scale on 16th Street side)  
1815 Cortlandt St, New Construction-Residence, *Revision* -- no objection  
1214 Harvard St, Alteration-Addition -- no comment  
1226 Heights Blvd, New Construction-Residence, *Revision* -- no information posted (pulled??); no opinion

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**From:** Zucker, Jim [REDACTED]  
**Sent:** Monday, November 17, 2014 10:23 AM  
**To:** Kent Marsh; [REDACTED] Mark R. Williamson; Jonathan Smulian; Bart Truxillo; [REDACTED] Brie Kelman  
**Subject:** RE: Historic District - posting of Certificate of Appropriateness Applications

Here are my votes and comments on the applications:

1232 Arlington—Support

The Smiths have been trying to get through this process for more than a year now. They had staff approval for all but a dormer, including the removal of the pop-up, which was added after the period of significance. Then Anna Mod decided that the pop-up itself was significant because it reflected a WWII or post-war attempt at expanding a bungalow (imagine that—additions can themselves become historically significant even when they alter the original structure!!! So much for the argument that additions should start 100% back so there is a clear distinction between the original structure and the addition so some future generation could remove the addition, at which time they will be told it is historically significant in its own right and cannot be removed). As with all of their previous proposals, this one satisfies the ordinance and should be approved post haste.

1301 Arlington—Support

1535 Arlington—Support.

I think this would look much better if there were windows on the street-facing side of the second-story addition. It looks closed and disconnected without those windows.

1548 Cortlandt—Support.

This small size of the existing house means any addition will affect the existing structure. As I read the staff report, it would essentially not permit any addition, which I think is not in keeping with the ordinance. I think the planned house will fit with the neighborhood and is a good use of space.

1815 Cortlandt—Support.

I still do not think the design of this house is in keeping with the character of the neighborhood, but the ordinance certainly allows you to do what you want with the windows.

1214 Harvard—Support.

This is the house directly across from my house at 1213 Harvard Street. I fully support this addition. My wife and I looked at this house when it was on the market and the second story presented incredible challenges. It had four rooms, but only two with closets. The side bump out is necessary to allow enough room for closets and is minimal. The second-story connector to the existing garage apartment makes a lot of sense as a way to add space without anyone being able to see it from the street. The overall space added is minimal, but necessary, and it satisfies the ordinance. This addition will fit with the street and should be approved. It should be noted that none of the exterior materials are original. The siding and windows were replaced in the 1990s.

1226 Heights—No objection.

This was a terrible design from the beginning, but Staff recommended approval. Blocking the full porch only makes a bad design worse. We are cutting off our noses to spite our faces.



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**From:** Brie Kelman  
**Sent:** Sunday, November 16, 2014 7:32 PM  
**To:** Kent Marsh  
**Subject:** Re: FW: Historic District - posting of Certificate of Appropriateness Applications

22. 1301 Arlington St, Alteration-Addition

- Support

23. 1548 Cortlandt St, Alteration-Relocation/Addition

- Support

24. 1431 Columbia St, New Construction-Garage

- Support

25. 1214 Harvard St, Alteration-Addition/Windows

- Abstain as I am helping this neighbor.

26. 1535 Arlington St, New Construction-Garage

- Support

27. 1535 Arlington St, Alteration-Addition

- Support

28. 1232 Arlington St, Alteration-Addition

- Support

29. 1232 Arlington St, New Construction-Garage

- Support

## Houston Archaeological &amp; Historical Commission

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Houston Heights East

**From:** Jonathan Smulian [REDACTED]  
**Sent:** Saturday, November 15, 2014 10:39 AM  
**To:** Kent Marsh; [REDACTED]; 'Mark R. Williamson'; 'Bart Truxillo';  
 [REDACTED]; 'Brie Kelman'; 'Zucker, Jim'  
**Subject:** RE: Historic District - posting of Certificate of Appropriateness Applications

## General Comment :

I am deeply concerned about the current pattern of excessive site coverage resulting from the large rear additions so typical in recent applications for COAs in the Heights. This leads to diminished open and garden space, less permeable land causing increased run-off to the bayous and potential street flooding as well as the demolition of the mature tree cover so important to quality of life and character in the Heights. This trend of overdevelopment is already having and will eventually have a major negative impact on the special historic character of the neighborhood..

1232 Arlington –support -This proposal represents a great improvement over the existing two additions that were ill conceived and poorly constructed ,

1232 Arlington -new garage -. support

1535 Arlington –garage -no objection

1535 Arlington –addition –no objection

1431 Columbia -support

1548 Cortlandt –object- Over development of a 5000-square foot site .-see general comment above

1815 Cortlandt –no objection

1214 Harvard –object .- window openings and new fenestration proposed is atypical and incompatible with proportions and type of existing fenestration . Historic character of original house would be better preserved if new link between it and the existing garage block could be clearly demarcated by being set back and not seen from the right of way as a continuation of the north facade of the existing house . . .

1226 Heights Blvd,- no objection

1301 Arlington-no objection

**From:** Charlie [REDACTED]  
**Sent:** Monday, November 17, 2014 8:22 AM  
**To:** Kent Marsh  
**Subject:** Re: FW: Historic District - posting of Certificate of Appropriateness Applications

Kent,

I want to change a vote on my list after looking at it again.

1548 Cortlandt - NOT Approve

Charlie

## Houston Archaeological &amp; Historical Commission

## ITEM B.27

March 26, 2015

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1548 Cortlandt Street

Houston Heights East

## November 2014 HAHC Meeting

### Comments Regarding Certificate of Appropriateness Applications Submitted for the Houston Heights East Historic District

Agenda Item #22 - 1301 Arlington – I **support** this application. This property is not deed restricted. The proposed addition replaces the same footprint as the existing addition and while the proposed addition is now two stories rather than the original addition of one story, the location of the addition is at the rear of the structure. The proposed addition is no greater in height than the original structure as seen from the front of the property (Arlington).

Agenda Item #23 - 1548 Cortlandt – I **object** to the granting of this CofA. The existing contributing house should not be moved. Moving an existing historical house, even within the same original lot, changes the historical context of the site relationship. While it seems that many of the porches on the houses on the east side of the 1500 block of Cortlandt have been enclosed, the original front wall structure of almost all of the existing structures on the existing block face are located generally in line with the current location of the existing house at 1548 Cortlandt. Visual evidence indicates the rear extension of the existing structure to be a part of the original house and not a later addition. The north side siding and roof eave structure seem to be original. Removal of this rear extension should not be allowed as it is a part of the original historic structure. The proposed addition enlarges the scale of the structure to the point that it would no longer be compatible with the existing scale of the general area. Other recent new construction to the north of the subject tract included a one-story street side addition to gradually reduce the scale of the new two-story construction. This type of scale reduction should be considered for any addition on the subject property. The original 132 feet deep lot was reduced to 100 feet by the sale of the eastern portion of the original lot many years ago. The current owner purchased the reduced lot depth with full knowledge of its smaller-than-typical size. The building mass-to-site relationship will naturally be impacted as a result of the reduced lot depth. The amount of allowable new mass should keep this same context. Otherwise, the scale of the proposed addition will be too great for the location which is even more important for this corner lot condition. Additionally, the proposed replacement of existing eave returns would remove existing historical material and is not necessary.

Agenda Item # 24 - 1431 Columbia (Garage) – I **support** this application. This property is deed restricted. The proposed garage is to be located at the rear of the property in conformance with the deed restrictions and seems to be in a location that may have had a garage structure at one time in the past. The existing sheet metal shed does not seem to be contributing to the historic character of the district and can be demolished without a negative impact.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

**Houston Archaeological & Historical Commission**

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**ATTACHMENT B**

**STAFF EMAIL COORISPONDENCE 3/19/15**

**From:** Sam Gianukos  
**Sent:** Friday, March 20, 2015 7:23 AM  
**To:** Glennon, Erin - PD  
**Cc:** Ager  
**Subject:** Re: 1548 Cortlandt Plans

Good Morning Erin

We would like to proceed with the drawing as submitted.

Thanks for your email

Sam

On Mar 19, 2015, at 6:58 PM, Glennon, Erin - PD note:

Sam,

I wanted to follow up with you after our meeting on Tuesday. You brought up at the meeting that you were proposing to install at 1'-6" pony wall in order to build out the attic. The drawings that were submitted with the application and the project description do not address the installation of the pony wall.

We discussed the plans yesterday at our staff meeting and because the drawing do not reflect the scope of work we discussed at the meeting on Tuesday, you can either move forward with plans as they are currently, staff recommendation would be to defer the application because the drawings are incorrect or you can withdraw the application to make the corrections and address some of the design concerns we discussed and resubmitted for the April meeting.

Please let me know how you would like to proceed.

Regards,  
Erin

**Erin M. Glennon**, Preservation Planner

City of Houston Planning & Development Department, Community Sustainability Division



## Houston Archaeological &amp; Historical Commission

## ITEM B.35

April 23, 2015

HPO File No. 150303

1548 Cortlandt Street

Houston Heights East

**CERTIFICATE OF APPROPRIATENESS****Application Date:** April 8, 2015**Applicant:** Sam Gianukos, Creole Design, LLC, for Matthew Ager, owner**Property:** 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.**Significance:** Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.**Proposal:** Relocation/Alteration – Deferral

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot; raising the foundation 5"; removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch; and constructing a rear 2-story, 2,130 square foot addition.

In March 2015, the application for a COA with the following changes was deferred:

- Existing original 8/12 side gable roof will be retained.
- Foundation will be raised 8" instead of 5".
- Proposed attached garage will feature a hip on gable roof.

The applicant has changed the application and withdrawn the proposal for an addition to the house. The applicant now proposes only to relocate the house 6' closer to Cortlandt Street and raise the foundation by 8", from a 2' finished floor height to a 2'-8" finished floor height, with no addition.

See enclosed application materials and detailed project description on p. 8-20 for further details.

**Public Comment:** One opposed. See Attachment A.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy Section 33-241(a): Criteria 1, 4, 9 and 10 for Alterations or Section 22-243(a): Criteria 1(a-d), 3 and 4 for Relocation.**HAHC Action:** Denied

## Houston Archaeological &amp; Historical Commission

## ITEM B.35

April 23, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

## 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"/>            | <p>(1) The proposed activity must retain and preserve the historical character of the property;<br/> <i>The existing setbacks of the house are in line with the neighboring properties and an important part of the historic character of the property.</i><br/> <i>The relocation of the structure on site and increased foundation height alter the original architectural features and proportions of the house and have a detrimental impact on the historic character of the house and the property. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district as well.</i></p> |
| <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 checked="" type="checkbox"/> | <input 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;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br/> <i>The relocation of the residence to a 23'-1" front setback and the increased foundation height to 2'-8" do not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house, the site, and the blockface. Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district.</i></p>   |
| <input checked="" type="checkbox"/> | <input 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;   |
| <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"/>            | <p>(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;<br/> <i>Relocating the house forward on the lot and raising the foundation 8" impacts the character of the property. Reducing the front setback by 6' to 23'-1" is inconsistent with the setbacks of contributing</i></p>   |

## Houston Archaeological &amp; Historical Commission

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structures on the blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback places this house closer to the street than the other houses on the blockface and compromises the historic character of this house, the lot on which it sits, and the blockface overall.

☐ ☒ ☐

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

*The residence features a front setback of 29'-1", consistent with the prevailing front setback on the 1500 block of Cortlandt. The front wall of the residence is constructed in line with the front walls of the contributing residence on both the 1500 and 1600 blocks of Cortlandt Street. The applicant proposes to move the house forward by 6' for a new front setback of only 23'-1", which is not compatible with the existing original character of the blockface. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole. Furthermore, no justification has been provided by the applicant for relocating the house. The front porch of the neighboring residence at 1546 Cortlandt Street was enclosed at some point and a new front porch was appended in front. This inappropriate alteration may be corrected in the future. This alteration occurred prior to the establishment of the Houston Heights Historic District South and is not justification for approval of an inappropriate alteration on another property. Approving a COA to relocate 1548 Cortlandt closer to the street would contribute to the further degradation of a consistent historic streetscape.*

*The applicant has provided materials suggesting that the house is currently set back further than its neighbors, but these materials do not take into account the distinction between an open front porch and a solid front wall. The distinction between the setback to front porch and the setback to the front wall is important because of the transparency provided by an open porch. This transparency allows a consistent sight line to be maintained across front walls, regardless of the position or existence of a front porch.*

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- (11) The proposed activity will comply with any applicable deed restrictions.

### RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The landmark, contributing structure or potentially contributing structure:

☐ ☒ ☐

- (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;

*This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District East. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Furthermore, the residence's existing front setback of 29'-1" is consistent with the prevailing front setback on the 1500 block of Cortlandt. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole.*

☒ ☐ ☐

- (b) Can be moved without significant damage to its physical integrity;

☐ ☒ ☐

- (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

*This contributing structure is one piece of a larger whole that makes up the Houston Heights*

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*Historic District South. The house's current original site placement is part of its original historic character. The house features an original front setback of 29'-1", which is in line with the contributing structures on this blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback will compromise the historic character of this house, the lot on which it sits, and the blockface overall.*

☐ ☒ ☐

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

*Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district. Although moving only one contributing house might not 'significantly' diminish the integrity of the district, allowing contributing structures to be moved on site without good cause will significantly compromise the historic integrity and value of the district as more applicants request relocation of contributing structures on site in order to accommodate oversized additions.*

☐ ☐ ☒

(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

☐ ☒ ☐

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

*The applicant has provided no materials to support the existence of an economic hardship.*

☐ ☒ ☐

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

*The applicant has provided no materials to support the existence of an unusual or compelling circumstance. Approving a COA to relocate 1548 Cortlandt closer to the street would contribute to the further degradation of a consistent historic streetscape.*



# Houston Archaeological & Historical Commission

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1548 Cortlandt Street

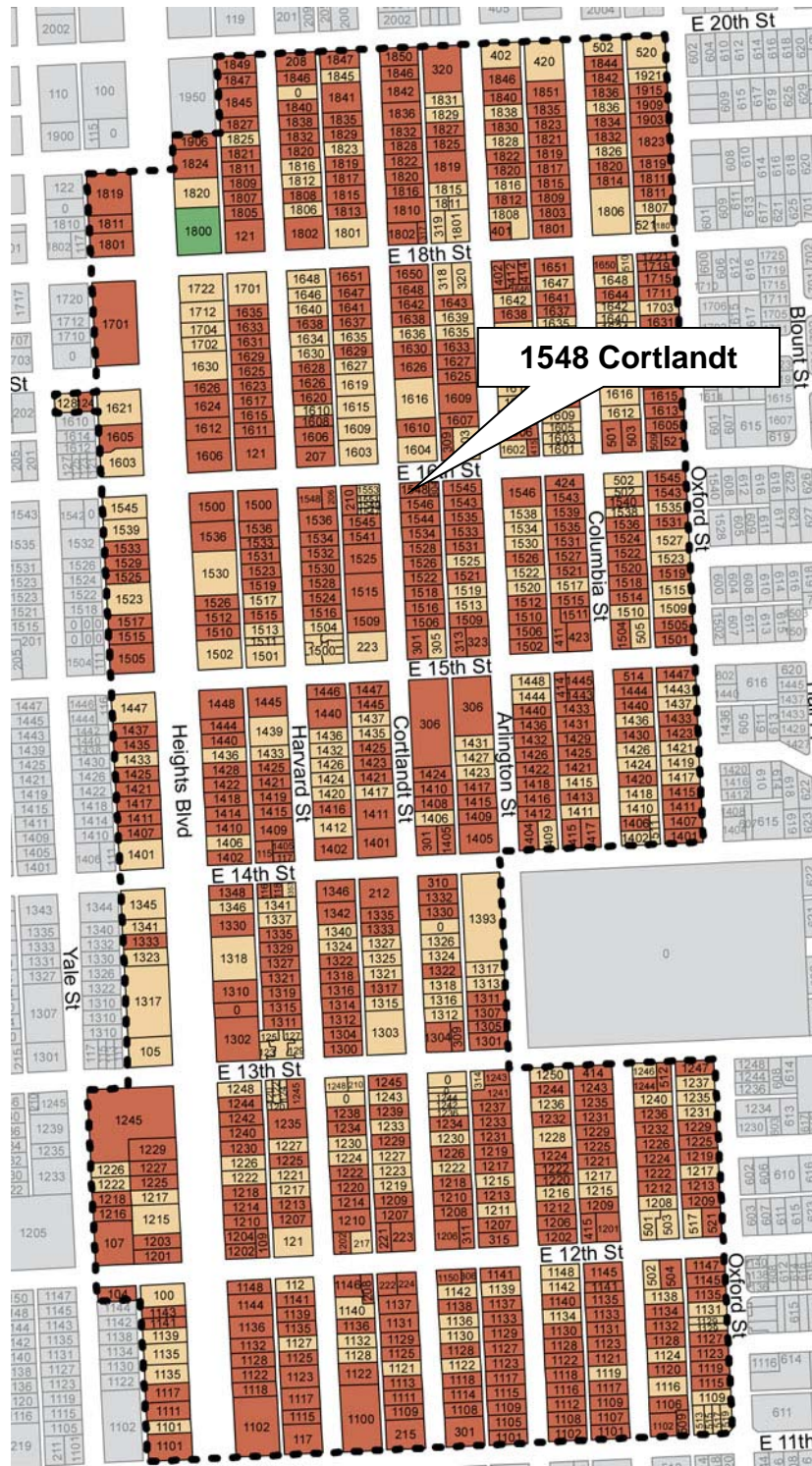
Houston Heights East



### PROPERTY LOCATION HOUSTON HEIGHTS HISTORIC DISTRICT EAST

#### Building Classification

- Contributing
- Non-Contributing
- Park





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Houston Heights East

INVENTORY PHOTO



CURRENT PHOTO





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Houston Heights East

NEIGHBORING PROPERTIES



304 E 16<sup>th</sup> – Contributing – 1940 (neighbor)



1546 Cortlandt – Contributing – 1920 (neighbor)



1544 Cortlandt– Contributing – 1920 (block face)



1549-1551 Cortlandt– Noncontributing – 1983 (across street)



1553 Cortlandt– Noncontributing – 1984 (across street)

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WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



DEFERRED – 3/26/15



PROPOSED



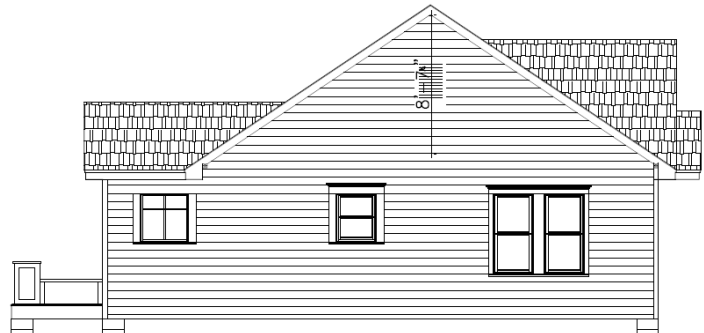


**ITEM B.35**

1548 Cortlandt Street

Houston Heights East

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED



Houston Archaeological & Historical Commission

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1548 Cortlandt Street

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**SOUTH SIDE ELEVATION**

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED



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HPO File No. 150303

1548 Cortlandt Street

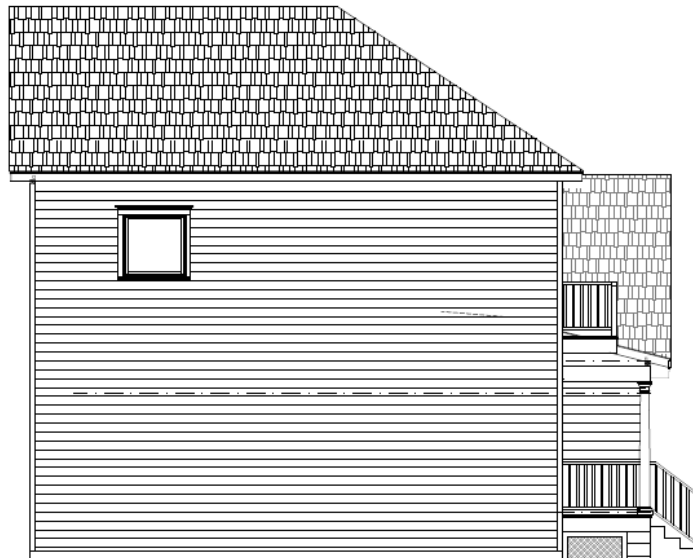
Houston Heights East

**EAST (REAR) ELEVATION**

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED



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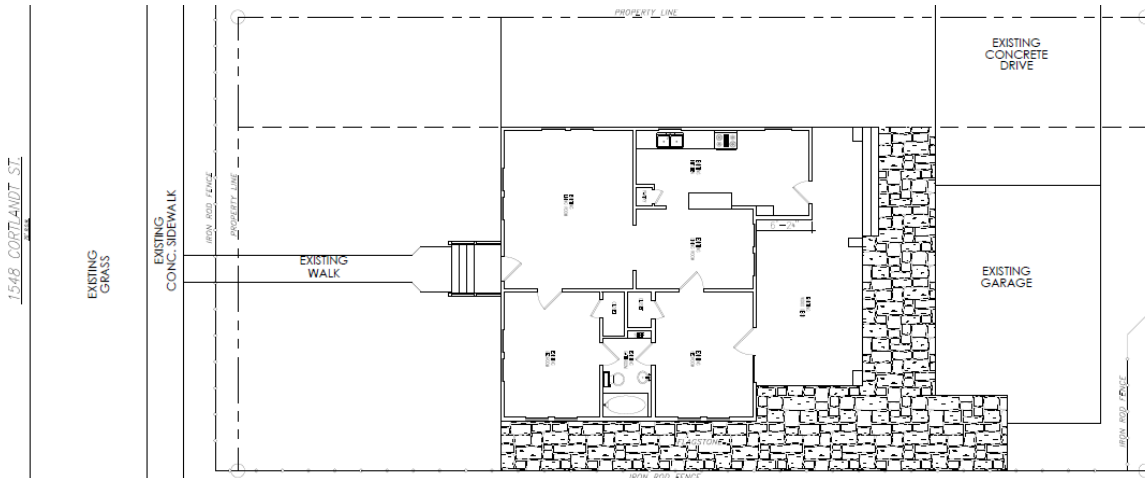
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Houston Heights East

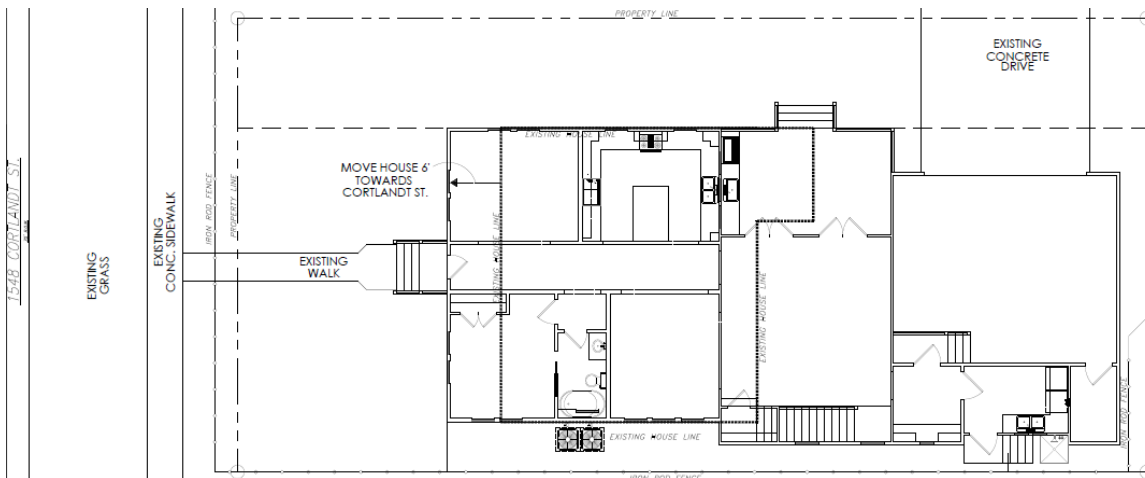


SITE PLAN

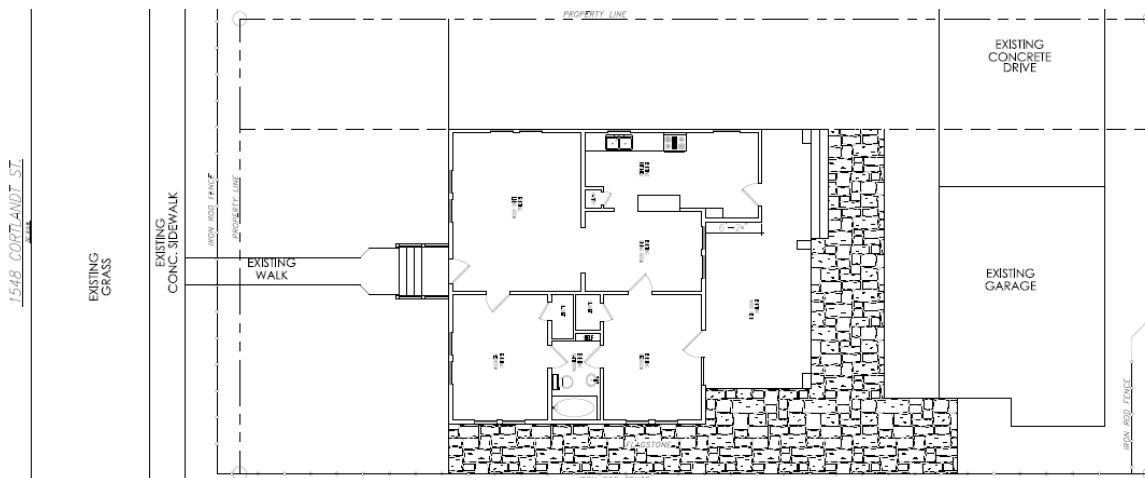
EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED





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1548 Cortlandt Street

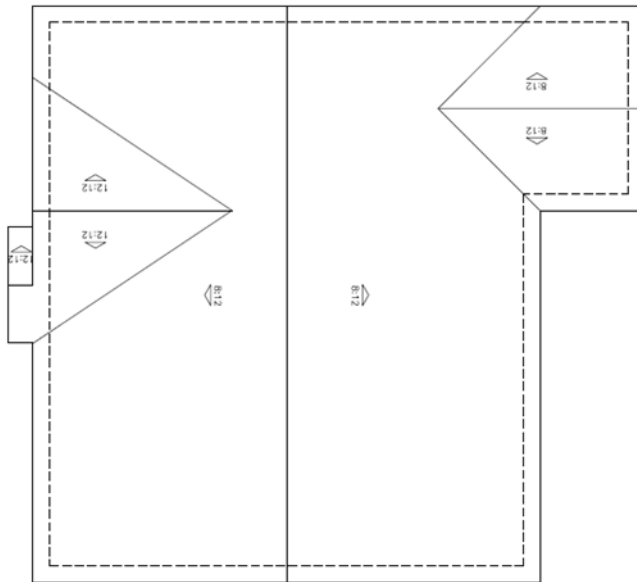
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Houston Heights East

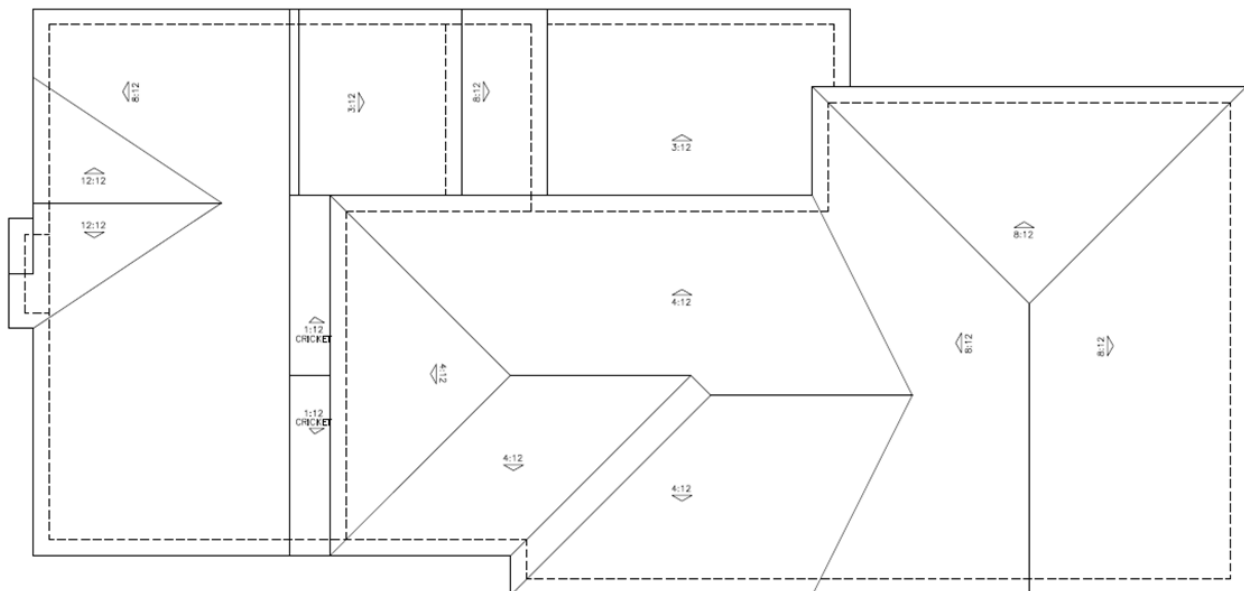


ROOF PLAN

EXISTING (NO PROPOSED CHANGE)



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



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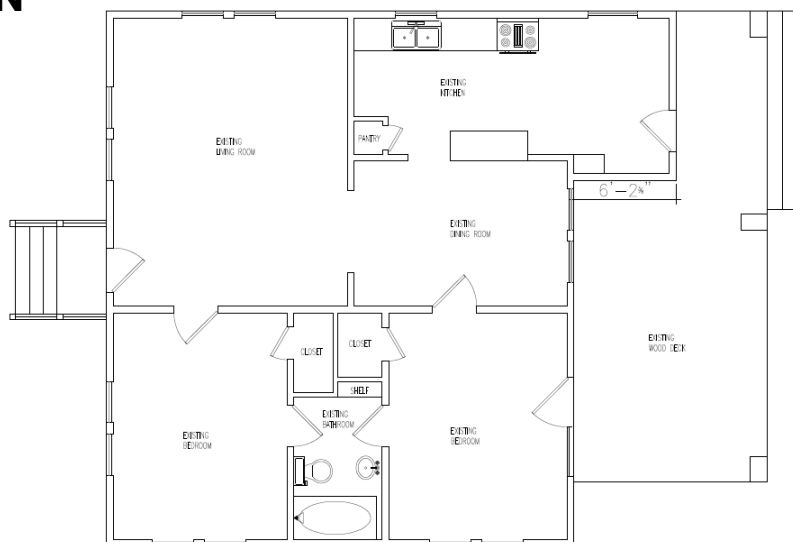
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Houston Heights East

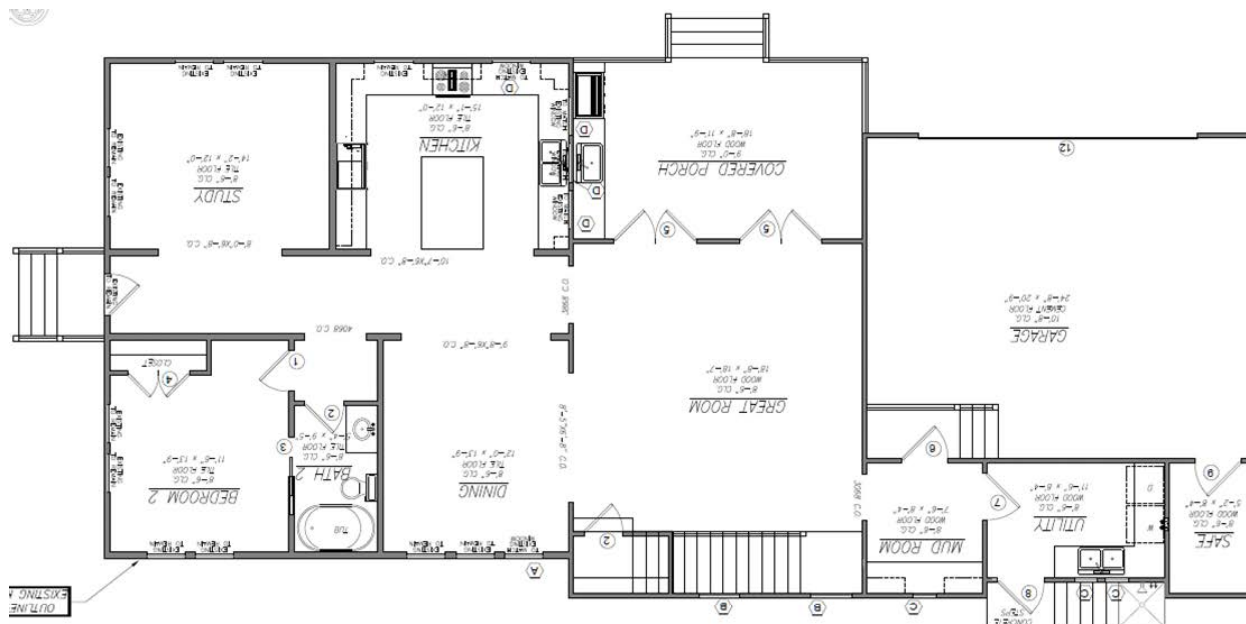


FIRST FLOOR PLAN

EXISTING (NO PROPOSED CHANGE)



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



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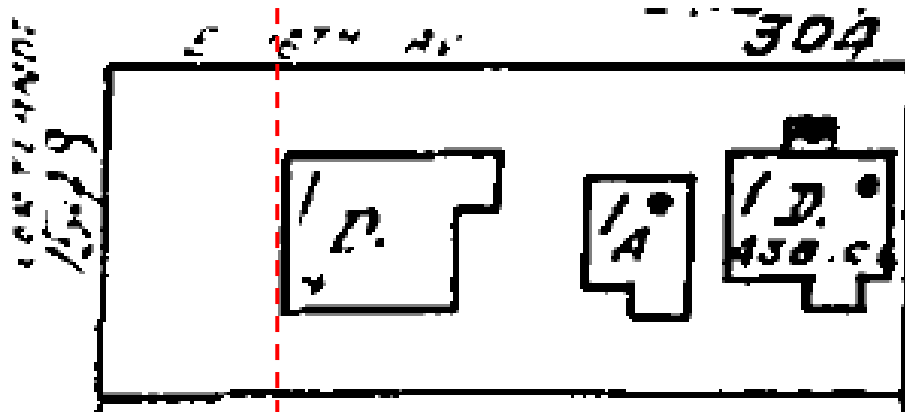
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Houston Heights East

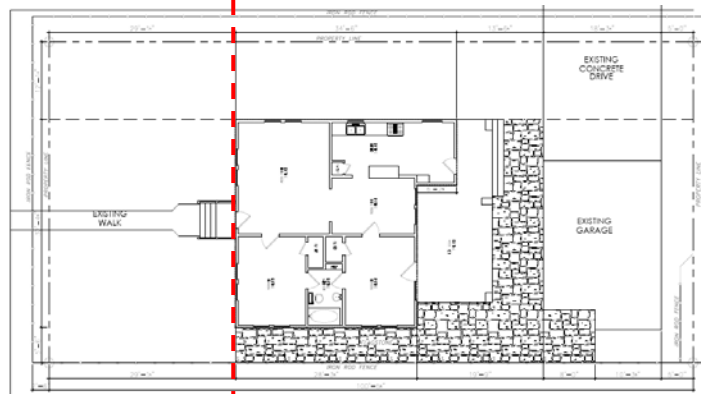
**SANBORN FIRE INSURANCE MAP**

The rear 32' feet of the original lot is now a separate property.

1924-1951



**CURRENT SITE PLAN**



**PROPOSED SITE PLAN**



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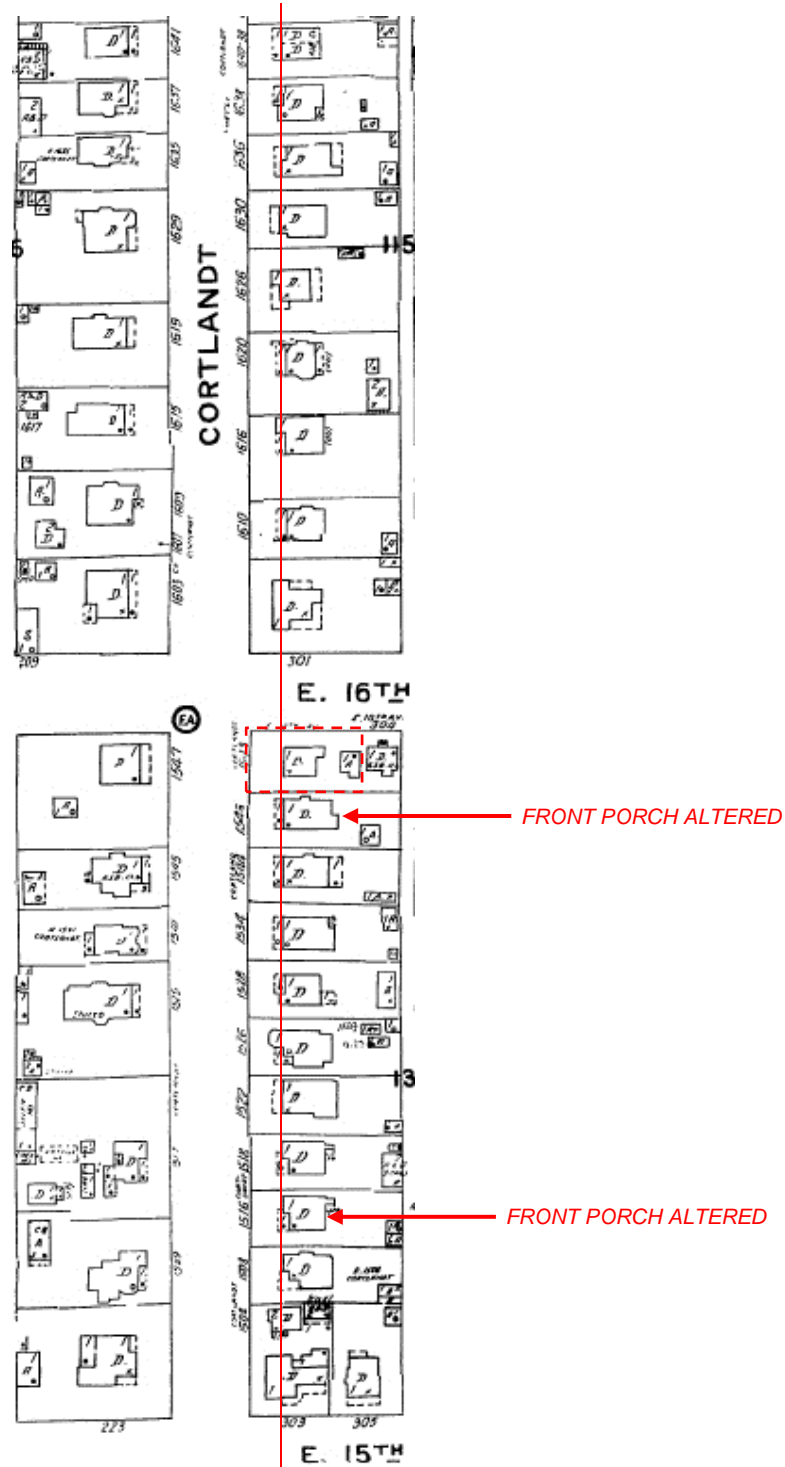
1548 Cortlandt Street

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1924-1951 SANBORN FIRE INSURANCE MAP

1500 & 1600 CORTLANDT STREET BLOCKFACE SETBACKS





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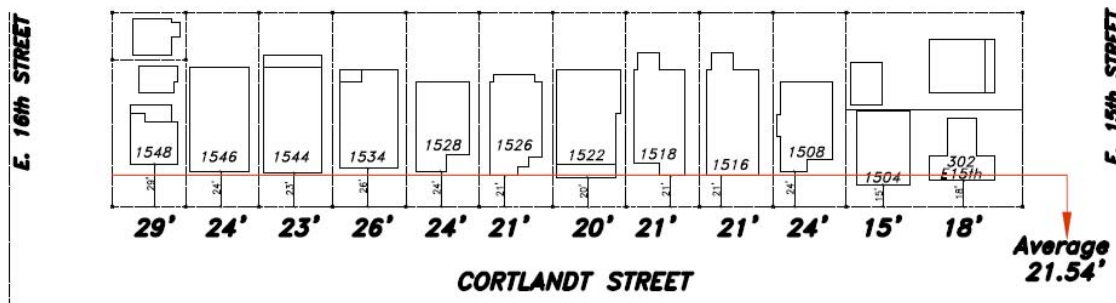
HPO File No. 150303

Houston Heights East

SETBACK CONTEXT

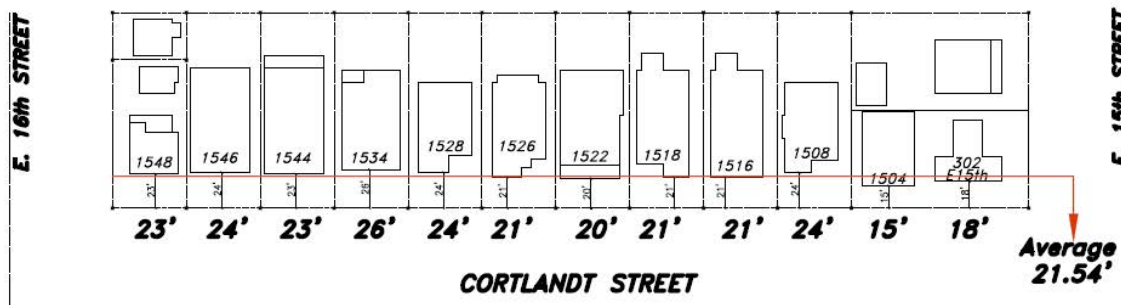
PROVIDED BY APPLICANT; DOES NOT DISTINGUISH PORCHES

EXISTING CONDITIONS



CORTLANDT STREETScape

PROPOSED



CORTLANDT STREETScape

## Houston Archaeological &amp; Historical Commission

April 23, 2015

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## ITEM B.35

1548 Cortlandt Street

Houston Heights East

**STRUCTURAL LETTER**  
PROVIDED BY APPLICANT

Matthew and Hallie Ager  
1548 Cortlandt Street  
Houston, TX 77008

March 18, 2015

**Re: Movement of home on crawlspace – 1548 Cortlandt St. – Houston, TX**

Mr. and Mrs. Ager,

The intent of this letter is to provide information with regard to the potential movement of the home located at the address listed above. At the request of Sam Gianukos with Creole Design, JDSI performed an inspection of this home. It is the understanding of JDSI this home is to be relocated on the same lot, approximately 10 feet from its current location. JDSI notes this home is supported by a crawl space foundation (commonly referred to as pier and beam). Therefore, there is a space between the floor joists and the ground below. This space is sufficient to disconnect utilities and separate the stringers and floor framing from the pier foundation. Once separated, the home can be lifted, new piers installed, and the home reset into place on the new piers.

It is noted the stringers and framing in connection with the new piers must meet current code requirements (International Residential Code with Amendments by the City of Houston). It is the professional opinion of JDSI the home can be moved and the structural integrity of the home maintained. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE  
F-11512

## Houston Archaeological &amp; Historical Commission

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1548 Cortlandt Street

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Houston Heights East

## NATIONAL STANDARDS

### SECRETARY OF THE INTERIOR

Setting	Identify, retain, and preserve
<b>recommended</b>	
<p>Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.</p> <p>Such features can include roads and streets, furnishing such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.</p> <p>Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.</p>	
	 <p>Farm in rural landscape.</p>
<b>not recommended</b>	
	 <p>Inappropriate parking that changes the character of an entire neighborhood.</p>
	<p>Removing or radically changing those features of the setting which are important in defining the historic character.</p> <p>Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.</p> <p>Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.</p>

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**PROJECT DETAILS**

**Setbacks:** The residence is set back 29'-1" from the west (front) property line, 12'-1" from the north property line, 5'-6" from the south property line and 36'-9" from the east (rear) property line. The residence will be relocated forward 6', to the west, on the lot to a front setback of 23'-1".

**Foundation:** The residence is built on a pier and beam foundation with a 2' foundation height. The foundation will be raised 8" from 2' to 2'-8".

**Front Elevation:** No alterations will be made to existing windows and doors. The existing concrete steps and  
**(West)** landing will be removed and replaced with wood steps and landing with wood railings.



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1548 Cortlandt Street

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**ATTACHMENT A**  
**PUBLIC COMMENT**

Ms. DuCroz, it is my understanding that a revised submission has been made for 1548 Cortlandt that now only proposes to move the existing contributing structure forward on the lot and that no additional modifications are proposed to the structure. I object to the movement of this contributing structure as the forward movement will not comply with the prevailing front setback line existing along the west blockface of the 1500 block of Cortlandt. As no other improvements or modifications are proposed, the need for the relocation is not justified in any manner. However, it would not be unreasonable to assume that if this relocation were approved, there could be a further applications to add new construction to the rear of the re-located contributing (now not contributing due to the relocation) structure.

J. Kent Marsh, 1538 Arlington

J. Kent Marsh, AICP CUD  
Vice President



8955 Katy Freeway, Suite 215  
Houston, Texas 77024  
tel 713.647.9880, ext. 301 | fax 713.647.6448  
cell 832.444.4132  
[www.marshdarcypartners.com](http://www.marshdarcypartners.com)

## HAHC Audio Transcription

1548 Cortlandt Street

July 22, 2015

Staff: The applicant requests approval to construct a two-story addition and attached garage at the rear of the residence. An original rear bump out will be removed and one new window will be installed in the north wall.

A previous application for relocation of the house closer to the front property line, raising the house 8", installing a pony wall, changing the roof pitch, and constructing a rear addition, was denied by the HAHC in November of 2014. Additional applications were denied in January and March of 2015. An application to move the house 6' forward to a 23' 1" setback and raise the house 8" to a 2' 8" finished floor height was denied by the HAHC in April of 2015, but approved by appeal to the Planning Commission in May.

Staff has received public comment. See Attachment A in your packets.

Staff recommends approval of the Certificate of Appropriateness.

Chairman Maverick Welsh: I do believe we have someone signed up to speak. Mr. Kent Marsh.

Kent Marsh: Thank you Mr. Chairman and members of the Commission. My name is Kent Marsh. I live at 1538 Arlington in the Heights East Historic District. I'd like to object to the granting of the Certificate of Appropriateness for this particular site for several reasons.

One, this lot that this construction is proposed on is approximately 33% smaller than typical lots found within the area and in most of this district. As opposed to being 132' long, as was originally the case, it's now only 100' long. The applicant has been granted the ability to move the structure 6' forward, which increases the ability for him to add on to the volume of the building, but, remember too that this is on a corner lot. So you're not only seeing the volume from the front, but more importantly, you're seeing the volume from the side. And if you look at the side elevation, you can tell very quickly that the increase in volume is very significantly out of proportion. Thank you.

Chairman Maverick Welsh. Thank you Mr. Marsh. Could staff come back and re-state their recommendation?

Staff: Staff recommends approval.

Chairman Maverick Welsh: Staff recommends approval. Do we have any questions for staff? Discussion?

Commissioner John Cosgrove: How large is the original house and how large is the addition.

Staff: The original house is 988 square feet and the addition is just over 2,000 square feet.

Chairman Maverick Welsh: Any other questions for staff?

Commissioner Rob Hellyer: I'd like you to refresh my memory. When this application first come to the HAHC a few months ago, it was both for the same addition and moving the house, if I recall correctly.

Staff: The addition has changed a little bit from the original application from November. That included some alterations to the original house that have been removed as well. In each of the previous applications, because of the moving of the house was an integral part of the addition, and that was part of why it was denied. This new application was based on the fact that the relocation was approved at Planning Commission.

Commissioner Rob Hellyer: As I recall, the last time it came to the Commission, the only objection that staff recommended, and I even asked the question, was moving the house. Not the addition. And I think most of the Commission was in agreement with that.

Staff: My understanding is the most recent time it came back that there was some confusion between the applicant and staff on whether or not there was still intended to be a pony wall installed in the roof of the original house. Because of that confusion, the applicant come back with an application for just moving the house. But the addition as proposed now is very similar to what was proposed in March, without any additional pony wall.

Commissioner Rob Hellyer: And without any objection.

Staff: Yes.

Commissioner Rob Hellyer: That's why you're recommending approval at this time.

Staff: Well, the potential alterations to the original house are limited to the removal of the rear bump out and the installation of an additional window.

Chairman Maverick Welsh: Any other questions for staff? Discussion? Commissioner Elliott.

Commissioner Doug Elliott: This is kind of similar to the one previous. Unfortunately, I think staff is endeavored to give people objective advice on how to get approval and not affect the character of the original building, by starting at the back and various things. In some cases you end up with additions that really get up to the line of being destructive of the character of the original building. So it becomes very difficult I think. It doesn't mean that if something gets approved that it's a wonderful example of historic preservation, it means they've nearly destroyed the character of the house but not quite.

So I don't know. These are difficult ones. I find that in most cases where we've approved things that we thought would be okay, you go later and you find out that they have really diminished the character of the building. But it's very hard to judge based on these drawings what the ultimate effect would be.

Chairman Maverick Welsh: Any other questions for staff? Could staff come re-state their recommendation?

Staff: Staff recommends approval.

Chairman Maverick Welsh: Staff is recommending approval. Can I hear a motion to grant the Certificate of Appropriateness per staff recommendation? Commissioner Hellyer moves. Do I have a second? Commissioner Cisneros seconds. All of those in favor of granting the Certificate of Appropriateness per staff recommendation please raise your hands. That's five. Any opposed? Six. So that motion has failed. Do I hear another motion to deny the Certificate, or could y'all state some criteria just in case they appeal it?

Commissioner Hellyer: Do we need a motion first?

Chairman Maverick Welsh: We need a motion to deny and if we could state the criteria.

Commissioner Anna Mod: I'll do it. Motion to deny, 4 and 8.

Chairman Maverick Welsh: We have a motion to deny citing criterion 4 and 8. Do I have a second on that? Commissioner Collum seconds. All of those in favor please raise your hands. And (criterion) 9. Commissioner Mod are you okay with adding 9.

Commissioner Anna Mod: Yes.

Chairman Maverick Welsh: So the criterion you're citing are 4, 8, and 9 correct? Do you still second that motion Commissioner Collum? All of those in favor of that motion please raise your hands. Six. Any opposed? Four. Any abstained? One abstention. That item has been denied per those criteria in the case of an appeal, you'll need to cite those criterion.



## Houston Archaeological &amp; Historical Commission

ITEM A.26

July 22, 2015

HPO File No. 150726

1548 Cortlandt Street

Houston Heights East

**CERTIFICATE OF APPROPRIATENESS****Application Date:** June 30, 2015**Applicant:** Sam Gianukos, Creole Design, LLC for Matthew Ager, owner**Property:** 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.**Significance:** Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East. A COA was granted by Planning Commission to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height.**Proposal:** Alteration – Construct a 2,085 square foot two story addition and attached garage at the rear of the residence. An original rear bump-out will be removed and one new window will be installed in the north wall.

*Previous applications for relocation of the house closer to the front property line, raising the foundation 8", and a rear addition were denied by the HAHC in November of 2014 as well as January and March of 2015. An application to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height was denied by the HAHC in April 2015 but approved by appeal to the Planning Commission in May of 2015.*

See enclosed application materials and detailed project description on p. 6-17 for further details.

**Public Comment:** One in favor, three opposed. See Attachment A, p. 18-20.**Attachment:** For details of previously denied COAs, see Attachment B, p. 21-28.**Recommendation:** Approval**HAHC Action:** Denied

**Houston Archaeological & Historical Commission****ITEM A.26**

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1548 Cortlandt Street

HPO File No. 150726

Houston Heights East

**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:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
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	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (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;
- (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;
- (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.

# Houston Archaeological & Historical Commission

## ITEM A.26

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1548 Cortlandt Street

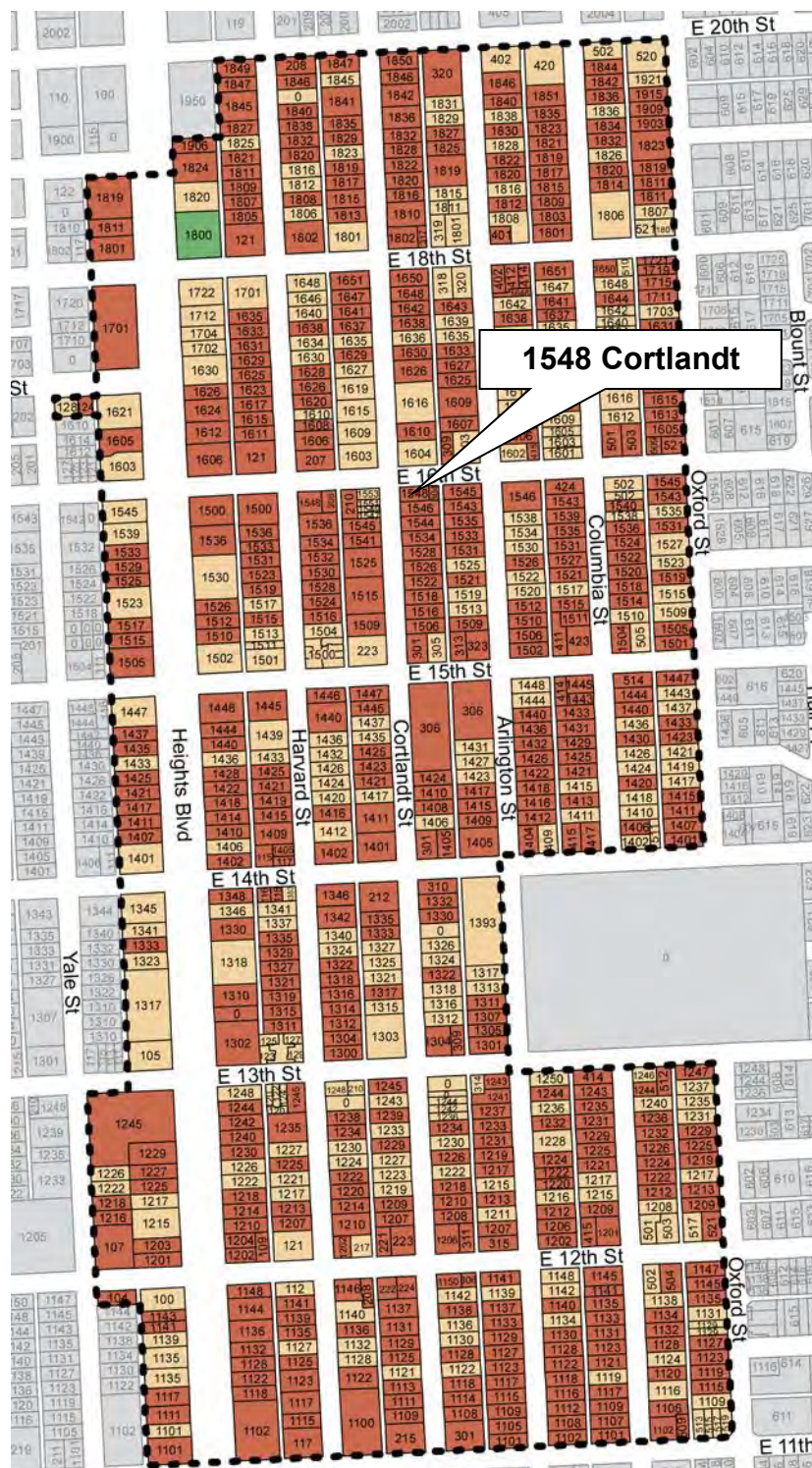
HPO File No. 150726

Houston Heights East



### PROPERTY LOCATION HOUSTON HEIGHTS HISTORIC DISTRICT EAST

**Building Classification**  
 Contributing  
 Non-Contributing  
 Park





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1548 Cortlandt Street

Houston Heights East

**INVENTORY PHOTO**



**CURRENT PHOTO**





Houston Archaeological & Historical Commission

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1548 Cortlandt Street

Houston Heights East

NEIGHBORING PROPERTIES



1546 Cortlandt Street – Contributing – 1920 (neighbor)



1544 Cortlandt Street – Contributing – 1920



1534 Cortlandt Street – Contributing – 1920



1528 Cortlandt Street – Contributing – 1920



1526 Cortlandt Street – Contributing – 1905



1522 Cortlandt Street – Contributing – 1920

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WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



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NORTH SIDE ELEVATION

EXISTING



PROPOSED





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**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED





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Houston Heights East

EAST (REAR) ELEVATION

EXISTING



PROPOSED



Houston Archaeological & Historical Commission

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1548 Cortlandt Street

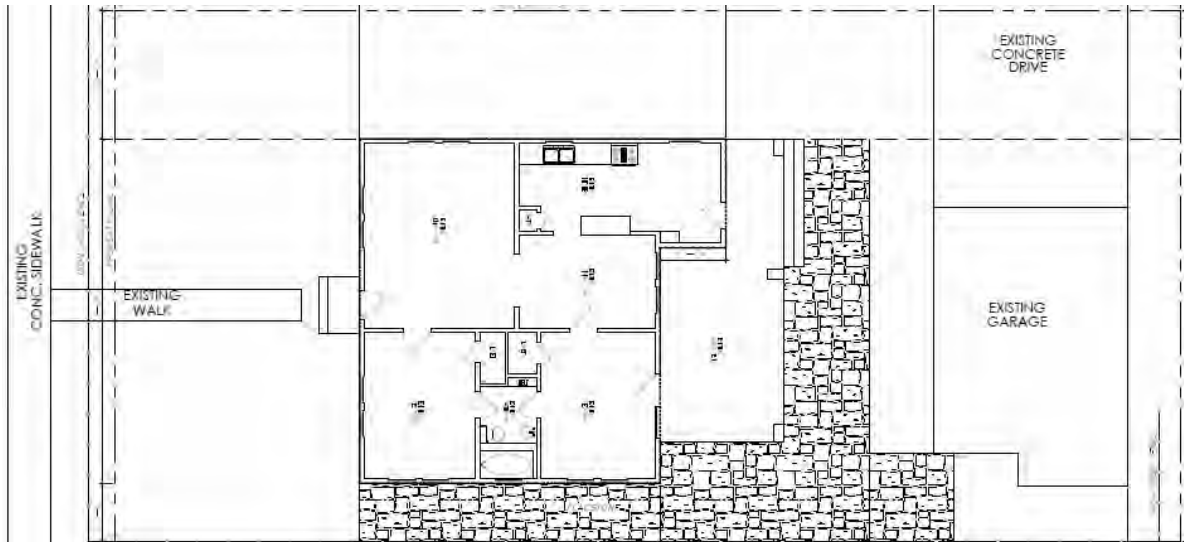
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Houston Heights East

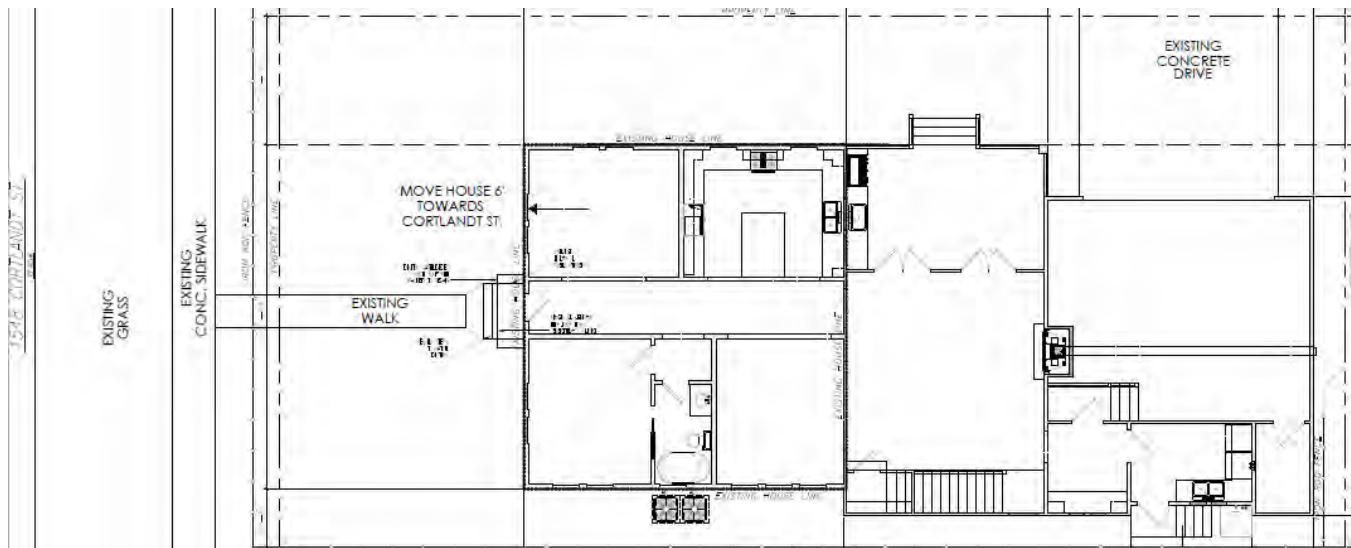


SITE PLAN

EXISTING



PROPOSED



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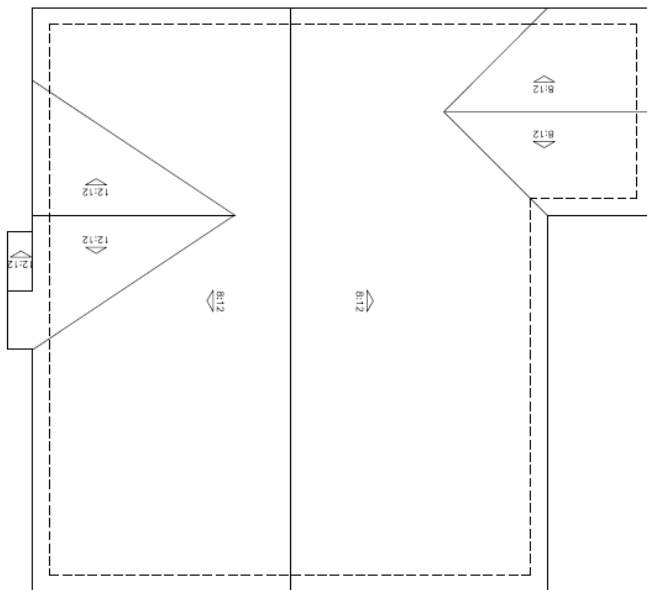
HPO File No. 150726

Houston Heights East

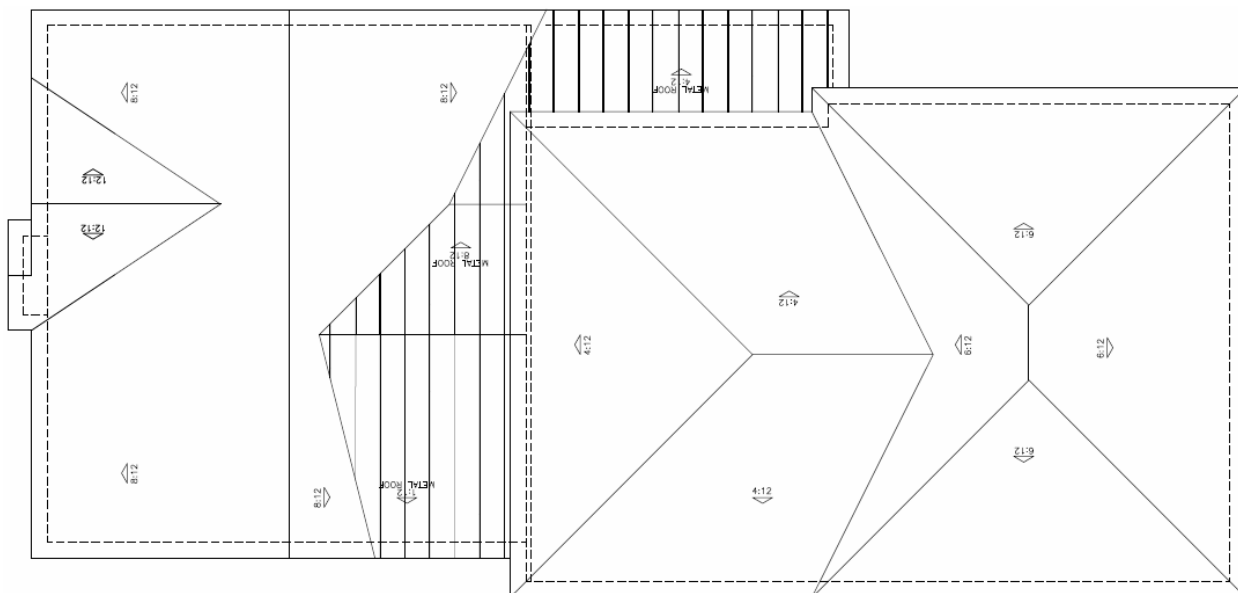


ROOF PLAN

EXISTING



PROPOSED



Houston Archaeological & Historical Commission

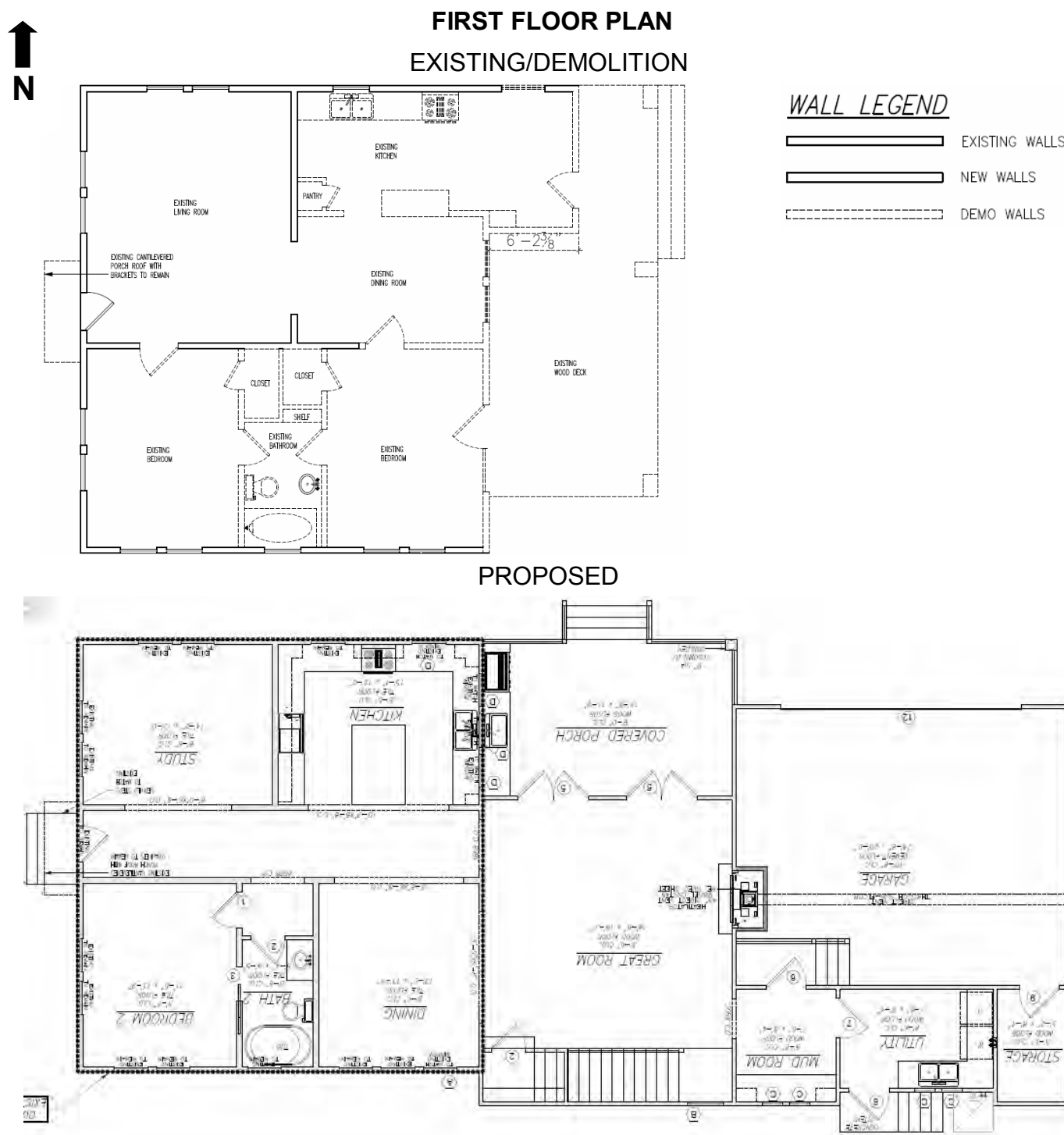
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1548 Cortlandt Street

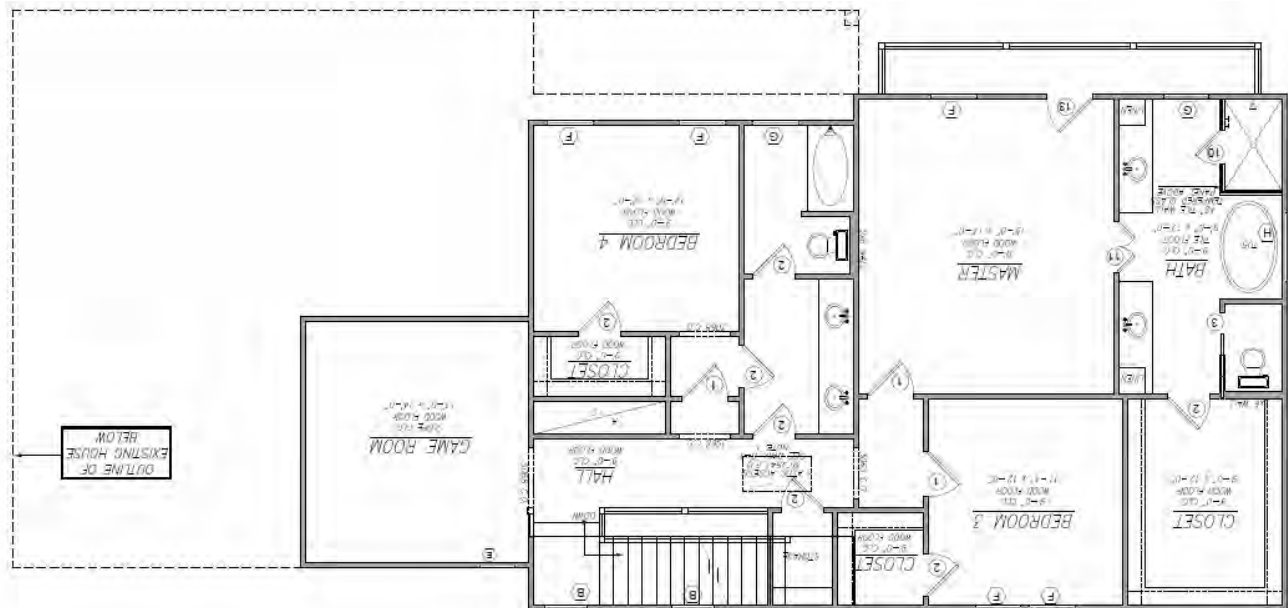
HPO File No. 150726

Houston Heights East



SECOND FLOOR PLAN

PROPOSED



## Houston Archaeological &amp; Historical Commission

## ITEM A.26

July 22, 2015

1548 Cortlandt Street

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Houston Heights East

## WINDOW / DOOR SCHEDULE

<b>WINDOW SCHEDULE</b>				
*SIZES GIVEN ARE THE ROUGH OPENING DIMENSION*				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	2'-6"	5'-0"	SINGLE HUNG
(B)	3	2'-6"	5'-0"	TEMPERED SINGLE HUNG
(C)	4	1'-6"	1'-0"	TRANSOM
(D)	4	2'-6"	3'-0"	SINGLE HUNG
(E)	1	2'-0"	4'-0"	SINGLE HUNG
(F)	5	2'-8"	5'-6"	SINGLE HUNG
(G)	2	2'-8"	5'-6"	TEMPERED SINGLE HUNG
(H)	1	4'-0"	4'-0"	TEMPERED FIXED GLASS
(I)	2	2'-8"	5'-4"	SINGLE HUNG

<b>DOOR SCHEDULE</b>				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
(1)	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
(2)	9	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
(3)	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
(4)	NO. LONGER BEING USED			
(5)	2	(2)2'-8"	6'-8"	EXTERIOR FRENCH DOORS, (UNIT)
(6)	1	3'-0"	6'-8"	20 MIN. FIRE RATED DOOR W/CLOSURE
(7)	1	3'-0"	6'-8"	INTERIOR DOOR @ UTILITY
(8)	1	3'-0"	6'-8"	EXTERIOR DOOR @ UTILITY ROOM
(9)	1	3'-0"	6'-8"	INTERIOR DOOR @ GARAGE TO SAFE
(10)	1	2'-0"	---	GLASS DOOR AT SHOWER ENCLOSURE
(11)	1	(2)1'-6"	6'-8"	INTERIOR DOUBLE DOORS @ MASTER BATH (UNIT)
(12)	1	18'-0"	7'-0"	OVERHEAD GARAGE DOOR
(13)	1	2'-8"	6'-8"	EXTERIOR DOOR @ MASTER ROOM

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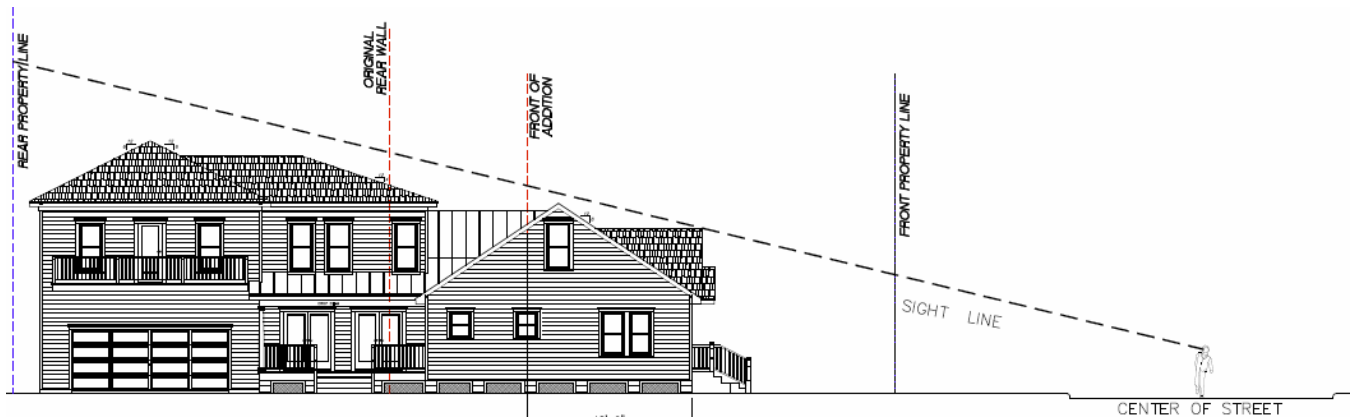
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1548 Cortlandt Street

Houston Heights East

LINE OF SIGHT DRAWING

PROVIDED BY APPLICANT





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1548 Cortlandt Street

Houston Heights East

**PHOTOS OF EXISTING REAR BUMP-OUT**

PROVIDED BY APPLICANT





## Houston Archaeological &amp; Historical Commission

## ITEM A.26

July 22, 2015

1548 Cortlandt Street

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Houston Heights East

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PROJECT DETAILS

**Shape/Mass:** The residence measures 32'-4" wide, 34'-6" deep on the north elevation, 28'-3" deep on the south elevation, 9'-6" to the eave, and 20'-4" to the ridge. The existing foundation was previously approved to be raised 8", resulting in a new eave height of 10'-2½" and a ridge height of 21'-8". The existing original one-story rear gable bay measuring 11' wide and 6'-2" deep will be demolished. The two-story addition will measure 34'-10" (including a partially inset side porch) by 44'-2" deep and feature a 21'-3" eave height and a 28'-9" ridge height.

**Setbacks:** The residence is set back 29'-1" from the front property line, 12'-1" from the side, north property line, 5'-6" from the side, south property line, and 36'-9" from the rear property line. The residence was previously approved to be relocated forward 6' to a front setback of 23'-1". The addition will be set back 3' from the south side property line and 3' from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with a 2' foundation height. A COA was previously approved to raise the foundation 8" from 2' to 2'-8". The addition will be built on a pier and beam foundation with a 2'-8" foundation height with a slab on grade for the attached garage.

**Windows/Doors:** The residence features wood 1-over-1 sash windows to be retained, a non-original aluminum box window to be removed, a single lite entry door to be retained, and a set of single lite french doors to be removed. One new wood 1-over-1 sash window will be installed in the existing house. The addition and attached garage will feature wood 1-over-1 sash window, single lite fixed wood windows, single lite french doors, a single lite entry doors, and a sectional overhead garage door.

**Exterior Materials:** The residence is clad with wood 105 siding to be retained. The front entry features wood decorative brackets to be retained and a set of concrete steps to be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps to be demolished. The addition will be clad with wood 105 siding. The addition will feature a side covered porch with wood steps, handrails and guardrails and a round wood column.

**Roof:** The residence features a side gable roof with an 8/12 pitch to remain clad with composition shingles. A rear bump-out features a gable and will be removed. The addition will feature a hipped roof with a 4/12 pitch at the front and a 6/12 pitch at the rear clad with composition shingles. The addition will attach to the existing residence's roof with a standing seam metal gable roof with a 1/12 pitch.

**Front Elevation:** The residence features four windows, a door and a porch canopy supported by brackets to be retained. See elevation drawings for details.  
**(West)**

**Side Elevation:** The residence features three windows and a gable vent to remain. An additional window will be installed. The existing rear-facing gabled bump-out will be removed. The addition will start at the primary rear wall and feature an inset porch measuring 19' wide with two pairs of double doors. The remainder of the first floor will feature an overhead garage door. The second floor will feature six windows and a balcony. See elevation drawings for details.  
**(North)**

**Side Elevation:** The residence features five windows to be retained. A gable vent will be installed to match the other side. The addition will feature nine windows and a door. A second floor connector will feature one window. See elevation drawings for details.  
**(South)**

**Rear Elevation:** The residence will feature one window on the second floor. See elevation drawings for details.  
**(East)**

## Houston Archaeological &amp; Historical Commission

ITEM A.26

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Houston Heights East

ATTACHMENT A  
PUBLIC COMMENT

**From:** Kent Marsh [REDACTED]  
**Sent:** Tuesday, July 21, 2015 10:44 AM  
**To:** DuCroz, Diana - PD  
**Subject:** July HAHC Meeting Certificate of Appropriateness Applications for the HHEHD

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 26 – 1548 Cortlandt. I OBJECT to the granting of a CofA for this proposal based on two issues. First, the applicant proposes to remove an existing portion of the original historic structure and incorporate the historic portion into the addition without any delineation of the original historic portion. The removal of this historic material will affect the historic character of the original structure. Once this historic material is removed it cannot be replaced. Second, the square footage and resulting volume of the proposed two-story addition is more than 2 times the square footage and volume of the existing structure. This will result in the addition having visual preference over the existing historic structure which is not compatible with the existing historic character of the District. This issue is even more evident as this location is on a street corner and the side elevation can be seen from the street. I do support the change in roof material from composition to standing seam metal at the connection of the addition to the original structure. This visual distinction provides support for visual difference between the original structure and the addition.

Agenda # 27 – 1301 Arlington – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 28 – 1447 Oxford – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 29 – 1616 Cortlandt – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 30 – 110-112 W 12<sup>th</sup> – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

J. Kent Marsh, AICP CUD, 1538 Arlington St., Houston Heights East Historic District

J. Kent Marsh, AICP CUD  
Vice President



8955 Katy Freeway, Suite 215  
Houston, Texas 77024  
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[www.marshdarcypartners.com](http://www.marshdarcypartners.com)

## Houston Archaeological &amp; Historical Commission

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Houston Heights East

**From:** Brie Kelman [REDACTED]  
**Sent:** Tuesday, July 21, 2015 11:51 AM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

Addition/Garage *Resubmittal*

Support

27. [1301 Arlington St, Alteration-Addition Revision](#)

Support

28. [1447 Oxford St, Alteration-Addition Revision](#)

Support

29. [1616 Cortlandt St, New Construction-Garage](#)

Support

30. [110-112 W 12th St, Alteration-Windows/Doors Revision](#)

Support

31. [1123 Oxford St, Alteration-Addition Resubmittal](#)

Support - why is a deferral being recommended? If they have submitted a complete application, they are entitled to a recommendation. The addition starts behind the original rear wall of the house, so I'm not sure why there are any grounds for denial. In any event, I support this addition.

Sent from my iPhone; please excuse brevity and typos.

**From:** Jonathan Smulian [REDACTED]  
**Sent:** Tuesday, July 21, 2015 12:54 PM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site.Proposed addition dominates existing bungalow and destroys historical scale and character

1301 Arlington, 1447 Oxford,1616 Cortlandt , NO OBJECTION

110-112 W. 12th -SUPPORT

1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character

. Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on -site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood and city level.

**Houston Archaeological & Historical Commission**

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**From:** Charlie [REDACTED]  
**Sent:** Monday, July 20, 2015 3:09 PM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

1548 Cortlandt - Objection - too big of an addition

1301 Arlington - Support

1447 Oxford - Support

1616 Cortlandt - Support

110 W.12 - Support

1123 Oxford - Objection - too big of an addition

Charlie



Houston Archaeological & Historical Commission

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ATTACHMENT B

PREVIOUSLY DENIED DRAWINGS

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

DENIED – 11/20/14



DENIED – 1/29/15

DENIED – 3/25/15



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NORTH SIDE ELEVATION FACING E 16<sup>TH</sup> STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



DENIED – 3/25/15



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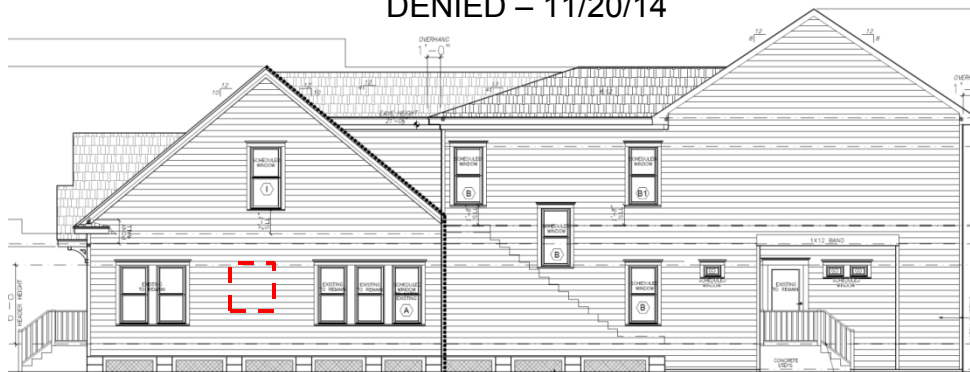
Houston Heights East

**SOUTH (SIDE) ELEVATION**

EXISTING



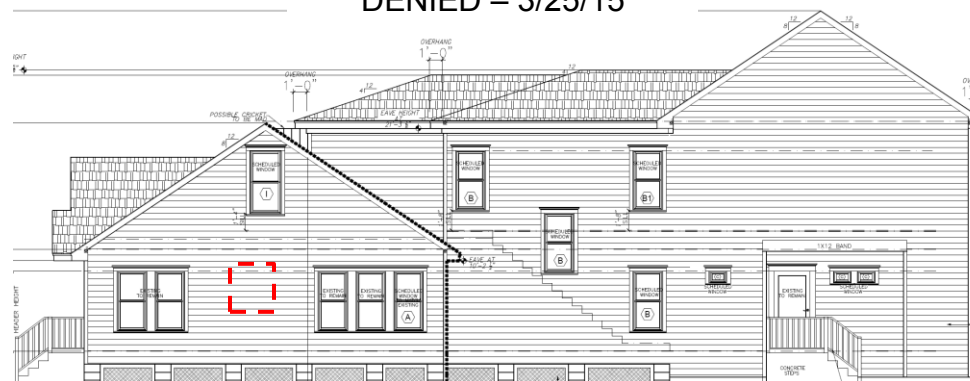
DENIED – 11/20/14



DENIED – 1/29/15



DENIED – 3/25/15



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EAST (REAR) ELEVATION

EXISTING



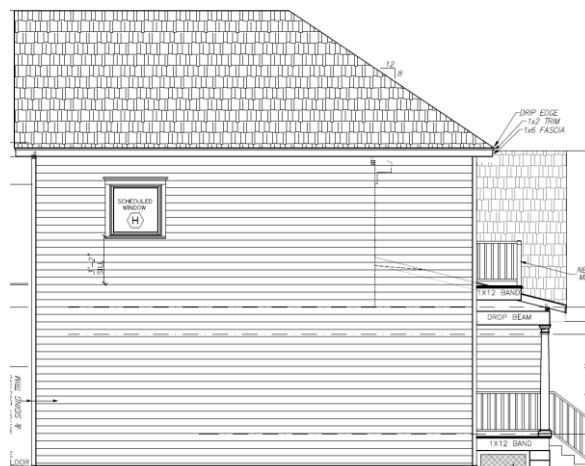
DENIED – 11/20/14



DENIED – 1/29/15



DENIED – 3/25/15





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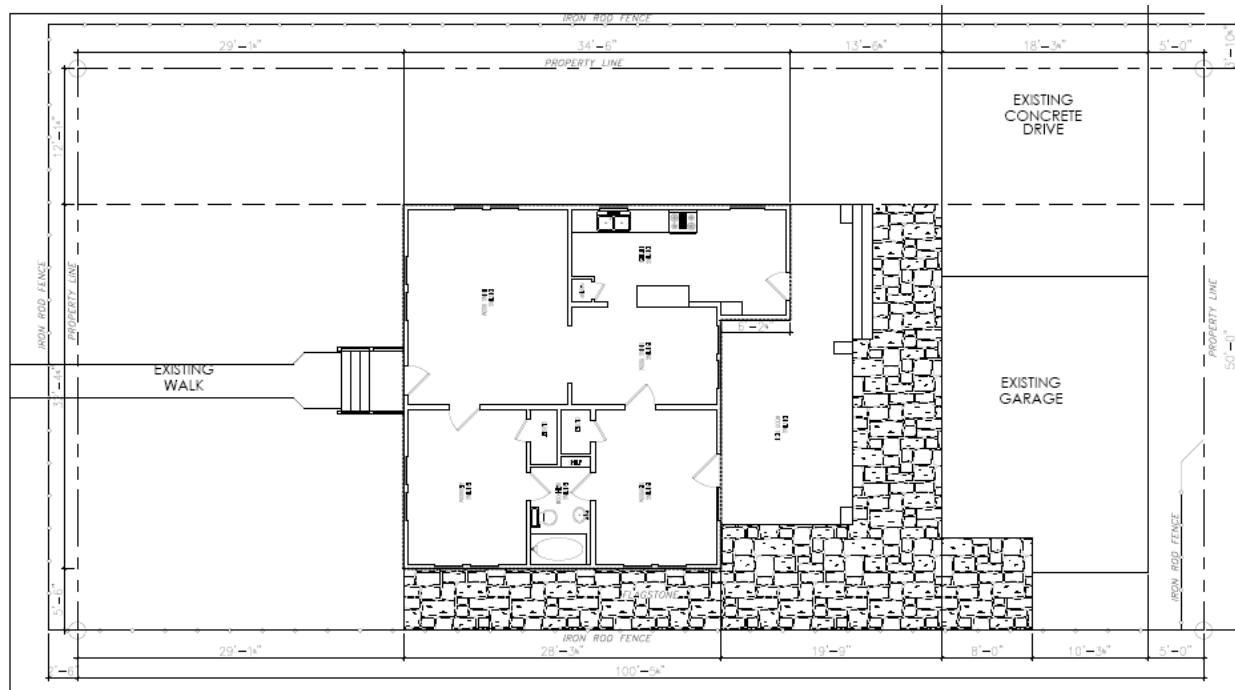
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Houston Heights East

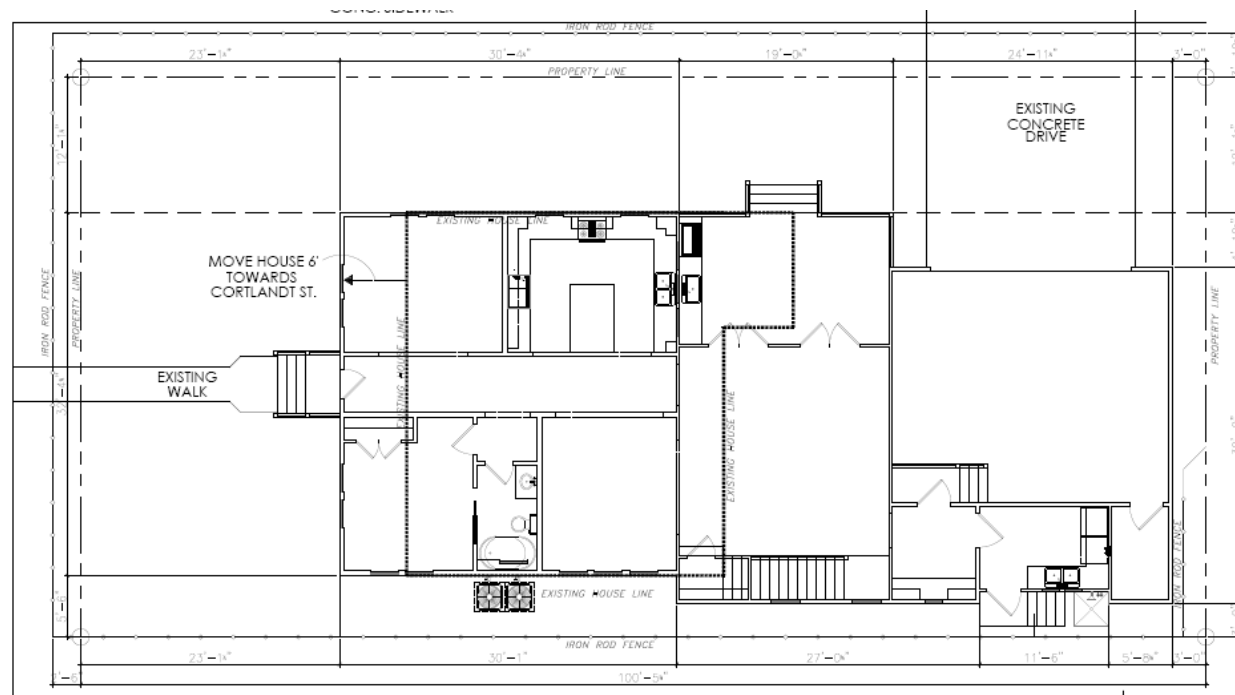


SITE PLAN

EXISTING



DENIED – 11/20/14, 1/29/15, 3/26/15



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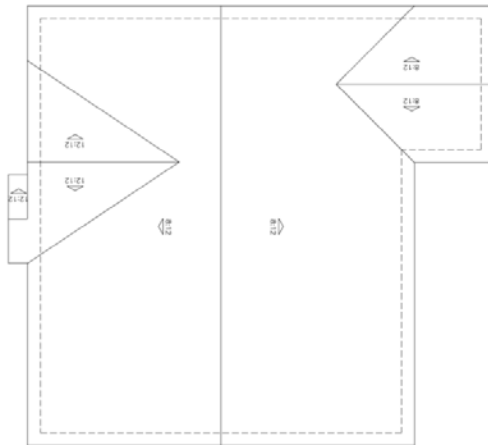
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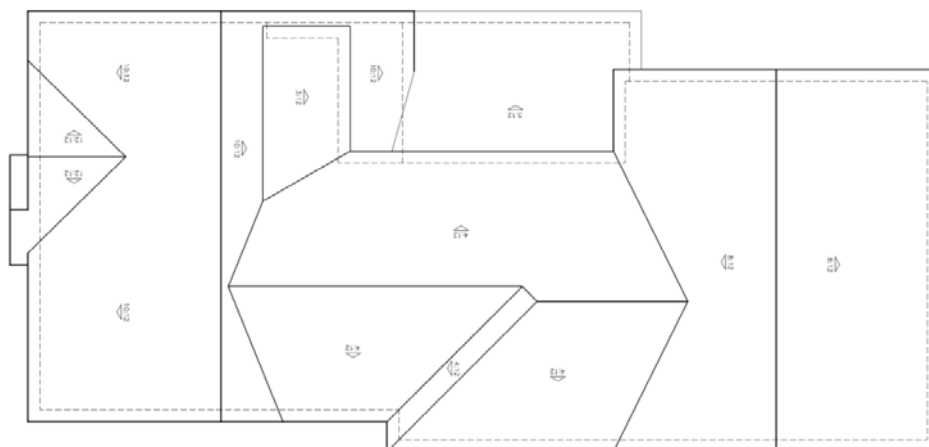


ROOF PLAN

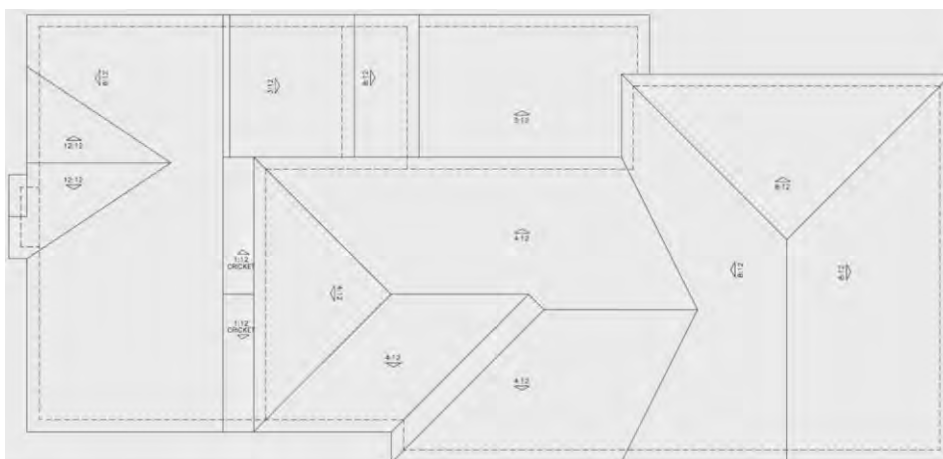
EXISTING



DENIED – 11/20/14 & 1/29/15



DENIED – 3/25/15



# Houston Archaeological & Historical Commission

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1548 Cortlandt Street

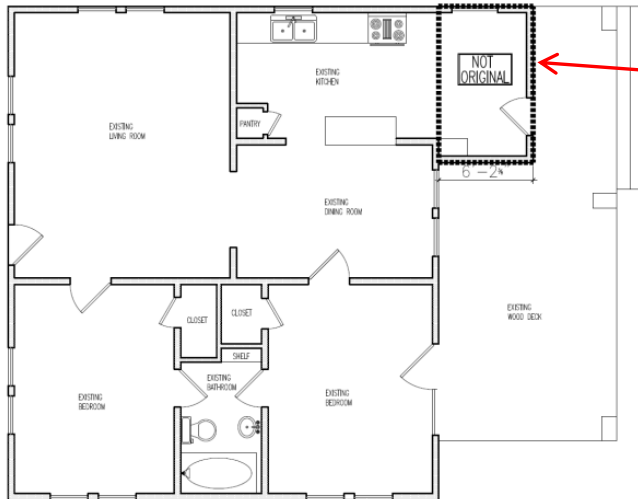
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Houston Heights East



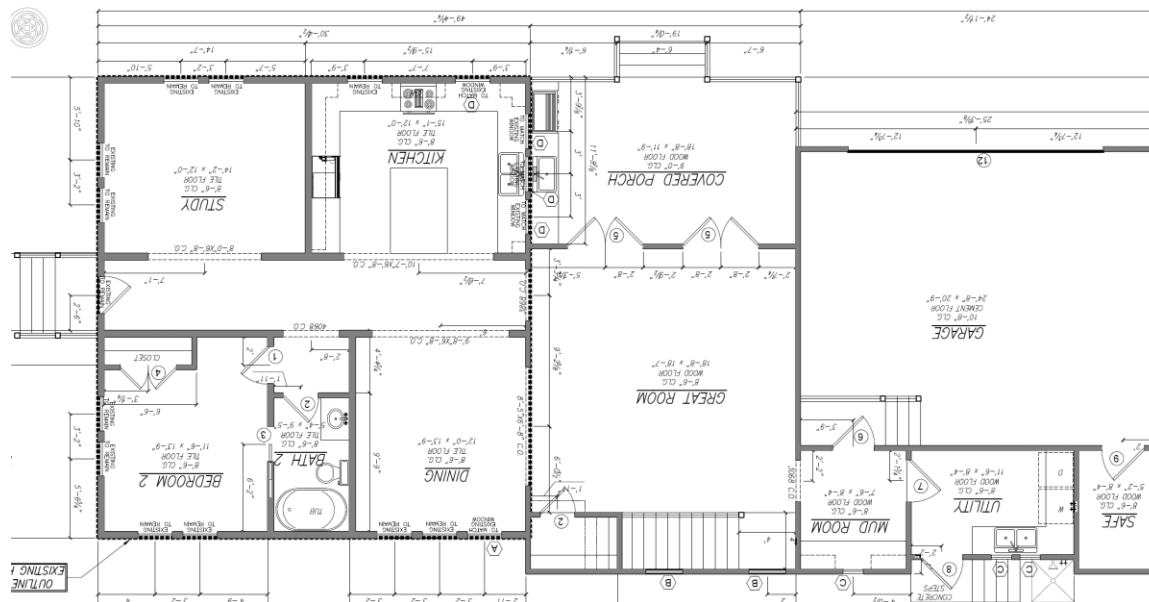
### FIRST FLOOR PLAN

EXISTING



Sanborn maps indicate that this rear bay is original to the house.

DENIED – 11/20/14, 1/29/15, 3/26/15



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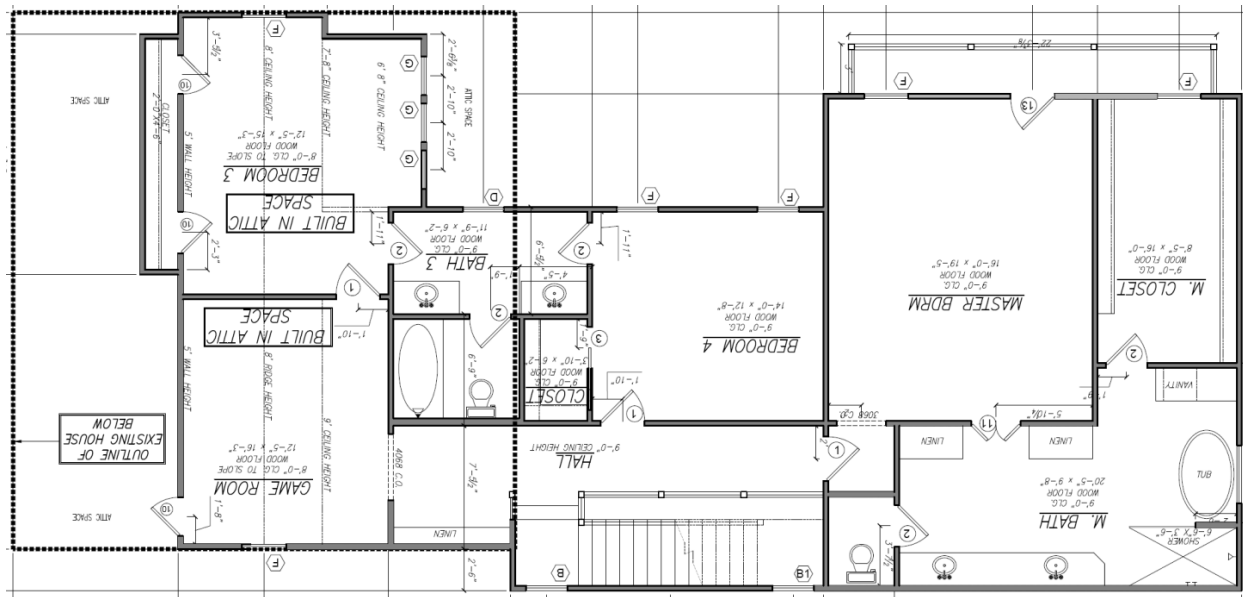
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Houston Heights East



SECOND FLOOR PLAN

DENIED – 11/20/14, 1/29/15, 3/26/15





July 26, 2015

Patrick Walsh – Director  
Planning and Development Department  
City of Houston  
611 Walker St, 6<sup>th</sup> Floor  
Houston, TX 77002

Re: 1548 Cortlandt St, Houston, TX 77008 – Appeal Request

Dear Mr. Walsh,

The above mentioned project was on the HAHC agenda at the July 22, 2015 meeting. The Certificate of Appropriateness Application was denied.

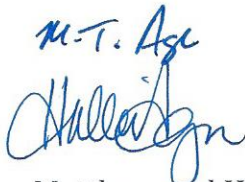
We would like to start the appeal process as stated in the Historic Preservation Ordinance, and take this item to the Planning Commission at the meeting on August 20, 2015. Please let this letter serve as our formal request to include this project on the agenda for this meeting.

Grounds for the Appeal

We have requested to construct a 2,085 square foot two story addition and attached garage at the rear of our home at 1548 Cortlandt. At the meeting, staff stated that this project met all “approval criteria” and recommended approval of this project however HAHC denied approval of the COA. The criteria in which HAHC denied approval were items 4, 8, and 9. This project meets all these requirements.

We will have a court reporter present at the Planning Commission meeting on August 20, 2015.

Thanks,



Matthew and Hallie Ager  
1548 Cortlandt St  
Houston, TX 77008

# STAFF RECOMMENDED APPROVAL

Below are the ways we meet Criteria 4, 8 and 9. Additional supporting information are included in your packet to be discussed.

**Criterion #4:** The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

*--We are keeping every single window and every single piece of historic material except for the rear bump out which measures 11' x 6' with a non-original bay window.*

*--The 2 windows and siding at the rear of the house will be used to replace any damaged historic material which will be needed. Every inch of the front façade will remain the same. We are only adding railings along the front steps.*

**Criterion #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.

Extreme examples may include the demolition of walls or a change in roof pitch or shape. The less damage caused to the original, the more likely a Certificate of Appropriateness will be issued

*--The original structure's roof pitch and shape remain the same. The addition starts at the rear wall. The North and West elevation drawings support this.*

**Criterion #9:** The proposed design for any exterior alteration 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.

This Criterion requires that the Houston Archaeological and Historic Commission make two, somewhat distinct, findings in order to authorize a Certificate of Appropriateness.

First, an alteration or addition may not destroy significant historical exterior elements. Removing and discarding historic exterior features, such as siding, windows, or doors, is not allowable. Second story additions should be set back as far as possible from the front facade of the house.

Second, additions that impact only the rear wall of the building and do not destroy the original historic fabric found in vertical walls and roof structures are preferable.

*--The Addition will begin at the original rear wall and will be inset to preserve and delineate the historic footprint of the structure*

## Houston Archaeological &amp; Historical Commission

July 22, 2015

HPO File No. 150726

## ITEM A.26

1548 Cortlandt Street

Houston Heights East

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** June 30, 2015**Applicant:** Sam Gianukos, Creole Design, LLC for Matthew Ager, owner**Property:** 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100'') corner lot.**Significance:** Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East. A COA was granted by Planning Commission to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height.**Proposal:** Alteration – Construct a 2,085 square foot two story addition and attached garage at the rear of the residence. An original rear bump-out will be removed and one new window will be installed in the north wall.

*Previous applications for relocation of the house closer to the front property line, raising the foundation 8", and a rear addition were denied by the HAHC in November of 2014 as well as January and March of 2015. An application to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height was denied by the HAHC in April 2015 but approved by appeal to the Planning Commission in May of 2015.*

See enclosed application materials and detailed project description on p. 6-17 for further details.

**Public Comment:** One in favor, three opposed. See Attachment A, p. 18-20.**Attachment:** For details of previously denied COAs, see Attachment B, p. 21-28.**Recommendation:** Approval**HAHC Action:** Denied



**Houston Archaeological & Historical Commission**

July 22, 2015

HPO File No. 150726

**ITEM A.26**

1548 Cortlandt Street

Houston Heights East

**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:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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Houston Archaeological & Historical Commission

July 22, 2015

HPO File No. 150726

ITEM A.26

1548 Cortlandt Street

Houston Heights East

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



Houston Archaeological & Historical Commission  
 July 22, 2015  
 HPO File No. 150726

ITEM A.26  
 1548 Cortlandt Street  
 Houston Heights East

NORTH SIDE ELEVATION

EXISTING



PROPOSED





Houston Archaeological & Historical Commission  
July 22, 2015  
HPO File No. 150726

ITEM A.26  
1548 Cortlandt Street  
Houston Heights East

**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED





Houston Archaeological & Historical Commission

July 22, 2015

HPO File No. 150726

ITEM A.26

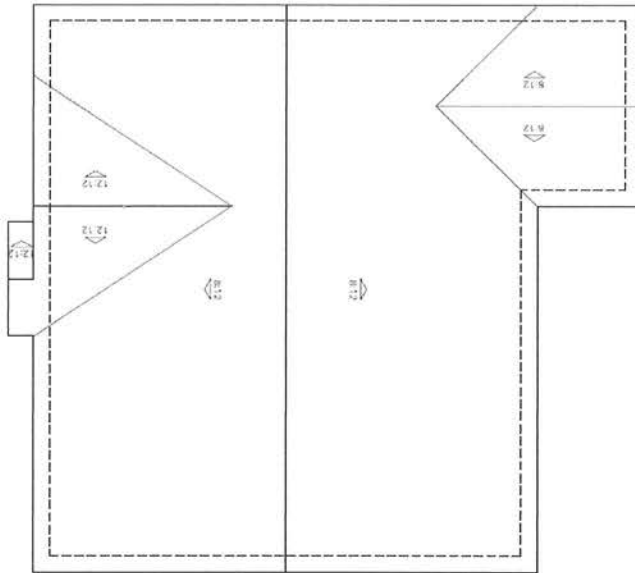
1548 Cortlandt Street

Houston Heights East

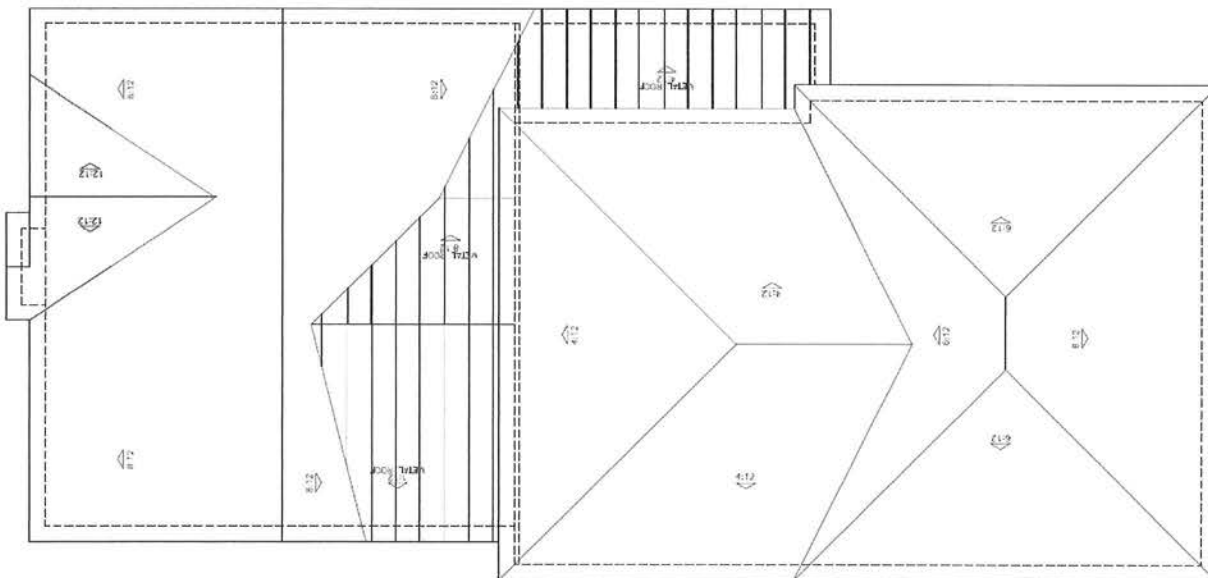


ROOF PLAN

EXISTING



PROPOSED



**Houston Archaeological & Historical Commission**

July 22, 2015

HPO File No. 150721

**ITEM A.21**613 Arlington Street  
Houston Heights South**CERTIFICATE OF APPROPRIATENESS****Application Date:** June 30, 2015**Applicant:** Ana Monsalvo, 3D Houzz Design for Gustavo Guzman, G&G Development, LLC, owner**Property:** 613 Arlington Street, Lot 10, Block 279, Houston Heights Subdivision. The property includes a historic 1,232 square foot one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.**Significance:** Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.**Proposal:** Alteration – Construct a 2,834 square foot two-story addition and attached 508 square foot two-car alley loading garage at the rear of the original structure.

- Non-original rear addition will be removed
- Addition will be a maximum of 42' wide, 90' deep, and 29' tall
- All non-original aluminum windows will be replaced with wood double hung windows
- Addition will begin at the original rear wall and will be inset at the connection point to preserve and delineate the historic footprint of the structure
- Non-original porch will be reconstructed to a more appropriate configuration and appearance

See enclosed application materials and detailed project description on p. 4-23 for further details.

**Public Comment:** One opposed. See Attachment A, p. 24.**Civic Association:** No comment received.**Recommendation:** Approval**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS****Basis for Issuance:** HAHC Approval**Effective:** July 22, 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.

Planning Official

Date

**Houston Archaeological & Historical Commission**

July 22, 2015

HPO File No. 150721

**ITEM A.21**613 Arlington Street  
Houston Heights South**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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <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 checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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;  |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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;   |
| <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

July 22, 2015

HPO File No. 150721

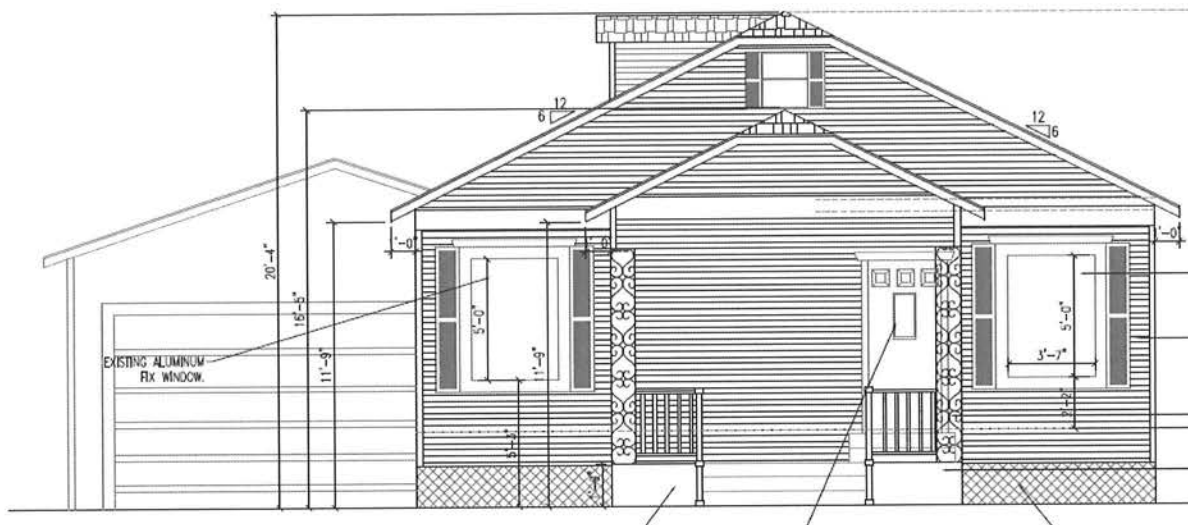
ITEM A.21

613 Arlington Street

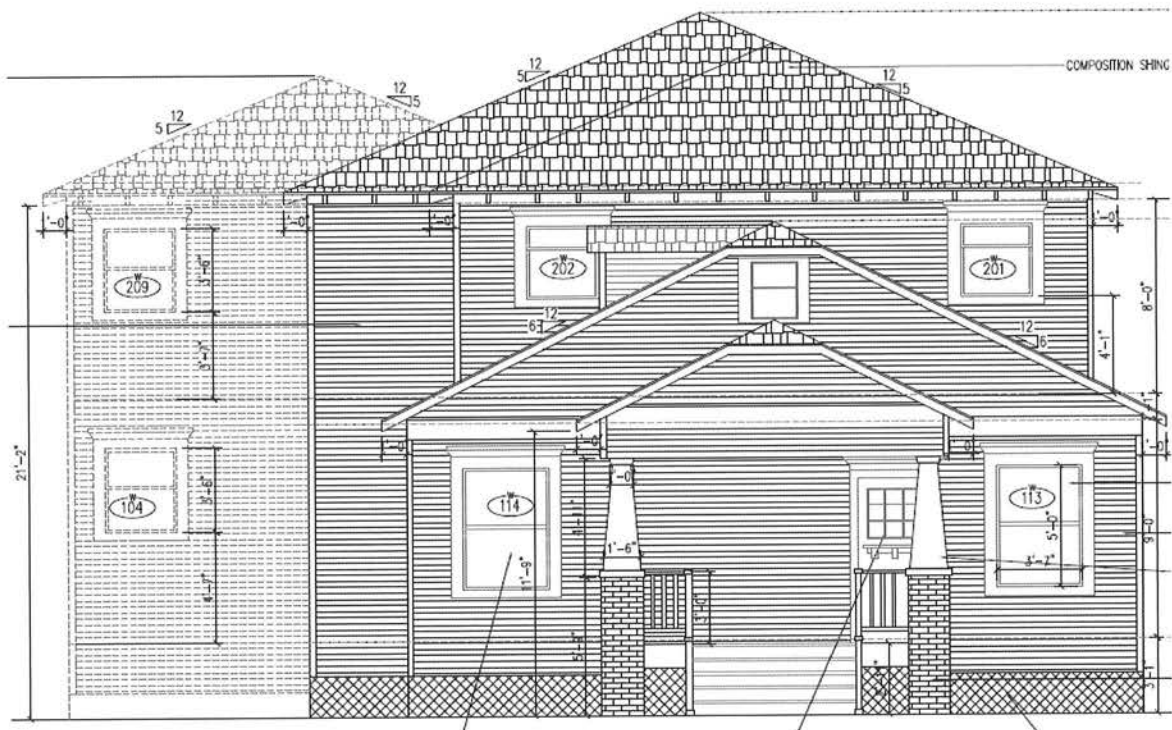
Houston Heights South

EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



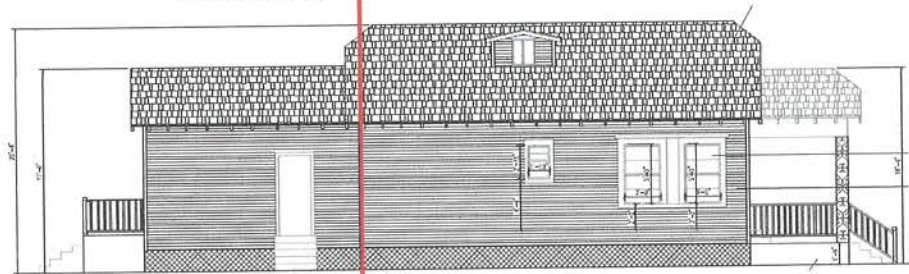


Houston Archaeological & Historical Commission  
 July 22, 2015  
 HPO File No. 150721

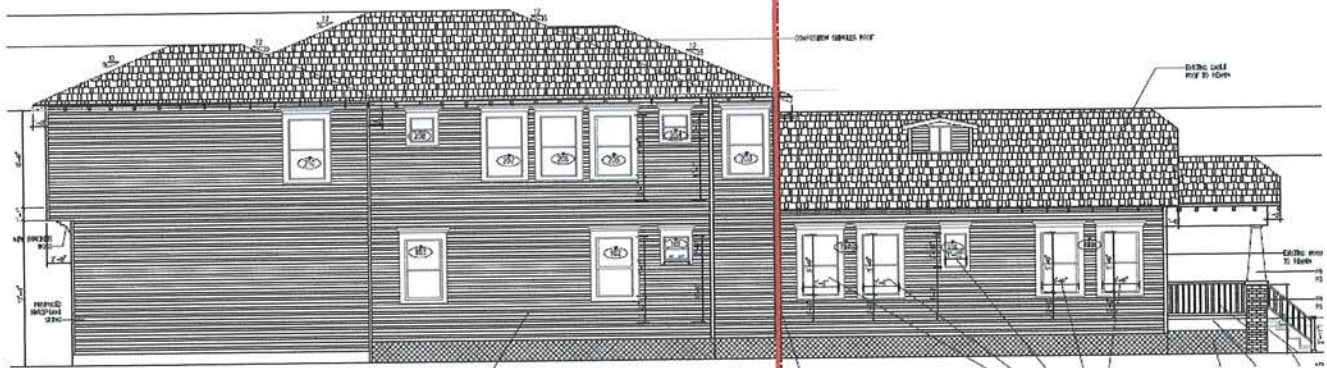
ITEM A.21  
 613 Arlington Street  
 Houston Heights South

# SOUTH SIDE ELEVATION

EXISTING



PROPOSED



*Proposed Existing*

Houston Archaeological & Historical Commission

July 22, 2015

HPO File No. 150721

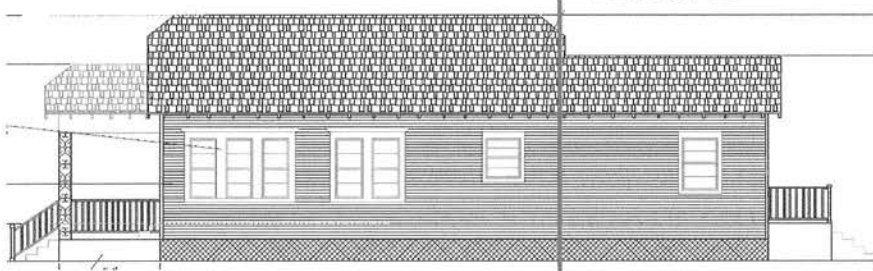
ITEM A.21

613 Arlington Street

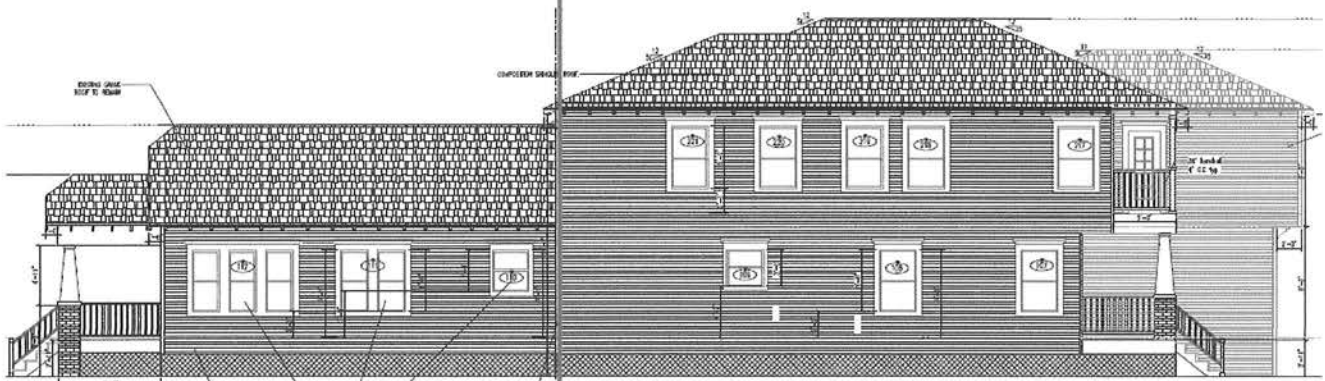
Houston Heights South

NORTH SIDE ELEVATION

EXISTING



PROPOSED



Existing Proposed



## Houston Archaeological &amp; Historical Commission

June 30, 2015

HPO File No. 150735

ITEM A.35

1409 Ashland Street

Houston Heights West

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** July 22, 2015**Applicant:** Mark Van Doren, APD Design for Rod Proto, Proto Enterprises, owner**Property:** 1409 Ashland Street, Lot 16, Tract 17A, Block 151, Houston Heights Subdivision. The property includes a historic 1,114 square foot, one-story wood frame single-family residence and a detached secondary structure situated on a 6,600 square foot (50' x 132') interior lot.**Significance:** Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.**Proposal:** Alteration – Resubmittal

The applicant was denied in June 2015 for the following work: *Construct a 2,595 square foot two story addition behind and on top of the existing residence. The addition will begin behind the original rear wall as determined by Sanborn map and exterior details observed by staff. The addition will extend 3' wider than the residence on both floors on the north side. The second floor will be inset 2'-11" on the south side. All existing wood siding on the south wall will be removed and replaced with new wood siding with a matching profile. The addition will feature a ridge height of 28'-8" and an eave height of 21'-2" at the front and 22'-2" at the rear. Existing non-original front porch floor, railings and columns will be removed and replaced. New columns will be 8" paired square fiberglass. The residence's foundation will be leveled and raised 4". Three non-original aluminum windows will be removed and replaced with wood windows. Two wood windows on the non-original portion of the south wall will be removed and the openings covered with siding. One original wood window on the north wall will be removed and replaced with a pair of wood windows.*

The applicant has resubmitted the application with the following changes:

- The addition will be 2,513 square feet
- The addition's rear eave height will decrease to 21'-2"
- The addition will extend 1' wider (rather than 3') and maintain the existing roof line on the north side and will inset 1'-6" on the south side
- All existing original wood windows and siding will be retained

See enclosed application materials and detailed project description on p. 6-28 for further details.

**Public Comment:** One opposed. See Attachment A, p. 29.**Civic Association:** No comment received.**Recommendation:** Approval**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval**Effective:** July 22, 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.

Planning Official

Date

**Houston Archaeological & Historical Commission**

June 30, 2015

HPO File No. 150735

**ITEM A.35**

1409 Ashland Street

Houston Heights West

**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:

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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Houston Archaeological & Historical Commission

June 30, 2015

HPO File No. 150735

ITEM A.35

1409 Ashland Street

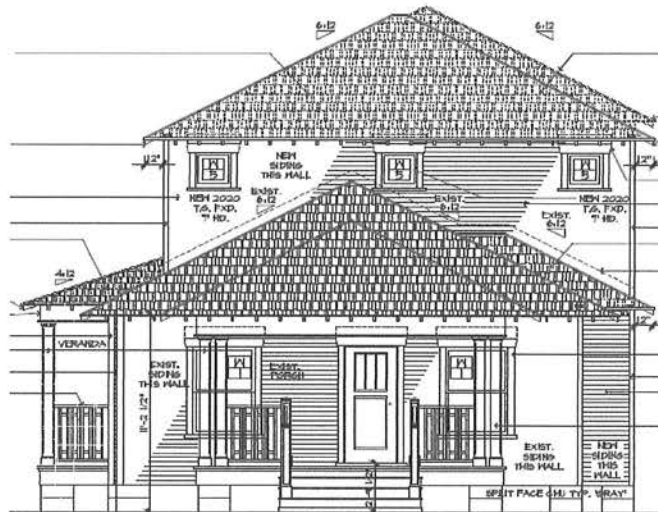
Houston Heights West

EAST ELEVATION – FRONT FACING ASHLAND STREET

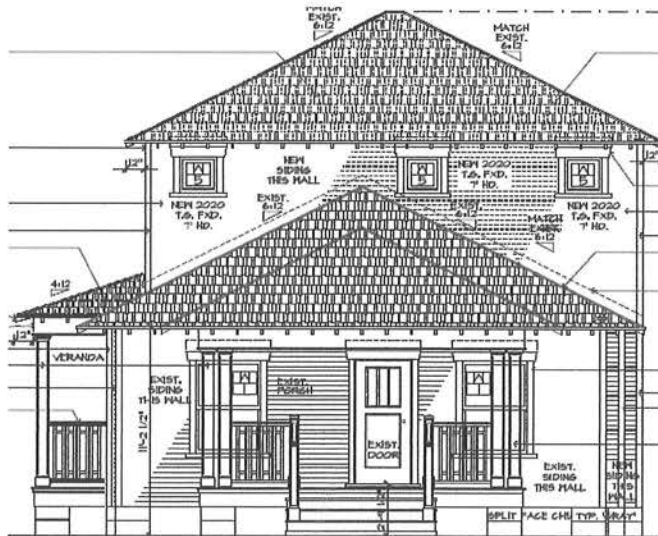
EXISTING



DENIED – 6/18/15



PROPOSED



Houston Archaeological & Historical Commission  
June 30, 2015  
HPO File No. 150735

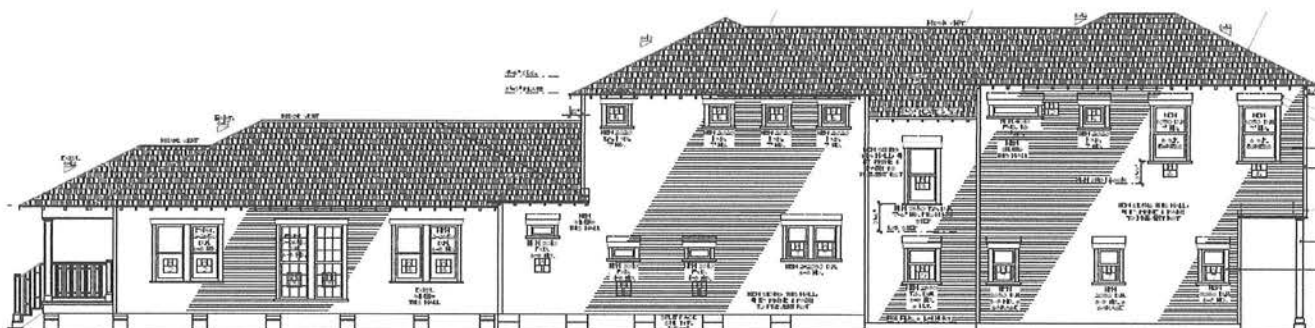
ITEM A.35  
1409 Ashland Street  
Houston Heights West

# NORTH SIDE ELEVATION

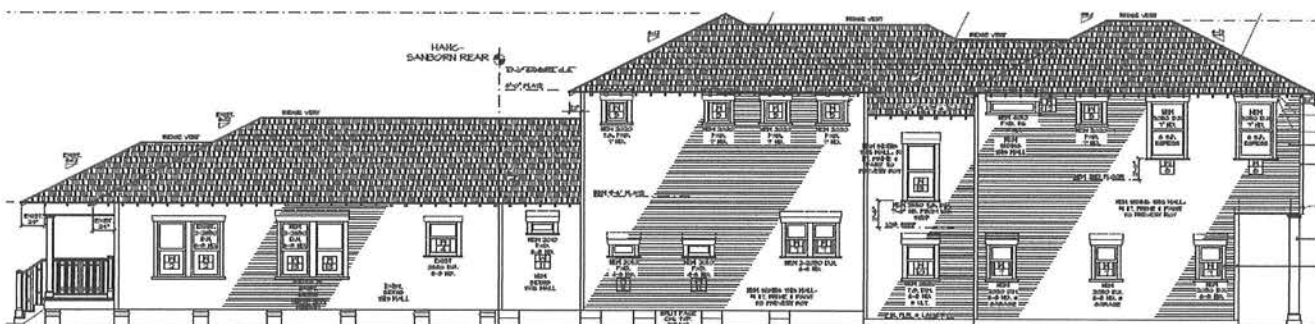
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DENIED – 6/18/15



## PROPOSED



Houston Archaeological & Historical Commission

June 30, 2015

HPO File No. 150735

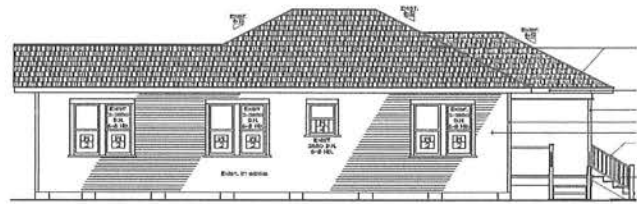
ITEM A.35

1409 Ashland Street

Houston Heights West

SOUTH SIDE ELEVATION

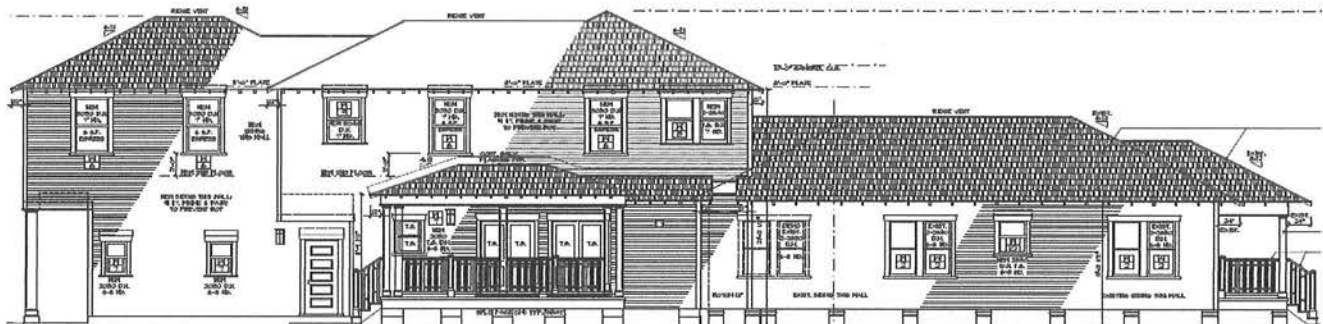
EXISTING



DENIED – 6/18/15



PROPOSED





**Houston Archaeological & Historical Commission**

July 17, 2014

HPO File No. 140723

**ITEM II.w**

746 Cortlandt Street

Houston Heights South

**CERTIFICATE OF APPROPRIATENESS****Application Date:** June 25, 2014**Applicant:** William Riley, Bicycle Bungalows LLC, owner**Property:** 746 Cortlandt Street, Lot 24, Block 258, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') corner lot.**Significance:** Contributing Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District South.**Proposal:** Alteration – Construct a 1,909 square foot two story-addition and attached garage starting at the original rear wall of a contributing 1,308 square foot one-story house. Work will include removing an existing rear addition. All other existing historic elements and materials will remain.

See enclosed application materials and detailed project description on p. 6-20 for further details.

**Public Comment:** One opposed. See Attachment A.**Civic Association:** No comment received.**Recommendation:** Approval**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS****Basis for Issuance:** HAHC Approval**Effective:** July 17, 2014**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.

Planning Official

Date



## Houston Archaeological &amp; Historical Commission

July 17, 2014

HPO File No. 140723

ITEM II.w

746 Cortlandt Street

Houston Heights South

## 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

- | S                                   | D                        | NA                                  |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <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 checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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;  |
| <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 checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The proposed activity will comply with any applicable deed restrictions.   |

Houston Archaeological & Historical Commission

July 17, 2014

HPO File No. 140723

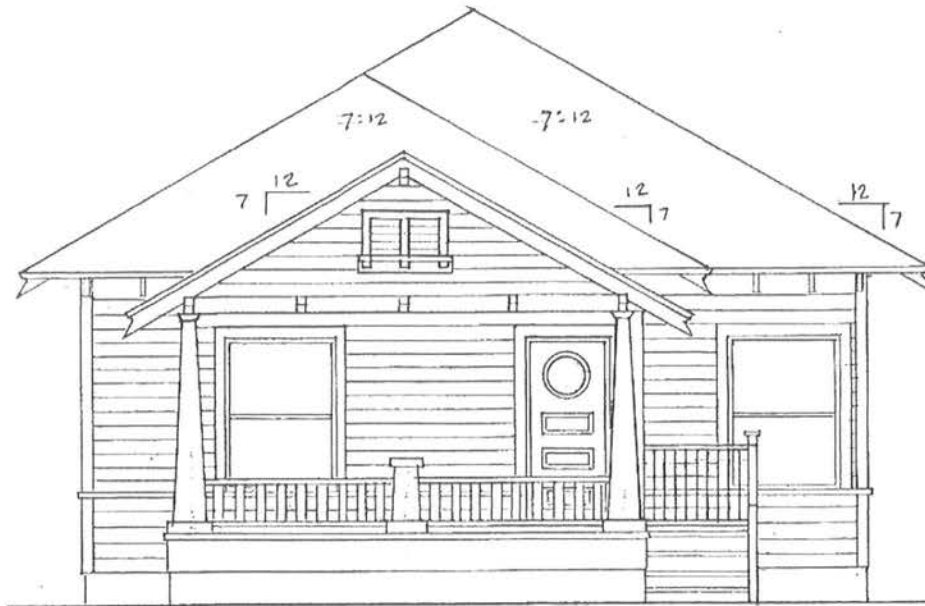
ITEM II.w

746 Cortlandt Street

Houston Heights South

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



Houston Archaeological & Historical Commission

July 17, 2014

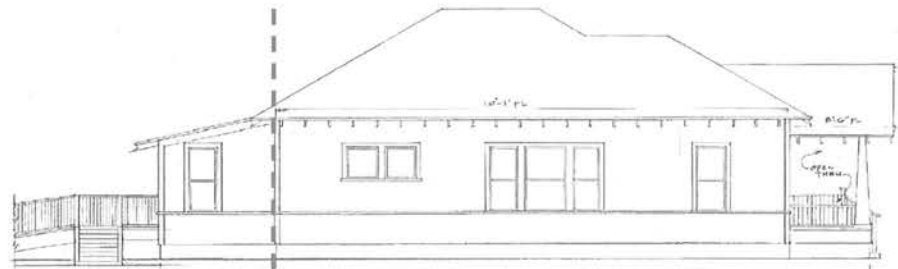
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ITEM II.w

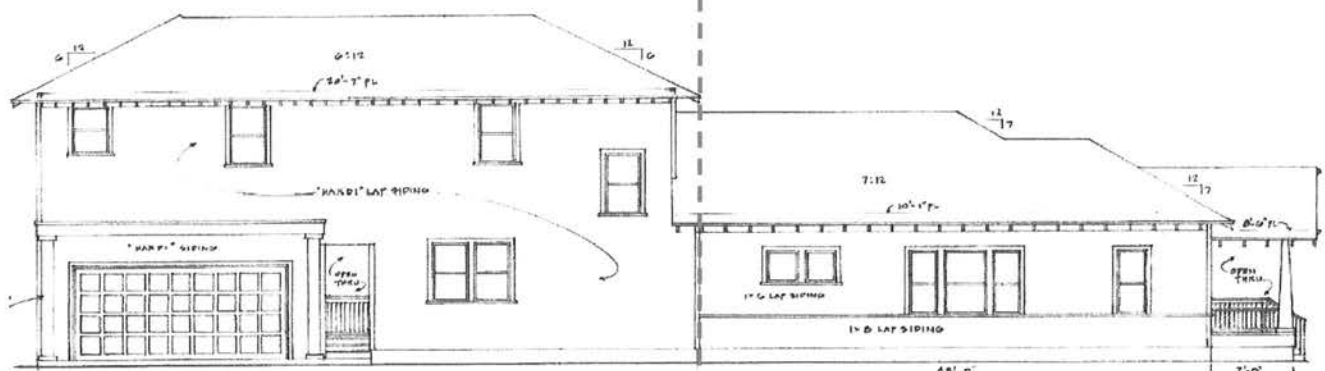
746 Cortlandt Street  
Houston Heights South

NORTH SIDE ELEVATION

EXISTING



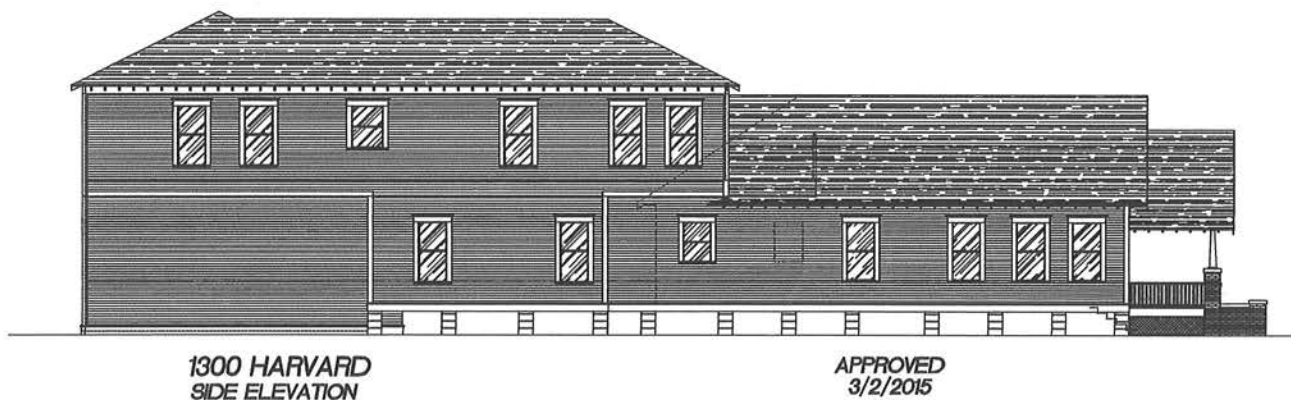
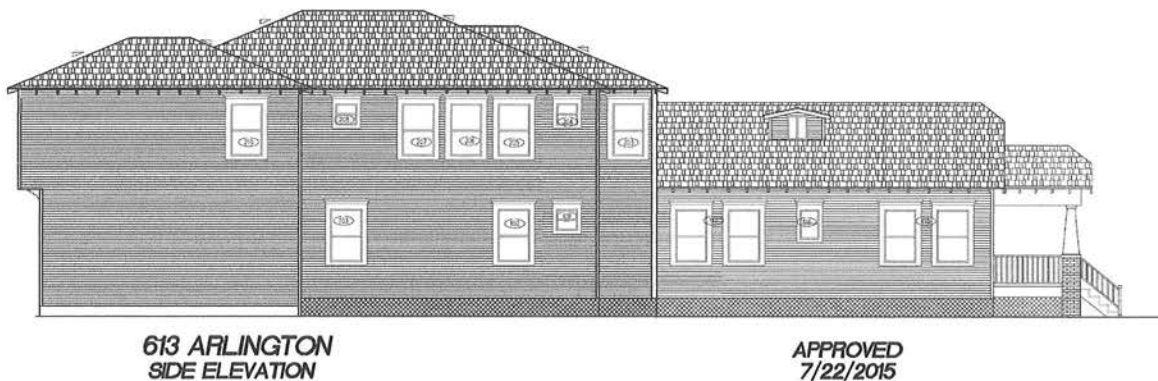
PROPOSED



ORIGINAL REAR WALL



<b>REMODEL COMPARISON</b>			
	<i>1300 HARVARD</i>	<i>613 ARLINGTON</i>	<i>1548 CORTLANDT</i>
<i>TOTAL SQ. FT.</i>	<i>3,840</i>	<i>4,574</i>	<i>3,666</i>
<i>EAVE HEIGHT</i>	<i>23'-9"</i>	<i>21'-3"</i>	<i>21'-3"</i>
<i>RIDGE HEIGHT</i>	<i>32'-0"</i>	<i>29'-0"</i>	<i>28'-9"</i>
<i>FINISH FLOOR</i>	<i>36"</i>	<i>37"</i>	<i>32"</i>



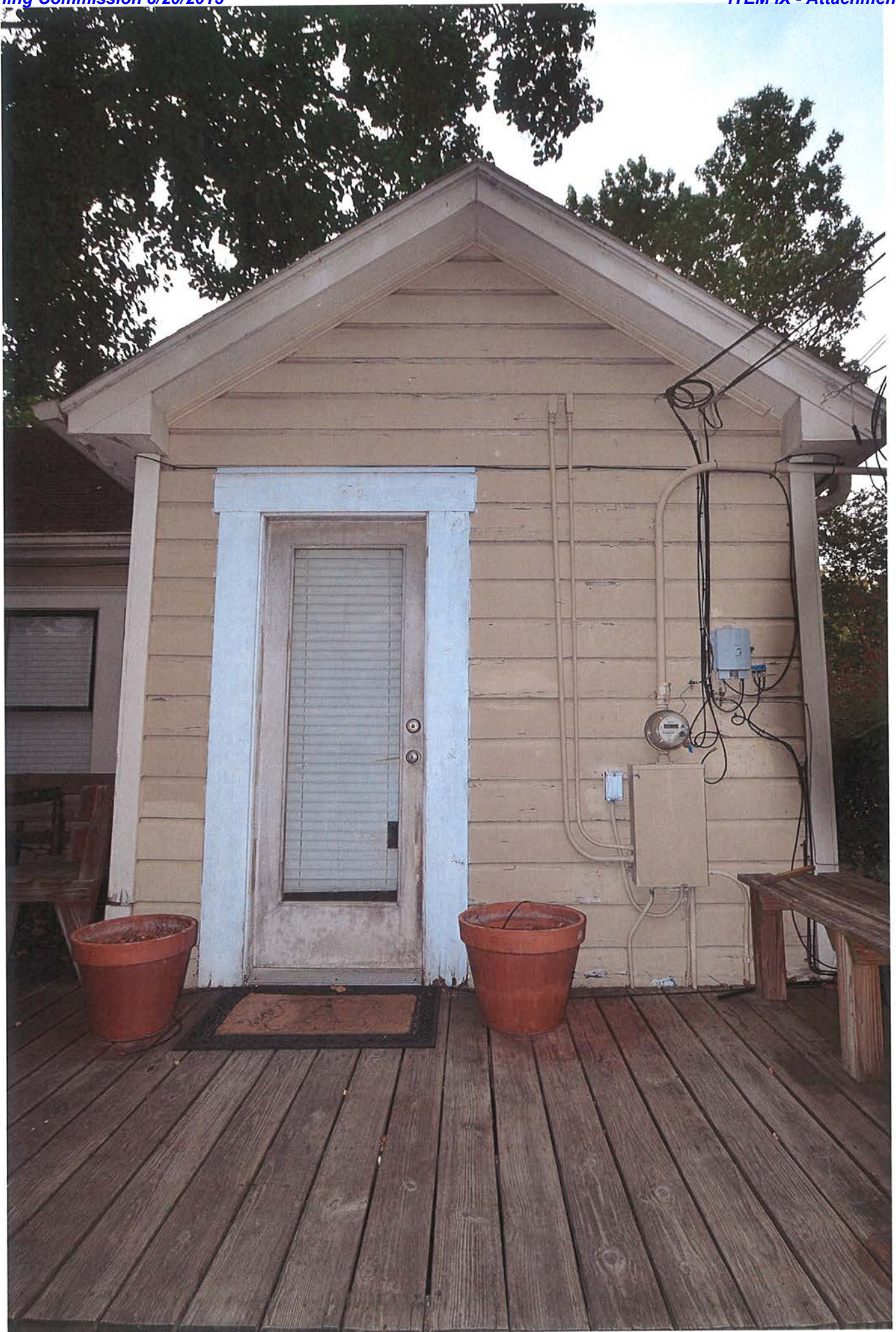














13 9:53AM



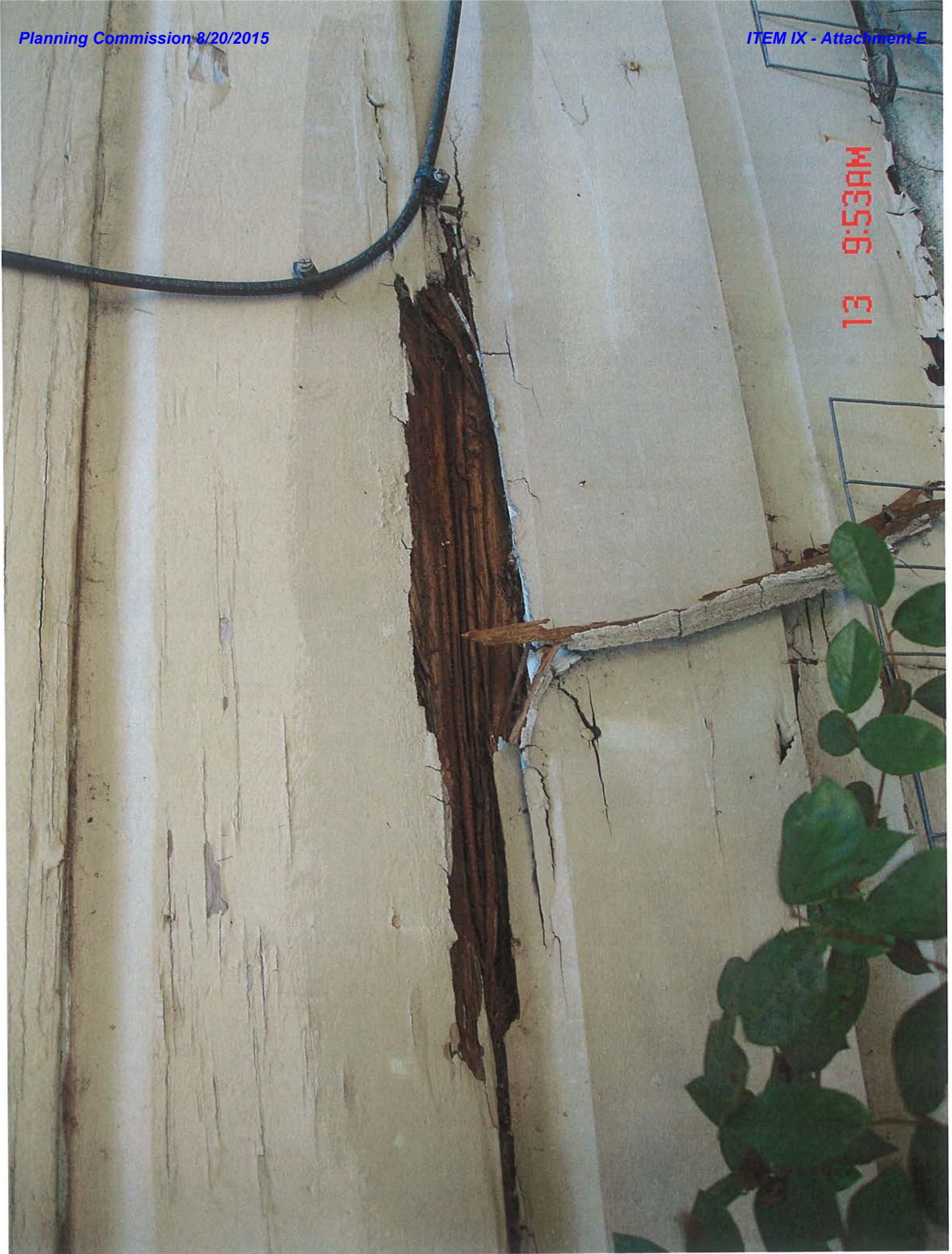
















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W44556 E1







13-0550W E1



From: PD - Historic Preservation [historicpreservation@houston.tx.gov](mailto:historicpreservation@houston.tx.gov)  
Subject: HAHC July 22, 2015 Meeting Results  
Date: July 24, 2015 at 6:32 PM  
To: PD - Historic Preservation [historicpreservation@houston.tx.gov](mailto:historicpreservation@houston.tx.gov)

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Dear Owner/Applicant,

The attached Action Report lists the decisions made by the Houston Archaeological and Historical Commission on Wednesday, July 22, 2015. If your Certificate of Appropriateness (COA) application was...

**Approved:** You will receive a hard copy of your COA in the mail shortly. You do not need the hard copy of the Certificate in order to apply for a building permit. When you are ready to apply for your building or sign permit, please make an appointment with the Historic Preservation staff to review and stamp the permit plan sets.\*

**Approved with conditions/Partially Approved:** Please contact staff to discuss the details of the conditions to insure your permit drawings are updated to accurately reflect the conditions. You will receive a hard copy of the COA in the mail shortly. You do not need the hard copy of the COA in order to apply for or purchase your building permit. When you are ready to apply for your building or sign permit, please make an appointment with the Historic Preservation staff to review the permit plan sets.\*

**Deferred:** Please contact staff to discuss your project and how to proceed for consideration at the next meeting.

**Denied:** Please contact staff to discuss your options and for recommendations on how to alter your proposal to meet the approval criteria in a new application.

You can view and download your reports on our website here:

<http://www.houston.tx.gov/planning/Commissions/HAHCMeetingDocuments>.

\* For approved projects, drawings in the permit sets must match the scope of work approved in your COA. After we confirm that your permit plans are consistent with the scope of work approved, we will stamp the plans as 'approved' by our office and you may then proceed to the Permitting Center to apply for your permit. The Permitting Center will not issue you a building permit if the plans do not have our stamp on them. Any revisions to the approved project scope may require a new Certificate. Owners of contributing structures in an historic district or a designated city landmark are eligible for a 50% discount on any project-related permit fees and your building may be exempt from Energy Code compliance. A letter confirming these benefits will be mailed with the COA.

If you have any questions about your project or COA, please email [historicpreservation@houston.tx.gov](mailto:historicpreservation@houston.tx.gov) or call 832-393-6556.

Thank you,  
Historic Preservation Office Staff

**Subject:** Fw: 1548 Cortlandt St  
**From:** Matthew and Hallie Ager [REDACTED]  
**To:** agerfamily@yahoo.com;  
**Date:** Friday, July 24, 2015 2:44 PM

Matthew Ager  
832 498 9919

----- Forwarded Message -----

**From:** Ager [REDACTED]  
**To:** "DuCroz, Diana - PD" <Diana.DuCroz@houstontx.gov>  
**Sent:** Thursday, June 18, 2015 9:23 AM  
**Subject:** Re: 1548 Cortlandt St

Thanks Diana

**Matthew Ager**  
Cell: (832) 498-9919

On Jun 18, 2015, at 9:17 AM, DuCroz, Diana - PD <[Diana.DuCroz@houstontx.gov](mailto:Diana.DuCroz@houstontx.gov)> wrote:

My apologies. We will make sure to send the certificate out within the next few days. The certificate is a formality only, you don't need it for permitting.

---

Diana DuCroz, City of Houston Planning & Development Department  
(832) 393-6536

**Please note my new phone number: 832-393-6536**

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**From:** Ager [REDACTED]  
**Sent:** Wednesday, June 17, 2015 9:31 PM  
**To:** DuCroz, Diana - PD  
**Cc:** Sweettart  
**Subject:** 1548 Cortlandt St

Ms. DuCroz-

As of today, we have not received our C of A from the decision made on May 28, 2015. Do you know when we should receive this document or have any information regarding this?



**CERTIFICATE OF APPROPRIATENESS****Application Date:** April 8, 2015**Applicant:** Sam Gianukos, Creole Design, LLC, for Matthew Ager, owner**Property:** 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.**Significance:** Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.**Proposal:** Relocation/Alteration – Deferral

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot; raising the foundation 5"; removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch; and constructing a rear 2-story, 2,130 square foot addition.

In March 2015, the application for a COA with the following changes was deferred:

- Existing original 8/12 side gable roof will be retained.
- Foundation will be raised 8" instead of 5".
- Proposed attached garage will feature a hip on gable roof.

The applicant has changed the application and withdrawn the proposal for an addition to the house. The applicant now proposes only to relocate the house 6' closer to Cortlandt Street and raise the foundation by 8", from a 2' finished floor height to a 2'-8" finished floor height, with no addition.

See enclosed application materials and detailed project description on p. 8-20 for further details.

**Public Comment:** One opposed. See Attachment A.**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy Section 33-241(a): Criteria 1, 4, 9 and 10 for Alterations or Section 33-243(a): Criteria 1(a-d), 3 and 4 for Relocation.

**HAHC Action:** Denied

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS****Basis for Issuance:** Planning Commission Appeal Approval**Effective:** May 28, 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.

Planning Official

Date



PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE  
P.O. BOX 1562  
HOUSTON, TX 77251

Matthew Ager  
1548 Cortlandt St.  
Houston, TX 77008



13 9:48AM

