

HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 17, 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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

September 17, 2015

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

Call to Order

Director's Report

- **Approval of the September 3, 2015 Planning Commission Meeting Minutes**

I. 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, Aracely Rodriguez)
- 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 (Muxian Fang, 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)

II. Establish a public hearing date of October 15, 2015

- a. Gillespie Street replat no 3
- b. Greenbriar partial replat no 1
- c. Greenway Addition Gulfgate Dodge
- d. Naomi Patio Homes replat no 1 and extension
- e. Newport Sec 4 partial replat no 1
- f. Spring Oaks replat no 1 partial replat no 1
- g. University Grove partial replat no 1
- h. Whispering Pines partial replat no 8

III. Consideration of an Off-Street Parking Variance for a property located at 4600 Main Street (Kimberly Bowie)

IV. Consideration of an Off-Street Parking Variance for a property located at 3325 Westheimer Road (Mirabeau B Lamar High School) (Kimberly Bowie)

V. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1200 block of Shearn Street (North and South) (Abraham Zorrilla)

VI. Public Hearing and Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on August 27, 2015 for a Certificate of Appropriateness for 1932 South Boulevard – Boulevard Oaks Historic District (Geoff Butler)

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

September 3, 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 2:31 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 Foriester for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

Arrived at 2:33 during the Director's report

Left at 4:42 during agenda item #VI

Left at 4:02 during item #109

Absent

Left at 5:03 during item #VII

Absent

Absent

Left at 3:20 during item #93

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 AUGUST 20, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 20, 2015 Planning Commission meeting minutes.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Brave, Porras-Pirtle and Sikes**

APPROVAL OF THE AUGUST 13, 2015 MAJOR THOROUGHFARE AND FREEWAY PLAN MEETING MINUTES

Commission action: Approved the August 13, 2015 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Rifaat** Second: **Alleman** Vote: **Carries** Abstaining: **Brave and Bryant**

I. REVIEW AND APPROVAL OF A PROCEDURE FOR NAMING NEW STREETS

Commission action: Approved the procedure for naming new streets.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 77)

Items removed for separate consideration: 28, 44, 48 and 49.

Staff recommendation: Approve staff's recommendations for items **1 - 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 77** subject to the CPC 101 form conditions.

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

Commissioner Alleman, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items **44, 48 and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **44, 48 and 49** subject to the CPC 101 form conditions.

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

Commissioner Alleman, and Edminster returned.

28 Ivy Kids Spring Green

C2

Defer

Staff recommendation: Approve the plat subject to the 101 forms conditions.

Commission action: Deferred the plat for two weeks per Fort Bend County's request to give the County and the applicant time to sort out the plat boundaries and right-of-way.

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

C- Public Hearings

78 Blossom Hotel and Suite

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

Speaker: Donna Vasquez - opposed

79 Fall Creek Sec 21 replat no 1 partial replat no 1 C3N Withdrawn

Staff recommendation: Approve a public hearing date for October 1, 2015.

Commission action: Approved a public hearing date for October 1, 2015.

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

80 Interfield Business Park replat no 1 C3N Defer

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

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

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

81 Memas C3N Defer

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

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

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

82 Milby Street Reserve 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

83 Westhaven Villas Sec 1 partial replat no 3 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

D - Variances

84 Ashford Manor 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 approve the plat subject to the CPC 101 form conditions.

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

85 Champs Corner C2R Defer

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

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

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

86 Cottage Vista 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: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Items 87 and 88 were taken together at this time.

87 Creekside Ranch Sec 4 C3P Approve

88 Creekside Ranch Sec 5 C3P Approve

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

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

Motion: **Forister** Second: **Mooney** Vote: **Carries** Abstaining: **Brave**
Opposed: **Alleman, Bohan, Porras-Pirtle and Stein**

89 Elrod Road Data Center 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: **Bohan** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

90 HISD High School for Law and Justice C2R Defer

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

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

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

91 International Tech Park GP Approve

Staff recommendation: Grant the requested variance for Windsted Lane but deny the requested variance for the extension of Townsan Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for Windsted Lane but denied the requested variance for the extension of Townsan Road and approved the plat subject to the CPC 101 form conditions.

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

92 Mount Vernon Montrose Lofts C2R Defer

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

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

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

93 New Life Marine Services C2 Defer

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

Commission action: Deferred the plat for two weeks for further study and review of the surrounding tracks and the easement language.

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

Speaker: Donald Perkins from Commission Larry Greens office - opposed

94 UH Student Housing and Retail Center 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 and also with the condition the applicant changes the name.

Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Opposed: **None**

Speakers: Mary Lou Henry, applicant - supportive; Jeanne Mountagne - opposed.

95 Willow Springs 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: **Bryant**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

E – Special Exceptions

NONE

F – Reconsideration of Requirements

96 Broadmore Health

C2R

Defer

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

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

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Opposed: **None**

97 CCI MBM GANT

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 approve the plat subject to the CPC 101 form conditions.

Motion: **Anderson**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

98 Church At Northside

C2R

Approve

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

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

Motion: **Davis**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

99 Freeman Tract GP

C2

Withdrawn

100 Inter Nos One Sec 1 replat no 1

C3R

Defer

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

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

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

101 Matzinger Tract GP

GP

Withdrawn

102 Stablewood Court

C3P

Approve

Staff recommendation: Grant the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

103 Bridgeland Creek Parkway from Creekside EOA Approve
Crossing Drive to Josey Ranch Road and Drill Site Reserve

104 Huffmeister Office Condos EOA Approve

H NAME CHANGES

105 Aliana Recreation Center No 2 NC Approve
(prev. Aliana Recreation Center Sec 2)

106 Reserves at the Groves NC Approve
(prev. Kings Parkway Street Dedication and Reserves)

I CERTIFICATES OF COMPLIANCE

107 24448 E Terrance Drive COC Approve

108 24122 Zahn Street COC Approve

Staff recommendation: Approve staff's recommendation for items 103-108.

Commission action: Approved staff's recommendation for items 103-108.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109 403 Butterfly Court DPV Approve

Staff recommendation: Approve requested variances to allow a 10' garage building line along Butterfly Lane.

Commission action: Approved the requested variance to allow a 10' garage building line along Butterfly Lane.

Motion: **Alleman**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

110 3723 Olympia Drive DPV Approve

Staff recommendation: Approve the variance to allow a reduced rear BL along San Felipe from 25' to 10' and to allow a fence height of 10' along the property line of San Felipe.

Commission action: Approved the variance to allow a reduced rear BL along San Felipe from 25' to 10' and to allow a fence height of 10' along the property line of San Felipe.

Motion: **Clark**

Second: **Bohan**

Vote: **Unanimous**

Opposed: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2015 FOR:

- a. Holly Greensbrook replat no 1
- b. Houston Skyscraper Shadows Sec 2 partial replat no 2
- c. Lakes at Creekside Sec 2 partial replat no 1
- d. Shady Acres Extension no 3 partial replat no 11
- e. Villas on Monroe

Staff recommendation: Establish a public hearing date of October 1, 2015 for items **III a-e**.

Commission action: Established a public hearing date of October 1, 2015 for items **III a-e**.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Grant the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces instead of the required 509 off-street parking spaces.

Commission action: Granted the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces instead of the required 509 off-street parking spaces.

Motion: **Brave**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTHEIMER ROAD (MIRABEAU B LAMAR HIGH SCHOOL)

Staff recommendation: Defer the application for two weeks to allow time for staff to review the actual needs of the site and to review how the parking will be managed.

Commission action: Deferred the application for two weeks to allow time for staff to review the actual needs of the site and to review how the parking will be managed.

Motion: **Bohan**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Kendrick Wright, applicant, Laurie Lowery, James McSwain - supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 9300 LIVERNOIS (North and South)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 9300 Livernois (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for 9300 Livernois (north and south sides) and forwarded to City Council.

Motion: **Jard**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Julius Glogovcsan, applicant, Josua Harris, Michele Petrucci, Linda Cover, Brian Gehiing, Sheree Speck, Betty Knapick – supportive; Gregory Rudichuk, Carla Rudichuk - opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR 4700 COKE (South)

Staff recommendation: Approve the consideration of the Special Minimum Building Line Block application for 4700 Coke Street (south side) and forward to City Council for approval.

Commission action: Denied the consideration of the Special Minimum Building Line Block application for 4700 Coke Street (south side).

Motion: **Jard**

Second: **Bohan**

Vote: **Carries**

Opposed: **Brave, Garza and**

Rifaat

VIII. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE, SANCHEZ, AND MOONEY.

Commissioner Brave and Mooney were present no Commission action required.

Commissioner Sanchez absences were excused.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Opposed: **None**

**IX. PUBLIC COMMENT
NONE**

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:14 pm.

Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aliana Child Care	C2		Approve the plat subject to the conditions listed
2	Aliana Sec 47	C3P		Approve the plat subject to the conditions listed
3	Ashford Manor	C3F		Approve the plat subject to the conditions listed
4	Aussie Haven	C2	DEF1	Approve the plat subject to the conditions listed
5	Bauer Landing Sec 4	C3P		Defer Additional information reqd
6	Bayou Fifth Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
7	Bridgeland Hidden Creek Sec 23	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Hidden Creek Sec 29	C3P		Approve the plat subject to the conditions listed
9	Bridgewater Village Reserve	C2		Approve the plat subject to the conditions listed
10	CST Corner Store no 1915	C2	DEF2	Approve the plat subject to the conditions listed
11	Cypress Creek Plaza Parkway Retail North	C2		Approve the plat subject to the conditions listed
12	Cypress Land Development Reserve	C3F		Approve the plat subject to the conditions listed
13	Dad Entrepreneurs on Katy Fort Bend Road	C2	DEF2	Approve the plat subject to the conditions listed
14	Decker Place partial replat no 1	C3F	DEF1	Approve the plat subject to the conditions listed
15	El Pollo Loco Northpark	C2		Approve the plat subject to the conditions listed
16	Enclave at Longwood Sec 1	C3F	DEF2	Approve the plat subject to the conditions listed
17	Evangelica Apostles Reserve on Ashford Point	C3F		Defer Chapter 42 planning standards
18	Falls at Dry Creek Sec 2	C3F		Approve the plat subject to the conditions listed
19	FM Town Square	C2		Defer Applicant request
20	Foxwood Sec 14	C3F		Approve the plat subject to the conditions listed
21	Grand Vista Sec 21	C3P		Approve the plat subject to the conditions listed
22	Hobby Buzzy Bee	C2		Approve the plat subject to the conditions listed
23	Indian Hills	C2	DEF1	Defer for further study and review
24	Ivy Kids Spring Green	C2	DEF1	Approve the plat subject to the conditions listed
25	Jason One Development	C2		Defer Additional information reqd
26	Katy Manor Sec 2	C3F		Approve the plat subject to the conditions listed
27	Katy Manor Sec 3	C3F		Approve the plat subject to the conditions listed
28	Laurel Park Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
29	McIlhenny Street Landing	C3F		Approve the plat subject to the conditions listed
30	McKee Manor	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 17, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Newport Villas	C3P		Approve the plat subject to the conditions listed
32	Paceway Traile	C2		Defer Chapter 42 planning standards
33	Rivergrove Sec 5	C3F		Approve the plat subject to the conditions listed
34	Rodeo Auxiliary Facilities Sec 2	C2		Approve the plat subject to the conditions listed
35	Royal Brook at Kingwood Ricewood Drive Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
36	Royal Brook at Kingwood Sec 7	C3P		Approve the plat subject to the conditions listed
37	Royal Brook at Kingwood Sec 10	C3P		Approve the plat subject to the conditions listed
38	Royal Brook at Kingwood Sec 11	C3P		Approve the plat subject to the conditions listed
39	Royal Brook at Kingwood Sec 12	C3P		Approve the plat subject to the conditions listed
40	Sayli Retail Plaza	C2	DEF1	Approve the plat subject to the conditions listed
41	SEC 1464 Bellaire	C2		Approve the plat subject to the conditions listed
42	Sendero Tract Sec 1	C3F		Approve the plat subject to the conditions listed
43	Sendero Tract Sec 2	C3F		Approve the plat subject to the conditions listed
44	Silver Ranch Sec 13	C3F		Approve the plat subject to the conditions listed
45	Singh Brothers Trucking	C2		Approve the plat subject to the conditions listed
46	Southwest Police Station	C2		Defer Additional information reqd
47	Towne Lake Sec 34	C3P		Approve the plat subject to the conditions listed
48	TPG FM 529 Fry Road	C2		Approve the plat subject to the conditions listed
49	Ventana Lakes Sec 15	C3F		Approve the plat subject to the conditions listed
50	Villatoro on Church Street	C2	DEF1	Defer Additional information reqd
51	West Lake Houston Storage	C2		Approve the plat subject to the conditions listed
52	Westview Terrace partial replat no 1	C3F		Approve the plat subject to the conditions listed
53	Wildwood at Oakcrest North Sec 16	C3F		Approve the plat subject to the conditions listed
54	Woodland Pines Sec 9	C3F		Approve the plat subject to the conditions listed
55	Woodlands Village of Alden Bridge Sec 109	C3P		Approve the plat subject to the conditions listed
56	Woodlands Village of Indian Springs Sec 30	C2		Defer Applicant request

B-Replats

57	Colina Homes on Kansas Street	C2R		Approve the plat subject to the conditions listed
58	Contemporary Cottages	C2R	DEF1	Approve the plat subject to the conditions listed
59	Cove at Bingham	C2R		Defer Additional information reqd
60	Covington Plaza	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
61	DDB Investments	C2R		Approve the plat subject to the conditions listed
62	Dickson Patio Homes	C2R		Approve the plat subject to the conditions listed
63	Eado Point	C2R		Defer Chapter 42 planning standards
64	Eighteenth Street Lofts	C2R		Approve the plat subject to the conditions listed
65	Famik Place	C2R		Withdraw
66	Gomez Reserve on Crosstimbers	C2R	DEF1	Defer Additional information reqd
67	Harris County ESD no 50	C2R	DEF1	Approve the plat subject to the conditions listed
68	Live Oak Grove	C2R		Approve the plat subject to the conditions listed
69	Magnolia Terrace partial replat no 1	C2R	DEF1	Defer Applicant request
70	Main Street High Rise Apartments	C2R		Defer Applicant request
71	Marvin Gardens	C2R		Approve the plat subject to the conditions listed
72	Master Mark Plaza	C2R		Approve the plat subject to the conditions listed
73	Morgan Court	C2R		Approve the plat subject to the conditions listed
74	Morningside Square	C2R	DEF1	Defer Additional information reqd
75	Nautilus Heights	C2R		Approve the plat subject to the conditions listed
76	Netivot Braeswood	C2R		Approve the plat subject to the conditions listed
77	Noble Center	C2R		Approve the plat subject to the conditions listed
78	North Shore Meadows	C2R	DEF1	Approve the plat subject to the conditions listed
79	Piping Technology Tierwester Development	C3R	DEF2	Approve the plat subject to the conditions listed
80	Spanish United Pentecostal Church Fallbrook	C2R	DEF1	Approve the plat subject to the conditions listed
81	Unity Church of Christianity Sec 1 replat no 1 and extension	C2R		Defer Additional information reqd
82	Victoria Court	C2R		Approve the plat subject to the conditions listed
83	Washington Center 3028 Addition	C2R		Defer Applicant request
84	Wycoff Reserve on Cornish	C2R		Defer Additional information reqd
85	Yale Commercial Plaza	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

86	Amended Plat of Almeda Place partial replat no 6	C3N		Approve the plat subject to the conditions listed
87	Blossom Hotel and Suite	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	HISD Pilgrim Elementary School replat no 1 and extension	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Interfield Business Park replat no 1	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 17, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
90	Memas	C3N	DEF2	Approve the plat subject to the conditions listed
91	North Kingwood Forest partial replat no 1	C3N		Defer Applicant request
92	Reflections Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
93	Valley Ranch Sec 4 partial replat no 1 and extension	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed

D-Variances

94	Audubon Place partial replat no 4	C2R		Defer Chapter 42 planning standards
95	Champs Corner	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Cottage Vista	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	HISD High School for Law and Justice	C2R	DEF1	Defer Chapter 42 planning standards
98	House of Tiny Treasures	C2R		Defer for further study and review
99	Hunters Grove	C3P		Withdraw
100	Katy Creek Ranch Plaza	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Mount Vernon Montrose Lofts	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	New Life Marine Services	C2	DEF2	Withdraw
103	Nicholson Row	C2R		Defer Applicant request
104	Pro Vision replat no 1	C2R		Defer Chapter 42 planning standards
105	Silverglen North GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Silverglen North Sec 11	C3P		Approve the plat subject to the conditions listed
107	Silverglen North Sec 12	C3P		Approve the plat subject to the conditions listed
108	TJ Clay partial replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

109	Bridlecreek	C3P		Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and Approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 Form
110	Broadmore Health	C2R	DEF1	Defer Applicant request

Platting Summary**Houston Planning Commission****PC Date: September 17, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
111	Camellia Reserves	C3P		Defer Chapter 42 planning standards
112	Inter Nos One Sec 1 replat no 1	C3R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Richmond Road Farms partial replat no 1	C2R		Defer for further study and review
114	Springwoods Village Post Oak Sec 1	C2		Defer Applicant request

G-Extensions of Approval

115	Barrington Estates	EOA		Approve
116	Bear Creek Plantation Sec 2 partial replat no 1	EOA		Approve
117	Bridgeland Hidden Creek Sec 31	EOA		Approve
118	Lakecrest Park Sec 2	EOA		Approve
119	Lakin Park Villas	EOA		Approve
120	Mustang Cat Large Bore	EOA		Approve
121	Village at Beverly	EOA		Approve
122	West Lake Houston Parkway Street Dedication Sec 5	EOA		Approve
123	Wildwood at Northpointe Commons North	EOA		Approve

H-Name Changes

124	Bridgeland Mason Road Street Dedication Sec 1 (prev. Mason Road Street Dedication Sec 1)	NC		Approve
125	Bridgeland Mason Road Street Dedication Sec 2 (prev. Bridgeland Mason Road Street Dedication Sec 1)	NC		Approve
126	Memorial City Gateway replat no 3 (prev. Memorial City X)	NC		Approve
127	North Point Mega Center (prev. Pinto Business Park GSC Reserve Sec 1)	NC		Approve
128	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1 (prev. Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1)	NC		Approve
129	Wells Fargo Gessner at Kingsride (prev. Memorial City Gateway replat no 2)	NC		Approve

I-Certification of Compliance

130	18652 Kita Ct	COC		Approve
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J-Administrative

None

K-Development Plats with Variance Requests

131	2603 Augusta Drive	DPV		Approve
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/17/2015
Plat Name: Aliana Child Care
Developer: Barzun L.P.
Applicant: MBCO Engineering
App No/Type: 2015-1839 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7340	Total Reserve Acreage:	1.7340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 C
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567A	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/17/2015
Plat Name: Aliana Sec 47
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1834 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.5180	Total Reserve Acreage:	2.6250
Number of Lots:	104	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Aliana Sec 54 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Approve

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/17/2015
Plat Name: Ashford Manor
Developer: Weekley Homes, LLC
Applicant: The Interfield Group
App No/Type: 2015-1907 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	5.9857	Total Reserve Acreage:	0.2376
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter(long form) is required.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED. IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/17/2015
Plat Name: Aussie Haven
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2015-1736 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3790	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	369D	ETJ

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/17/2015
Plat Name: Aussie Haven
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2015-1736 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Provide recording information for adjoining apartments.(HC)

Remainder acreage just north of proposed plat? Provide legal.(HC)

Provide complete recording information for Hargrave Road.(HC)

Provide correct plat name at city certificate.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/17/2015
Plat Name: Bauer Landing Sec 4
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1893 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	40.3040	Total Reserve Acreage:	0.0690
Number of Lots:	190	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information at final. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Bauer Landing Sec 3 must be recorded prior to or simultaneously with this plat.

053. Change street name(s) as indicated on the file copy to avoid duplication.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

A revised GP is required.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/17/2015
Plat Name: Bauer Landing Sec 4
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1893 C3P

Staff Recommendation:
Defer Additional
information reqd

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

UVE was checked at Guncotton Avenue and Nickel Bauer Road with Sec 3 and it was required. Required UVE should be shown on the Plat and construction plan. -Per HC Traffic

UVE should be checked at Threefold Ridge Drive and Nickel Bauer Road. -Per HC Traffic

Coordinate with HC Traffic regarding driveways on corner lots prior to recordation. -Per HC Traffic

Show plat layout beyond match lines in order to show complete dimensions and full configuration of residential lots. (HC)

Align street name break with lot lines. (HC)

Call out recording info for adjacent Kennons Way outside plat boundary. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/17/2015
Plat Name: Bayou Fifth Sec 2
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-1806 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.9540	Total Reserve Acreage:	3.0080
Number of Lots:	225	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494K	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required.

CenterPoint: Due to close proximity to CenterPoint Energy Gas Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/17/2015
Plat Name: Bridgeland Hidden Creek Sec 23
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1873 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.7000	Total Reserve Acreage:	2.0000
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/17/2015
Plat Name: Bridgeland Hidden Creek Sec 23
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1873 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation regarding driveways on corner lots. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Label name, ROW width, and recording info for adjacent stub streets of Caney Falls Cir, Old Cedar Creek Cir, & New Barton Creek Cir outside plat boundary. (HC)

Correct film code number for West Creekside Bend Dr adjacent to SW corner of plat boundary. (HC)

Clearly identify origin of insets. (HC)

Label insets i.e. A & B. (HC)

Show layout of proposed, adjacent Sec 22. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/17/2015
Plat Name: Bridgeland Hidden Creek Sec 29
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1878 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.8670	Total Reserve Acreage:	0.2324
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/17/2015
Plat Name: Bridgeland Hidden Creek Sec 29
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1878 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND NEED B.L.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering
Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat
tracker. (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

Add the following note: "Any new development within the subdivision plat shall obtain a Storm Water Quality
Permit before the issuance of any development permits." (HC)

On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more
information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities
(<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email
wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number
listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/17/2015
Plat Name: Bridgewater Village Reserve
Developer: WALDO LUCKYDOG, LLC
Applicant: Baseline Corporation
App No/Type: 2015-1896 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8890	Total Reserve Acreage:	1.8890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 71
County	Zip	Key Map ©	City / ETJ
Harris	77449	445H	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Provide complete recording information for Clay Road.(HC)
Provide Key Map information at vicinity may.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 10
Action Date: 09/17/2015
Plat Name: CST Corner Store no 1915
Developer: CST Brands Inc.
Applicant: Weisser Engineering Company
App No/Type: 2015-1724 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	5.7290	Total Reserve Acreage:	5.7290
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Coordinate any Faulkey Gulley dedication with HCFC not by plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris County Flood Control District: An additional 55 ft of drainage right-of-way is needed adjacent to the existing 60 ft drainage easement - this additional right-of-way must be dedicated by this plat label drainage channel as "HCFCD Unit K142-00-00 Faulkey Gully".

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

ROW dedication required on Telge and Grant frontages. Telge dedication required for 100 ft. ROW total width measured perpendicular to Telge centerline from Chevron station ROW line on west. Grant dedication required for 50 ft. total measured from original Grant 60 ft. ROW's centerline (i.e. a dedication on the same bearing as an extension of the previous dedication line of the Chevron plat to the west. -Per HC Traffic

25'x25' cutback is required for Telge Rd @ Grant Rd. -Per HC Traffic

Call out legal description of It 17, east of plat boundary. (HC)

Verify recording info. This segment of Grant did not receive a dedication per this map record. (HC)

Call out total ROW width of adjacent Grant Rd. (HC)

Call out property south of Grant Rd.

Site plans and Plat should be approved by Harris County CIP Telge Road Project Manager Tina Liu. -Per HC



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/17/2015
Plat Name: CST Corner Store no 1915
Developer: CST Brands Inc.
Applicant: Weisser Engineering Company
App No/Type: 2015-1724 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Traffic

Limited scope TIA will be required before the review of site development plan. It will address, but not limited to, proposed driveway locations relative to adjacent properties and future roadway improvements for divided roadway. -Per HC Traffic

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Harris County Flood Control District: An additional 55 ft of drainage right-of-way is needed adjacent to the existing 60 ft drainage easement - this additional right-of-way must be dedicated by this plat label drainage channel as "HCFCD Unit K142-00-00 Faulkey Gully".

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

UVE should be checked for making right turn on red by SB traffic on Telge Road at Grant Road for future signalization -Per HC Traffic

Limited scope TIA will be required before the review of site development plan. It will address, but not limited to, proposed driveway locations relative to adjacent properties and future roadway improvements for divided roadway. -Per HC Traffic

Site plans and Plat should be approved by Harris County CIP Telge Road Project Manager Tina Liu. -Per HC Traffic

Coordination with CIP Project manager is required prior to recordation for correct ROW dedication of Grant Rd. Realignment of building lines will be required.

Verify recording info of Grant Rd. The adjacent segment did not receive a dedication per this map record. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

CIP: ROW dedication is appropriate at this time. Site plans should be approved by Harris County CIP Telge Road Project Manager Tina Liu.(CIP)

Need to dedicate additional ROW on east side of Telge road in addition to 20 foot dedication.(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/17/2015
Plat Name: Cypress Creek Plaza Parkway Retail North
Developer: Mischer Development, L.P., a Texas limited partnership
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1847 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.9260	Total Reserve Acreage:	9.9260
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HC Traffic prior to recordation regarding required UVE's, TIA, and coordination of median openings on Fry Road with Bridgeland on west side. -Per HC Traffic

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/17/2015
Plat Name: Cypress Land Development Reserve
Developer: Cypress Land Development, LLC
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1909 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.8650	Total Reserve Acreage:	21.8650
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	326Y	ETJ

Conditions and Requirements for Approval

001. Add the updated Centerpoint note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

047.1. Add "Access Denied Note" to the face of the plat.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Variance granted with the preliminary: Grant the requested variance(s) and Approve the plat subject to the conditions listed Planning Commission granted the requested variance to not extend nor terminate with a cul-de-sac, Drake Brook Lane, and approved the plat subject to the conditions listed

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/17/2015
Plat Name: Cypress Land Development Reserve
Developer: Cypress Land Development, LLC
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1909 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An OSSF Subdivision Planning Report may be required prior to recordation. Please refer to the OSSF Subdivision Planning Report Requirements Package at http://hcpid.org/permits/ww_permit.html for more information. (HC)

Depict correct # of restricted reserves at title block.(HC)

Provide key map page at vicinity map.(HC)

Provide complete letter perfect county clerk's certificate.(HC)

Label existing (1' Reserve) for street Drake Brook Ln. And put label "Access Denied" within plat boundary.(HC)

Provide complete letter perfect county engineer's certificate.(HC)

Provide complete letter perfect county clerk's certificate.(HC)

Add the following note: "A SWQ Permit must be obtained before the issuance of any development permit for a structure on all or a part of the reserve tract." (HC)

Provide correct surveyor's certificate.(HC)

Provide complete plat name throughout plat boundary.(HC)

Provide completed execution of owners along with applicable notary certificates.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/17/2015
Plat Name: Dad Entrepreneurs on Katy Fort Bend Road
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1656 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8370	Total Reserve Acreage:	1.8370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	444Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

068. Provide a vicinity map that more clearly locates the subdivision site within the boundaries of an existing major thoroughfare grid. Label jurisdictions.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/17/2015
Plat Name: Dad Entrepreneurs on Katy Fort Bend Road
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1656 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Limited scope TIA will be required before review of site plan. It should demonstrate provisions for shared access thru future SB left turn lane and driveway on adjacent property to the south at Mockingbird Lane and to the north at Morrison Blvd. -Per Traffic

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

A driveway should be located at approximately half-way between Morrison Blvd and Mockingbird Lane. A median opening with SB left turn lane on Katy-Fort Bend Road will be required at proposed driveway. -Per Traffic

Identify the City of Katy city limit on face of plat. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/17/2015
Plat Name: Decker Place partial replat no 1
Developer: Urban Lofts
Applicant: Gruller Surveying
App No/Type: 2015-1816 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6640	Total Reserve Acreage:	0.0531
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

111. Plan should include fire hydrant locations.

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/17/2015
Plat Name: Decker Place partial replat no 1
Developer: Urban Lofts
Applicant: Gruller Surveying
App No/Type: 2015-1816 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project before replat.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION IS REQUIRED. IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.

Addressing: Duplicate street name. When a street changes 90 degrees, a new street name needs to be provided per the Addressing Ordinance. Both street types need to change. 'Court' shall be used only to designate streets that end at a cul-de-sac or as loop streets.
PWE Traffic: See attached comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/17/2015
Plat Name: El Pollo Loco Northpark
Developer: El Pollo Loco
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1857 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3071	Total Reserve Acreage:	1.3071
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/17/2015
Plat Name: Enclave at Longwood Sec 1
Developer: HTX Land Development Company
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1640 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9189	Total Reserve Acreage:	2.5648
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368A	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Split ue must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Coordinated Tin Hall ROW with County.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 16
Action Date: 09/17/2015
Plat Name: Enclave at Longwood Sec 1
Developer: HTX Land Development Company
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1640 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Off street parking analysis will be required for recreational facility development (Traffic)

Be prepared to clarify street or driveway along northwestern part of plat. See recorded plat HCMR 627146 which shows ROW "Cypress Gun Club Drive" outside plat boundary. Need to clarify whether it was abandoned.(HC)

Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed.

Refer to Harris County guidelines regarding driveway construction. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Be prepared to clarify street or driveway along northwestern part of plat. See recorded plat HCMR 627146 which shows ROW "Cypress Gun Club Drive" outside plat boundary. Need to clarify whether it was abandoned.(HC)

Provide entire ROW width and recording information for Tin Hall Road. May need to dedicate additional ROW for future widening of Tin Hall Road.(HC)

ROW width for Tin Hall as recorded with plat "Longwood Village Sec 1" in HCMR 359007 does not match alignment.(HC)

Off street parking analysis will be required for recreational facility development.(Traffic)

Label proper subdivision plat name just east of proposed plat.(HC)

Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed.

Refer to Harris County guidelines regarding driveway construction. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Provide correct plat name at dedicatory language.(HC)

Provide Road Law dedicatory language.(HC)

Provide correct plat name at city certificate.(HC)

Provide additional signature space at county clerk certificate.(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/17/2015
Plat Name: Evanelica Apostles Reserve on Ashford Point
Developer: iglesia evanelica
Applicant: Replat Specialists
App No/Type: 2015-1718 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.1624	Total Reserve Acreage:	2.1624
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77082	528C	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide record information as indicated on the marked file copy.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation (Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/17/2015
Plat Name: Falls at Dry Creek Sec 2
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1829 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	48.1430	Total Reserve Acreage:	4.7730
Number of Lots:	133	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326K	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/17/2015
Plat Name: FM Town Square
Developer: Beauty Empire, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2015-1870 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	3.3935	Total Reserve Acreage:	3.3935
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527J	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

209. Applicant has requested that this item be deferred for two weeks.

Show topographic lines in accordance with Ft. Bend County requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: Add 10' landscape reserve adjacent to F.M. 1464 to comply with Section 7 of the Green space regulations.

Add 25' Building line adjacent to F.M. 1464 and Clodine Rd.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/17/2015
Plat Name: Foxwood Sec 14
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2015-1876 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	57.6750	Total Reserve Acreage:	49.3400
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334G	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Foxwood Preserve Drive must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/17/2015
Plat Name: Foxwood Sec 14
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2015-1876 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Label street name change symbol to line up with a lot line. (HC)

Easement is a 60 foot recreational easement (HC)

Label property name with recording info. (HC)

Easements outside of plat boundary will need to be dedicated by separate instrument prior to recordation or remove (HC)

Easement is a 60 foot recreational easement (HC)

Verify limits of recreational easement as shown by recorded instrument (HC)

Callout Foxwood Preserve Drive with recording information (HC)

Add note: Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits. (HC)

Change dates to 2015 (HC)

Provide d Harris County Engineer's certificate. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/17/2015
Plat Name: Grand Vista Sec 21
Developer: Taylor Morrison of Texas
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1911 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	11.1000	Total Reserve Acreage:	0.6600
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526R	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Beechnut Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

130. Requirements for Public Easements. (210) 1) The full width of public utility easements shall be located along the boundary of the plat. 2) One-half of a public utility easement may be shown within the boundary of the plat if the following condition is satisfied: a) The property adjacent is within a recorded subdivision and which provided for the dedication of a P.U.E contiguous to the proposed easement; or b) The additional P.U.E. width is dedicated by the owner of the adjacent property by separate instrument.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: Provide 30' radii for all curb returns along (Beechnut Street @ Vista Landing Trail).

Provide d General Land Plan Approved By City of Houston.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/17/2015
Plat Name: Hobby Buzzy Bee
Developer: Landmark Industries
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1856 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7031	Total Reserve Acreage:	0.7031
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77061	535T	City

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide the following note on the face of the plat as an for the visibility triangle note: "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/17/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Defer for further study and
review

Total Acreage:	3.8200	Total Reserve Acreage:	3.8200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250J	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

207.1. Staff requests a two week deferral for further study and review per Harris County request.

Provide all ROW recording documents of Kuykendahl Road for review.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/17/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Defer for further study and
review

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON INDIAN HILLS DR

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Clarify complete plat name to match with plat name on application.(HC)

Indian Hills will be recommended for deferral per your request. Harris County needs time to meet with developers about accessing a proposed single family subdivision to the east of this plat. (Traffic)

Provide recorded document for Indian Hills Road and clarify how Indian Hills Road was established.(HC)

May need to establish a building setback line along Indian Hills Road. Clarify.(HC)

Consultant to verify and be prepared to show to the city and county that "Woodlands Land Dev Co" no longer owns triangular parcel that is adjoining Kuykendahl Road. See HCAD maps.(HC)

Identify parcel and depict legal description for property owned by Woodlands Land Dev Co, at location where Kuykendahl ROW forks. See markup.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/17/2015
Plat Name: Ivy Kids Spring Green
Developer: Silver Ranch Ventures, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3068	Total Reserve Acreage:	2.3068
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

127. Provide Visibility cutback at the intersection of Katy Flewellen and Spring Green Boulevard.

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/17/2015
Plat Name: Ivy Kids Spring Green
Developer: Silver Ranch Ventures, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide landscape reserve to comply with Section 7 Greenspace Regulations along Spring Green. Per City of Houston this should be an easement. A variance will be required to be submitted to Fort Bend County with the plat for review to allow for the reserves to be classified as a landscape easement.

Coordinate with Stacy Slawinski, Assistant County Engineer – Projects, on the roundabout (Spring Green) that is to be adjacent to your site to avoid issues or discrepancies between the two projects.

Coordinate cross access easement with adjacent development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/17/2015
Plat Name: Jason One Development
Developer: Richard W Fallin
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1852 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	5.1561	Total Reserve Acreage:	5.1561
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570F	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

The Planning and Development Department is recommending a deferral at the request of Council Member Green to allow him time to meet with the applicant and developer regarding the project.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - No Comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/17/2015
Plat Name: Katy Manor Sec 2
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1840 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.5630	Total Reserve Acreage:	1.2650
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444D	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Katy Manor Sec 1 must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/17/2015
Plat Name: Katy Manor Sec 2
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1840 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed.

Refer to Harris County guidelines regarding driveway construction. (HC)

UVE should be checked at Abbey Manor Lane and Stockdick School Road (Traffic)

Section 1 must be recorded prior to or simultaneously with this plat. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/17/2015
Plat Name: Katy Manor Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1841 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.6930	Total Reserve Acreage:	0.5630
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Katy Manor Sce 1 must be recorded prior to or simultaneously with this plat.

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/17/2015
Plat Name: Katy Manor Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1841 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Provide recording information for existing 60' ROW of Stockdick School Road.(HC)

Record Section 1 prior to or simultaneously with this plat.(HC)

Record all adjoining easements along the plat boundary or remove.(HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/17/2015
Plat Name: Laurel Park Sec 4
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1746 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	21.9130	Total Reserve Acreage:	1.3810
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290T	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 153.1. Revise spelling of street name as indicated on the PDF markup.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
 Provide name for stub street going northbound from Shepherds Glen Lane.(HC)
 Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC)
 Provide letter perfect county engineer's certificate.(HC)
 Record Emerald Mist Parkway prior to or simultaneously with this plat. Provide plat name(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/17/2015
Plat Name: McIlhenny Street Landing
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1890 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3444	Total Reserve Acreage:	0.0045
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1. Add new Centerpoint note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

2. Add new Visibility Triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/17/2015
Plat Name: McIlhenny Street Landing
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1890 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity Reservation letter(Long Form) is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: On-site parking is provided.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/17/2015
Plat Name: Mckee Manor
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2015-1863 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6849	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Confirm that all Easements as shown within Plat Boundary and called out under GENERAL NOTES match the CPL. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/17/2015
Plat Name: Newport Villas
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1916 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	11.0000	Total Reserve Acreage:	2.3200
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419A	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

Coordinate with Harris county prior to final submittal.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Prior to Final submittal, coordinate with HC Traffic to discuss site distance analysis along Golf Club Dr, spacing between Northwood Springs Drive and Chart Drive (not in compliance with Chapter 42), & driveway locations and off-street parking for substandard lot sizes. -Per HC Traffic

Corner ROW radius should be 30' at Northwood Springs Drive and Golf Club Drive.

Coordinate with HC Traffic prior to recordation regarding UVE's and driveway locations on corner lots. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Identify distance to nearest cross street. (HC)

Add the HC Landscape note. (HC)

Street name break must be aligned with lot line. (HC)



Agenda Item: 32
Action Date: 09/17/2015
Plat Name: Paceway Traile
Developer: Pace Homes Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1888 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.1491	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Utility Analysis: This property does not front COH sanitary sewer.

A Wastewater Capacity Reservation letter(Long Form) is required for this project.

Wastewater Letter must provided instructions how this project will obtain sanitary service.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/17/2015
Plat Name: Rivergrove Sec 5
Developer: KB Home Lone Star, Inc. a Texas Corporation
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1848 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.7900	Total Reserve Acreage:	0.0000
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 109
County	Zip	Key Map ©	City / ETJ
Harris	77346	337P	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Easements dedicated by separate instrument must be recorded prior to plat recordation or remove (HC)

Add foot designations to all distances (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 34
Action Date: 09/17/2015
Plat Name: Rodeo Auxiliary Facilities Sec 2
Developer: Houston Livestock Show and Rodeo
Applicant: EHRA
App No/Type: 2015-1914 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	26.8210	Total Reserve Acreage:	26.8210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	573A	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

parks note to be added: To be added to general notes on face of plat: 1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. 2) This property(s) is located in Park Sector number 8.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) is required.
 City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: No comments.

Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

2) This property(s) is located in Park Sector number 8.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	35	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	09/17/2015		
Plat Name:	Royal Brook at Kingwood Ricewood Drive Street Dedication Sec 1		
Developer:	Friendswood Development Company		
Applicant:	BGE Kerry R. Gilbert Associates		
App No/Type:	2015-1905 C3P		

Total Acreage:	2.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297K	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/17/2015
Plat Name: Royal Brook at Kingwood Sec 7
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1894 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.3000	Total Reserve Acreage:	0.8300
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Parks: To be corrected on the notes on the face of the plat: 3) Royal Brook Manor Drive and Reserve "A" must be dedicated and recorded prior to or simultaneously with Royal Brook at Kingwood Section 7 to meet the requirements of 42-256.

record royal brook manor drive and reserve prior to or simultaneously with this plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. (Long Form)
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: On-street parking can be accommodated along the proposed neighborhood streets as long as the effective width of the paved section is 27' or greater.

Parks and Recreation: To be corrected on the notes on the face of the plat: 3) Royal Brook Manor Drive and Reserve "A" must be dedicated and recorded prior to or simultaneously with Royal Brook at Kingwood Section 7 to meet the requirements of 42-256.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/17/2015
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1901 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	46.0000	Total Reserve Acreage:	29.5800
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Montgomery	77365	297K	City/ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Replat Royal Manor Drive and Reserve to change the land use to "Greenbelt" prior to the recordation of this plat.

2) Provide Record info for Hueni Road.

3) Royal Brook Manor Dr. STD Sec 2 must be recorded prior / simultaneously.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37

Action Date: 09/17/2015

Plat Name: Royal Brook at Kingwood Sec 10

Developer: Friendswood Development Company

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-1901 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Traffic: On-street parking can be accommodated along the proposed neighborhood streets as long as the effective width of the paved section is 27' or greater.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/17/2015
Plat Name: Royal Brook at Kingwood Sec 11
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1903 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.6000	Total Reserve Acreage:	4.4600
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Record Royal Brook at Kingwood Ricewood Drive STD Sec 1.

2) Reserve B does not meet frontage requirements. Address at final submittal.

3) Replat Royal Manor Drive and Reserve to change the land use to "Greenbelt" prior to the recordation of this plat.

4) Include portion of N. Lake Houston Parkway adjacent to plat boundary (shown in GP) at final submittal. See markup.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION



Agenda Item: 39
Action Date: 09/17/2015
Plat Name: Royal Brook at Kingwood Sec 12
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1908 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	22.5000	Total Reserve Acreage:	2.7200
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

159. Provide centerline tie for Providence Bend Lane.

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Provide record info for Hueni Road.

2) Provide 10' BL along Holly Lane and provide a denied access note.

3) Record future adjacent section to provide access to lots 23-27, block 1.

4) Replat Royal Manor Drive and Reserve to change the land use to "Greenbelt" prior to the recordation of this plat.

5) Provide 1' reserve where indicated on markup.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/17/2015
Plat Name: Royal Brook at Kingwood Sec 12
Developer: Friendswood Development Company
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1908 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A WastewaterCapacity reservation letter (long form) is required.
Harris County Flood Control District: HCFCD review - Include Key Map information on the Vicinity Map.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40

Action Date: 09/17/2015

Plat Name: Sayli Retail Plaza

Developer: Noor Jan Mohammad

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying

App No/Type: 2015-1808 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	1.1670	Total Reserve Acreage:	1.1670
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77429	328S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)

UVE should be checked for making right turn on red by SB traffic on Louetta Road at Spring Cypress Road (Traffic)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/17/2015
Plat Name: SEC 1464 Bellaire
Developer: Duplantis Design Group, PC
Applicant: Gruller Surveying
App No/Type: 2015-1887 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.6696	Total Reserve Acreage:	11.6696
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527E	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Coordinate with Ft Bend for landscape easement/reserve

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/17/2015
Plat Name: SEC 1464 Bellaire
Developer: Duplantis Design Group, PC
Applicant: Gruller Surveying
App No/Type: 2015-1887 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: Add 10' landscape reserve adjacent to F.M. 1464 and Bellaire to comply with section 7 greenspace regulations.

Add 25' building line adjacent to F.M. 1464 and Bellaire.

Dedicate additional right of way adjacent to Bellaire and contribute to build agreement.
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/17/2015
Plat Name: Sendero Tract Sec 1
Developer: Meritage Homes of Texas, LLC
Applicant: Costello, Inc.
App No/Type: 2015-1915 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	29.0707	Total Reserve Acreage:	5.3248
Number of Lots:	104	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524R	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Provide new CenterPoint note.

2) Legal description must match title.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: Dedicate additional right of way adjacent to Bellaire for right turn lane. (12')

Provide 30' radii for all curb returns along Bellaire Blvd. @ Regatta Lake Drive and at Padova Drive @ Rancho Bella Parkway.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/17/2015
Plat Name: Sendero Tract Sec 2
Developer: Meritage Homes of Texas, LLC
Applicant: Costello, Inc.
App No/Type: 2015-1912 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.6283	Total Reserve Acreage:	14.9512
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Sendero Tract Sec 1 must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/17/2015
Plat Name: Silver Ranch Sec 13
Developer: Katy 309 Venture, L.P.
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1853 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.8100	Total Reserve Acreage:	0.1456
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/17/2015
Plat Name: Singh Brothers Trucking
Developer: JB MOTORS
Applicant: ICMC GROUP INC
App No/Type: 2015-1897 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2500	Total Reserve Acreage:	2.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 149
County	Zip	Key Map ©	City / ETJ
Harris	77095	407R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Show channel as "HCFCD Unit U118-00-00" show channel high banks
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Add HC Engineer's Certificate.
Add HC Clerk's certificate of Commissioners' Court approval. (HC)
Add HC Road Law paragraph to dedicatory language. (HC)
Call out distance to nearest cross street. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/17/2015
Plat Name: Southwest Police Station
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2015-1904 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	13.8625	Total Reserve Acreage:	13.8625
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571H	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

Add new note "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/17/2015
Plat Name: Southwest Police Station
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2015-1904 C2

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater Capacity reservation letter(Long Form) is required for this project.
City Engineer: B.L. MAY NEED TO BE 25' INSTEAD OF 10' DUE TO WATER METER, ALSO DETENTION IS REQUIRED

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

PWE Traffic: No Comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/17/2015
Plat Name: Towne Lake Sec 34
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1895 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.2700	Total Reserve Acreage:	3.3100
Number of Lots:	92	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Greenhouse Road must be recorded prior to or simultaneously with this plat.
157. Provide streets names for each street. (133-134)
159. Provide centerline tie.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HC Traffic regarding driveway permits on corner lots. (HC)
According to Note #1, the 1' reserve does not apply to Reserve A. Please remove the 1' Reserve. (HC)
Call out name, ROW width, and recording info for adjacent stub street Puckett River Dr outside plat boundary. (HC)
Add the following note: "A SWQ Permit must be obtained before the issuance of any development permit for a structure on all or a part of the reserve tract." (HC)
Add HC Landscape note. (HC)
Verify # of blocks in title block. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/17/2015
Plat Name: TPG FM 529 Fry Road
Developer: LEVINSON ALCOSER
Applicant: Tetra Surveys
App No/Type: 2015-1844 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1667	Total Reserve Acreage:	2.1667
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 157
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Q	ETJ

Conditions and Requirements for Approval

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

A limited scope TIA will be required. It should be coordinated with TIA of surrounding Fry 529 Center development for joint access. -Per HC Traffic

Call out Subdivision name and map record info for reserve NW of plat boundary. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/17/2015
Plat Name: Ventana Lakes Sec 15
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1880 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	38.9700	Total Reserve Acreage:	21.5036
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 449
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. Ventana Lakes Sec 13, Sec 14 and Ventana Groves Street Dedication must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/17/2015
Plat Name: Ventana Lakes Sec 15
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1880 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)
Record Section 13 prior to or simultaneously with this plat.(HC)
Label adjoining Street Dedication Plat name for Ventana Groves Drive.(HC)
Dedicate 20' for the widening of Major Thoroughfare. Existing 60' ROW Stockdick Road plus 20' coming out of Section 14? Clearly depict and clarify. (HC)
Plat and construction plan will not be approved till TIA is approved.(Traffic)
Where is additional 20' dedication of ROW as indicated on Preliminary Plat that it was dedicated with Sec 14? (Traffic)
Required UVEs should be shown on construction plan also (Traffic)
Record Section 14 prior to or simultaneously with this plat. Reason: Dedicating 20' by plat.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 50
Action Date: 09/17/2015
Plat Name: Villatoro on Church Street
Developer: pedro villatoro
Applicant: Replat Specialists
App No/Type: 2015-1618 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.7748	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	496G	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/17/2015
Plat Name: West Lake Houston Storage
Developer: WLH Storage, Ltd.
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-1833 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.7498	Total Reserve Acreage:	6.7498
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	377U	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that more clearly locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/17/2015
Plat Name: West Lake Houston Storage
Developer: WLH Storage, Ltd.
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-1833 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity Reservation letter (Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Parks and Recreation: To be added to general notes on face of plat:
If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 52
Action Date: 09/17/2015
Plat Name: Westview Terrace partial replat no 1
Developer: TimeLine Construction Group LLC
Applicant: Melissa's platting service
App No/Type: 2015-1843 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3270	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451Y	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that clearly locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Utility Analysis: Lot 1 does not front COH sanitary service.
 Customer must apply for Wastewater Capacity reservation letter long form.
 Letter must provided instruction how lot 1 will access COH sanitary system.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/17/2015
Plat Name: Wildwood at Oakcrest North Sec 16
Developer: Lennar Homes of Texas Land and Construction, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1832 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.5800	Total Reserve Acreage:	0.4240
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a minimum 10-foot side or rear building line will be required. (158)
047. Make minor corrections and additions as indicated on the marked file copy.
052. Sec 14 and 15 must be recorded prior to or simultaneously with this plat.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/17/2015
Plat Name: Wildwood at Oakcrest North Sec 16
Developer: Lennar Homes of Texas Land and Construction, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1832 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Provide correct plat name at city certificate and dedicatory language.(HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Record section 15 prior to or simultaneously with this plat.(HC)

Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/17/2015
Plat Name: Woodland Pines Sec 9
Developer: Woodland Pines, LP. A Limited Partnership
Applicant: EHRA
App No/Type: 2015-1881 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.4500	Total Reserve Acreage:	1.2300
Number of Lots:	120	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 278
County	Zip	Key Map ©	City / ETJ
Harris	77396	376E	ETJ

Conditions and Requirements for Approval

041. Any temporary easements dedicated by separate instrument may be abandoned by separate instrument. Show all easements per current title.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Complete lots and/or reserves beyond match line or reconfigure match lines to prevent lots/reserves from being cut off. (HC)

Left turn Lane will be required on Atascocita Road at Painted Cliffs Trail. Same cross section should be maintained if the distance between two tapers is less than 500'. -Per HC Traffic

UVes should be shown on construction plan also on applicable sheets. -Per HC Traffic

Plan should include additional school zone signs on Cold River Drive. Harris County Traffic should be contacted. -Per HC Traffic

Call out recording info for Atascocita Rd. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/17/2015
Plat Name: Woodlands Village of Alden Bridge Sec 109
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1845 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.5550	Total Reserve Acreage:	5.5550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 47
County	Zip	Key Map ©	City / ETJ
Montgomery	77382	216G	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Remove all easements outside plat boundary.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND NO CONSTRUCTION IS ALLOWED WITHIN PUBLIC UTILITY EASEMENT
PDD Historic Preservation: Not located within a historic district, no historic restrictions.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/17/2015
Plat Name: Woodlands Village of Indian Springs Sec 30
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1842 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.1910	Total Reserve Acreage:	2.1910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 60
County	Zip	Key Map ©	City / ETJ
Montgomery	77382	216X	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/17/2015
Plat Name: Colina Homes on Kansas Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2015-1859 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1234	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/17/2015
Plat Name: Contemporary Cottages
Developer: Steven Allen Designs
Applicant: Field Data Service, Inc
App No/Type: 2015-1754 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comments.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/17/2015
Plat Name: Cove at Bingham
Developer: SST Development, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-1747 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1500	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

Conditions and Requirements for Approval

001. Provide a copy of Certificate of Completion and acceptance of the widening of Bingham Street prior to recordation of this plat. Documentation of such will be required at recordation.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

207.1. Staff requests a two week deferral for further study and review.

221. Fully dimension all shared driveways. (44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 09/17/2015

Plat Name: Covington Plaza

Developer: COVINGTON CUSTOM BUILDERS, LLC

Applicant: Catalyst Technical Group, Inc.

App No/Type: 2015-1800 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.4290	Total Reserve Acreage:	0.4290
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414S	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide d title at recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 09/17/2015

Plat Name: Covington Plaza

Developer: COVINGTON CUSTOM BUILDERS, LLC

Applicant: Catalyst Technical Group, Inc.

App No/Type: 2015-1800 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: A wastewater Capacity Reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

2) This property(s) is located in Park Sector number 2.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/17/2015
Plat Name: DDB Investments
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2015-1849 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.2339	Total Reserve Acreage:	3.2339
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	575H	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/17/2015
Plat Name: Dickson Patio Homes
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2015-1910 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

001. Legal description must the title report.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/17/2015
Plat Name: Eado Point
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1886 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.4980	Total Reserve Acreage:	0.2014
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

085. The minimum acceptable lot width shall be 20 feet. If you are proposing lots with less than the minimum width requirement of 20', then you must provide a lot width averaging table whereby said lots below the minimum allowed average to at least 18' in width; with no lots being less than 15' in width. (187)

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

Due to the dedication of Pease Street, this plat should have been submitted as a Class 3 preliminary replat. A final will need to be submitted following approval of this plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter (Long Form) is required for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED AND DRAINAGE PLAN IS APPROVED, MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: Remove the parking spot closest to the westernmost driveway on Pease and install a stop sign and stop bar for traffic coming out of the property. These comments are illustrated in the attached document.



Agenda Item: 64
Action Date: 09/17/2015
Plat Name: Eighteenth Street Lofts
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No/Type: 2015-1774 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2273	Total Reserve Acreage:	0.2273
Number of Lots:	0	Number of Multifamily Units:	12
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

add new center point note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A WASTewater Capacity Reservation letter(Long Form) is required for this project.
 City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Traffic: No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 65
Action Date: 09/17/2015
Plat Name: Famik Place
Developer: MARINA ERSHAD
Applicant: MAK Design & Drafting LLC
App No/Type: 2015-1869 C2R

Staff Recommendation:
 Withdraw

Total Acreage:	0.1400	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 147
County	Zip	Key Map ©	City / ETJ
Harris	77082	527C	ETJ

Conditions and Requirements for Approval

A public hearing with notification is required for this replat.

Provide the following note on the face of the plat: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Provide recording information for adjoining recorded plat-Wingate Park.(HC)
 Recorded plat established a 20' B.L. along Wingate Park. Clarify requested 24' building line.(HC)
 Provide landscaping paragraph.(HC)
 Provide letter perfect county engineer certificate.(HC)
 Reconfigure adjoining street alignment. Recorded plat shows a cul-de-sac. See markup.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 66
Action Date: 09/17/2015
Plat Name: Gomez Reserve on Crosstimbers
Developer: R. Gomez Investment
Applicant: Replat Specialists
App No/Type: 2015-1811 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.4508	Total Reserve Acreage:	2.4508
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454J	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

065. Provide specific reason(s) for replat on the face of the plat as indicated on the marked file copy.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

127. Provide updated Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

208. Staff requests a two week deferral to allow time for the applicant to provide additional information before noon next Wednesday.

Provide all applicable recording information for Crosstimbers Road and provide these documents for review.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/17/2015
Plat Name: Harris County ESD no 50
Developer: Harris County Emergency Services District No 50
Applicant: Terra Surveying Company, Inc.
App No/Type: 2015-1757 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	6.7920	Total Reserve Acreage:	6.7920
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 53
County	Zip	Key Map ©	City / ETJ
Harris	77530	458W	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

Remove if part of HCMR 529194. See markup.(HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Provide complete ROW information for Dell Dale Boulevard.(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/17/2015
Plat Name: Live Oak Grove
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1883 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4953	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	1
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1. Add new Centerpoint note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation (Long Form) letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/17/2015
Plat Name: Magnolia Terrace partial replat no 1
Developer: JESUS VILLARREAL JR
Applicant: Catalyst Techincal Group, Inc.
App No/Type: 2015-1809 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4056	Total Reserve Acreage:	0.4056
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495W	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

047. Make minor corrections and additions as indicated on the marked file copy.

047.1. Please add the performance standard diagram associated with reduced building line along major thoroughfare of 80 or less (Ch 42-153; performance standards). Furthermore, a site plan is also required to show that the project will meet all of the criteria outlined in said section of the ordinance.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

158. Provide for the dedication of widening for Capitol and South 75th Street as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for a second and final time for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED AND NEED B.L.'s

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 70
Action Date: 09/17/2015
Plat Name: Main Street High Rise Apartments
Developer: PMRG
Applicant: Bury
App No/Type: 2015-1759 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.1600	Total Reserve Acreage:	1.1600
Number of Lots:	0	Number of Multifamily Units:	316
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

209. Applicant has requested that this item be deferred for two weeks.

1. Add new Center point note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

2. Add new Visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

3. Center site within vicinity map.



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Platting Approval Conditions

Agenda Item: 70
Action Date: 09/17/2015
Plat Name: Main Street High Rise Apartments
Developer: PMRG
Applicant: Bury
App No/Type: 2015-1759 C2R

Staff Recommendation:
Defer Applicant request

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/17/2015
Plat Name: Marvin Gardens
Developer: Bill Davenport
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2015-1828 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/17/2015
Plat Name: Master Mark Plaza
Developer: N & P Sign Systems
Applicant: HRS and Associates, LLC
App No/Type: 2015-1862 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4444	Total Reserve Acreage:	2.4444
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370G	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/17/2015
Plat Name: Master Mark Plaza
Developer: N & P Sign Systems
Applicant: HRS and Associates, LLC
App No/Type: 2015-1862 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Plat name must match approved CPC101 in all occurrences on plat. (HC)

Correct legal description for lot south of plat boundary. (HC)

Correct legal description for lot north of Shiloh Church Rd. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/17/2015
Plat Name: Morgan Court
Developer: Ironwood Prestige Properties, LLC
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2015-1851 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1033	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Utility Analysis: LOT 2 does not front COH sanitary main.

A wastewater Capacity Reservation letter (long form) is required for this project. Letter must provided instruction how lot 2 will connect to the city sanitary sewer.

PWE Traffic: No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/17/2015
Plat Name: Morningside Square
Developer: 1996FT Portsmouth LLC
Applicant: Century Engineering, Inc
App No/Type: 2015-1764 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.5153	Total Reserve Acreage:	0.5153
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Y	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

139. Property to east of this plat shall provide for 25' widening of Morningside, at this location.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Provide current Certificate of Occupancy in request of dual building line (for subject building.)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter required for this project.

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON MORNINGSIDE DR

PWE Utility Analysis: A Wastewater capacity reservation letter required for this project.

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON MORNINGSIDE DR

PWE Traffic: No comments.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/17/2015
Plat Name: Nautilus Heights
Developer: Nautilus Real Estate
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1885 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453S	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/17/2015
Plat Name: Netivot Braeswood
Developer: AGS CONSULTANTS, LLC
Applicant: AGS CONSULTANTS LLC
App No/Type: 2015-1826 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9959	Total Reserve Acreage:	0.0746
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77096	530V	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) is required for this project.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/17/2015
Plat Name: Noble Center
Developer: The Noble Center
Applicant: Town and Country Surveyors
App No/Type: 2015-1861 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0900	Total Reserve Acreage:	1.0900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Southern Montgomery County MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/17/2015
Plat Name: North Shore Meadows
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2015-1823 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9182	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	498H	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Call out map record info in legal description of all adjacent lots. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/17/2015
Plat Name: Piping Technology Tierwester Development
Developer: Piping Technology & Products, Inc.
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2015-1696 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.1863	Total Reserve Acreage:	10.1863
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533T	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Add, The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity reservation letter must be obtained for this project before replat.
City Engineer: DETENTION IS REQUIRED

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/17/2015
Plat Name: Spanish United Pentecostal Church Fallbrook
Developer: iglesia pentecostal unida hispana
Applicant: Field Data Srvce, Inc
App No/Type: 2015-1760 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7667	Total Reserve Acreage:	0.7667
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77086	370Z	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Provide minimum 15 x 15 cutback at intersections.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/17/2015
Plat Name: Spanish United Pentecostal Church Fallbrook
Developer: iglesia pentecostal unida hispana
Applicant: Field Data Srvice, Inc
App No/Type: 2015-1760 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

20 ft. x 20 ft. ROW corner clips along Fallbrook.(Traffic)

Provide complete recording information for Fallbrook Drive.(HC)

Align county engineer's name with his title at county certificate.(HC)

Label alley. See markup.(HC)

Provide/label the type of reserve proposing within plat boundary.(HC)

Provide correct plat name throughout plat boundary.(HC)

Depict Hollister alignment at vicinity map.(HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/17/2015
Plat Name: Unity Church of Christianity Sec 1 replat no 1 and extension
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1898 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	12.4280	Total Reserve Acreage:	12.4280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	490Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

089. A reserve restricted to a drainage shall have a minimum of 20 feet of frontage on a public street. (192)

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/17/2015
Plat Name: Unity Church of Christianity Sec 1 replat no 1 and extension
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1898 C2R

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project.(Long Form)
Please, respect all prescriptive and or recorded COH easements or abandon them through the Joint Referral Committee.
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map.
Parks and Recreation: To be added to general notes on face of plat:

1) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

2) This property(s) is located in Park Sector number 9.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/17/2015
Plat Name: Victoria Court
Developer: Allan Walter Homes
Applicant: MOMENTUM ENGINEERING
App No/Type: 2015-1835 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2661	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A wastewater capacity Reservation letter is required.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/17/2015
Plat Name: Washington Center 3028 Addition
Developer: JLB Partners
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1889 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	4.0840	Total Reserve Acreage:	4.0120
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

050. Revise plat boundary as indicated on the marked file copy.

058. Identify all adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. provide all record information for these areas. (41)

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

059.1. Acreage in title and on plat must match.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

068. Provide a vicinity map that more clearly locates this subdivision site within the boundaries of an existing major thoroughfare grid.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (long form) is required for this project.
City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/17/2015
Plat Name: Wycoff Reserve on Cornish
Developer: Wycoff Development
Applicant: PROSURV
App No/Type: 2015-1815 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.1959	Total Reserve Acreage:	0.1959
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

127. Update Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

208. Staff requests a two week deferral to allow time for the applicant to provide additional information before noon next Wednesday.

Dimension TJ Jester Boulevard as indicated on the marked file copy.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter (Long Form) is required for this project.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/17/2015
Plat Name: Yale Commercial Plaza
Developer: Braun Enterprises
Applicant: Tetra Surveys
App No/Type: 2015-1879 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9167	Total Reserve Acreage:	0.9016
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Change use to "Retail Commercial Center" as indicated on the marked file copy.

Add note on face of the plat: "A 5' building line is applicable only if the plat complies with each performance standards stated in the section 42-154 -- Retail commercial center.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter (Long Form) is required for this project.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION



Agenda Item: 86
Action Date: 09/17/2015
Plat Name: Amended Plat of Almeda Place partial replat no 6
Developer: GRAYWOOD HOMES
Applicant: ICMC GROUP INC
App No/Type: 2015-1685 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4821	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Amended Plat of Almeda Place partial replat no 6

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Amended Plat of Almeda Place partial replat no 6

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/17/2015
Plat Name: Blossom Hotel and Suite
Developer: Zhejiang Blossom Tourism Group Houston, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1538 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.8747	Total Reserve Acreage:	0.8747
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Please provide a revised title with the final plat submittal that includes all of the property in one title.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required.
City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: A Wastewater capacity Reservation letter is required.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

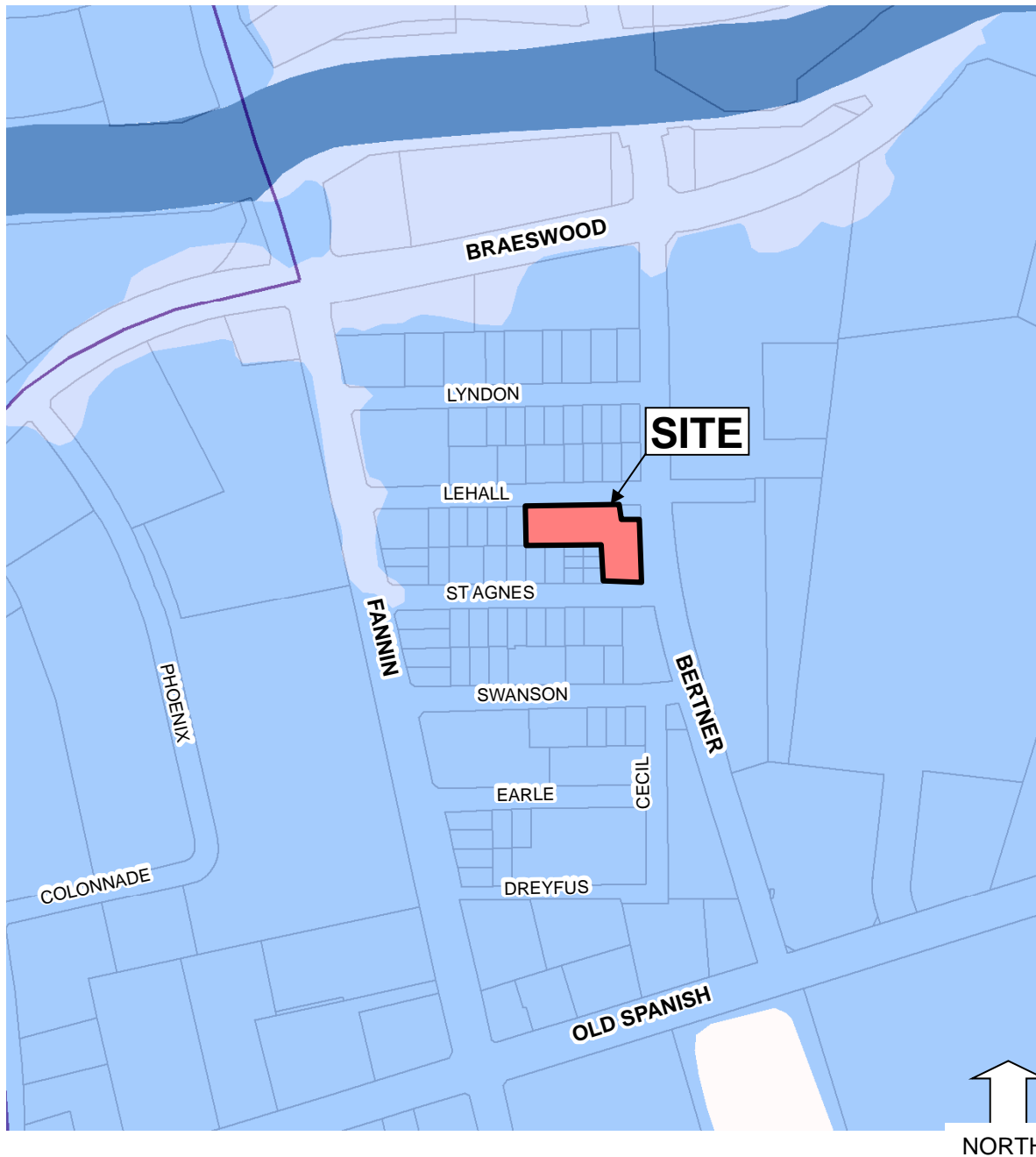
ITEM: 87

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Blossom Hotel and Suite (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

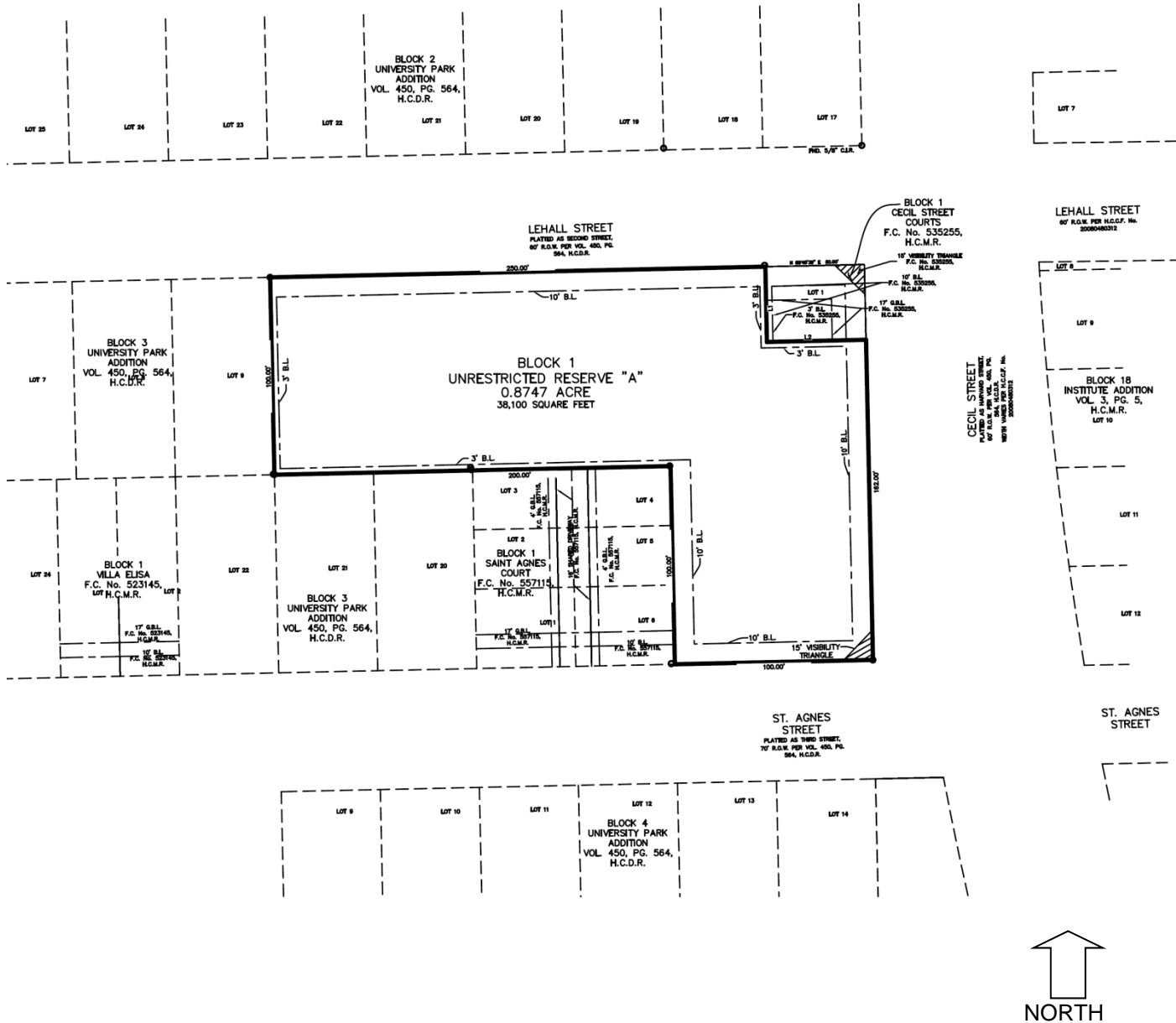
ITEM: 87

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Blossom Hotel and Suite (DEF1)

Applicant: Civil-Surv Land Surveying, L.C



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 09/17/2015

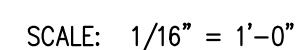
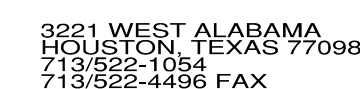
Subdivision Name: Blossom Hotel and Suite (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings with Variance

Aerial





ARCHITECTURE
PLANNING
INTERIORS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/822-1054
713/822-4496 FAX



BLOSSOM HOTEL: ELEVATION FROM LEHALL STREET

SHEET 11

25 AUG 2015

SCALE: 1/16" = 1'-0"



BLOSSOM HOTEL: ELEVATION FROM BERTNER AVENUE

SHEET 10

25 AUG 2015

SCALE: 1/16" = 1'-0"





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1538

Plat Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 07/24/2015

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

Specific Variance is being sought and extent of variance:

To allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve.

Chapter 42 Section: 42-193(C)

Chapter 42 Reference:

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

Statement of Facts

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

The property in question is located in Major Activity Center 3, The Medical Center, Ordinance 2011-1213. This ordinance allows for mixed use developments in residential areas of the City. By favoring the strict Chapter 42 over the MAC standards the applicant is being deprived of the reasonable use of the land. In addition, The property in question does not require the complete replatting of the subdivision for development purposes, instead allowing one single family lot to remain as is and unmolested, with remaining street access to both Cecil Street and Lehall Street.

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

The property in question does not require the complete replatting of the subdivision for development purposes, instead allowing one single family lot to remain as is and unmolested.

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

The applicant did not impose this hardship. As a MAC, the City encourages development with a mix of land uses, street patterns and non-residential development. It is intended to replat just the lots necessary to meet developmental and space requirements.

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

The intent and general purposes of this chapter will be preserved and maintained, as the remaining lot will essentially continue to exist as before, a single family residential lot. The hotel has maintained a fence and 10' extensively landscape buffer adjacent to the town house lot. The parking structure within the hotel is screened per section 406.211, Division B Residential Buffering Standards.

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

The granting of this variance will not be injurious to the public health or safety, as the remaining lot will continue in its current, accepted state. The hotel will be constructed in conformance with City, State, and Federal construction requirements. Access to the hotel is from St. Agnes street \pm 150' from the town house. The hotel will be a state of the art facility, serving the needs of the Medical Center, and aesthetically complimentary to its surroundings. The hotel will be built to serve adjoining large scale projects, such as the hospital and related medical buildings. On the block the hotel is to be located on, 7 townhouses, an auto body shop, and a medical supply center remain. This development will actually lift a large portion of the block up to the standards of the rest of the new, ongoing medical center development.

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

Economic Hardship is not the sole justification for the variance. This request if granted, will allow the development of a large budget hotel site servicing the Medical Center across mostly unimproved lands. In addition, the owners of the

remaining subdivision lot (the house is vacant and unoccupied) have been unlocatable, with all attempts at purchase by representatives of the hotel meeting in dead ends.



Application No: 2015-1538

Agenda Item: 87

PC Action Date: 09/17/2015

Plat Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-193(C)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve.;

Basis of Recommendation:

The site is located in the city bounded by Lehall, Bertner and Saint Agnes Street east of Fannin Street in the Major Activity Center 3 designation in the Medical Center area. The applicant is requesting a variance to allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve for the purpose of building a hotel that will serve the needs of visitors to the Medical Center and surrounding area. Staff is in support of this request. The subject site is a replat of lots in the University Park Addition subdivision that was recorded in 1920 that had no residential restrictions on the face of the plat and two lots out of Cecil Street Courts which is a replat of University Park that created three single family lots in 2003 at the southwest corner of Lehall and Cecil Streets. This application requires a variance from 42-193 because this a partial replat of a subdivision with single family restrictions on the face of the plat. If all three lots of Cecil Street Courts would be replatted with this proposal, a variance would not be required. The applicant has tried to reach the owner of lot 1 but to no avail. This lot will remain as is. The hotel will provide a fence and 10' landscape buffer adjacent to the town house lot and screening for the parking structure within the hotel. The area is a mix use area of some residential developments with businesses and MD Anderson Hospital Campus across the street. The proposed hotel would be consistent with existing developments suitable for the community. Review by Legal indicates this plat will not violate restrictions. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 Form conditions.

Statement of Facts

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

This application requires a variance from 42-193 because this a partial replat of a subdivision with single family restrictions on the face of the plat. If all three lots of Cecil Court would be replatted with this proposal a variance would not be required. The applicant has tried to reach the owner of lot 1 but to no avail. This lot will remain as is.

(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;

If all three lots of Cecil Street Courts would be replatted with this proposal a variance would not be required. The applicant has tried to reach the owner of lot 1 but to no avail. This lot will remain as is. The hotel will serve the needs of visitors to the Medical Center and surrounding area.

(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 tried to reach the owner of lot 1 but to no avail. This lot will remain as is. If all three lots of Cecil Court would be replatted with this proposal a variance would not be required.

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

The site is located in the city bounded by Lehall, Bertner and Saint Agnes Street east of Fannin Street, south of South

Braeswood Boulevard and north of Old Spanish Trail in the Major Activity Center 3 designation in the Medical Center area. The applicant is requesting a variance to allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve for the purpose of building a hotel that will serve the needs of visitors to the Medical Center and surrounding area. This application requires a variance from 42-193 because this a partial replat of a subdivision with single family restrictions on the face of the plat. If all three lots of Cecil Street Courts would be replatted with this proposal, a variance would not be required. The intent and general purposes of this chapter will be preserved and maintained.

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

The hotel will serve the needs of visitors to the Medical Center and surrounding area. It is consistent with the development patterns in the area and the Major Activity Designation and the granting of this variance would be beneficial to the welfare of residents and persons working and visiting this area.

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

Economic hardship is not the sole justification of the variance. This application requires a variance from 42-193 because this a partial replat of a subdivision with single family restrictions on the face of the plat. If all three lots of Cecil Street Courts would be replatted with this proposal a variance would not be required. The hotel will serve the needs of visitors to the Medical Center and surrounding area and consistent with the development patterns in this area.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/17/2015
Plat Name: HISD Pilgrim Elementary School replat no 1 and extension
Developer: Amani Engineering, Inc
Applicant: Amani Engineering
App No/Type: 2015-1478 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	12.0892	Total Reserve Acreage:	12.0892
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491W	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter(Long form) is required.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

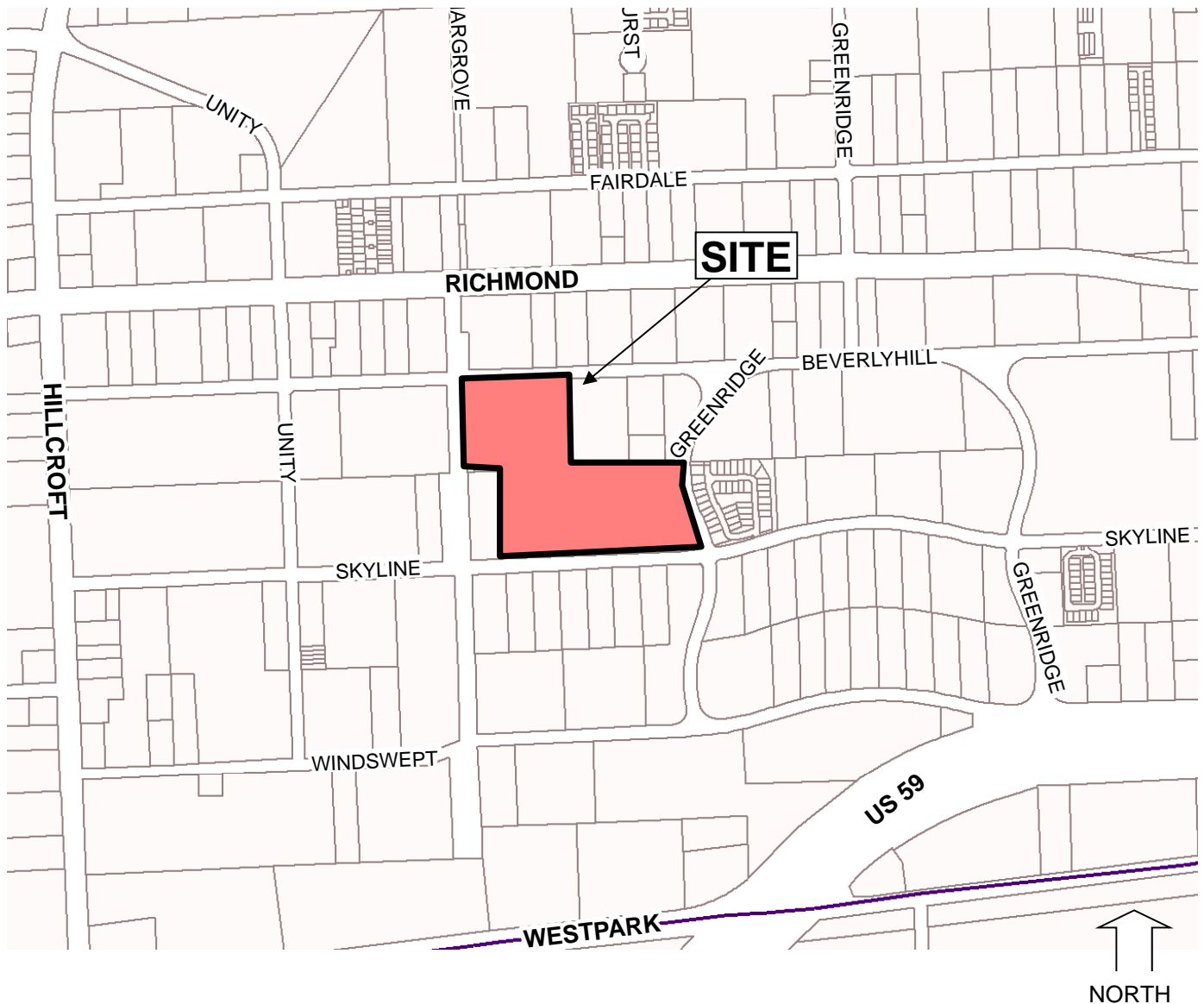
ITEM: 88

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD Pilgrim Elementary School replat no 1 and extension

Applicant: Amani Engineering



C – Public Hearings with Variance

Site Location

Houston Planning Commission

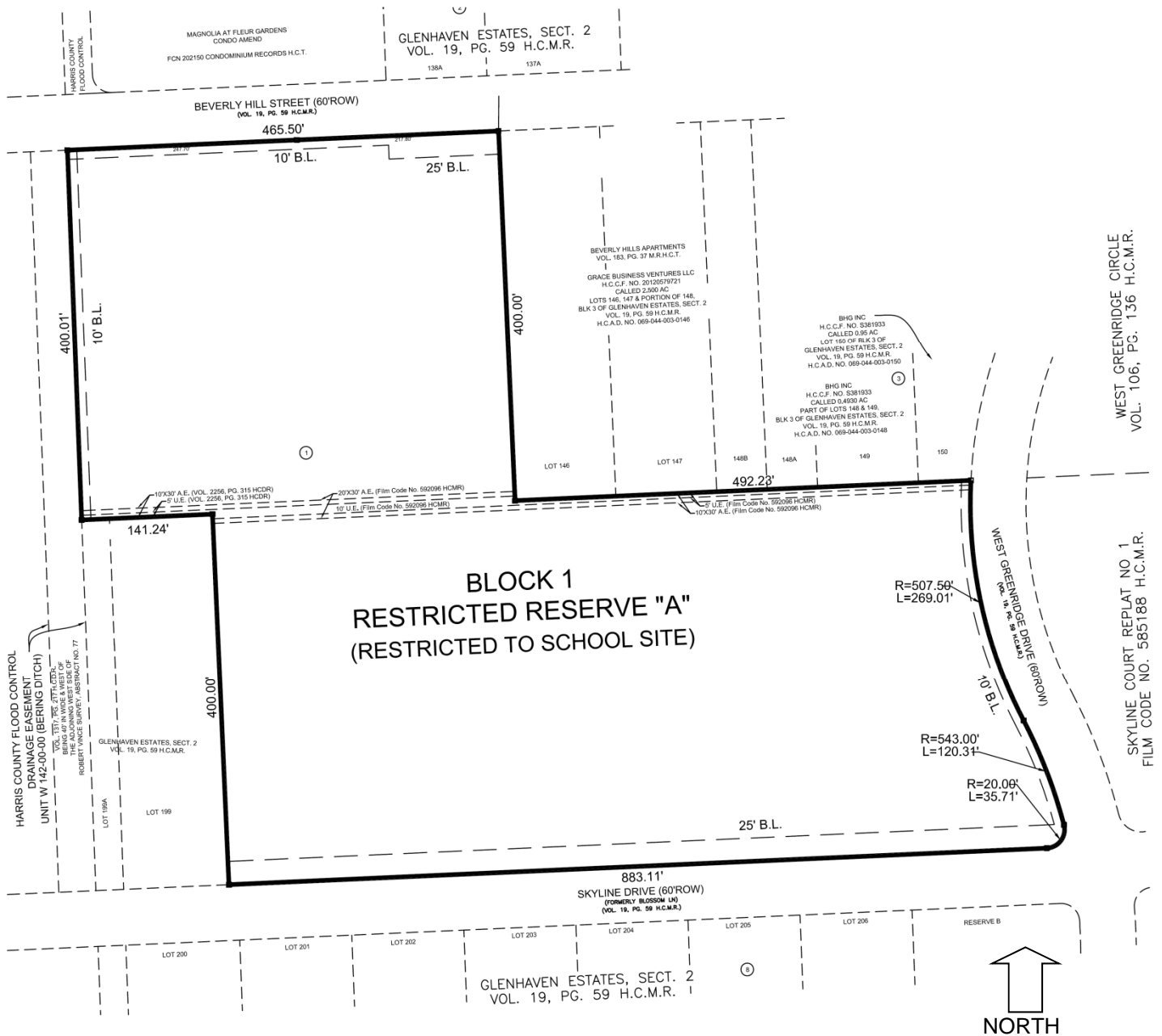
ITEM: 88

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD Pilgrim Elementary School replat no 1 and extension

Applicant: Amani Engineering



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD Pilgrim Elementary School replat no 1 and extension

Applicant: Amani Engineering



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1478

Plat Name: HISD Pilgrim Elementary School replat no 1 and extension

Applicant: Amani Engineering

Date Submitted: 07/13/2015

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

Specific Variance is being sought and extent of variance:

We are requesting a name change to omit the name Glenhaven Estates and use only the Plat name of the existing school by naming the new plat "HISD-PILGRIM ELEMENTARY SCHOOL REPLAT".

Chapter 42 Section: 42-41

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

Specific variance is being sought and extent of variance: We are platting properties owned by Houston Independent School District, Tract 1: A 2.2858 acre tract of land being Lots 142 and 143 in Block 3 and the Reserve portion of Block 3 adjacent to the west line of said Lot 142 of Glenhaven Estates, Section Two as recorded in Volume 19, Page 59 Map Records of Harris County, Texas and Tract 2: all of Restricted Reserve A in Block One of Pilgrim Elementary School as recorded in Film Code 592096 Map Records of Harris County, Texas as one tract. We are requesting a name change to omit the name Glenhaven Estates and use only the Plat name of the existing school by naming the new plat "HISD-PILGRIM ELEMENTARY SCHOOL REPLAT". We are using the name of the platted school property so it will be identified as the school and there is no necessity to use Glenhaven Estates in the name. It is an extension of an existing HISD School Plat which is more feasible to retain the Pilgrim Elementary 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;

No, we are NOT creating or imposing a hardship. Our intent is to continue using the School name since we are adding more HISD owned property to the platted HISD owned existing school property.

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

Yes they will, our intent is to change the name to the previously recognized school name, Pilgrim Elementary School. This will also serve to eliminate any confusion.

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

No, it will not be injurious to the public health, safety or welfare. Our intent is to retain the name of the existing Pilgrim Elementary School in the Plat name after adding the HISD owned tracts to the existing Pilgrim Elementary School Plat.

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

The name not including the Glenhaven Estates and using the Pilgrim Elementary School Replat name will serve to avoid any confusion in the recognition of the existing school.



Application No: 2015-1478

Agenda Item: 88

PC Action Date: 09/17/2015

Plat Name: HISD Pilgrim Elementary School replat no 1 and extension

Applicant: Amani Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-41

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are requesting a name change to omit the name Glenhaven Estates and use only the Plat name of the existing school by naming the new plat "HISD-PILGRIM ELEMENTARY SCHOOL REPLAT".;

Basis of Recommendation:

This site is located south of Richmond Avenue bounded by Beverly Hill Street, West Greenridge Drive and Skyline Drive. The reason for replat is to create one (1) school reserve and to revise building lines.

The applicant is requesting a variance to deviate from the replat naming requirements as set forth in Sec 42-41(1)(b) and to use the existing school name, Pilgrim Elementary School, as part of the subdivision name.

The subject site is a replat of all of Pilgrim Elementary School and two (2) lots and a reserve portion of Glenhaven Estates Sec 2. Pilgrim Elementary School was recorded in 2005 and the naming requirements were not in effect at that time. Now, HISD wants to expand the existing school campus by adding the two adjacent vacant lots and the reserve portion. Strict application of the ordinance would require the proposed plat to be named as Glenhaven Estates Sec 2 partial replat no 2, which has no significant meaning to the site. This property has been operated as a school for many years and the use of the land will remain the same. Changing the name to meet the naming requirements would not meet the intent of the ordinance because the property is no longer recognized as a single-family subdivision. Therefore, staff is in support of this variance.

Review by legal department indicates that this plat does not violate any restrictions on face of the plat or those filed separately.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

Per Sec 42-41(1), "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." The subject site is a replat of all of Pilgrim Elementary School and two (2) lots and a reserve portion (adjacent to the West property line of Lot 142) of Glenhaven Estates Sec 2. In 2005, a portion of Glenhaven Estates Sec 2 was replatted to create Pilgrim Elementary School. Now, HISD wants to expand Pilgrim Elementary School by adding the two adjacent vacant lots and the reserve portion of Glenhaven Estates Sec 2. Glenhaven Estates Sec 2 has separately filed deed restrictions and strict application of the ordinance would require the proposed plat to be named as Glenhaven Estates Sec 2 partial replat no 2, which has no significant meaning to this site. The property has been operated as a school facility for many years and the use of the land will remain the same. Changing the name to meet the naming requirements would not meet the intent of the ordinance since the property is no longer recognized as a single-family subdivision.

(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;

HISD is expanding the platted school reserve by adding two adjacent vacant lots and a reserve portion of Glenhaven Estates Sec 2.

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

Changing the name to meet the naming requirements would have no significant meaning to the site and would not meet the intent of the ordinance since the property is no longer used for single-family residential purposes. The site has been operated as a school facility for many years.

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

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

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

Economic hardship is not the sole justification of the variance. The main justification is to continue identifying the property as a school site.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/17/2015
Plat Name: Interfield Business Park replat no 1
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2015-1616 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.4736	Total Reserve Acreage:	0.4736
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

The applicant shall provide 6' sidewalk, 3" caliper trees and maximum 8' semi-opaque or wrought iron fence along Studewood Street.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A wastewater capacity Reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - Correct Key Map information on the Vicinity Map it is 493A.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

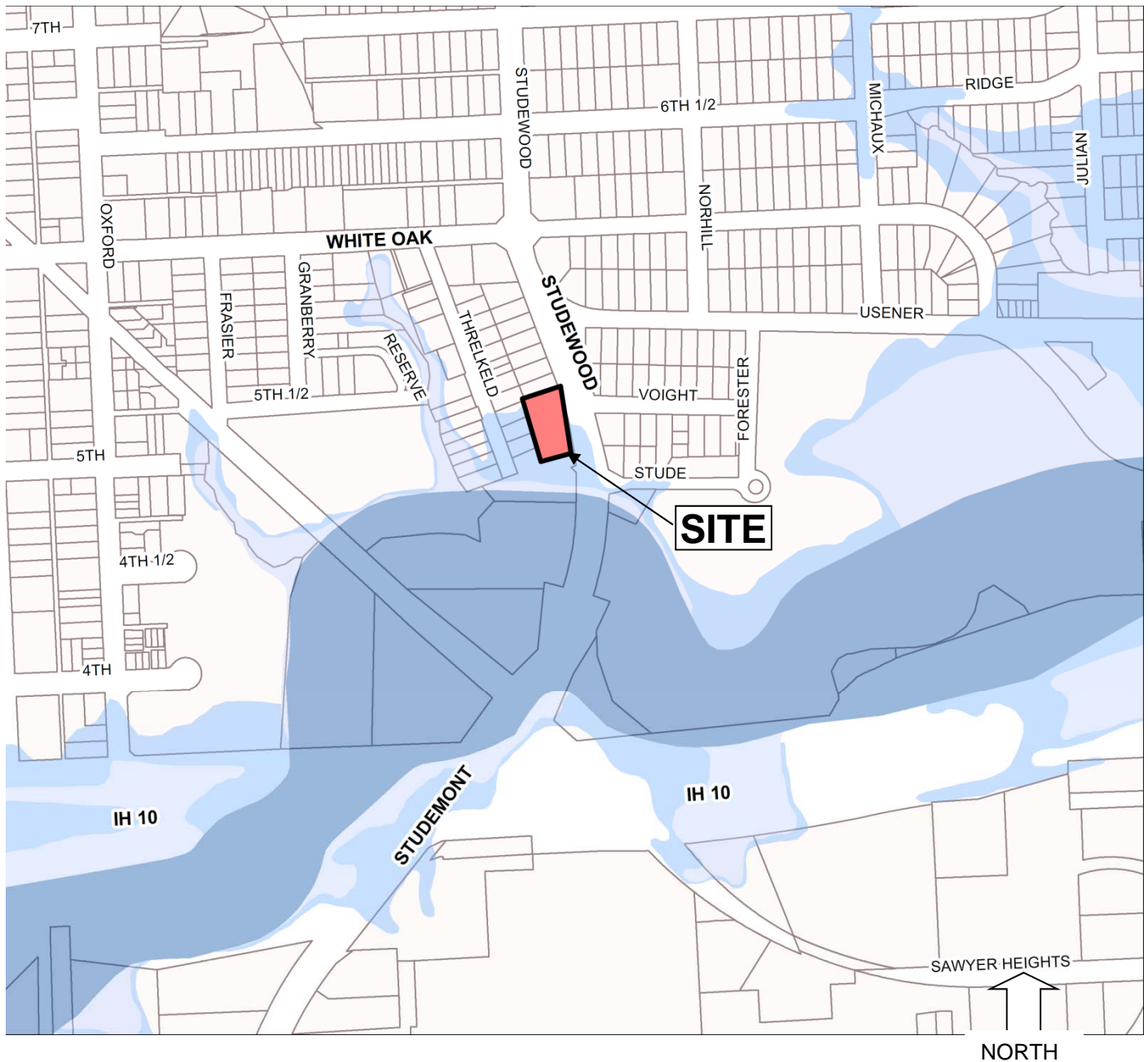
ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings with Variance

Site Location

Houston Planning Commission

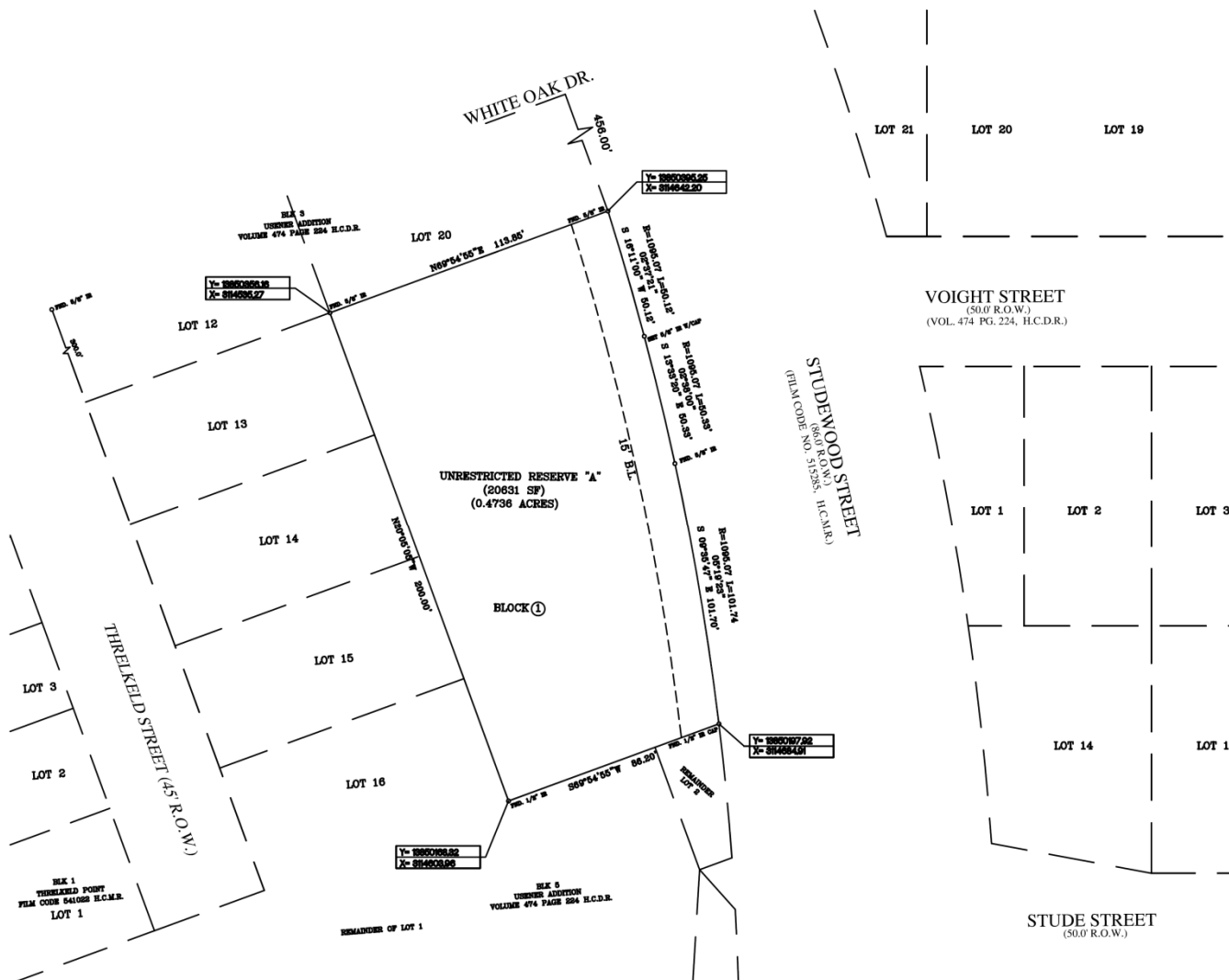
ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial



WHITE OAK DR.

Y= 13850395.25
X= 3114642.20

Y= 13850356.16
X= 3114535.27

Y= 13850168.32
X= 3114603.96

LEGEND:

- PROPOSED TREE
- SUPPORT COLUMN

TITLE

PROJECT

DATE:

JOB #:

SHEET NO.

DRAWN BY:

CHECKED BY:

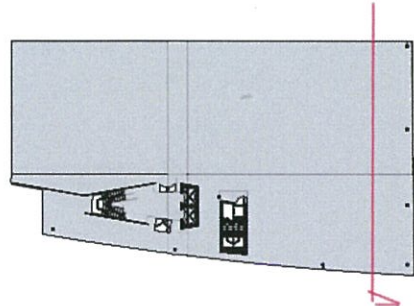
401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

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

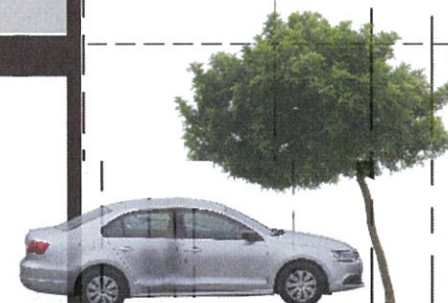
VOIGHT STREET
(50.0' R.O.W.)
(VOL. 474 PG. 224, H.C.D.R.)

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

6 PROPOSED CURB
6.00 PROPOSED SIDEWALK IMPROVEMENT
17.65 PROPERTY TO CURB
3.01
9.96
INLET
34
2.00
4" CALIPER TREE
11.25
6.65
6.00 PROPOSED SIDEWALK IMPROVEMENT
PRE-EXISTING AREA TO BE REMOVED
STM MH
5.30
15.83
21.11 PROPERTY TO CURB
12.65
bike rack
2.00
6.01 PROPOSED SIDEWALK IMPROVEMENT
SAN MH



STUDEWOOD STREET
(86' R.O.W.)



PROPERTY LINE

NEW 15' SETBACK

EXISTING 25' SETBACK

PROPOSED 15'
REAR SETBACK

EXISTING 5'
REAR SETBACK

PROPERTY LINE

56'-0"
TERRACE LEVEL

42'-0"
OFFICE LEVEL

28'-0"
OFFICE LEVEL

14'-0"
OFFICE LEVEL

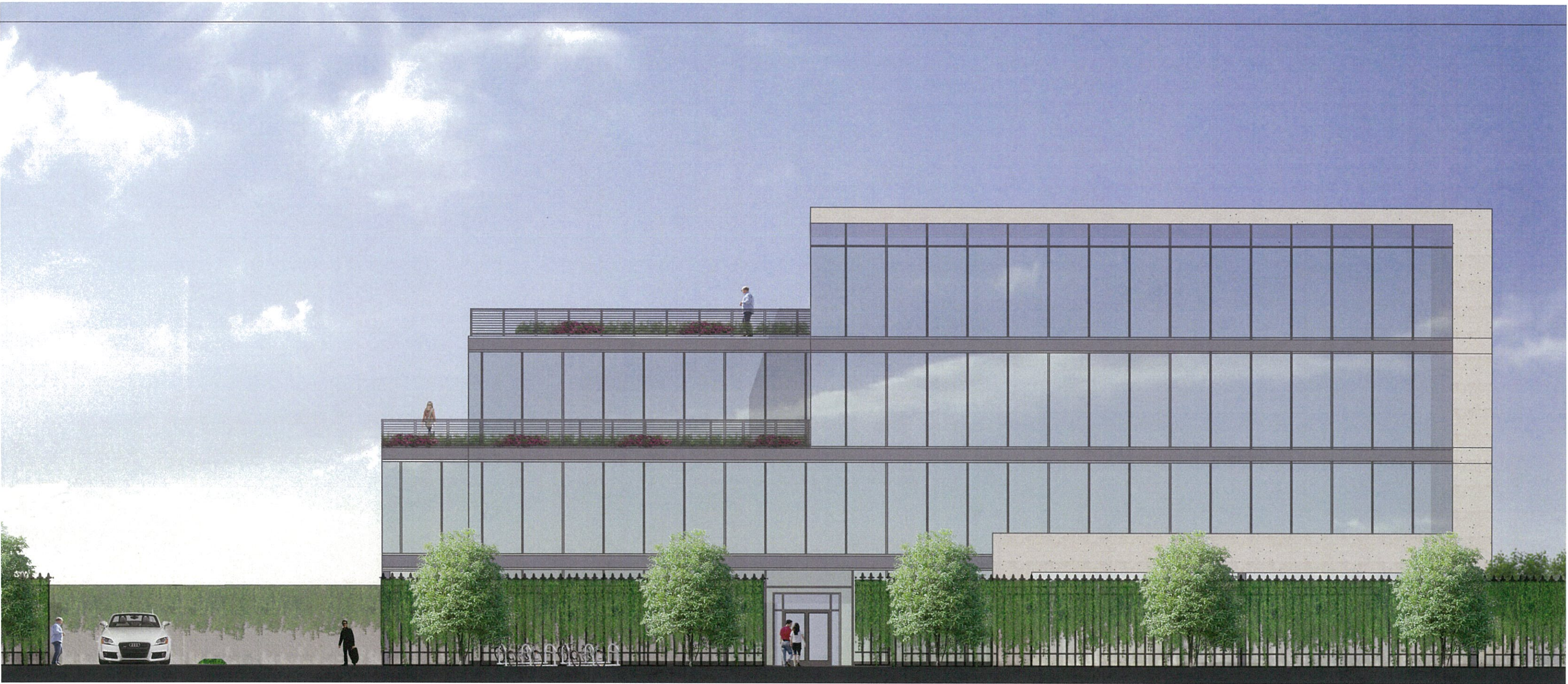
0'-0"
PARKING LEVEL

20'-0"

15'-0"

83'-0"

15'-0"





**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, third and fourth floors. The depth of the property, at its widest point, is 113.85 feet and only 86.20 feet, at its narrowest point. The peculiar shape and size of tract, 25' building line and owner's desire to construct office building at least 15 feet from the west property line (rear of building), to be more friendly to abutting residents, do not allow for a feasible building program. Therefore, in order to have a building program feasible for developer and friendlier to abutting neighbors, we request that a 15 foot front building line be allowed along Studewood Street. Studewood Street is an 86 foot right-of-way, along the front of subject tract. According to City of Houston Major Thoroughfare and Freeway Plan (MTFP) Hierarchy Classification Table, this portion of Studewood Street does not appear to be listed; however, the MTFP Map shows there is sufficient width, and no widening appears to be planned. Studewood Street runs from Interstate 10 to 20th Street. The land along this street consists of a unique blend of commercial and historic residential. Commercial development appears to be more of the land use nearer Interstate 10. A majority of the remaining residential areas north of White Oak Drive have approved or pending minimum lot size applications. The east side of Studewood Street, from 11th Street to just past 19th Street is part of the Norhill Historic District. Many of the homes along this portion of Studewood Street have been beautifully maintained and many are located nearer than 25 feet of Studewood Street. The combined Norhill Historic District and minimum lot size applications pending or approved are a strong indication that increase in density would be minimal, in turn making a significant increase in traffic along Studewood Street less likely. Studewood Street consists of two south-and-north bound lanes with a center median, from Interstate 10 up to East 6 ½ Street and one south and north bound lane with a center turning lane further north. This configuration appears to sufficiently allow for smooth traffic flow in the area. Interfield Business Park replat no 1 is approximately 250 feet from the Buffalo Bayou bridge, and this portion of S

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 6-foot side walk along 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 pedestrian realm of the 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 properties peculiar shape, vicinity to residential development and existing conditions.



Application No: 2015-1616

Agenda Item: 89

PC Action Date: 09/17/2015

Plat Name: Interfield Business Park replat no 1

Applicant: The Interfield Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

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

Basis of Recommendation:

The site is located west of Studewood and south of White Oak Drive. The applicant is seeking a variance to allow a reduced building line of 15 feet, along Studewood Street, a major thoroughfare of 86' feet with sufficient width. Staff is in support of this request. The applicant is proposing a 3 story office building with ground level parking and offices located on the second, third and fourth floors. The site has a peculiar shape and from the back of the curb to the property line there is a varying width of 17 to 21 feet and with the 15 feet proposed setback, the building will be from 32 feet to 36 feet. The applicant is proposing a 6' sidewalk and enhanced landscaping with trees and screening along the proposed fence. Parking will be to the side and rear of the property. The development will be consistent with the developments in the area. Review by Legal indicates this plat does not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 conditions.

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 site has a peculiar shape and from the back of the curb to the property line there is a varying width of 17 to 21 feet and with the 15 feet proposed setback, the building will be from 22 feet to 36 feet. The proposed setback will be consistent to the properties in the area.

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

The applicant is proposing a 6' sidewalk and enhanced landscaping with trees and screening along the proposed fence. Parking will be to the side and rear of the property. The development will be consistent with the developments in the area.

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

The site has a peculiar shape and from the back of the curb to the property line there is a varying width of 17 to 21 feet and with the 15 feet proposed setback, the building will be from 22 feet to 36 feet. The applicant is proposing a 6' sidewalk and enhanced landscaping with trees and screening along the proposed fence.

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

The building will be setback 32 to 36 feet back from the travel lanes. The applicant is proposing 6 feet sidewalk and enhanced pedestrian environment. The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will enhance the pedestrian area and will not be injurious to the public health, safety or welfare of this community.

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

Economic hardship is no the sole justification of the variance. The site has a peculiar shape and from the back of the curb to the property line there is a varying width of 17 to 21 feet and with the 15 feet proposed setback, the building will be from 32 feet to 36 feet. The applicant is proposing a 6' sidewalk and enhanced landscaping with trees and screening along the proposed fence. Parking will be to the side and rear of the property. The development will be consistent with the developments in the area.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/17/2015
Plat Name: Memas
Developer: Memas Enterprises
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1532 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.2295
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

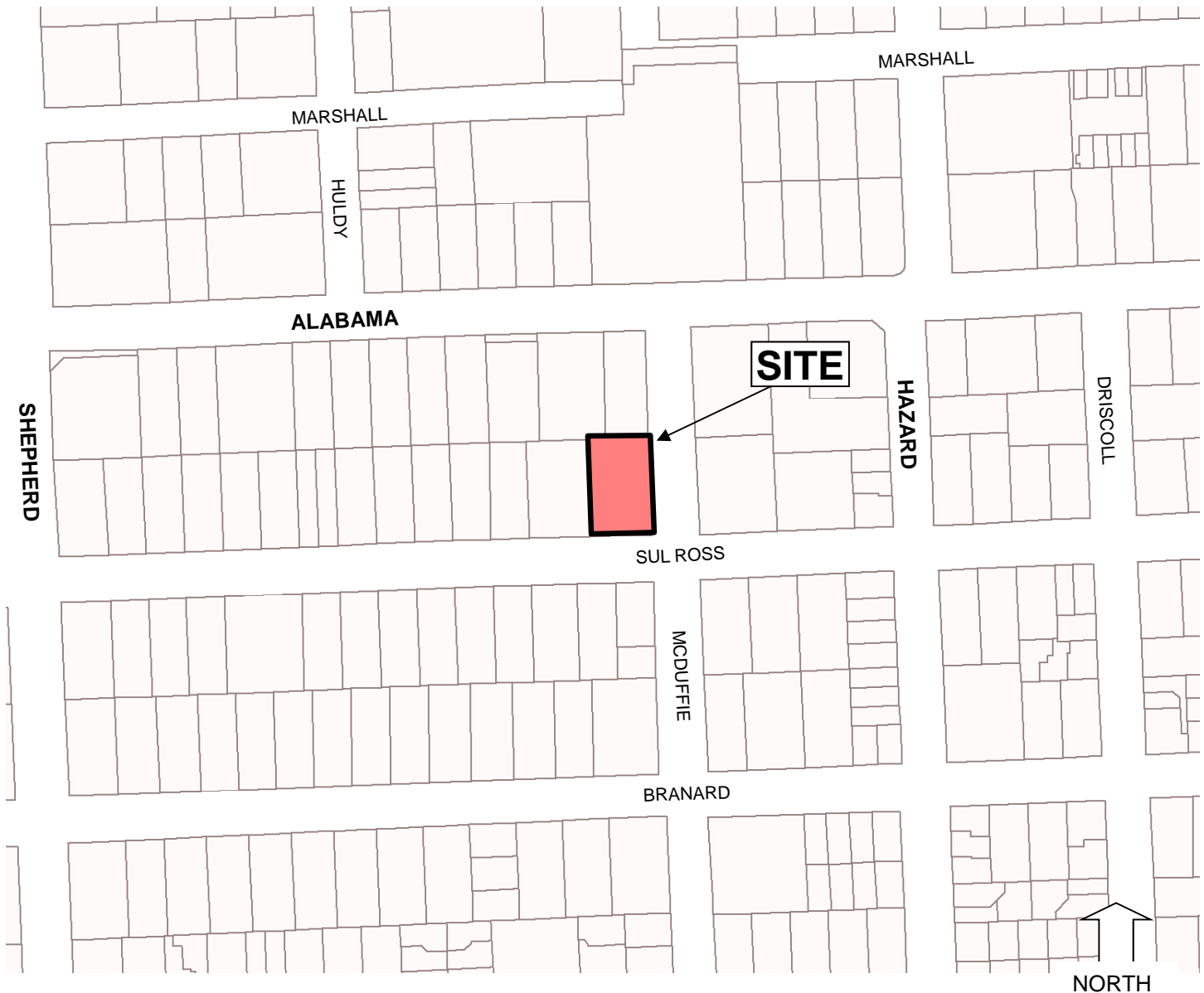
ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

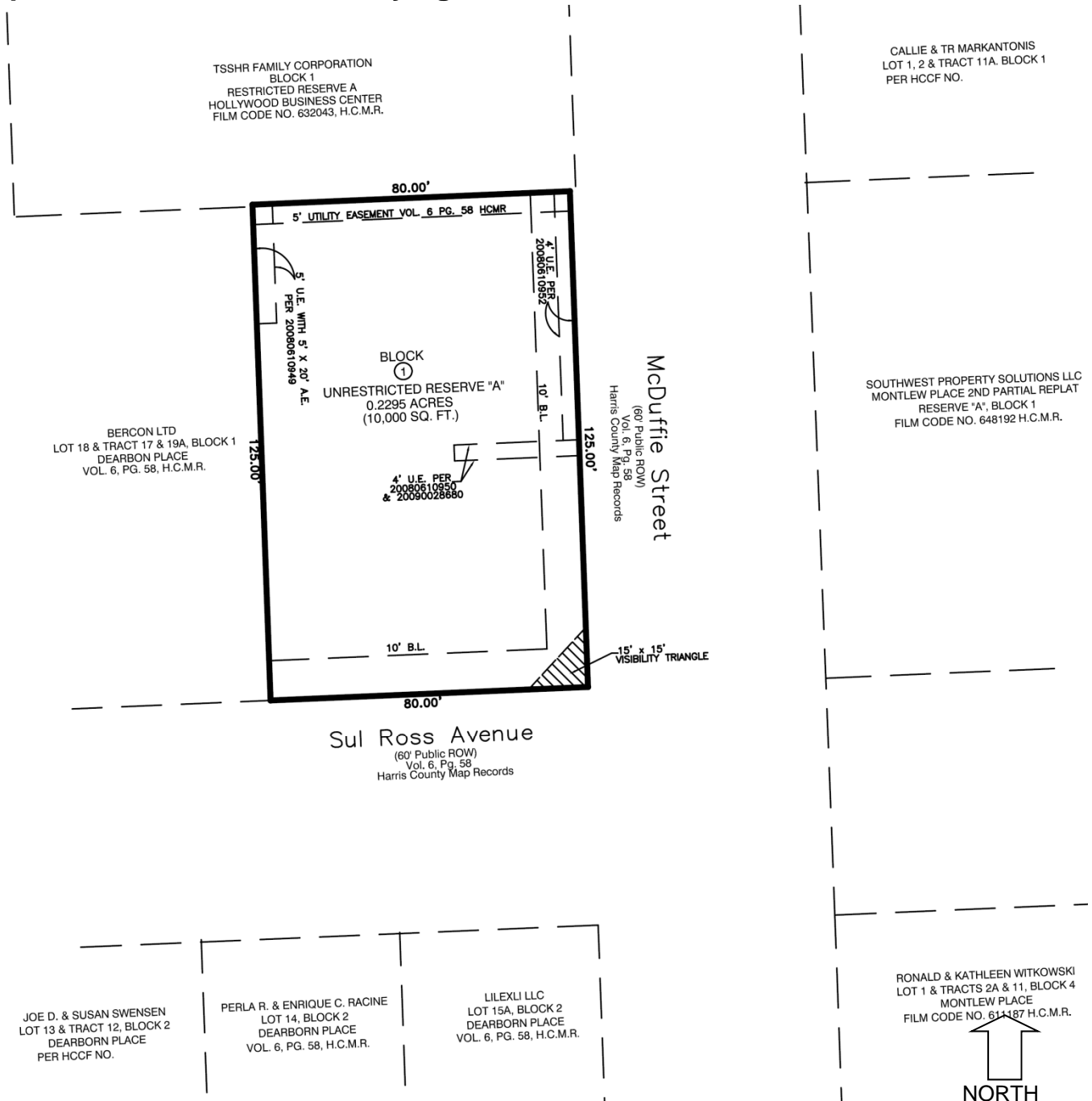
ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

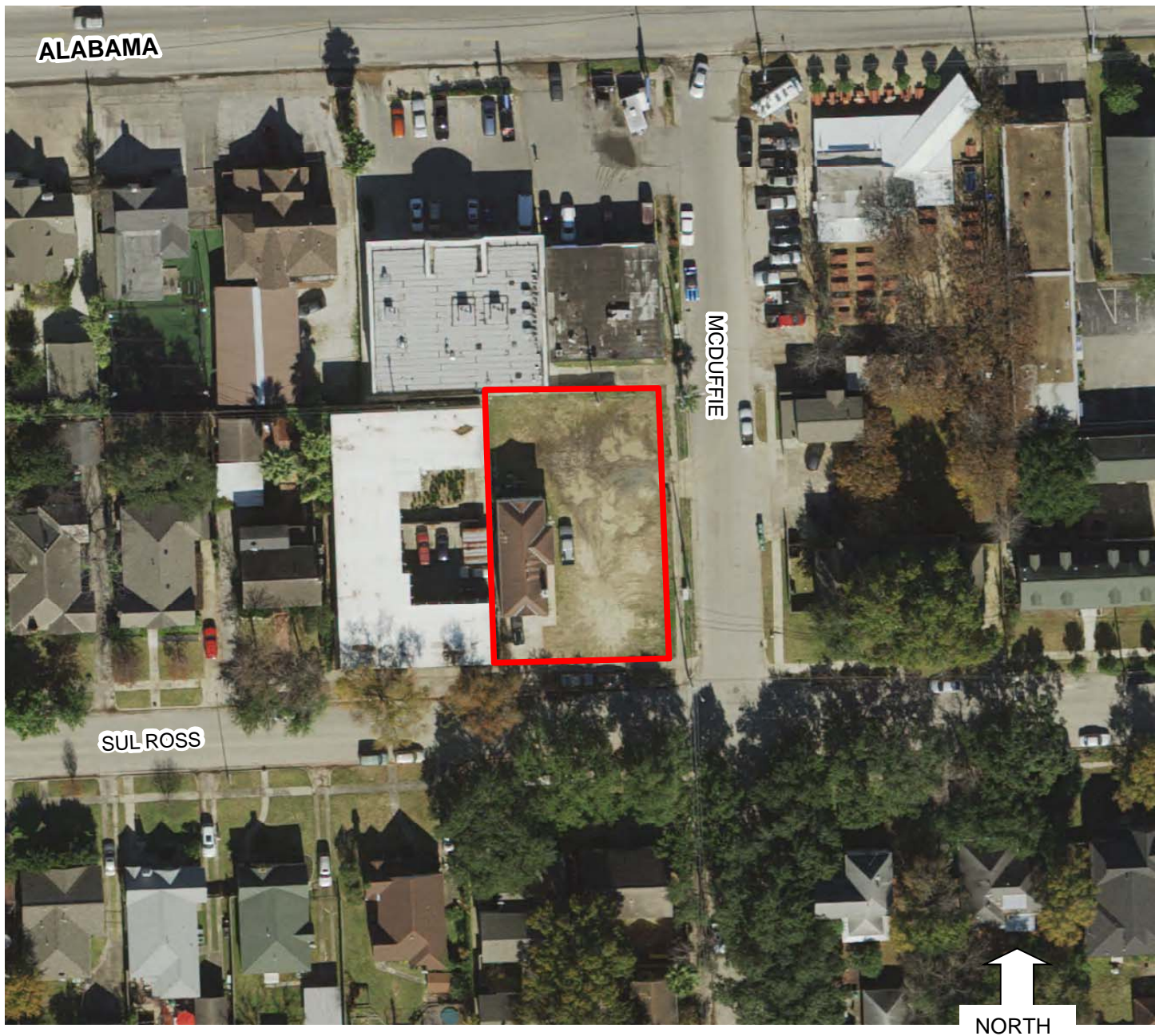
ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91

Action Date: 09/17/2015

Plat Name: North Kingwood Forest partial replat no 1

Developer: Camillo Properties

Applicant: R.G. Miller Engineers

App No/Type: 2015-1701 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.6291	Total Reserve Acreage:	0.6291
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77339	297N	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A wastewater capacity Reservation letter (Long Form) is required.

Harris County Flood Control District: HCFCD Review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: North Kingwood Forest partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings

Subdivision

Houston Planning Commission

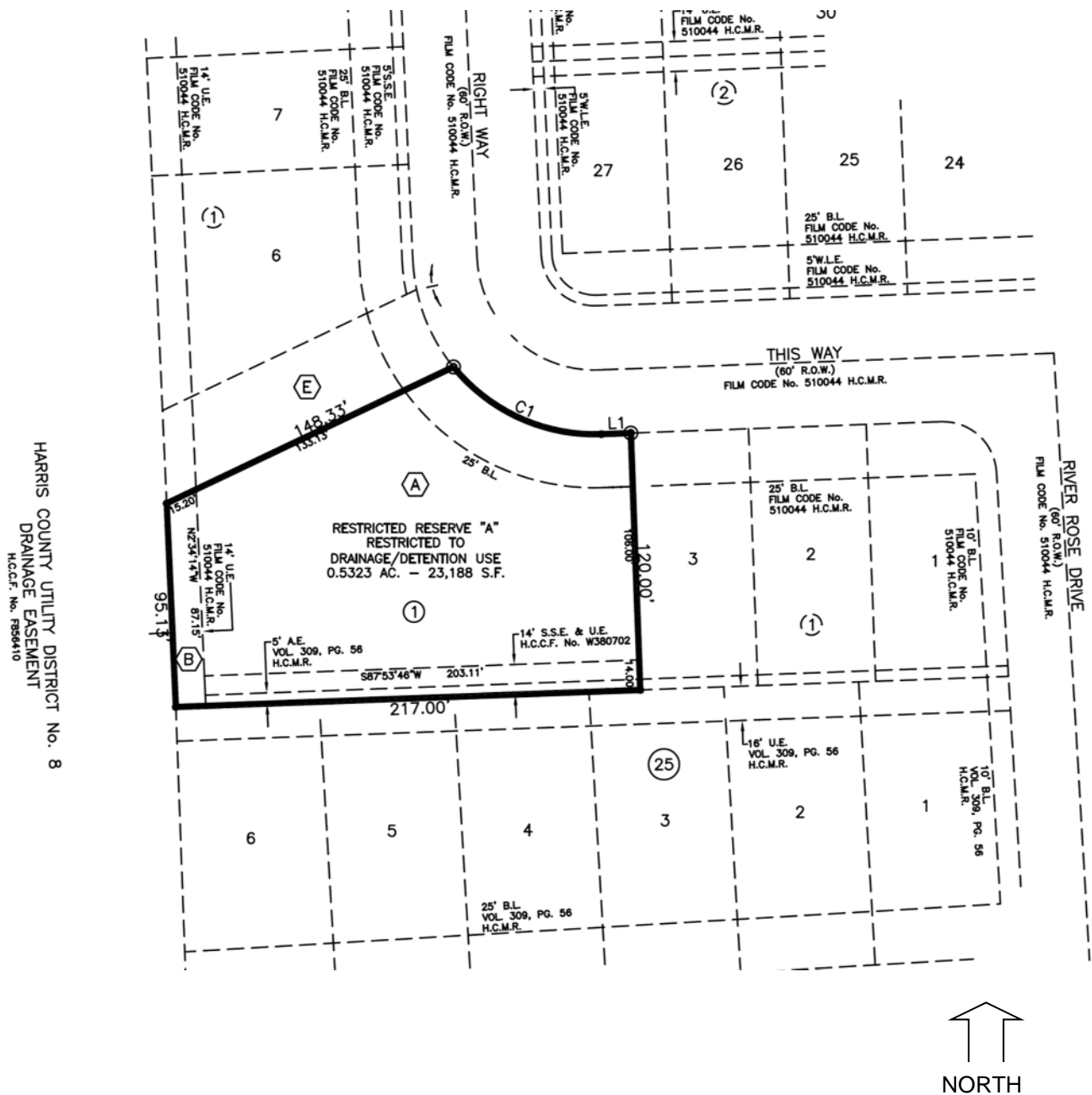
ITEM: 91

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: North Kingwood Forest partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: North Kingwood Forest partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings

Aerial



Agenda Item: 92
Action Date: 09/17/2015
Plat Name: Reflections Sec 2 partial replat no 1
Developer: IPINA
Applicant: AGS CONSULTANTS LLC
App No/Type: 2015-1525 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.5210	Total Reserve Acreage:	3.0000
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488Q	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

148. Change street name(s) as indicated on the marked file copy. (133-134)

Provide revised centerpointe note.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Waste water Capacity Reservation letter (Long Form) is required for this project.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Addressing: Duplicate street name. When a street changes 90 degrees, a new street name needs to be provided per the Addressing Ordinance. Both street types need to change. 'Court' shall be used only to designate streets that end at a cul-de-sac or as loop streets.

City Engineer: IF THE F.H. ARE PRIVATE, IT NEED 15'X25' W.M.E. FOR PRIVATE FIRE LINE USE. IF THE F.H. AND FIRE LINE ARE PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E.

Houston Planning Commission

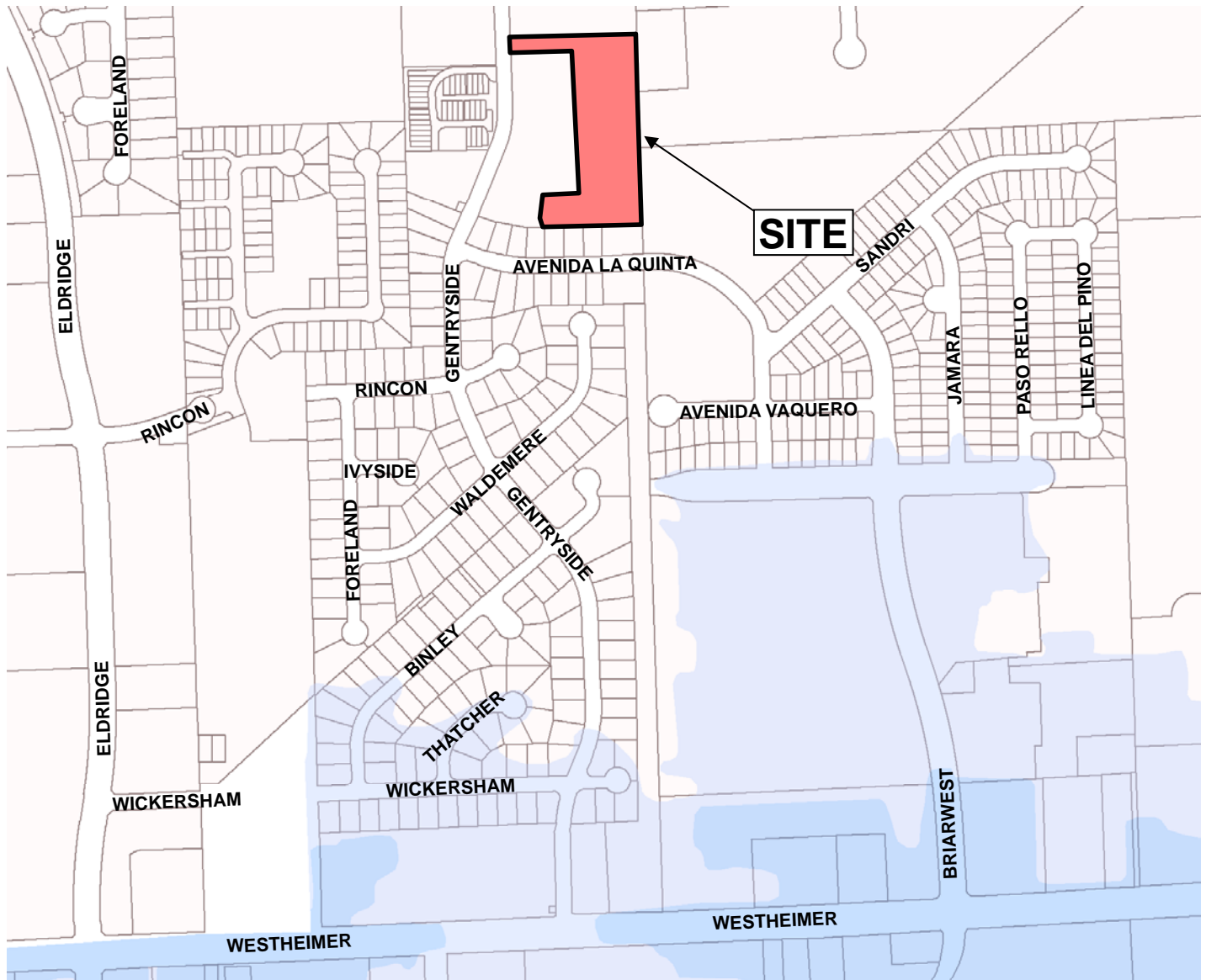
ITEM: 92

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Reflections Sec 2 Partial replat no 1

Applicant: AGS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

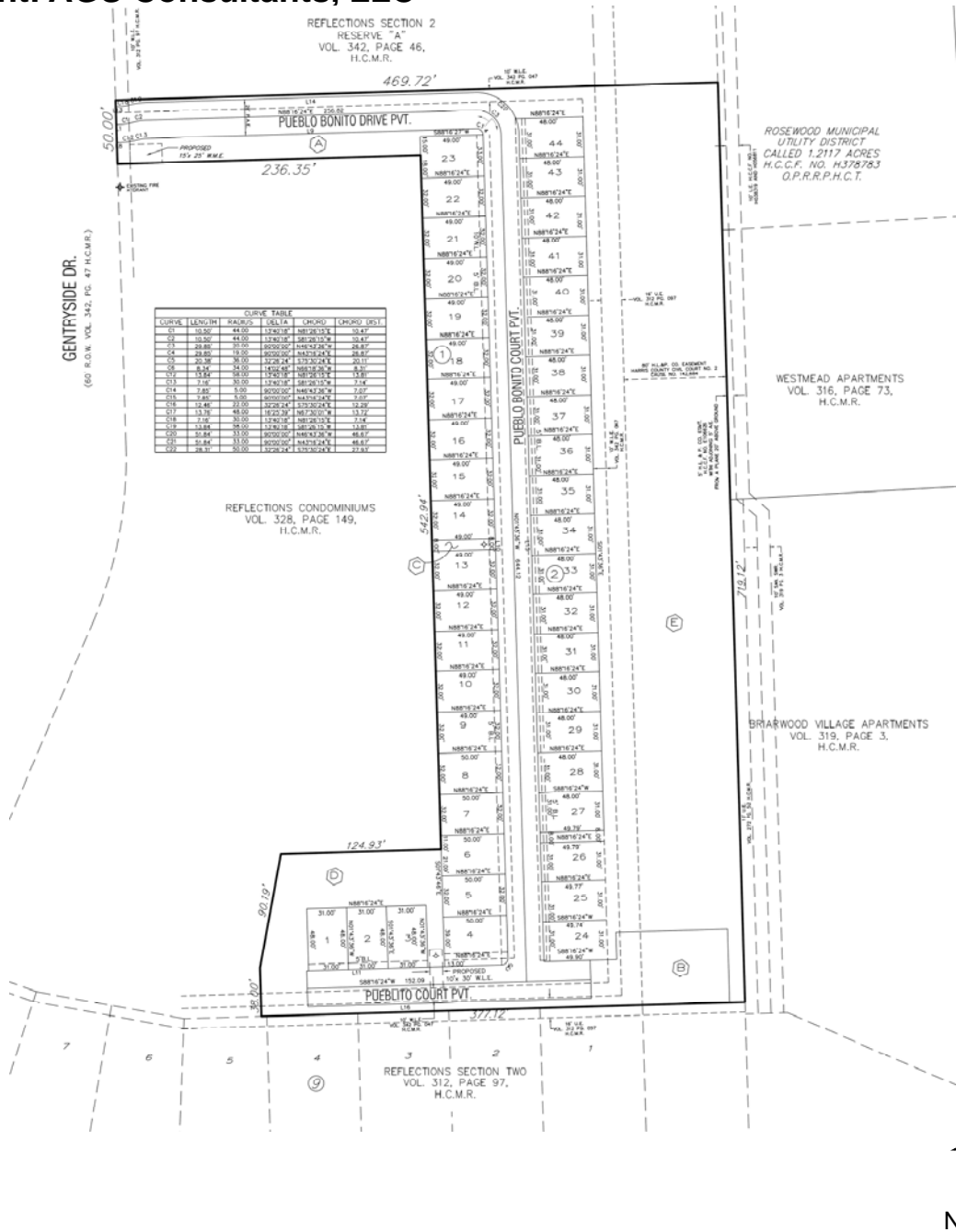
ITEM: 92

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Reflections Sec 2 Partial replat no 1

Applicant: AGS Consultants, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

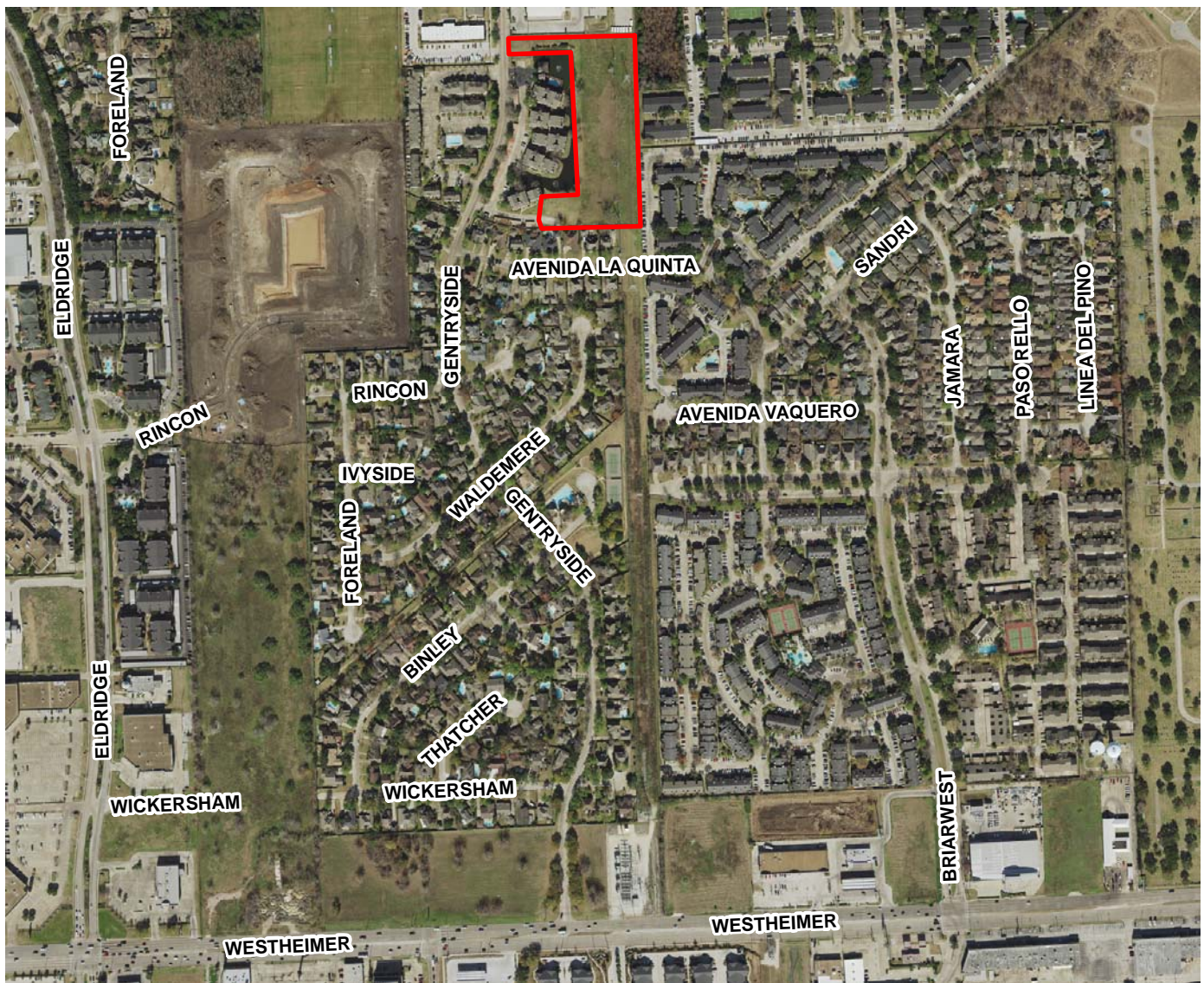
ITEM: 92

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Reflections Sec 2 Partial replat no 1

Applicant: AGS Consultants, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/17/2015
Plat Name: Valley Ranch Sec 4 partial replat no 1 and extension
Developer: Sig-Valley Ranch, Ltd.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1595 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.7510	Total Reserve Acreage:	0.0848
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256X	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

185.3. Appendix A: Add single family paragraph in the dedicatory language.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Valley Ranch Sec 4 partial replat no 1 and extension

Applicant: Hovis Surveying Company Inc.



C – Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

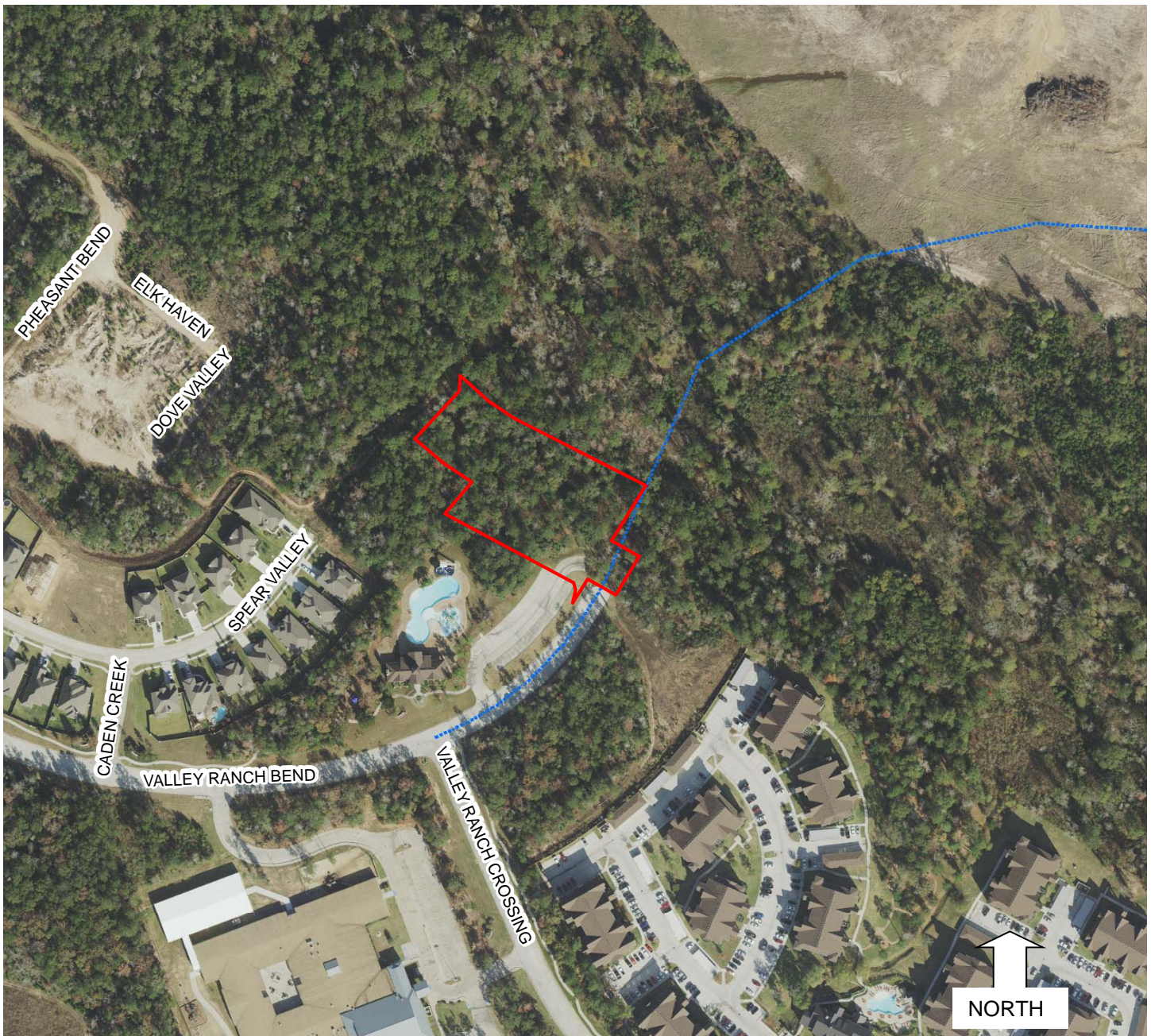
ITEM: 93

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Valley Ranch Sec 4 partial replat no 1 and extension

Applicant: Hovis Surveying Company Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2015-1595

Plat Name: Valley Ranch Sec 4 partial replat no 1 and extension

Applicant: Hovis Surveying Company Inc.

Date Submitted: 07/27/2015

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

Specific Variance is being sought and extent of variance:

To allow the creation of 7 single family lots within Restricted Reserve "C", a Compensating Open Space Reserve

Chapter 42 Section: 193

Chapter 42 Reference:

Sec.42-183 Standards for Compensating Open Space & Sec.42-193 Rules Governing partial replats of certain property

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;

Valley Ranch Sec 4 is a 17.761 acre development recorded under Cabinet Z, Sheets 650-651 of the Montgomery County Map Record. Valley Ranch Sec 4 created 55 lots and 4 reserves. One the reserves created by Valley Ranch Sec 4 was Restricted Reserve "C", a 4.146 acre reserve restricted to landscape and compensating open space. All of the lots within Valley Ranch Sec 4 and the other Sections of Valley Ranch are at or over the 5,000 square foot minimum lots size requirement. This section or previous sections did not require the creation of compensating open space. Valley Ranch Sec 4 Partial Replat No 1 and extension involves a partial replat of Restricted Reserve "C". This proposed replat is to create Elk Haven Lane, to extend Valley Ranch Bend Drive and to create 7 single family lots. A portion of the single family lots will be within the Compensating Open Space Reserve, however, this should not violate any Compensating Open Space requirements since it was not needed for this or the previous developments.

(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 even though the reserve is restricted to compensating open space it was not required because all of the lots meet the minimum lot size requirement. These seven lots that will be created by this proposed replat will also meet or exceed the minimum lot size requirement of 5,000 square feet.

(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 reserve should not have been restricted to compensating open space since none of the lots in Valley Ranch Sec 4, the previous sections or subsequent sections require compensating open space to reduce the minimum lot size. In addition, this replat only involves 1.060 acres of Restricted Reserve "C" and of that only 0.608 acres are within the single family residential lots. The remainder will be within Elk Haven Lane and a proposed landscape reserve. This leaves 3.086 acres of Restricted Reserve "C" left for landscaping and open space.

(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 Valley Ranch Development is a single family residential development in which the lots meet or exceed the minimum lot size requirement and compensating open space is not required to make up for the deficiency in lot size. Also, this proposed development will harmonize with the existing development and proposed future development.

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

Economic hardship is not the sole justification of the variance because the Elk Haven Lane is required to be created through this reserve to create internal circulation throughout the Valley Ranch Development. Due to the existing development of Reserve "C" and the existing lots within the adjacent sections this is the best place for the road to be created which then severs the north portion of Restricted Reserve "C". The creation of the 7 single family lots will match

into the proposed Valley Ranch Sec 7 creating a harmony along the North line of Elk Haven Lane. There will be a 15 foot landscape reserve along the South side of Elk Haven Lane to act as a buffer between the existing recreational facilities and this proposed development.



Application No: 2015-1595

Agenda Item: 93

PC Action Date: 09/17/2015

Plat Name: Valley Ranch Sec 4 partial replat no 1 and extension

Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the creation of 7 single family lots within Retricted Reserve "C", a Compensating Open Space Reserve;

Basis of Recommendation:

Subject site is located along major collector Valley Ranch Bend Drive, west of US 59 and south of proposed Grand Parkway. The purpose of the replat is to create 7 lots and 1 reserve along with extending Elk Haven Lane and Valley Ranch Bend Drive. The applicant is requesting a variance to allow the replat of Compensating open space reserve into lots.

Staff is in support of the variance.

Compensating open space reserve C was platted with Valley Ranch Sec 4 that created 55 lots. All of the 55 lots met the lot size requirement and there was no need for Compensating open space. However, the developer provided Compensating open space reserve as part of additional amenity for the community.

Elk Haven Lane is required to be extend through Reserve C to create a straight connection between Valley Ranch Sec 7 and major collector Valley Ranch Bend Drive. The applicant is also proposing a 15 foot landscape reserve along the South side of Elk Haven Lane to act as a buffer between the existing recreational facilities and the proposed development.

Review by legal department indicates that the plat does not violate any restrictions on the face of the plat or those filed separately.

Therefore, staff's recommendation is to approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

Strict application of the ordinance would create undue hardship for the applicant as Elk Haven Ln from Valley Ranch Sec 7 cannot make a straight shot connection to a major collector Valley Ranch Bend Drive. Also there is no need for compensating open space in Valley Ranch Sec 4 or the present replat. Compensating open space reserves were provided as additional amenities to the community.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. There is no need for compensating open space in Valley Ranch Sec 4 or the present replat as all the lots meet the lot size requirement. Elk Haven Lane is required to be created through Reserve C to create connection between Valley Ranch Sec 7 and Valley Ranch Bend Drive.

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

The intent and general purpose of this chapter will be preserved as Elk Haven Lane will create a connection between Valley Ranch Sec 7 and Valley Ranch Bend Drive for proper circulation and there is no need for compensating open space in Valley Ranch Sec 4 or the present replat.

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

Granting of this variance will not be injurious to public health and safety as there will be a 15 foot landscape reserve along the South side of Elk Haven Lane to act as a buffer between the existing recreational facilities and the proposed development. There is no need for compensating open space in Valley Ranch Sec 4 or the present replat as all the lots meet the lot size requirement.

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

Economic hardship is not the sole justification of this variance. Elk Haven Lane is required to be created through Reserve C to create connection between the local street in Valley Ranch Sec 7 and Valley Ranch Bend Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/17/2015
Plat Name: Audubon Place partial replat no 4
Developer: Vin De Garde LTD
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-1836 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.2204	Total Reserve Acreage:	0.2112
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

139. Provide for widening of 10' along Joanel Street. (122)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Please provide a revised existing condition survey showing the paving width and the distance between the back of curb and property line.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. (Long Form)
 City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

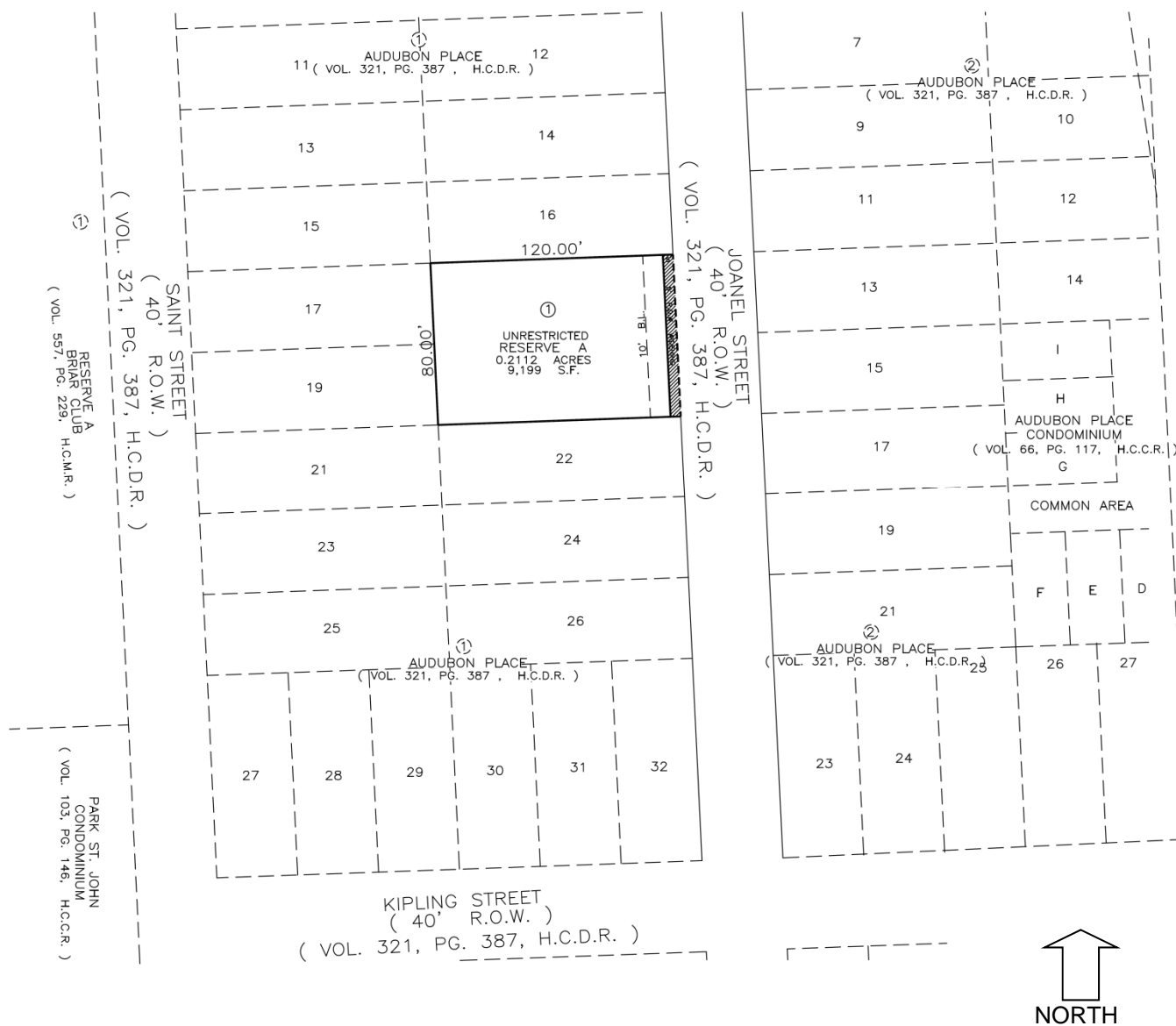
ITEM: 94

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 09/17/2015

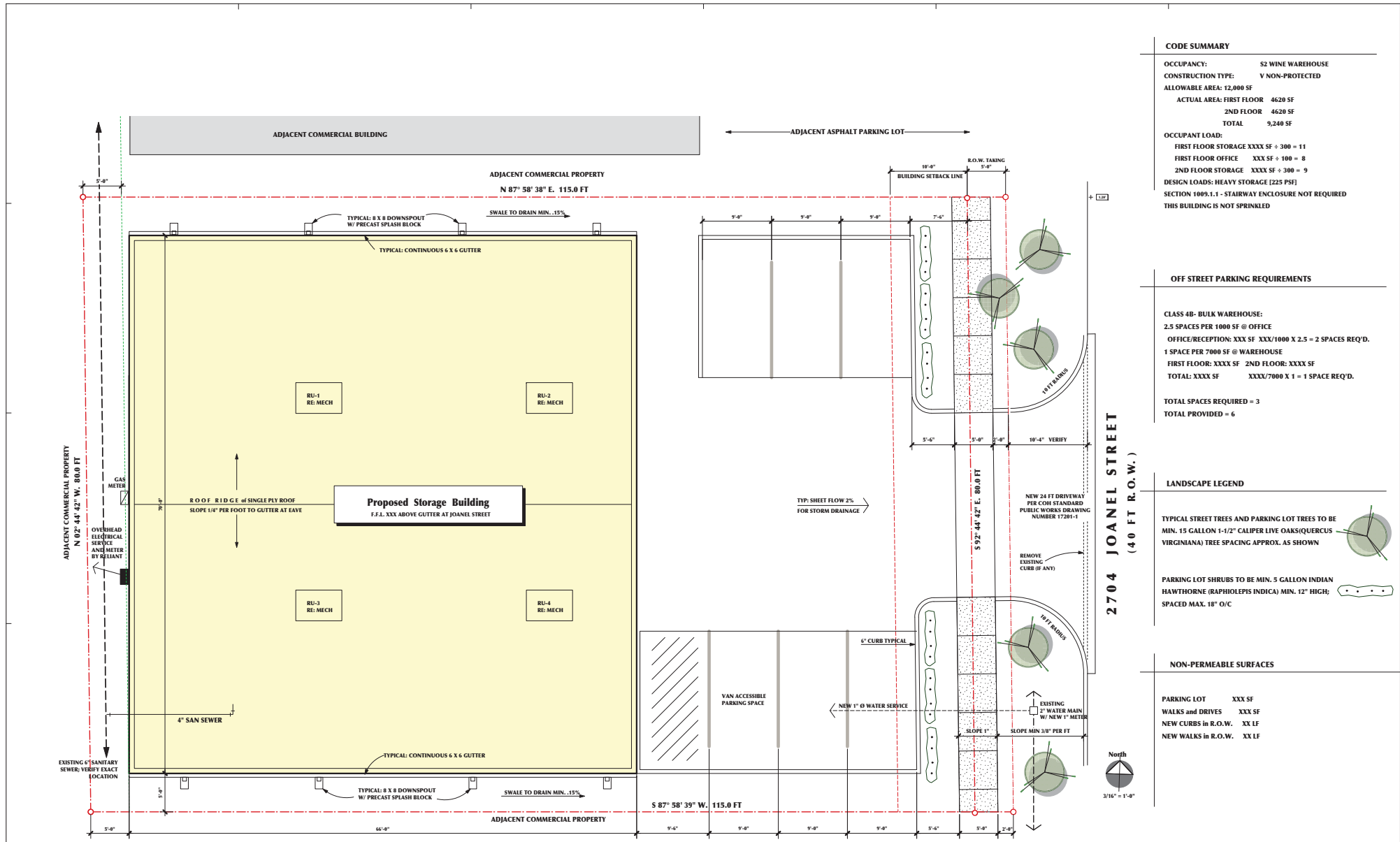
Subdivision Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



PHIL
SCHAWNE
ARCHITECT

1522 Glen Oaks
Houston, TX 77008
(713) 880-1518
schawne@aol.com

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31 AUG 2015 FOR REVIEW

LEGAL DESCRIPTION:
BLOCK 1 UNRESTRICTED RESERVE 'A'
0.2204 ACRE (9,599 SF)
LOT 17 & 20, BLOCK 1, AUDUBON PLACE
VOLUME 321, PAGE 387, H.C.D.R.

Vin de Garde II
PERSONAL WINE CELLARS

2704 JOANEL • HOUSTON, TEXAS



A1.0

Site Plan



Application Number: 2015-1836

Plat Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/04/2015

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

Specific Variance is being sought and extent of variance:

To provide 5' of widening for Joanel rather than 10'.

Chapter 42 Section: 121,122

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (b) When an existing public street with a right-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 proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. 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. 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 (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 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 an owner in the block to the south received a variance to widen Joanel and Kipling by 5' rather than 10' require. That owner has recently been given approval for a variance to widen additional property by 5' rather than 10'. 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'. Joanel Street is short, running only from West Alabama to Westheimer. It carries a very limited amount of traffic. The proposed use for this property is a wine storage facility for individuals' personal wine collection; it will create a very limited amount of traffic since the owners will visit only occasionally. The proposed 5' of widening will be consistent with the character of this small subdivision with limited street lengths, low traffic volumes, and narrow paving sections. It will provide adequate row without unduly reducing the buildable area of the small lots and shallow depths for non-residential uses.

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

The subdivision was platted 101 year ago with street widths adequate for those times. The subdivision today has low density non-residential uses The area is fully served with utilities and street paving widths are adequate for the limited amount of traffic in the area.

(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'. 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 existing physical circumstances in the area...



Application No: 2015-1836

Agenda Item: 94

PC Action Date: 09/17/2015

Plat Name: Audubon Place partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 121,122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To provide 5' of widening for Joanel rather than 10'.;

Basis of Recommendation:

The site is located west of Edloe Street, north of West Alabama Street and south of Westheimer Street. The applicant requests a variance to provide 5' instead of the required 10' right-of-way dedication to Joanel Street. Staff recommends deferring this application two weeks to allow the applicant time to submit revised information by noon next Wednesday.

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;

.

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

.

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

.

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

.

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

.



Agenda Item: 95
Action Date: 09/17/2015
Plat Name: Champs Corner
Developer: Michael Saladino
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1722 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.5739	Total Reserve Acreage:	0.2296
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

134.9 If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide 6' sidewalk along Garrow Street and 5' sidewalk along Preston Street.

Provide 3" caliper street trees along Garrow Street pursuant to Chapter 33 species and space requirements.

The applicant must provide proof of certificate of occupancy and right-of-way encroachment agreement along Sampson Street at recordation.

Address the d visibility triangle note on face of the plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter is required.
 City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Champs Corner (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Champs Corner (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Champs Corner (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

ADDRESS :3320 GARROW; 314 #318 SAMPSON
HOUSTON, TEXAS 77003

ORDER BY :RUTH SALADINO

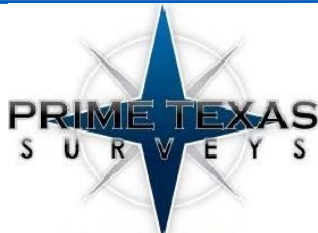
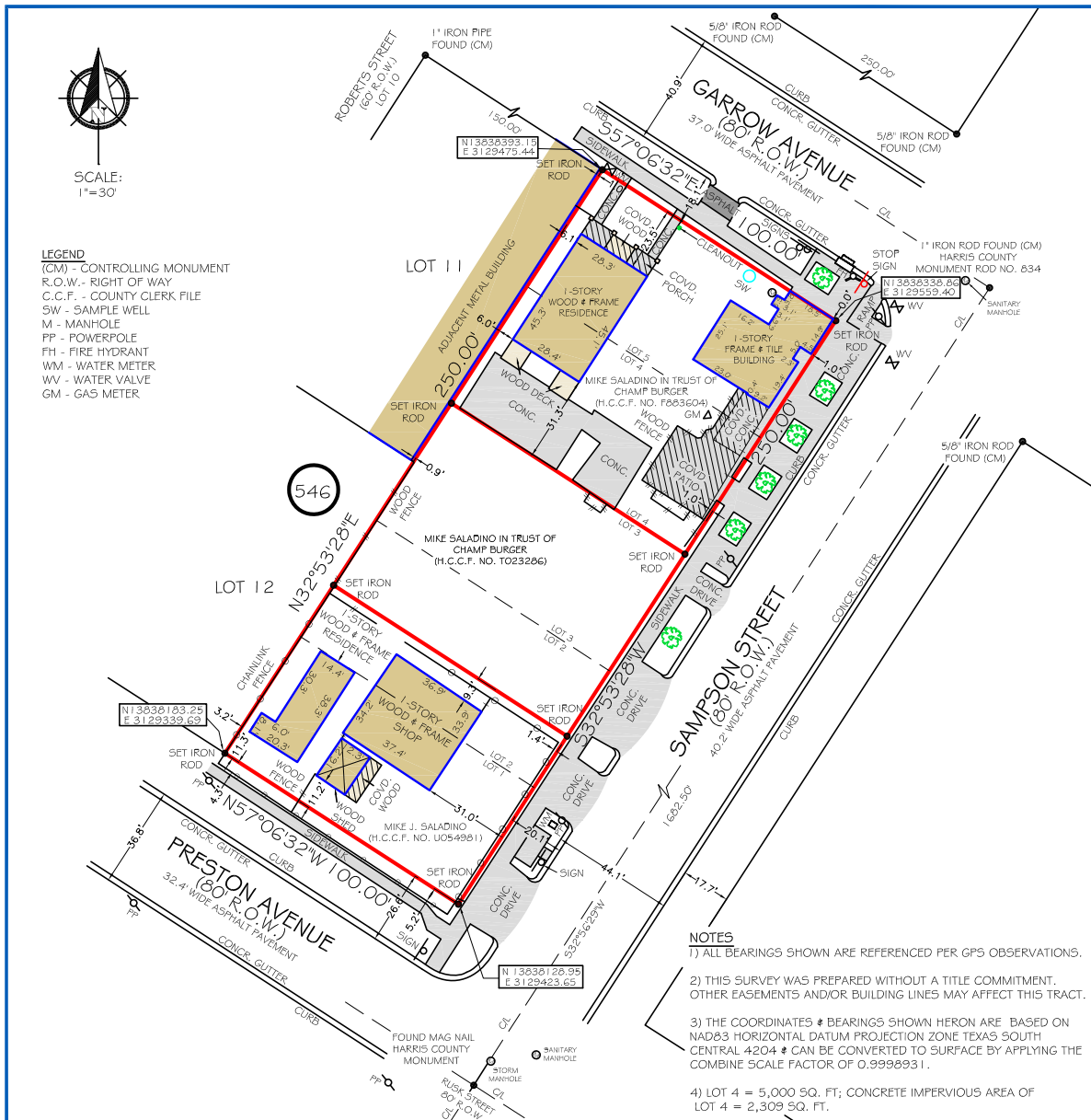
TITLE CO :N/A

GF NO :N/A

LENDER :N/A

**A EXISTING CONDITION SURVEY OF
LOTS 1, 2, 3, 4 & 5, BLOCK 1
RANGER-55BB**

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 25, PAGE 440
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

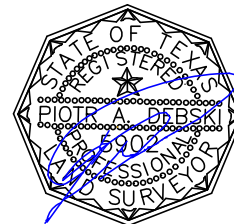


FIRM NO. 10133000
JOB NO: 150775
DATE: JULY 14, 2015

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

*THIS TRACT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C0880L DATED: 06-18-2007



PIOTR A. DEBSKI
R.P.L.S. NO. 5902

PRIME TEXAS SURVEYS
2417 NORTH FWY
HOUSTON, TX, 77009

WWW.PRIMETXSURVEYS.COM
ORDERS@PRIMETXSURVEYS.COM

DIR 713-864-2400
FAX 713-869-1008



Application Number: 2015-1722

Plat Name: Champs Corner

Applicant: Owens Management Systems, LLC

Date Submitted: 08/10/2015

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

Specific Variance is being sought and extent of variance:

1) dual building line along Sampson and Garrow Streets 2) Encroachment into 15' x 15' visibility triangle.

Chapter 42 Section: 155,161

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. Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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

Block 546, Ranger Extension, SSBB was recorded in 1802 a residential subdivision. Sampson Street, 80-foot right-of-way, is a 4 lane one-way Collector street with curb and gutter and 44.1' paved section. There is an existing 15-foot pedestrian walkway, with 6-foot wide sidewalks that meet ADA requirements. Garrow Street, 80-foot right-of-way with 2 lanes, curb & gutter with 40.09' paved section. The subject property is located north of Polk and south of Harrisburg in the East End Corridor. The owner desires to bring the property into compliance with the current City Code and has applied for an Occupancy permit for a fast food walk-up restaurant. The replat will change the land use from residential to a reserve. There are no plans for new construction being proposed to the portion of the building that encroaches the building line. Per HCAD, the existing structure, Champs Burgers, located at the corner of Garrow and Sampson was constructed in 1962 prior to Chapter 42. The fast food walk-up restaurant, approximately 852 square feet, primarily serves pedestrian customers. Per City Code Enforcement records, there have been no permits for structural improvements, only plumbing, dumpster and sign permits have been issued. The portion of the existing building that encroaches building line requirement is not reconstructed in a way that replaces the structural elements of the encroachment. The replat includes lots 1 - 5. The owner is proposing to change the land use of lot 1 to a reserve. Lot 1 is currently a mechanic shop. A portion of the building encroaches into lot 2. The encroachment will be demolished. There is an existing curb cut on Sampson and driveway access on Preston Street. Lots 2 and 3 will remain residential, with existing curb cuts. Lots 4 & 5 will be reconfigured to change to land use for Champ Burgers to a Reserve fronting on Sampson and the residential lot fronting on Garrow Street.

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

(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 result of a hardship created or imposed by the applicant. The existing restaurant sits 16.1' feet from the back of curb on Sampson and 18.1' from Garrow Street. Champs Burgers provides an outdoor covered patio for dining. As a walk-up restaurant, Champs Burgers clientele are mostly pedestrian. Per Code Enforcement, on-site parking has never been required.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing structure is 16.0' feet from the back of curb. There is adequate visibility at the corner of Garrow and Sampson. If the existing structure is ever demolished, then any replacement structure shall adhere to the building line as shown on plat.

(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 part of the Harrisburg TIRZ and the Greater East End Capital Improvement Plan to reduce emissions and traffic congestions, improvements along Sampson and other collector streets created a more pedestrian friendly atmosphere. The existing pedestrian walkway meets Chapter 42 regulations, including 5 street trees along Sampson and 1 street tree on Garrow. At the hard corner of Sampson & Garrow, the distance from the back of curb to the existing structure exceeds 15' required for visibility. Sampson is a one-way street southbound. No left turn is permitted. Vehicles on Garrow can only make a right turn. The existing structure does not obstruct the view of Sampson. Vehicles have a clear view of on-coming traffic on Sampson.

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

Economic hardship is not the sole justification of the variance. The justification is that the existing structure pre-dates Chapter 42 and meets the 42.151 recently adopted exceptions to the building line requirement. With the existing improved 15' pedestrian walkway, and the southbound direction of Sampson, there is no visibility obstruction within the 15' x 15' area within the hard corner. The owner is working to bring development into compliance with Chapter 42.



Application No: 2015-1722

Agenda Item: 95

PC Action Date: 09/17/2015

Plat Name: Champs Corner

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155,161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1) dual building line along Sampson and Garrow Streets 2) Encroachment into 15' x 15' visibility triangle.;

Basis of Recommendation:

The site is located west of Sampson Street, north of Harrisburg Boulevard and south of Commerce Street. The applicant requests two variances: 1. to allow an existing structure to have a dual building line along Sampson Street and Garrow Street; 2. to allow the existing structure to encroach into the visibility triangle at the corner of Sampson and Garrow Streets. Staff supports both of the variances.

The site is located in east downtown. There is an existing fast food walk-up restaurant located at the corner of Sampson and Garrow Streets. The restaurant was constructed in 1962, with a portion of structure constructed along the property line and encroaching into the visibility triangle at the corner of Sampson and Garrow Streets. Additionally, there is an existing canopy encroaching into the right-of-way of Sampson Street. The applicant is in the process of bringing the property into compliance with the current City Code and is applying for an Occupancy permit for the fast food walk-up restaurant.

Sampson Street is an 80' wide one way major collector and Garrow Street is an 80' wide local street. The distances between the back of curb and the property line along Sampson Street and Garrow Street are 20' and 18' respectively. There is an existing 15-foot pedestrian walkway, with a 6-foot wide sidewalk along Sampson Street. Granting the requested variances for the existing structure would not create visibility issues at this location.

Staff recommends granting the requested variances to allow the existing structure to have a dual building line and encroach into the visibility triangle along Sampson and Garrow Streets and approving the plat subject to CPC 101 Form conditions. The applicant must acquire a certificate of occupancy for the restaurant and the right-of-way encroachment agreement from Public Works and Engineering Department prior to the recordation of this 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;

Sampson Street is an 80' wide one way major collector and Garrow Street is an 80' wide local street. The distances between the back of curb and the property line along Sampson Street and Garrow Street are 20' and 18' respectively. There is an existing 15-foot pedestrian walkway, with a

6-foot wide sidewalk along Sampson Street. Granting the requested variances for the existing structure would not create visibility issues at this location.

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

The main justification for granting the requested variances is based on the existing condition on the site.

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

Granting the requested variances for the existing structure would not create visibility issues at this location. The intent and general purposes of this chapter will be preserved and maintained.

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

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

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

The main justification for granting the requested variances is based on the existing condition on the site.



Agenda Item: 96
Action Date: 09/17/2015
Plat Name: Cottage Vista
Developer: Mattler Developments, LLC
Applicant: replats.com
App No/Type: 2015-1663 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.3802	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

175. Add Shared Driveway note to the plat. (159)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide 6' sidewalk along Cottage Street.

Provide 3" caliper street trees along Cottage Street pursuant to Chapter 33 species and space requirements.

Provide a 8' maximum height wrought iron fence along Cottage Street.

Coordinate with Public Works and Engineering Department regarding the existing waste water line located within the property boundary. Provide approval letter from City Engineer's Office at recordation.

Show the dimensions of West Cottage Street as indicated on the marked file copy.

Address the ineligibility of solid waste collection on face of the plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/17/2015
Plat Name: Cottage Vista
Developer: Mattler Developments, LLC
Applicant: replats.com
App No/Type: 2015-1663 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Cottage Vista (DEF 1)

Applicant: Replats.com



D – Variances

Site Location

Houston Planning Commission

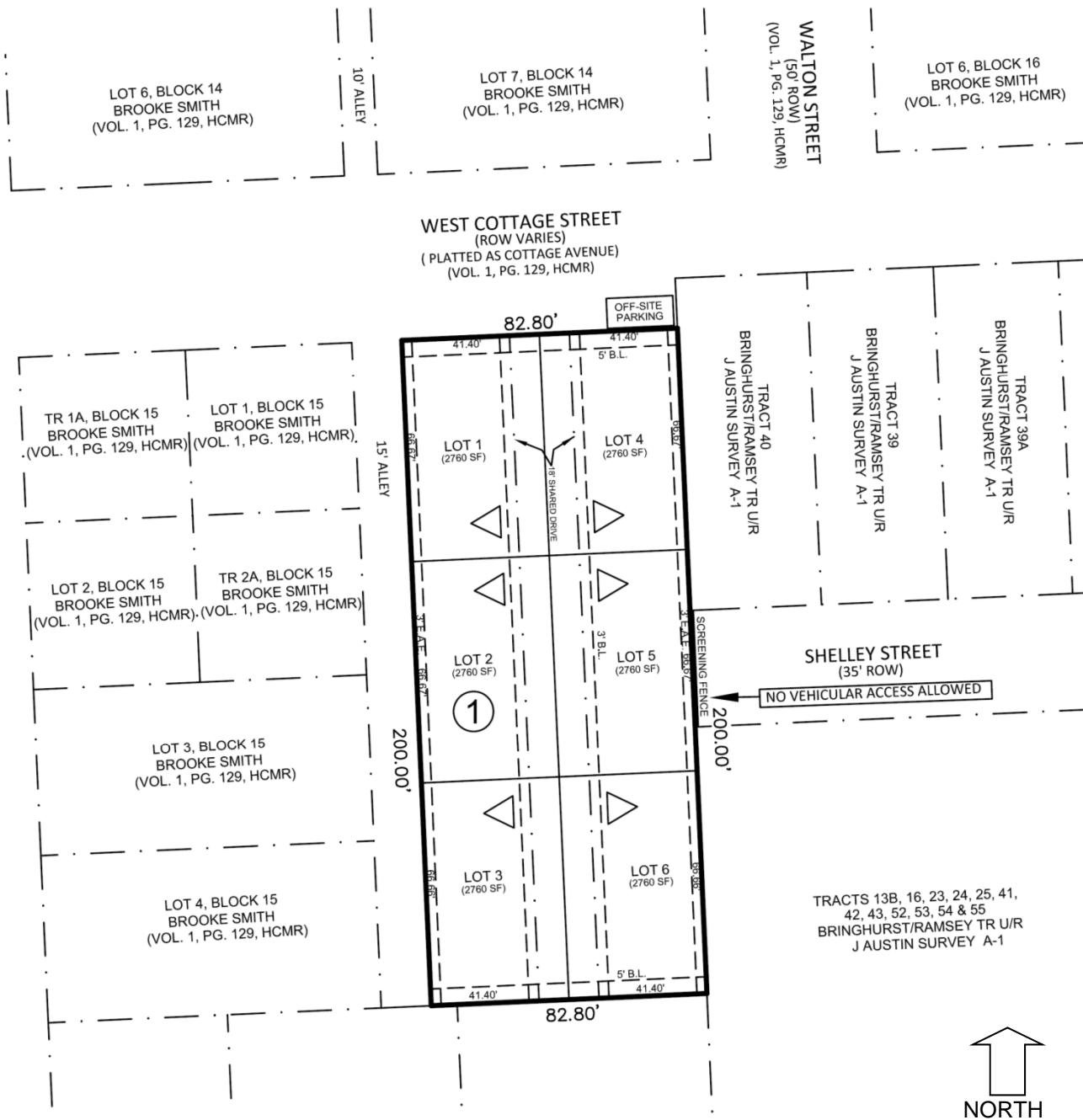
ITEM: 96

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Cottage Vista (DEF 1)

Applicant: Replats.com



D – Variances

Subdivision

Houston Planning Commission

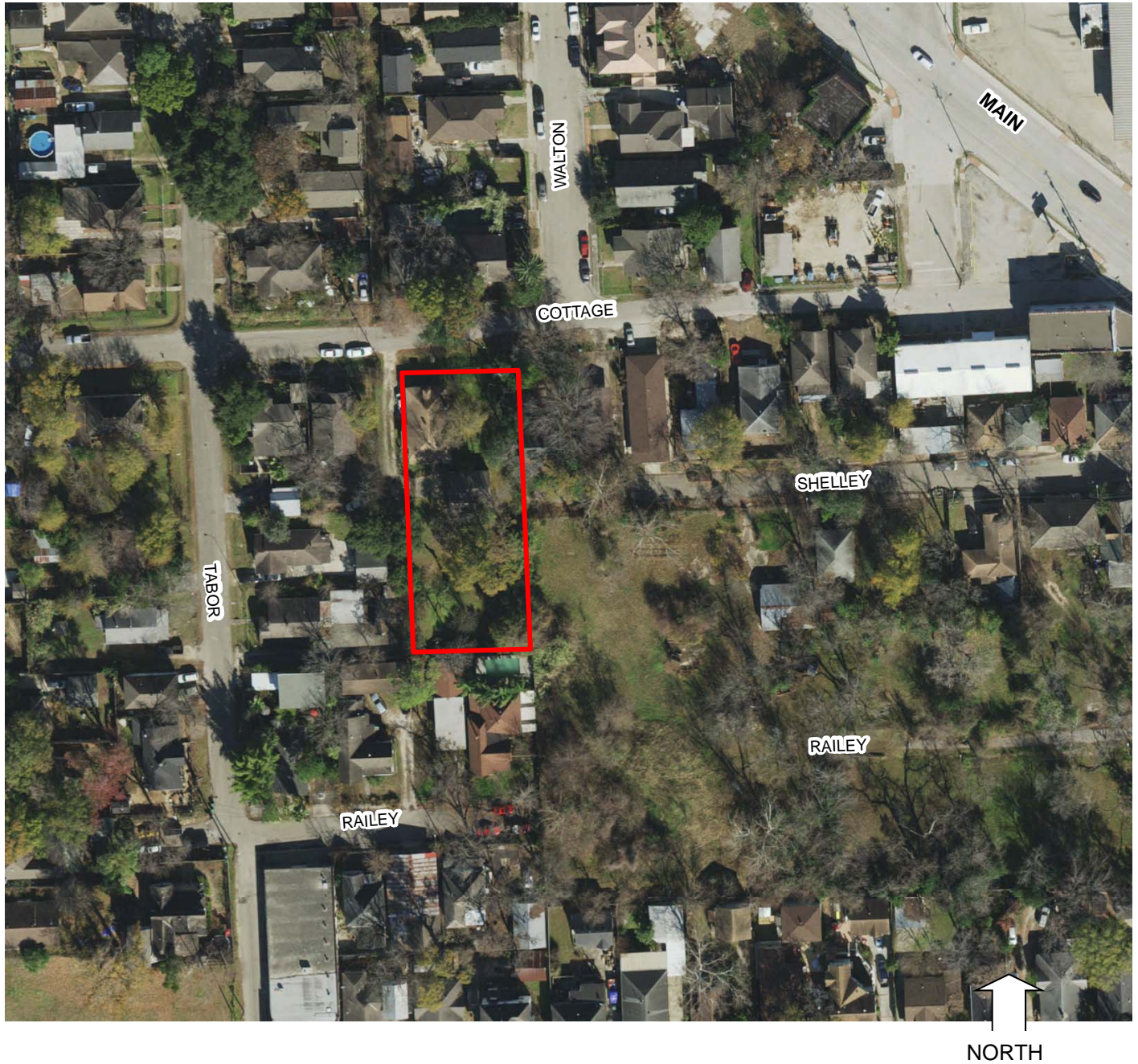
ITEM: 96

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Cottage Vista (DEF 1)

Applicant: Replats.com



D – Variances

Aerial



Application Number: 2015-1663

Plat Name: Cottage Vista

Applicant: replats.com

Date Submitted: 08/07/2015

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

Specific Variance is being sought and extent of variance:

Not to extend Shelly Street through subject property 82.80-feet to 15-foot alley, nor to create a cul-de-sac.

Chapter 42 Section: 135

Chapter 42 Reference:

42-135 Street Extension 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 collector thoroughfare on a 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 stub street is not required to meet the intersection spacing requirements of 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

West Cottage is a local street situated between Studewood and N. Main Streets. The subject property, Lot 5, Block 15 is located in the Brooke Smith subdivision, platted in 1905. West Cottage Street is a 50-foot right-of-way with 24-foot paved section with open ditches. Lot 5 is the eastern boundary for the Brooke Smith subdivision. Land from the east of Lot 5 to N. Main is out of acreage and unplatted. Shelley Street, a 35-foot right-of-way local stub street with curb was created in the Bringhurst/Ramsey TR unrecorded subdivision, J Austin Survey, Abstract 1. Shelly Street terminates 74.5-feet from the northeast boundary of Lot 5, Block 15 at W. Cottage. Shelley Street, approximately 605-feet, intersects with N. Main Street. The abutting lot on the south side of Shelly is a 1.4699-acre wooded tract with main access from Railey Street. There is a driveway approximately 150-feet from the street termination. The properties on the north side of Shelley Street, within 200-feet of stub, take driveway access from W. Cottage. The western property line of Lot 5 is bound by a 15-foot undeveloped alley. There are 3 residential lots that abut the west side of the alley. The extension of Shelley Street would be impractical and achieve no benefits. The owner is proposing to construct 6 - 2 story townhouses with a shared driveway. One additional on-street guest parking space has been approved by Public Works & Engineering. Owner has permit for installation for culvert on W. Cottage Street. These subdivisions were created many decades before the current development regulations.

(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 unique characteristics of the existing neighborhood would make it unfeasible to extend Shelley Street or construct a cul-de-sac. The extension of Shelly Street and/or a cul-de-sac would be impractical for the creation of lots and contrary to sound public policy.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Shelley Street is in an unrecorded subdivision. Per HCAD records, the houses along Shelley Street were constructed in the 1920's. Lot 5 borders the Brooke Smith subdivision. A 50-foot radius cul-de-sac would not fit within the subject property, and if it could, it would pose a negative impact on the existing residential developments.

(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. The lots along W. Cottage, north of Shelley Street, take ROW access from W. Cottage. The lot on the south of Shelly Street takes access from Railey Street. Extending Shelley Street will not improve traffic circulation. Abutting Lot 5, 500 W. Cottage, is new single family construction with driveway access on W. Cottage. The rear property is fenced with no curb cuts on Shelley Street. The nearest curb cut on Shelley Street is approximately 150-feet from the terminus.

(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. Not providing a cul-de-sac will not impact existing vehicular patterns nor improve traffic circulation. The lots within 150-feet of the stub street have no existing curb cuts along Shelley Street. No vehicular access will be allowed to Shelley Street from proposed development. Owner will construct a wood, concrete or masonry opaque screening fence with a minimum height of 6-feet that extends the width of the right-of-way of the stub street.

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

Economic hardship is not the sole justification of the variance. The unique characteristics of the existing neighborhood would make it unfeasible to extend Shelley Street or construct a cul-de-sac. The extension of Shelly Street and/or a cul-de-sac would be impractical for the creation of lots and would deprive the owner of reasonable use of the property.



Application Number: 2015-1663

Plat Name: Cottage Vista

Applicant: replats.com

Date Submitted: 08/07/2015

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

Specific Variance is being sought and extent of variance:

Not to provide a 10-foot building line along Shelly Street

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Summary of Minimum Building Line Requirements Type of Street or Private Roadway: Local streets Tract Description: All others Minimum Building Line Requirement: 10 feet

Statement of Facts

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

West Cottage is a local street situated between Studewood and N Main Streets. The subject property, Lot 5, Block 15 is located in the Brooke Smith subdivision, platted in 1905. West Cottage Street is a 50' right-of-way with 24 foot paved section with open ditches. Lot 5 is the eastern boundary for the Brooke Smith subdivision. Land from the east of Lot 5 to N. Main is out of acreage and unplatted. Shelley Street, a 30-foot right-of-way stub street with curb was created is in the Bringham/Ramsey TR unrecorded subdivision, J Austin Survey, Abstract 1. Shelly Street terminates 74.5' from the northeast boundary of W. Cottage. Shelley Street, approximately 605 feet, intersects with N. Main Street. The abutting lot on the south side of Shelly is a 1.4699-acre wooded tract with main access from Railey Street. There is a driveway approximately 150 feet from street stub. The properties on the north side of Shelley Street, within 200' of stub, take driveway access from W. Cottage. The western property line of Lot 5 is bound a 15' undeveloped alley. There are 3 residential lots that abut the west side of the alley. The owner is proposing to construct 6 - 2 story townhouses with a shared driveway. One additional on-street guest parking space has been approved by Public Works & Engineering. Owner has permit for installation for culvert on W. Cottage Street. Hugo Mora, Utility Analysis Section, PWE, conducted a field investigation and determined that there are sufficient water and sanitary lines in Shelley Street to serve the existing structures. Contrary to GIMS, the sanitary line shown on Shelley Street does not extend to through the subject property and there is no sanitary manhole within the plat boundary. PWE has confirmed that no utility easements are required within the plat boundary.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Shelley Street is in an unrecorded subdivision. Per HCAD records, the houses along Shelley Street were constructed in 1920's. Lot 5 borders Brooke Smith subdivision. A 50' radius cul-de-sac or T-turnaround will pose a negative impact on existing residential developments. Continuing Shelley Street through the subject property will not improve intersection spacing. The proposed street would terminate at the 15' undeveloped alley, which abuts residential

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. The lots along W Cottage, north of Shelley Street, take ROW access from W. Cottage. The lots on the south of Shelly Street take access from Shelly Street. Extending Shelley Street will not improve traffic circulation. Abutting Lot 5, 500 W Cottage, is new single family construction with driveway access on W. Cottage. The rear property is fenced with no curb cuts on Shelley Street. The nearest curb cut on Shelley, north and south side, is approximately 150 feet from the terminus

(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. Not providing a cul-de-sac will not impact existing vehicular patterns. The lots within 150' of the street stub have no existing curb cuts along Shelley Street. When the land on the south Shelley is platted, ROW width will be addressed. There is illegal dumping at the end of Shelly Street. A cul-de-sac or street extension will create a greater area for dumping, which will be hazardous to the neighbors. No vehicular access will be allowed to Shelley Street from proposed development. Owner will 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.

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

Economic hardship is not the sole justification of the variance. The extension of Shelly Street and/or a cul-de-sac will deprive the owner of reasonable use of the property. The properties within 150 feet of the stub street, on the north side, take access from W. Cottage. No property will benefit from a street extension, cul-de-sac or T-turnaround. There abutting property on the south side of Shelly, 1.4699 acres, takes primary access from Railey Street. There is an existing driveway 150 feet from terminus on the south side of Shelly. Vehicles have sufficient turning radius to back out and travel east on Shelley Street to N. Main. Requiring a 10' building line at the terminus of Shelley Street deprives the owner of reasonable use of his land. The proposed development complies with building line requirement along W. Cottage and provides a 3-foot emergency access easement along the eastern property boundary. Vehicular access to Shelley Street is prohibited. The existing red and white boards for stub street will remain.



Application No: 2015-1663

Agenda Item: 96

PC Action Date: 09/17/2015

Plat Name: Cottage Vista

Applicant: replats.com

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 135; 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to extend Shelly Street through subject property 82.80-feet to 15-foot alley, nor to create a cul-de-sac.;

Not to provide a 10-foot building line along Shelly Street ;

Basis of Recommendation:

The site is located north of Pecore Street, east of Studewood Street and west of North Main Street. The applicant requests two variances: 1. to not extend Shelley Street nor terminate it with a cul-de-sac; 2. to not provide a 10' building line along Shelley Street. Staff supports both of the requested variances.

The site is located in an urban area mainly with residential development. The applicant proposes to develop a shared driveway project with six townhomes on the site. There is an unimproved alley located along the western boundary of the subject site. Shelley Street is an existing 35' wide, 600' long public street stubbing at the eastern property boundary of the subject tract. It is an east west street paralled with Cottage Street. The distance between Shelley Street and Cottage Street is about 100'. Staff supports both of the variances for the following reasons:

1. Extending Shelley Street through the tract or terminating it with a cul-de-sac would bisect the subject tract and create an impractical development on the site.
2. With the unimproved alley and existing houses to the west and Cottage Street to the north, extending Shelley Street through the tract would not help to improve traffic circulation in the overall area.
3. Even though Shelley Street is a 600' dead end street, all the tracts along the northern boundary of Shelley have frontage on Cottage Street and most tracts along the southern boundary of Shelley belong to Mr. Zersen. According to Mr. Zersen, he would probably dedicate a cul-de-sac at the end of Shelley Street when his property comes to develop.
4. The subject tract is denied vehicular access from Shelley Street. The applicant is required to coordinate with Public Works and Engineering Department to address all the utility requirements. Granting the variance to not provide a 10' building line along Shelley Street would meet the intent of the ordinance.

Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

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;

Staff supports both of the variances for the following reasons: 1. Extending Shelley Street through the tract or terminating it with a cul-de-sac would bisect the subject tract and create an impractical development on the site. 2. With the unimproved alley and existing houses to the west and Cottage Street to the north, extending Shelley Street through the tract would not help to improve traffic circulation in the overall area. 3. Even though Shelley Street is a 600' dead end street, all the tracts along the northern boundary of Shelley have frontage on Cottage Street and most tracts along the southern boundary of Shelley belong to Mr. Zersen. According to Mr. Zersen, he would probably dedicate a cul-de-sac at the end of Shelley Street when his property comes to develop. 4. The subject tract is denied vehicular access from Shelley Street. The applicant is required to coordinate with Public Works and Engineering Department to address all the utility requirements. Granting the variance to not provide a 10' building line along Shelley Street would meet the intent of the ordinance.

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

The main justification for granting the requested variances is based on the existing conditions adjacent to the subject tract.

(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.

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

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

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

The main justification for granting the requested variances is based on the existing conditions adjacent to the subject tract.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/17/2015
Plat Name: HISD High School for Law and Justice
Developer: Houston Independent School District
Applicant: Knudson, LP
App No/Type: 2015-1647 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	7.8960	Total Reserve Acreage:	7.8960
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

060.1. Legal description stated in the title opinion and title block must match at the time of recordation.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide all easement and rights-of-way abandonment documents at recordation.

Provide a traffic study for the adjacent public streets.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/17/2015
Plat Name: HISD High School for Law and Justice
Developer: Houston Independent School District
Applicant: Knudson, LP
App No/Type: 2015-1647 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

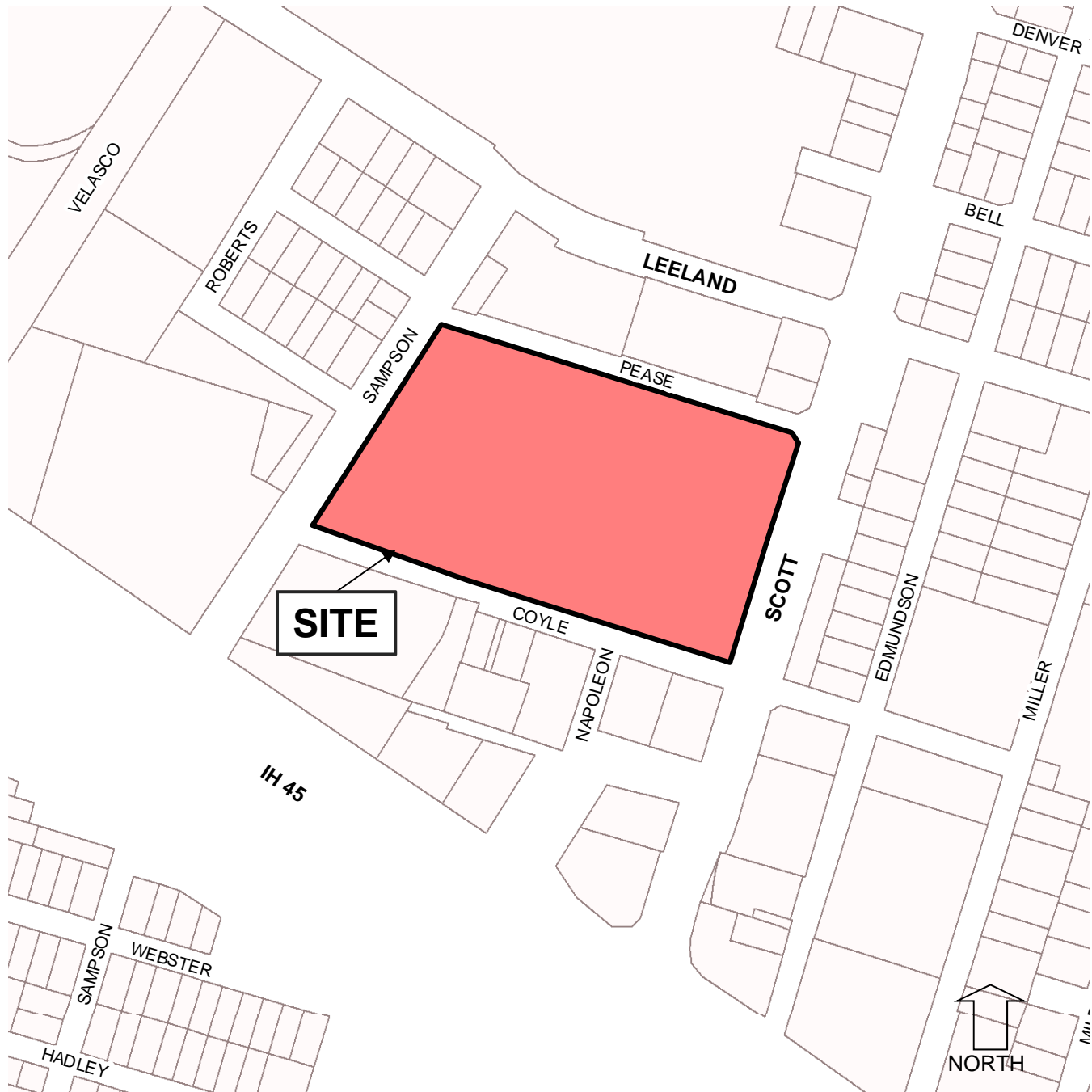
ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD High School for Law and Justice (DEF 1)

Applicant: Knudson, LP



D – Variances

Site Location

Houston Planning Commission

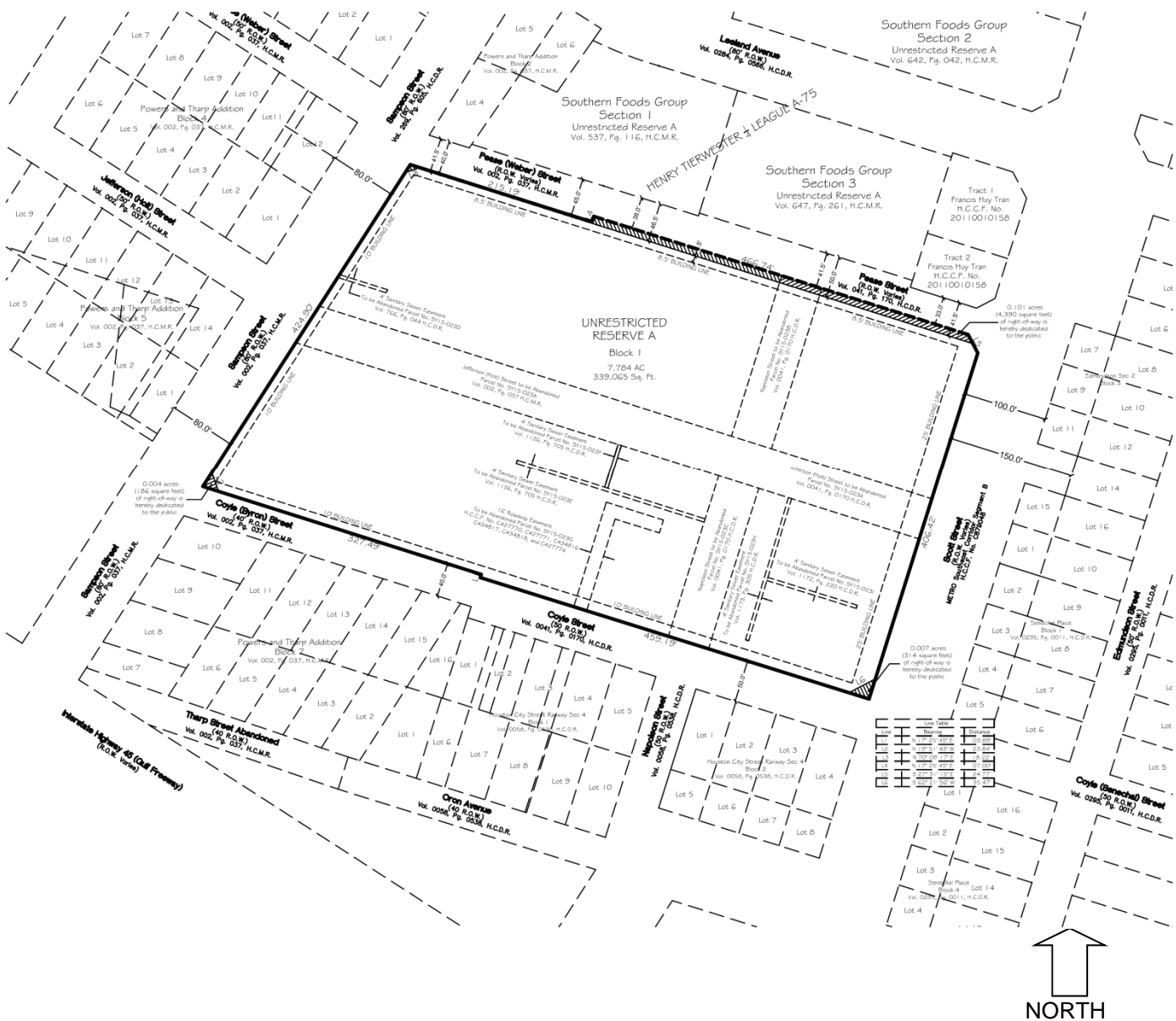
ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD High School for Law and Justice (DEF 1)

Applicant: Knudson, LP



D – Variances

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: HISD High School for Law and Justice (DEF 1)

Applicant: Knudson, LP



D – Variances

Aerial

High School for Law and Justice

High School for Law and Justice which includes theme learning along with career and technology programs. This new facility will accommodate 700 - 800 students, including core curriculum in a 21st Century Learning Environment, along with athletics, JROTC and CTE programs such as crime scene/ criminal justice, fire science, Court room with law library, and emergency services communication.



Main Entry



Site Plan

LEGEND

- Administrator
- Athletics
- Bldg Services/ Custodial Maintenance
- Career & Tech. Edu.
- Circulation
- Food Service
- JROTC
- Learning Centers
- Vertical Circulation



First Floor Plan



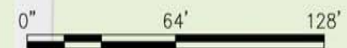
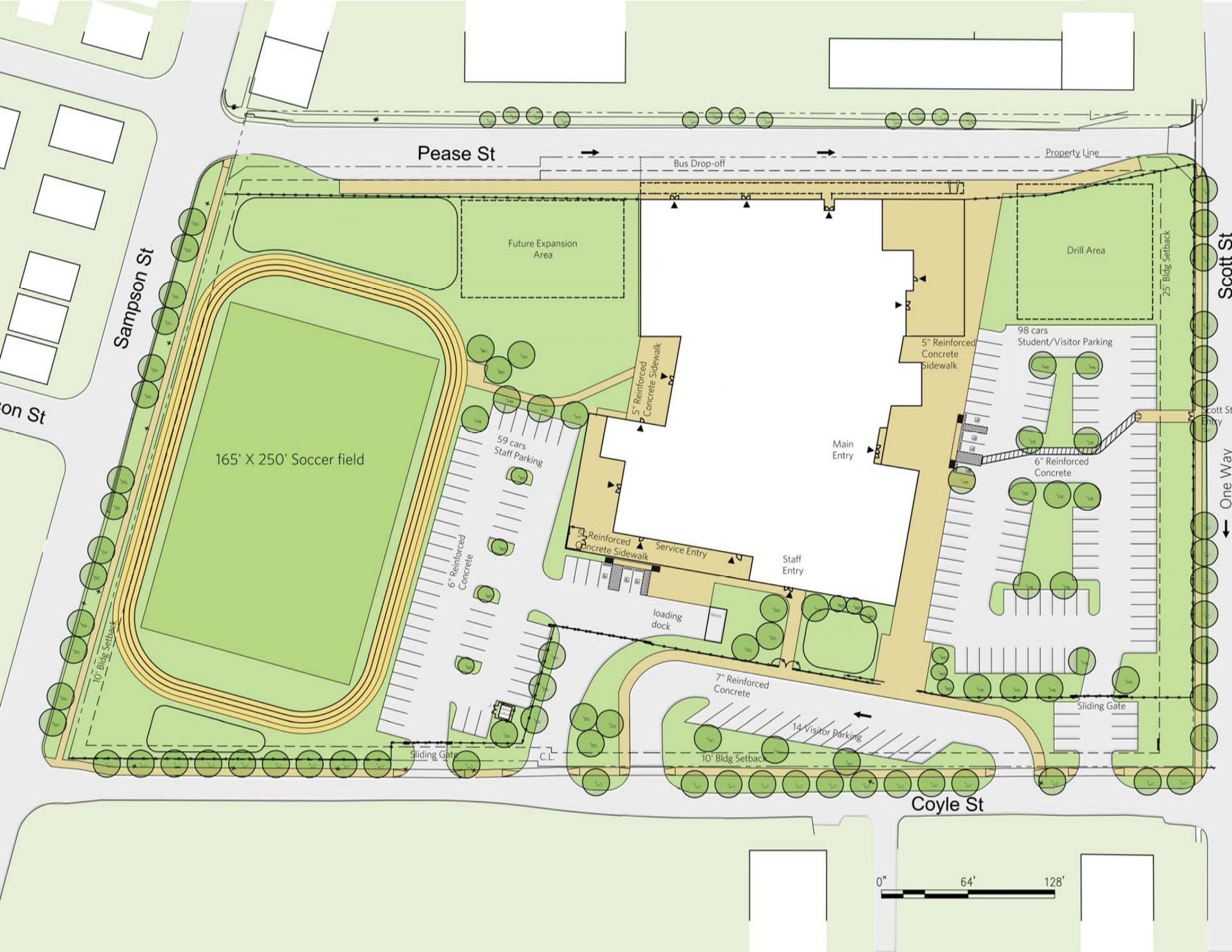
Interior Views



Second Floor Plan



Third Floor Plan





Application Number: 2015-1647

Plat Name: HISD High School for Law and Justice

Applicant: Knudson, LP

Date Submitted: 08/07/2015

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

Specific Variance is being sought and extent of variance:

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Coyle Street (additional 10 feet required to have a 60 foot right-of-way); and b. Pease Street (additional 5 feet required to have a 60 foot right-of-way). 2. An 8.5 foot building line versus a 10 foot building line on Pease Street.

Chapter 42 Section: 121 and 150

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. b) When an existing public street with a right-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 proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. 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. Sec. 42-150. Building line requirement Local streets: 1) Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more = Lesser of 25 feet or the greatest platted building line on the single-family residential 2) All others = 10 feet

Statement of Facts

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

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

Providing the right-of-way dedication along Coyle Street and Pease Street and a 10 foot building line along Pease Street will unreasonably encroach upon the outdoor learning environment that includes a Junior Reserve Officer Training Corps (JROTC) Drill Area, Physical Education Field, and Fire Training Area and compromise the drop-off/pickup area for the school buses and limited space for detention. The design intent follows the ideals of a 21st Century learning environment. There are two separate drill areas 1) the soccer field, adjacent to Sampson Street between Pease Street and Coyle Street will serve as the Fire Training Area and 2) the area identified in northeast corner, adjacent to Pease Street and Scott Street will serve as the JROTC Drill Area. The school bus drop-off/pickup area is a covered awning to protect students from weather elements and separate private vehicle drop-off/pickup from school bus drop-off/pickup

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

HISD is designing all new schools in the most compact footprint possible. The square foot

requirement per student is 140 square feet at this magnet school. This square foot requirement requires the designers to be very efficient as they prepare the plans. Due to the certain nature of this magnet school, law enforcement and criminal justice, there are specific size requirements necessary for classrooms and outdoor activity space in order to provide and perform educational programs and training exercises that the high school offers.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. There is minimal traffic along both Coyle Street and Pease Street as shown in the Street Assessment Exhibit. Pease Street will be reconstructed at the cost of the applicant to provide a bulb out for buses to pull off the driving lane of Pease Street. The land uses within the zero foot building line include a small area of detention, a JROTC Drill Area, and a covered awning for protection from the weather at the drop-off/pickup bus area. We have met with members of Public Works and Engineering to review the paving geometry of Pease Street and have no objection for the drop-off/pickup area.

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

Coyle Street terminates at Sampson Street and Scott Street which is the length of the high school. Only the high school will front on Coyle Street. There are three businesses, Carpet Giant, Bap-Geon Import Auto Parts, and a Kickboxing Gym, that back to Coyle Street and front on IH-45 Frontage Road, T Lanh Complete Auto Repair Service Center sides on Coyle Street and fronts on Scott Street, and Generation One, a trans-denominational ministry, sides on Coyle Street and fronts on Napoleon Street. Pease Street extends one additional block west of Sampson Street to Roberts Street and terminates at Scott Street. Southern Foods (Oak Farms Dairy) backs to Pease Street and fronts on Leeland Street, a single-family home sides to Pease Street and fronts to Sampson Street, and Sundial, a convenient store, sides to Pease Street and fronts to Scott Street. Coyle Street and Pease Street terminate at Scott Street allowing only right turns due to the Southeast METRO Light Rail line. The only way to turn left and travel northeast on Scott Street from this area is from Leeland Street at the signalized intersection as shown on the Street Assessment Exhibit. Providing a designated drop-off/pickup area for the buses with a covered awning to protect students from the different weather elements we experience in Houston, Texas will improve the public health, safety, and welfare of all students.

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

Requesting the variance is not due to economic hardship. We believe this variance is necessary to accomplish the purposes stated. HISD design standards have created smaller sites for acquisition of new schools by requiring the design of the school with the most compact footprints possible while incorporating 21st century technology. The site constraints have created physical constraints to provide additional right-of-way for Pease Street and Coyle Street and provide a 10 foot building line along Pease Street and still meet the National Standards for square footage per student in this magnet school for law enforcement and criminal justice.



Application No: 2015-1647

Agenda Item: 97

PC Action Date: 09/17/2015

Plat Name: HISD High School for Law and Justice

Applicant: Knudson, LP

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 121 and 150; 121, 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Coyle Street (additional 10 feet required to have a 60 foot right-of-way); and b. Pease Street (additional 5 feet required to have a 60 foot right-of-way). 2. An 8.5 foot building line versus a 10 foot building line on Pease Street. ;

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Not to dedicate 10 feet of additional right-of-way for 327.49 feet on the west and 5 feet of additional right-of-way on the east of Coyle Street to have a 60 foot right-of-way; and b. Pease Street (additional 5 feet required to have a 60 foot right-of-way). 2. To have an 8.5 foot building line versus a 10 foot building line on Pease Street. ;

Basis of Recommendation:

The site is located west of Scott Street, north of I-45 and south of Leeland Street. The application requests two variances: 1. to not provide the required right-of-way dedication to Pease Street and Coyle Street; 2. to allow an 8.5' building line instead of 10' building line along Pease Street. Staff recommends a second deferral on this application to allow the applicant time to submit revised information by noon next Wednesday.

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;

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

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

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

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



Agenda Item: 98
Action Date: 09/17/2015
Plat Name: House of Tiny Treasures
Developer: FORNEY CONSTRUCTION
Applicant: Miller Survey Group
App No/Type: 2015-1756 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	0.4934	Total Reserve Acreage:	0.4934
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study and review and to coordinate with the OST/Almeda TIRZ.

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A WASTewater capacity Reservation letter(Long Form) is required for this project.
City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: House of Tiny Treasures

Applicant: Miller Survey Group



D – Variances

Site Location

Houston Planning Commission

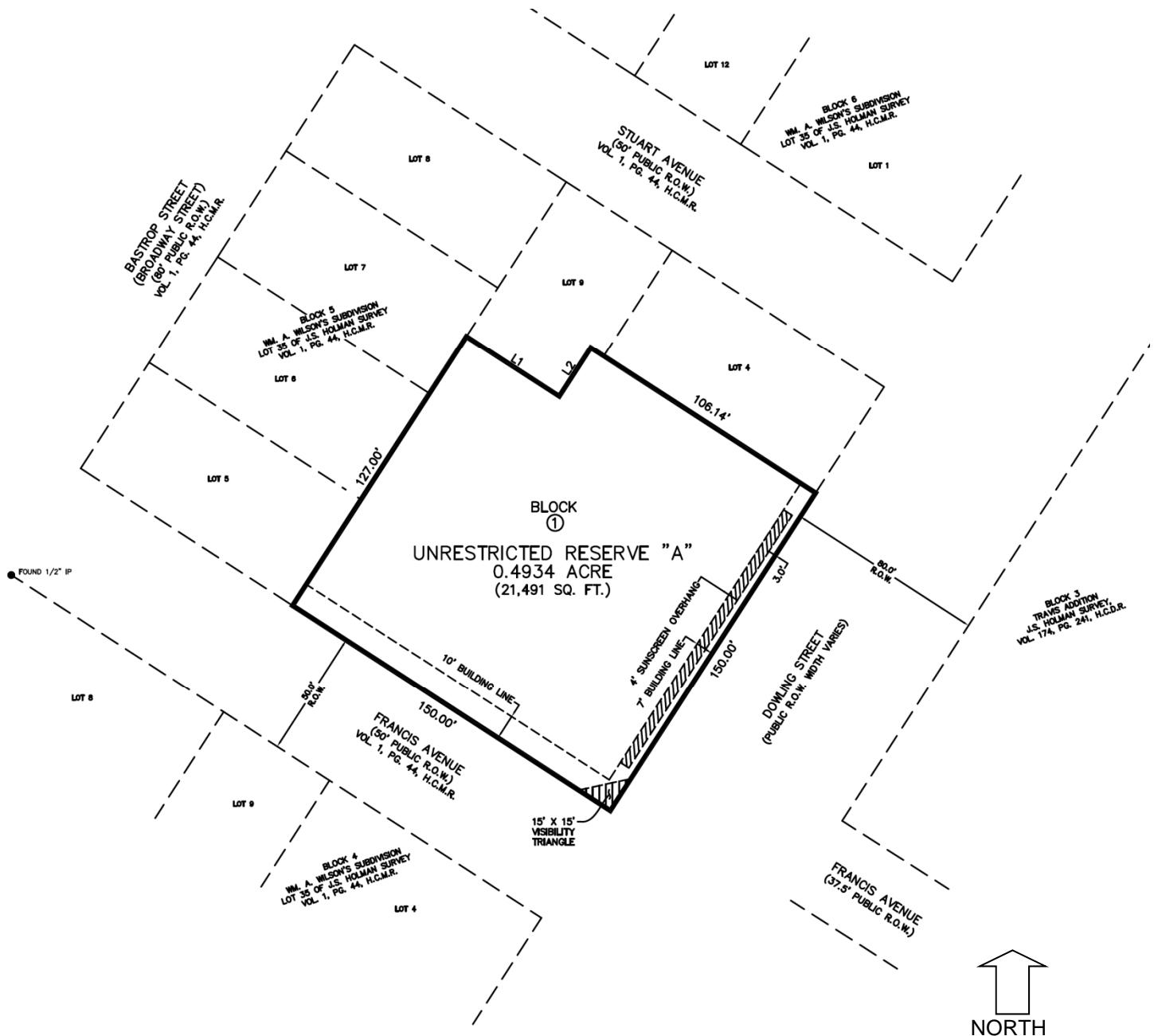
ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: House of Tiny Treasures

Applicant: Miller Survey Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 09/17/2015

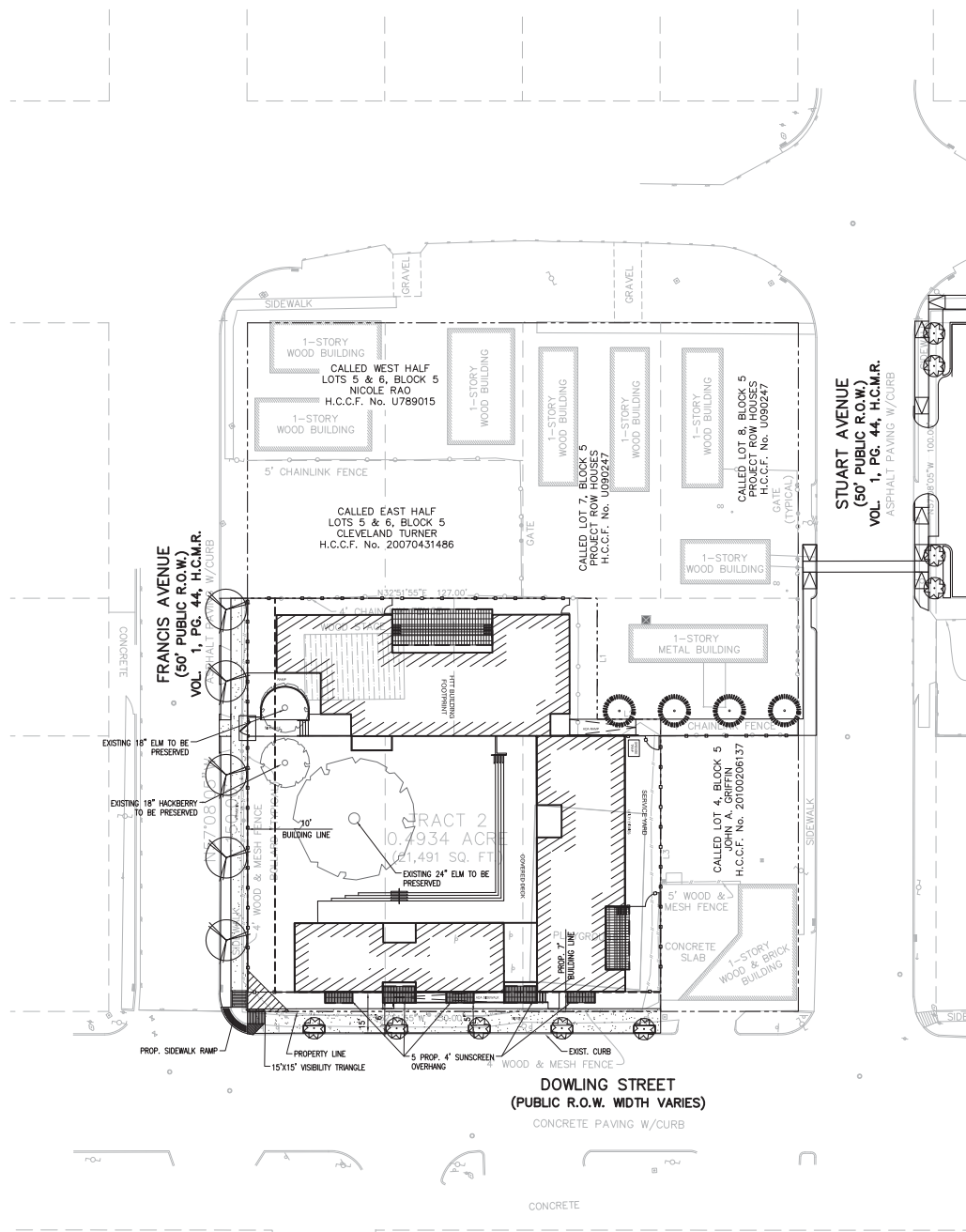
Subdivision Name: House of Tiny Treasures

Applicant: Miller Survey Group



D – Variances

Aerial



WALTER P MOORE

WALTER P. MOORE AND ASSOCIATES, INC.
1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
PHONE: 713.830.7300 FAX: 713.830.7398

PROJECT NAME

LEGEND

	EXISTING	PROPOSED
Curb	_____	_____
Edge of Pavement	_____	_____
R.O.W.	_____	_____
Curve Number	_____	(C)
Storm Sewer/MH	●	●
Large Diam Storm Sewer/MH	⊙	⊙
Curb Inlet/Grate Inlet	⊙	⊙
Sanitary Sewer/MH/Cleanout	⊙	⊙
Large Diam Sanitary Sewer/MH	⊙	⊙
Water Line/Fire Hydrant/Valve	●	●
Gas	●	●
Electric	●	●
Phone	●	●
Fence	X X X X	X X X X
Contour	-90	90
Slope	-1/4" : 1' 0"	1/4" : 1' 0"
Top of Pavement	TW 42.25	TW 42.25
Top of Wall	FG 22.5	FG 22.5
Finished Grade	TW 42.25	TW 42.25
Top of Grate	TW 42.25	TW 42.25
Flow Line	FL 42.25	FL 42.25
Detail Number	5	5
Detail Sheet Number	5	5

SEARCH
HOUSE OF TINY
TREASURES

IN ASSOCIATION WITH

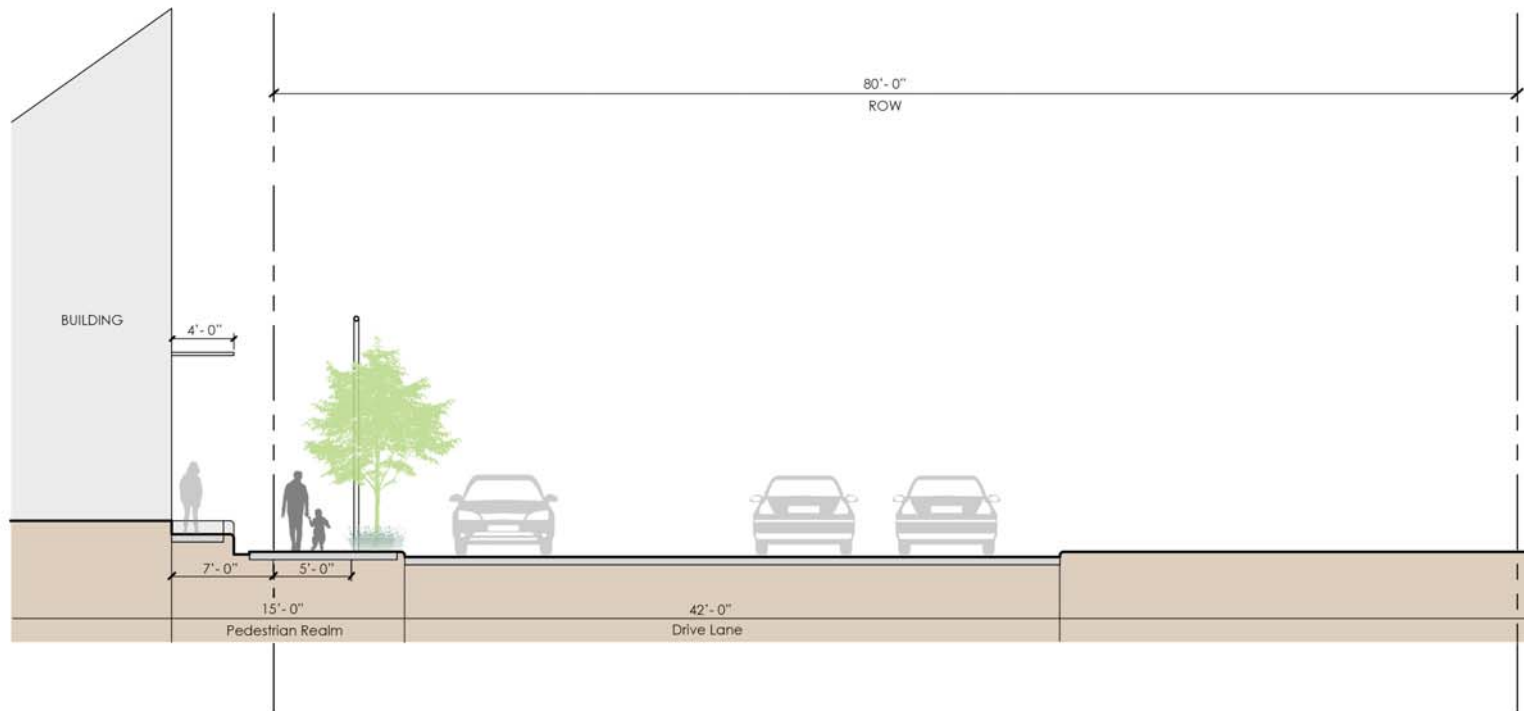
NO.	DATE	REVISION
DESIGNED BY		AAA
REVIEWED BY		AAA
DRAWN BY		AAA
PROJECT NUMBER	M0315036-00	
DATE	09-05-2015	
SHEET TITLE		

SITE PLAN

SHEET NUMBER.

C1.0

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TYPICAL SECTION
DOWLING STREET
Scale: 1/8"=1'-0"





Application Number: 2015-1756
Plat Name: House of Tiny Treasures
Applicant: Miller Survey Group
Date Submitted: 08/21/2015

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

Specific Variance is being sought and extent of variance:

1. Allow a 7' Building Line on Dowling Street (15' from back of curb) 2. Allow maximum of 4' sunscreen overhang encroaching into building line on Dowling Street.

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposed development is a daycare/preschool facility to be operated by SEARCH homeless services organization, providing child care and education services for the children of homeless individuals and families. SEARCH will be leasing the land from Project Row House and Project Row House recognizes this daycare development will be a part of their plan for future development on the remaining properties. There are three existing trees including one 24" Elm, one 18" Elm, and one 18" Hackberry on the middle south of the site that are intended to be preserved and incorporated as a part of the children's playground. The building will be designed around the trees and playground to create an enclosed and secure environment for the children. In order to accommodate the existing trees and children's playground, the proposed structure will be brought closer to the roadway. This also helps to create a stronger pedestrian realm in character with the surrounding developments. This design is cohesive with the OST Almeda TIRZ Dowling Street streetscape improvement project. The property available for development is constrained by the existing adjacent residential buildings on the north and west sides. The existing buildings immediately to the north and south of the proposed daycare, as well as Rev. Ray Martin Boxing and Community Center in the next block north and the Gulf Fueling Station across on Dowling Street are all generally built with 0' building lines. With the proposed 7-foot building setback, it will still be 15-feet from face of building to existing back of curb on Dowling with a 6-foot clear pedestrian space within the right of way.

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

The requested variance is an attempt to fit the project to the available property as well as preserving the large existing trees. It is not a result of a hardship created or imposed by the applicant.

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

The intent and purpose of this chapter will be preserved, as this variance request is intended to provide a development comparable with the surrounding existing and proposed developments.

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

The granting of the variance will not impact public health, safety or welfare. Emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project. The requested 7-foot building line will provide 15-feet from face of building to existing back of curb on Dowling Street with a 6 feet pedestrian sidewalk. A 15' x 15ft visibility triangle will be provided at the corner of Dowling Street and Francis Street.

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

Economic hardship is not the justification for the variance. The developer is a not-for-profit organization. The development is intended to provide a safe and high quality educational environment for children of homeless individuals and families.



Application No: 2015-1756

Agenda Item: 98

PC Action Date: 09/17/2015

Plat Name: House of Tiny Treasures

Applicant: Miller Survey Group

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 42-152(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1. Allow a 7' Building Line on Dowling Street (15' from back of curb) 2. Allow maximum of 4' sunscreen overhang encroaching into building line on Dowling Street. ;

Basis of Recommendation:

The site is located in the street width exception area, on the north-west corner of Dowling Street and Francis Street – south of Elgin Avenue. The applicant is creating a 0.5 acre unrestricted reserve and is requesting a variance to allow a 7' building line for the proposed structure and a 4' building line for a proposed canopy along Dowling Street – a designated major thoroughfare.

The subject site is proposed to be developed as daycare/childcare facility to be operated by SEARCH Homeless Services- an interfaith, non-profit organization. The site contains several trees, three of which the developer would like to preserve and integrate into the playground area for the facility. Per the applicant, the requested variance would allow for the proposed structure to be constructed around the trees and closer to Dowling Street but no closer than 15' from the back of curb.

At this time, staff recommends the Planning Commission defer the plat for two weeks for further study and review and to coordinate with the OST/ Alameda TIRZ.

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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

Action Date: 09/17/2015

Plat Name: Hunters Grove

Developer: Intownhomes LTD

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-1855 C3P

Staff Recommendation:

Withdraw

Total Acreage:	0.8707	Total Reserve Acreage:	0.0080
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

Upon further review, this application requires a Public Hearing with Notice. The applicant has withdrawn the plat but requests the Planning Commission establish a Public Hearing date of October 15, 2015.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 99

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

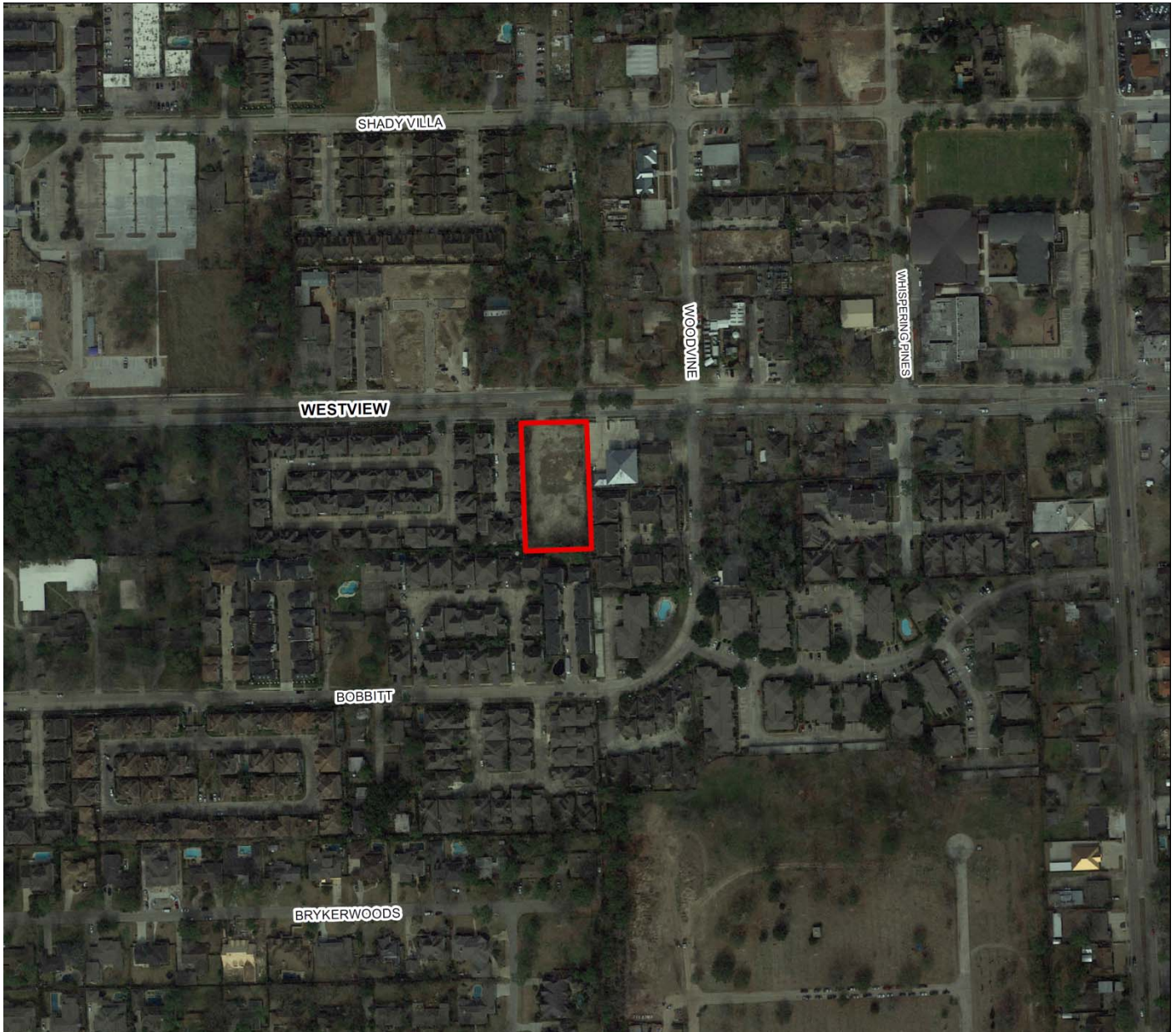
Houston Planning Commission ITEM: 99

Planning and Development Department

Meeting Date: 09/17/2015

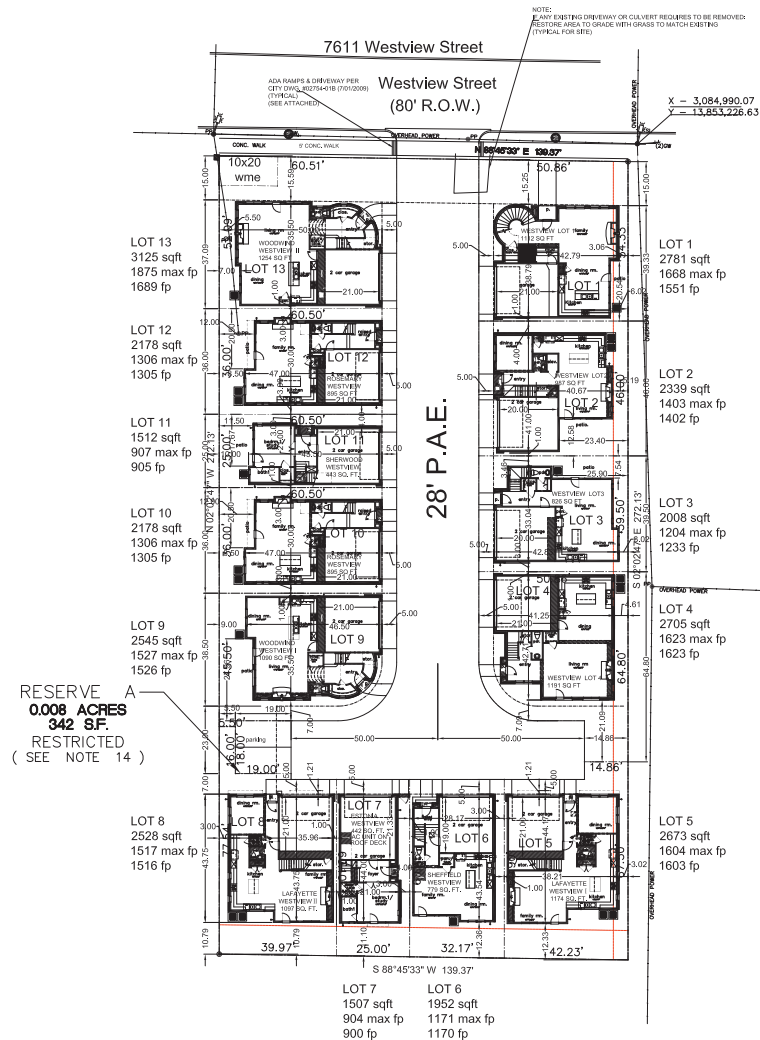
Subdivision Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



REVISIONS:	
1.	1.9/13/2007 - CELESTATION REVIEW
2.	2.2/20/2008 - ELEVATION CHANGES

InTownHomes	1120 Oliver Houston, TX 77007 (713) 866-4011
-------------	----------------------------------------------------

7611 WESTVIEW STREET	SITE PLAN
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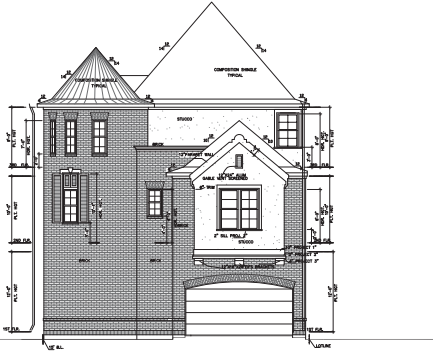
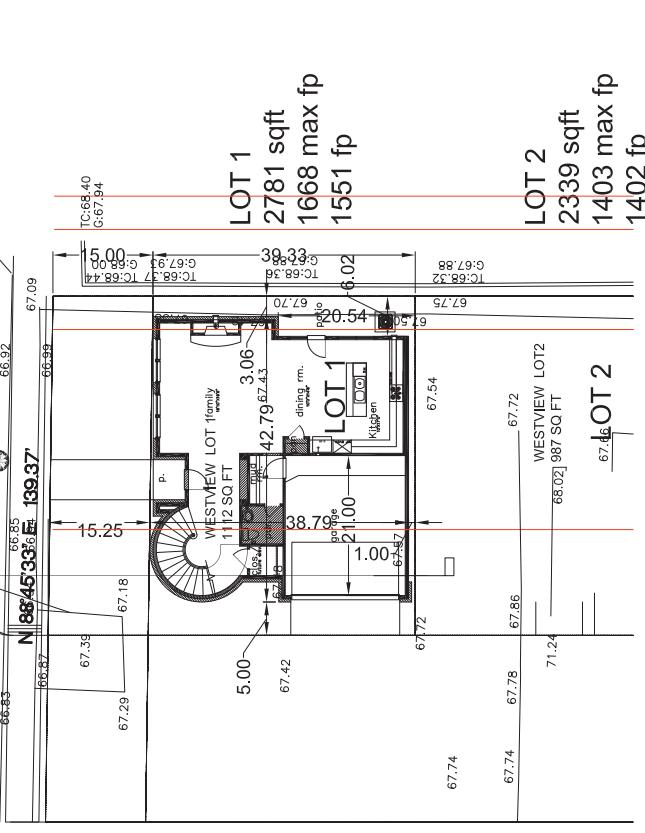
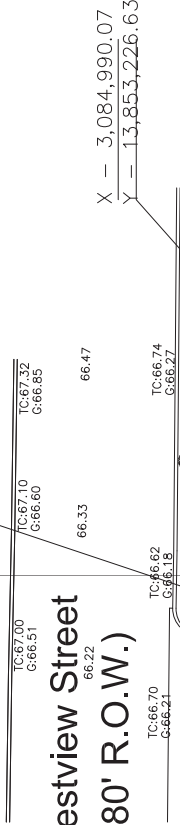
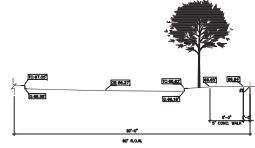
DATE Sep. 03, 2015	
SCALE 1" = 20'-0"	
DRAWN BY RWF	CHECKED BY SC
PROJECT NUMBER	
T-1	

NOTE:
IF ANY EXISTING DRIVEWAY OR CULVERT REQUIRES TO BE REMOVED:
RESTORE AREA TO GRADE WITH GRASS TO MATCH EXISTING
(TYPICAL FOR SITE)



7611 Westview Street

Westview Street
(80' R.O.W.)



section
WALL 1/2" = 1'-0"

LOT 1
2781 sqft
1668 max fp
1551 fp

LOT 2
2339 sqft
1403 max fp
1402 fp



Application Number: 2015-1855

Plat Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/04/2015

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

Specific Variance is being sought and extent of variance:

To setback 15' rather than 25' along Westview.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Summary of Minimum Building Line Requirements Type of Street or Private Roadway: Major Thoroughfares Tract Description: In general Minimum Building Line Requirement: 25 feet

Statement of Facts

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

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

This is a replat of an unrecorded subdivision. The property is on the south side of Westview, a designated Major Thoroughfare with a planned width of 80' in this section between Silber and North Post Oak where it terminates. This section of Westview has very little traffic, and mixed use. Because this thoroughfare has a planned width of 80', the uses other than single-family are allowed to setback 15' rather than 25'. The homes adjacent to Westview will have front door facing Westview. The sidewalk width will be increased to 6' and the street trees will have a minimum caliper of 3". This area just outside the Loop is undergoing redevelopment with homes for people who do not want large yards which require homeowner maintenance of the outdoor spaces. A 25' setback adjacent to Westview would create a suburban-style front yard for these homes, which buyers would find undesirable.

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

In a large and diverse metropolitan area like Houston, most buyers in the central area do not want to be saddled with large yards requiring outdoor maintenance.

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

The chapter is intended to insure adequate light, air and open space, which will exist with the 23' distance between the street and the house facades.

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

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

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

The justification for the variance is the changing life-style of many inner-city residents which includes their desire not to be burdened with large yards to maintain.



Application No: 2015-1855

Agenda Item: 99

PC Action Date: 09/17/2015

Plat Name: Hunters Grove

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To setback 15' rather than 25' along Westview.;

Basis of Recommendation:

Upon further review, this application requires a Public Hearing with Notice. The applicant has withdrawn the plat but requests the Planning Commission establish a Public Hearing date of October 15, 2015.

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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/17/2015
Plat Name: Katy Creek Ranch Plaza
Developer: YY Brothers Investment, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2015-1770 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	3.0543	Total Reserve Acreage:	3.0543
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris Fort Bend Counties MUD 5
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide civil plans

Provide 30' radii adjacent to Westheimer Pkwy.

Add 10' landscape reserve adjacent to Westheimer Pkwy.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

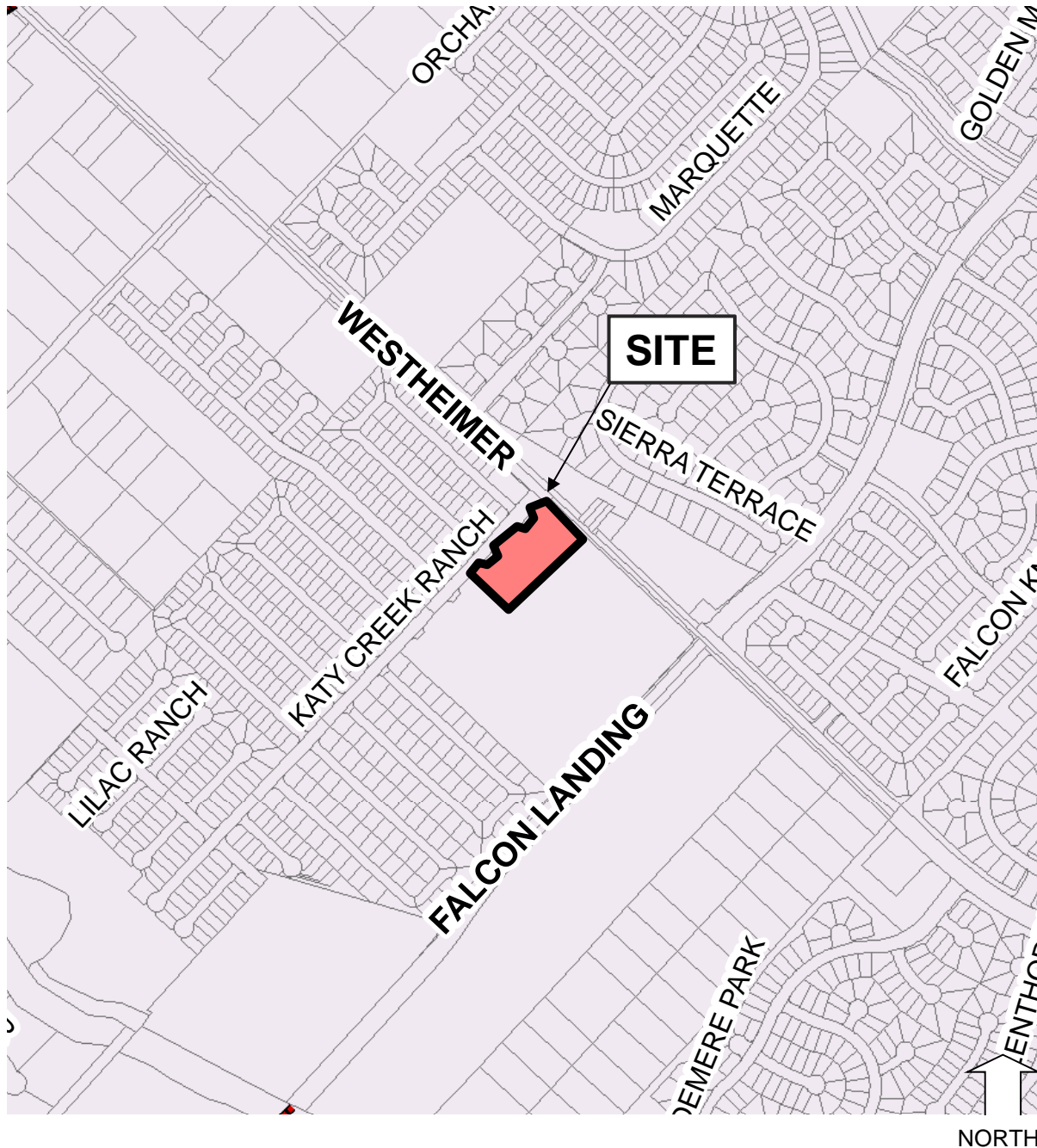
ITEM: 100

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Katy Creek Ranch Plaza

Applicant: HRS and Associates, LLC



D – Variances

Site Location

Houston Planning Commission

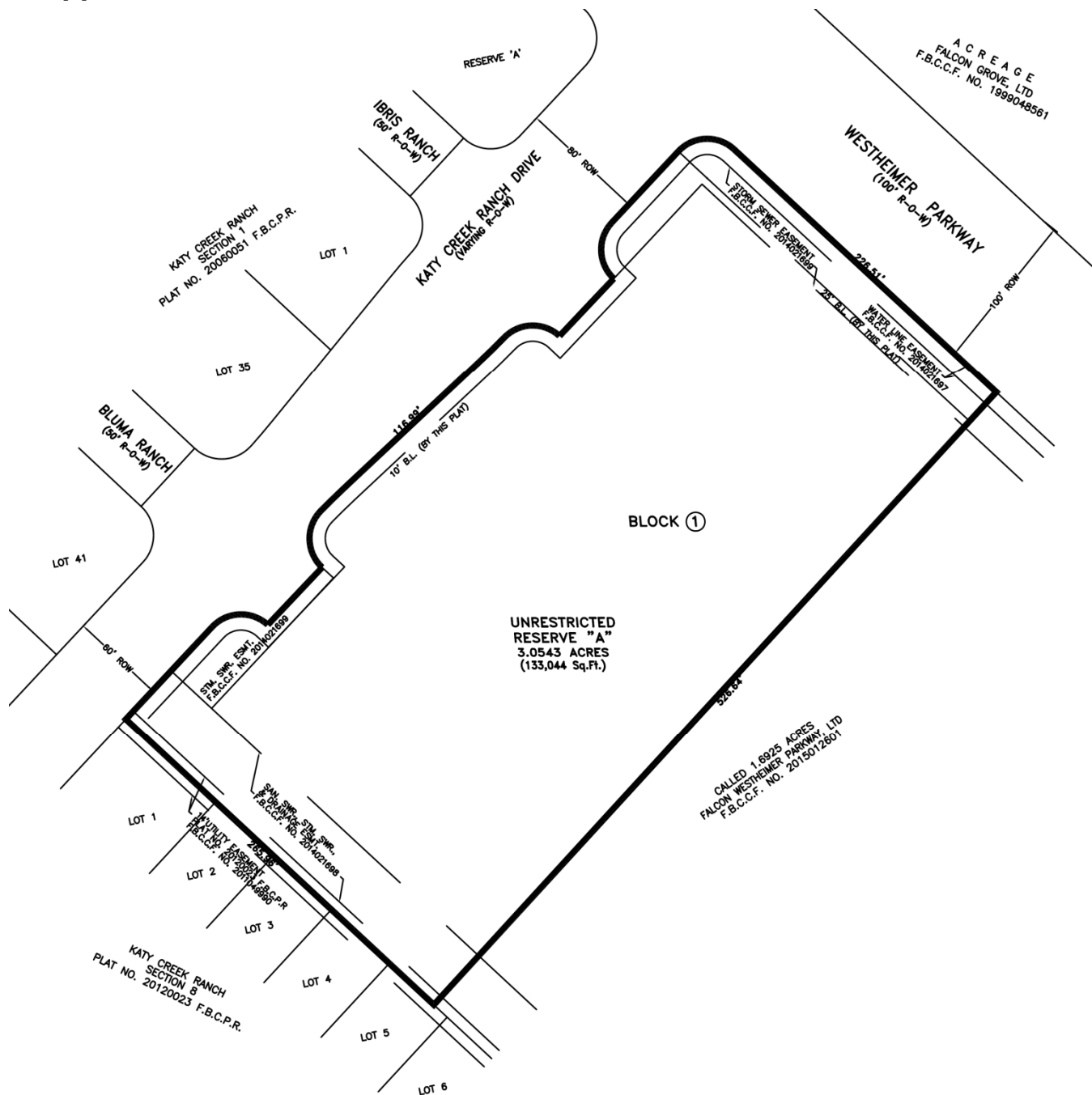
ITEM: 100

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Katy Creek Ranch Plaza

Applicant: HRS and Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

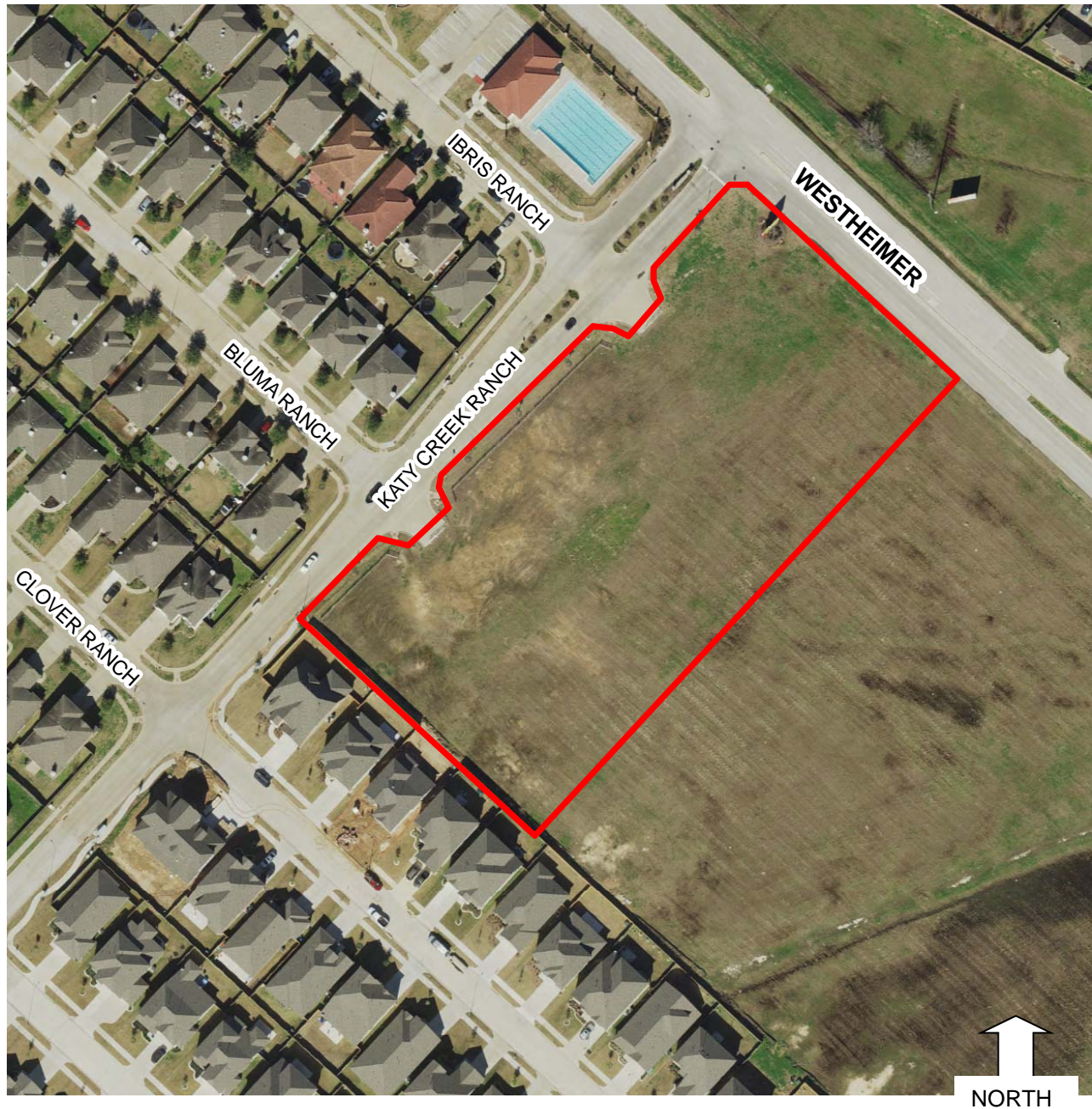
ITEM: 100

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Katy Creek Ranch Plaza

Applicant: HRS and Associates, LLC



D – Variances

Aerial

KATY CREEK RANCH DRIVE
(60' R.D.W.)

WESTHEIMER PARKWAY
(100' R.D.W.)

N 43°03'15" E 80.11'

STK. SVR. ESMT.
F.B.C.C.F. NO. 2014021700

2,025 S.F. TEA
HOUSE

1' RESERVE
PLAT NO. 200800051 F.B.C.P.R.

N 46°52'09" E 116.99'

1' RESERVE
PLAT NO. 200800051 F.B.C.P.R.

N 43°03'15" E 61.76'

S 47°09'03" E 226.51'

STOCK PILE EASEMENT
F.B.C.C.F. NO. 2014021700

WATER LINE EASEMENT
F.B.C.C.F. NO. 2014021700

N 47°11'07" W 265.96'

1/4" UTILITY EASEMENT
PLAT NO. 200800051 F.B.C.P.R.
F.B.C.C.F. NO. 2014021700

3.0543 ACRES
133,044 SQ. FT.

PROPOSED 28,750 S.F. SHOPPING CENTER

S 42°33'38" W 526.64'

CALLED 1.6925 ACRES
FALCON WESTHEIMER PARKWAY, LTD
F.B.C.C.F. NO. 2015012601

TOTAL PARKING = 145 SPACES



Application Number: 2015-1770

Plat Name: Katy Creek Ranch Plaza

Applicant: HRS and Associates, LLC

Date Submitted: 08/24/2015

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

Specific Variance is being sought and extent of variance:

To not extend public streets that terminates at the boundary of a plat previously approved by the commission without a turnaround.

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. (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

The imposition of extending two streets (Ibris Ranch Drive and Bluma Ranch Drive) that were established by Katy Creek Ranch, Section 1 would create an undue hardship by extending two 50-ft street stubs that would need to be widened to 60 ft (60 ft is required for streets adjacent to any reserve) into a proposed plat that is only 265 ft deep. The stub streets are approximately 200 ft apart from each other. The requirement of extending two street stubs would make the proposed plat of one unrestricted reserve divided into three reserves that could not contain the retail center that is being planned for development.

(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;

Katy Creek Ranch Plaza is a plat that will have an unrestricted reserve 3 acres in size. A 30,000 square foot retail center with parking and landscaping are being planned to be in this reserve. On the north side, the proposed plat will front on Westheimer Parkway, on the west side, frontson Katy Creek Ranch Drive. Katy Creek Ranch Section 8 to the south, and an undeveloped acreage on the east side. Katy Creek Ranch Drive was dedicated by the plat of Katy Creek Ranch, Section 1 in 2006. Katy Creek Ranch Drive is the main entry road that serves the Katy Creek Ranch development as depicted in the general plan. This main entry road was dedicated with stub streets so that future residential sections would have stubs that would connect to Katy Creek Ranch Drive. These stub streets are 50 ft in width that would need to be widened to 60 ft. Sixty foot rights-of-way are required for streets abutting commercial or unrestricted reserves. Strict application of 42-135a which would require the street extension of Ibris Ranch Drive and Bluma Ranch Drive would be

infeasible because the street stubs dedicated by Katy Creek Ranch, Section 1 are 50 ft rights-of-way and the distance between the two streets would be 180 ft (after widening to 60 ft rights-of-way). The extensions of 60 ft Ibris Ranch Drive and Bluma Ranch Drive would make this proposed plat and plan infeasible by dividing the property into three pieces with two 60 ft rights-of-way and corresponding building lines.

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

The circumstance supporting the granting of the variance is that this is an existing condition that was created when the street stubs of Ibris Ranch Drive and Bluma Ranch Drive were dedicated with Katy Creek Ranch, Section 1. The length of this property from Katy Creek, Section 8 to Westheimer Parkway is 526 ft, but there is a 35-ft sanitary sewer and storm easement along with a 7-ft utility easement (total of 42 ft) that abuts Section 8 and Bluma Ranch Drive and Ibris Ranch Drive are separated by 200 ft, which would decrease to 180 ft if widened to 60 ft rights-of-way. The distance between Bluma Ranch Drive (stub street) and Westheimer Parkway is approximately 100 ft. The Katy Creek Ranch development created the circumstance where the extension of two rights-of-way might have served a residential subdivision but would not support a commercial reserve because it would divide the property into three parcels, which would not be wide enough to allow for any commercial building let alone allow for parking and landscaping. These stub streets were created to extend single family lots but were not needed for intersection spacing as well as block length.

(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. Ibris Ranch Drive and Blum Ranch Drive are not needed for block lengths or intersection spacing. Streets are required every 1400 ft along a local or collector streets and the entire width of the property along Katy Creek Ranch Drive is 526 ft. The proposed reserve contains about 250 ft of frontage along Westheimer Parkway, and about 526 ft of frontage along Katy Creek Ranch Drive. As a property on the corner of a major thoroughfare and a collector, this is an ideal tract of land for commercial development because of its proximity to two major streets. Majority of properties along Westheimer Parkway are commercial uses (hardly and residential uses), and this proposed development will continue that trend. Additionally, there is an existing Walmart store about 150 ft to the east of this tract that was reserve of the plat of Katy Creek Ranch Commercial, which was recorded in April 2014. Katy Creek Ranch Commercial (Walmart store) was allowed to be platted without a variance from the two streets (Ibris Ranch Drive and Bluma Ranch Drive) that would have run into the parcel that now is the Walmart store. The areas along Westheimer parkway are becoming non-residential in nature. The parcel to the west is the neighborhood's swimming pool and playground. Our proposed parcel will become retail stores, to the east of our proposed plat is the Walmart Neighborhood Market, and across the street from Falcon Landing Boulevard is Rylander Elementary School. The intent and general purposes will be preserved by allowing for more commercial or retail center along Westheimer Parkway. A retail center will not be possible if the owner is required to extend both street rights-of-way along the length of the property because there would not be enough property to build a structure and establish parking.

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

The granting of the variance will not be injurious to the public health or safety of the area because the right-of-way extensions are simply not needed for block length. The Katy Creek Ranch area has three entrance/exit streets and the vehicular circulations are well-maintained. The extension of both Ibris Ranch Drive and Bluma Ranch Drive would not serve any purpose because of the Walmart Neighborhood Market located east of this proposed retail center. The extension of the two rights-of-way would dead-end at the east end of the property and not connect to any streets, either currently or in the future. The granting of this variance would allow for continued commercial development along Westheimer Parkway

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

Economic hardship is not the justification of the variance but the feasibility of the site is. The extension of two street rights-of-way would not allow for the proposed site to be commercially developed and therefore would make the parcel unusable for this property owner. A 30,000 square-foot retail center needs the full three acres for the building, parking, and landscaping areas that are needed for this type of use. The street stubs that were dedicated with Katy Creek Ranch, Section 1 proved unnecessary for general circulation and makes the property more difficult to develop. The retail center will enhance the neighborhood by giving the residents possible shopping or entertainment venues.



Application No: 2015-1770

Agenda Item: 100

PC Action Date: 09/17/2015

Plat Name: Katy Creek Ranch Plaza

Applicant: HRS and Associates, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 135

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend public streets that terminates at the boundary of a plat previously approved by the commission without a turnaround.;

Basis of Recommendation:

The site is located in Fort Bend County, north of Falcon Landing Boulevard, south of Greenbusch Road, at the south-west corner of Katy Creek Ranch Drive and Westheimer Parkway. The applicant is creating a 3 acre unrestricted reserve for a proposed shopping center and is requesting a variance to not extend nor terminate with a cul-de-sac Ibris Ranch Drive and Bluma Ranch Drive which stub into the plat's northwestern boundary

The site is included within a larger area as represented by the Katy Creek Ranch General Plan (GP). The initial GP, submitted in 2003, established a developed and street pattern that supported single family residential developments. Accordingly, the existing stub streets were platted and recorded in 2004 with Katy Creek Ranch Sec 1. In 2008, however, Subsequent revisions to the GP indicated a future commercial development along Westthiemier Parkway, south of Katy Creek Ranch Drive.

Typically, in the case where the streets stubs are already constructed, the applicant is advised to abandon the stubs prior to submitting a plat to 'clean up' the plat boundary. In this scenario, the applicant is taking an alternative approach in requesting the variance to not extend nor terminate with a cul-de-sac both stub streets.

Neither street is required for intersection spacing requirements.

Staff has coordinated with Fort Bend County Engineer's Office regarding this application and they have voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.

Therefore, staff recommends the Planning Commission grant the requested variance to not extend nor terminate with a cul-de-sac Ibris Ranch Drive and Bluma Ranch Drive, and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The site is included within a larger area as represented by the Katy Creek Ranch General Plan (GP). The initial GP, submitted in 2003, established a developed and street pattern that supported single family residential developments. Accordingly, the existing stub streets were platted and recorded in 2004 with Katy Creek Ranch Sec 1. In 2008, however, Subsequent revisions to the GP indicated a future commercial development along Westthiemier Parkway, south of Katy Creek Ranch Drive. Typically, in the case where the streets stubs are already constructed, the applicant is advised to abandon the stubs prior to submitting a plat to 'clean up' the plat boundary. In this scenario, the applicant is taking an alternative approach in requesting the variance to not extend nor terminate with a cul-de-sac both stub streets. Neither street is required for intersection spacing requirements. Staff has coordinated with Fort Bend County Engineer's Office regarding this application and they have voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.

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

The site is included within a larger area as represented by the Katy Creek Ranch General Plan (GP). The initial GP, submitted in 2003, established a developed and street pattern that supported single family residential developments. Accordingly, the existing stub streets were platted and recorded in 2004 with Katy Creek Ranch Sec 1. In 2008, however, Subsequent revisions to the GP indicated a future commercial development along Westhiemier Parkway, south of Katy Creek Ranch Drive.

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

Neither street is required for intersection spacing requirements. Fort Bend County Engineer's Office has voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.

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

Neither street is required for intersection spacing requirements. Fort Bend County Engineer's Office has voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.

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

Economic hardship is not the sole justification of the variance. Neither street is required for intersection spacing requirements. Fort Bend County Engineer's Office has voiced no objection to the requested variance, as well as the ability of the development to take access from the street stubs.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/17/2015
Plat Name: Mount Vernon Montrose Lofts
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No/Type: 2015-1771 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.4905	Total Reserve Acreage:	0.4905
Number of Lots:	0	Number of Multifamily Units:	42
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Show location of back of curb along Mount Vernon Street and dimension back of curb to property line. Use correct plat name in dedicatory language.

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.
 City Engineer: DETENTION IS REQUIRED AND NEED B.L. ON MOUNT VERNON ST

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Mount Vernon Montrose Lofts (DEF1)

Applicant: Richard Grothues Designs



D – Variances

Site Location

Houston Planning Commission

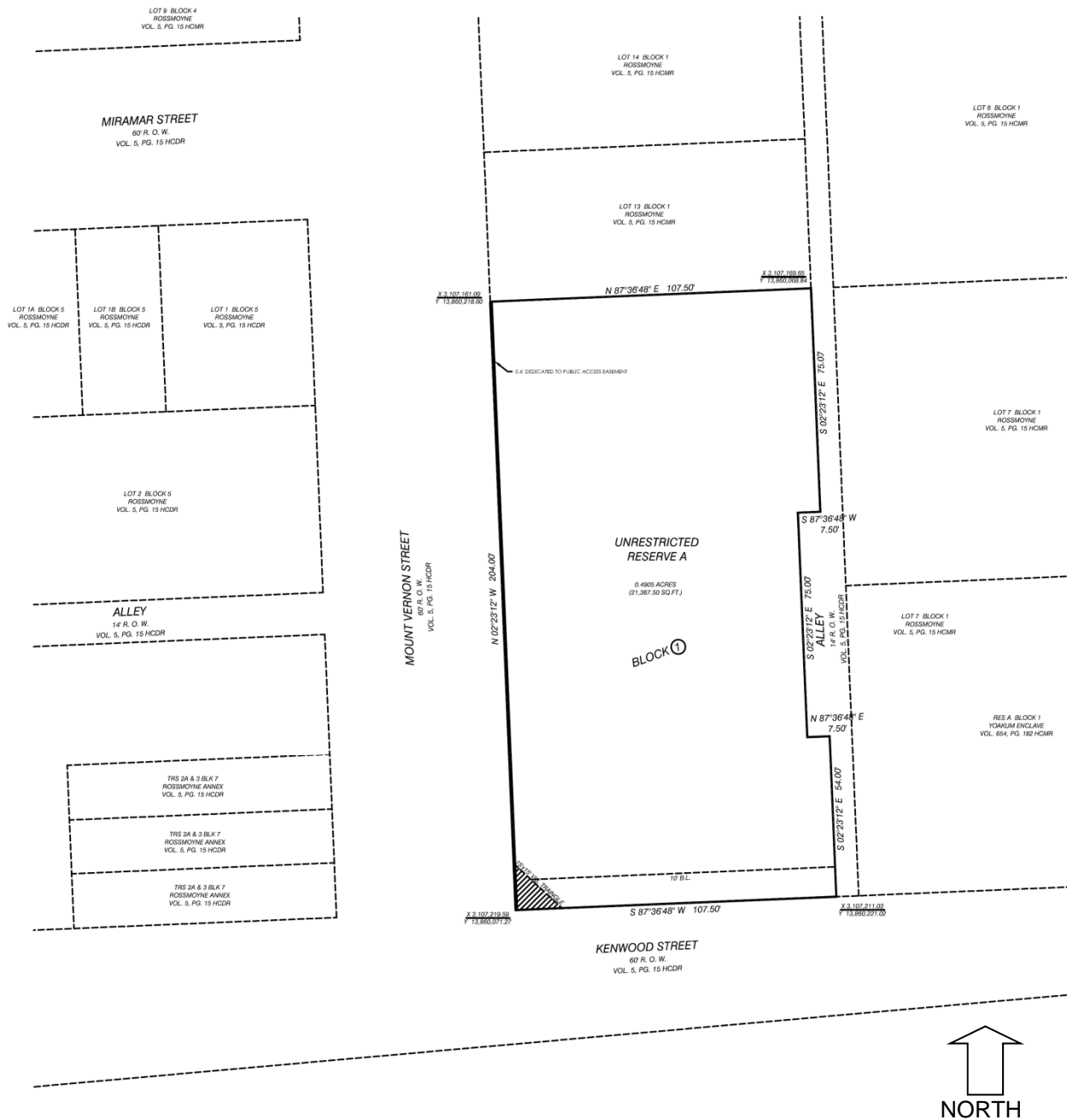
ITEM: 101

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Mount Vernon Montrose Lofts (DEF1)

Applicant: Richard Grothues Designs



D – Variances

Subdivision

Houston Planning Commission

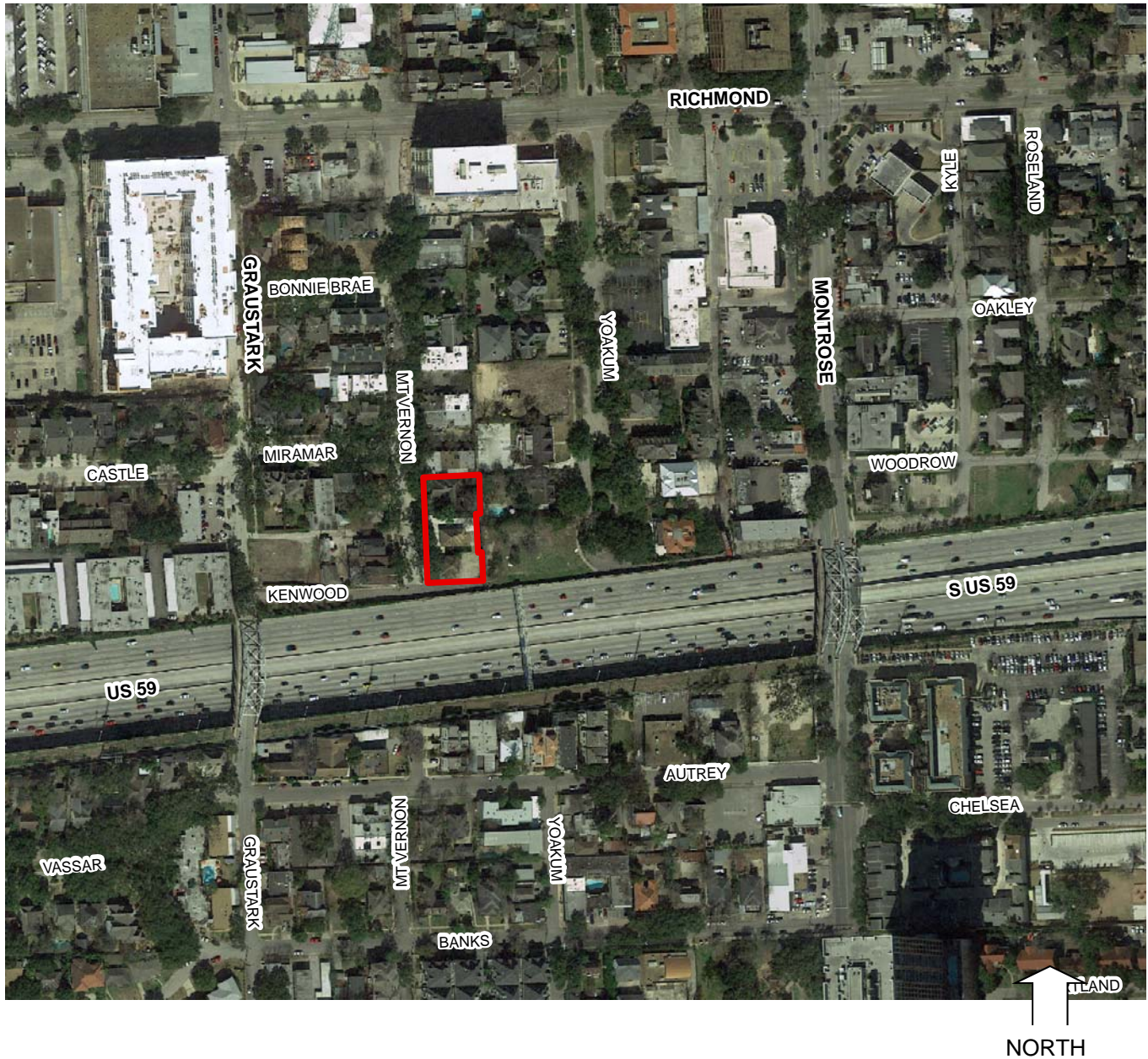
ITEM: 101

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Mount Vernon Montrose Lofts (DEF1)

Applicant: Richard Grothues Designs



D – Variances

Aerial











Application Number: 2015-1771

Plat Name: Mount Vernon Montrose Lofts

Applicant: Richard Grothues Designs

Date Submitted: 08/24/2015

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

Specific Variance is being sought and extent of variance:

Reduce building line along south property boundary from 25' to 10'.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building Line Requirement: Major Thoroughfares: 25 feet

Statement of Facts

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

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

The application of the requirement for a 25' building line should not apply to this property. The unique characteristic that disqualifies this property from being subject to this building line is the physical location of the property to the major thoroughfare. The major thoroughfare that abuts this property is US 59. It is located approximately 22' to the south of the property and approximately 15' to 20' below the grade level of 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 circumstances supporting the granting of the variance is the fact that the major thoroughfare that abuts the property is US 59. US 59 is located approximately 22' to the south of the property and approximately 15' to 20' below the grade level of the property. There is an 18' high concrete wall located on the south side of the previous street, Kenwood Street, that divides the property from US 59. At this location there is NO feeder road. Kenwood Street dead ends at the southeast corner of the property. Kenwood Street is approximately 19' wide and lies between the subject property and US 59.

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

The intent of the chapter will be preserved by maintaining the building 10' from the edge of the previous local street, Kenwood. Which, in turn, will maintain the 25' distance away from the major thoroughfare, US 59.

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

Due to the fact that the major thoroughfare is separated from the property by an 18' high concrete wall and is approximately 20' below the grade of the property, this variance will not endanger the occupants or surrounding public. Kenwood Street still feels like a local street due to the separation from US 59 and the pedestrian and vehicular traffic treats the street as such.

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

The justification for the variance deals with unique physical conditions surround the request for the variance and is not due to economic hardship.



Application No: 2015-1771

Agenda Item: 101

PC Action Date: 09/17/2015

Plat Name: Mount Vernon Montrose Lofts

Applicant: Richard Grothues Designs

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Reduce building line along south property boundary from 25' to 10';

Basis of Recommendation:

The site is located within the City limits and street width exception area, north of US 59, south of Richmond Avenue, on the east side of Mount Vernon Street – a designated Type A street. The applicant is requesting a variance to allow a 10' building line along Kenwood Street instead of the 25' building line required by the ordinance. Kenwood Street is included within the right-of-way corridor for US 59 and is under TxDOT authority. Staff is in support of the requested variance. Justification for the granting of the variance is based on existing conditions. Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street. Additionally, Kentwood Street – east of Mount Vernon Street does not extend past the subject tract. Therefore, staff is in support of the requested variance. The site is proposed to be developed with a multifamily project and the developer is opting into the Transit Corridor Ordinance along Mount Vernon Street.

The Department of Public Works and engineering has voiced no objection to the request.

Staff recommends the Commission grant the requested variance to allow a 10' building line along Kenwood Street, and approve the plat subject to the CPC 101 form conditions.

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;

Justification for the granting of the variance is based on existing conditions. Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street. Additionally, Kentwood Street – east of Mount Vernon Street does not extend past the subject tract. Therefore, staff is in support of the requested variance. The site is proposed to be developed with a multifamily project and the developer is opting into the Transit Corridor Ordinance along Mount Vernon Street.

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

Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street.

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

Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street. Additionally, Kentwood Street – east of Mount Vernon Street does not extend past the subject tract.

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

Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street. Additionally, Kentwood Street – east of Mount Vernon Street does not extend past the subject tract. The developer is opting into the Transit Corridor Ordinance along Mount Vernon Street.

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

Justification for the granting of the variance is based on existing conditions. Kentwood Street is grade separated from US 59 at this location and there exists a concrete wall along the southern edge of the street.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/17/2015
Plat Name: New Life Marine Services
Developer: continental builders
Applicant: Tetra Surveys
App No/Type: 2015-1491 C2

Staff Recommendation:
Withdraw

Total Acreage:	1.5216	Total Reserve Acreage:	1.5216
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	530X	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

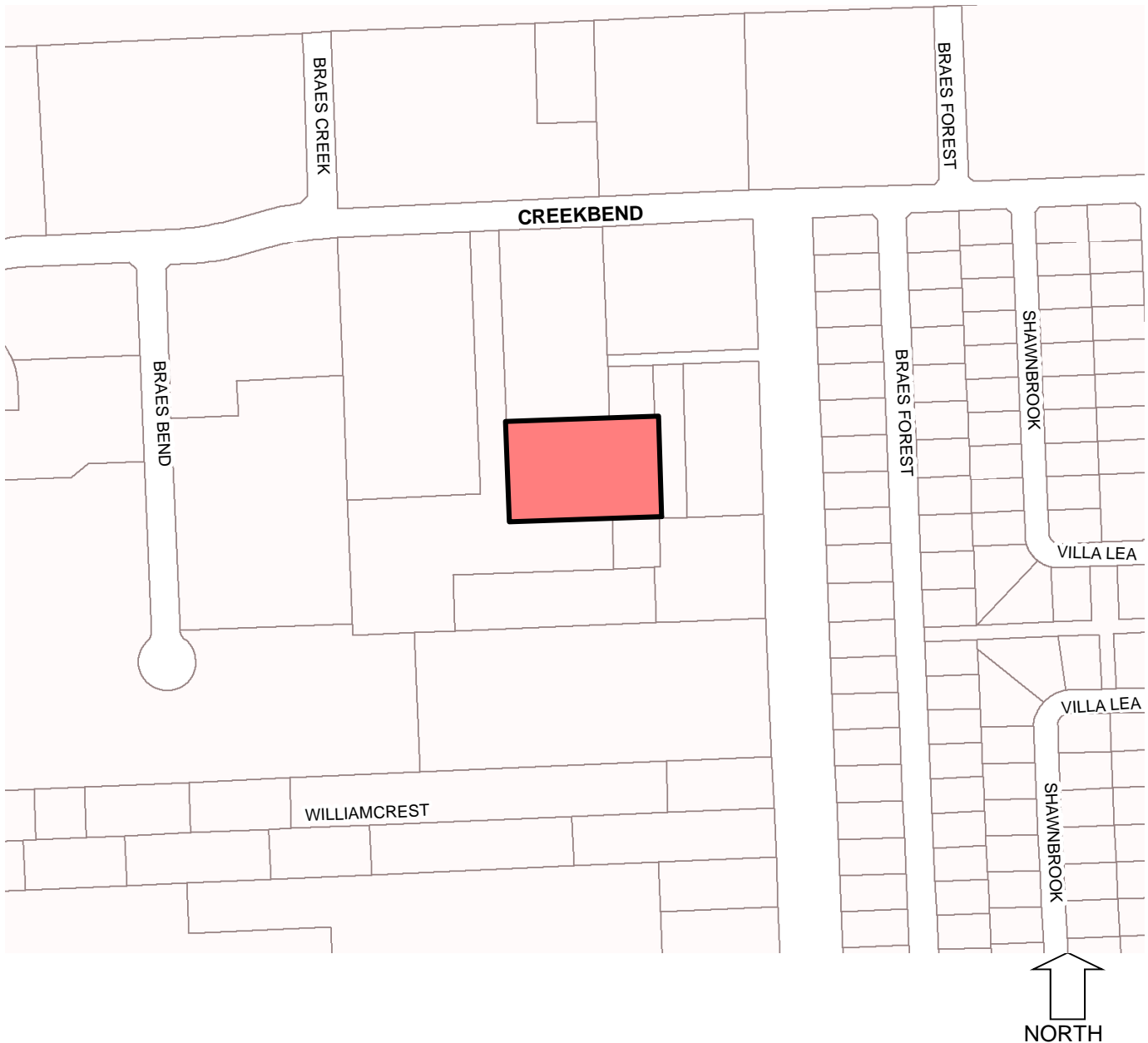
ITEM: 102

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: New Life Marine Services (DEF2)

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

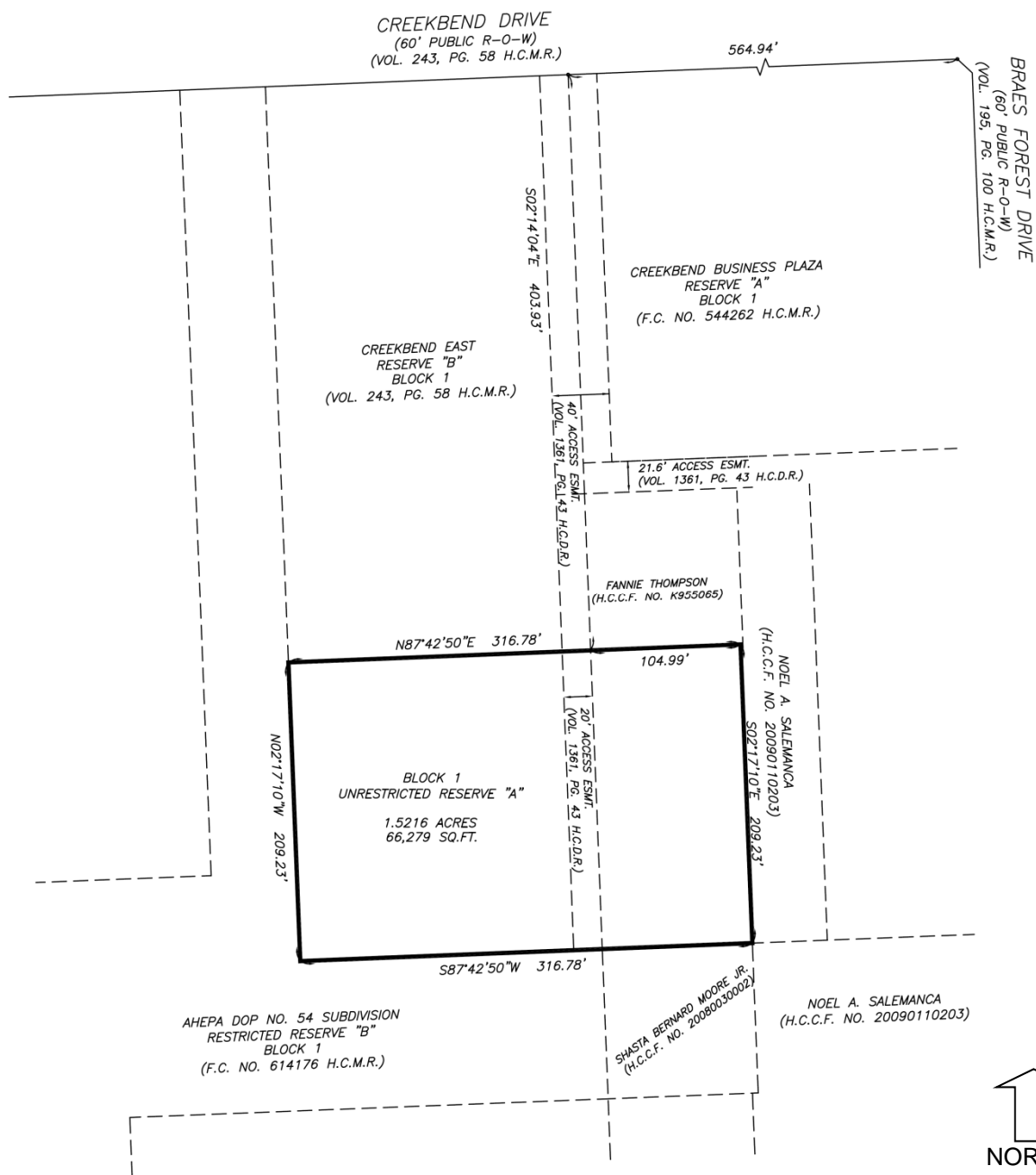
ITEM: 102

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: New Life Marine Services (DEF2)

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

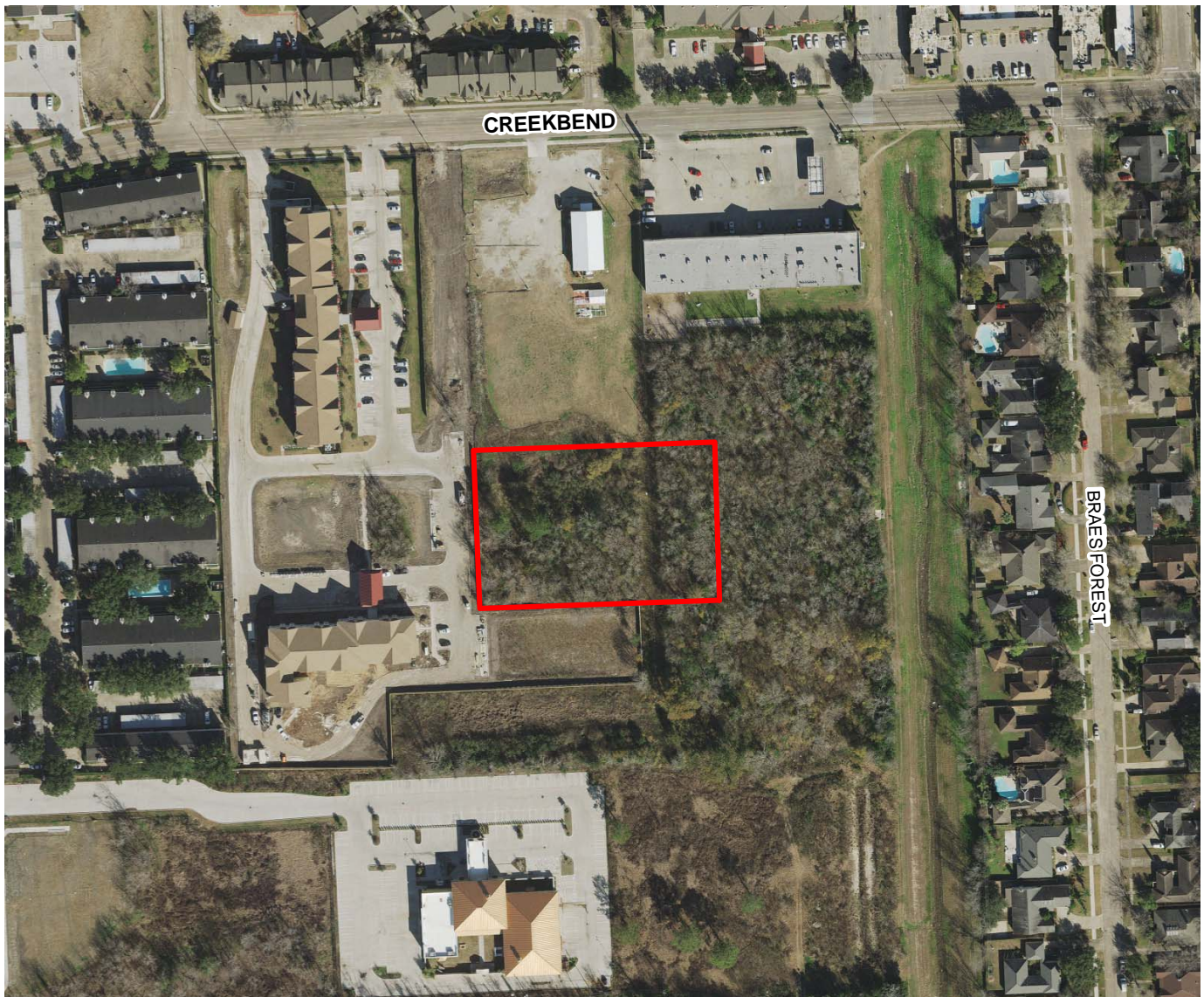
ITEM: 102

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: New Life Marine Services (DEF2)

Applicant: Tetra Surveys



D – Variances

Aerial

SITE CONSTRUCTION NOTES:

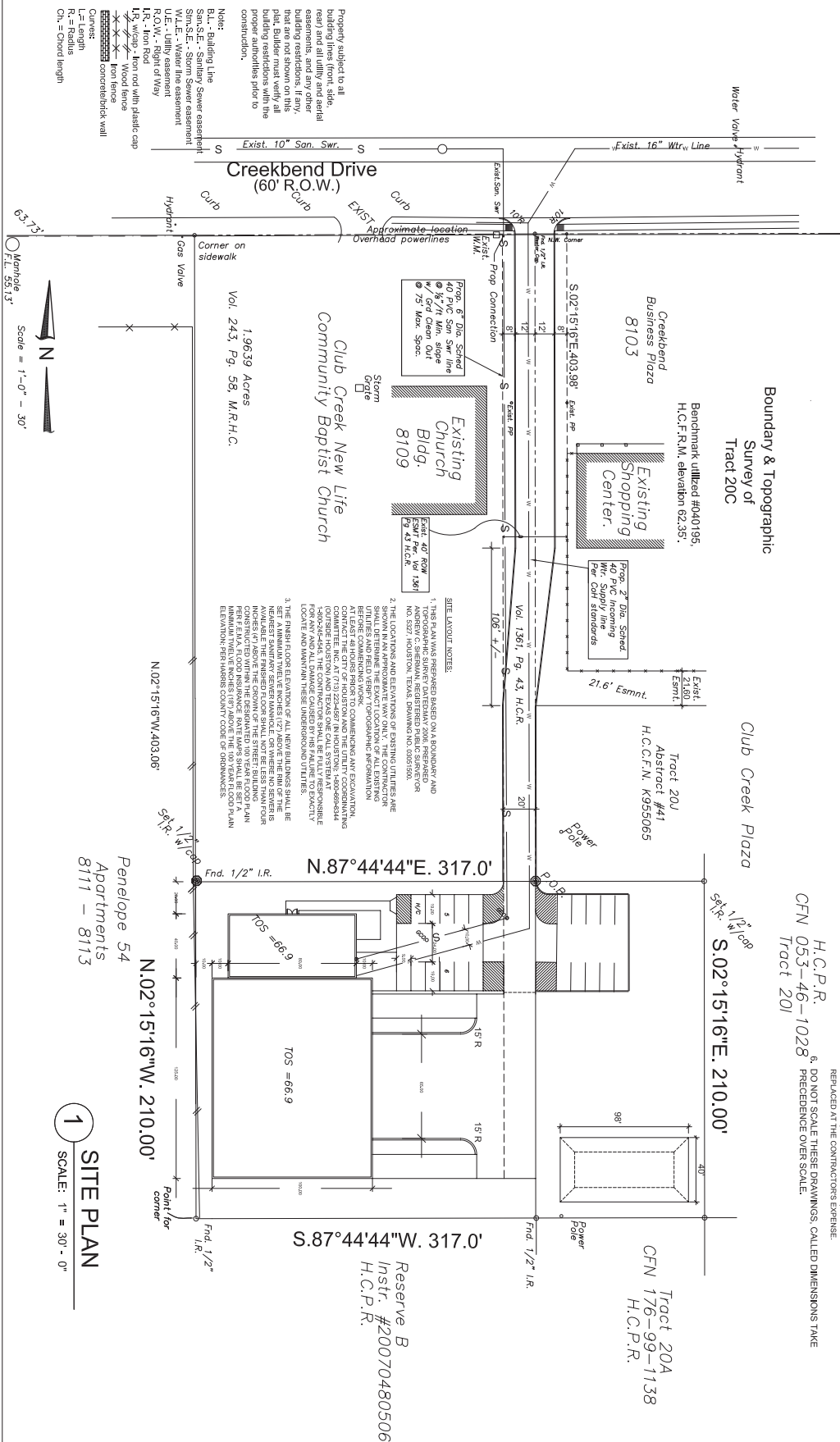
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UTILITY CONSTRUCTION NOTES:

1. WATER PIP TO MAIN LINE PER UTILITY COH REQUIREMENTS
2. A COH QUALIFIED PLUMBING CONTRACTOR SHALL INSTALL THE NEW 1 1/2" NPS WATER TAP AND SET THE NEW WATER METER CUT OFF VALVE AND METER BOX IN THE RIGHT OF WAY PER COH REQUIREMENTS AT THE OF BUILDING CONSTRUCTION,
3. THE PLUMBING CONTRACTOR SHALL INSTALL THE NEW 2" SCH. 40 P.V.C. WATER LINE FROM METER LOCATION TO THE BUILDING PAD.
4. THE PLUMBING CONTRACTOR SHALL LAY A NEW 6" SCH. 40 P.V.C. 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 STATUTES OF THE INTERNATIONAL FEDERATION OF RED CROSS AND RED CRESCENT SOCIETIES (IFRC).
2. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR (G.C.) SHALL MAKE CONSTRUCTION OR ABANDITION PLANS BEGINNING WITH THE GENERAL CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE RELEVANT AUTHORITIES.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW AND UNDERSTAND THESE PLANS, VERIFY ALL INFORMATION, AND BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, THE TIME OF ANY DISCREPANCIES OR DIFFERENCES FROM THE INTENT OF THESE DRAWINGS.
4. CONTRACTORS SHALL COME WITH A LIST OF MAIN AND STATE OF TEAMS REQUIREMENTS FOR EXCAVATION, TENDERING AND SHOPPING.
5. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS OR SURROUNDING IMPROVEMENT, PUBLIC OR PRIVATE, BY THE CONTRACTOR SHALL BE REPAIRED OR REFINISHED AT THE CONTRACTOR'S EXPENSE.
6. NO SCALE THESE DRAWINGS, CALLED DIMENSIONS TAKE PRECEDENCE OVER SCALE.





LARRY V. GREEN, ESQ.
Houston City Council Member, District K

September 3, 2015

Mikalla Hodges, Senior Planner
Planning & Development Dept.
611 Walker St., 6th Floor
Houston, TX 77002

Re: Opposition Letter - 2015-1491 -- New Life Marine Services

Dear Ms. Hodges,

I am submitting this letter of opposition relative to the plat variance application for 2015-1491 – New Life Marine Services. The District K office met with the surveyor submitting the plat variance application, the architect designing the proposed facility, the property owner, and the assigned Planner reviewing the plat application (Mikalla Hodges).

Relative to that meeting, the architect did all the talking to explain that it would be a commercial repair-type business specializing in marine equipment. According to the architect, the proposed building will be designed similar to a commercial warehouse whereas trucks will be loading and unloading equipment at the warehouse for repair. The current location of this parcel is landlocked with an existing 40-foot access easement that will have to narrow to a 20-foot easement to access the proposed development. Thus, the development will be located directly behind the existing church (Club Creek New Life Community Baptist Church) and the existing commercial strip center that fronts Creekbend Dr.

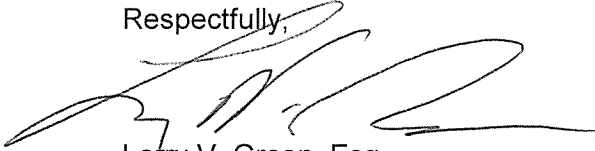
The developer for this unrestricted reserve would need access via this easement. The variance requested by the developer is to allow access from this 40-foot easement that narrows to a 20-foot easement instead of a public street (i.e. Creekbend Dr.) as outlined in Chapter 42 of the City's land development ordinance. Reference to Chapter 42 states that 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. Furthermore, this unrestricted reserve shall meet the minimum street or shared driveway frontage of a 60-foot right-of-way.

As mentioned, the developer is seeking frontage for this proposed commercial development from a 20-foot access easement to access a public street, Creekbend Dr. This public street is considered a minor collector with mostly residential development. In addition, this proposed development will further land-lock other surrounding parcels that will eventually need permission and access through their proposed development in order to access the 20-foot "driveway" that feeds onto Creekbend Dr.

I support development, but there are too many unknown variables with this particular unrestricted reserve that has caution me not to support this variance plat request. Please consider my letter of opposition in regards to the Planning and Development Dept.'s recommendation for this variance plat request.

If you have any questions or concerns, please contact my Chief of Staff, Donald Perkins at 832 393-3376.

Respectfully,

A handwritten signature in black ink, appearing to read 'Larry V. Green', with a stylized flourish extending to the right.

Larry V. Green, Esq.
Houston Council Member
District K

CC: Mark Kilkenny, Houston Planning Commission Chairperson
Sonny Garza, Houston Planning Commission Vice-Chairperson
Patrick Walsh, Houston Planning Commission Secretary



Northfield I & II Homeowners Association



c/o PCMI

15995 N. Barker Landing, Suite 162

Houston, Texas 77079



September 3, 2015

Ms. Mikalla Hodges, Senior Planner
Planning & Development Department
611 Walker St., 6th Floor
Houston, Texas 77002

Re: Opposition Letter 2015-1491 - New Life Marine Services

Dear Ms. Hodges,

I represent Northfield I & II Homeowners Association (HOA). Northfield I & II HOA is comprised of 356 homes in Southwest Houston bordered by Portal, Kittybrook, Creekbend and Braes Forest Streets. We operate as a Texas corporation and we try our best to keep our homes looking good so that we can increase the desirability and value of our property. I am submitting this letter of opposition relative to the plat variance application for 2015-1491 – New Life Marine Services.

The location of the proposed development is a bit uncanny as will be located behind the Club Creek New Life Community Baptist church and an existing commercial strip center using a small access easement to access their property via a 40-foot driveway. It's landlocked property that needs access from this easement. We also question the amount of traffic and heavy trucks this business will generate the wear & tear on a proposed driveway easement accessed only off Creekbend and the potential impact this development may impose on the adjoining landlocked landowners.

Furthermore, the traffic on Creekbend in that area is heavy and dangerous due to the odd stop sign intersection. Creekbend and Braes Forest have a four way stop arrangement but the streets don't match up and there is a lot of honking and gesturing for those who can't figure out 'their turn'. In addition to the confusing signage, the traffic turning into or leaving the strip center is scary and dangerous. If this variance is approved, there will be heavy trucks and equipment trying to exit onto Creekbend in an already heavily congested area. And then what? Which streets will they use to leave the area? Fondren? S. Gessner?

In conclusion, we question development that's not compatible to the surrounding area. In this case, this type of commercial development just doesn't fit into the fabric of the community. This is not a positive for the residential community of single family homes trying to improve their subdivisions and their surroundings. And this project is certainly not a plus for the apartments and senior living facilities that are located on this portion of Creekbend. This development has too many variables going against it which has caution me, as representative of Northfield I & II, not to support this variance plat request. Please consider our letter of opposition in regards to the Planning and Development Department's recommendation. If you have any additional questions for me, I can be reached at (713) 995-5079.

Respectfully,

A handwritten signature in black ink, appearing to read "Vincent Sanders", with a stylized, flowing script.

Vincent L. Sanders, President,
Northfield I & II Homeowners Association

CC: Houston Planning Commissioners
Patrick Walsh, Planning & Development Dept. Director



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

(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 Creek Bend Drive, this easement is 40 feet wide at Creek Bend 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 Creek Bend 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.



Application No: 2015-1491

Agenda Item: 102

PC Action Date: 09/17/2015

Plat Name: New Life Marine Services

Applicant: Tetra Surveys

Staff Recommendation: [Withdraw](#)

Chapter 42 Sections: [42-190](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To remove the requirement to have 60 feet of road frontage for this particular plat.;](#)

Basis of Recommendation:

[The applicant has requested this item be withdrawn.](#)

Statement of Facts

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

[n/a](#)

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

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103

Action Date: 09/17/2015

Plat Name: Nicholson Row

Developer: Eagle Rock Custom Homes, Inc

Applicant: Richard Grothues Designs

App No/Type: 2015-1725 C2R

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.2020	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Applicant has requested that this item be deferred for two weeks.

Revise variance to better articulate a hardship.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity reservation letter (Long Form) is required for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12. 2) The then-current fee in lieu of dedication shall be applied to this number (5 units) of dwelling units.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Nicholson Row

Applicant: Richard Grothues Designs



D – Variances

Site Location

Houston Planning Commission

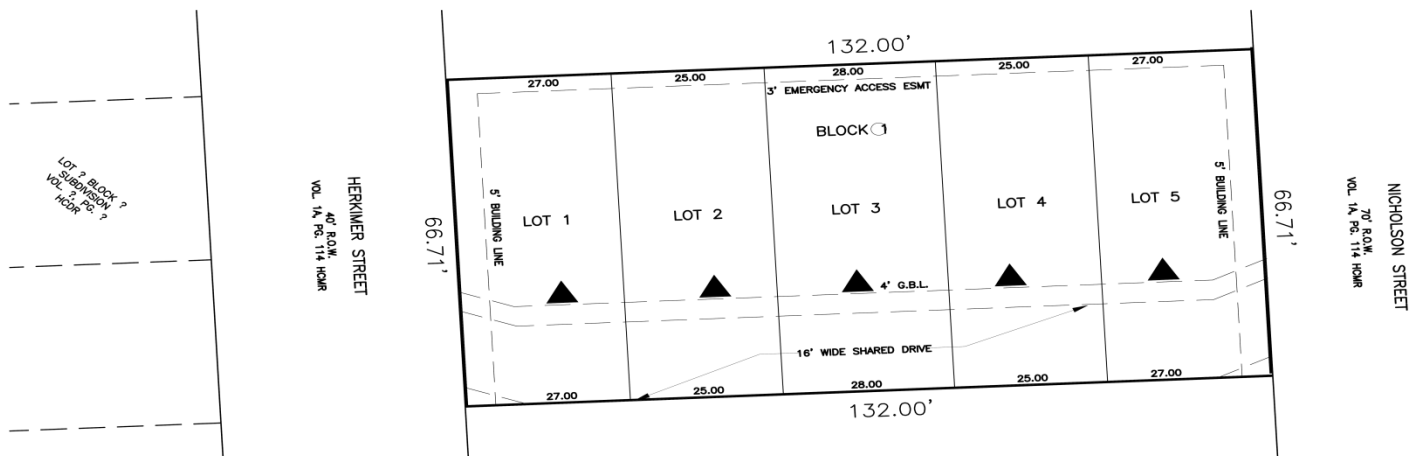
ITEM: 103

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Nicholson Row

Applicant: Richard Grothues Designs



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Nicholson Row

Applicant: Richard Grothues Designs



NORTH

D – Variances

Aerial



Application Number: 2015-1725
Plat Name: Nicholson Row
Applicant: Richard Grothues Designs
Date Submitted: 08/10/2015

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

Specific Variance is being sought and extent of variance:

Eliminate the requirement to dedicate 5' for Street ROW dedication along Herkimer.

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 (1) 50 feet if adjacent to exclusively single-family residential lots;

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 properties located along the west side of Herkimer and most along the east side were built on original lots and were not required to dedicate 5' to the widening. They have been built within the last few years. Therefore, the widening of Herkimer will not happen. Also, Herkimer dead ends to the south at a county drainage easement. Herkimer will not be extended any further south. With the majority of the lots between Herkimer and Nicholson taking access from Nicholson, the requirement should be removed.

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

The fact that the lots on the west side of Herkimer and most of the lots on the east side have not dedicated 5' toward the enlargement of the ROW was not the undertaking of the applicant. The proposed five units will be able to be placed on the site.

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

Due to the fact that all of the lots on the west side of Herkimer have not dedicated their half of the expansion and the homes are relatively new, the intent of the chapter will still be maintained with the development having dual access to both Herkimer and Nicholson.

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

The granting of the variance will not endanger the public safety due to the access given will be both to Herkimer and Nicholson.

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

Economic hardship is not the sole justification based on the fact that 5 units can be placed on the site with or without the 5'.



Application No: 2015-1725

Agenda Item: 103

PC Action Date: 09/17/2015

Plat Name: Nicholson Row

Applicant: Richard Grothues Designs

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Eliminate the requirement to dedicate 5' for Street ROW dedication along Herkimer.;](#)

Basis of Recommendation:

The site is located within the City limits, between Herkimer Street and Nicholson Street, south of 8th street and north of 6th Street and the Hike & Bike Trail. The applicant is creating a shared driveway development with 5 lots and is requesting a variance not to dedicate right-of-way (ROW) for the widening of Herkimer Street – an existing 40' ROW. At this time, staff recommends the Planning Commission defer the plat for two weeks per the applicant's request.

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;

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/17/2015
Plat Name: Pro Vision replat no 1
Developer: Pro-Vision
Applicant: ASV Consulting Group, Inc.
App No/Type: 2015-1709 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	15.4913	Total Reserve Acreage:	15.4913
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573C	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

Submit a General Plan to show all the contiguous property under one ownership.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON WILMINGTON RD

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Meeting Date: 09/17/2015

Applicant: ASV Consulting Group, Inc.



Site Location

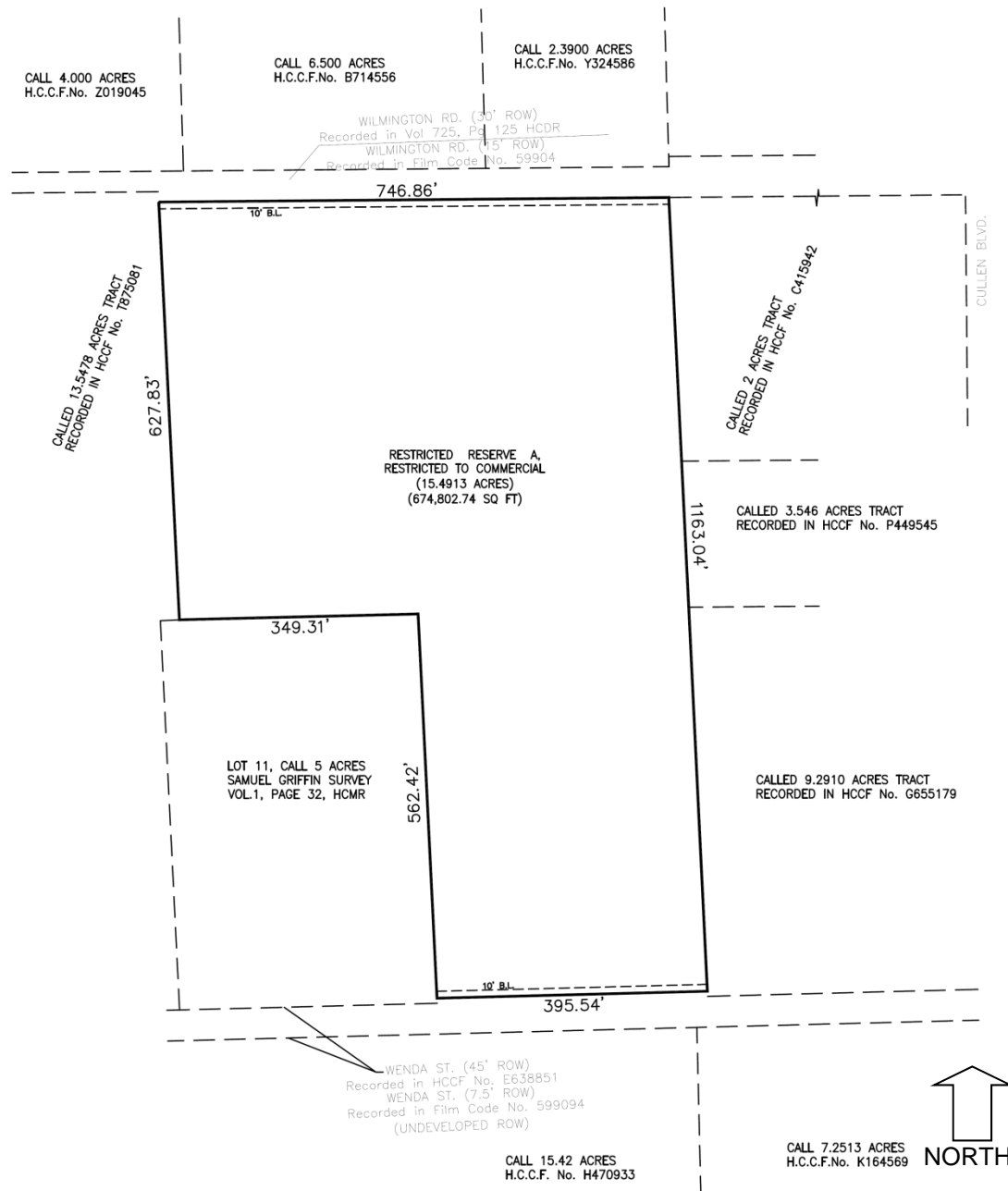
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Pro Vision replat no 1

Applicant: ASV Consulting Group, Inc.



D – Variances

Subdivision

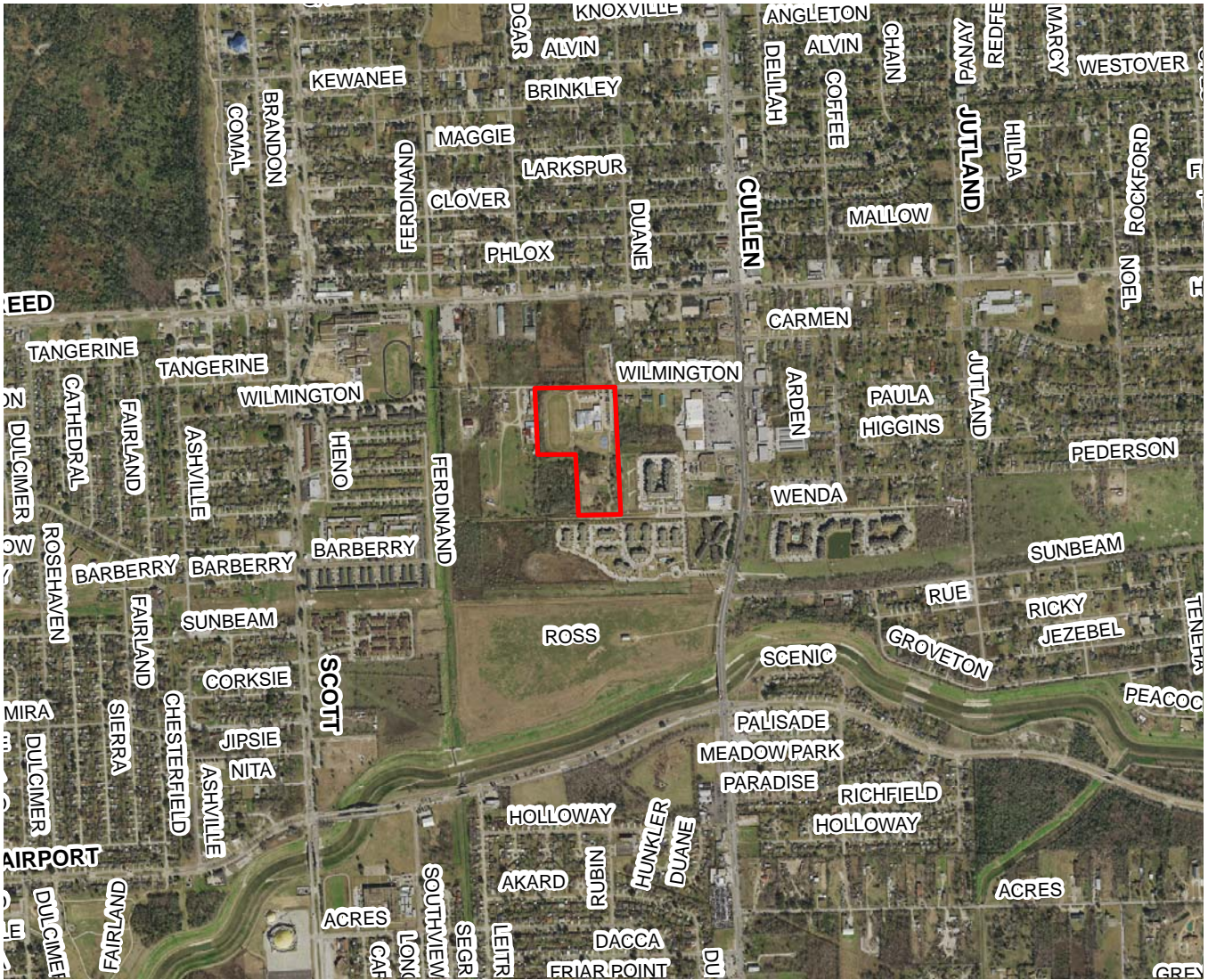
Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Pro Vision replat no 1

Applicant: ASV Consulting Group, Inc.



D – Variances

Aerial



Application Number: 2015-1709
Plat Name: Pro Vision replat no 1
Applicant: ASV Consulting Group, Inc.
Date Submitted: 08/10/2015

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

Specific Variance is being sought and extent of variance:

Per section 42-128 street intersection spacing is 1,400 feet. To meet this requirement 60 foot right-of-way was dedicated through plat "Pro Vision Subdivision". We request to waive this requirement through subject replat "Pro Vision Replat No 1" of the above reference plat.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Waiver of the requirement of providing a street intersection at spacing of 1,400 feet per section 42-128 would facilitate expansion of the sports facility for the academy. This would be beneficial to the students and serves the social well-being at large.

(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;

Providing land for street through the subject property constricts the utilization of land. Prevents the school management from expanding its sports facility within the academy.

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

Yes, circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

Providing a street intersection through the subject property would not improve the circulation. Subject property extends from Willmington in the north to Wenda in the south. Properties north of Willmington have access to a Major Thoroughfare "Reed" to the North and an apartment complex south of Wenda has access to Major Thoroughfare "Cullen" to the east. Since both Willmington and Wenda dead ends to a Harris County Flood Control ditch on the west, not much of additional traffic could be expected to be generated even in the future. Therefore, the intent and general purposes of Chapter 42 will be preserved and maintained, even if the requested variance is granted.

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

Granting the requested variance would not be injurious to the public health, safety or welfare. If the variance is granted, management intend to expand its sports facility, which would improve the health and welfare of the society in general.

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

Economic hardship is not the sole justification of the variance.



Application No: 2015-1709

Agenda Item: 104

PC Action Date: 09/17/2015

Plat Name: Pro Vision replat no 1

Applicant: ASV Consulting Group, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Per section 42-128 street intersection spacing is 1,400 feet. To meet this requirement 60 foot right-of-way was dedicated through plat "Pro Vision Subdivision". We request to waive this requirement through subject replat "Pro Vision Replat No 1" of the above reference plat.;

Basis of Recommendation:

Subject site is located west of Cullen and south of Reed. The applicant is proposing a commercial reserve and is requesting a variance not to provide a north-south street to meet 1400' intersection spacing.

Staff's recommendation is to defer the plat for two weeks to meet Chapter 42 planning standards.

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;

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/17/2015
Plat Name: Silverglen North GP
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1749 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	266.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371D	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

1) The remaining acreage (east of T.C. Jester) must be included in the next future section and drill sites must have adequate access per chapter 42 requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
 Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed. Refer to Harris County guidelines regarding driveway construction. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/17/2015
Plat Name: Silverglen North GP
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1749 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Houston Planning Commission

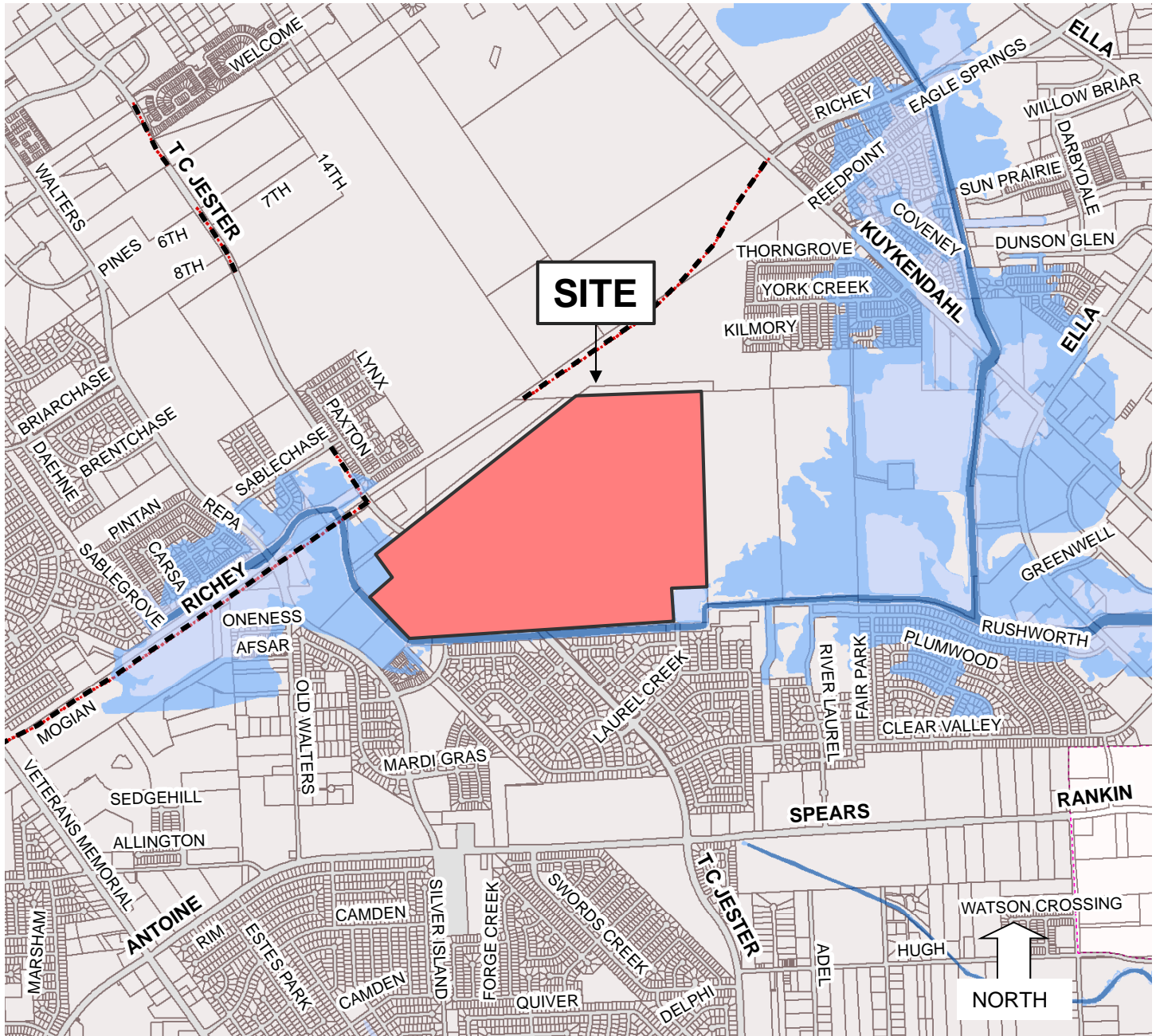
ITEM: 105

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Silverglen North GP

Applicant: IDS Engineering Group



D – Variances

Site Location

Houston Planning Commission

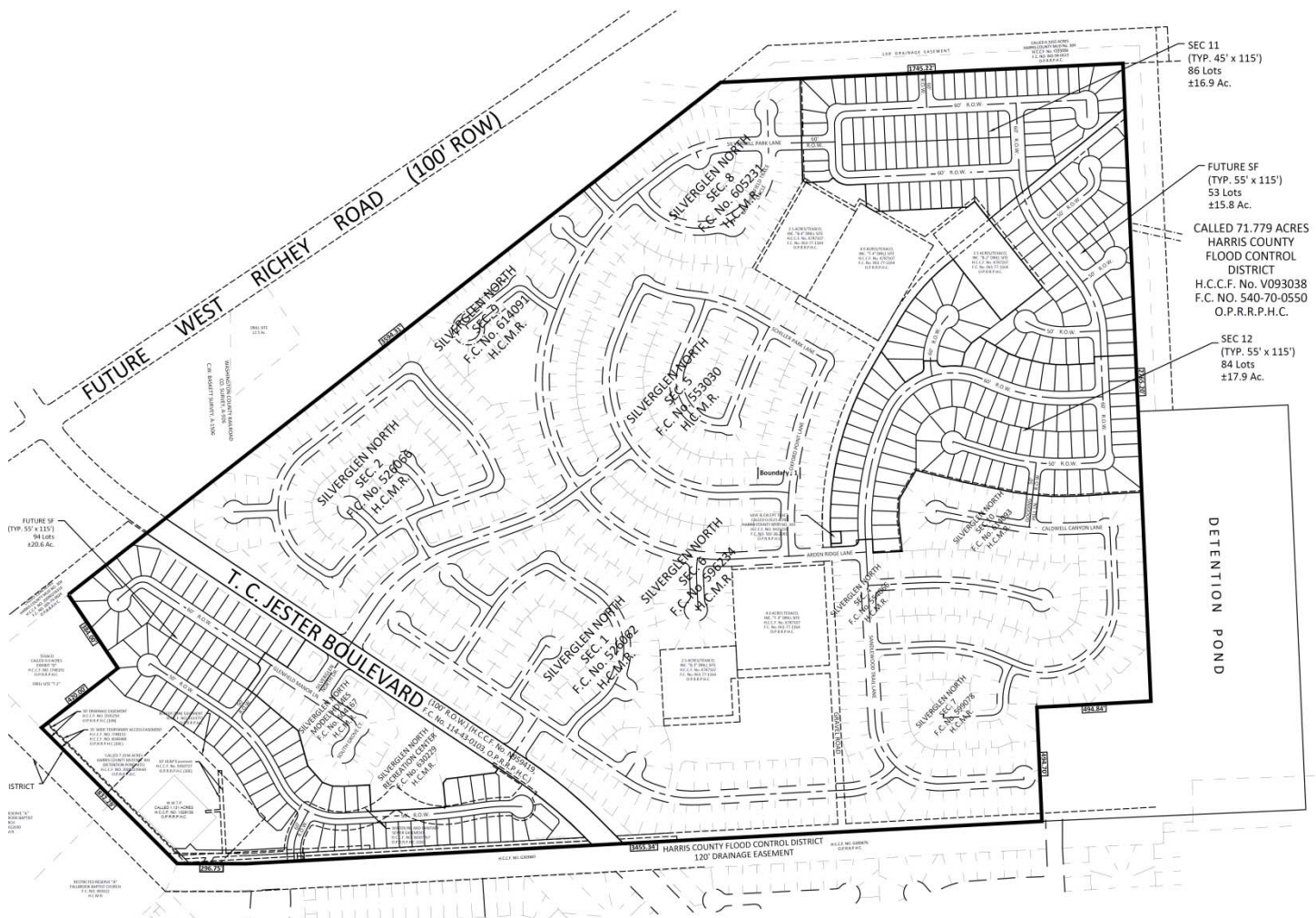
Planning and Development Department

ITEM: 105

Meeting Date: 09/17/2015

Subdivision Name: Silverglen North GP

Applicant: IDS Engineering Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Silverglen North GP

Applicant: IDS Engineering Group



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1749

Plat Name: Silverglen North GP

Applicant: IDS Engineering Group

Date Submitted: 08/21/2015

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

Specific Variance is being sought and extent of variance:

To not provide for connection to adjacent properties along the east boundary line of the GP. To allow block lengths greater than 1400-feet.

Chapter 42 Section: 12, 128

Chapter 42 Reference:

42-120(a)(4) 42-128(a)(1)

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

Silverglen North is a single family residential development of 266 acres. Silverglen North will have six points of access from adjacent properties. Due to the tract of land to the east being a Harris County Regional Flood Control Site, it would be excessive to have block lengths limited to 1400-feet along this tract of land.

(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 development in this area is limited due to existing Harris County Flood Control Ditch and Detention Pond being along the east boundary and the 100-year floodplain.

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

There will not be any development to the east due to the existence of Harris County Flood Control Ditch, Detention Pond and flood plain along area. It will not require a stub street from our development to the east for the Proposed development of Harris County Regional Flood Control Site. Extending streets to the east of Silverglen North would require crossing the Harris County Regional Flood Control Site.

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

There are 6 existing points of access to Silverglen North three being T. C. JESTER BOULEVARD (100 ROW) which will provide the General Plan with ample internal circulation to serve this development.

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

The granting of this variance will not be injurious to the public health, safety or welfare as adequate ingress and egress is provided for ample internal circulation of traffic. The proposed street plan will insure adequate drainage of the development, minimize the likelihood of flooding.

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

The development in this area is limited due to existing Harris County Flood Control Ditch and Detention Pond being along the east boundary and the 100-year floodplain. The existence of the Harris County Flood Control Ditch and Detention Pond is the main factor which necessitates the requested variance within the development of Silverglen North.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2015-1749

Plat Name: Silverglen North GP

Applicant: IDS Engineering Group

Date Submitted: 08/21/2015

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

Specific Variance is being sought and extent of variance:

To not provide for connection to adjacent properties along the east boundary line of the GP. To allow block lengths greater than 1400-feet.

Chapter 42 Section: 12, 128

Chapter 42 Reference:

42-120(a)(4) 42-128(a)(1)

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

Silverglen North is a single family residential development of 266 acres. Silverglen North will have six points of access from adjacent properties. Due to the tract of land to the east being a Harris County Regional Flood Control Site, it would be excessive to have block lengths limited to 1400-feet along this tract of land.

(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 development in this area is limited due to existing Harris County Flood Control Ditch and Detention Pond being along the east boundary and the 100-year floodplain.

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

There will not be any development to the east due to the existence of Harris County Flood Control Ditch, Detention Pond and flood plain along area. It will not require a stub street from our development to the east for the Proposed development of Harris County Regional Flood Control Site. Extending streets to the east of Silverglen North would require crossing the Harris County Regional Flood Control Site.

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

There are 6 existing points of access to Silverglen North three being T. C. JESTER BOULEVARD (100 ROW) which will provide the General Plan with ample internal circulation to serve this development.

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

The granting of this variance will not be injurious to the public health, safety or welfare as adequate ingress and egress is provided for ample internal circulation of traffic. The proposed street plan will insure adequate drainage of the development, minimize the likelihood of flooding.

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

The development in this area is limited due to existing Harris County Flood Control Ditch and Detention Pond being along the east boundary and the 100-year floodplain. The existence of the Harris County Flood Control Ditch and Detention Pond is the main factor which necessitates the requested variance within the development of Silverglen North.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/17/2015
Plat Name: Silverglen North Sec 11
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1783 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.8770	Total Reserve Acreage:	0.6909
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371D	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

- 1) Provide UE on the face of the plat at final submittal.
- 2) Reserve B must meet size requirements.
- 3) Provide 1' Reserve where indicated on markup.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed. Refer to Harris County guidelines regarding driveway construction. (HC)
Label 1' reserve see markup.(HC)



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/17/2015
Plat Name: Silverglen North Sec 11
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1783 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

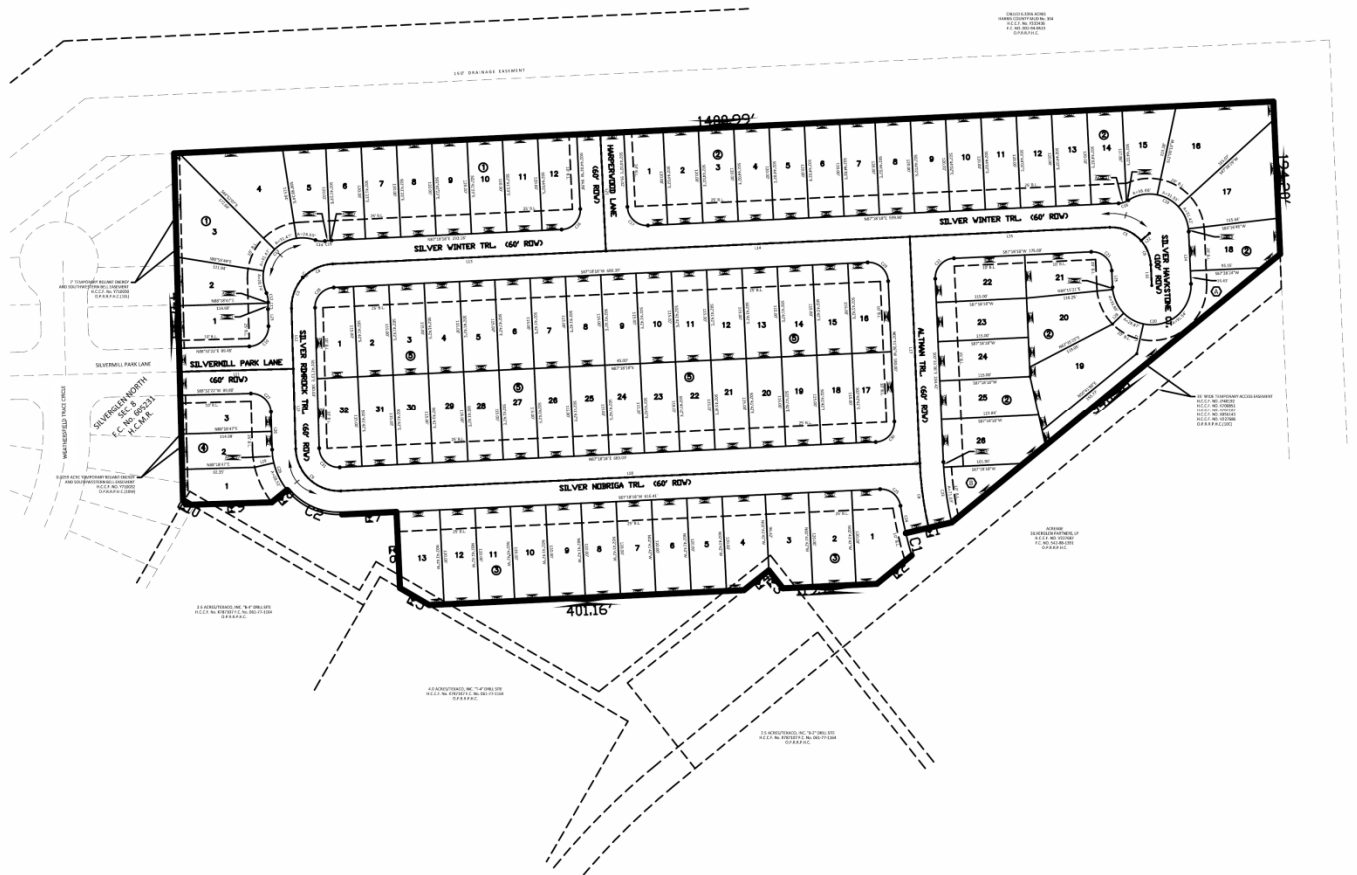
Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Silverglen North Sec 11

Applicant: IDS Engineering Group



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/17/2015
Plat Name: Silverglen North Sec 12
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1786 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	17.8830	Total Reserve Acreage:	0.1247
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371D	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

157. Provide streets names for each street. (133-134)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1) Provide 1' reserve where proposed streets abut acreage.

2) Provide UE on the face of the plat at final submittal.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Call out name, ROW width, and recording info for all adjacent streets outside plat boundary. (HC)

Establish 1' Reserve along all ROW being dedication that is adjacent to acreage. (HC)

Call out adjacent Sec 7, outside of lot 45 of block 4. (HC)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/17/2015
Plat Name: Silverglen North Sec 12
Developer: DS Silverglen North, LLC
Applicant: IDS Engineering Group
App No/Type: 2015-1786 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

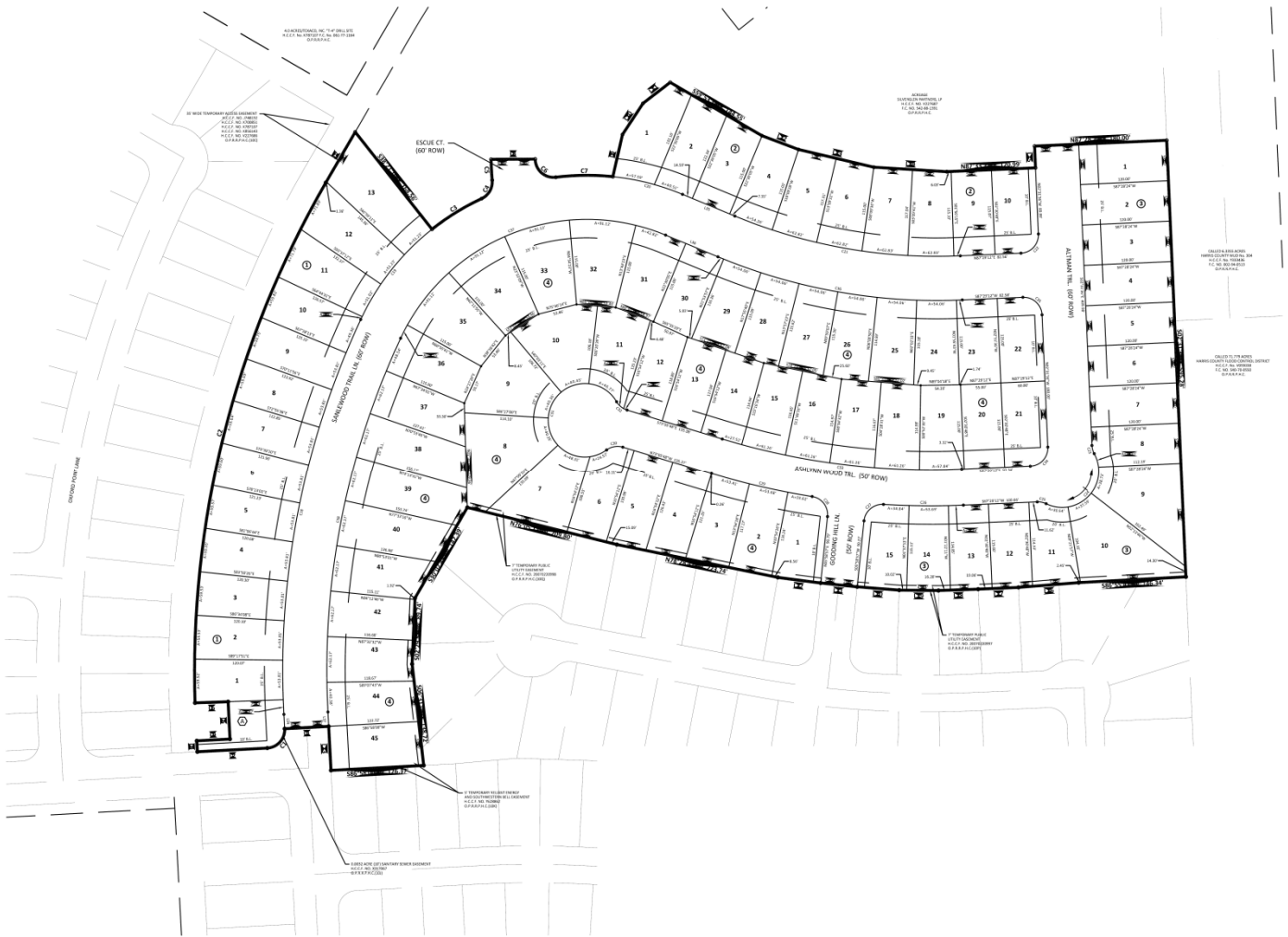
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department Meeting Date: 09/17/2015

Subdivision Name: Silverglen North Sec 12

Applicant: IDS Engineering Group



D – Variances

Subdivision



Agenda Item: 108
Action Date: 09/17/2015
Plat Name: TJ Clay partial replat no 1
Developer: Studemont Venture, LP
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-1658 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.3400	Total Reserve Acreage:	0.0050
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

All City Of Houston leins must be paid prior to recordation.

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

Provide 5' sidewalks and 3" caliper trees with the proposed development. Any proposed fencing should be semi-opaque in nature.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108

Action Date: 09/17/2015

Plat Name: TJ Clay partial replat no 1

Developer: Studemont Venture, LP

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2015-1658 C2R

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter(Long Form) is required for this project before replat.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

PWE Traffic: Guest Parking must be provided on-site. On-street parking will not be permitted to meet the parking requirement.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: TJ Clay partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

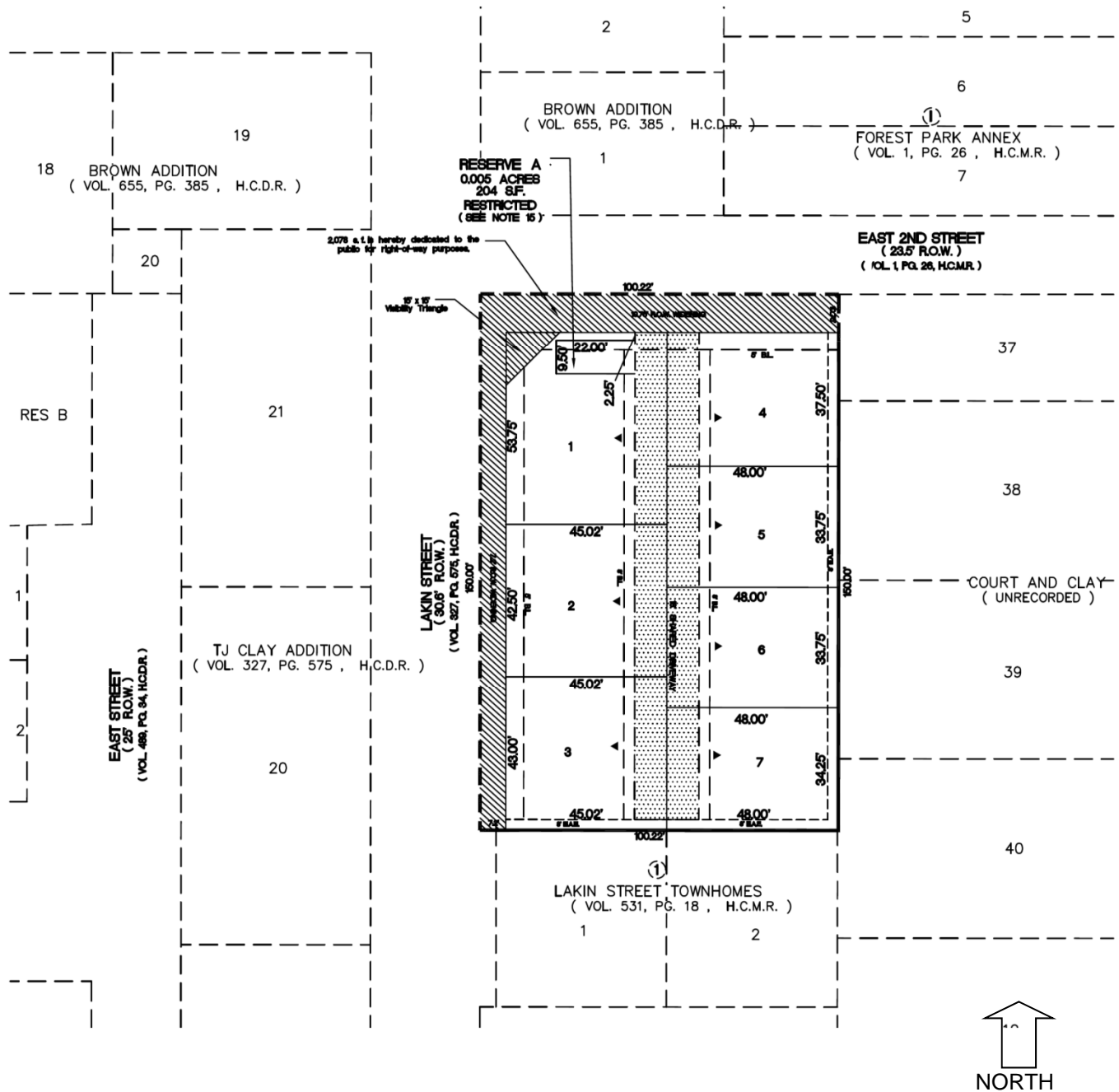
ITEM: 108

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: TJ Clay partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: TJ Clay partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



ENTRY PERSPECTIVE

REVISION ISSUES		
NO.	DATE	DESCRIPTION

Confidential - These drawings are the sole property of the Mosley Group. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of the Mosley Group.



LAKIN
PROJECT ADDRESS
HOUSTON, TX 77101



6575 West Loop South
Suite 650
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p.713.626.4770
f.713.661.6606

PROJECT NO: 15-173

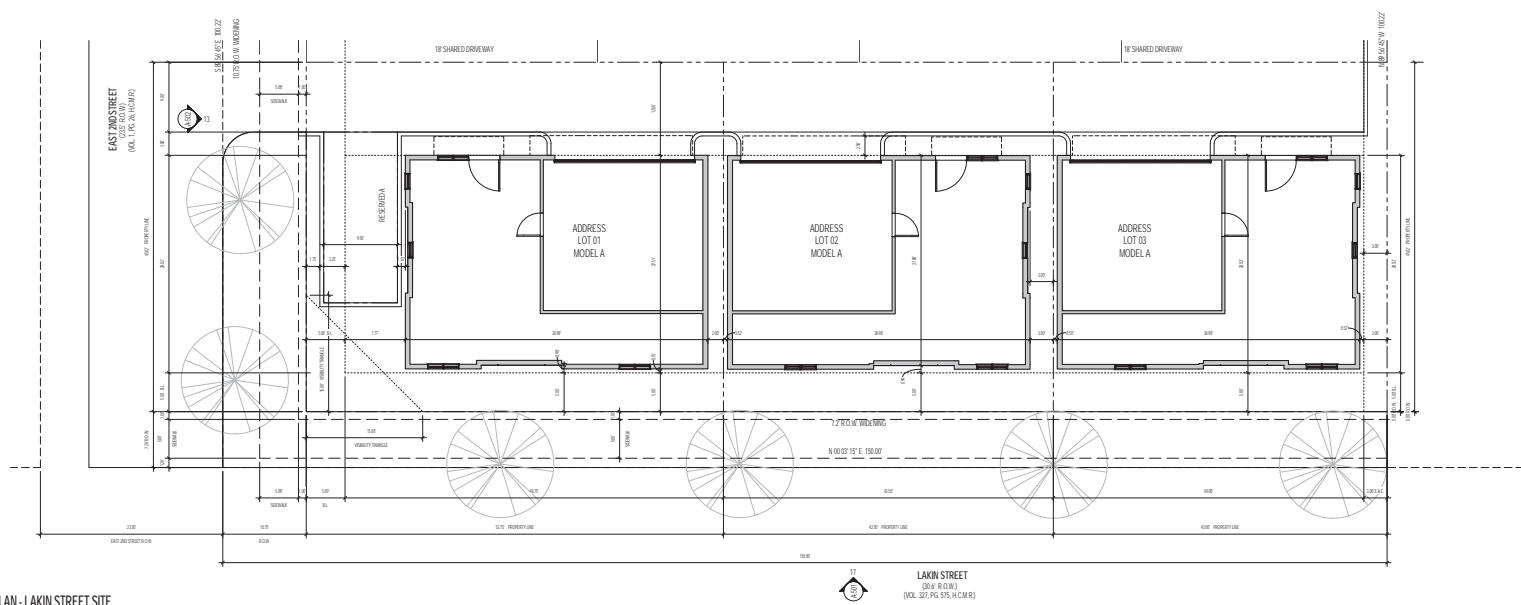
LAKIN

PROJECT ISSUE DATE: AUGUST 21, 2015

DRAWN BY: Author CHECKED BY: Checker

FILE NAME:
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A-100.1



REVISION ISSUES		
NO.	DATE	DESCRIPTION
<p>Confidential - These drawings are the sole property of the Mosley Group. No part of these drawings shall be used, copied, or distributed by any person including the client without the prior written permission of the Mosley Group.</p>		

LAKIN

PROJECT ADDRESS
HOUSTON, TX 77107

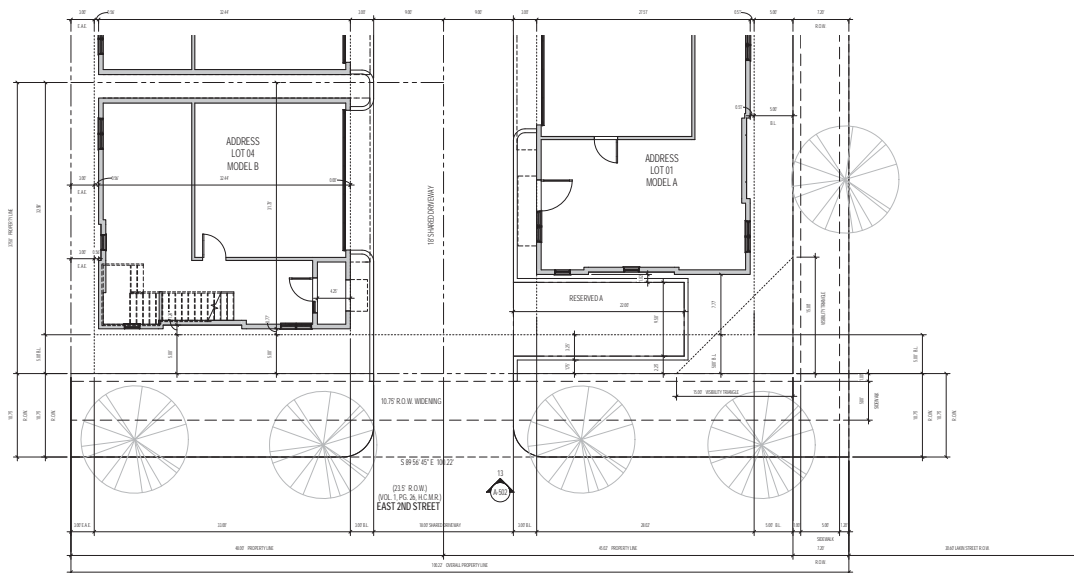
mirador group

6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO:	15-173
LAKIN	
PROJECT ISSUE DATE: AUGUST 21, 2015	
DRAWN BY: XX	CHECKED BY: XX
FILE NAME: C:\Drawings\Drawings\15-173 Lakin 1812 PLANS - Contd.dwg	
BUILDING ELEVATIONS & SITE PLAN	
A-501	

9/9/2015 5:01:58 PM

9/9/2015 5:01:59 PM



GRAPHIC PLAN - EAST 2ND STREET SITE
1/8" = 1'-0"



13 PRELIMINARY 2ND ST. ELEVATION

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

REVISION ISSUES		
NO.	DATE	DESCRIPTION

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LAKIN
PROJECT ADDRESS
HOUSTON, TX 77120



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO: 15-173

LAKIN

PROJECT ISSUE DATE: AUGUST 21, 2015

DRAWN BY: XX CHECKED BY: XX

FILE NAME:
C:\Users\lakin\Documents\15-173 Lakin_1515 PLANS - Concept.dwg

BUILDING ELEVATION & SITE
PLAN

A-502



Application Number: 2015-1658

Plat Name: TJ Clay partial replat no 1

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:

To widen the right-of-way for Lakin Street 7.2' rather than 10' as required; to widen the right-of-way for East 2nd Street by 10.75' rather than the 13.25' required. These widths are one-half of the width required to bring the rights-of-way up to 45'.

Chapter 42 Section: 121,122

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way. (b) When an existing public street with a right-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 proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. 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. 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 (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 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;

This old subdivision was platted and developed 101 ago with streets that were adequate for the residential development at the time but do not meet modern standards. The lots on the opposite side of Lakin are double-fronted and have sub-standard streets on both their east and west sides. After much study and discussion by Planning and Public Works staff and Planning Commission, it was determined that bringing both street up to a 50' standard would diminish the buildable area so much that the lots would not be usable. The recommendation was made by staff, and agreed to by the Commission, to widen Lakin to 45' rather than 50'. This requires a dedication of 7.2' on the east side of Lakin. The property immediately south of this plat has been replatted as "Lakin Street Townhomes" and included only a 4.5' dedication for Lakin; however, property further to the south has dedicated 9.7'. This plat will be dedicating enough to make it Lakin a 45' right of way, which would allow an increased paving section. Additional widening on Lakin would make properties unusable, which is contrary to sound public policy. On the north side of the property East 2nd Street is 23.5' This plat is dedicating 10.75'. When the property on the north side is replatted, East 2nd will have 45'. In the interim, the increased width will allow the paving section to be widened from its current approximately 9' to the 18' required for access to a shared driveway. The builder of these homes expects to widen the street in this one block from Lakin to Wichman Street. East 2nd is a dead end at both Lakin and Wichman.

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

The street width was set in a plat 101 years ago. The 45' width for Lakin that was determined to be feasible.

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

The intent of the chapter is to insure adequate circulation in an area. This is a small, semi-isolated neighborhood with short streets and as a result will have limited traffic volumes.

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

Public health, safety and welfare will be protected because of the small size of the neighborhood and short length of the street.

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

The justification for the variance is the existing physical conditions.



Application No: 2015-1658

Agenda Item: 108

PC Action Date: 09/17/2015

Plat Name: TJ Clay partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 121,122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To widen the right-of-way for Lakin Street 7.2' rather than 10' as required; to widen the right-of-way for East 2nd Street by 10.75' rather than the 13.25' required. These widths are one-half of the width required to bring the rights-of-way up to 45';

Basis of Recommendation:

The site is located in the City limits, within the street width exception area, north of Hicks Street, west of Studemont Street, at the south east corner of Lakin Street and East 2nd street. The applicant is creating a shared driveway development with 7 lots and a parking reserve and is requesting a variance to dedicate 7.2' (instead of 9.7') of right-of-way (ROW) for the widening of Lakin Street and 10.75' (instead of 13.25') of right-of-way for the widening of East 2nd Street. The proposed ROW being dedicated is one-half of the total right-of way width that would allow for an ultimate ROW width of 45' for both public streets. Staff is in support of the request.

Staff has received some calls from property owners in the area with concerns regarding the traffic and congestion in the area dues to recent and future redevelopment as well as the narrow width of the existing streets.

Platted in the 1900s, Lakin Street currently exists as a 30.6' ROW and East 2nd street as a 23.5' ROW. The paving section for Lakin Street at this location varies between 11.7' and 13.2'. Along the plat's northern boundary, the paving section for East 2nd Street varies from 16.2' to 13.5'. The proposed development will take access from East 2nd Street and the applicant will be required to coordinate the widening of the paving section for East 2nd Street with the Department of Public Works and Engineering. East 2nd Street only extends for 1 block between Lakin Street and Wichman Street.

The property immediately south of the site, Lakin Street Townhomes was granted a variance in 2002 to dedicate only 4.5' of ROW for the widening of Lakin Street. In 2002, the recommendation to approve a 4.5' ROW widening was based on the potential of Lakin Street being a 40' ROW. The compact dimension of the original lots and the narrow width of the streets in the area were also mentioned as contributing factors for the granting of the variance.

Within the past two years, as a result of replat applications submitted in the area, the Planning Department and the Department of Public Works and Engineering have studied this area and determined that an ultimate ROW width of 45' is sufficient for the majority of the streets in this area.

Therefore, staff recommendation is to support the requested variance to dedicate 7.2' of right-of-way ROW for the widening of Lakin Street and 10.75' of ROW for the widening of East 2nd Street

The applicant is providing 5' sidewalks and 3" caliper trees with the proposed development. Any proposed fencing should be semi-opaque in nature.

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;

Platted in the 1900s, Lakin Street currently exists as a 30.6' ROW and East 2nd street as a 23.5' ROW. The paving section for Lakin Street at this location varies between 11.7' and 13.2'. Along the plat's northern boundary, the paving section for East 2nd Street varies from 16.2' to 13.5'. The proposed development will take access from East 2nd Street and the applicant will be required to coordinate the widening of the paving section for East 2nd Street with the

Department of Public Works and Engineering. East 2nd Street only extends for 1 block between Lakin Street and Wichman Street. Within the past two years, as a result of replat applications submitted in the area, the Planning Department and the Department of Public Works and Engineering have studied this area and determined that an ultimate ROW width of 45' is sufficient for the majority of the streets in this area.

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

Platted in the 1900s, Lakin Street currently exists as a 30.6' ROW and East 2nd street as a 23.5' ROW. Within the past two years, as a result of replat applications submitted in the area, the Planning Department and the Department of Public Works and Engineering have studied this area and determined that an ultimate ROW width of 45' is sufficient for the majority of the streets in this area.

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

The proposed development will take access from East 2nd Street and the applicant will be required to coordinate the widening of the paving section for East 2nd Street with the Department of Public Works and Engineering. The applicant is providing 5' sidewalks and 3" caliper trees with the proposed development.

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

Platted in the 1900s, Lakin Street currently exists as a 30.6' ROW and East 2nd street as a 23.5' ROW. The applicant is creating a shared driveway development with 7 lots and a parking reserve and is requesting a variance to dedicate 7.2' (instead of 9.7') of right-of-way (ROW) for the widening of Lakin Street and 10.75' (instead of 13.25') of right-of-way for the widening of East 2nd Street. The proposed ROW being dedicated is one-half of the total right-of way width that would allow for an ultimate ROW width of 45' for both public streets. Within the past two years, as a result of replat applications submitted in the area, the Planning Department and the Department of Public Works and Engineering have studied this area and determined that an ultimate ROW width of 45' is sufficient for the majority of the streets in this area.

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

Platted in the 1900s, Lakin Street currently exists as a 30.6' ROW and East 2nd street as a 23.5' ROW. Within the past two years, as a result of replat applications submitted in the area, the Planning Department and the Department of Public Works and Engineering have studied this area and determined that an ultimate ROW width of 45' is sufficient for the majority of the streets in this area.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/17/2015
Plat Name: Bridlecreek
Developer: Caldwell Companies
Applicant: GBI Partners, LP
App No/Type: 2015-1854 C3P

Staff Recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and Approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 Form

Total Acreage:	51.8900	Total Reserve Acreage:	15.2450
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368C	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide 1 connection to the east.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109

Action Date: 09/17/2015

Plat Name: Bridlecreek

Developer: Caldwell Companies

Applicant: GBI Partners, LP

App No/Type: 2015-1854 C3P

Staff Recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and Approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 Form

Harris Engineer: This plat is contingent upon review and approval of the Harris County Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Proposed intersection location and roadway improvements should be coordinated with Schiel Estates subdivision on the north side of the roadway.
Turnaround will be required at control gate on private street entrance. (Traffic)

Display and call out nearest cross street. (HC)

Display and call out recording info for property west of Kluge Rd. (HC)

Verify ROW width and recording info for adjacent Kluge Rd. HC Road Log shows 100'. (HC)

WB Left turn lane will be required on Kluge Road at Bridlecreek Glen Drive (pvt). (Traffic)

UVE should be checked at Bridlecreek Glen Drive (pvt) and Kluge Road. (Traffic)

Callout road widths at both ends of street along Bridlecreek Glen Drive (HC)

Show plat layout beyond match lines in order to show full configuration of residential lots. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

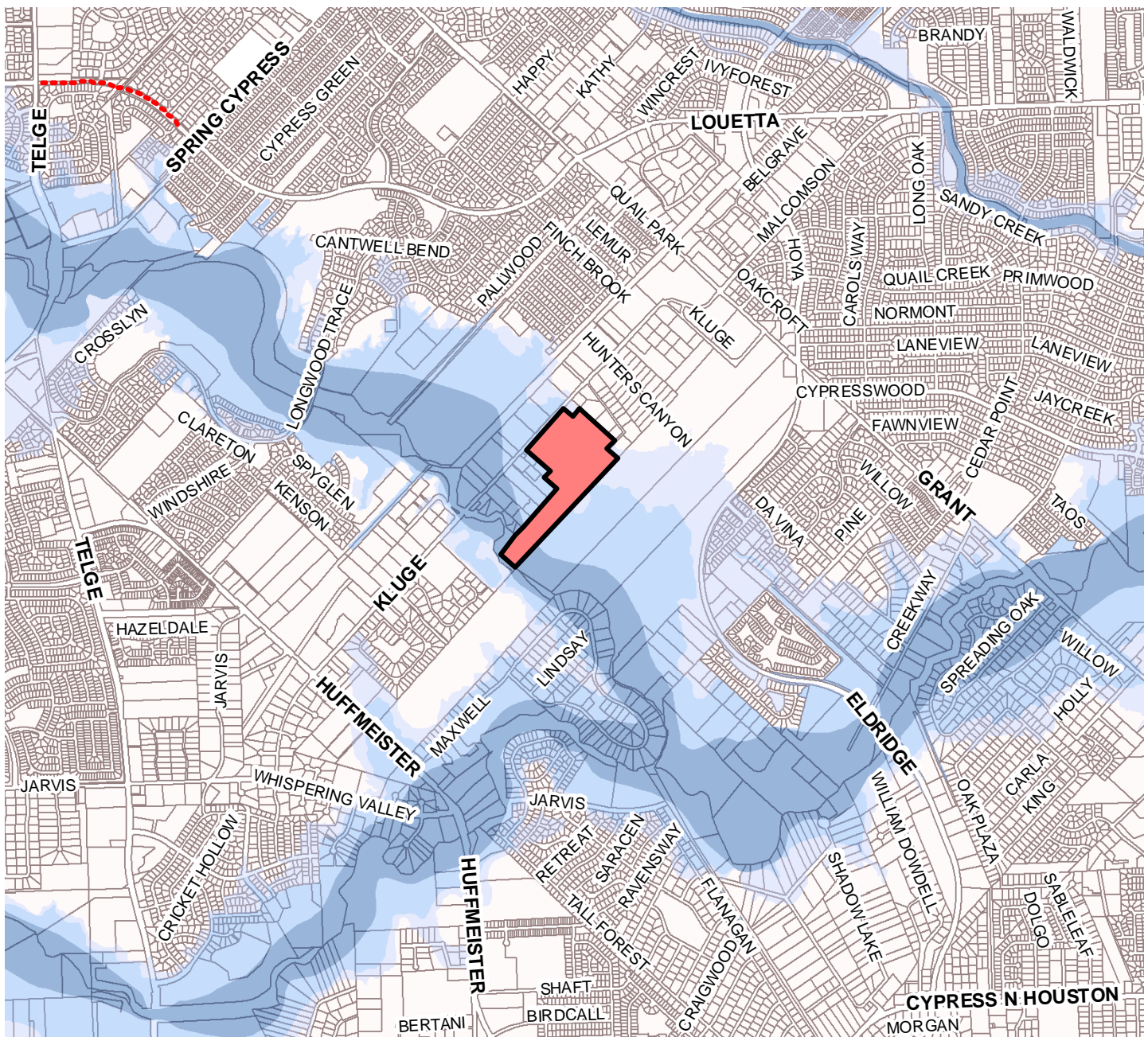
ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Bridlecreek

Applicant: GBI Partners, LP



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

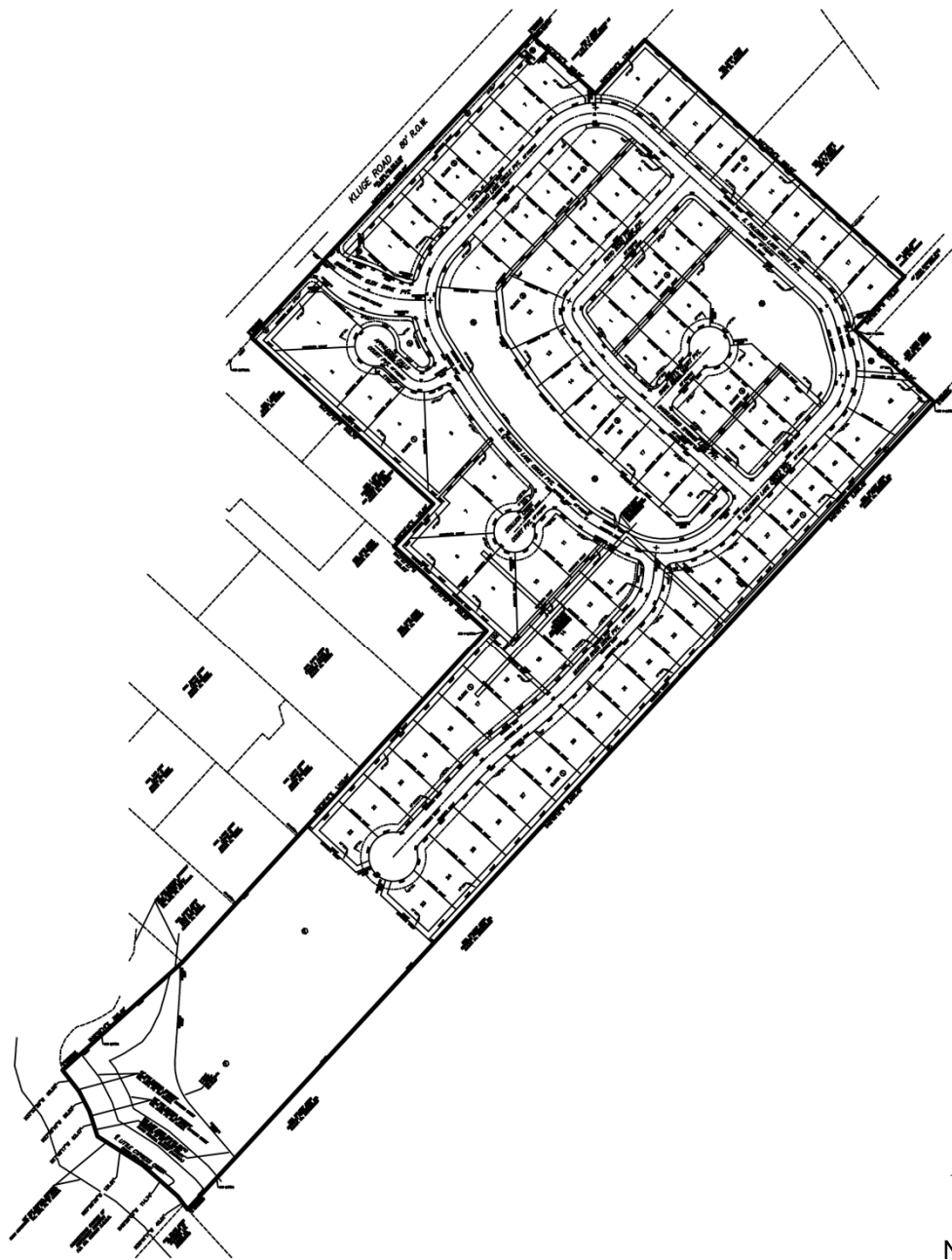
ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Bridlecreek

Applicant: GBI Partners, LP



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

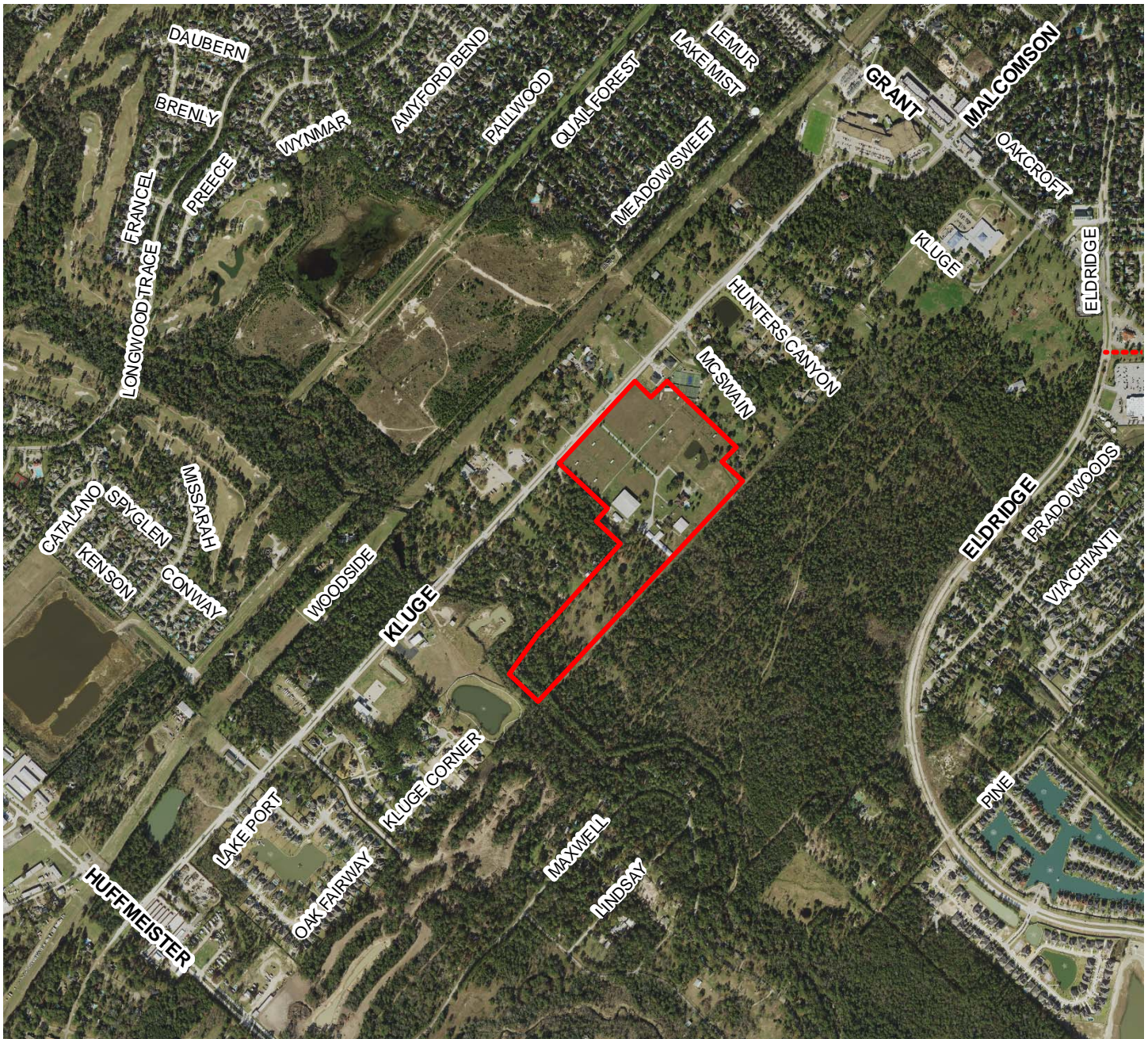
ITEM: 109

Planning and Development Department

Meeting Date: 09/17/2015

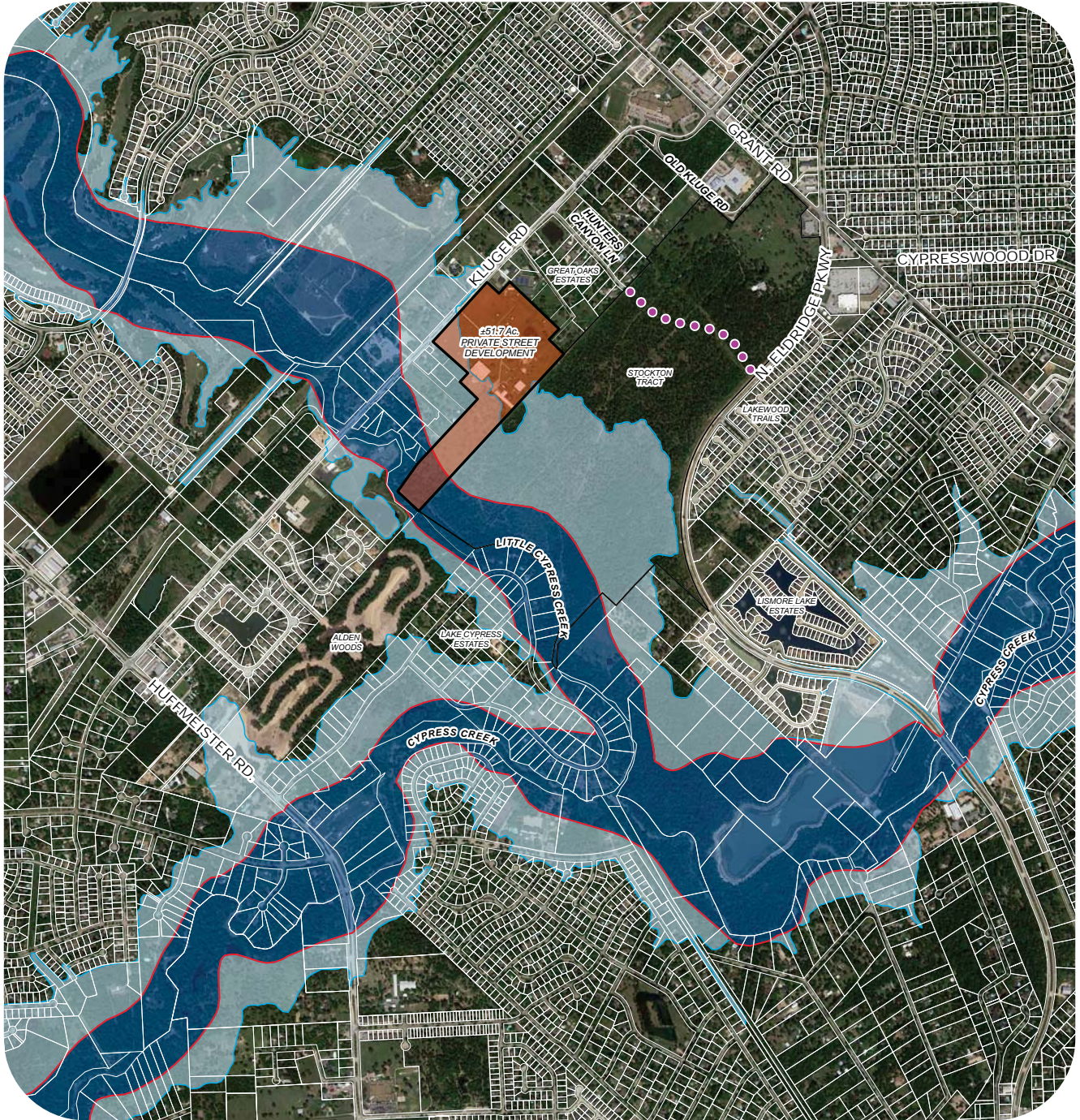
Subdivision Name: Bridlecreek




Applicant: GBI Partners, LP



F- Reconsideration of Requirements

Aerial



LEGEND	
	FLOODWAY
	FLOODPLAIN
	FUTURE PUBLIC STREET CONNECTION



PROJECT:
BRIDLECREEK
 VARIANCE EXHIBIT

CLIENT:
CALDWELL COMPANIES

SHEET:
1 OF 1

DATE:
 SEPTEMBER 1, 2015





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1854
Plat Name: Bridlecreek
Applicant: GBI Partners, LP
Date Submitted: 09/04/2015

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

Specific requirement or condition being sought:

143.1 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. Address excessive intersection spacing in two (2) locations.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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:

.



Application Number: 2015-1854

Plat Name: Bridlecreek

Applicant: GBI Partners, LP

Date Submitted: 09/04/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum local street intersection spacing for approximately $\pm 2700'$ by providing no public street connections through the proposed gated community.

Chapter 42 Section: Sec 42-128. Intersections of local streets.

Chapter 42 Reference:

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

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;

Bridlecreek is a ± 51.7 -acre proposed private street single-family development located on Kluge Road, generally northwest of central Houston. Adjacent major thoroughfares include Huffmeister Road, North Eldridge Parkway, and Grant Road. The site is bounded by Kluge Road on the northwest, by unrecorded subdivisions to the southwest and northeast, and by a large undeveloped acreage tract on the southeast. The southern portion of the site is encumbered by the floodplain and floodway of Little Cypress Creek, a major creek for the entire region; its confluence with Cypress Creek is located just slightly south of the subject site. The thoroughfare network and circulation patterns through this area have been long established, including Kluge Road, which is a designated collector street with a boulevard paving section. Additional crossings of the creeks are highly unlikely to occur, and local street connections near the creek will be extremely difficult to extend from one property to the next. Due to these existing conditions, the subject site is an ideal location for a private gated community. The southern boundary of the site runs along the creek bed of Little Cypress Creek, with approximately $\pm 1570'$ of the southern portion of the site currently impacted by floodplain and floodway, with similar impacts on the adjacent tracts. Extension of public local streets through the southern half of the site would be impractical if not impossible. The remaining $\pm 1130'$ length of the subject site outside the flood zone is adjacent to the large undeveloped acreage tract fronting on North Eldridge Pkwy. Approximately $\pm 650'$ north of the subject site is the Great Oaks Estates community, which includes Hunters Canyon Lane, a public street with right-of-way terminating into the adjacent large acreage tract. This public street provides an opportunity for a future public street connection to N Eldridge Pkwy when the adjacent acreage tract develops (see attached exhibit). It would therefore be impractical to require the extension of a public street through the subject site.

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

The floodway and floodplain impacts, as well as the adjacent property configuration and existing thoroughfare network, are all existing conditions not created or imposed by the applicant.

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

The overall circulation of the region is upheld by the major thoroughfare and designated collector streets in the region, with crossings of the major creeks where appropriate, as well as existing potential for future local street connections, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not interfere with the public street circulation system or create unsafe roadway conditions, and is therefore not injurious to the public health, safety, or welfare.

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

The floodway and floodplain of Little Cypress Creek, as well as the existing property configurations and thoroughfare network, are the supporting circumstances for this request.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2015-1854

Agenda Item: 109

PC Action Date: 09/17/2015

Plat Name: Bridlecreek

Applicant: GBI Partners, LP

Staff Recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and Approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 Form

Chapter 42 Sections: **Sec 42-128. Intersections of local streets.**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum local street intersection spacing for approximately $\pm 2700'$ by providing no public street connections through the proposed gated community.;

Basis of Recommendation:

The site is located along Kluge Road, west of Eldridge, south of Grant Rd and north of Huffmeister. The applicant is requesting a reconsideration of requirements with a variance to exceed local intersection spacing by not providing connections to the east and north of the subject property as shown on your screen.

Staff is in support of no connections to the north, but does recommends preserving one connection to the east.

Staff's justification for not providing a street to the north is existing development in an unrecorded subdivision would be in the alignment of a future ROW.

Staff's justification for not providing a second connection to the east is that it is essentially impractical, and staff would like to mindful of the developer's objective. Not requiring a 3rd street would give the developer an opportunity to at least make a portion of this development private.

The developer is proposing a private gated community and has referenced Hunters Canyon Lane (shown in red) to the north as justification for not providing an eastern connection. This stub street is a platted 60' public ROW. Staff agrees with the applicant that this street should continue east to provide a connection to Eldridge Parkway, but this street alone, will not satisfy intersection spacing requirements. The idea is to serve traffic circulation in the overall area.

There is no guarantee that Hunter's Canyon Lane will be extended and it is the obligation of staff to preserve connections that will serve the best interests and welfare of the general public.

Shown in brown is 281 acres under common ownership, and staff expects to see a general plan in the future for these large tracts of land.

Staff's opinion is that instead of requiring the applicant to provide 3 connections to adjacent major thoroughfares, 1 connection is more suitable based on the existing conditions surrounding the development.

If the Planning commission grants this variance as requested, there will not be an east west connection for approximately 2 miles.

The highlighted area in green shows there is not a single connection from Eldridge Parkway to Kluge Rd, and by requiring at least 1 connection to the east, the applicant and commission would demonstrate a willingness to meet the intent of Chapter 42.

Statement of Facts

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

N/A

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

Requiring the applicant to provide a connection to the north would be impractical due to existing development in the alignment of a future ROW. The adjacent developer will have an opportunity to provide a more suitable north-south connection. Two connections to Eldridge Parkway in this area will be sufficient for traffic circulation (being Hunters Canyon Lane to the north and a single connection from the subject property). Requiring the applicant to provide for a third connection would be impractical.

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

The applicant is proposing a private gated community, in which the hardship is design-oriented. The variances that staff is supporting are due to the unusual physical characteristics surrounding the subject site.

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

If one street connection is required to the east, the general intent of Chapter 42 will be maintained.

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

Granting of all variances will have an adverse impact on mobility, and is not conducive to the general well being of the public.

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

Economic hardship is not sole justification of the all variances requested, however, some of the requests are design-oriented.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/17/2015
Plat Name: Broadmore Health
Developer: Larry Parker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2015-1643 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	7.5770	Total Reserve Acreage:	7.5770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

134.9 If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128) Address a north-south street.

A General Plan is required to be submitted as the property is out of a larger tract.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project.

Aviation: As per City of Houston Ordinance #2008-1052 and #2009-825, this project may be subject to the Houston Airport System sound and height ordinance.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on face of plat: This property(s) is located in Park Sector number 20.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Broadmore Health (DEF 1)

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Site Location

F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 09/17/2015

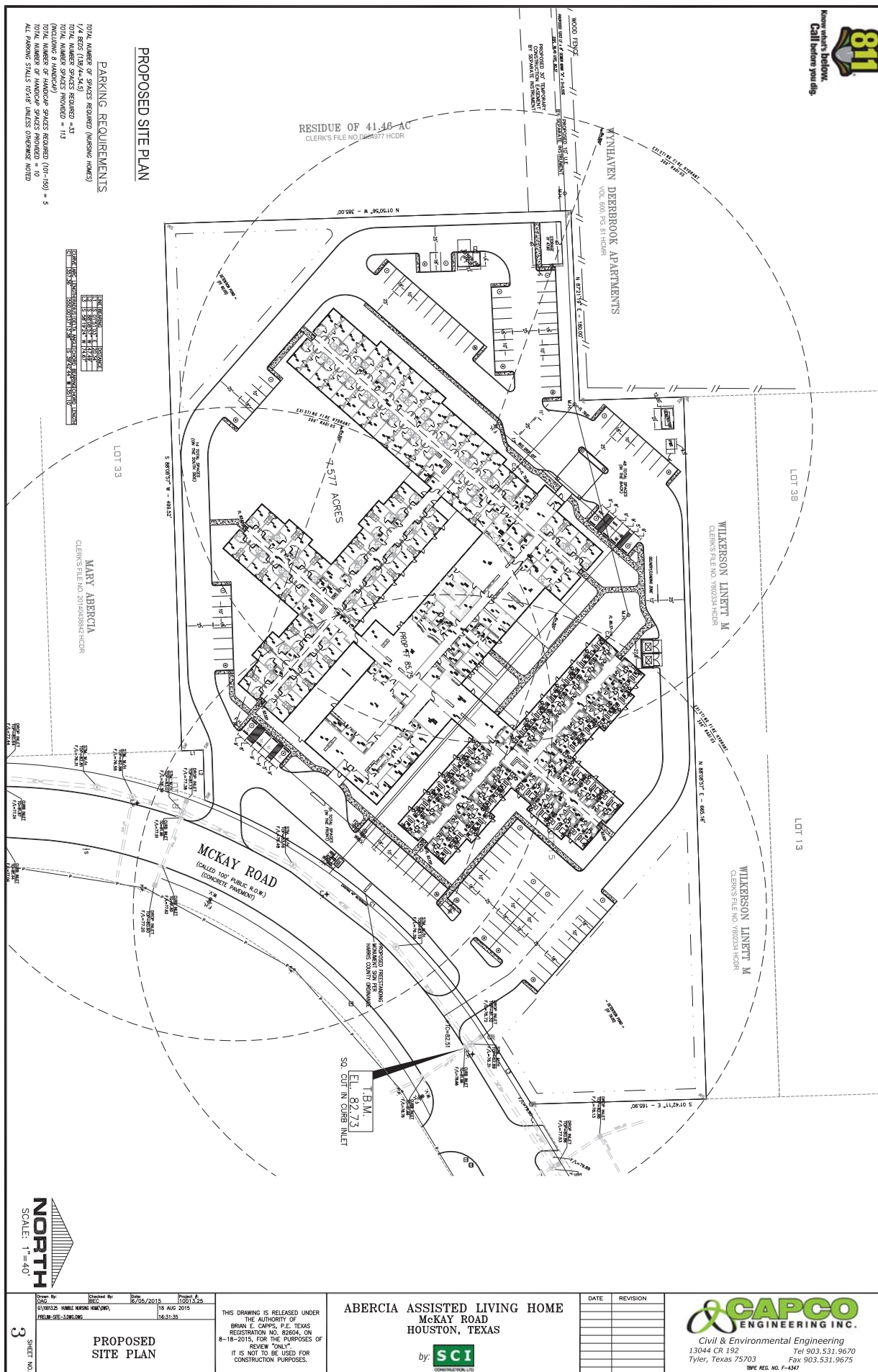
Subdivision Name: Broadmore Health (DEF 1)

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Aerial



PROPOSED SITE PLAN

PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED (HANDICAP SPACES)
1/2 ACRES (174,640 S.F.)
TOTAL NUMBER SPACES REQUIRED = 111
TOTAL NUMBER SPACES PROVIDED = 111
(INCLUDING 8 HANDICAP)
TOTAL NUMBER OF HANDICAP SPACES REQUIRED (10% = 10) = 5
TOTAL NUMBER OF HANDICAP SPACES PROVIDED = 5
ALL PARKING SPACES 10'x16' UNLESS OTHERWISE NOTED



SCALE: 1"=40'

SHEET NO. 3

**PROPOSED
SITE PLAN**

THIS DRAWING IS RELEASED UNDER
THE AUTHORITY OF
BRIAN E. CAPPS, P.E. TEXAS
REGISTRATION NO. 82604, ON
8-18-2015, FOR THE PURPOSES OF
REVIEW ONLY.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

**ABERCIA ASSISTED LIVING HOME
MCKAY ROAD
HOUSTON, TEXAS**

by: **SCI**
CONSTRUCTION, LTD.

DATE	REVISION

CAPCO
ENGINEERING INC.
Civil & Environmental Engineering
13044 CR 192 Tel 903.531.9670
Tyler, Texas 75703 Fax 903.531.9675
T&E REG. NO. F-4347



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1643
Plat Name: Broadmore Health
Applicant: R.W. Patrick & Associates, Inc.
Date Submitted: 08/07/2015

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

Specific requirement or condition being sought:

In Sections 42-127 and 42-128, certain distances to intersections of local streets and major thoroughfares are defined for dedication of streets. Although no streets are being dedicated in subject tract, the distances listed within the ordinances are minimum requirements for plats. In Section 42-127, a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements

Chapter 42 Section: 127

Chapter 42 Reference:

Section 42-127

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:

Due to the location and size of the subject tract, it would be impractical for the applicant to dedicate a throughway to satisfy the requirements. The East-West requirements cannot be met due to the fact that the subject tract is not adjacent to an East-West throughway.



Application Number: 2015-1643

Plat Name: Broadmore Health

Applicant: R.W. Patrick & Associates, Inc.

Date Submitted: 08/07/2015

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

Specific Variance is being sought and extent of variance:

In Sections 42-127 and 42-128, certain distances to intersections of local streets and major thoroughfares are defined for dedication of streets. Although no streets are being dedicated in subject tract, the distances listed within the ordinances are minimum requirements for plats. In Section 42-127, a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposed project is a single story 110 bed skilled nursing facility, with 28 assisted living units. The square footage of the building is approximately 86,000. Due to regulatory requirements from the Texas Department of Aging and Disability Services and operational issues, the building cannot be reconfigured. The local fire department requires a 25 foot fire lane all the way around the project since it is a skilled nursing facility. This requires additional land as shown on the site plan and therefore further reduces land available for a street. A new street cannot be placed on the north side of the property because property to the northwest corner of applicant's property is already platted and a new street cannot be put through. The majority of the frontage of the applicant's property along McKay is in a curve and any new street would be required to intersect McKay at a 90 degree angle, thereby bisecting the applicant's property. If required to bisect the property, this would leave applicant's property not developable/usable for intended project or other large building project. Applicant's property/project does not contain sufficient land to install a new street and the project still be viable. There is additional land to the south of the applicant's property that is currently unplatted and is not in a curve, thus making said land a more suitable candidate for a new east/west street.

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

The granting of the variance is neither the result of a hardship created or imposed by the applicant because the tract of land being developed cannot support the ordinances in question nor any tract of land in the surrounding area.

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

The intent and general purpose will be preserved because there are cross streets in the area but do not fall within the required distances. Traffic could navigate in a normal manner.

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

If the variance were to be granted, there would be no risk of injury to the public health, safety or welfare.

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

Since the tract of land cannot physically meet the requirements, economic hardship is not the sole justification of the variance.



Application No: 2015-1643

Agenda Item: 110

PC Action Date: 09/17/2015

Plat Name: Broadmore Health

Applicant: R.W. Patrick & Associates, Inc.

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements.;

Basis of Recommendation:

Subject site is located along and west of MCKay, south of Humble Westfield and west of US 59.

The applicant is proposing a nursing home and assisted living facility and is requesting a variance not to provide an east-west street through the subject site.

Staff's recommendation is to defer the plat for two weeks for additional information required.

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;

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/17/2015
Plat Name: Camellia Reserves
Developer: Victorian Gardens, LTD. A Texas Limited Liability Corporation
Applicant: EHRA
App No/Type: 2015-1891 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	28.5600	Total Reserve Acreage:	28.5600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527P	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. Bissonnet Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

Provide a copy of the private access easement document.

Provide a revised site plan.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

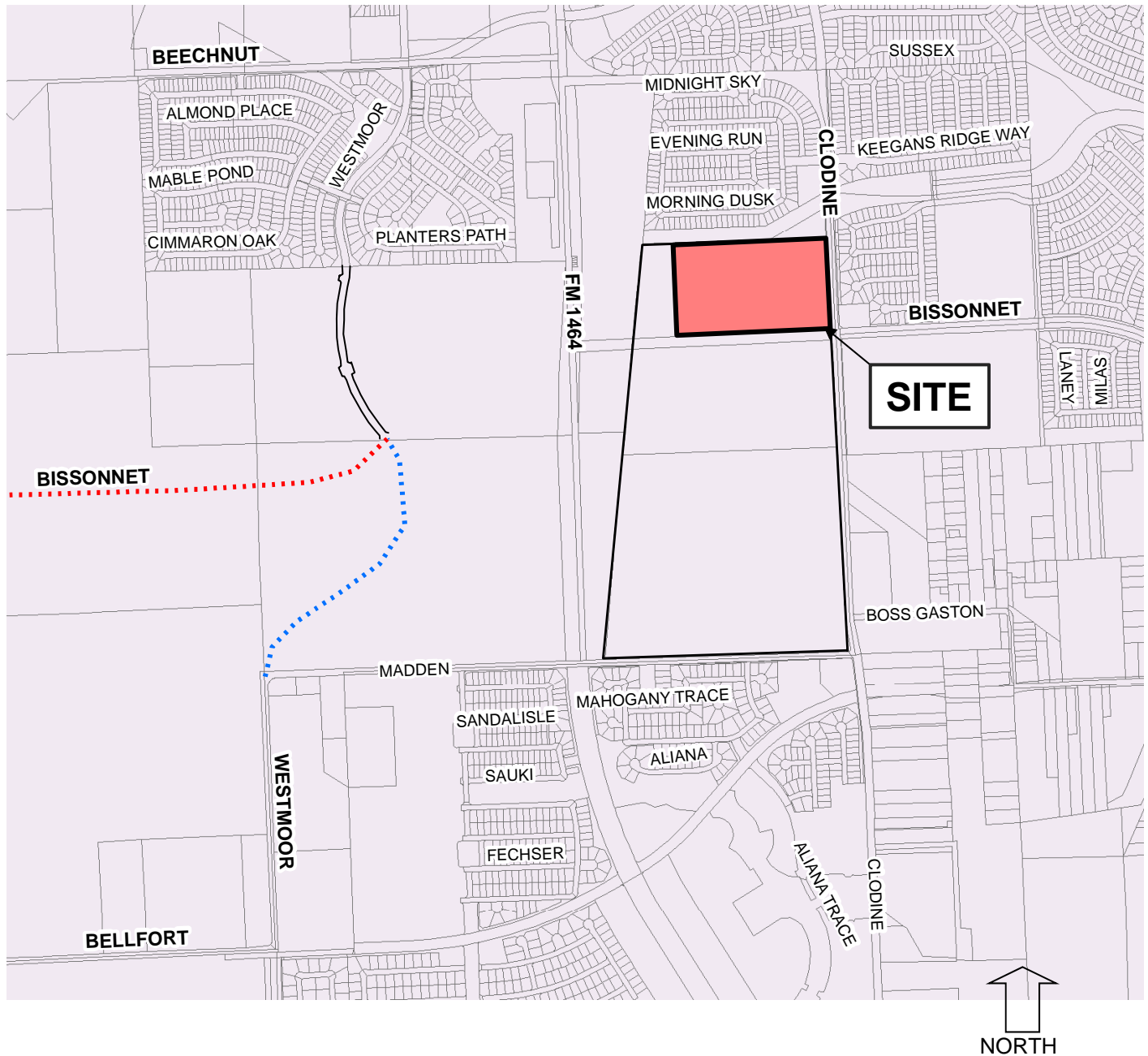
ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Camellia Reserves

Applicant: EHRA



D – Variances

Site Location

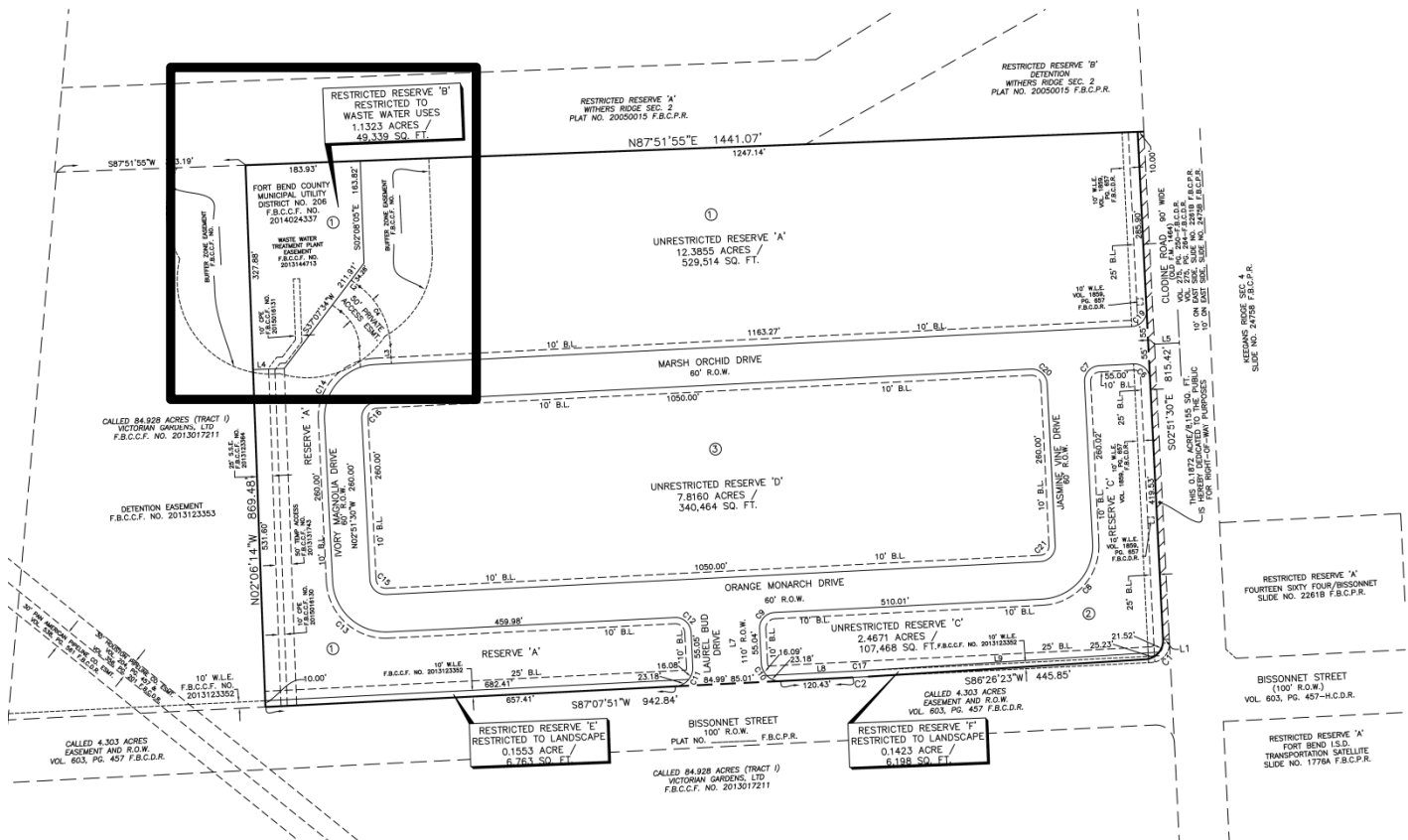
Houston Planning Commission

ITEM: 111

Planning and Development Department Meeting Date: 09/17/2015

Subdivision Name: Camellia Reserves

Applicant: EHRA



D – Variances

Subdivision

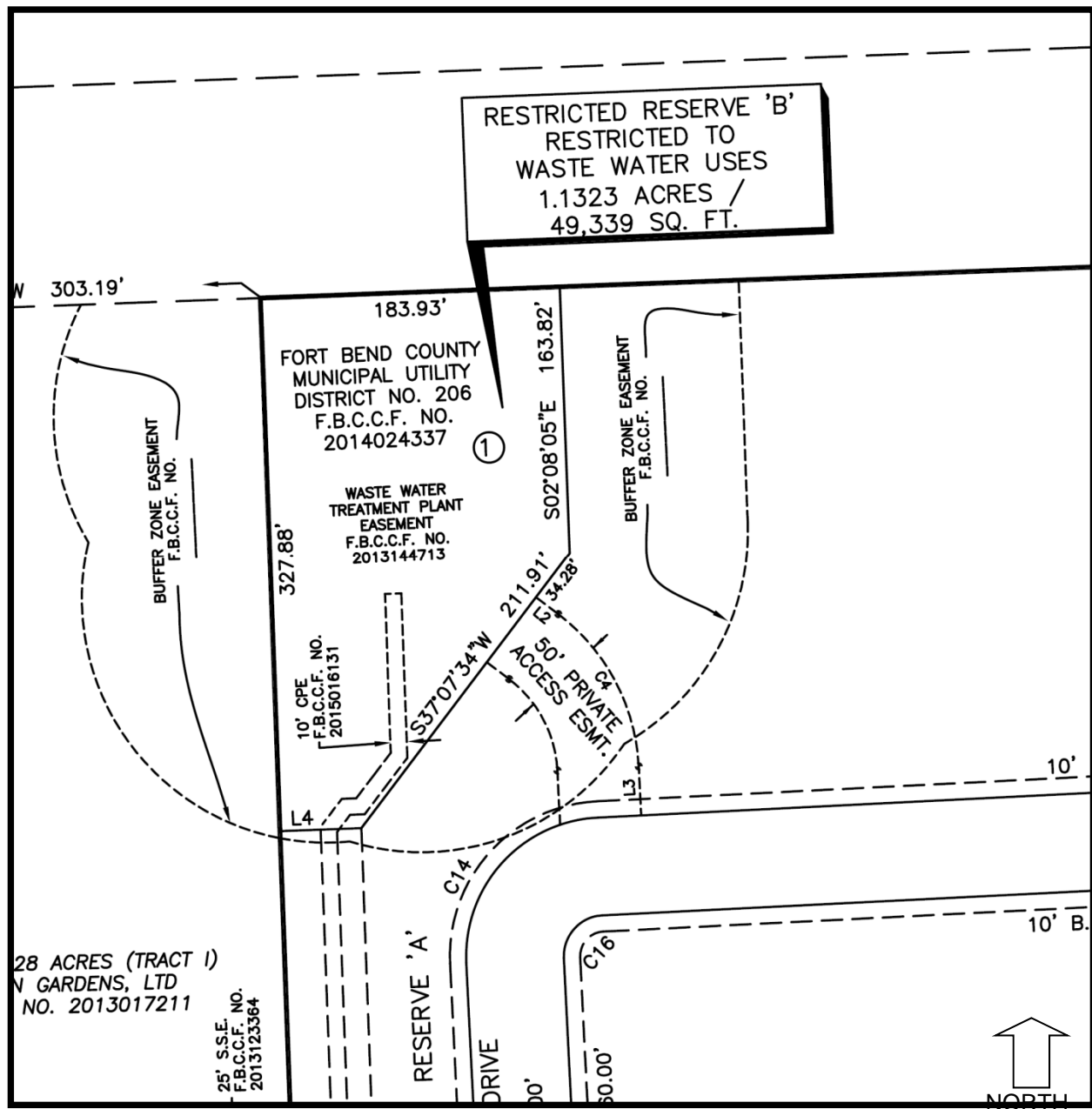
Houston Planning Commission ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Camellia Reserves

Applicant: EHRA



D – Variances

Detail

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Camellia Reserves

Applicant: EHRA



D – Variances

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1891
Plat Name: Camellia Reserve
Applicant: EHRA
Date Submitted: 09/08/2015

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

Specific requirement or condition being sought:

A reconsideration of requirement with a variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

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.

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:

Refer to variance information form.



Application Number: 2015-1891

Plat Name: Camellia Reserve

Applicant: EHRA

Date Submitted: 09/08/2015

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

Specific Variance is being sought and extent of variance:

A variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

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.

Statement of Facts

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

An existing Waste Water Treatment Plant (WWTP) located in Fort Bend County Municipal Utility District No. 206 predates the platting of Camellia Reserves. The WWTP serves both Camellia Reserves and Camellia GP and was recorded by separate instrument in 2014. A temporary access easement for the WWTP to Bissonnet Street was established previously but will be abandoned by the Camellia Reserves plat once new access is provided. The land immediately adjacent to the WWTP within the Camellia GP was originally planned as single-family residential with an appropriate street pattern for that land use. As the Camellia project evolved, this same area was determined to be best for multi-family use and the street pattern was modified. In order to preserve buildable area for apartment buildings, which are much larger than single-family homes, the public street location was required to shift away from the WWTP. Since street ROW no longer borders the WWTP and a stub street is not desired, it is requested that access be provided by a Private Access Easement.

(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 location and size of the WWTP site was established because of the need to outfall into West Keegan's Bayou, north of the waste water plant. The WWTP site predates the platting of Camellia Reserves because service for Camellia section 1 was required in advance of the Reserves plat. The WWTP site was created by separate instrument well before platting of Camellia Reserves. Thus, the location of the WWTP was not in the developer's control and the shape of the tract predates the platting of Camellia Reserves.

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

The access requirement for WWTP uses per Chapter 42 is frontage on either a 50' ROW or PAE. Since a stub street is not desired, it is requested that access to the WWTP be provided in perpetuity via a 50' Private Access Easement. Thus, the same 50' width will be provided.

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

Public health, safety and welfare will be maintained since the nearby public street ROW will continue to provide access to the unrestricted reserves. The private access easement will provide driveway access to the WWTP. This arrangement of public streets and private access will reduce confusion due to the change in character of the pavement.

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

Justification for the variance is that the WWTP location and tract shape were originally created with a single family residential development pattern with access via a temporary easement. As this project has evolved, Camellia Reserves has become a mixed-use community with multi-family residential and commercial uses. In order to provide replacement of the temporary access easement, a 50' private access easement is needed, ultimately connecting to Marsh Orchid Drive.



Application No: 2015-1891
Agenda Item: 111
PC Action Date: 09/17/2015
Plat Name: Camellia Reserves
Applicant: EHRA

Staff Recommendation: [Defer Chapter 42 planning standards](#)

Chapter 42 Sections: [42-190\(c\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance to allow access to an existing Waste Water Treatment Plant via a 50' Private Access Easement.;

Basis of Recommendation:

The site is located west of Clodine Road, north of Bissonnet Street and south of Beechnut Street. The applicant requests a reconsideration of requirement with a variance request to allow a Reserve restricted to waste water treatment plant to take access from a 50' wide private access easement, instead of a public street. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

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;

.

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

.

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

.

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

.

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

.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/17/2015
Plat Name: Inter Nos One Sec 1 replat no 1
Developer: Liberty Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1664 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	19.8273	Total Reserve Acreage:	0.4673
Number of Lots:	116	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	447J	ETJ

Conditions and Requirements for Approval

040.1. Revise all lot sizes in square feet on the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/17/2015
Plat Name: Inter Nos One Sec 1 replat no 1
Developer: Liberty Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1664 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Harris County Flood Control District: An additional 10 ft of drainage ROW is needed along the south property line of this plat.

Harris Engineer: Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

At title block, another reason for replat is to create 4 Reserves and not just 1.(HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

UVE should be checked at Boca Chica Lane and Barker Cypress Road (Traffic)

Establish a building setback line along Barker Cypress Road at block 3.(HC)

Change 50' ROW to 60' ROW for Boca Chica Lane between Barker Cypress Road and Marquesa Lane is required to provide 36'- 41' pavement similar to Parfield Lane. (Traffic)

Limited scope TIA will be required before submitting construction plan to evaluate storage of NB left turn lane on Barker Cypress Road at Boca Chica Lane. It should also include all-way stop control warrant analysis at Parfield Lane and St. William Lane intersection per TMUTCD 2B.07 and curb ramps and crosswalks facilitating a walking connection to the sidewalk leading to the neighborhood elementary school (Traffic)

Provide street break at all places where street name changes.(HC)

Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC-Traffic)

Harris county supports variance. (HC)

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

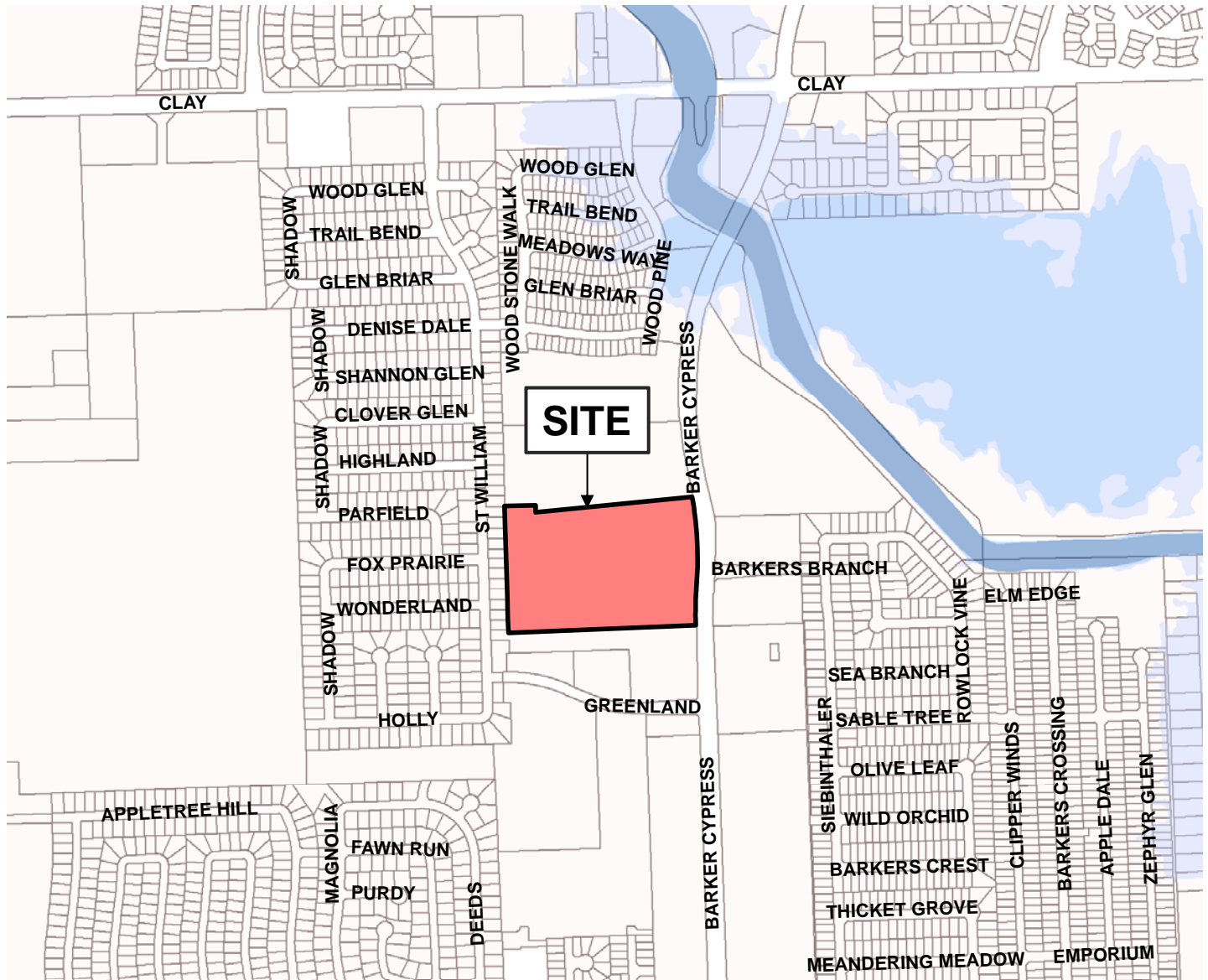
ITEM: 112

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Site Location

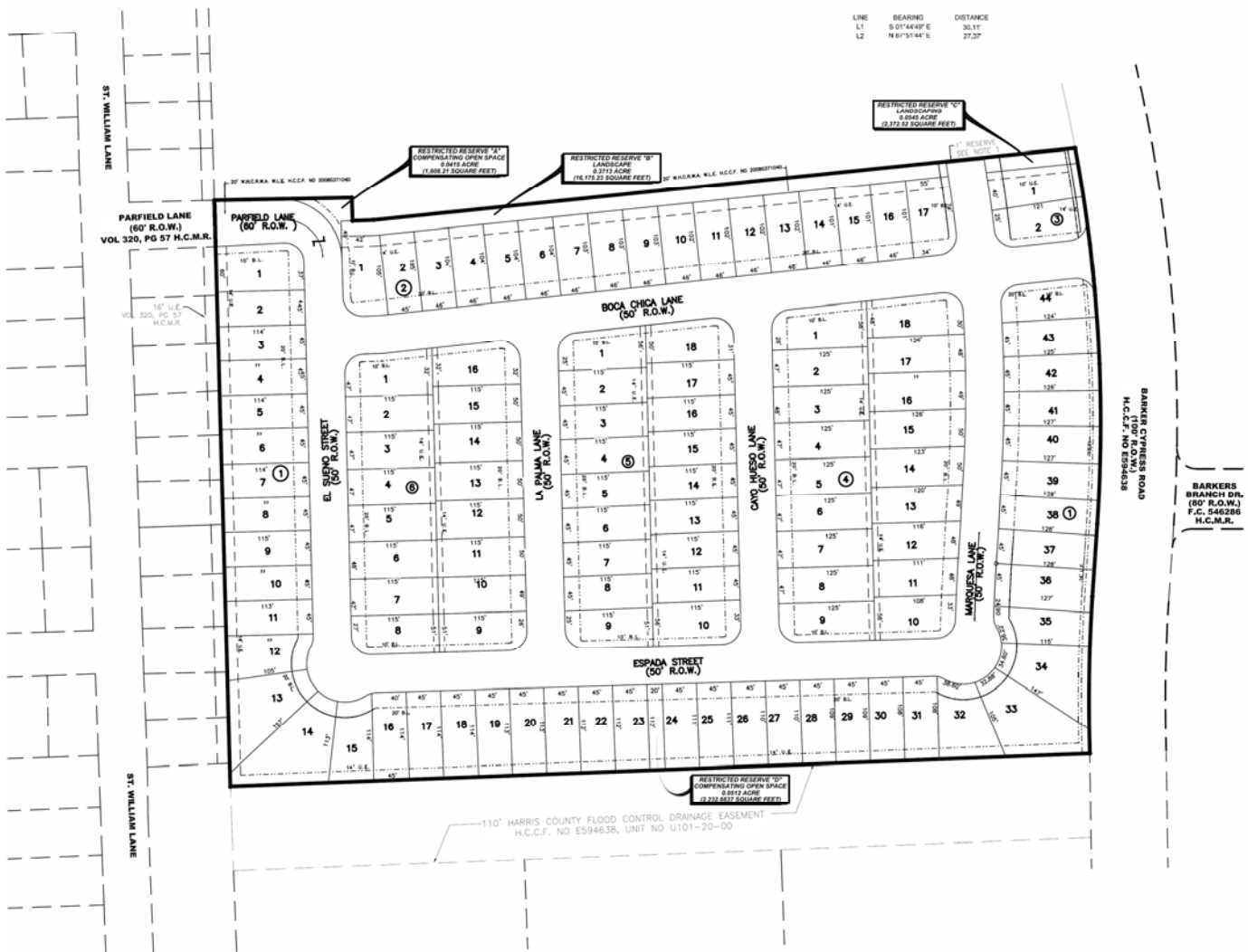
Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Subdivision

Houston Planning Commission

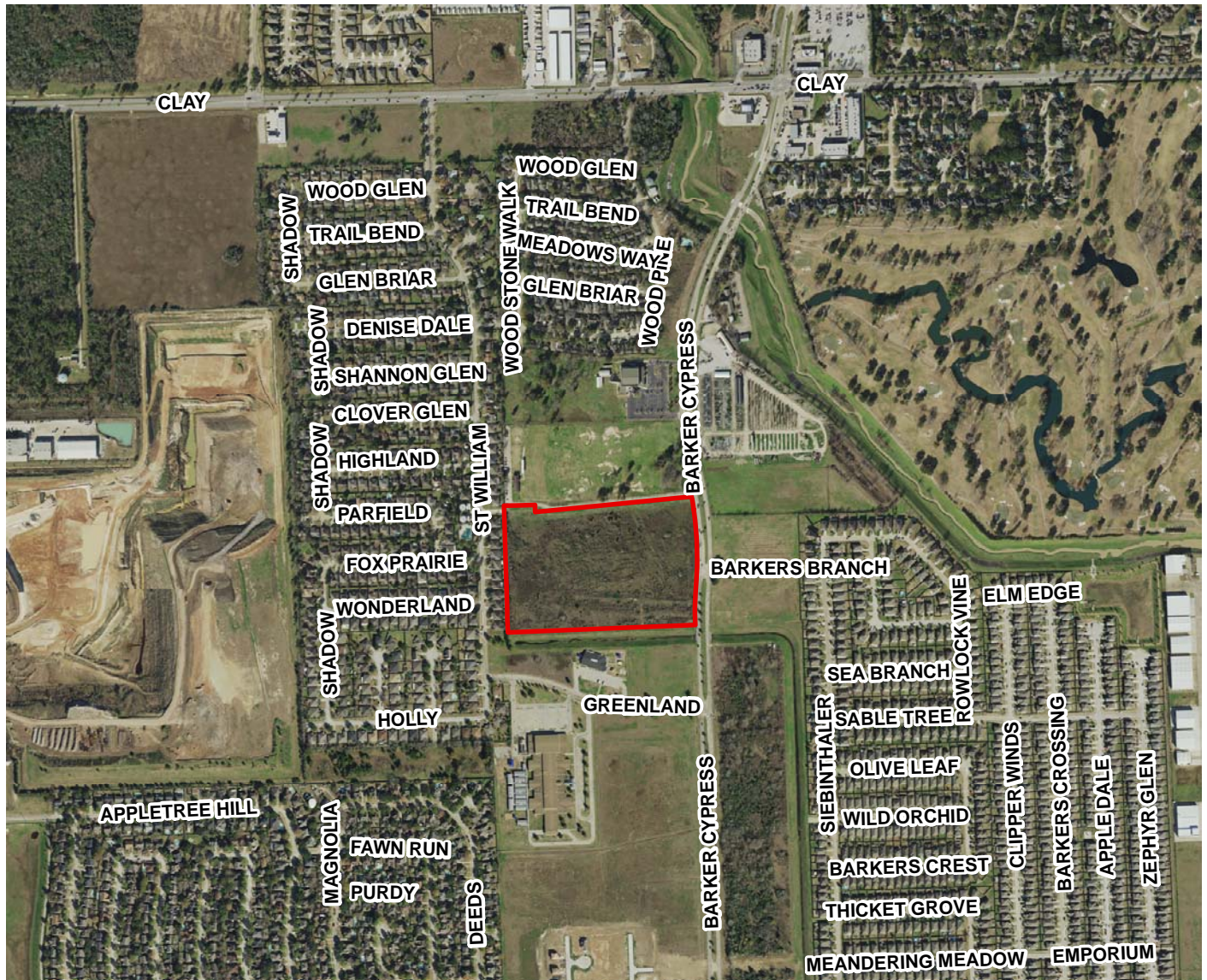
ITEM: 112

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1664
Plat Name: Inter Nos One Sec 1 replat no 1
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 08/07/2015

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

Specific requirement or condition being sought:

We are requesting an amendment to application 2015-1414 to request a variance that was not requested in the initial application. We propose to create a three leg intersection at Barker Cypress Rd and Boca Chica Ln, which does not require a traffic light, in lieu of a four leg intersection at Barkers Branch Dr. which requires a traffic light. The proposed distance between the intersections of Boca Chica Ln. and Barkers Branch Dr. is 261.50' from block face to block face in lieu of the 600' required. However, a traffic signal already exists 800' to the south of Barkers Branch Dr. on Green Land Way. We have conferred with Harris County Engineering and they prefer this proposal to a four leg intersection at Barkers Branch Dr. (1) A four leg intersection would require a traffic light and a significant increase in cost to the developer, and there would be two traffic lights within a quarter of a mile, which is contrary to current standard of 1/4 mile minimum spacing of traffic lights along major thoroughfares. (2) The tract of land is sandwiched between a flood control ditch and a golf course, only leaving 800' of frontage along Barker Cypress from which to take access. (3) The generated traffic along Barker Cypress from the proposed 115 lots will not cause a problem along Barker Cypress because we are providing a left turn lane. Also, there is a secondary access to the subdivision through the Rolling Green subdivision to the west. (4) The proposed three leg intersection will be designed according to the current regulations to preserve the public's health, safety and welfare. (5) The justification for the variance is the limited frontage along Barker Cypress and the traffic concerns. Harris County traffic engineers support this variance as shown in the attached emails.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

variance is required and discussed above.



Application Number: 2015-1664

Plat Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 08/07/2015

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

Specific Variance is being sought and extent of variance:

To allow an intersection spacing along a major thoroughfare of 261 feet.

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

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

Statement of Facts

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

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

For the subdivision entrance, we propose to create a three leg intersection at Barker Cypress Rd and Boca Chica Ln, which does not require a traffic light, in lieu of a four leg intersection at Barkers Branch Dr., which requires a traffic light. The proposed distance between the intersections of Boca Chica Ln. and Barkers Branch Dr. is 261.50' from block face to block face in lieu of the 600' required. However, a traffic signal already exists 800' to the south of Barkers Branch Dr. at Green Land Way. We have conferred with Harris County Engineering and they prefer this proposal to a four leg intersection at Barkers Branch Dr. A four leg intersection would require a traffic light and a significant increase in cost to the developer, and there would then be two traffic lights within a quarter of a mile, which is contrary to current standard of 1/4 mile minimum spacing of traffic lights along major thoroughfares.

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

The tract of land is sandwiched between a flood control ditch and a golf course, only leaving 800' of frontage along Barker Cypress from which to take access.

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

The generated traffic along Barker Cypress from the proposed 115 lots will not cause a problem along Barker Cypress because we are providing a left turn lane. Also, there is a secondary access to the subdivision through the Rolling Green subdivision to the west.

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

The proposed three leg intersection will be designed according the current regulations to preserve the public's health, safety and welfare.

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

The justification for the variance is the limited frontage along Barker Cypress and the traffic concerns. Harris County traffic engineers support this variance, as shown in the attached emails.



Application No: 2015-1664

Agenda Item: 112

PC Action Date: 09/17/2015

Plat Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127 (b)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing along a major thoroughfare of 261 feet.;

Basis of Recommendation:

The site is located in Harris County north of Morton Road and south of Clay Road. The applicant is requesting a variance to allow 261 feet for the minimum intersection spacing on the major thoroughfare Barker Cypress Road instead of the required 600 foot distance. Staff is in support of the requested variance.

The applicant is proposing a single family subdivision comprised of 116 lots. To the south of the plat is a Harris County Flood Control Drainage Easement and to west of the subject tract is a stub street called, Parfield Lane which will be extended through the plat boundary.

The applicant is proposing a distance of 261.50' feet from the intersections of Boca Chica Lane and Barkers Branch Drive in order to comply with the traffic regulations of Harris County's Engineering Department.

The applicant will provide a "T" intersection offset as opposed to a "four" leg intersection to address Harris County's concerns of safety, operational efficiency and traffic signal procedures within The County. According to Harris County Engineering Department, a "T" intersection offset will reduce the number of opportunities for vehicular conflicts and a 'four-leg' intersection would increase conflicts and congestion. The applicant has also coordinated with Harris County in order to design a median opening on Barker Cypress Road to enhance traffic circulation along the major thoroughfare.

After reviewing the design guidelines for Harris County's Engineering Department; staff believes a 261 foot intersection spacing is suitable for this development. Therefore, staff recommends granting the requesting variance and approving the plat subject to the CPC 101 form conditions.

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;

According to Harris County Engineering Department, a "T" intersection offset will reduce the number of opportunities for vehicular conflicts and a 'four-leg' intersection would increase conflicts and congestion. The applicant has also coordinated with Harris County in order to design a median opening on Barker Cypress Road to enhance traffic circulation along the major thoroughfare.

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

Harris County Engineering Department is requiring the applicant to offset the intersections

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

The applicant has also coordinated with Harris County in order to design a median opening on Barker Cypress Road to enhance traffic circulation along the major thoroughfare.

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

Staff believes a 261 foot intersection spacing is suitable to efficiently distribute traffic.

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

The applicant is proposing this solution at the recommendation of Harris County



Agenda Item: 113
Action Date: 09/17/2015
Plat Name: Richmond Road Farms partial replat no 1
Developer: IDRIS BROTHERS HOLDINGS LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1846 C2R

Staff Recommendation:
 Defer for further study and review

Total Acreage:	13.5890	Total Reserve Acreage:	13.5890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Coordinate with Ft Bend County and provide 2 mylars at recordation. Applicable dedication language and certificates must be provided

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Emphasize plat boundaries with bold thick line.

Set meeting with Fort Bend County Drainage district to address mitigation.(floodway)

Add 10' landscape reserve adjacent to Belknap Rd.

Dedicate additional right of way to comply with Fort Bend County's major thoroughfare plan and contribute to build agreement. (Belknap 25')

Harris County Flood Control District: HCFCD Review - Label HCFCD Channel with number: D118-15-00 and on the Vicinity Map, include Key Map information, it is: 528 T

Houston Planning Commission

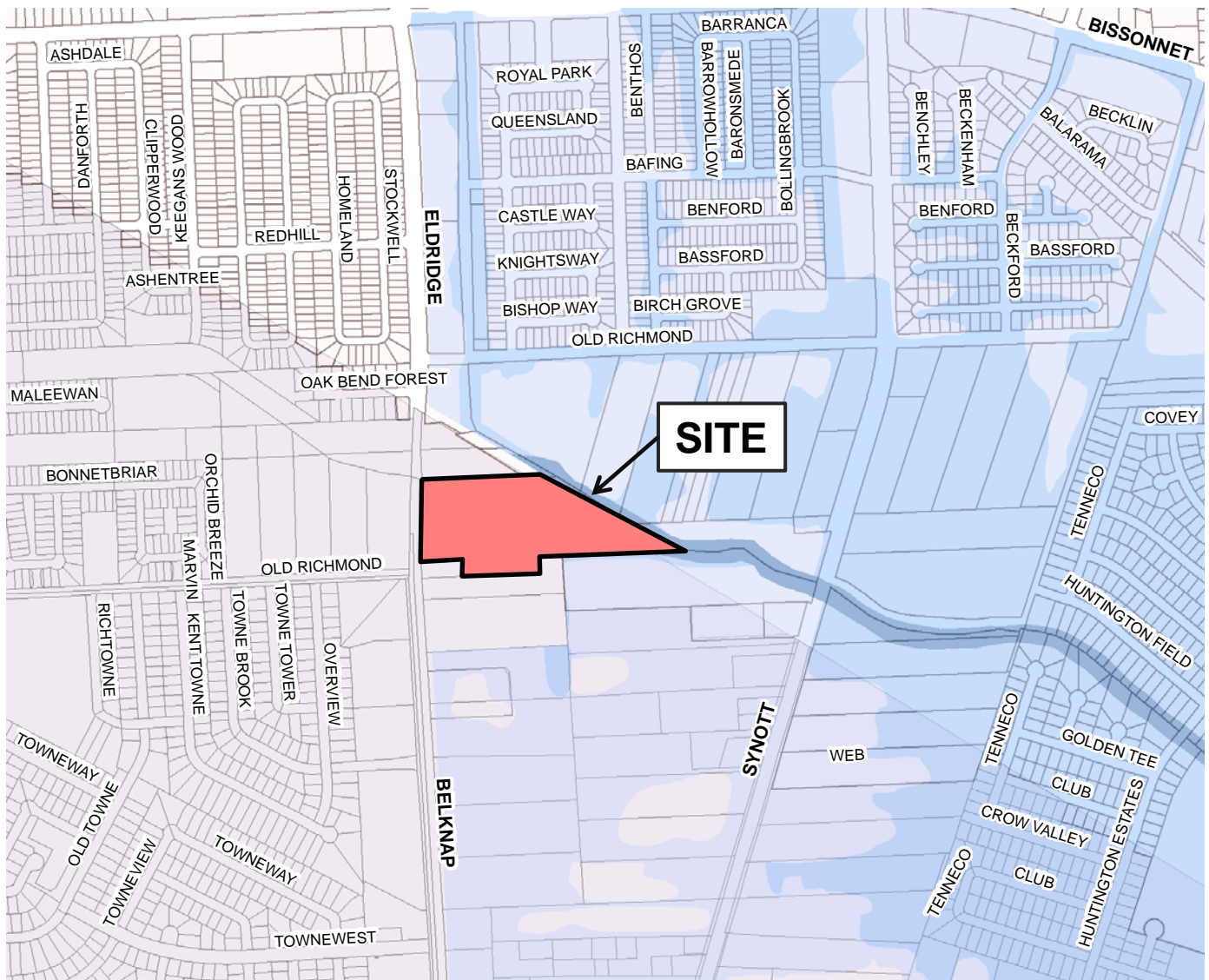
ITEM: 113

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

Site Location

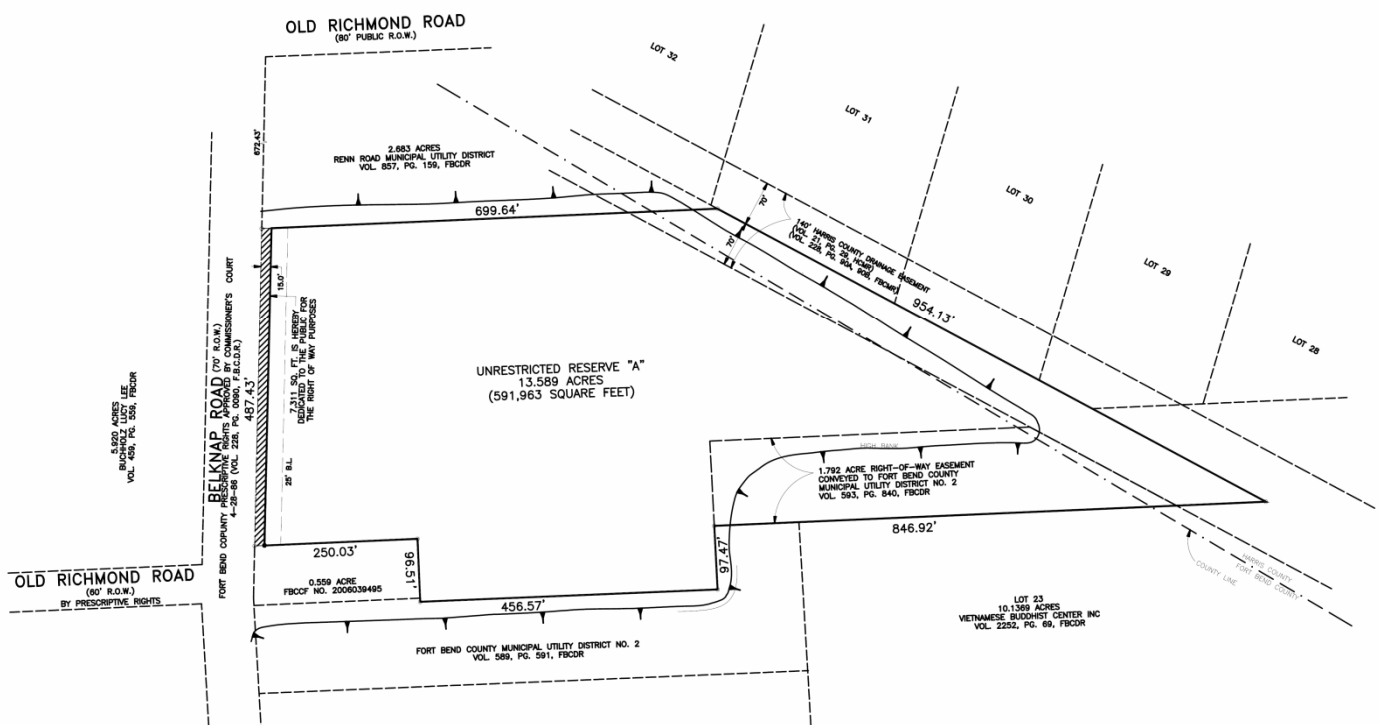
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Richmond Road Farms partial replat no 1

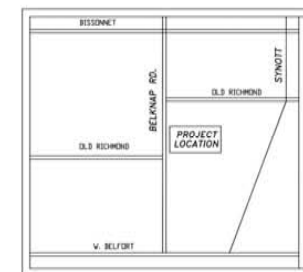
Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

Aerial

1. FLOOD PLAIN DATA:
THIS PROPERTY LIES WITHIN ZONE "AE" AS PER THE FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY PANEL NO. 8157C0165L, MAP REVISED APRIL 2, 2014.
100 YEAR WATER SURFACE ELEVATION, BFE(OR WSE) = 84.0'



VICINITY MAP
KEY MAP 485 J
N.T.S.

NORTH

REVISIONS

THIS DRAWING IS PROPERTY OF
LUCY ENGINEERING INC. AND IS

08-19-2015

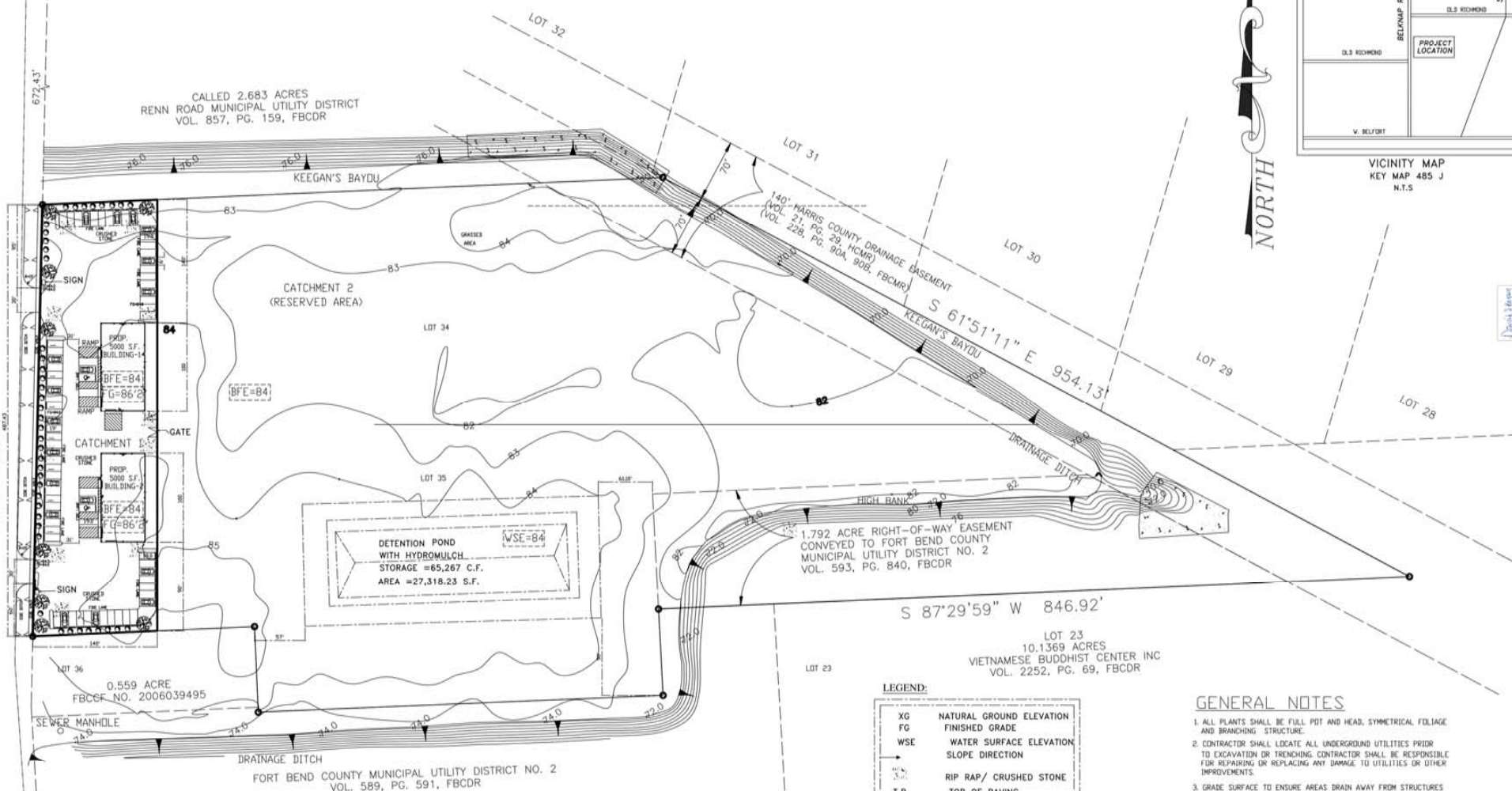
LUCY ENGINEERING INC.

DATE: 08-19-2015

SHE

BELKNAP ROAD (ELDRIDGE ROAD)

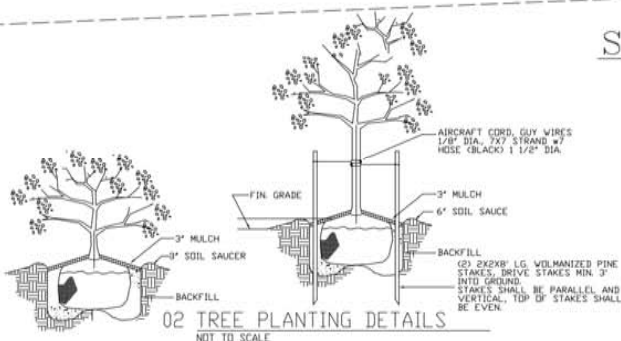
(80' PUBLIC R.O.W.)



SITE PLAN

PLANT SCHEDULE

PLANT SCHEDULE							
	SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
 		T1	8	QUERCUS VIRGINIANA	LIVE OAK	2" CAL	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12-14" HT. x 7"-8" SPREA
		T2	42	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	1" CAL	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2-3" CAL



GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL, FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE DRAINS DRAIN AWAY FROM STRUCTURES AND TO PREVENT POCKETS AND POCKETS OF SURFACE DRAINAGE. SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID 200SIN. SAND HAVE ENTIRE AREA PRIOR TO SOODING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SOODING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS 50 GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALL OVER.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. NOTE: ALL LANDSCAPING PER OWNER
7. SITE PLAN IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE SCOPE OF THIS PROJECT. INFORMATION IS BASED ON THE SURVEYOR'S INFORMATION PROVIDED AND VISUAL SITE SURVEY BY LUCY ENGINEERING INC. ENGINEERING TEAM. THE CONTRACTOR PRIOR TO CONSTRUCTION SHALL CONDUCT THEIR OWN SURVEY OF THE PROJECT SITE AND LOCATION OF ALL STRUCTURES AND OBSTRUCTIONS TO BE VERIFIED.

 DENOTES RAMP OR PAINTED NO-PARKING / WALKWAY AREA



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1846
Plat Name: Richmond Road Farms partial replat no 1
Applicant: Advance Surveying, Inc.
Date Submitted: 09/04/2015

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

Specific requirement or condition being sought:

1400 feet road requirement and crossing a drainage easement at 2000'

Chapter 42 Section: 128(a)

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or 42-130: The crossing of an 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;

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 location where this roadway is required would be a bridge over the Fort Bend County drainage easement which has no access to or from any road in the area. There is adequate circulation of traffic in the area by Old Richmond Road running east and west on the west side of this property and continuing on the north side of this property. The Synott Road also serves as a North and South roadway from Belknap Road connecting to the Old Richmond road on the north side which is very wide new roadway. According to the meeting I had with the Fort Bend County Planning Department, this Roadway (Bridge) would not be serving the public interest.



Application Number: 2015-1846

Plat Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.

Date Submitted: 09/04/2015

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

Specific Variance is being sought and extent of variance:

1400 Feet Roadway requirement and 2000' intersection spacing for a drainage easement

Chapter 42 Section: 128(a), 130(

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or 42-130: The crossing of an 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

Building this roadway (Bridge over the Fort Bend County Drainage easement) would not have access to any public roadway so it would not serve the public interest.

(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 roadway (Bridge over the Fort Bend County Drainage easement) would be an impractical design due to the fact that it would not have an access to any roadway so it would not have any traffic to any roadway and in that case it would not serve the public.

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

There is adequate flow of traffic using the Old Richmond Road (running east and west) and also the new improved and widened Synott Road (running north and south). It would not be an hardship if there was access to this road (Bridge) and if it was serving the public.

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

Circulation of traffic would be preserved by the Old Richmond Road (running east and west) and The new improved and widened Synott Road (running north and south). Belknap Road would be widened to 100 feet at this location.

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

Due to the design of this Roadway (Bridge over the Fort Bend County Drainage easement) which has does not have an access to any roadway would not be injurious to the public.

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

The design and building this roadway (which is a bridge over the Fort Bend County drainage easement) would not be in the best interest of the public since it does not have an access to any roadway.



Application No: 2015-1846

Agenda Item: 113

PC Action Date: 09/17/2015

Plat Name: Richmond Road Farms partial replat no 1

Applicant: Advance Surveying, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 128(a), 130(

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1400 Feet Roadway requirement and 2000' intersection spacing for a drainage easement ;

Basis of Recommendation:

The site is located south of Bissonnet Street, east of Eldridge Parkway and west of Synott Road. The applicant is requesting two variances 1) To exceed the required 1400 intersection spacing along the local street Old Richmond Road and 2) to exceed the required 2000' intersection spacing along a drainage easement. Staff's recommendation is to defer to allow the applicant time to coordinate with Ft Bend County.

Statement of Facts

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 09/17/2015
Plat Name: Springwoods Village Post Oak Sec 1
Developer: Springwoods Realty, Inc.
Applicant: C.L. Davis & Company
App No/Type: 2015-1850 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	44.6277	Total Reserve Acreage:	44.6277
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris	77389	292E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

City Plaza Drive and Spring Pine Forest Drive will need to be recorded prior to or simultaneously with this plat. (HC)

H.C.O.R. is listed throughout the Plat. What does it stand for? Label in Legend.(HC-Vivian)

UVE should be checked at Spring Pine Forest Drive and Springwoods Village Pkwy, and at Spring Pine Forest Drive and E. Mossy Oaks Road.(Traffic)

TIA will be required before the review of site plan to address driveway locations, median openings and left turn lane.(Traffic)

No driveway will be allowed at Oakhome Drive Stub.(Traffic)

Remove street stub by this plat and adjust building line (HC)

Houston Planning Commission

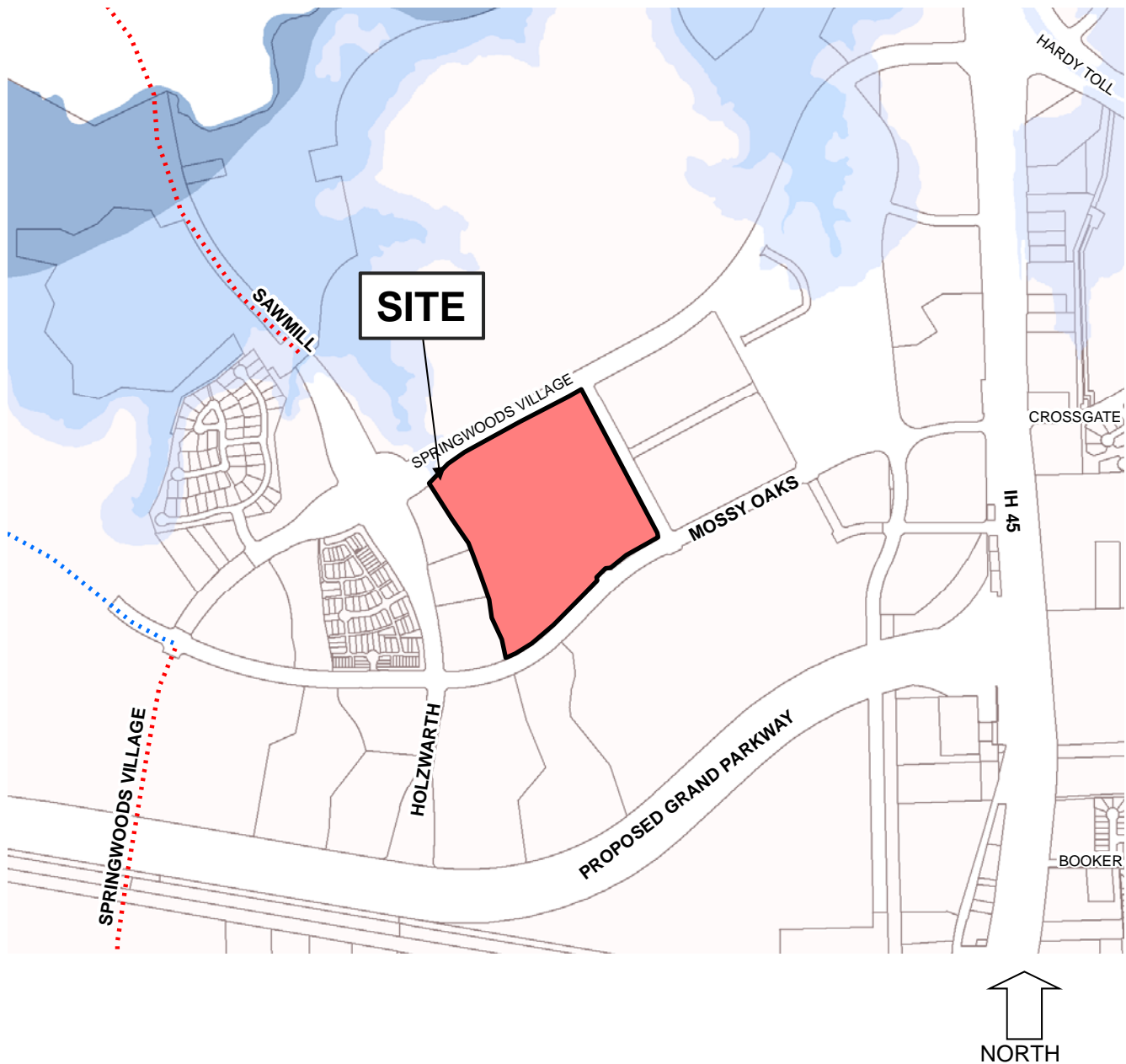
ITEM: 114

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company

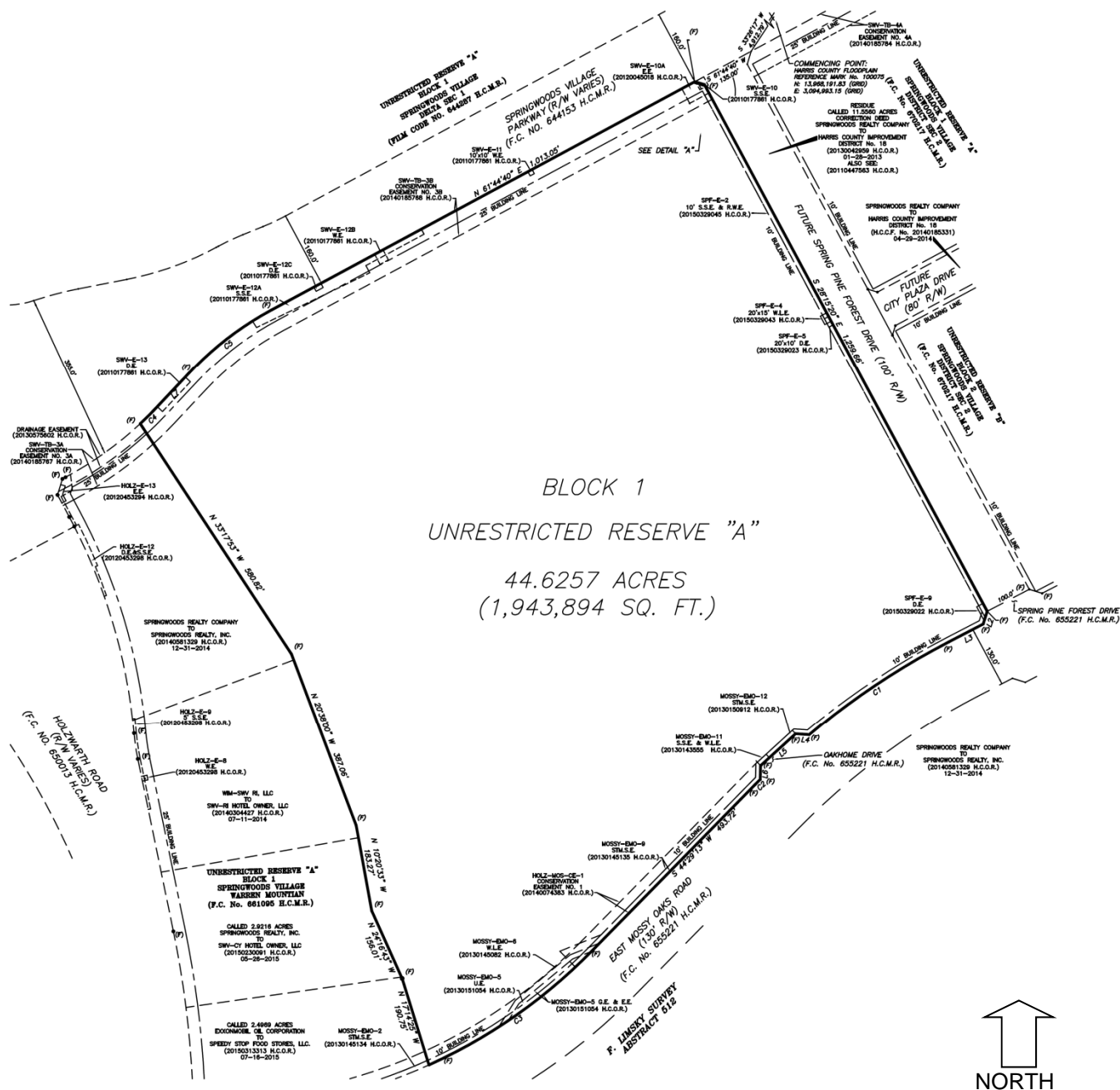


F – Reconsideration of Requirements

Site Location

Meeting Date: 09/17/2015

Applicant: C.L. Davis & Company



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 09/17/2015

Subdivision Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company



F – Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1850
Plat Name: Springwoods Village Post Oak Sec 1
Applicant: C.L. Davis & Company
Date Submitted: 09/04/2015

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

Specific requirement or condition being sought:

To not extend Oakhome Drive, nor terminate with a cul-de-sac.

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42-150: To not extend Oakhome Drive, nor terminate with a cul-de-sac.

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:

Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.



Application Number: 2015-1850

Plat Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company

Date Submitted: 09/04/2015

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

Specific Variance is being sought and extent of variance:

To not extend Oakhome Drive, nor terminate with a cul-de-sac.

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42-150: To not extend Oakhome Drive, nor terminate with a cul-de-sac.

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;

Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.

(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, this street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. We work closely with Harris County Flood Control District promoting Low Impact Development/Green Infrastructure Roadway Monitoring Plans and Quality Assurance Project Plan (MP/QAPP). It would be a hardship to the development and community to provide a cul-de-sac for this 30 foot long street when it won't improve circulation and that would be contrary to or MP/QAPP.

(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, Oakhome Drive is a stub street platted with Springwoods Village East Mossy Oaks Road between Holzwarth Road and Energy Drive Street Dedication plat. It is approximately 490 feet west, southwest of Spring Pine Forest Drive. Spring Pine Forest Drive is awaiting approval of construction drawings from Harris County Engineering before recordation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community. The street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection.

(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 street extends approximately 30 feet from the intersection of East Mossy Oaks Road. There are no storm drainage inlets at this intersection. They are located in East Mossy Oaks Road. This street is not required for intersection spacing and a cul-de-sac would not improve circulation since the street is only 30 feet long. Springwoods Village Master Planned Community has over 150 acres dedicated as nature preserves, parks, tree preservation easements, and conservation easements. This is an open ditch subdivision and there are no existing sidewalks; however we are proposing to construct sidewalks.

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

Economic hardship is not the sole justification for the variance. The street is 30 feet long, with no drainage inlets at the intersection. Additional concrete will create impervious cover while not improving circulation. Oakhome Drive was planned, platted and constructed as a result of an earlier concept in Springwoods Village Master Planned Community but was never required to meet intersection spacing requirement.



Application No: 2015-1850

Agenda Item: 114

PC Action Date: 09/17/2015

Plat Name: Springwoods Village Post Oak Sec 1

Applicant: C.L. Davis & Company

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To not extend Oakhome Drive, nor terminate with a cul-de-sac.;](#)

Basis of Recommendation:

The site is located west of I-45, north of The Grand Parkway and east of Holzwarth Road. The applicant is requesting a variance to extend or terminate with a cul-de-sac the stub street Oakhome Drive. Staff recommendation is to defer per the applicant request.

Statement of Facts

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

[N/A](#)

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 09/17/2015
Original Action Date: 12/04/2014
Plat Name: Barrington Estates
Developer: Jones & Carter, Inc.
Applicant: Jones & Carter, Inc.
App No : 2014-2831
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	113.8400	Total Reserve Acreage:	20.0759
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444B	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 09/17/2015
Original Action Date: 09/18/2014
Plat Name: Bear Creek Plantation Sec 2 partial replat no 1
Developer: Surv-Tex surveying Inc.
Applicant: Surv-Tex surveying Inc.
App No : 2014-2247
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	2.1242	Total Reserve Acreage:	2.1242
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 239

County	Zip	Key Map ©	City / ETJ
Harris	77449	406V	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 09/17/2015
Original Action Date: 10/30/2014
Plat Name: Bridgeland Hidden Creek Sec 31
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2549
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	62.1400	Total Reserve Acreage:	62.1400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	ETJ

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 09/17/2015
Original Action Date: 09/18/2014
Plat Name: Lakecrest Park Sec 2
Developer: EHRA
Applicant: EHRA
App No : 2014-2234
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	3.5490	Total Reserve Acreage:	0.0115
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 65

County	Zip	Key Map ©	City / ETJ
Harris	77493	444R	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 09/17/2015
Original Action Date: 10/02/2014
Plat Name: Lakin Park Villas
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2014-2027
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 09/17/2015
Original Action Date: 10/02/2014
Plat Name: Mustang Cat Large Bore
Developer: Windrose Land Services, Inc.
Applicant: Windrose Land Services, Inc.
App No : 2014-2274
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.6819	Total Reserve Acreage:	4.5870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451A	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121

Action Date: 09/17/2015

Original Action Date: 09/18/2014

Plat Name: Village at Beverly

Developer: CAS SURVEY

Applicant: CAS SURVEY

App No : 2014-1889

App Type: C2R

Staff Recommendation:

Approve

Total Acreage: 0.2400

Number of Lots: 6

COH Park Sector: 11

Water Type: City

Drainage Type: Storm Sewer

Total Reserve Acreage: 0.0130

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: City

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77023

494X

City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 09/17/2015
Original Action Date: 09/18/2014
Plat Name: West Lake Houston Parkway Street Dedication Sec 5
Developer: CobbFendley
Applicant: CobbFendley
App No : 2014-2214
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	1.1400	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297J	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 09/17/2015
Original Action Date: 10/30/2014
Plat Name: Wildwood at Northpointe Commons North
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2014-2589
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	1.0040	Total Reserve Acreage:	0.7200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	328E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 124
Action Date: 09/17/2015
Plat Name: Bridgeland Mason Road Street Dedication Sec 1
Original Action Date: 04/02/2015
Original Plat Name: Mason Road Street Dedication Sec 1
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No : 2015-0582
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	8.7730	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	125	Staff Recommendation:	Approve
Action Date:	09/17/2015		
Plat Name:	Bridgeland Mason Road Street Dedication Sec 2		
Original Action Date:	06/11/2015		
Original Plat Name:	Bridgeland Mason Road Street Dedication Sec 1		
Developer:	Bridgeland Development, LP		
Applicant:	Brown & Gay Engineers, Inc.		
App No :	2015-1174		
App Type:	SP		

Total Acreage:	3.0730	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	365V	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	126	Staff Recommendation:	Approve
Action Date:	09/17/2015		
Plat Name:	Memorial City Gateway replat no 3		
Original Action Date:	12/18/2014		
Original Plat Name:	Memorial City X		
Developer:	Metro National Corporation, a Texas corporation		
Applicant:	Windrose Land Services, Inc.		
App No :	2014-2923		
App Type:	C2R		

Total Acreage:	37.2133	Total Reserve Acreage:	37.2133
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77024	490A	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	127	Staff Recommendation:	Approve
Action Date:	09/17/2015		
Plat Name:	North Point Mega Center		
Original Action Date:	07/10/2014		
Original Plat Name:	Pinto Business Park GSC Reserve Sec 1		
Developer:	Pinto Realty Development, Inc.		
Applicant:	Brown & Gay Engineers, Inc.		
App No :	2014-1557		
App Type:	C2		

Total Acreage:	145.6200	Total Reserve Acreage:	145.6200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 321

County	Zip	Key Map ©	City / ETJ
Harris	77038	372Y	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	128	Staff Recommendation:	Approve
Action Date:	09/17/2015		
Plat Name:	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1		
Original Action Date:	07/09/2015		
Original Plat Name:	Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1		
Developer:	Harris County Improvement District No. 18		
Applicant:	C.L. Davis & Company		
App No :	2015-1324		
App Type:	SP		

Total Acreage:	3.5258	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18

County	Zip	Key Map ©	City / ETJ
Harris	77389	292F	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 129
Action Date: 09/17/2015
Plat Name: Wells Fargo Gessner at Kingsride
Original Action Date: 11/13/2014
Original Plat Name: Memorial City Gateway replat no 2
Developer: Wells Fargo Bank, NA
Applicant: Windrose Land Services, Inc.
App No : 2014-2599
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	1.2411	Total Reserve Acreage:	1.2410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77024	490A	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/17/15

ITEM: 130

Applicant: GREGORIO GARCIA

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
SOUTH OF: DESNA DR. WEST OF: SORTERS RD.	15-1066	77365	5572	295-F	ETJ

ADDRESS: 18652 Kita Ct.

ACREAGE:

LEGAL DESCRIPTION: THE LOT SEVENTY-FIVE (75), OF SUMMER HILLS, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREFORE RECORDED IN CABINET C, SHEET 118A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Services, Inc.	Matt Tucker	713-458-2281	matt.tucker@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2603 Augusta Drive	49000832	77057	5156	491T	G

HCAD ACCOUNT NUMBER(S):	0690910000050
PROPERTY LEGAL DESCRIPTION:	Tract 4, Post Oak Estates
PROPERTY OWNER OF RECORD:	2603 Augusta Investors, LP
ACREAGE (SQUARE FEET):	1.4994 (65,313)
WIDTH OF RIGHTS-OF-WAY:	60'
EXISTING PAVING SECTION(S):	41'
OFF-STREET PARKING REQUIREMENT:	627 spaces
OFF-STREET PARKING PROVIDED:	645 spaces
LANDSCAPING REQUIREMENTS:	
LANDSCAPING PROVIDED:	

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	16 Story Masonry, Marble & Glass building
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	No changes

PURPOSE OF VARIANCE REQUEST: To allow an existing building to encroach 1.2' into the existing 10' Building Line

CHAPTER 42 REFERENCE(S): 42-150, Building Line Requirement along local streets

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing building, which was built prior to the enforcement of Chapter 42 in 1984, currently encroaches the 10' building line by 1.2'. We request a variance to reduce the building line for this structure to 8.8' for the life of the structure.

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

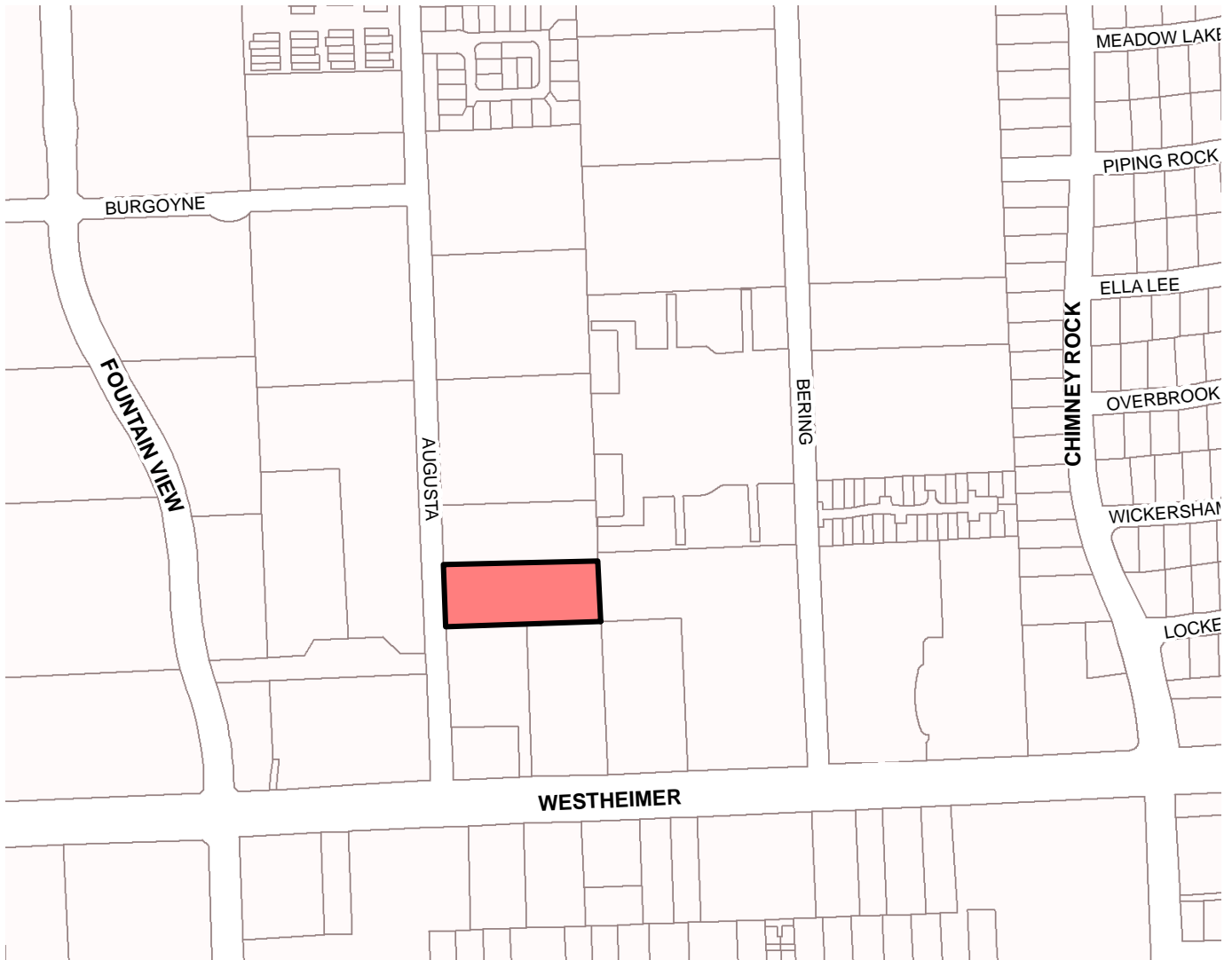
- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
Granting the variance would allow the existing building, which was constructed in 1984 and has operated as a commercial high rise for 30+ years. At the time of the platting there were no building lines established on the subdivision plat due to it being recorded before the adoption of the Chapter 42 Ordinance. The building has existed for 30+ years with no major public health, safety or welfare issues to report. If the Variance isn't granted the worst case scenario is the building would have to be "trimmed back" by almost 2 feet which would create an impractical development that would be 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 not created no imposed a hardship. The building was built prior to the enforcement of Chapter 42 and there were no building lines established on the subdivision plat which was recorded prior to the establishment of said Chapter.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The intent and general purpose of this chapter is to promote safe, effective development which have been in effect at this site for 30+ years and will be maintained by the structure remaining in its current state.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
The public's health, safety and welfare will be maintained by granting the variance as the building has existed for 30+ years and there have been no issues with the current facilities which will remain.
- (5) **Economic hardship is not the sole justification of the variance.**
The justification for the granting of the variance is that the building existed prior to the enforcement of Chapter 42 rules and regulations on a site that predates the adoption of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

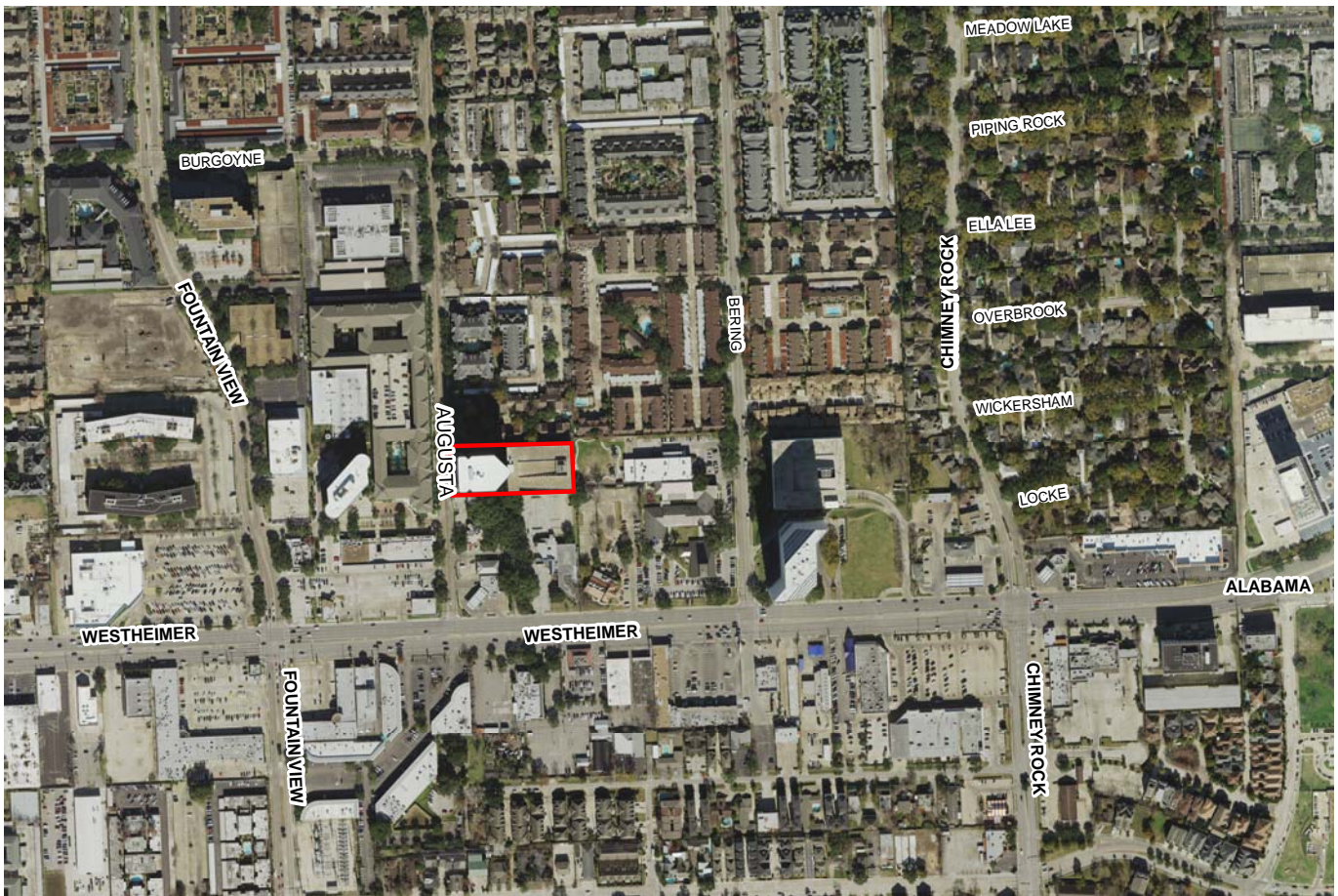


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

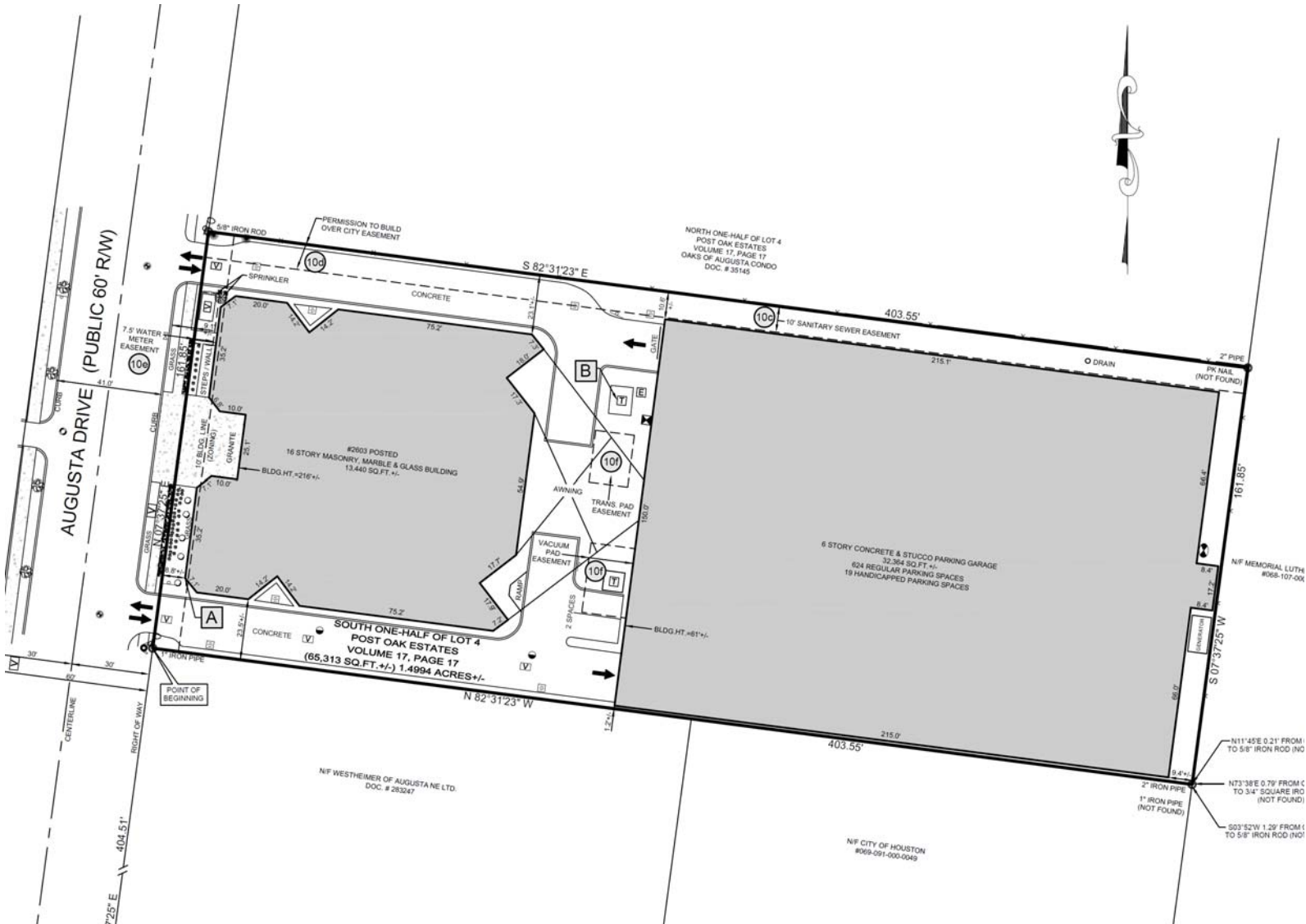


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Existing Survey/Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 131

Meeting Date: 9/17/15

Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along Augusta Drive, north of Westheimer Road and east of Fountain View Drive. The applicant is requesting a variance to allow an existing building to encroach 1.2 feet into the ordinance-established 10 foot building line along Augusta Drive, a local street.

The original lot was created by the Post Oak Estates Subdivision in 1940. This subdivision plat does not contain platted building lines, and therefore, is required a 10 foot building line per the current Chapter 42 Code of Ordinance.

The existing structure is a 16-story high rise office building, constructed in 1984, and is set back 8.8 feet from the property line along Augusta Drive. When considering the back of curb, the building is set back approximately 18 ½ feet from the street. Currently, there are no proposals to add square footage to the existing building or any other permits to encroach the 10 foot building line and the applicant is seeking a variance to allow the 8.8 building line to remain for the life of the structure.

Augusta Drive is a 4-lane local street with a sufficient right-of-way width of 60 feet and serves access to non-single-family developments between Westheimer and San Felipe Roads.

Staff is in support of the building line request and recommends the Planning Commission approve the requested variance.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Service, Inc.	Matt Tucker	713-458-2281	matt.tucker@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4600 Main St.	15030740	77002	5356	493X	C & D

HCAD ACCOUNT NUMBER(S):	0250200000003
PROPERTY LEGAL DESCRIPTION:	A portion of Lots 1 – 4, Block 12, Sec. 2 MacGregor's Blodgett Add
PROPERTY OWNER OF RECORD:	Cloudbreak Houston, LLC
ACREAGE (SQUARE FEET):	0.3927 Ac. / (17,104 SF)
WIDTH OF RIGHTS-OF-WAY:	Main St. - 80', Ruth St. - 50'
EXISTING PAVING SECTION(S):	MAIN ST. – 60', RUTH ST. – 26'
OFF-STREET PARKING REQUIREMENT:	16 Parking Spaces
OFF-STREET PARKING PROVIDED:	16 Parking Spaces
LANDSCAPING REQUIREMENTS:	Meets Requirements
EXISTING STRUCTURE(S) [SQ. FT.]:	2-story mixed use building
PROPOSED STRUCTURE(S) [SQ. FT.]:	3-story mixed use building
PURPOSE OF VARIANCE REQUEST:	To not provide a loading berth.

CHAPTER 26 REFERENCE(S): Sec. 26-522 "Requirements for certain loading facilities categories"

The construction or alteration of a building for any of the following loading facilities categories shall provide the number of on-site loading berths shown below for that loading facilities category. The individual use classifications or classes of use classifications in the following chart shall correspond to the individual use classifications or classes of use classifications in section 26-492 of this Code:

Category 2. Apartment With More Than 50 Total Dwelling Units:

- | | |
|----------------------------------------------------|--------------------------------|
| a.) Up to and including 30 dwelling units per acre | None |
| b.) More than 30 dwelling units per acre | 1.0 (minimum size of 10'x 40') |

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The applicant requests a variance to not require a loading berth for a multi-family building with more than 50 total dwelling units and more than 30 dwelling units per acre.

APPLICANT'S STATEMENT OF FACTS:

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

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

The subject property is 0.39 acre located at the southwest corner of Ruth Street and Main Street, near the intersection of US Highway 59/Southwest Freeway and the US-59 HOV Flyover grade separation. 4600 Main Street Housing, LP (the "applicant") is converting the existing building at the corner of Ruth and Main in to a multi-use building for housing, career development and support services for previously homeless veterans as an addition to the adjacent properties managed by the same organization. The building would function as an extension of housing and services offered by the existing complex on the same block, which includes a parking garage and a multi-building hotel facility that has been remodeled in to apartment housing.

The applicant is requesting a variance to Section 26-522 of the City's Code of Ordinances, which requires a loading berth for apartment complexes with more than 50 total dwelling units when there are more than 30 dwelling units per acre.

The justifications for the variance are the unique nature of the proposed land use, the special needs of the occupants, and the limitations of the existing development environment. First and foremost, the project is being permitted as a special use multifamily project because its scope and customers are highly restricted. The applicant provides homeless veterans with an efficiency apartment consisting of one bedroom, a kitchenette and a bathroom. Because the apartments are fully-furnished and so small, they will not be subject to the constant inflow and outflow of furnishings and other bulky items that are typical to a multi-story apartment complex. Second, the residents will have very limited possessions when they move in as the qualification for entrance is being homeless. Lastly, the challenges of the existing development environment and the proposed building conversion make it impossible to provide the loading berth on-site. The applicant is remodeling an existing, historical building that was built in 1922. The building has zero-foot setbacks and consumes the vast majority of the parcel with the exception of a 13-foot wide corridor along the rear property line. While this 13-foot corridor is the only possible location for the loading berth, it cannot support the required 10-foot by 40-foot loading berth dimensions. An electrical service pole and an encroaching concrete headwall from the second story of the adjacent parking garage sit in the corridor and make the installation of a loading berth to Code requirements practically impossible. Further, this 13-foot corridor is the only viable location for open space and landscape amenities on-site. The applicant intends to establish plantings, pavers, seating areas, and other landscape items as part of the proposed

OFF-STREET PARKING VARIANCE



Houston Planning Commission

renovation. The requirement to install an unneeded loading berth would only take away from the available land for these planned amenities.

- (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;**

Granting the variance is the only way for the applicant to use the existing building and provide the desired services for the targeted population. The project is a highly specialized multifamily project that will provide efficiency apartments to homeless veterans. A loading berth is not necessary because of the use and it cannot fit on the property because of the limitations of the existing building footprint. The applicant is adding a third story to a historical structure built in 1922 that has zero-foot setbacks and consumes the vast majority of the parcel. A 13-foot wide corridor is the only possible location for the loading berth, but access to this area is limited by an electrical service pole and the encroachment of the neighboring parking garage. Not approving the variance would be a hardship for the applicant as the loading berth is inconsistent with the intended use and its only purpose would be to diminish the level of service provided to the residents of the facility.

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

The intent of the cited Section of Chapter 26 is to ensure that adequate loading facilities are provided to residents and operators of traditional, high-density apartment complexes. The development plat variance process enables the City to acknowledge special circumstances and modify or eliminate requirements that are inconsistent with the proposed use, which is exactly what the applicant is requesting. The proposed use is a homeless assistance facility that includes medium to long-term residential quarters, which will not have the same loading demands as a traditional apartment complex. To address any loading requirements that may be needed to support the facility, the applicant will be providing a loading area through a shared-parking agreement with the adjacent parking garage. There will be a second-story walkway connecting the loading area to the applicant's facility, which meets the intent of Code without forcing the loading berth in an inappropriate location on the subject property. This solution also enables the applicant to preserve the 13-foot wide area behind their building for open space improvements.

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

Granting the variance will not be injurious to the public as the proposed use does not warrant the installation of an on-site loading berth. Further, the applicant is providing a loading area that will be able to support any loading requirements of the facility. Requiring the applicant to install the loading berth in the 13-foot wide corridor behind the building would not only require the relocation of an electric pole and an illogical height limitation on delivery vehicles because of the encroaching headwall, but it would also force vehicles to back up on to Ruth Street while being screened by vehicles in the nearby on-street parking stalls. The result is a high-conflict node between the two-way traffic on Ruth and the delivery drivers who have to back up with limited visibility. This situation is a very definite threat to the public's health and safety when compared to the applicant's plan. In lieu of the loading berth off Ruth, the applicant has secured a shared-parking agreement with the adjacent garage and will have a loading area within 15 feet of the facility. Further, the vehicles using this loading area will have a much safer head-in entrance and exit connection to Ruth Street that is as far away from the Main Street intersection as possible.

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

The incompatibility of the Code with the proposed use and the restrictions of the existing built-out site are the justifications for the variance. Granting the variance is the only way for the applicant to use the existing building and provide the desired level of service for the homeless veteran community. The project is a

OFF-STREET PARKING VARIANCE



Houston Planning Commission

highly specialized multifamily project and an on-site loading berth is simply not necessary. Further, an on-site loading berth cannot be safely incorporated in to the project's design. The applicant has found a way to provide a safer, more convenient loading area without jeopardizing the safety of the public or the needs of the facility's residents.

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

STANDARDS FOR VARIANCES

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

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

(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

LOCATION



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 09/17/15

AERIAL



OFF-STREET PARKING VARIANCE



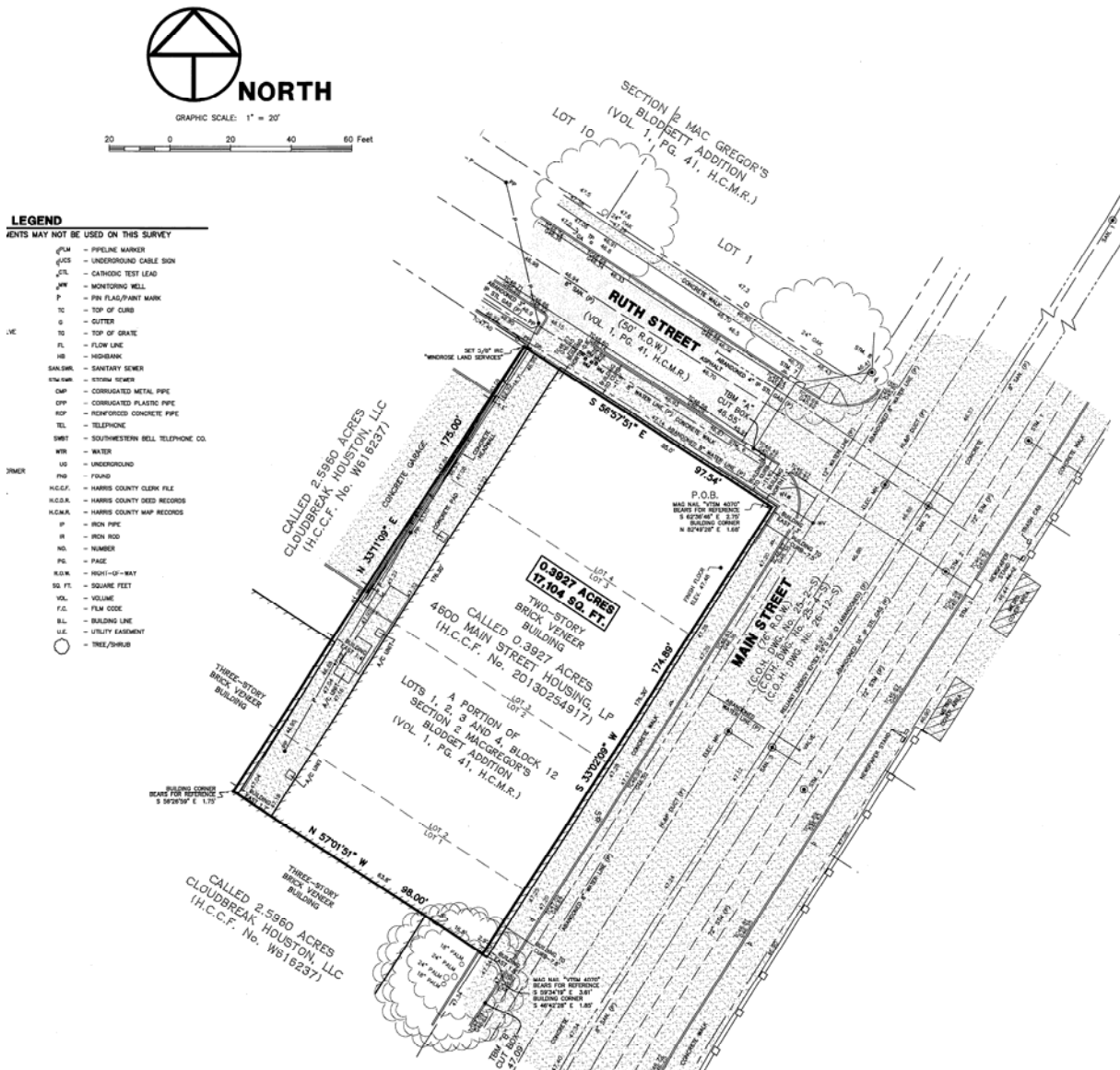
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 09/17/15

SURVEY



OFF-STREET PARKING VARIANCE



Meeting Date: 09/17/15

The site plan illustrates the proposed remodel of the 4600 Main building, which will consist of a two-story masonry building and a one-story addition. The plan shows the building's footprint, including a courtyard, and its relationship to the surrounding streets: Main Street (Variable Width R.O.W. Transit Corridor) to the south, Ruth Street (50' R.O.W.) to the east, and Travis Street (60' R.O.W.) to the north. Existing structures include the 4640 Main Midtown Terraces, 4500 Travis Street Travis Street Plaza Apartments, and Travis Street Apartments. The plan also details parking spaces, including a proposed 104-space parking garage and existing spaces. Various utility features are marked, such as fire hydrants, water meters, and power poles. A note indicates that there is no increase in impervious area. The plan is dated 10/1/2019 and includes a scale bar.

4600 MAIN
PROPOSED REMODEL OF
(E) 2 STORY MASONRY BLDG +
(N) 1 STORY ADDITION

4640 MAIN
 MIDTOWN TERRACES
 (E) RESIDENCES AND
 SUPPORT SERVICES,
 NOT IN SCOPE

4500 TRAVIS STREET
 TRAVIS STREET PLAZA APARTMENTS
 (E) RESIDENCES AND SUPPORT
 SERVICES, NOT IN SCOPE

TRAVIS STREET APARTMENTS
 83 PARKING SPACES REQ'D
 69 SPACES PROVIDED
 6 AVAILABLE

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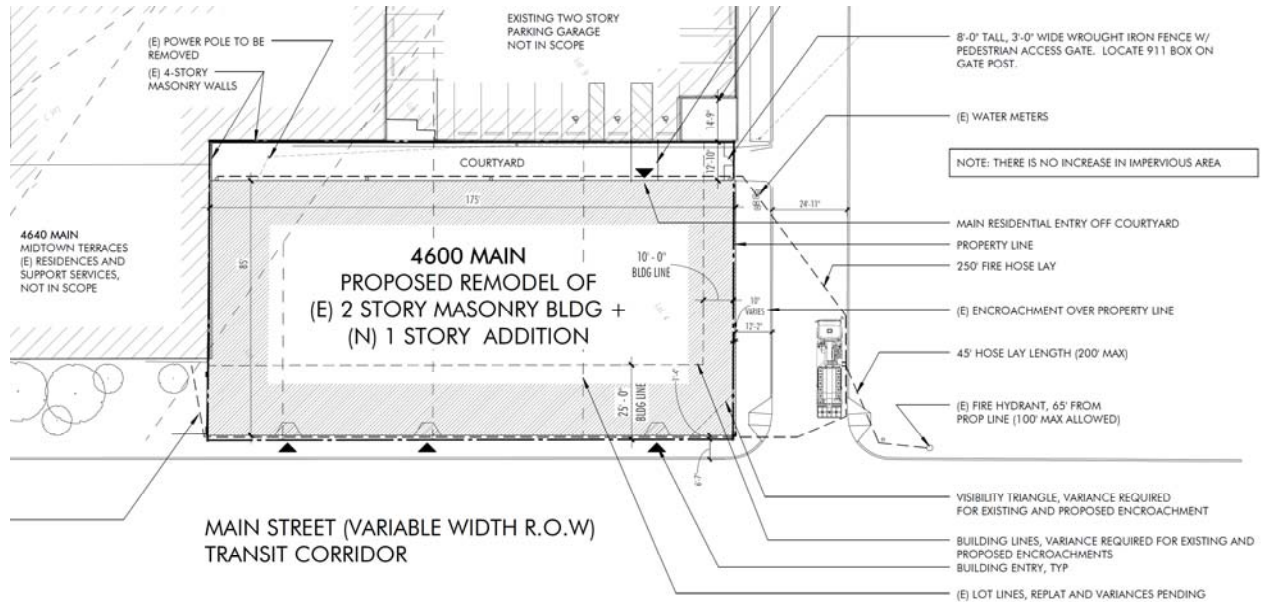
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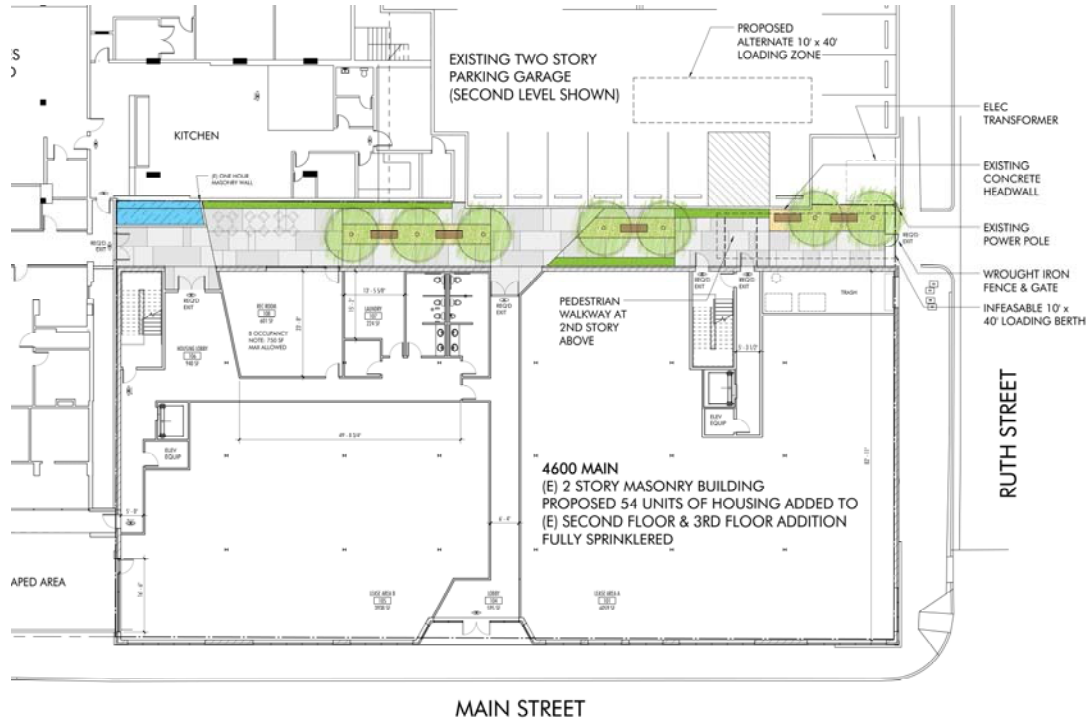
July 10, 2009



SITE PLAN (ENLARGED)



COURTYARD PLAN



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 09/17/15

Main Street Rendering



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 09/17/15

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: 4600 Main Street. The site is located west of Main Street, north of US 59 and south of Wheeler Street at the southwest corner of Ruth and Main Streets. The applicant is requesting a variance to not provide a loading berth within the site boundary as required by Chapter 26. Staff is in support of the request.

The proposed development is a multi-use building for housing, career development and support services for previously homeless veterans. This is similar to the uses around it and sharing a loading berth within the adjoining parking garage would meet the intent of the ordinance. The parking garage is connected via a sky bridge to the proposed building which will ensure direct access from the garage to the subject site thus staff recommendation is that the Planning Commission grant the requested variance to allow them to use a loading berth from the adjacent site. The applicant must maintain 12' clearance height for accessing the loading berth and meet the location and size requirement per the ordinance.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Houston Independent School District	Kedrick Wright	713-556-9329	kwright7@houstonisd.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3325 Westheimer Road Mirabeau B. 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:	1,235 spaces
OFF-STREET PARKING PROVIDED:	624 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)
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PROPOSED STRUCTURE(S) [SQ. FT.]:	Existing N building to remain: 133,127 SF (building to be renovated) New E building: 271,495 SF
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PURPOSE OF VARIANCE REQUEST:	To request a reduction of required number of parking spaces provided on site from 1,235 off-street parking spaces to 624 spaces.
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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 3,200 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 1,235 to 700. The proposed number of parking spaces is adequate to meet the needs of the new 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@houstontx.gov.

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

If 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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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 (including magnet students)	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking No.	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent			
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%	258	558	576
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.

Please see the table below for the basis of the request to provide 700 spaces in lieu of the ordinance required amount.

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	3,200	840	1,632	428	51%	376	12%	1,280	40%	258	634	66	700
*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 .20 = '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 .20 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(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 expected student capacity for the new Lamar High School will remain 3,200 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

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**

ITEM: IV

Meeting Date: 09-17-2015

Houston Planning Commission



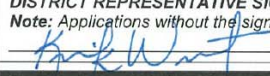
Department of Public Works & Engineering
Planning & Development Services Division



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:	3,479
10. Number of Classrooms:	101	13. Assigned School Staff per building:	+ 225
11. Design Occupant Load:	5,335	14. Additional Occupant Load: **Optional**	+ 0
DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED** Note: Applications without the signature will not be processed. 		15. Actual Occupant Load:	= 3,704
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

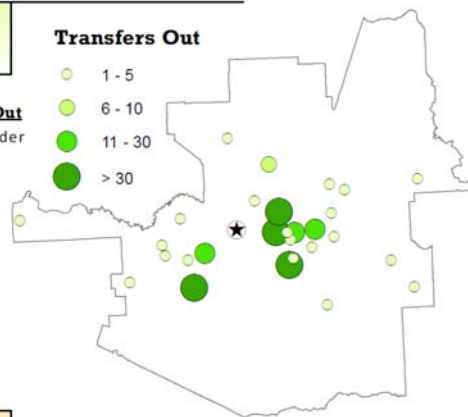
590

Transfers Out

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

Race of Transfers Out

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



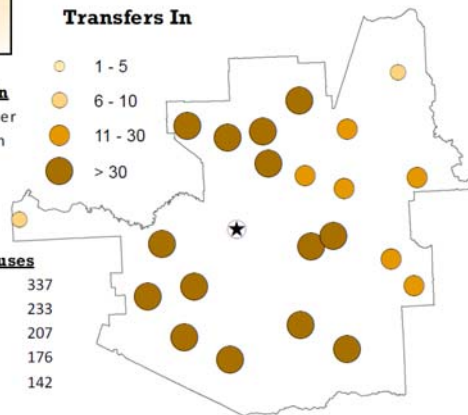
1,915

Transfers In

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

Race of Transfers In

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



Top 5 Home Campuses

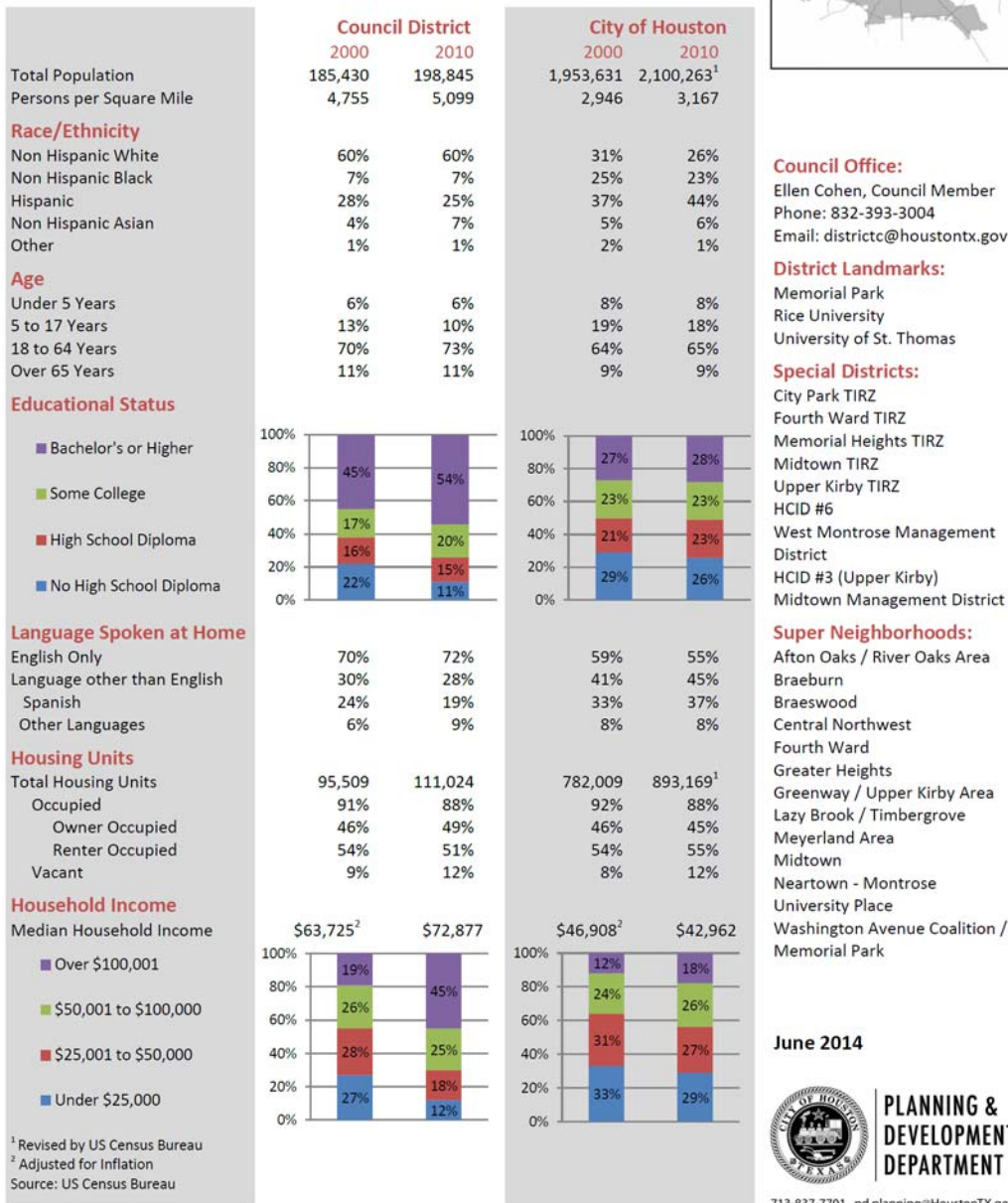
Lee 337
Westbury 233
Madison 207
Worthing 176
Sharpstown 142

OFF-STREET PARKING VARIANCE



Houston Planning Commission

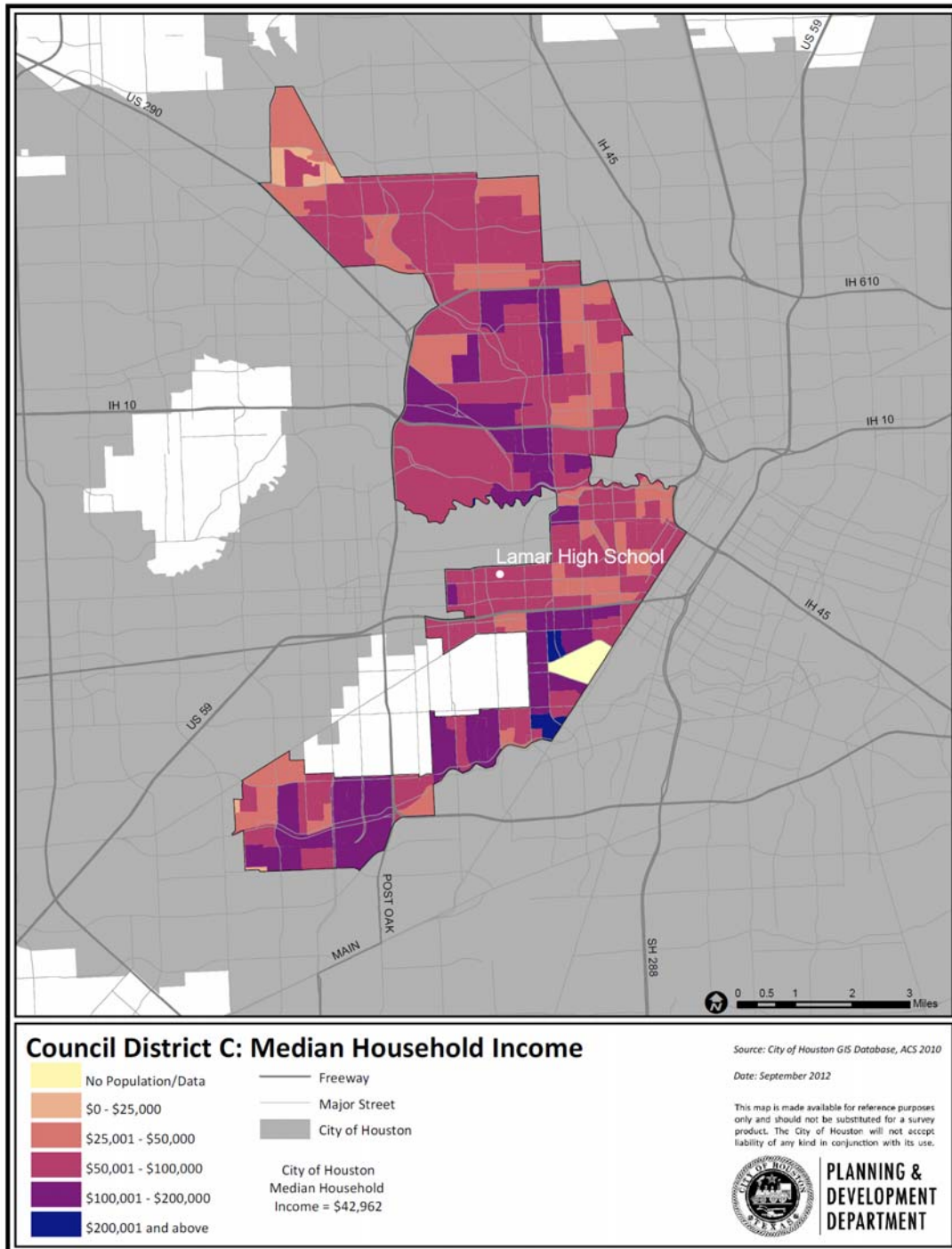
C Council District Profile



OFF-STREET PARKING VARIANCE



Houston Planning Commission

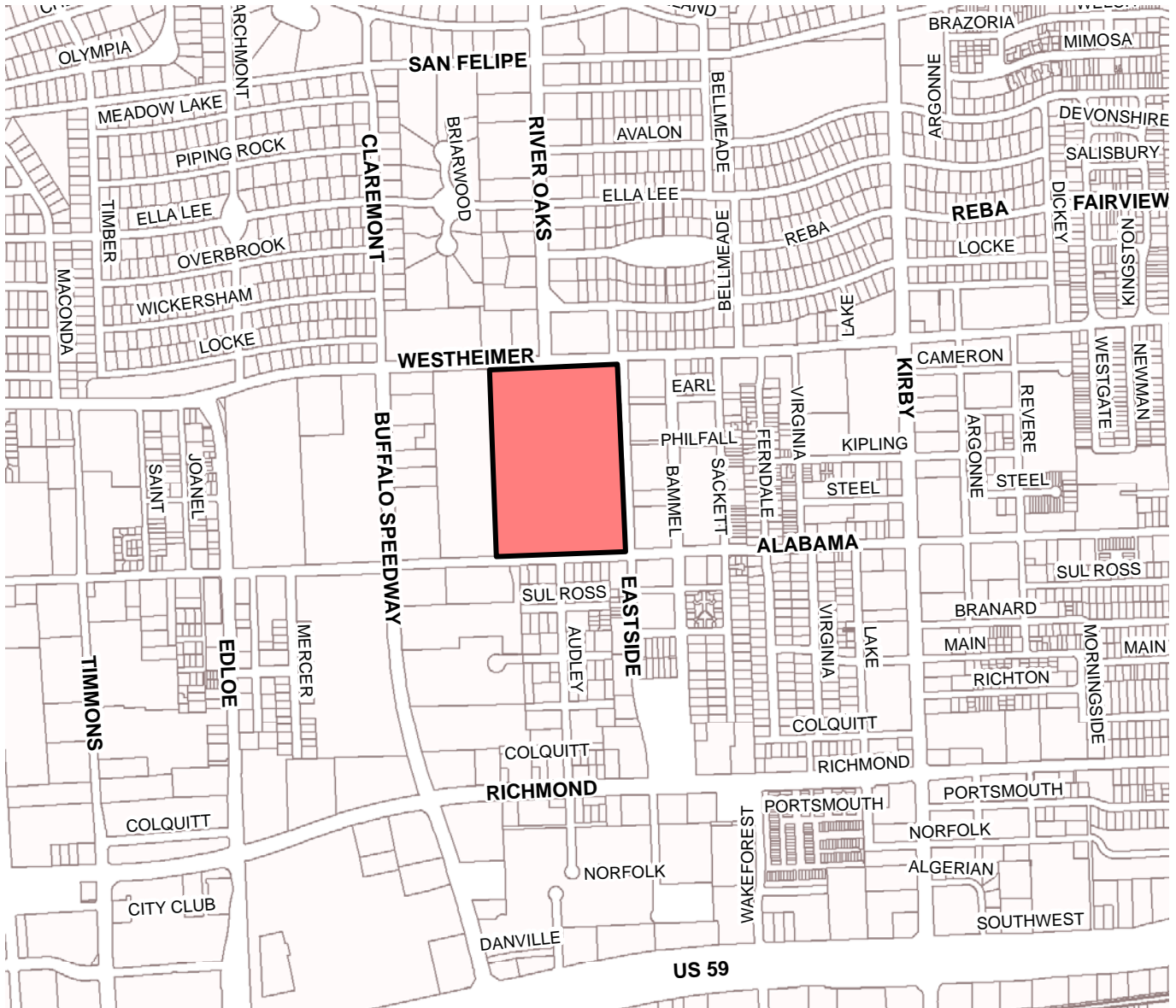


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE LOCATON MAP



OFF-STREET PARKING VARIANCE



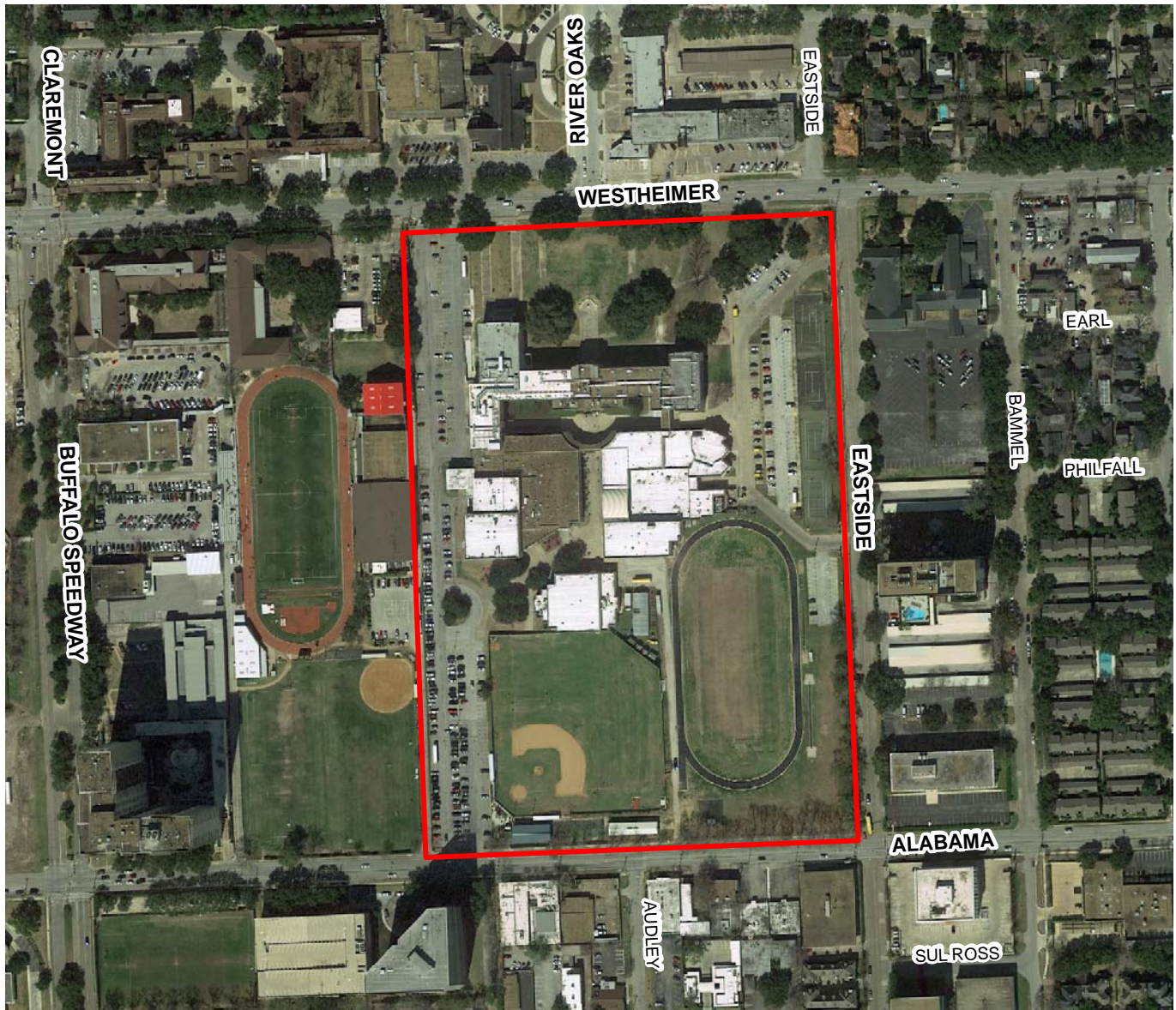
PLANNING &
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AERIAL MAP



OFF-STREET PARKING VARIANCE

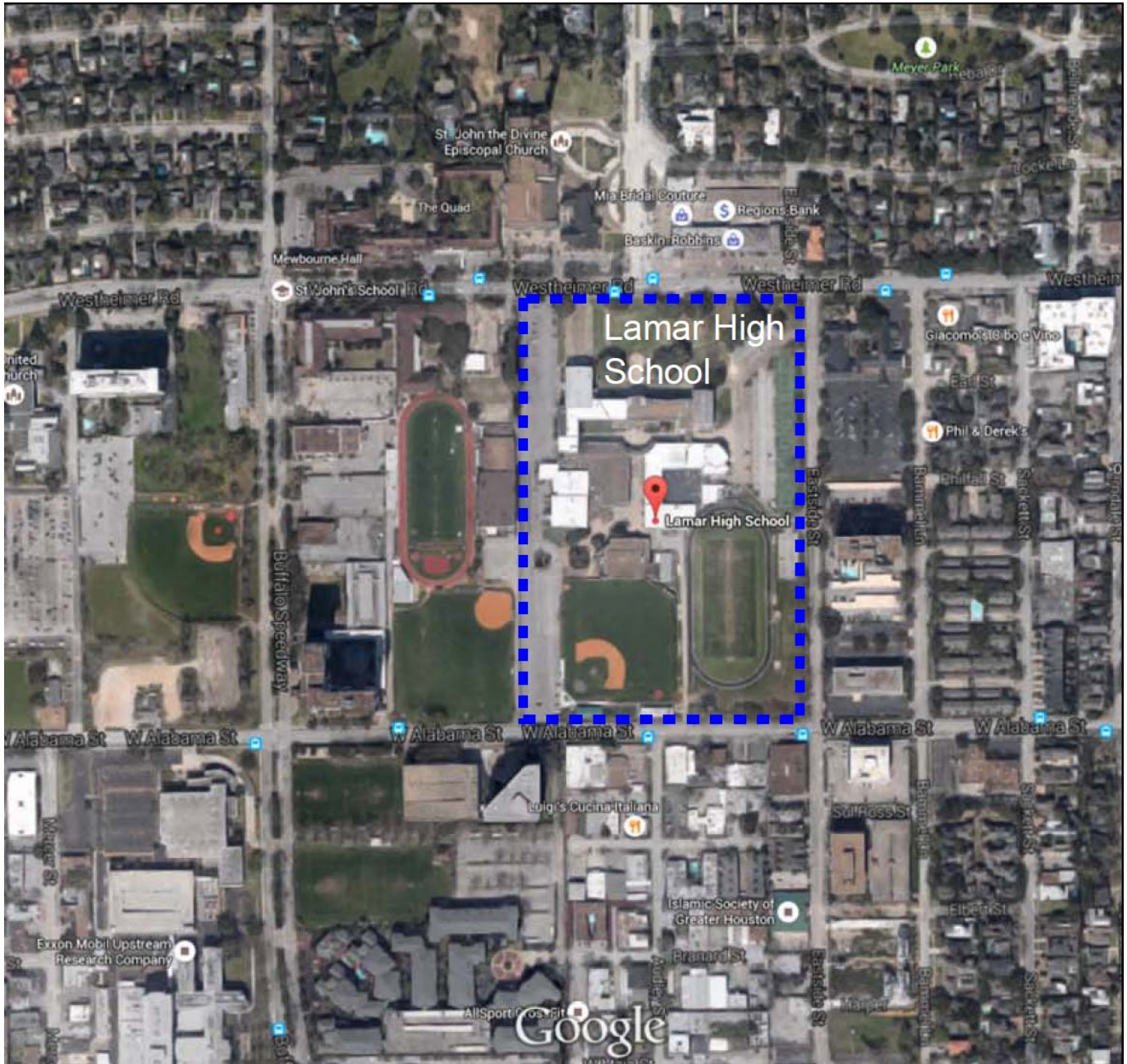


PLANNING &
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OFF-STREET PARKING VARIANCE



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RENDERING/

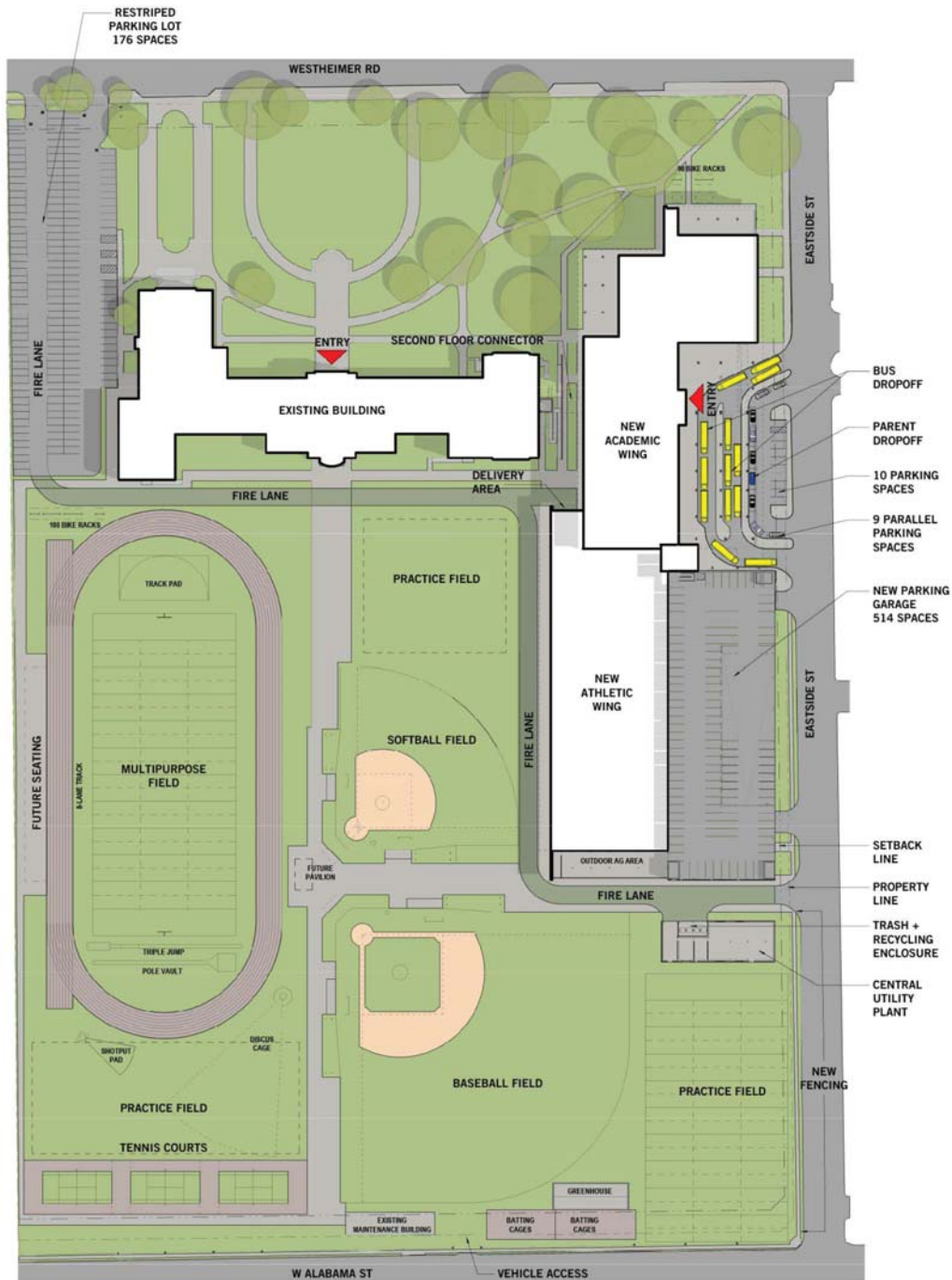


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN WITH PROPOSED REDUCED PARKING

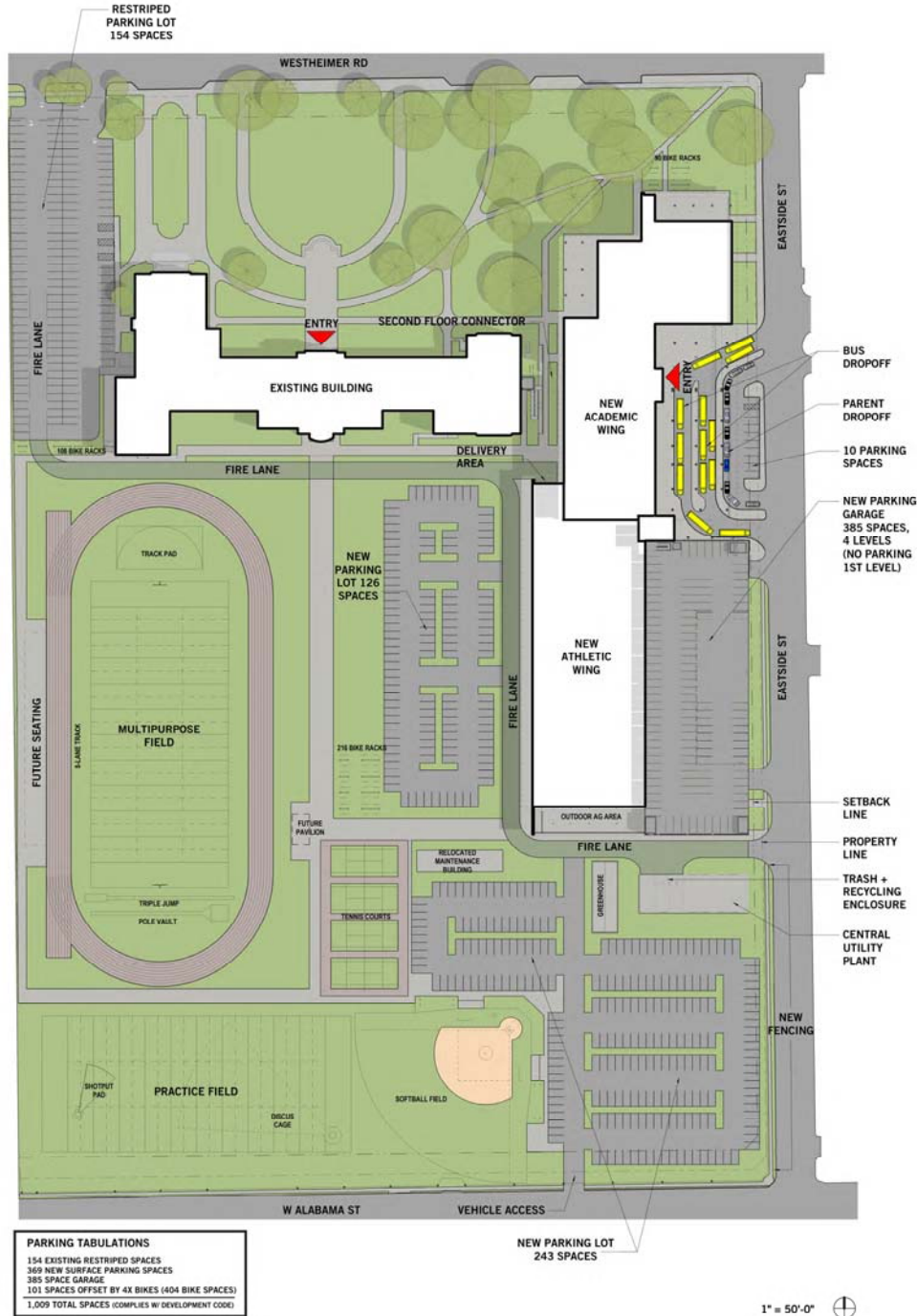


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN WITH REQUIRED PARKING PROVIDED



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: 3325 Westheimer Road. The site is located at 3325 Westheimer Street, between the block of Westheimer Road and West Alabama Street, along the west side of Eastside Street, east of Buffalo Speedway. The variance request is for Mirabeau B. Lamar High School. The applicant is requesting a variance to provide 700 off-street parking spaces instead of the required 1,235 spaces. Staff is in support of the request.

HISD and designers have reviewed and evaluated data from the existing Lamar HS campus and other similar existing school sites to come up with the proposed site plan. Under the new HISD 2012 Bond Scope, the proposed site redevelopment includes 1) A renovation to the existing main building facing Westheimer Road 2) A new building with a five level parking garage along the east side of the campus and 3) An updated campus layout providing all of the athletic and physical education facilities comparable to other high schools on site.

This application was deferred during the last Planning Commission and one of the main items that was requested was that HISD and Planning staff get together to see what the best number would be. Typically, there are 300 parking permits issued each school year. All seniors that apply for a parking pass get one. The remaining permits are available to the juniors. The teacher, staff and visitor parking will remain the same count of 258 spaces and they have allotted for 66 event parking spaces which typically are used after school hours. This totaled 624 off-street parking spaces. After meeting with HISD and the principal for Lamar, staff felt that HISD needed to provide additional spaces to accommodate the 40 juniors typically left on the permit parking waiting list; an assumed 50 students that drive but didn't apply for a permit and an additional 10 -12% buffer for those students that park on Eastside Street and throughout the surrounding neighborhood during school hours.

The applicant agreed and provided updated data numbers in their Transportation Requirements Chart for the new campus. This data reflects an increase in the number of students who drive from 300 to 376, number of teacher, staff and visitor parking spaces remains the same, 258 spaces with the student population remaining about the same and event parking at 66 spaces totaling 700 parking spaces.

HISD has agreed to provide the additional spaces and has revised their proposal from a four level parking garage with 385 spaces to a five level parking garage with 514 spaces. The remainder of the parking includes 195 surface parking spaces (176 in the west parking lot, 10 near the entry off of Eastside Street and 9 parallel off-peak spaces at the parent drop-off (not included in the official count).

Therefore, staff recommendation is that the Planning Commission grant the requested parking variance to allow 700 off-street parking spaces instead of the required 1,235 by the ordinance.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: V

SMLSB Application No. 567: 1200 block of Shearn Street, north and south sides, between Goliad and Holly Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1200 block of Shearn Street, north and south sides, between Goliad and Holly Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the block face. A petition was signed by the owners of 51% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes twelve (12) lots along the 1200 block of Shearn Street, north and south sides, between Goliad and Holly Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing block faces;*
The application comprises two block faces, the north and south sides of Shearn Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of ten (10) single-family residential properties (representing 83% of the total lots within the boundary area) and two (2) vacant lots (representing 17% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained six (6) of twelve (12) signatures of support from property owners in the proposed SMLSB (owning 51% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 sf exists on ten (10) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1824. The houses originate from the 1920s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Ten (10) out of twelve (12) lots (representing 86% of the application area) are at least 5,000 square feet in size.

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

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter
5. Application

6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **567**

Date Received: **7/7/2015**

Date Complete: **7/13/2015**

Street(s) Name: **Shearn Street**

1200 Block Shearn Street

Lot(s)

Cross Streets: **Goliad Street** and **Holly Street**

Side of street: **north & south**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1809 (LT12) Holly	SFR	Y	5,000
1219 (LT 7) Shearn	SFR	Y	5,000
1215 (LT 8)	SFR	Y	5,000
1210 (LT 4)	SFR	Y	5,000
1209 (LT 9)	SFR		5,000
1207 (LT 10)	SFR		5,000
1206 (LT 3)	SFR		5,000
1205 (LT 11)	SFR	Y	5,000
1204 (LT 2)	SFR		4,505
1200 (S 78 of LT 1)	SFR		3,900
0 (LT 6)	VAC		5,000
0 (LT 5)	VAC	Y	5,000

Special Minimum Lot Size Block

Planning and Development Department

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

Of **58,405** Square Feet in the Proposed Application Area **30,000** Square Feet are Owned by Property Owners Signing in Support of the Petition = **51%**

Single Family Calculation:

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

10	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	83%
			10		12	
0	# of Multifamily lots					
0	# of Commercial lots					
2	# of Vacant Lots					
12	Total					

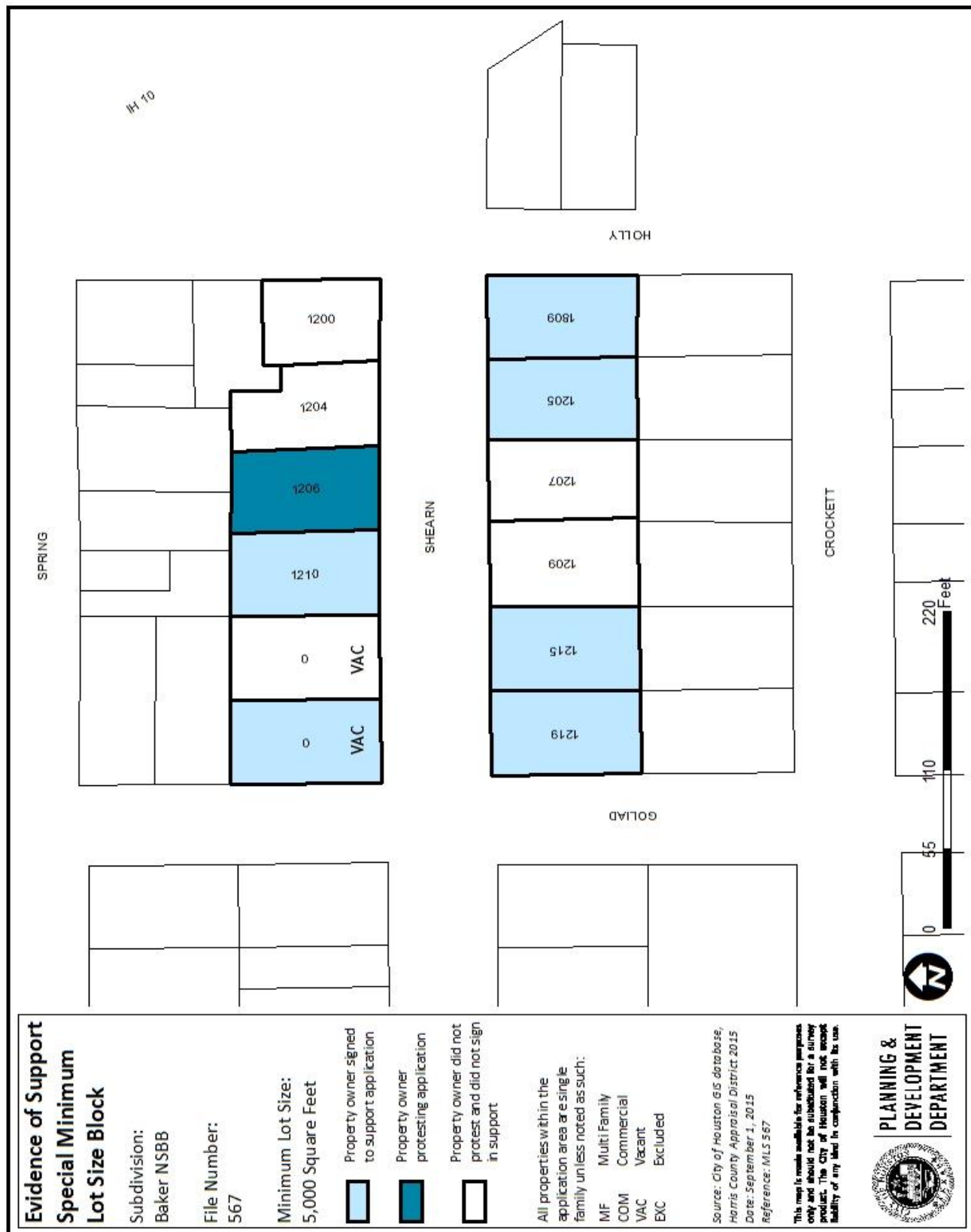
Minimum Lot Size Calculations:

Total # of lots **12** = Total sq. ft. **58,405** / # of lots = **4,867** average sq. ft. median sq. ft. **5,000**

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	8.6%	8.6%
2	5,000	8.6%	17.1%
3	5,000	8.6%	25.7%
4	5,000	8.6%	34.2%
5	5,000	8.6%	42.8%
6	5,000	8.6%	51.4%
7	5,000	8.6%	59.9%
8	5,000	8.6%	68.5%
9	5,000	8.6%	77.0%
10	5,000	8.6%	85.6%
11	4,505	7.7%	93.3%
12	3,900	6.7%	100.0%
Total	58,405	100.0%	

This application qualifies for a **5,000** Square Feet Special Minimum Lot Size





City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department



Planning and Development Department



Zorrilla, Abraham - HHD

From: Vic Asrani - [REDACTED]
Sent: Tuesday, August 04, 2015 7:39 AM
To: Zorrilla, Abraham - HHD
Subject: 1206 Shearn - minimum size lot application

Hello,
I protest the minimum size lot application for the above property address. I am the owner of 1206 Shearn.

Please keep me posted on the hearing and I would like to attend.

Thank you,

Vic Asrani
Realtor
Keller Williams Metropolitan
Cell: [REDACTED]

Special Minimum Lot Size Block Application

According to

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete entire application form.

1. Location:

General Location: North and South Side of Shearn Street
between Holiael and Holly Streets

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

Specific Legal Description: Blocks 255-256, Lot 1-12 in
Shearn/Beauchamps Springs Baker NSBB Subdivision

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

2. Contacts:

Primary Applicant: William D. Whertz II Phone # [REDACTED]
Address: 120 Shearn Street E-mail [REDACTED]
City: Houston State: TX Zip: 77007

Alternate Applicant: _____ Phone # _____
Address: _____ E-mail _____
City: _____ State: _____ Zip: _____

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

File # 567 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hod _____ Census Tract _____
City Council District H

4. Submittal Requirements:

Please Check

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



CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 9/17/2015

ITEM: VI

APPLICANT: Timothy Kirwin, attorney for Douglas & Ellen Heller, owners

PROPERTY ADDRESS: 1932 South Boulevard/5115 Hazard Street

LEGAL DESCRIPTION: Lot 1, Block 6, Chevy Chase

HISTORIC DISTRICT: Boulevard Oaks Historic District

Project Summary:

On August 5, 2015, the applicant requested a Certificate of Appropriateness (COA) to demolish a contributing duplex in Boulevard Oaks Historic District.

Demolition of contributing historic structures is permitted in only two circumstances: when the applicant proves an *'unreasonable economic hardship'* or *'unusual and compelling circumstances'* as described in Chapter 33 Sections 33-247(c) and (d).

At their August 2015 meeting, the HAHC determined that the applicant failed to prove either *'unreasonable economic hardship'* or *'unusual and compelling circumstances.'* The commission voted to deny the demolition request, with 7 in favor and 1 abstaining, based on the project's failure to meet Criteria 1-4 for an *'unreasonable economic hardship'* as found in Section 33-247(c) or Criteria 1-3 for an *'unusual and compelling circumstance'* as found in Chapter 33 Section 33-247(d).

In accordance with Chapter 33 Section 33-253, the applicant is appealing this decision to the Planning Commission.

Charge to the Planning Commission:

To demolish a contributing structure within a historic district, the applicant must establish an *'unreasonable economic hardship'* (Section 33-247(c)) or an *'unusual and compelling circumstance'* (Section 33-247(d)). The application was reviewed and considered under the criteria for both. The HAHC denied the demolition request because they found the project did not meet any of the criteria found in Chapter 33 Section 33-247(c) or (d).

The burden of proof is on the applicant. In accordance with Chapter 33 Section 33-253, the Planning Commission may find in favor of the appellant only if it finds that the applicant has demonstrated that the project meets all appropriate demolition criteria.

Project Details:

At the time of the Boulevard Oaks Historic District designation by City Council, the Colonial Revival style duplex at 1932 South Boulevard constructed circa 1936, was classified as *'contributing'* to the historic district. The duplex was also classified as contributing in the Boulevard Oaks National Register District. The duplex was designed by noted architect Joseph Northrup, Jr. who designed many homes and public buildings in Houston. See p. 27 of Exhibit A for more detail.

The property is located next door to the owner's main residence at 1930 South Boulevard, and was purchased by the owner in May 2013 without inspections. Upon first meeting with staff, the owner stated he wanted to demolish the duplex in order to expand the yard of his house next door, but he is now proposing a new residential structure on the lot if demolition is granted.

According to neighbors, the duplex was occupied by renters prior to the 2013 purchase and has since been vacant.

Exhibit A: August 2015 HAHC Action Report (including project details, staff analysis, and attachments)

Exhibit B: August 2015 HAHC unofficial meeting transcript prepared by staff for informational purposes

Exhibit C: Applicant appeal letter

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Unreasonable Economic Hardship

According to the applicant, the owner's '*unreasonable economic hardship*' is that the building needs significant repair due to years of deferred maintenance and structural issues, specifically the foundation and the roof. A structural report and a site visit by staff confirmed these deficiencies. Staff asked the applicant to provide estimates to remedy these two items which came to an estimated total of \$97,585. Other cost estimates for renovating the duplex were provided, see pages 221 and 222 of Exhibit A, but many of these costs were not substantiated by quotes from vendors, nor was evidence provided to support the need for repair in the first place. For example, the applicant provided an estimate of \$40,000 to repair the windows, but did not provide any evidence of damage to the windows that would require repair or replacement, nor a bid from a window repair contractor.

The HAHC, in discussing the application, mentioned the lack of specificity in the applicant's repair estimates, as well as the missing evidence that many repairs were even needed. (See Exhibit B).

Both the duplex and the noncontributing garage apartment were occupied by tenants until the current owner purchased the property in 2013. According to documents provided by the applicant (Exhibit A p. 224), the duplex could earn approximately \$45,600 per annum 'as is.' The property has also not been placed on the market by the owner in an attempt to find a purchaser interested in restoring the structure.

The applicant provided appraisals of the subject property as both vacant and with improvements. However, the appraisals failed to evaluate the property as an income-producing property. As a commercial property, the income the property is capable of producing is the most important factor in determining its value.

The HAHC found that the applicant provided insufficient documentation to support an '*unreasonable economic hardship*.'

See Criteria 1-4 p. 3-6 for further analysis of the claimed economic hardship.

Unusual and Compelling Circumstances

The '*unusual and compelling circumstance*' presented by the applicant is that the building has lost its historic significance because it is in poor condition and has had inappropriate alterations. In reality, the structure has had minimal alterations and retains most of its original materials. Although the building has suffered from several years of deferred maintenance, the only major repairs needed, according to the applicant's materials and staff's inspection, are the foundation and roof.

Based on the application materials, the HAHC found that the applicant did not supply sufficient evidence that reasonable measures cannot be taken to remedy the deterioration, or that the structure no longer retains its historical significance.

See Criteria 1-3 p. 6-7 for further analysis of the claimed unusual and compelling circumstances.

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Public Comment:

There were two speakers at the HAHC meeting in support of granting the Certificate of Appropriateness for demolition (see Exhibit B). In addition, there were 10 emails to the HAHC in support of the demolition, and one opposed (see Exhibit A, p. 306).

Basis for the Houston Archaeological and Historic Commission's decision:

Within city historic districts, the demolition of contributing structures must be approved by HAHC. Demolition is approved only under two circumstances: if the applicant proves an 'unreasonable economic hardship' or 'unusual and compelling circumstances.' In order to issue a Certificate of Appropriateness, the HAHC must find that all four criteria of Section 33-247(c) for 'unreasonable economic hardship' or all three criteria of Section 33-247(d) for 'unusual and compelling circumstances' are met. These criteria are included on page 3-7 of this staff report.

The HAHC voted to deny the application on the basis that it did not meet any of the criteria under either test for permission to demolish a historic contributing structure.

Applicant's Grounds for Appeal:

The applicant's information provided to HAHC is included in the HAHC Staff Report (see Exhibit A). The applicant's letter of appeal is also included (see Exhibit C).

Approval Criteria:

Section 33-247 - The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance:

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an **(c) unreasonable economic hardship** or the establishment of an **(d) unusual and compelling circumstance**.

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

☐ ☒ ☐

- (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

In May 2013, the applicant purchased 1932 South Blvd and his current home next door at 1930 South Blvd. He did not have an inspection done for 1932 South Blvd, and purchased it

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for land value only of \$765,000. At his first meeting with staff, the applicant told staff that he wanted to demolish the structures at 1932 South Blvd in order to expand the yard to his home at 1930 South Boulevard. According to neighbors, the three-unit property was occupied by tenants prior to the applicant's purchase, but has been vacant since.

The appraisals provided appraise the land as 'vacant' at \$1,011,900 (2015) and \$765,000 (2013). Both appraisals were done with the assumption the historic structure could be torn down. The land and current improvements were appraised at \$890,000. This appraisal did not compare the property to other income-producing properties and is therefore flawed.

Staff and the senior structural inspector visited the site in July 2015 and found that the foundation and roof were in need of repair, but the property otherwise appeared to be habitable. The structural inspection report provided by the applicant supports this information on page 56 of Attachment A [Exhibit A, p. 87]. See staff photos on page 10 [Exhibit A, p. 10] of the report.

The applicant produced estimates addressing the repair and/or replacement of the roof and foundation for a combined \$97,585. See pages 194-196 in the application materials [Exhibit A, p. 225-227].

The applicant did not have an inspection done before purchasing 1932 South Blvd, so no evidence is available to show whether the current problems existed when he bought the duplex and garage apartment. If the current structural issues and need for repair existed at the time of purchase, the applicant should have negotiated an appropriate purchase price with consideration for the costs of repairs since the structure is protected and is not allowed to be torn down.

The applicant's estimate for rehabilitating the duplex is \$1,917,575.54. The applicant's estimate for converting the duplex into a single-family structure is \$1,924,920.54. These costs, however, include the acquisition cost which does not count towards the costs to maintain or improve the structure. Excluding the purchase price, the applicant's estimate to rehabilitate the structure as a duplex is \$1,152,575.54, and the estimate to convert the duplex into single-family is \$1,159,920.54.

Many costs provided in the August 2015 estimate on page 191 [Exhibit A, p. 222] of the application materials, such as \$65,000 for finishes and approximately \$40,000 to repair windows, are not substantiated by quotes from vendors, nor is documentation provided as proof that such repairs are even needed (for example, no documentation has been provided to verify that all windows are in need of repair or replacement). Staff also contacted the window vendor who said they did not provide the applicant with a quote for the project. Without proper quotes from vendors or complete verification of needed repairs, staff is unable to determine if the costs presented to rehabilitate the property are reasonable.

A post rehabilitation sales price was provided by the applicant at \$1,107,750 on page 192 [Exhibit A, p. 223]. This is not substantiated by any other information.

Exhibit A: August 2015 HAHC Action Report (including project details, staff analysis, and attachments)

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The projected estimate to build a new structure is \$985,412.50 without the acquisition costs. The applicant estimates the value of a new structure would be \$2,437,500 on page 192 [Exhibit A, p. 223]. Again, this is not substantiated by any other evidence.

The property is a three-unit income-producing property and was occupied by tenants until the owner purchased it in 2013. The applicant stated that the previous owner was contacted and that they did not know the last time the property was inhabited or how much rental income was acquired. According to the applicant, if the duplex was rented 'as is,' it would produce a yearly income of \$45,600, (two 1,447 square foot units at \$1,900 per month each, or \$3,800 per month, not including the garage apartment).

The applicant did not provide information regarding comparable rental amounts in the area. However, a cursory review conducted by staff shows rental amounts for properties in the area ranging from 1,300 sf to 1,400 sf at \$1,796/month to \$2,325/month. Based on the applicant's own rental estimate, he has foregone approximately \$90,000 in income from the duplex alone by leaving the property vacant for the past two years.

The applicant states on page 193 [Exhibit A, p. 224] of the materials that the above rental income would not be enough to cover expenses for keeping and maintaining the property. The applicant includes ongoing normal maintenance and taxes as part of the argument for an unreasonable financial hardship. Again, these expenses are a required part of ownership for any structure, and, like the acquisition costs, do not support a financial hardship associated with this specific property.

Also, photos on page 6 [Exhibit A, p. 6] of the report show a decline in maintenance since the time of purchase. If the property had been rented and maintained, the owner may have avoided excessive costs due to deferred maintenance.

Because the property is a designated historic property, the building qualifies for a city historic tax exemption for work on the building, and discounted permit fees. No investigation of how these incentives may offset the rehabilitation costs has been submitted by the applicant.

The lack of information on rehabilitation costs, sales costs, and comparable rental amounts fails to support the argument that the property is incapable of earning a reasonable return.

- ☐ ☒ ☐ (2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

The applicant has provided cost estimates for renovating the duplex as rental units and for converting the duplex into a single-family structure. According to neighbors, the duplex units were occupied until 2013 when the owners purchased the property. According to the applicant's materials, the duplex alone (there are three units on the property) could earn an annual income of \$45,600 'as is.' The applicant also claims that the structure is uninhabitable and that these adaptations are not economically feasible due to the extent of

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the deterioration of the building.

The applicant claims it is not possible to find another purchaser that would consider adapting the property for another use because he would have to disclose the inspection reports obtained after the purchase in 2013 that would render the buildings useless.

Based upon the information provided, an inability of the property to be adapted for any other use has not been established.

- ☐ ☒ ☐ (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

The applicant has not attempted to find a purchaser or lessee interested in acquiring the property and preserving it.

- ☐ ☐ ☒ (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- ☐ ☒ ☐ (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

The applicant claims that the substandard condition, 'inappropriate alterations,' and loss of historic integrity disqualify the structure as 'contributing'. The structure has been altered minimally and still retains the historic windows and siding.

The property is listed as 'contributing' to both the city historic district and the National Register Historic District and was designed by Joseph W. Northrup, Jr., a noted local architect. See pages 27-28 of the report for more information.

The applicant has not provided any evidence that the house at 1932 South Boulevard was incorrectly classified as 'contributing' to the district or that it has lost its historic significance for any reason.

- ☐ ☒ ☐ (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

The applicant originally told staff that he intended to demolish the house in order to expand the yard to his home at 1930 South Boulevard. This intention is also mentioned in some of

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the application materials (appraisal dated 2015). The applicant now states that he intends to build a new two-story house of approximately 6500 SF on the property if the demolition is approved and has submitted elevations and floor plans. Though a single-family residence would be appropriate for this lot, staff does not have enough information to evaluate its compatibility thoroughly.

- ☐ ☒ ☐ (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

The applicant claims the deterioration is irreversible. The application materials indicate that the foundation is in need of repair and the roof needs replacement, but there is no evidence that these repairs are impossible or unreasonably expensive.

Basis for the Applicant's appeal:

Sec. 33-253. Appeal.

(a) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the planning commission by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision.

(b) The planning commission shall consider the appeal at its first regularly scheduled meeting for which required notice can be given. The commission shall consider the application, the findings of the HAHC and any evidence presented at the meeting at which the appeal is considered. The planning commission shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. The decision of the commission shall be final. If the commission does not make a decision on the appeal within 30 days following the commission's hearing on the appeal, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.

(c) An applicant aggrieved by the decision of the planning commission on an appeal from a decision of the HAHC may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of Section 2-2 of this code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the planning commission. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

(d) The director shall provide the applicant with notice of the time and place of the meeting at which the appeal will be considered by mail no less than ten days before the date of the meeting.

Houston Archaeological & Historical Commission

ITEM B.44

August 27, 2015

1932 South Boulevard/5115 Hazard Street

HPO File No. 150801

Boulevard Oaks

CERTIFICATE OF APPROPRIATENESS**Application Date:** August 5, 2015**Applicant:** Timothy Kirwin, Randle Law Office for Douglas and Ellen Heller, owners**Property:** 1932 South Blvd, Lot 1, Block 6, Chevy Chase Subdivision. The property includes a historic 2,954 square foot, two-story brick veneer duplex and a detached two-story garage with living space above situated on an 8,095 square foot (48' x 169') corner lot.**Significance:** Contributing Colonial-Revival style duplex residence, designed by noted Houston architect Joseph Northrop Jr, and constructed circa 1936, located in the Boulevard Oaks Historic District. The property is also included in the National Register as a contributing building to the Boulevard Oaks National Register District. The Boulevard Oaks Historic District was established December 29, 2009.**Proposal:** Demolition of a contributing two-story, 2,954 square foot duplex located at the corner of Hazard Street and South Boulevard with the intent to construct a single-family residence on site.

The detached garage is not classified in the building inventory and does not require a COA for demolition.

See enclosed application materials and detailed project description on p. 6-31 for further details.

Public Comment: Ten in favor of demolition, and one opposed. See Attachment C.**Civic Association:** No comment received.**Attachments:** A: Applicant MaterialsB: *Assessing Economic Hardship Claims Under Historic Preservation Ordinances*. Published by the National Trust for Historic Preservation & National Alliance of Preservation Commissions

C: Public Comments

Recommendation: Denial - does not satisfy criteria**HAHC Action:** Denied

Houston Archaeological & Historical Commission

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APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,
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(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

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- (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

In May 2013, the applicant purchased 1932 South Blvd and his current home next door at 1930 South Blvd. He did not have an inspection done for 1932 South Blvd, and purchased it for land value only of \$765,000. At his first meeting with staff, the applicant told staff that he wanted to demolish the structures at 1932 South Blvd in order to expand the yard to his home at 1930 South Boulevard. According to neighbors, the three-unit property was occupied by tenants prior to the applicant's purchase, but has been vacant since.

The appraisals provided appraise the land as 'vacant' at \$1,011,900 (2015) and \$765,000 (2013). Both appraisals were done with the assumption the historic structure could be torn down.

Staff and the senior structural inspector visited the site in July 2015 and found that the foundation and roof were in need of repair, but the property otherwise appeared to be habitable. The structural inspection report provided by the applicant supports this information on page 56 of Attachment A. See staff photos on page 10 of the report.

The applicant produced estimates addressing the repair and/or replacement of the roof and foundation for a combined \$97,585. See pages 194-196 in the application materials.

The applicant did not have an inspection done before purchasing 1932 South Blvd, so no evidence is available to show whether the current problems existed when he bought the duplex and garage apartment. If the current structural issues and need for repair existed at the time of purchase, the applicant should have negotiated an appropriate purchase price with consideration for the costs of repairs since the structure is protected and is not allowed to be torn down.

The applicant's estimate for rehabilitating the duplex is \$1,917,575.54. The applicant's estimate for converting the duplex into a single-family structure is \$1,924,920.54. These costs, however, include the acquisition cost which does not count towards the costs to maintain or improve the structure. Excluding the purchase price, the applicant's estimate to rehabilitate the structure as a duplex is \$1,152,575.54, and the estimate to convert the duplex into single-family is \$1,159,920.54.

Many costs provided in the August 2015 estimate on page 191 of the application materials, such as \$65,000 for finishes and approximately \$40,000 to repair windows, are not substantiated by quotes from vendors, nor is documentation provided as proof that such repairs are even needed (for example, no documentation has been provided to verify that all windows are in need of repair or replacement). Staff also contacted the window vendor who said they did not provide the applicant with a quote for the project. Without proper quotes from vendors or complete verification of needed repairs, staff is unable to determine if the costs presented to rehabilitate the property are reasonable.

Houston Archaeological & Historical Commission**ITEM B.44**

August 27, 2015

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Boulevard Oaks

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The applicant did not provide information regarding comparable rental amounts in the area. However, a cursory review conducted by staff shows rental amounts for properties in the area ranging from 1,300 sf to 1,400 sf at \$1,796/month to \$2,325/month. Based on the applicant's own rental estimate, he has foregone approximately \$90,000 in income from the duplex alone by leaving the property vacant for the past two years.

The applicant states on page 193 of the materials that the above rental income would not be enough to cover expenses for keeping and maintaining the property. The applicant includes ongoing normal maintenance and taxes as part of the argument for an unreasonable financial hardship. Again, these expenses are a required part of ownership for any structure, and, like the acquisition costs, do not support a financial hardship associated with this specific property.

Also, photos on page 6 of the report show a decline in maintenance since the time of purchase. If the property had been rented and maintained, the owner may have avoided excessive costs due to deferred maintenance.

Because the property is a designated historic property, the building qualifies for a city historic tax exemption for work on the building, and discounted permit fees. No investigation of how these incentives may offset the rehabilitation costs has been submitted by the applicant.

The lack of information on rehabilitation costs, sales costs, and comparable rental amounts fails to support the argument that the property is incapable of earning a reasonable return.

☐ ☒ ☐

- (2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

The applicant has provided cost estimates for renovating the duplex as rental units and for converting the duplex into a single-family structure. According to neighbors, the duplex units were occupied until 2013 when the owners purchased the property. According to the applicant's materials, the duplex alone (there are three units on the property) could earn an annual income of \$45,600 'as is.' Based on the applicant's own rental estimate, he has foregone approximately \$90,000 in income by leaving the property vacant for the past two years. The applicant also claims however that the structure is uninhabitable and that these adaptations are not economically feasible due to the extent of the deterioration of the building.

The applicant claims it is not possible to find another purchaser that would consider adapting the property for another use because they would have to disclose the inspection reports obtained after the purchase in 2013 that would render the buildings useless.

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Boulevard Oaks

Based upon the information provided, an inability of the property to be adapted for any other use has not been established.

- ☐ ☒ ☐ (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and
The applicant has not attempted to find a purchaser or lessee interested in acquiring the property and preserving it. The property contains three rental units that were occupied until the time of the owner's purchase in 2013. The property has been unoccupied since then.
- ☐ ☐ ☒ (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- ☐ ☒ ☐ (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
The applicant claims that the substandard condition, 'inappropriate alterations,' and loss of historic integrity disqualify the structure as 'contributing'. According to the Sanborn maps, the structure had a rear two-story porch that was enclosed for extra space but the overall shape and historic materials are intact. There have been no inappropriate alterations to the knowledge of staff, only some deferred maintenance.
- The property is listed as 'contributing' to both the city historic district and the National Register Historic District and was designed by Joseph W. Northrup, Jr., a noted local architect. See pages 27-28 of the report for more information.*
- The structure is the last contributing structure on the north blockface of the 1900 block of South Boulevard. The demolition would result in this blockface becoming entirely non-contributing structures and would diminish the district as a whole.*
- The applicant has not provided any evidence that the house at 1932 South Boulevard was incorrectly classified as 'contributing' to the district or that it has lost its historic significance for any reason.*
- ☐ ☒ ☐ (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and
The applicant originally told staff that he intended to demolish the house in order to expand the yard to his home at 1930 South Boulevard. This intention is also mentioned in some of the application materials (appraisal dated 2015). The applicant now states that he intends to build a new two-story house of approximately 6500 SF on the property if the demolition is approved and has submitted elevations and floor plans. The demolition would result in the north blockface of South Boulevard to be entirely non-contributing structures and would diminish the character of the district as a whole.
- ☐ ☒ ☐ (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.
The applicant claims the deterioration is irreversible. The application materials indicate that the foundation is in need of repair and the roof needs replacement, but there is no evidence that these repairs are impossible or even unreasonably expensive.

Houston Archaeological & Historical Commission

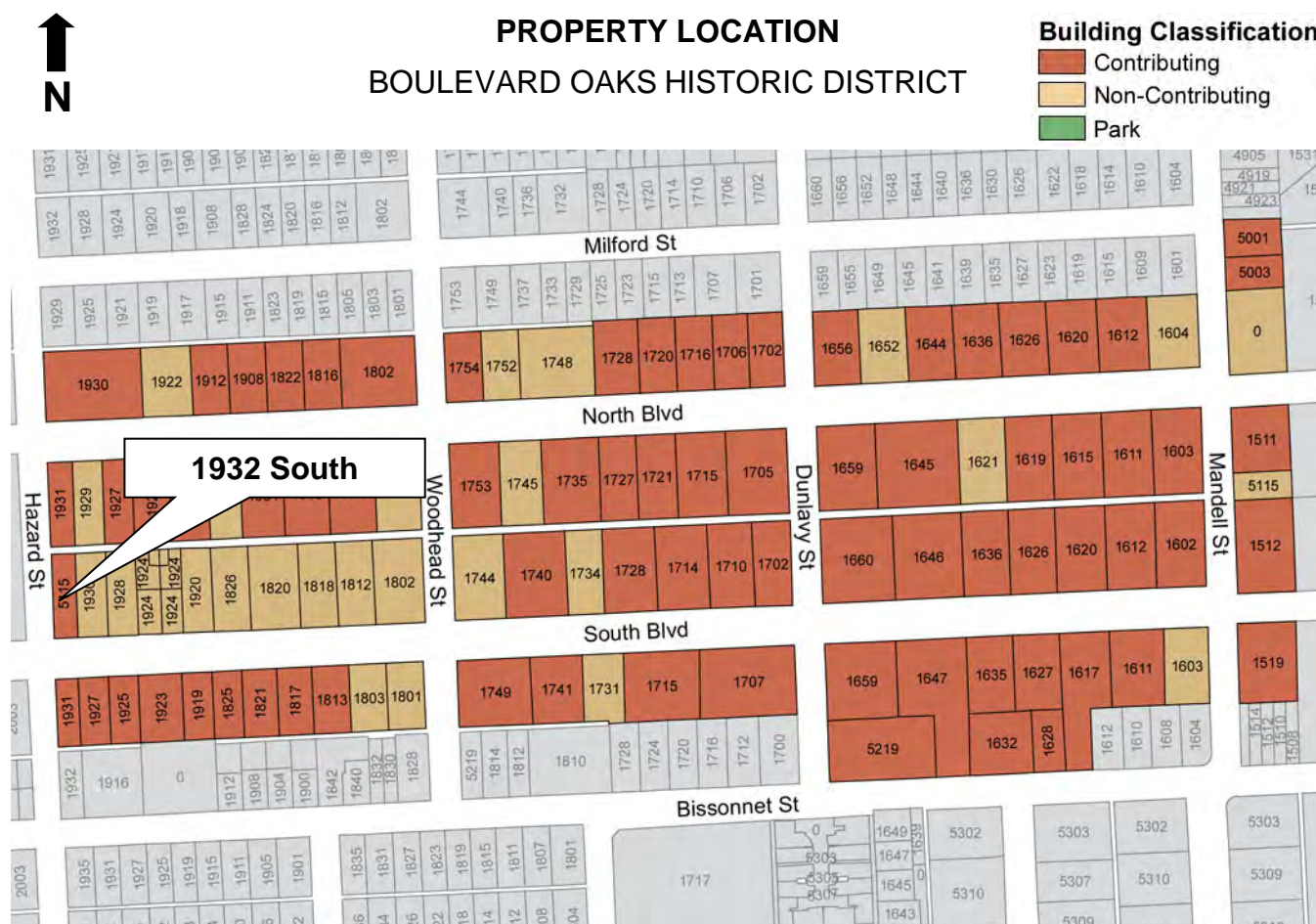
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August 27, 2015

1932 South Boulevard/5115 Hazard Street

HPO File No. 150801

Boulevard Oaks



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INVENTORY PHOTO SEPTEMBER 2009



STREET VIEW PHOTO AUGUST 2013



PHOTO FROM JULY 2015



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CURRENT PHOTOS
FACING FRONT (SOUTH)



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FACING HAZARD (WEST)



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FACING SIDE (EAST)



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STAFF PHOTOS



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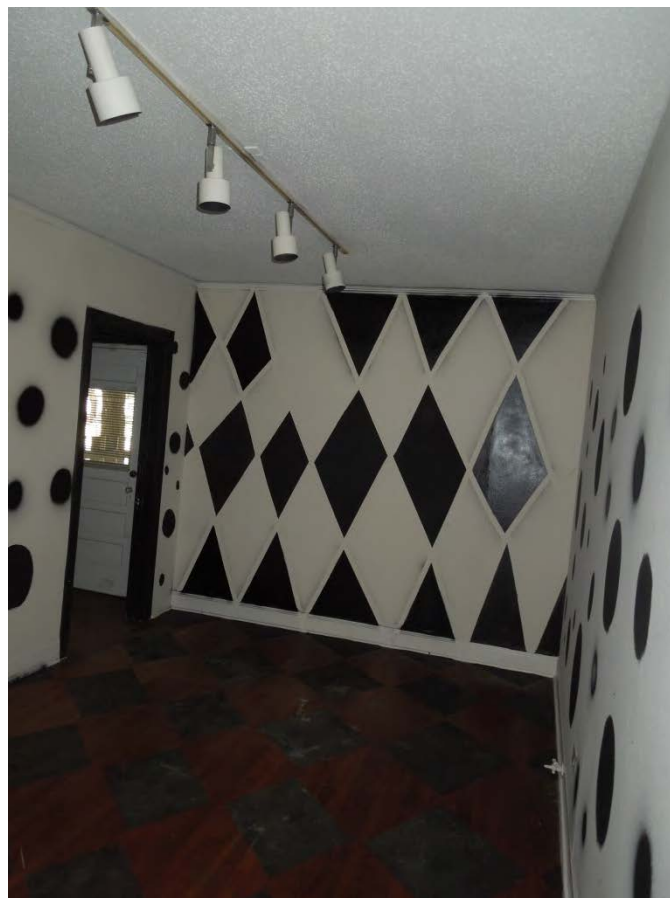
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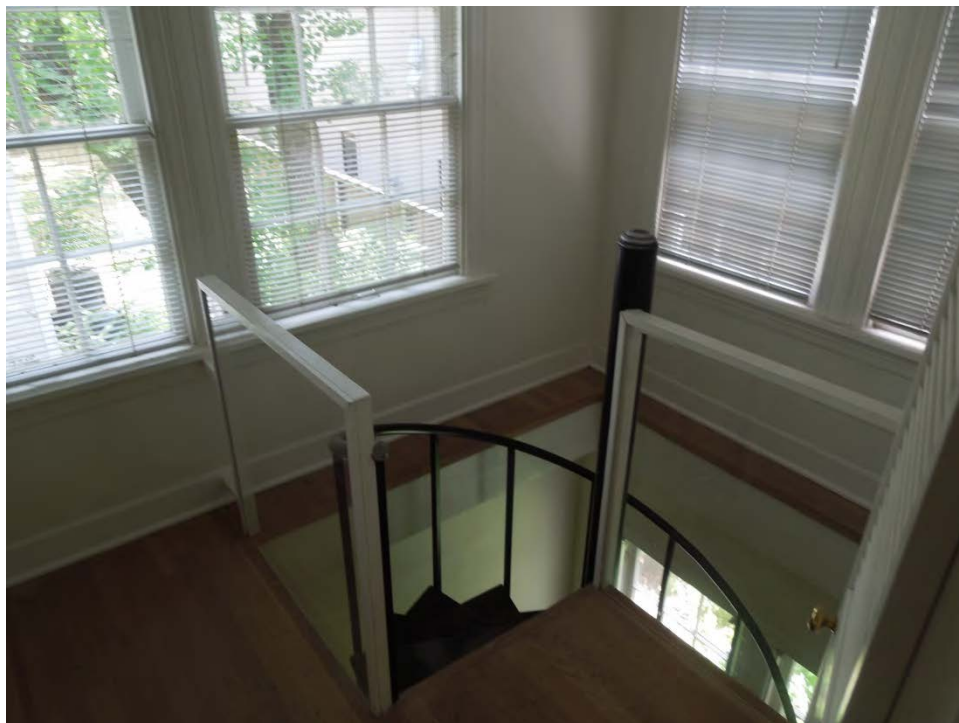
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NEIGHBORING PROPERTIES



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ACROSS STREET



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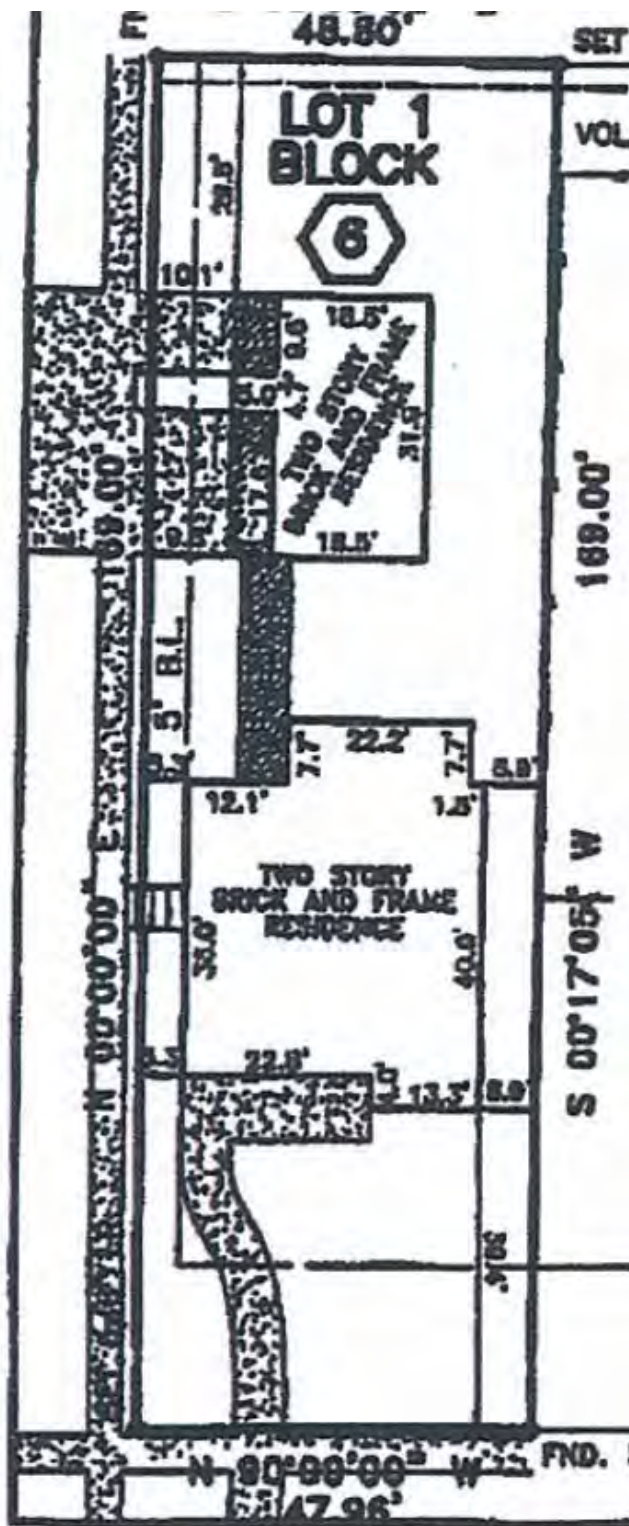
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PROPERTY SURVEY



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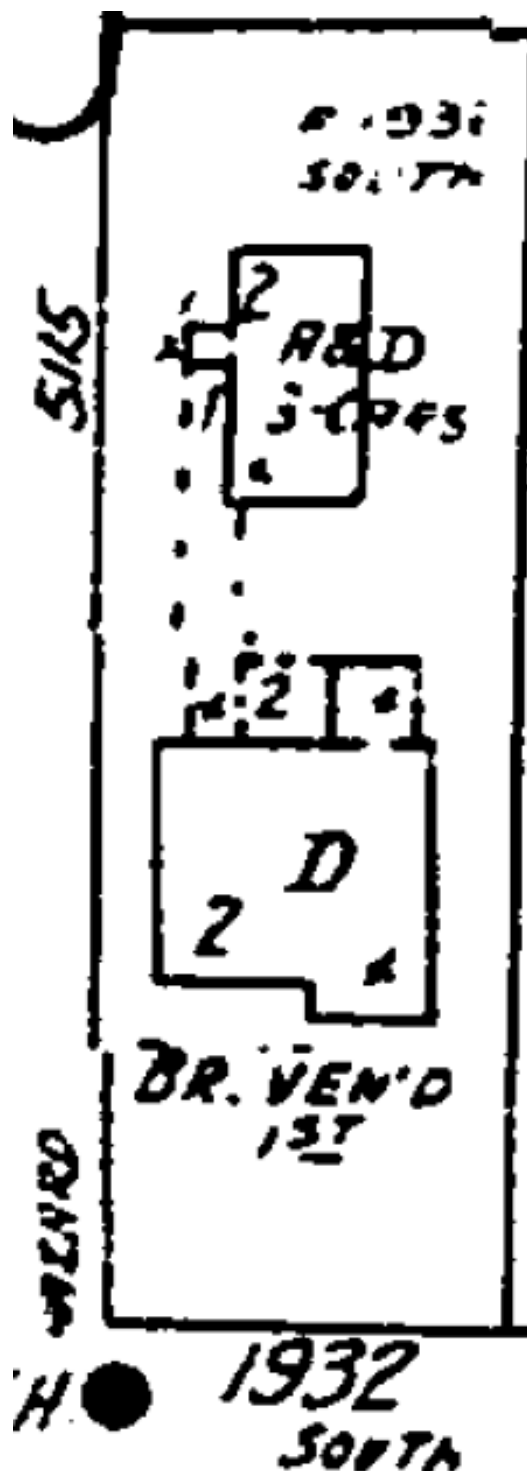
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Boulevard Oaks

SANBORN FIRE INSURANCE MAP – VOL. 5, SHEET 594

1924 – FEB 1951



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Boulevard Oaks

HISTORIC DISTRICT DESIGNATION REPORT**EXERPT – PG. 9-10**Joseph W. Northrop, Jr.

Joseph Walter Northrop, Jr., who designed at least eleven houses in Boulevard Oaks, was born on July 21, 1886, at Bridgeport, Connecticut, the son of an architect. He attended Bridgeport public schools and earned an A.B. degree from Wesleyan University in 1907. He received a B.S. in architecture at Massachusetts Institute of Technology in 1910, and that same year went to work for the Boston architectural firm of Cram, Goodhue, and Ferguson. In 1911, the firm sent him to Houston to serve as clerk-of-the-works for construction of the initial buildings at Rice Institute (now Rice University), which Cram, Goodhue, and Ferguson had designed. Although formally associated with the firm until 1919, Northrop embarked upon an independent architectural career in Houston in 1914. From the 1920s through the 1950s he was responsible for the design of a number of public buildings. These included a series of warehouse and retail buildings for Jesse L. Jones; the First Evangelical Church (1927) at 1311 Holman Street; the First Congregational Church (1927, now St. Matthew Lutheran) at 5315 Main Street; the San Jacinto Trust Company Building (1927-28), and Houston Title Guaranty Building (1952). He laid out the Houston subdivision of West Eleventh Place in 1920 and designed four of the eight houses built there. He also designed two of the earliest houses in Shadowlawn, including one for John H. Crooker (1923-24), the developer of the subdivision.

Northrop was best known, however, for his single-family houses, especially those designed in the Colonial Revival and Federal styles. Northrop worked extensively in the South End neighborhoods of Houston and was one of the first architects commissioned by the Hogg family to design houses for the exclusive new River Oaks subdivision. George F. Howard, President of the San Jacinto Trust Company and developer of Ormond Place, commissioned most of the houses Northrop designed in Boulevard Oaks. One of the most expensive and well-conceived houses in Boulevard Oaks was Howard's own,

designed by Northrop, at 1707 South Boulevard on a large corner lot. Hare & Hare were the landscape architects for the Howard House.

The Northrop designs for 1702, 1715, 1749, 1813, 1817, 1821, 1930 and 1932 South all represent variations on the same architectural theme. Northrop's evident affection for the scrolled pediment doorframe indicates he may also have designed the house at 1754 North, rendered in much the same way as these other Northrop houses. His one non-Federal design is at 1617 South, a picturesque English-style house for R. C. Campbell, an attorney and founder of the law firm of Andrews Kurth.

In 1941-42 Northrop served as chief architect for the Federal Housing Administration in Houston. His designs were published in several professional journals, including *Architect*, *American Architect*, and *Architectural Forum*. His "Mediterranean"-style First Evangelical Church in Houston, which recalls the architecture of Rice Institute, received honorable mention in 1930 in a nationwide competition sponsored by the *Christian Herald*; in 1931 *American Architect* awarded Northrop a certificate of merit for the Henry M. Holden residence (1924). Two houses he designed on South Boulevard in the West Edgemont subdivision of Boulevard Oaks were written up in *House & Garden* in the early 1930s.

Northrop was a member of Phi Beta Kappa and of the River Oaks Country Club. He joined the American Institute of Architects in 1923 and served two consecutive terms as president of the South Texas Chapter, from 1927 to 1929. He was a parishioner of Trinity Church. He married Mary Harris in Houston in 1915. They were the parents of three sons, the second of whom, Page Harris Northrop, joined his father in the firm of Northrop and Northrop in 1942. Joseph Northrop died in Houston on September 26, 1968, and was buried in Glenwood Cemetery.

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1932 South Boulevard/5115 Hazard Street

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Boulevard Oaks

EXCERPT FROM NATIONAL REGISTER REPORT

51. 1932 South Boulevard. George F. Howard Duplex (1936). J. W. Northrop, Jr., architect. (C)

On the northwest corner of Hazard and South Boulevard, this two-story structure facing south is three bays with a gabled roof of composition shingles. An intersecting gabled roof is created by the projection of the east bay. All windows on the facade are paired and double sash with 6/6 lights except for the Palladian window on the second floor of the west bay. The first floor is of painted brick while the second floor with its slight overhand is wood shingled. The entrance door in the west bay and the paired window in the center bay are both framed by fluted pilasters with demtills above. Originally a duplex with first- and second-floor apartments, this house has been converted into a single-family house. Alterations include the addition of a wood-burning fireplace and a circular staircase. In the rear, an apartment is over a three-car garage.

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1932 South Boulevard/5115 Hazard Street

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Boulevard Oaks

APPLICANT DESCRIPTION OF PROPOSED DEMO

There are two structures situated at 1932 South Blvd. a.k.a. 5115 Hazard Street- a vacant garage apartment and a vacant duplex. The duplex is approximately 2,900 square feet and the garage apartment is approximately 800 square feet. The lot is 8,095 square feet.

1932 South Blvd. is located in the Boulevard Oaks Historic District. The duplex is listed as a contributing structure on the District's inventory.

The overall condition of the both the duplex and the garage apartment structures is poor. Attached with this COA application is a structural engineering report which concludes that the buildings are not habitable. Also, attached with this COA application is a full inspection report, which details the current substandard condition of the duplex and garage apartment.

The owner requests that a City of Houston inspector schedule a site visit to the duplex and garage apartment to view and document its current conditions. The owner will make the two structures available to the City's inspector upon request.

The duplex and garage apartment appear to have been built circa 1936 based on historical research provided by the Harris County Archives which is attached hereto.

Owner also provides copies of the Sanborn Fire Insurance maps showing the duplex and garage apartment.

It appears that the duplex was built as a single-family home and converted into a duplex shortly after it was built. The exact date of conversion is unknown.

The current substandard and uninhabitable conditions of both the duplex and garage apartment structures as evidenced by multiple expert reports as well as a detailed economic analysis shows that the only viable option for the owner is to demolish both structures and construct a single-family structure on the property.

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1932 South Boulevard/5115 Hazard Street

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Boulevard Oaks

APPLICATION MATERIALS REVIEW & SUMMARY**SEC. 33-247(b)****(1) A certified appraisal of the value of the property conducted by a certified real estate appraiser:**

\$1,100,000	2015	Appraised as vacant
\$890,000	2015	Improved Sales Comparison Value – estimate of what property might sell for with buildings intact based on comparable properties
	2015	Cost Approach Summation (\$28,832 depreciated value of improvements [including garage and garage apt] + \$182,322 depreciated site improvements + \$1,011,900 estimated site value as vacant) – estimate of what it would cost to build new
\$1,194,200		
\$765,000	2013	Appraised as vacant

See application material pages 78-164.

(2) The assessed value of the land and improvements thereon according to the two most recent assessments unless the property is exempt from local property taxes:

\$752,752	2015	\$692,123 land + \$60,629 improvements
\$752,752	2014	\$692,123 land + \$60,629 improvements
\$844,090	2013	\$728,550 land + \$115,540 improvements
\$800,354	2012	\$631,410 land + \$168,944 improvements
\$800,354	2011	\$631,410 land + \$168,944 improvements
\$800,354	2010	\$631,410 land + \$168,944 improvements
\$693,182	2009	\$631,410 land + \$61,772 improvements

See application material pages 165-182.

(3) All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property:

\$765,000	2013	Appraised as vacant
-----------	------	---------------------

See application material pages 147.

(4) All listings of the property for sale or rent that are less than a year old at the time of the application:

None.

See application material pages 204.

(5) Evidence of any consideration by the owner of uses and adaptive reuses of the property:

Applicant has provided cost estimates on rehabilitating the duplex into livable units and converting it into a

Houston Archaeological & Historical Commission**ITEM B.44**

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1932 South Boulevard/5115 Hazard Street

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Boulevard Oaks

single-family structure.

See application material pages 183-192.

(6) Itemized and detailed rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates:

\$53,695	repair/replace duplex foundation
\$43,890	repair/replace duplex roof
\$1,917,575.54	repair/rehabilitate duplex units, includes acquisition costs (8/5/2015)
\$1,961,055.00	repair/rehabilitate duplex units, includes acquisition costs and garage (6/25/2015)
\$1,924,920.54	convert duplex to single family, includes acquisition costs (8/5/2015)

See application material pages 185-196.

(7) A comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building:

\$53,695	repair/replace duplex foundation
\$43,890	repair/replace duplex roof
\$1,917,575.54	repair/rehabilitate duplex units, includes acquisition costs (8/5/2015)
\$1,961,055.00	repair/rehabilitate duplex units, includes acquisition costs and garage (6/25/2015)
\$10,000	demo of duplex
\$1,924,920.54	convert duplex to single family, includes acquisition costs (8/5/2015)
\$1,750,412.50	new construction (6/25/2015)

See application material pages 185-196.

(8) Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable:

Applicant intends to construct new 6,500 square foot two-story single-family residence with attached garage.

See application material pages 206.

(9) Plans to salvage, recycle, or reuse building materials if a certificate of appropriateness is granted:

Applicant has contacted Historic Houston with intent to recycle materials ranging between material pick-up at no cost to an advanced deconstruction of approximately \$36,615.

See application material pages 215-224.

(10) An applicant who is a nonprofit organization shall provide the following additional information:

Not applicable.

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CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1932 South Blvd. a.k.a 5115 Hazard Street
 Historic District / Landmark Boulevard Oaks HCAD # 0600670070001
 Subdivision Cherry Chase Lot 1 Block 6

DESIGNATION TYPE

- ☐ Landmark ☒ Contributing
☐ Protected Landmark ☐ Noncontributing
☐ Archaeological Site ☐ Vacant

PROPOSED ACTION

- ☐ Alteration or Addition ☐ Relocation
☐ Restoration ☒ Demolition
☐ New Construction ☐ Excavation

DOCUMENTS

- ☒ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Douglas Heller and Ellen Heller
 Company ~~1932 South Blvd~~ n/a
 Mailing Address 1930 South Blvd.
Houston, Texas 77098
 Phone 713-360-7707
 Email [REDACTED]
 Signature [Signature]
 Date JUN 28TH 2015

APPLICANT (if other than owner)

Name Timothy Kirwin
 Company Randle Law Office
 Mailing Address 820 Gessner
Suite 1570, Houston, TX 77024
 Phone (281) 657-2000
 Email [REDACTED]
 Signature [Signature]
 Date 6/28/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ____/____/____ Application complete: ____/____/____

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS: 1932 South Blvd. aka 5115 Hazard Street

DEMOLITION TYPE: ☒ unreasonable economic hardship ☒ unusual or compelling circumstance

WRITTEN DESCRIPTION

☒ property description, current conditions and any prior alterations or additions

PHOTOGRAPHS label photos with description and location

☒ elevations of all sides of structure

☐ public notice sign(s) at the site upon installation with time stamp - Will provide after July 12, 2015 date

DRAWINGS

☒ current site plan or survey

DOCUMENTATION

- ☒ certified appraisal of the value of the property conducted by a certified real estate appraiser
- ☒ assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes
- ☒ all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property
- ☒ all Listings of the property for sale or rent that are less than a year old at the time of the application
- ☒ evidence of any consideration by the owner of uses and adaptive reuses of the property
- ☒ rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates
- ☒ comparison costs of rehabilitation of the existing building, demolition of the building, and new construction
- ☒ complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
- ☒ plans to reuse, recycle or salvage list of building materials if a COA is granted

na ☐ if applicant is a Nonprofit Organization, provide the following additional written information:

- ☒ cost comparison of the performance of the organization's mission or function in the existing and new buildings
- ☒ impact of reuse of the existing building on the organization's program, function or mission
- ☒ additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area
- ☒ grants received, applied for or available to maintain or improve the property
- ☒ budget of the nonprofit organization for the current and immediately past fiscal years

CERTIFICATE OF APPROPRIATENESS DEMOLITION PUBLIC NOTICE SIGN



**PLANNING &
DEVELOPMENT
DEPARTMENT**

SIGN REQUIREMENTS:

Deadline & Duration:

Signs must be posted no less than ten days before the date of the meeting; refer to the schedule on the general application. Signs must be maintained and remain on the site until the close of the meeting at which the HAHC acts on the application. Refer to the Houston Code of Ordinances, Ch. 33 VII, Sec. 33-238.1 for further details.

Location & Size:

A sign shall face each public right-of-way bordering the site. Signs shall be posted no more than 15 feet from the public right-of-way and each sign shall be a minimum of 4 feet by 8 feet with lettering legible from the public right-of-way.

Information on Sign:

- Structure subject to proposal (i.e. residence, garage, commercial building) and address
- Application number (may be obtained from Planning staff)
- Date, time and location of the HAHC meeting
- Contact information for the applicant
- Contact information for the Planning and Development Department

Example:

NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION **PROPOSED DEMOLITION OF RESIDENCE AT 123 PARK ST.** **APPLICATION #140101**

Houston Archaeological & Historical Commission will consider the application on:

January 1, 2014 at 3:00 p.m.
City Hall Annex, Public Level
Bagby Street, Houston, Texas

For information contact:

Mr. Person, applicant: 555-123-4567 or mrperson@email.com

— or —

Houston Planning & Development Department, Historic Preservation Office:
832-393-6556 or historicpreservation@houston.tx.gov

Written Description

Property condition, current conditions and any prior alterations and additions

There are two structures situated at 1932 South Blvd. a.k.a. 5115 Hazard Street- a vacant garage apartment and a vacant duplex. The duplex is approximately 2,900 square feet and the garage apartment is approximately 800 square feet. The lot is 8,095 square feet.

1932 South Blvd. is located in the Boulevard Oaks Historic District. The duplex is listed as a contributing structure on the District's inventory.

The overall condition of the both the duplex and the garage apartment structures is poor. Attached with this COA application is a structural engineering report which concludes that the buildings are not habitable. Also, attached with this COA application is a full inspection report, which details the current substandard condition of the duplex and garage apartment.

The owner requests that a City of Houston inspector schedule a site visit to the duplex and garage apartment to view and document its current conditions. The owner will make the two structures available to the City's inspector upon request.

The duplex and garage apartment appear to have been built circa 1936 based on historical research provided by the Harris County Archives which is attached hereto.

Owner also provides copies of the Sanborn Fire Insurance maps showing the duplex and garage apartment.

It appears that the duplex was built as a single-family home and converted into a duplex shortly after it was built. The exact date of conversion is unknown.

The current substandard and uninhabitable conditions of both the duplex and garage apartment structures as evidenced by multiple expert reports as well as a detailed economic analysis shows that the only viable option for the owner is to demolish both structures and construct a single-family structure on the property.

Unreasonable Economic Hardship

(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

The property is incapable of earning a reasonable return. Simple and detailed cost models are attached reflecting the economic hardship related to the property.

DO NOTHING**Expenses:**

Property Taxes:

2013:\$13,225.56 (prorated
amount from purchase)

2014:\$19,350.62 (paid)

2015:\$19,000.00
(approximate due)Total: \$51,606.18
(approximate)Routine maintenance:
\$37,540/year (Deferred
maintenance plan spread out
over 10 years)Non-routine maintenance:
Unknown (new roof; foundation
repair and replacement; structural
repair; electrical, mechanical, and
plumbing repairs and
replacements)COA costs: Total: \$15,224.25
plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City
stated that it could be demolished. No
income potential.Duplex is not habitable. Owner unable
to secure insurance because of the
substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not
include non-routine maintenance for
new roof, foundation repair, or
structural repairs, or accelerating
deferred maintenance plan.****REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

Loss: -\$647,155.00This is not an option because the Owner
is unable to secure insurance coverage
to rehabilitate duplex or garage
apartment. Furthermore, Owner is
unable to secure financing to rehabilitate
duplex or garage apartment.**DEMOLITION/NEW SINGLE-FAMILY
CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

Profit: \$687,087.50

Spencer Howard Design + Construction Management

1102 W. Main Street
Boulder, CO 80502
Phone: 303.440.1100

Cost Model Analysis

Client Name: Douglas Heller
Project Address: 1932 South Blvd.
Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

* Sales data based on 2014 MLS figures per HAR.com

** Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
Design Costs				
007	Design Consultants	\$100,000.00	\$75,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$4,500.00	Interior load bearing walls removed, severed deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$0.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	Design Subtotal	\$115,000.00	\$83,500.00	
024	Design Contingency (10%)	\$11,500.00	\$8,350.00	
	Total Design Costs	\$126,500.00	\$91,850.00	
Construction Costs				
Permit Costs				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	Total Permit Costs	\$1,500.00	\$3,000.00	
Building Construction Contract				
032	Demolition Costs	\$35,000.00	\$10,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$25,000.00	\$25,000.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$0.00	Trees growing into foundation and roof
100	General Conditions	\$35,000.00	\$45,000.00	
200	Existing Conditions	\$15,000.00	\$5,000.00	Replacing/retrofitting existing utility lines
300	Concrete	\$15,000.00	\$35,000.00	
400	Masonry	\$15,000.00	\$10,000.00	Brick veneer separated from framing due to rot
500	Metals	\$15,000.00	\$10,000.00	
600	Woods, Plastics, and Composites	\$55,000.00	\$35,000.00	
700	Thermal and Moisture Protection	\$55,000.00	\$35,000.00	
800	Openings	\$45,000.00	\$75,000.00	
900	Finishes	\$75,000.00	\$95,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$15,000.00	\$15,000.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$15,000.00	\$0.00	Restoration of facade
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$35,000.00	\$25,000.00	Wholesale replacement (plumbing, electrical, HVAC estimates higher w/ remodel.)
2300	Heating Ventilating and Air Conditioning	\$35,000.00	\$25,000.00	Wholesale replacement
2600	Electrical	\$35,000.00	\$25,000.00	Wholesale replacement
2700	Communications	\$5,000.00	\$5,000.00	
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	
3100	Earthwork	\$15,000.00	\$10,000.00	Regrading and mitigation of drainage
3200	Exterior Improvements	\$15,000.00	\$15,000.00	
3300	Utilities	\$15,000.00	\$10,000.00	Reconnections
	Subtotal	\$590,000.00	\$515,000.00	
	Fee (20%)	\$118,000.00	\$103,000.00	
	Construction Contingency (10%)	\$59,000.00	\$51,500.00	
	Construction Contract Total	\$767,000.00	\$669,500.00	
Miscellaneous Costs				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$40,000.00	Carrying costs for a 12 month project vs. a 6 month project.
	Total Miscellaneous Costs	\$855,000.00	\$815,000.00	
	Construction Subtotal	\$1,623,500.00	\$1,487,500.00	
057	Project Contingency (10%)	\$162,350.00	\$148,750.00	
058	Escalation (3%)	\$48,705.00	\$22,312.50	Material/labor inflation at 3% a year
	Total Construction Costs	\$1,834,555.00	\$1,658,562.50	
	Total Project Cost	\$1,961,055.00	\$1,750,412.50	

(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; and

The property cannot be adapted for any other uses by either the current owner or by a purchaser that would result in a reasonable return other than demolition. In fact, the only scenario in which the owner can earn any return is to demolish the structures and build a single-family house.

(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed

It would likely be impossible to find a purchaser or lessee interested in acquiring the property and preserving it as the current owner will have to disclose the structural engineering report, the full inspection report, the insurance denial letter, and the mortgage denial letter. Moreover, if a COA demolition is denied, the owner will have to disclose such which further limits the use of the property.

The HAHC allowed a demolition at 702 Woodland Street in 2012. The HAHC report is included with the COA application. Just like the owner here, the 702 Woodland Street owner was a recent purchaser. The HAHC report states that because of the condition of the house, the owner satisfied this criteria.

**Unusual or
compelling
circumstance**

(1) That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;

The current information does not support the historic or archeological significance of the building or its importance to the integrity of the historic district.

City of Houston Ordinance, Section 33-201 provides that a contributing structure is "a building, structure, object or site that reinforces, or that has conditions, which, if reversed, would reinforce, the cultural, architectural or historical significance of the historic district in which it is located, and that is identified as contributing upon the designation of the historic district in which it is located. The term also includes any structure that was identified as "potentially contributing" in any historic district designated prior to October 13, 2010."

While the duplex structure located at 1932 South Blvd. a.k.a. 5115 Hazard Street in the Boulevard Oaks Historic District is classified as a "contributing structure," its substandard condition, inappropriate renovations, and loss of historic integrity disqualifies the structure as a contributing structure.

The owner has retained multiple experts to advise him regarding uses and adaptive reuses of the duplex. Retained experts include architects, a structural engineer, appraiser, inspector, and attorneys. Had the City known of the extensive deterioration of the building at the time it was designated a contributing structure, the City likely would not and should not have designated it such.

This property is exactly the type of property that the ordinance makes room to be demolished. In fact, the HAHC approved a similar demolition at 1748 North Blvd. in 2010. In that case, the HAHC agreed that "Although the house was listed as 'contributing' at the time of the historic district inventory, the new information which has come to light about alterations would have resulted in a 'non-contributing' classification

had the information been available at the time of the historic district application.” See HAHC report included with this COA application.

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District**AGENDA ITEM: IIj**
HPO File No. 120802**Owner:** Thomas A. Oden**Applicant:** Robert Brent Reed
Prospective buyer

Time Frame

Date Accepted
7-31-201290-day Waiver
N/A**SITE INFORMATION:**

Lot 1, Block 36, Woodland Heights Subdivision, City of Houston, Harris County, Texas. The site includes a contributing one story, wood frame duplex and detached carport.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a Certificate of Appropriateness for the following work:

- Demolition of a historic one-story house and detached carport.

APPROVAL CRITERIA**Sec. 33-247. DEMOLITION OF LANDMARK, PROTECTED LANDMARK, OR CONTRIBUTING STRUCTURE, OR WITHIN ARCHAEOLOGICAL SITE**

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- ☒ ☐ ☐ (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
- *HCAD lists the appraised value for the land as \$160,000 and the improvement as \$71,084 in 2010. In 2011, HCAD lists the appraised value for the land as \$160,000 and the improvement as \$64,759.*
 - *A July 2012 appraisal for this property states a market value of \$240,000 excluding the existing improvements.*
 - *The rehabilitation cost estimate provided by the applicant is \$370,098.00.*
 - *The cost of demolition of the existing structure and new construction cost estimate provided by the applicant is \$428,898.00.*
- Combined, an economic hardship is indicated for the property. The structural and pest control reports indicate that the amount of repair work required would far exceed the fair market value of the house.*
- ☒ ☐ ☐ (2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
- The structural and pest control reports indicate that the amount of repair work required would far exceed the fair market value of the house.*

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 1

Houston Archaeological and Historical Commission**Meeting Date: August 15, 2012****SITE LOCATION:** 702 Woodland Street
Woodland Heights Historic District**AGENDA ITEM: IIj**
HPO File No. 120802

-
- ☒ ☐ ☐ (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

The applicant purchased the property in August 2012. It was listed for \$270,000.

Structural and pest control reports indicate the structure cannot be preserved. The structural report indicates the siding is rotted over the majority of the house; framing is rotted from sill to rafters; and significant damage from wood destroying insects.

The pest control report indicates the property has rotted and termite damaged floor joists, sills, and rafters throughout; the structure is damaged beyond treatment and repair; recommends consulting a licensed demolition company. Inspector was unable to enter due to rotted framing.

- ☐ ☐ ☒ (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

STAFF RECOMMENDATION: Approval of Certificate of Appropriateness

HAHC ACTION: Approval of Certificate of Appropriateness

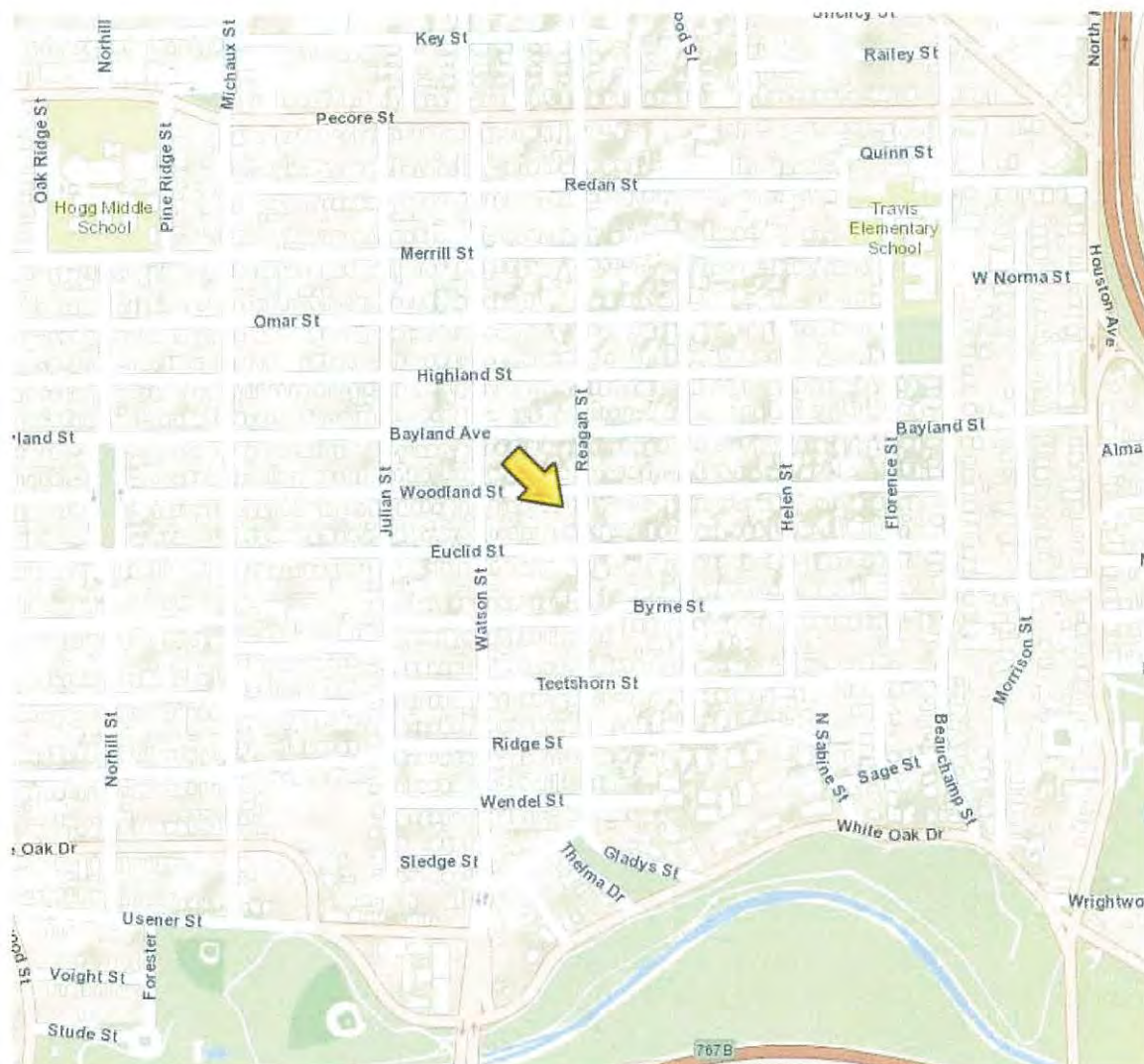
CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 2

*Houston Archaeological and Historical Commission**Meeting Date: August 15, 2012***SITE LOCATION:** 702 Woodland Street
Woodland Heights Historic District**AGENDA ITEM: IIj**
HPO File No. 120802

Site Location Map
Not to scale



CERTIFICATE OF APPROPRIATENESS

*City of Houston**Planning and Development Department, Community Sustainability Division* 3

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802

Appraisal – July 21, 2012

Borrower: Brent Reed and Jaclyn Mueck Property Address: 702 Woodland St City: Houston County: Harris State: TX Zip Code: 77009 Legal Description: Lot 1 Block 35, Woodland Heights Sale Price: \$ 270,000 Date of Sale: None Loan Term: Link yrs. Property Rights Appraised: <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis FUD Actual Real Estate Taxes: \$ 5,684 (yr) Loan charges to be paid by seller: \$ N/A Other sales concessions: N/A Lender/Clien: VISTA BANK TEXAS Address: 1415 Louisiana, Suite 400, Houston, TX 77002 Occupant: William Sloan Appraiser: Russell Milan Instructions to Appraiser: Estimate Fair Market Value																																																													
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate: <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use: 80% 1 Family 1% 2-4 Family 5% Apts. 4% Condo 10% Commercial % Industrial % Vacant % Change in Present Land Use: <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input checked="" type="checkbox"/> Taking Place (*) (*) From: Teardown/Vacant To: Residential Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant 2 % Vacant Single Family Price Range: \$ 100,000 to \$ 1,000,000 Predominant Value: \$ 375,000 Single Family Age: New yrs. to 115 yrs. Predominant Age: 60 yrs.																																																													
Employment Stability: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Deleterious Conditions: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																													
Comments including these factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): See attached addenda.																																																													
Dimensions: 50.00 X 100.00 = 5,000 Sq. Ft. or Acres <input type="checkbox"/> Corner Lot Zoning classification: Residential Present Improvements: <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations Highest and best use: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify): Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe): OFF SITE IMPROVEMENTS Gas <input checked="" type="checkbox"/> Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Water <input checked="" type="checkbox"/> Surface: Concrete <input type="checkbox"/> Asphalt San. Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input type="checkbox"/> Private <input type="checkbox"/> Underground Elec. & Tel. <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights Topo: Level Size: Average Shape: Rectangular View: Average Drainage: Appears Adequate Is the property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> No <input type="checkbox"/> Yes Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The subject site conforms to the area and there are no known adverse easements or encroachments which would affect value at this time. The subject site has an existing structure which was entered and found to have no value and should be torn down due to its present condition. The appraisal is for land value only.																																																													
The undersigned has noted three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																													
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Comments and Conditions of Appraisal: See attached addenda.																																																													
Final Reconciliation: See attached addenda.																																																													
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 07/20/2012 to be \$ 240,000																																																													
Appraiser(s): Russell Milan Review Appraiser (if applicable): <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property																																																													

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 4

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District**AGENDA ITEM: IIj**
HPO File No. 120802

Rehabilitation Cost Estimate – Cover Letter

14 July 2012

Mr. Brent Reed

RE: 702 Woodland Rehabilitation- Revised, only what exists today

Mr. Reed,

I appreciate the opportunity to quote the rehabilitation of 702 Woodland. As we have discussed, it is basically an entire new build. The only thing we are really going to be able to save is the driveway approach and potentially some of the wood structure, although that is doubtful. We will probably have to install new utility taps as well to bring them up to code and operating conditions.

The home is in complete disrepair. After walking through the inside and checking conditions on the outside, I see no reason to save anything. However, if you do require us to build with parts of the existing house, we will do our best to save and rehab what we can. However, I want you to realize that we can't use any of the windows due to rot, the studs are most likely all eaten by termites, and the foundation footers are already failing under the existing load. In my opinion, it would not be wise to salvage anything from the home, not even trim pieces. Also, the siding is vinyl so there is nothing of value there.

If you do proceed with the rehabilitation of the home, I have attached a quote for the work to replace only what exists today. Please keep in mind that it is subject to change if we encounter more setbacks during the cleanup stage.

Rehabilitation Quote: \$370,098.00

If you determine to not move forward with the rehabilitation of the existing structure, we will be pleased to offer a price for the new construction of the house once the plan is completed. For budgetary reasons, we often quote \$160-\$175 per ACSF for new construction on Heights Style homes. We have several plans that would fit in the neighborhood very well and will also fit on this lot.

Please let me know if you have any questions. Again, thank you for the opportunity to help you on your new home.

Sincerely,

John R. Sullivan

Sullivan Brothers Builders, Ltd.

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 5

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Rehabilitation Cost Estimate – Itemized

A/C BID	9,800.00	INSTALL DOOR HARDWARE	350.00
ADDRESS PLAQUE	100.00	INSULATION	2,500.00
APPLIANCES-KITCHEN	4,000.00	INTERIOR CLEANS	1,250.00
ARCHITECT FEES	6,000.00	INTERIOR DOORS	2,200.00
BANK INSPECTION FEES	350.00	INTERIOR TRIM MATERIAL	6,000.00
BATHROOM HARDWARE	200.00	INTERIOR TRIM LABOR	9,623.00
BRICK LABOR	2,500.00	KILL GAS LINE	2,100.00
BRICK MATERIAL	1,500.00	LANDSCAPE ARCHITECT FEES	850.00
BUILDER'S RISK INSURANCE	1,635.00	Landscape ReHAB Current	3,500.00
CABINET HARDWARE	400.00	LEVEL HOUSE	3,000.00
CABINETS	8,500.00	LOW VOLTAGE-	850.00
CEILING FAN BUDGET	450.00	MAILBOX	100.00
CITY OF HOUSTON PERMITS	2,540.00	MASTER BATH TUB/FIXTURES	850.00
COLUMNS & CORBELS	1,500.00	MIRRORS	1,200.00
CONCRETE DEMO	3,600.00	PAINT	14,500.00
CONSTRUCTION FENCE	450.00	PERMIT AGENCY	400.00
CONTINGENCY	10,000.00	PLUMBING BID	11,200.00
COPIES OF PLANS	200.00	PLUMBING FIXTURES	3,500.00
DEMOLITION	7,500.00	PORTA CAN	600.00
DESIGNER FEES	1,500.00	PUNCH OUT	1,500.00
DOOR HARDWARE	1,200.00	RELOCATE METER	850.00
DRIVEWAY/FLATWORK	5,400.00	ROOFING	6,500.00
DUMPSTERS & EXT. CLEANS	5,000.00	SHEETROCK	11,200.00
ELECTRIC BID	10,500.00	Exterior Stairs	2,000.00
ELECTRIC FIXTURES	2,300.00	SUBFLOOR SCREWDOWN	200.00
ENERGY SENSE	300.00	SURVEYS	1,000.00
ENGINEERING FEES FOR DESIGN	2,600.00	TERMITE TREATMENT	1,400.00
EXTERIOR DOORS	2,400.00	TILE LABOR	4,000.00
FIREPLACE	1,495.00	TILE MATERIAL	3,200.00
INSULATE CRAWL SPACE	1,500.00	TRACTOR WORK/DIRT REMOVAL	500.00
FOUNDATION	39,500.00	TREE TRIMMING/STUMP GRINDING	850.00
FRAMING LABOR	38,000.00	TUB REPAIR BUDGET	150.00
FRAMING MATERIAL	65,000.00	UTILITIES & METER INSTALLS	2,165.00
FRONT DOOR	1,750.00	WEATHERSTRIP/SEALS BUDGET	900.00
Formica Countertops	2,200.00	WINDOWS	5,500.00
Tile FIREPLACE SURROUND	500.00	WOOD FENCE	2,890.00
INSTALL CABINET HARDWARE	350.00	WOOD FLOORS	18,000.00

Total: \$370,098.00**CERTIFICATE OF APPROPRIATENESS**

City of Houston

Planning and Development Department, Community Sustainability Division 6

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Demo and New Construction Cost Estimate – Itemized

702 Woodlands		A/C S.F.	TOTAL S.F.		BUDGET	
ITEM NO.	DESCRIPTION OF WORK	3086	4464		JRS	\$/Sq.FT
1005	Lot Price/Closing					0.00
1010	Lot Survey/Replat Fees				\$ 1,280.00	0.41
1020	Soil Testing				\$ 576.00	0.19
1030	Demolition/Site Work				\$5,400.00	1.75
1040	Tree Removal/Trim				\$ 576.00	0.19
1050	Bonds					0.00
1060	Architect/Engineer Fees				\$ 8,320.00	2.70
1070	Initial Appraisal					0.00
1080	Permit Fees				\$ 5,376.00	1.74
1090	Job Toilets/Dumpsters				\$ 2,655.00	0.86
1100	Temporary Fence				\$ 320.00	0.10
1105	Infrastructure					0.00
1110	Storm Sewer/Site Drainage/French Drain				\$ 1,540.00	0.50
1115	Roadway & Pavements					0.00
1120	Sanitary Sewer					0.00
1130	Water Line/Meter				\$ 2,050.00	0.66
1135	Gas Meter				\$ 705.00	0.23
1140	Sewer Tap				\$ 1,800.00	0.58
1150	Elevation Certificates (Pre/Final)	slab survey			\$ 1,150.00	0.37
1155	Select Fill/Construction Pad				\$ 775.00	0.25
1160	Termite Pre-Treatment/Shield				\$ 650.00	0.21
1170	Inspection Fees/3rd Party				\$ 320.00	0.10
1180	Foundation/Pilings	42	piers		\$20,850	6.76
1190	Rough Grade				\$ 640.00	0.21
1200	Frame Materials				\$ 83,200.00	26.96
1215	Flood/Crawlspace Vents		12		\$ 1,150.00	0.37
1220	Frame Labor				\$ 32,850.00	10.64
1240	Wood Windows		24		\$ 8,760.00	2.84
1260	Exterior Doors		3		\$ 4,230.00	1.37
1280	Roofing Material (Piecemeal)				\$ 7,700.00	2.50
1290	Roofing Labor (Piecemeal)		48	SQ	\$ 3,400.00	1.10
2000	Roofing Contract (Turnkey)					0.00
2100	Prefab. Firebox				\$ 2,050.00	0.66
2200	Masonry Fireplace					0.00
2500	Brick Material/Sand/Mortar				\$ 5,120.00	1.66
2600	Brick Labor				\$ 4,480.00	1.45
2900	Plumbing Rough (Labor)				\$ 10,880.00	3.53
2910	Sewer Line					0.00
3000	Plumbing Trim (Labor)				\$ 4,100.00	1.33
3100	Plumbing Trim (Fixtures)				\$ 7,200.00	2.33
3150	Tub Chip Repair				\$ 320.00	0.10
3300	Low Voltage Rough/Trim				\$ 1,792.00	0.58
3400	Electrical Contract				\$ 16,000.00	5.18
3500	Security System					0.00
3600	HVAC Contract				\$ 13,500.00	4.37
3650	Duct Blaster Test				\$ 450.00	0.15
3900	ADA Ramp Material					0.00
3950	ADA Ramp Labor					0.00
4000	Insulation				\$ 12,300.00	3.99
4050	Blower Door Test					0.00
4100	Drywall			/BSF	\$ 14,600.00	4.73
4200	Garage Doors/Opener				\$ 4,352.00	1.41
4300	Trim Material				\$ 23,700.00	7.68
4350	Interior Doors		20	int	\$ 4,225.00	1.37
4400	Trim Labor			/sf	\$ 19,750.00	6.40
4500	Prefab. Cabinets					0.00
4600	Hardwood Floors				\$ 15,360.00	4.98
4700	Gutters	not complete			\$ 640.00	0.21
4900	Street Cut(s)					0.00
5000	Flat Work				\$ 5,760.00	1.87
5300	Paint Material			/sf	\$ 27,300.00	8.85
5350	Paint Labor					0.00
5400	Hardware (Door/Cabinet)				\$ 5,900.00	1.91
5500	Bath/Misc. Hardware					0.00

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 7

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802

Demo and New Construction Cost Estimate – Itemized

...continued

5700	Tile Material				\$	3,200.00	1.04
5800	Tile Labor				\$	8,350.00	2.71
5900	Kitchen/Powder/Utility Counters				\$	4,600.00	1.49
6000	Master Bath Counters				\$	2,300.00	0.75
6100	Second Bath Counters				\$	1,850.00	0.60
6200	Appliances				\$	11,300.00	3.66
6300	Mirrors/Shower Doors				\$	3,300.00	1.07
6400	Light Fixtures				\$	7,500.00	2.43
6450	Ceiling Fans				\$	1,200.00	0.39
6500	Shutters (Exterior)						0.00
6900	Carpet/Vinyl						0.00
7000	Rough Clean				\$	1,860.00	0.60
7100	Final Clean			/SF	\$	1,400.00	0.45
7300	Wrought Iron				\$	9,600.00	3.11
7400	Final Grade						0.00
7500	Cedar Fence				\$	9,730.00	3.15
7600	Irrigation Allowance				\$	2,820.00	0.91
7700	Landscape Allowance				\$	8,700.00	2.82
7800	Punch-Out/Warranty				\$	1,280.00	0.41
7900	Temporary Utilities				\$	1,020.00	0.33
8000	Extra Expenditure				\$	6,400.00	2.07
8500	Legal Fees						0.00
8700	Worker's Comp						0.00
8800	General Liability				\$	1,600.00	0.52
8900	Builder's Risk				\$	1,216.00	0.39
8901	Flood/Wind Insurance						0.00
8905	Swimming Pool Allowance						0.00
8910	Final Survey				\$	520.00	0.17
8920	Builder's Warranty				\$	830.00	0.27
8930	Construction Locks				\$	320.00	0.10
9050	Construction Financing				\$	5,760.00	1.87
9100	Sales Commission				\$	-	0.00
9200	Taxes				\$	5,760.00	1.87
CONSTRUCTION TOTAL					\$	498,468.00	161.53

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 8

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802

Assessment

Owner and Property Information

Owner Name & Mailing Address: SLOAN WILLIAM S 702 WOODLAND ST HOUSTON TX 77009-7253			Legal Description: LT 1 BLK 36 WOODLAND HEIGHTS			
			Property Address: 702 WOODLAND ST HOUSTON TX 77009			
State Class Code			Land Use Code			
B2 -- Real, Residential, Two-Family			1001 -- Residential Improved			
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
5,000 SF	1,528 SF	8306.02	1618	161	5358B	493B

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	160,000		Land	160,000	
Improvement	64,759		Improvement	64,759	
Total	224,759	224,759	Total	224,759	224,759

5-Year Value History

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	32.00	32.00	160,000

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1920	Residential Duplex	102 -- Residential 2 Family	Average	1,528 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Texas law prevents us from displaying residential sketches on our website.
You can see the sketch or get a copy at HCAD's information center at 13013 NW Freeway.

Building Data	
Element	Details
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	C-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Aluminum / Vinyl
Element	Units
Room: Total	8
Room: Full Bath	2
Room: Bedroom	2

Building Areas	
Description	Area
BASE AREA PRI	1,528
OPEN FRAME PORCH PRI	216
OPEN FRAME PORCH PRI	48
OPEN FRAME PORCH PRI	48

Extra Features	
Description	Units
Carport - Residential	1

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 9

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Recent Property Listing



Single-Family ML #: 43980046 Status: **PS** LP: **\$265,000** LP/SF: **\$173.43**
County: Harris Tax Acc #: **037-301-000-0001-001** Priced at Lot Value Also For Lease: No
Area: **9 - Central North** Location: **41 - Houston** Mkt Area: Greater Heights KM: 493B
Addr: **702 WOODLAND ST** City: HOUSTON Zip: **77009 - 7253**
Sub: WOODLAND HEIGHTS Sec #: 0 State: Texas Country: United States
Master Planned Community: No/ Legal: LT 1 BLK 36 WOODLAND HEIGHTS DOM: 6
SqFt: 1528/Appraisal District Lot Size: 5000/Appraisal District Year Built: 1920/Appraisal District PAR: **Y**
SchDist: **27 - Houston** Elem: HISD Middle: HISD High: HISD
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Media: [F66](#)

Photo Gallery

Listing Broker: DCPR01/[Donald Charles Properties](#)

Office #: (832)275-3544 Ext:

[Request an Appointment](#)Listing Agent: dtr/[Donald Tomek](#)

Fax #: (713)583-2755

Appt #: (713)977-7469/Showing Service PM #:

Addr: 1027 E. 14th Street, Houston TX 77009

Office Web:

Cell Phone: (832)275-3544

Email: dtomek53@hotmail.comAgent Web: <http://www.donaldcharles.com>

Alternate #:

Description and Room Dimensions

Style: Traditional # Stories: 1 New Construction: No/ Builder Name: # Bedrooms: 2 /
Type: Duplex Approx Complete: Access: #FB/HB: 2/0
Lot Size: 5000/Appraisal District Lot Dim: Acres: / Utility Rm: Garage: 0/
Living: 12x12 Dining: 12x12 1st Bed: 11x12 4th Bed: Carport: 2/Detached Carport
Den: Kitchen: 10x12 2nd Bed: 11x12 5th Bed: FmtDoorFaces: North
Game Rm: Brkfst: 3rd Bed: Gar/Car: Show: Accompany
Study: ExtraRm: Media:
Agent Remarks: DUPLEX in the heart of Woodland Heights - great corner lot @ Reagan and Woodland w/matured trees - possible new construction site (classified as contributing in historic district) but property condition may allow tear down - buyer needs to verify with applicable sources - also possible renovate or add on - contact listing agent for more details. NO SHOWING - DRIVE BY ONLY! Property access may be arranged by appointment only. Use Stewart Title 1980 Post Oak 77056 Jane Burkhalter
Dir: Studewood to Woodland - go east to corner of Reagan and Woodland - house on corner
Physical Property Description - Public: DUPLEX in the heart of Woodland Heights - great corner lot @ Reagan and Woodland w/matured trees - possible new construction site (classified as contributing in historic district) but property condition may allow tear down - buyer needs to verify with applicable sources - also possible renovate or add on - contact listing agent for more details. NO SHOWING - DRIVE BY ONLY! Property access may be arranged by appointment only (must be accompanied by listing agent).

Interior, Exterior, Utilities and Additional Information

Microwave: No	Dishwasher: No	Cmpctr: No	Dispsl: No	SeploeMkr: No	Oven: Range:
Fireplace: 0/ Connect: Energy: Green/Energy Certifications: Interior: Master Bath: Exter Constr: Other Extr: Lot Desc: Subdivision Lot Waterfront Features: Golf Course Name: Restrictions: Deed Restrictions Disclosures: Sellers Disclosure Management Co./HOA Name: No / T/Date: Compensation: SubAgt 3%	Heat: Other Heating	UtilRm: Utility Rm in House Bedrooms: All Bedrooms Down Rooms: Flooring: Pvt Pool: No/ Roof: Composition Foundation: Block & Beam St Surf: Concrete, Curbs Cool: Other Cooling Defects: Has Known Defects Exclusions: List Type: Exclusive Right to Sell/Lease Expire Date: Bonus:	Countertops: unknown AreaPool: No Utility Dist: No Wtr/Swr Public Sewer, Public Water Var/Dual Rate: No		

Financial Information

1st Assumable: No FinAvl: Cash Sale, Conventional
Ownership Type: Full Ownership
Maint Fee: No/\$0/
Other Mandatory Fees: No/\$0 /
Taxes w/o Exemptions/Yr: \$5,684/2011 Tax Rate: 2.5292329999999996 Exemptions: Over65, Homestead
Loss Mitigation:

Pending Information

PD: 6/15/2012 ED: 8/10/2012 SA Public ID: [SHUMWAYB/Brad Shumway](#) TREC #: [0403146](#)
Sell Broker: HTEX01/[Heritage Texas Properties](#) DOM: 6 OPEnd Date:

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 10

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Letter from Property Owner

To Whom It May Concern:

We are writing to illustrate our experience and findings while under contract to purchase the property located at 702 Woodland, Houston, Texas 77009, in hopes to receive approval for complete demolition.

After years of searching for the right home in the Woodland Heights, it was a very happy day when 702 Woodland popped up in our search results. It was just put on the market when Brent decided to do another search, one Sunday morning in early June 2012. We felt so lucky to probably be the first ones to see it come online! When asked to tour the property, the seller's agent, Donald Tomek- Donald Charles Properties, told us that the property was being sold at lot value and there would be no access to the home, only drive-by's. After discussing further, he agreed to open one side of the property (it is currently a duplex, but is not marketed as "for rent" by the owner), but he would not be meeting us there, refusing to walk through himself due to the condition of the home. He warned us prior to entry that we should consider wearing masks and gloves, that there was presence of termites, fleas, mold, and made an overall disclaimer to be careful not to touch anything based on the general condition of the structure.

Upon entry, we were immediately in agreement with the aforementioned assessment. This property is quite possibly in the worst condition imaginable while still having a roof. There is obvious water damage based on the evidence of a collapsed ceiling, mold on the walls, and visible termite damage due to the estimated 30 by 15 foot hole in the southwestern corner of the structure. You literally can fall through the floor, which almost happened to Brent! It is clear that the home as been open to outside elements for an extended period of time.

Following our walk through of the property, we met our potential future neighbor, the owner of 710 Woodland. He was very concerned about the rear access of 702 Woodland being so open and inviting for criminals, drug addicts or unruly teenagers.

With his property being in such close proximity, he feared his home could become collateral damage resulting from a number of potential causes. He fully supported our plan to demolish the house, should the seller accept our offer and actually said, "Please! Take a bulldozer to that dump!" His only concern was someone building a giant, modern, townhome structure that would stick out like a sore thumb on Woodland St. We couldn't agree more and assured him of our desire to build a home reminiscent to the gorgeous, original architecture in this historic neighborhood.

We have been searching for years to find the perfect home in the Woodland Heights within our budget constraints. After having our architect, builder and the City of Houston Historic Inspector walk the property, it was their conclusion that not only should this home be torn down immediately, but also if anyone were to attempt to rehab this house, the cost would far outweigh the gain. We received a bid for new construction and a remodel and the latter cost is not reasonable or acceptable for this property in our opinion. It makes more financial sense to build new. We want nothing more than to build a home that looks as though it has been there since the Woodland Heights inception (in remarkable condition!) and consistent with the other single-family homes on the street.

In conclusion, we hope that you will agree that our findings support demolition of 702 Woodland. Our desire is to have a safe home to live and enjoy for years to come. We are strong supporters of your efforts to conserve the beautiful history in the neighborhood and are confident that you will be pleased with our plans, which will result in a charming home that fits perfectly into the lovely, unique Woodland Heights! Thank you for your time and consideration.

Sincerely,



Jaclyn Mueck and Brent Reed

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 11

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Applicant Photos



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 12

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 13

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 14

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 15

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802

Letter from Structural Engineer



P.O. Box 6156 - Kingwood, TX 77325

james@jdenineer.com ■ 281.852.3647 ■ 32.213.3622 (F) ■ www.jdenineer.com

Mr. Brent Reed
702 Woodland Street
Houston, TX 77009

7/30/2012

Re: Structural Inspection – 702 Woodland Street – Houston, TX 77009

Mr. Reed,

It is the intent of this letter to provide you with information pertaining to the structural inspection of the home located at the address listed above. This inspection of the structure took place on 7/26/2012 and yielded several deficiencies. These deficiencies are:

- Rotted siding over the majority of the home.
- Rotted framing from sill to rafters.
- Significant damage is seen from what appears to be wood destroying insects.

Based on the visible damages discovered in the inspection, JDSI feels there are significant hidden damages that will only be revealed with the removal of the drywall and siding. The house appears to have had little, if any maintenance performed in several years. It is unsafe to enter as the rotted and/or insect damaged framing may collapse. Due to the significant insect damage to the main framing and the high likelihood of hidden damage, JDSI therefore recommends the home be demolished and replaced. Attempts to repair the structure so that it is in compliance with the IRC and relevant city codes will far exceed the cost of a complete removal and replacement. 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

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 16

*Houston Archaeological and Historical Commission**Meeting Date: August 15, 2012*

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: Iij
HPO File No. 120802

Letter from Pest Control Inspector

STUART'S PEST CONTROL, INC.
700 COLLEGE
SOUTH HOUSTON, TX 77587
713-944-2347

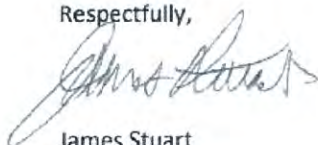
7-26-2012

CREOLE DESIGN
ATTN: SAM GIANUKOS

Dear Mr. Gianukos:

The duplex at 702 Woodland is impossible to inspect or treat because much of it has rotted to the ground. The exterior is completely overgrown with vines and small trees. I recommend treating the multiple wasp nests on the exterior before attempting to clear the property. Please call me if you have any questions.

Respectfully,



James Stuart

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 17

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Termite Inspection Report

1A. **Stuart's Pest Control, Inc.** 1B. **TDA #364**
Name of Inspection Company SPCS Business License Number

1C. **700 College** **South Houston, TX** **77587** **713-944-2347**
Address of Inspection Company City, State Zip Telephone Number

1D. **JAMES SPURHART** 1E. Certified Applicator ☒ Technician ☐ **PTL 0562546**
Name of Inspector (Please Print) (Check One)

2. **7-26-2012**
Case Number (VA/FHA/Other) Inspection Date

4A. **CRIOLE DESIGN** Seller ☐ Agent ☐ Buyer ☐ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

4B.
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☐
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by TDA Structural Pest Control Services. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. **DUPLEX**
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes ☐ No ☒
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:
Attic ☒ Insulated area of attic ☐ Plumbing Areas ☒ Planter Box abutting structure ☐
Deck ☒ Sub Floors ☒ Slab Joints ☐ Heavy Foliage (N) ☒
Soil Grade Too High ☒ Heavy Foliage ☐ Eaves ☐ Weepholes ☐
Other ☐
Specify: **PROPERTY WAS UNSAFE TO ENTER DUE TO ROTTED FRAMING**

7A. Conditions conducive to wood destroying insect infestation Yes ☐ No ☒
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
Debris under or around structure (K) ☒ Wood to Ground Contact (G) ☒ Formboards left in place (I) ☐ Excessive Moisture (J) ☒
Planter box abutting structure (Q) ☒ Footing too low or soil line too high (L) ☒ Wood Rot (M) ☒ Heavy Foliage (N) ☒
Insufficient ventilation (T) ☐ Wood Pile in Contact with the structure (O) ☒ Wooden Fence in Contact with the structure (R) ☐
Other (C) ☐ (Specify) **ROTTED AND TERMITES DAMAGED FLOOR JOIST, SILL AND RAFTERS THROUGHOUT STRUCTURE**

8. Inspection Reveals Visible Evidence in or on the structure:
8A. Subterranean Termites Active Infestation Yes ☐ No ☒ Previous Infestation Yes ☐ No ☒ Previous Treatment Yes ☐ No ☒
8B. Drywood Termites Active Infestation Yes ☐ No ☒ Previous Infestation Yes ☐ No ☒ Previous Treatment Yes ☐ No ☒
8C. Formosan Termites Active Infestation Yes ☐ No ☒ Previous Infestation Yes ☐ No ☒ Previous Treatment Yes ☐ No ☒
8D. Carpenter Ants Active Infestation Yes ☐ No ☒ Previous Infestation Yes ☐ No ☒ Previous Treatment Yes ☐ No ☒
8E. Other Wood Destroying Insects Active Infestation Yes ☐ No ☒ Previous Infestation Yes ☐ No ☒ Previous Treatment Yes ☐ No ☒
Specify:
8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:
8G. Visible evidence of: **SABCEDE** has been observed in the following areas: **SOME PORTALS DAMAGED BEYOND RECOGNITION**
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E, & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:
9. Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☒
If "Yes", specify corrections: **RECOMMEND CONSULTING LICENSED DESTRUCTIVE COMPANY**

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (refer to Part G, H, and I, Scope of Inspection) Yes ☐ No ☒
9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes ☐ No ☒
Specify reason: **PROPERTY DAMAGED BEYOND TREATMENT AND REPAIR**
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: **ADDFE**
-if treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐
-if treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B.
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes ☐ No ☒ List Insects:
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 18

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

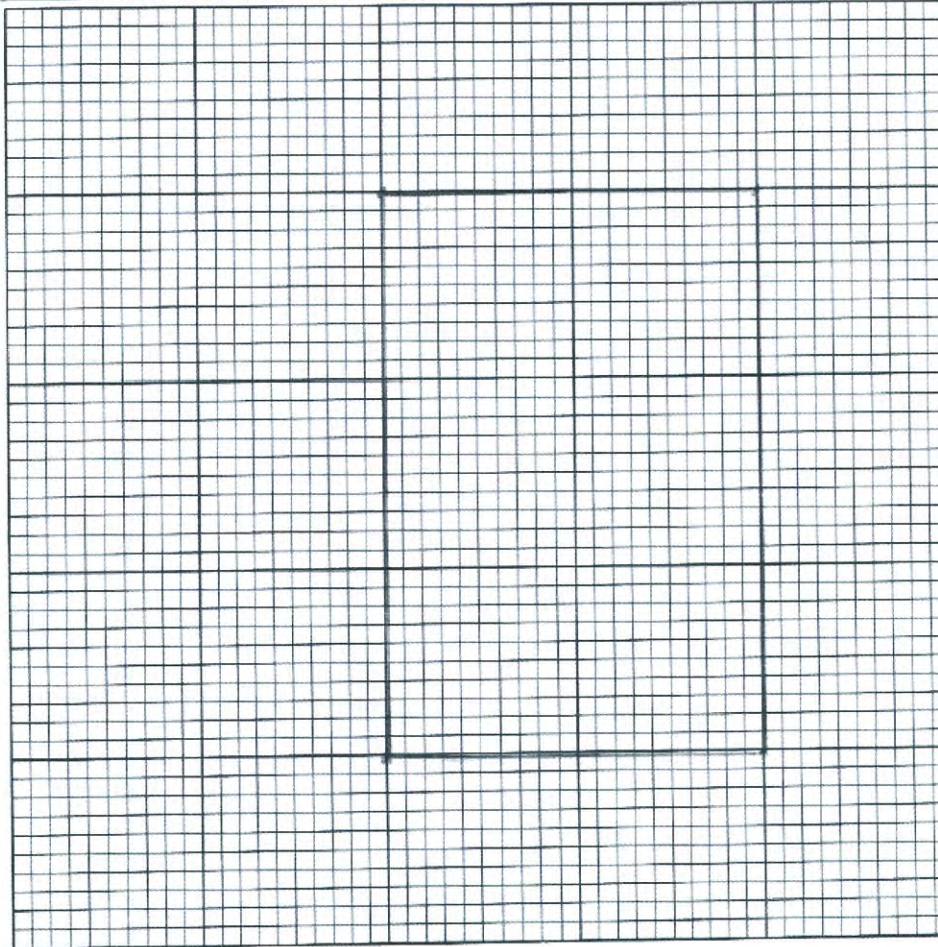
SITE LOCATION: 702 Woodland Street
Woodland Heights Historic District

AGENDA ITEM: IIj
HPO File No. 120802

Pest Control Report Diagram

The Inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by following codes:
E-Evidence of Infestation; A-(active); P-(previous); D-Drywood; S-Subterranean Termite; F-Formosan Termite; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants;

Other(s) - Specify _____

Address 702 WOODLAND PROPERTY WAS TOO OVERGROWN TO GRAPH PROPERTY

□ = 2 Sq. Ft.

Additional Comments: CONSULT LICENSED DEMOLITION COMPANY.
TREATMENT IS NOT PRACTICAL

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 19

Houston Archaeological and Historical Commission**Meeting Date: November 18, 2010****AGENDA ITEM: IVb****SITE NAME:****HPO File no. 101001****SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District**Owner:** Florence Jordan as to an undivided ½ interest, and Florence Henszey Jordan**Applicant:** Lee Girard, Realtor

Time	Date	90-day
Frame	Accepted	Waiver
	October-6-2010	N/A

SITE INFORMATION:

Lots 3 & 4, Block 5, Ormond Place, City of Houston, Harris County, Texas. The building on the site includes a two-story, brick house with attached garage.

TYPE OF APPROVAL REQUESTED:

The owner and applicant requests approval of a certificate of appropriateness for the following work:

- Demolition of the primary two-story residential building and attached garage

HISTORY AND SIGNIFICANCE:

The home at 1748 South Boulevard was built in 1928 in the newly developed Ormond Place Subdivision, which is part of the Boulevard Oaks Historic District. Ormond Place, bounded by West Edgemont and extending almost to Hazard, was platted in 1923. The subdivision, which contains 33 lots, was developed by George F. Howard, a real estate developer and President of the San Jacinto Trust Company. He built his own house in Boulevard Oaks at 1707 South Boulevard. Howard and the San Jacinto Trust Company were responsible not only for a significant part of Boulevard Oaks, but also for the development of Braeswood, a southwest Houston subdivision planned by Hare & Hare in the late 1920s. E. H. Fleming, developer of Southampton Place across Bissonnet from Boulevard Oaks, planned and developed Ormond Place. West Ormond Place, platted and filed in 1935, continued from Ormond Place to Hazard.

The home is classified as "contributing" to the proposed historic district. When the Boulevard Oaks National Register Historic District was approved by the National Park Service on February 22, 2002, the house at 1748 South Boulevard was also classified as "contributing." The house exhibits influences of the Colonial Revival style. Despite the multiplicity of subdivisions, the blocks along North and South Boulevards display a cohesiveness in terms of both architecture and landscape architecture which epitomizes upper middle income residential developments in the south end of Houston in the 1920s. The houses, most built between the middle 1920s and late 1930s, exemplify the refined suburban domestic architectural traditions prevalent in the United States during the interwar years. The neighborhood was developed as Houston's residential and institutional core moved south and west of the downtown area. Rice University, the Texas Medical Center, Hermann Park and the Museum of Fine Arts are contemporary with the neighborhood and are located less than a mile away. The planning of North and South Boulevards as boulevards divided by central, landscaped lots guaranteed a uniformity and consistency that makes Boulevard Oaks a cohesive neighborhood in Houston.

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb**SITE NAME:****HPO File no. 101001****SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District**APPROVAL CRITERIA FOR DEMOLITION:**

Sec. 33-247. Same--Demolition of landmark, protected landmark, contributing structure, potentially contributing structure or within archaeological site.

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a contributing structure or a potentially contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(1) Determination of an unreasonable economic hardship shall be based upon the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☐ ☒ ☐ (a) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

The 2010 Harris County Appraisal District records for this property indicate a land value of \$1,638,000 and an improvement value of \$319,000. The property was purchased by the current owner in 1964 for approximately \$45,000.00 exclusive of interest.

- ☒ ☐ ☐ (b) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; and **The applicant has submitted three renovation estimates for the rehabilitation of the existing structure. The three different estimates are for \$900,000, \$1,125,000, and \$753,964 respectively. The proposed rehabilitation costs and land value after rehabilitation would be \$2,538,000, \$2,763,000, and \$2,391,964, which all exceed neighborhood comparables per square foot.**

- ☒ ☐ ☐ (c) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed. **The property has been actively listed on MLS since April 2010.**

(3) Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:

S D N/A

S – satisfies D – does not satisfy N/A – not applicable

- ☒ ☐ ☐ (a) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; **Historic Sanborn Fire Insurance Company maps for this property indicate that the original configuration of the house consisted of the central two story portion of the house and a small two story wing located to the east (right) side of the building. The Sanborn map also indicates a small entry vestibule/mud room located on the west side of the building which was one story in height with dimensions of approximately 8'-0" x 8'-0". Subsequent phases of remodeling have added a series of side and rear additions which have altered the original integrity of the building. The west side of the building currently features a one and one half story addition with a series of graduated side facing gable roofs. The side addition has**

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb**SITE NAME:**

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

added and additional 35'-0" of street width to the original 42' wide house. Although the house was listed as "contributing" at the time of the historic district inventory, the new information which has come to light about alterations would have resulted in a "non-contributing" classification had the information been available at the time of the historic district application.

- ☒ ☐ ☐ (b) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; **The prospective purchaser's intention is to build a new single family home of comparable size, which will straddle both lots as is the current configuration.**
- ☐ ☐ ☒ (c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness.

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb**SITE NAME:****HPO File no. 101001****SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

Statement from Property Owner

October 5, 2010

To Whom It May Concern:

My parents, George and Florence Jordan, purchased the property at 1748 North Blvd in 1964.

My father is deceased and my mother is unable to live alone. She currently lives in a retirement community in Austin. Because none of my family now lives in Houston, we are relying on paid help to maintain the empty house. Needless to say, this is a financial drain on my mother's assets as she must shoulder the expenses not only for this Houston property but also for the retirement community where she lives. Although we are currently managing, my father always counted on the money from the sale of this house for my mother's future living expenses. She has minimal investments or savings.

We understand the condition of the house makes renovation an expensive proposition, so although we would be sorry to see the house torn down, we also understand this is the only reasonable option for a buyer. Everything from the wiring to the air conditioning units is long out-dated, not to mention the presence of mold in the air conditioning ducts. Since the question of permission for demolition has arisen, the interest in the property, in spite of its being in a prime location and being a double lot has been close to zero. The one offer we have for the house is contingent upon demolition.

In regard to the historic nature of the house, it has always been our understanding that the house was significantly remodeled by the previous owners, the Allens. Mr. Allen owned a construction company and we were told this company did the remodeling. Included in the renovations were the addition of what is now the front door to the house, the entrance hallway and a new staircase. The master bedroom, bath and closet as well as the eating area of the kitchen were new additions; the kitchen itself was completely remodeled. Upstairs, two rooms and a bath were added in addition to a complete re-configuring of the other rooms upstairs. The renovations were significant since the original house was probably a typical center-entry colonial of the type common in the neighborhood. The entire floor plan of the house, both upstairs and down is probably completely changed from the original structure.

Thank you for your time attention to our request for a demolition permit.

Elizabeth Bodman
Daughter of Florence Jordan

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb**SITE NAME:****HPO File no. 101001****SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

**Statement from Applicant
Representing Property Owner**

Planning and Development Dept., City of Houston
c/o Mr. Thomas McWhorter
November 3, 2010
Page 2

The foregoing items were all prepared at arms-length and independently of each other. None of the authors of such materials are employed by the Property owner or its agents.

With this letter, the applicant has provided the Office of Historic Preservation with a significant amount of material in support of its application. As such, I would like to take this opportunity to summarize some of the more notable components of the application:

- The Jordan family originally purchased the Property in 1964 in an arms-length transaction for approximately \$51,000. Since its original construction, the home has gone through two major additions, severely altering the original design and resulting in a structure that straddles two platted lots in Ormand Place subdivision. Of all the professionals that have toured the home during this process, none could definitively identify the original, historic structure.
- Mrs. Jordan requires significant medical attention and currently resides in a nursing home in the Austin, Texas area. The costs of Mrs. Jordan's care are extraordinary – approximately \$6,000 per month. Mrs. Jordan's children are relying on the funds from the sale of the Property to ensure that their mother continues to receive sufficient care and attention during the final chapter of her life. The sale of the Property would also relieve the family from significant property tax, insurance and other financial burdens relating to the ownership of the Property (e.g., utilities, landscaping, homeowners' association dues, etc.). The Jordan family estimates these costs to be in excess of \$3,200 per month.
- The Property has been listed for sale since April 23, 2010. Prior to placing the Property on the Multiple Listing Service, the listing broker marketed the Property in December of 2009 by mailing 400+ letters to neighbors and area builders who might be interested in new construction or remodeling the existing home. Since that time, the Property has been under contract twice. Both contracts were withdrawn when the buyers became aware of the impending elimination of 90-day waiver certificate feature of the City's historic preservation ordinance. Both buyers had intended to demolish the existing improvements and construct a new single family home.
- According to the 2009 HCAD appraisal, the value of the Property is \$1,831,777; land is valued at 1,638,000 and the home is valued at \$193,777. The square footage is listed at 4,564 square feet, which equates to \$42 per square foot. Per Mark Atkins, AIA, who is experienced in the restoration of historic structures, the cost of a historical renovation to a home like this is estimated to be 4 to 5 times the value on a cost per square foot basis, or around \$900,000. The renovation proposals enclosed with this letter are consistent with this figure. Assuming a total renovation, the new value of the land and the improvements would be around \$2,731,000, or \$598 per square foot, far surpassing the comparables of the

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb**SITE NAME:****HPO File no. 101001****SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

Planning and Development Dept., City of Houston
c/o Mr. Thomas McWhorter
November 3, 2010
Page 3

neighborhood on a cost per square foot basis. This disparity in “improved value” and comparables is very unattractive to lenders and would make for a poor investment decision.

- Mrs. Winston, who is currently under contract to purchase the Property, plans to build a modestly scaled single family home on the site, in keeping with the historic nature of the neighborhood.

Based on the foregoing and the various factors to be considered by the Historic Preservation Office in the review of an application for a Certification of Appropriateness-Demolition, the applicant respectfully requests that HPO staff recommend its application for approval by the Houston Archaeological and Historical Commission.

Please call me if you have any questions or would like any additional information.

Sincerely,



Anthony L. Marré

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Site Location Map
Not to Scale



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Photo of Existing Building



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

AGENDA ITEM: IVb

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Detail of Side Addition



CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

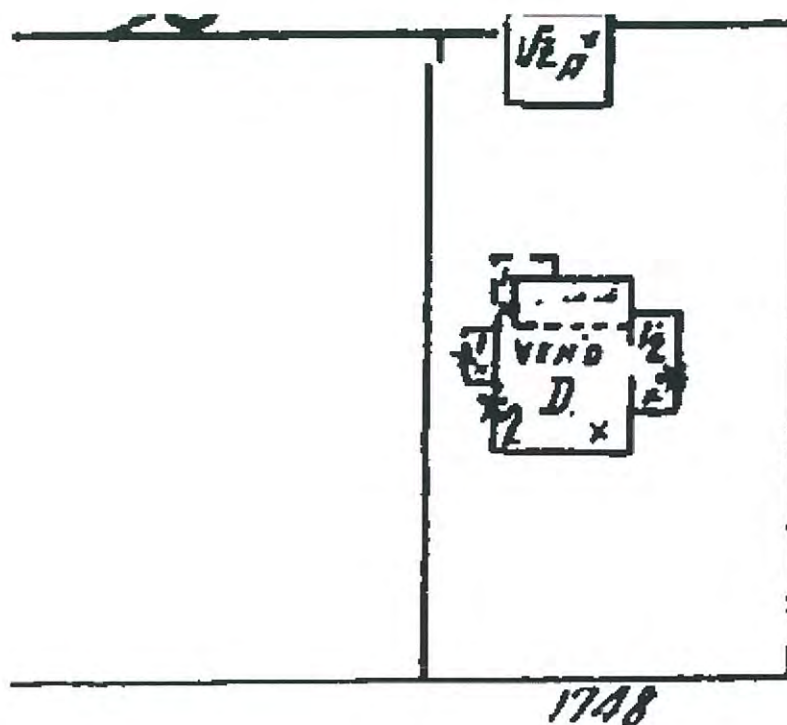
AGENDA ITEM: IVb

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Historic Sanborn Map



NORTH

Copy of Current Survey

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

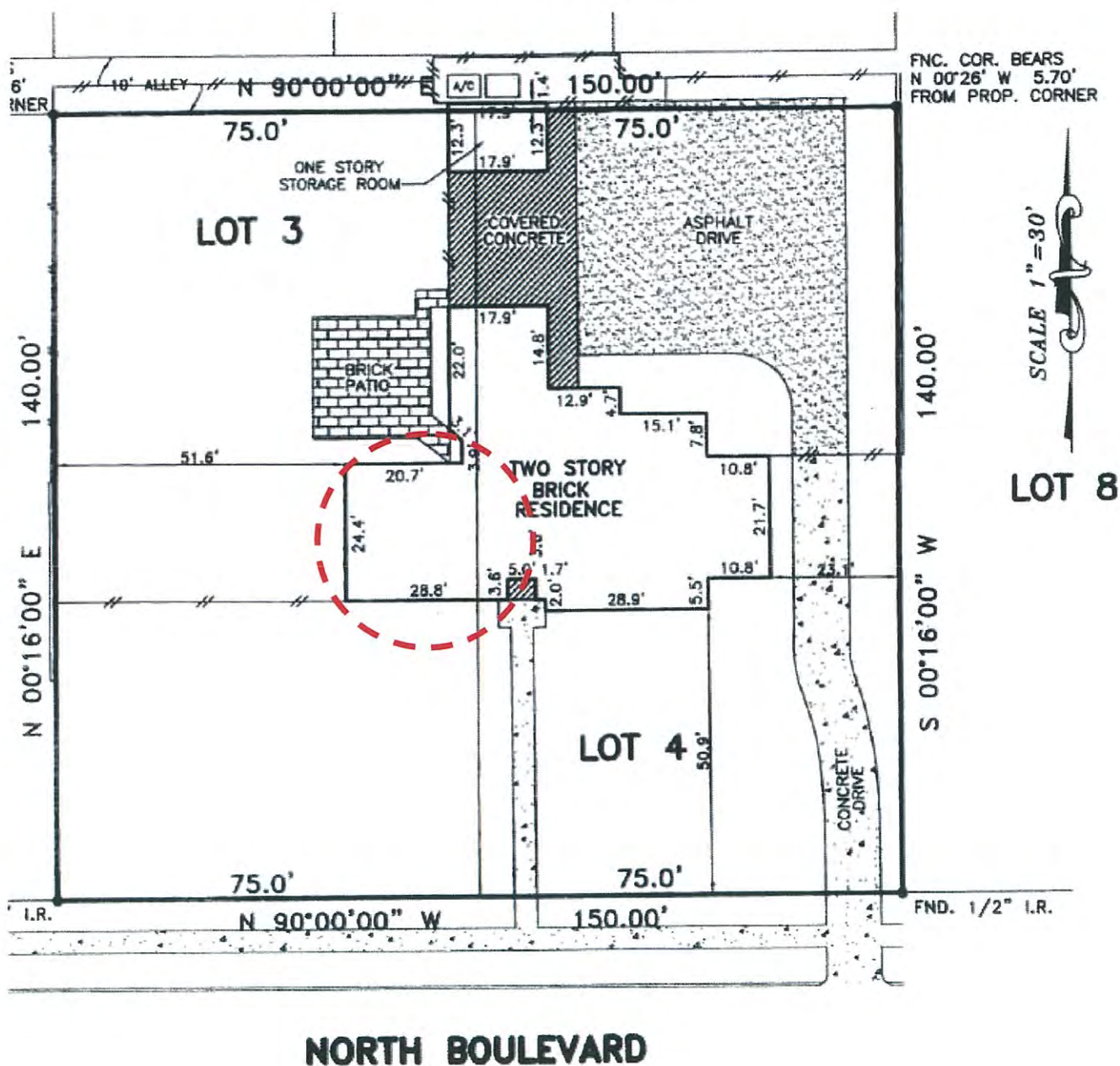
AGENDA ITEM: IVb

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Side Addition Circled



CERTIFICATE OF APPROPRIATENESS

(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

The owner plans to construct a single-family residential structure on the property if the demolition COA is granted. The owner has submitted full plans for the single-family residential structure as required by ordinance. Moreover, before the owner will be allowed to construct such single-family residential structure a separate COA will be required.

The owner has presented a design for a new single-family structure that is appropriate architecturally to the Boulevard Oaks Historic District. The owner will modify the proposed single-family structure based on staff's and HAHC comments to ensure such structure is architecturally appropriate to the Historic District.

(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

The owner has explored all reasonable measures to save the structures from further deterioration, collapse, arson, vandalism, and neglect. The owner purchased the property in May 2013. Unfortunately, the deterioration of the structures at that time was irreversible. The cost models show that an economic hardship exists to repair the foundation, roof, and other structural elements much less undertake a full renovation of the property. The substandard conditions also present an usual and compelling circumstance requiring demolition.

INSPECTION REPORT

**Prepared for:
Mr. Douglas P. Heller**

**Property Address:
1932 South Boulevard
Houston, TX 77098**

**Prepared by:
EBC Engineering, Inc.
TBPE Reg. # F-13827
6420 Richmond Ave, Suite 306
Houston, TX 77057**

Date: July 8, 2014

Intent of report:

The intent of this report is to provide a professional opinion about the adequacy and safety of the existing structures to be occupied.

The inspection of the structures was limited to visual observations of the accessible parts of such structures. No material tests were performed.

Recommendations for mitigation measures to improve the existing conditions of the inspected structures are not part of this report.

A photographic record of some of the more important findings during the inspection is presented in Appendix A.

General project information:

The subject of this report is a two story single family residence with a detached two story garage apartment located at the northeast corner of South Blvd and Hazard Street.

The structural system of the main house consists of wood framing on a crawl space foundation with perimeter grade beams and the structural system of the garage apartment consists of wood framing on a concrete slab on grade foundation. The roof system of both structures consists of asphalt shingles on wood decking and rafters.

Cladding materials of the main house consist of painted wood siding at the second floor and painted brick veneer at the first floor. The cladding materials of the garage apartment consist of painted wood siding.

The interior walls and ceilings of both buildings are covered with painted gypsum board and the floor is mainly hardwood.

Observations:

All floors at the main house are unlevelled especially towards the center of the house where most of the house dead loads are concentrated, with drops in the order of 1.5 inches to 3 inches from reference points determined in the field with a maximum measured span of 17 feet. The floors at the garage apartment are also unlevelled with similar drop dimensions.

The aforementioned changes in elevations reflect problems with the foundation that translate in deflections of the structural framing system beyond the maximums allowed by the 2006 International Residential Code. It is important to note that at the moment of the inspection the buildings were uninhabited and no furniture was present. Therefore, the deflections of the structural members were not at their maximum and will increase if the building is inhabited. Besides, the increment in load will generate additional stresses in the structural members that will impact the performance of the whole structural system.

Since the dimension, spacing and points of support of the existing framing members

could not be determined in the field, it is not possible to assess exactly what the impact of the additional loads on the structure will be. Nevertheless, based on my observations to the buildings and on my professional experience, it is clear that such impact will be negative and the safety of the occupants will be compromised.

Deflections were also observed from the outside of the buildings especially at the south façade of the main house and at the main –west- elevation of the garage apartment.

It is apparent that the interior walls of both buildings were recently patched and painted. For this reason, it is difficult to accurately determine the actual structural condition of the walls. However, based on the field observations throughout the buildings and noting that there are new cracks at all windows and doors as well as in other wall locations, it is clear that the damage of the walls is extensive and will be more apparent with time.

The house stairs are unlevelled from the exterior wall towards the interior of the house as indicated in photo6.

The size and spacing of the existing rafters at the main house's roof are not adequate and are sagging. Besides, the ceiling joists are also unlevelled with the same slope condition towards the center of the house as in the first and second floor. Additionally, the roof lacks a wind uplift tie down system in compliance with the 2006 IRC.

Moisture infiltration was also observed in the buildings especially thru the roof deck and at the first floor of the main residence.

Due to the age of the buildings, which according with Harris County records were built in 1938, it is likely that the paint of the windows is lead-based paint and besides, do not comply with the International Energy Code.

Finally, exterior cladding materials are deteriorated due in part to the lack of maintenance but also to foundation deficiencies as is the case of the brick veneer at the main residence.

Conclusion:

Based on the visual inspection performed by me and to the best of my knowledge, I conclude that both the main residence and the garage apartment do not comply with the 2006 IRC and are not safe to be inhabited.

Report prepared by:

A circular red ink seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. In the center, there is a five-pointed star. Below the star, the name "E. HENRY BARRETO" is printed. Below the name, the license number "105874" is printed. Overlaid on the seal is a handwritten signature in black ink, which appears to be "Henry Barreto", and the date "7/8/14" written below the signature.

Henry Barreto, P.E.

EXHIBIT A
PHOTOGRAPHIC RECORD



Photo1. Exterior elevation at main house on South Boulevard. Siding paint and windows are deteriorated. Second floor wall cambers down at center, windows and entrance door are unlevelled.



Photo2. House foundation unlevelled with cracks.



Photo3. Unleveled house foundation with cracks at main entrance. 1.5 inches drop from column to column along concrete step.



Photo4. Brick veneer crack along perimeter grade beam at main residence.

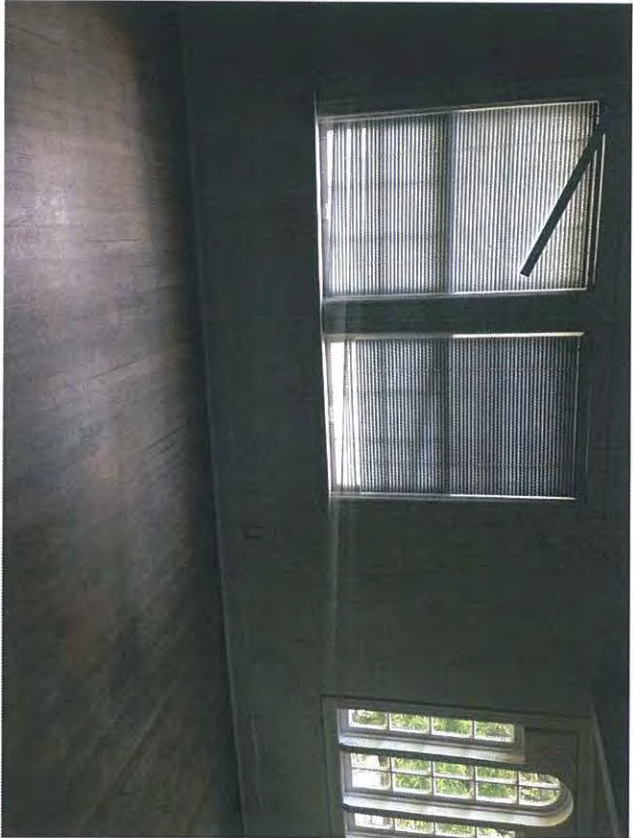


Photo5. Floors sagging at second floor of main house.



Photo6. Unleveled stairs at main house. Measured 1 inch drop along stair width.



Photo7. Crack on column at house stairs.



Photo8. Second floor bathroom at main house. Floor is cracked and unlevel. 2 inches drop from exterior wall to entrance door.



Photo9. Typical cracks at headers on doors and windows at main house



Photo10. Typical cracks between floor and windows sills at main house.



Photo11. Mold inside main house at first floor.



Photo12. Sagging roof framing members and moisture infiltration thru roof deck.



Photo13. Inadequate roof framing and bracing



Photo14. Damaged wood siding at garage apartment.



Photo15. Exterior elevation of garage apartment on Hazard Street. Sagging roof and floor cantilever.



Photo16. Out of plumb column and damaged concrete slab at garage apartment



Photo17. Out of plumb column, sagging overhang and unleveled windows at garage apartment .



Photo18. Deteriorated walls and mold at garage apartment.



Photo19. Typical cracks at headers on doors and windows at garage apartment



Photo20. Typical cracks between floor and windows sills at garage apartment

Photographs Elevations of all sides of the structure



View from alley facing South - garage apt.



View from Hazard facing East - garage apt. and Duplex

View from Hazard facing East - Duplex



View from Hazard facing East - garage apt.



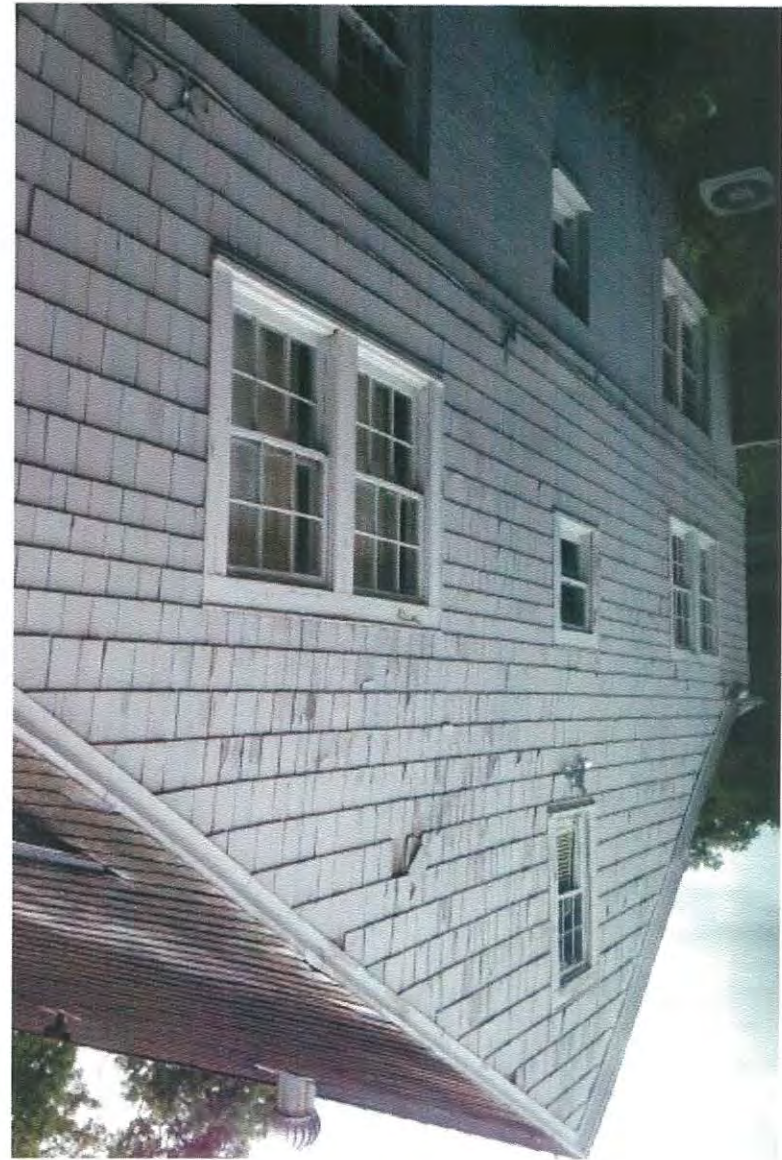
View from 1930 facing West - garage apt.



South Blvd. facing North - Duplex



View from 1930 facing South West - Duplex



Drawing Survey

W

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11201 Richardson Ave., Suite J-101 Houston, Texas 77062
TEL (281) 666-8918 FAX (281) 558-8931
Copyright 2005 South Texas Surveying Associates, Inc.

[illegible]

THIS COPY CONTAINS NO INFORMATION RELATIVE TO THE

CHARLES TYLE COMPANY

1. The above information was obtained from the records of the Federal Bureau of Investigation, Department of Justice, and is being furnished to you for your information. It is not to be distributed outside your agency without the express approval of the Bureau of Investigation.

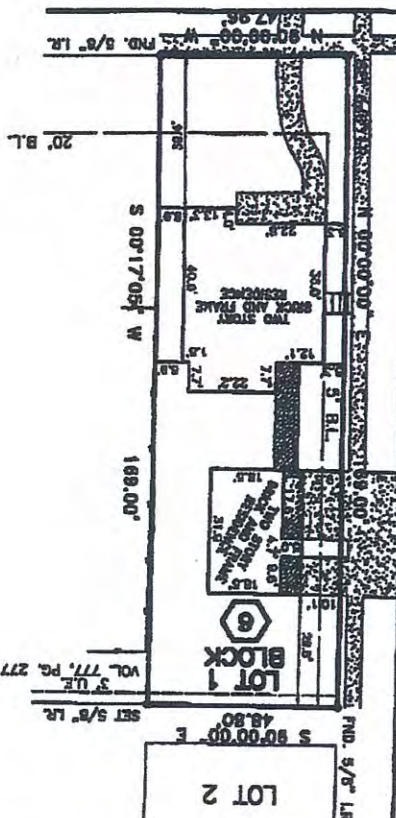
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE IN SAME
ACCORDING TO F.T.M. MAP NO. 4500C ORDER, DATE 04-23-00
BY GRADING PLATTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PLAT OF LOT 1
BLOCK 8
OF REORGANIZATION OF CHERRY CREEK
ACCORDING TO THE PLAT RECORDED IN
THE MAP RECORDS OF
HARRIS COUNTY, TEXAS
VOLUME 9, PAGE 30
OF

[illegible]

(60' R.O.W.)

SOUTH BOULEVARD



HAZARD STREET
(50' R.O.W.)

SCALE 1"=30'

*** TOTAL PAGE.02 ***

Section 33-247(b)(1)

**Certified appraisal
of the value of the
property conducted
by a certified real
estate appraiser**

**SOUTH BOULEVARD
PROPERTY
CLASSIFIED AS
RESIDENTIAL, TWO-FAMILY**

**1932 South Boulevard @ Hazard
HOUSTON, TEXAS 77098**

**"WHOLE PROPERTY"
(LAND AND ALL EXISTING IMPROVEMENTS)**

"Appraised as if Effectively Vacant"

**EFFECTIVE DATE OF APPRAISAL (STD 2(vi), 2015, USPAP)
Site Visit June 9, 2015**

**RESTRICTED APPRAISAL REPORT
(Conforms to Content Items of SR 2-2(b), USPAP, 2014-2015)**

PREPARED BY

**R. A. ROBINSON, TX1324007G
STATE CERTIFIED GENERAL APPRAISER
LISTED WITH APPRAISAL FOUNDATION REGISTRY**

VOICE: 713 790 1312

Email:

address: P O BOX 300851, Houston, Texas, 77230 d060915

June 19, 2015

C/O Douglas P. & Ellen L Heller, Owners of Record,
Timothy Kirwin, Attorney and Counselor At Law and
Other Intended Users, Houston Historic District Board (SR 1-2(a), USPAP
1930 South Boulevard, Houston, Texas 77098

Re: 1932 South Boulevard, Harris County, Texas 77098
Legally Described: Lot 1, Block 6, Chevy Chase, Harris County, Texas
State Class Code: B2-Real, Residential, Two-Family
Conforms to Appraisal Report, Summarized Contents
(Standards Rule 2-2(b), USPAP, 2014-2015 Edition)

Pursuant to your request, a site visit and valuation of above all "existing" referenced site improvements in **poor condition** and land has been completed as part of determination to support **Market Value** as defined in conformity with Uniform Standards of Professional Appraisal Practice, (USPAP), Page U-3, Lines 98-109, current edition, 2014-2015.

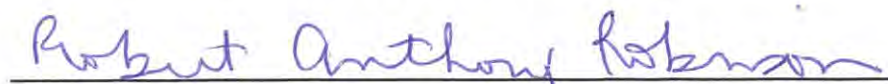
Intended Use of Restricted Appraisal Report (in conformity with SR 1-2(b), USPAP) is to get "Approval to Demolish Improvements" from Houston Historic District Preservation Society. Ordinance Ch. 33, VII, Section 33-247.

Subject real property consist of approximately 4,466 square feet (SF), two level improvement (duplex), three car garage and garage apartment with wood frame exteriors situated on approximately 8,095 SF corner site. Currently property is vacant. **Actual age of subject primary improvement is 77 years built in 1938 according to Harris County Appraisal District information.**

Market Value

(As If Effectively Vacant Site)

\$1,100,000.00



Robert Anthony Robinson

State Certified General Real Property Appraiser, TX 1324007G

Written description, photographs, exterior improvement sketches, documentation provided by certified appraiser of value (Market Value) and assessed value of whole property (land and improvements) established by Harris County Appraisal District.

Additionally, Restricted Appraisal Report complies with Jurisdictional Exception Rule, USPAP, Page U-15, 2014-2015 Edition @The Appraisal Foundation referring to applicable regulations stated in Certificate of Appropriateness Demolition Checklist.

Appraisal information to include Highest and Best Use of Site **"as if vacant" and as future proposed improvements to include garden related landscaping designs by selected architect, Spencer Howard, "as if improved."** Adjacent improved "uniquely" custom built improvements are owned by the Heller Family and proposed improvements are to be compatible to this property and Chevy Chase Residential Subdivision existing custom designed homes.

Definition of Effectively Vacant Site Status, that is, greater percentage of "whole property" value is concentrated in land, not older improvements.

Improved Sales as if **Effectively Vacant**, Land/Lot Sales and Cost Data is herein provided to support Market Value requisite to age, location, site size, specific "Proposed Use Value to Owner" and actual related accrued depreciation of existing improvements.

Current Value estimates are developed as of Effective Date, June 9, 2015. Detail support of value positions noted on **Page 5, Summary of Salient Facts.**

Comment: "USPAP, Standards Rule 1-1(c), Page U-16, Line 510; Perfection is impossible to attain, and competence does not require perfection."

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SUMMARY OF SALIENT FACTS

Address:	1932 South Boulevard, Houston, Texas 77098 5115 & 5151 Hazard (garage apartment)	
Site Size:	Estimated at 8,095 Square Feet Total Area	
Frontage:	50 Feet, on north line of South Boulevard per HCAD Facet Map 5356C	
Landscaping:	Existing three mature oak trees and grass cover	
Gross Living Area:	4,466 Square Feet, per HCAD and appraiser exterior measurement, building Sketches included	
Proposed:	Complimentary garden adjacent to owner's residential property at 1930 South Boulevard.	
Number of Units:	Residential, duplex with garage apartment	
Market Area:	1B, Bellaire, West University, Southampton, Map 492Z	
Year Built:	1938 & 1977	
Date of Acquisition:	May 13, 2013; confirmed sale for land value only.	
Confirmed Sale Price:	\$765,000 or \$94.50 PSF (land value only)	
Condition:	Improvements not occupied, poor condition compared to improved comparables inspected.	
Value Estimates:	Land:	\$1,011,900
	Improved Sales:	\$ 890,000
	Cost Approach:	\$1,194,200(r)
Market Value Opinion:		\$1,100,000

*(HCAD Land Value (LV); \$692,123 divided by Total Value; \$752,752 is 91.9% of overall value), demonstrates majority value in LV component. May possibly be viewed "**as if effectively vacant**" land/site in valuation.

SCOPE OF WORK

(Developed in conformity to S.O.W. Rule, Page U-13), USPAP, 2014-2015

Scope of Work includes identification of the appraisal problem. Determine and perform Scope of Work (S.O.W.) necessary to develop credible assignment results and disclose information in report. Scope of Work in summary, includes an eight step **"Valuation Process "** of which **S.O.W.** is the second step.

Scope of Work includes extent to which subject property is identified, identification of tangible real property inspected (site visit), type and extent of data researched; and type and extent of analyses applied (traditional approaches to value) to arrive at supportable opinions and conclusions.

General and specific data researched primarily from near southwestern sector of Harris County, Key Map Area 492, specifically **Chevy Chase** to include similar type land sales (lots), improved sales comparables market rentals and cost data processed through traditional appraisal approaches, that is, Sales Comparison and Cost Approaches, Step Six, Strengths and Weaknesses of approaches (SR 1-4a & 4b) developed and discussed in reconciliation, Step Seven of valuation process. All information is communicated in Appraisal Report format, Step Eight, presented in summary, **in conformity with Standards Rule 2-2(b), 2014-2015 edition of Uniform Standards of Professional Appraisal Practice.**

Reasonable ranges to include comparable improved sales, cost data, land sales and listings researched included to support opinions and conclusions. Data that is **"reasonably comparable in all features" to subject is analyzed in report.** Recognition that data included has substantial differences and the fact that no two properties are truly comparable in interior amenities or architectural styles compared to subject. **Addendum Section also includes subject data (existing and proposed) to arrive at value conclusions throughout report.**

NEIGHBORHOOD DESCRIPTION SUMMARY

(in accordance with Standards Rule 1-2(e), USPAP 2014-2015)

Market Area/Neighborhood as used in this report is defined in the Appraisal of Real Estate, as being:

"A group of complementary land uses and exhibit's a greater degree of uniformity than a larger area. Shared features may be reflected in the area including building types, economic profiles of occupants and other regulations affecting land uses. Social, economic, and governmental forces operating within a market area contribute to the environment."

Subject Market Area is situated in the near southwestern sector of Harris County and Houston, Texas also known as "**Chevy Chase.**" Focus of this analysis and valuation is "specifically, Key Map Area 492. This residential sector is west of Houston's Central Business District. The analyses begins with identifying relevant characteristics of the subject market and neighborhood area (in compliance with SR 1-2(e), Lines 532-540), USPAP.

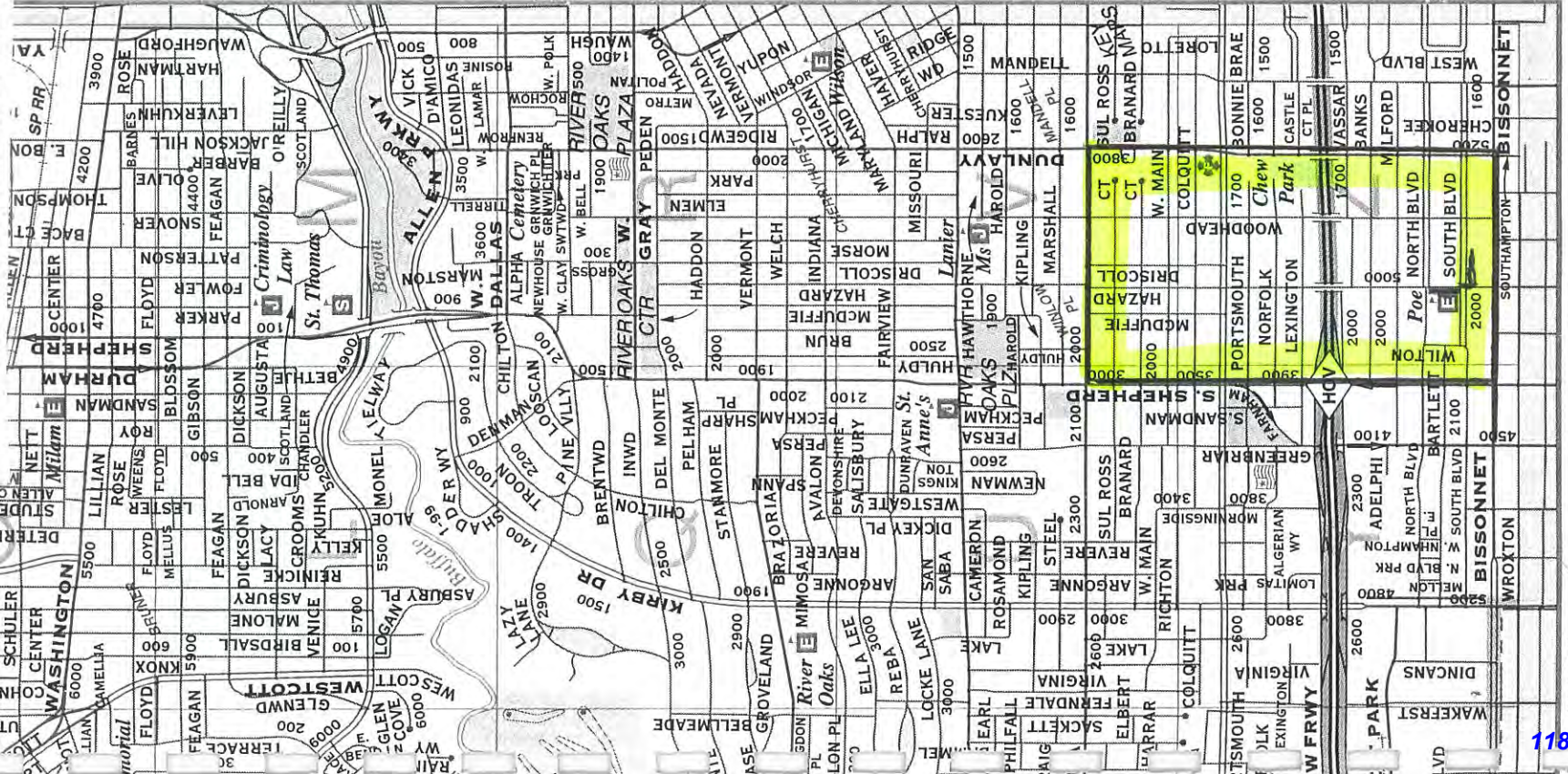
Subject Neighborhood is southwest of Houston's Central Business District, south of Memorial Park, River Oaks Country Club, west of the Galleria, south of Rice University, the Texas Medical Center and Reliant Park.

Neighborhood/boundaries are: North-West Alabama; South-Bissonnet; East-Dunlavy and West-South Shepherd. Key Map Page 492 is included identifying delineated immediate neighborhood/market area of subject.

South Boulevard fronting subject site is a two lane raised, tree lined divided median extended east/west bound **local road**. Uniquely built one and two level custom and executive built homes with a mixture of lot sales, scheduled proposed sites currently under construction exist along South Boulevard. Street Scenes along South Boulevard and Hazard Street are included on Page 13A.

Residential Improvements in the area were originally built between 1935 and 1940 according to Harris County Appraisal District and real estate brokers with knowledge and brokerage experience in the area. **Majority of improvements have unique exterior architectural styles with wide varying interior amenities strongly suggesting "Value in Use" appraisal concept. Based on inspection of area comparables compared to exterior architectural style and interior amenities of subject do not exist.**

SUBJECT KEY MAP AREA 492Z



SUBJECT SITE DESCRIBED

(in conformity with Standards Rule 1-2(E), USPAP)

Subject rectangular shape corner site contains total land area of approximately 8,095 square feet. Site dimensions are about 46.8 front feet along the south line of South Boulevard and 169 feet deep according to HCAD Facet Map 5356C included.

Subject site also have three large mature oak trees included in landscaping.

South Boulevard is an east/west bound local road, divided tree lined raised median, asphalt paved road with concrete sidewalks and drainage. Ingress/Egress to site is good via Hazard and South Boulevard. Harris County Facet Map 5356C and Key Map Page 492 shows site location characteristics.

Site sizes surrounding the subject range from 3,300 SF to 18,000 SF. **Subject site size is 8,095 SF. Several listings and sales in subject delineated area (Key Map 492) exist. Classification of dominant land sales are residential.**

Numerous land sales comparables from subject delineated market area were extracted with land values compared to subject site size. **Dominant land value is shown by HCAD at "\$95.00 PSF though developed from a "universe" of sales and calibrated.**

In accordance with **"Standard 6, USPAP, Mass Appraisal, Page U-37, Line 1160 (5), calibrated model and a "Universe" of properties, Page U-37, USPAP, 2014-2015 Edition. These formats are acknowledged in final "adjusted land value estimate" for subject and shown in Cost Approach Section, Page 35.**

SUBJECT
(LOCATION)

REET

060-067-005-0020
5.3300 AC.

5A

D STREET

FACET 5356C

1	2	3	4
5	6	7	8
9	10	11	12

PUBLICATION DATE:
2/3/2015

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



PUBLICATION DATE:
2/3/2015

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MAP LOCATION

120

Subject Improvements Described

Subject Photographs, Pages 13-17

Exterior

Primary Improvement: Two level Residential (**existing duplex**)
Garage Apartment, 3 Car detached
Condition: Poor, deemed, effectively vacant site.
 Gross Living Area(GLA): 4,466 Square Feet exterior dimensions
Proposed Improvements: To be determined by owners
 Roof: Composition Shingles
 Exterior: Wood Frame Exterior
 Windows: Wood Framed glass
 Porches: Concrete, with steps
 Concrete Paved Parking: (32' x 19')
 Concrete Porch: (8' x 6')
 Landscaping: Three mature oak trees and grass cover

Interior (Existing)

Poor Condition; Beyond Physical Life
 Duplex Units: 2
 Level 1: 2 bedroom, 1 Bath
 Level 2: 2 bedroom, 1 Bath
 Floors: Hardwood/Vinyl
 Plumbing: To city code
 AC/Heating: Heating/AC; not functional
 Functional Utility: Poor
 Physical Condition: Poor compared to Improved Comparable sales
 in Subject Key Map Area 492
Accrued Depreciation: Estimated at \$374,418, Page 35
Depreciated Value of Improvements: Estimated at \$ 28,832

Comment: Subject existing improvements situated on corner site in very compact, high density upscale residential Chevy Chase Subdivision across from Poe Elementary School. Other adjacent land uses are residential. Overall condition of improvements are poor based on actual age, (77 Years), comparables included and total observed accrued depreciation of subject.

Duplex has not been occupied for several years and currently vacant. Estimated remaining physical life estimated at 1-2 years. Based on owner intentions at time of acquisition, is to demolish existing improvements. Based on appraisal terms, improvements have minimum contribution to value and deemed as **"effectively vacant site."**

Status of effectively vacant site, purchased for land value only confirmed by purchaser, Mr. and Mrs. Heller, adjacent land owner at 1930 South Boulevard as indicated throughout report. However, to adequately support dominant activity of improvements built between 1935 to 1940 data and photographs are provided supporting individual purchaser/owner intentions. **Sales activity include properties with "Historic Designations and without this status."**

Appraisal Status based on owner intentions and activity in Chevy Chase Subdivision, older properties are "demolished" and custom built/Executive Style Homes are built. Appraisal Concept, "Value in Use."

Improved Sales Comparable data is included in the Sales Comparison Approach, however, this approach supports dominant activity for older whole properties. Older improvements have minimum contribution to total sale price (land and site improvements), therefore, this approach may possibly provide limited influence to **"Market Value."**

Additionally, improved sales comparables inspected vary widely in individual exterior architectural styles, gross living area and interior amenities to influence value in the Sales Comparison Approach. **This approach is used to develop and report a value estimate for the site as vacant.**

Land/Lot Sales Comparables with status as **"effectively vacant"** and as **typical lot sales in Key Map Area 492** are included to develop a value via the Sales Comparison Approach in conformity with Standards Rule (SR) 1-4(a) and SR 1-4(b)(i), Line 587, USPAP.

All related factors to subject improvements, location, condition and future proposed improvements are analyzed in appraisal approaches developed and communicated based on requirements outlined in Certificate of Appropriateness Demolition Checklist and Appraisal Report format SR 2-2(b), Lines 740-810, USPAP.

SUBJECT PHOTOGRAPHS

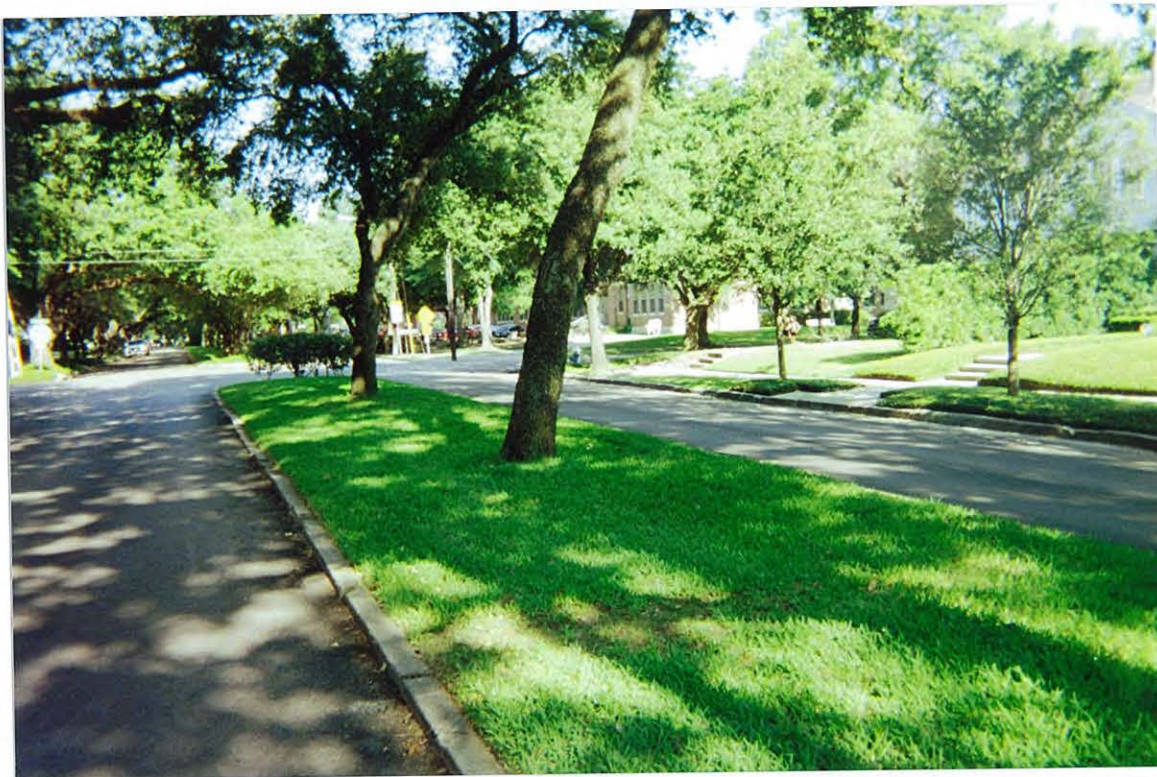


View along South Boulevard and Hazard



View along Hazard from South Boulevard

View along South Boulevard from Hazard



Front View of Subject

Three car garage and garage apartment; 5115 Hazard and 5115 Hazard



Upper level apartment unit

Private alley at rear of Subject



Rear and side views

Street scene along Hazard to South Boulevard



Street scene from corner of Dunlavy and South Boulevard

Exterior

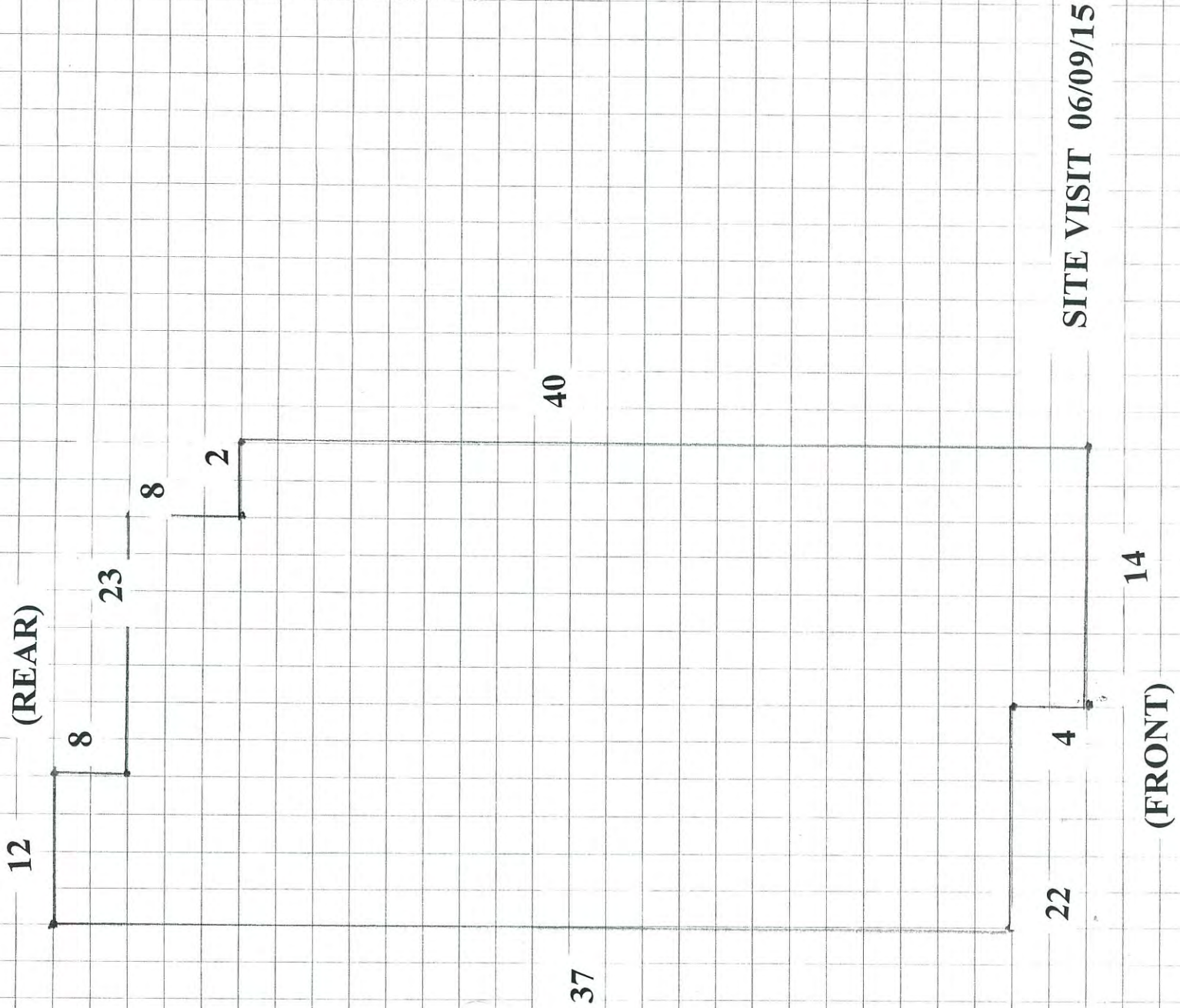
Sketches of Subject

Improvements

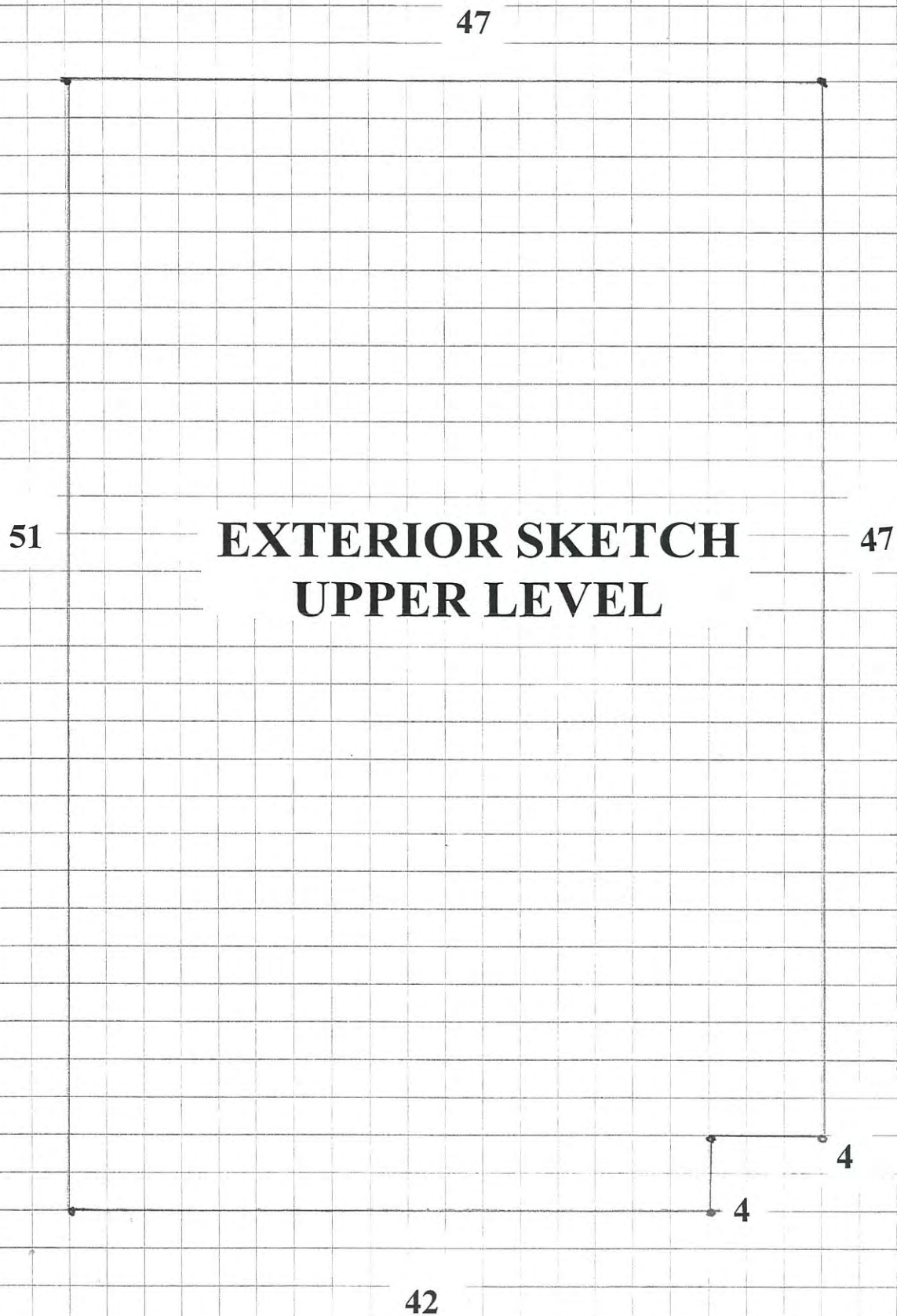
Duplex Lower Level
Duplex Upper Level
Upper Level Garage Apartment Unit
Three Car Garage

Pages 18A, 18B, 18C, 18D

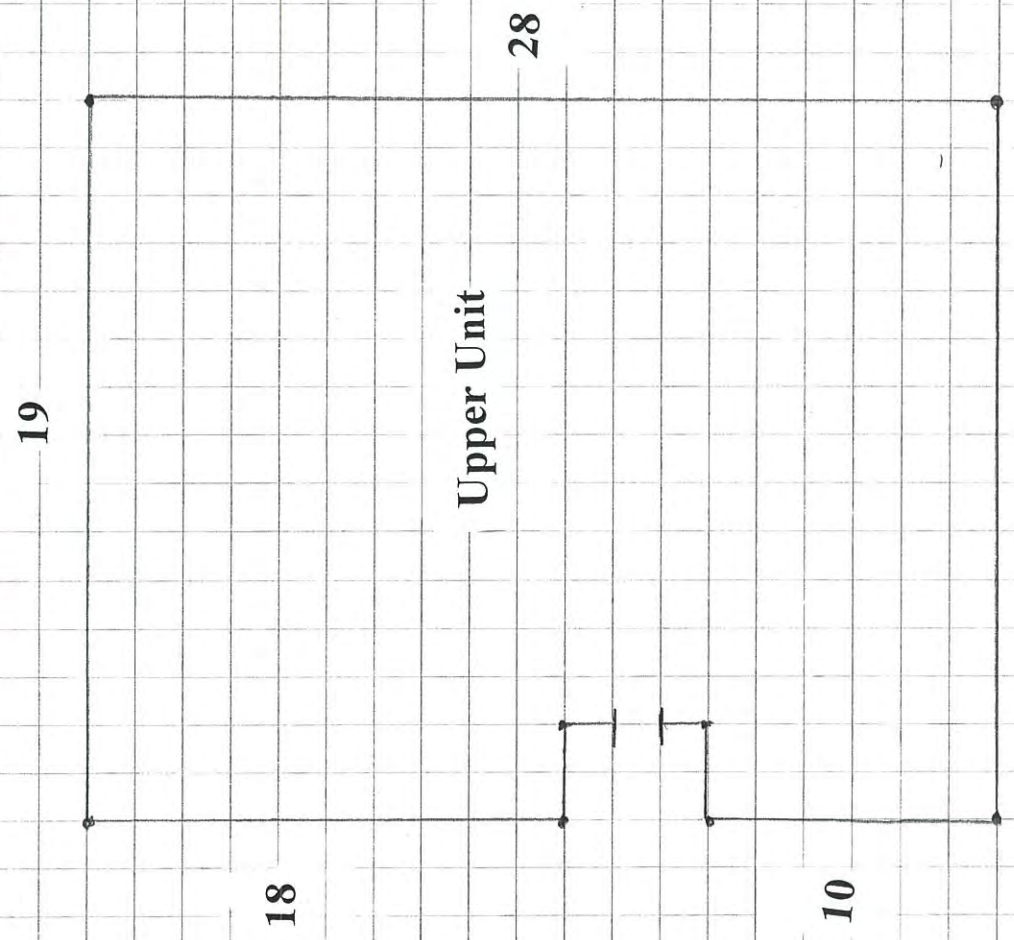
EXTERIOR SKETCH LOWER LEVEL

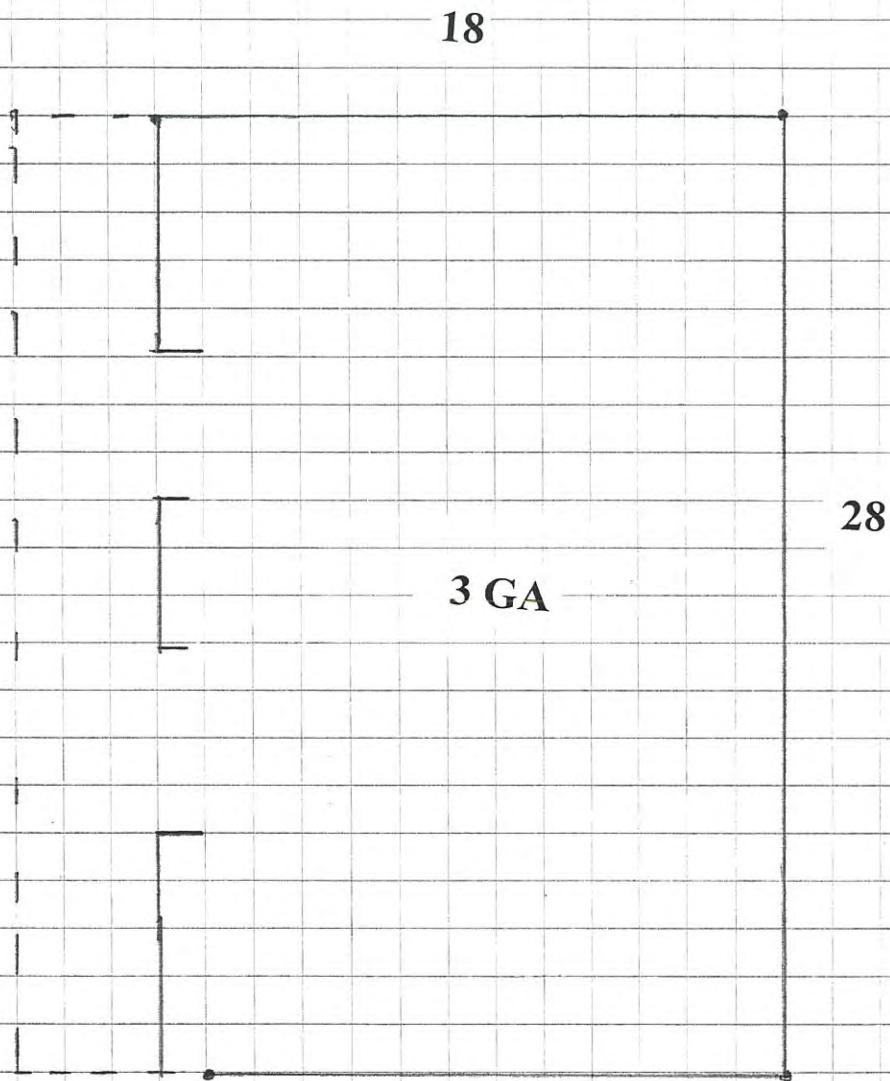


SITE VISIT 06/09/15



9 + 41





Rear Parking Area

Highest and Best Use Analysis

(Conforms to Standards Rule 1-3(b), Lines 571-580, USPAP, 2014-2015 Edition)

Step 4, Data Analysis, "**Valuation Process**" according to Appraising Residential Properties, published by "Appraisal Institute" and SR 1-3(b), USPAP; develop an opinion of Highest and Best Use of the real property: An appraiser must analyze relevant **legal**, physical, and economic factors to the extent necessary to support appraiser's highest and best use conclusion.

When necessary for credible assignment results in developing a "Market Value" opinion, an appraiser must: develop Highest and Best Use of the real estate.

Highest and Best Use" (H &BU) "as if vacant" as of effective date of site visit is residential. Projected long term use is residential development based on an analysis of relevant "**Legal**", physical and economic characteristics and surrounding developments in compliance with SR 1-3(b), USPAP 2014-2015 edition.

However, current Historic Restriction, "**Legally Permissible Use,**" cannot be achieved. **Once this restriction is successfully appealed and lifted by City of Houston Historic District can all four test be met.** This restriction also affects land value and impact of this major relevant characteristic is analyzed in this section and in approaches to value.

As previously indicated, site, though improved, is deemed as "effectively vacant" based on ratio of land value to total whole property value developed.

Additionally subject area whole property transactions inspected and included confirm buyer intentions, that is demolish older improvements and upgrade sites with new construction.

Direct Sales Comparison Approach

Land/Lot Sales and Listings Analysis (Summary and Value Estimate Ranges)

(Developed in accordance with Standards Rule 1-4(b)(i), line 587, USPAP)

When a Cost Approach is necessary for credible assignment results, an appraiser must develop an opinion of **site value** by an appropriate appraisal method or technique in compliance with SR 1-1(a), Line 487-488; appraisers must also be aware of, understand and correctly employ recognized methods and techniques... In this assignment to establish a reasonable site value for the subject, the Sales Comparison Approach in compliance with SR 1-4(b), USPAP is employed to develop appropriate and reasonable site/land value estimate.

Sufficient recent land/lot sales and listings, 14 were discovered in subject Key Map Area 492 immediately surrounding subject site are included and analyzed to derive and support an opinion of site value. **As previously stated, "Legally Permissible Use." Restriction is analyzed in relationship to subject site compared to lot sales and listing data.** Each land/lot sale and land listing is within one mile of subject reacting to similar market area forces.

Subject related land sales and listings near subject (Key Map 492) include lots on Sul Ross, Colquitt, Richmond, Norfolk, Westgate, Portsmouth, Lawrence, Salisbury, California and **2517 South Boulevard. This lot sale on South Boulevard does not have a "legally permissible use" restriction.** This relevant characteristic as well as landscaping influence lot value. As previously stated 14 recent relevant land sales and listing are within one mile and surround subject site.

Details on recent relevant land sales and listing comparables are as follows.



Lot Listing

Location: 1923 Norfolk Street, Harris County, Texas
Legal Description: Lot 11, Block 5, Richmond Place
Key Map: 492Z
Lot Dimensions: 50' x 125'
Market Area: Richmond Plaza
MLS #: 24163284; Tax Account-052 223 000 0020
List Price: \$535,000; \$85.60 PSF
List Date: April 3, 2015
Condition Status: Effectively vacant site
HCAD Unit Price: \$60.00 PSF
Lot Size: 0.1435 Acres or 6,250 SF
Use: Residential
Utilities: All on site, public
Broker: Kenneth Leathers , UTRX Texas 713 240 6476

Comments: Sold as "effectively vacant." Lot size is similar smaller compared to subject in highly desirable residential area on local asphalt paved road. This sale is north. Location is near Poe Elementary School and minutes from downtown Houston Central Business District, Buffalo Bayou Park, River Oaks Country Club and minutes from Highway 59 Freeway.



Land Sales 1 and 2

Location: 2221 Portsmouth, Harris County, Texas
Legal Description: Lot 6, Block 4, Colquitt Court Annex
Key Map: 492Y
Market Area: Upper Kirby
MLS #: 1080547 & 45080207
Lot Size: 6,875 SF; HCAD data
List Price (1) \$407,500; \$58.04 PSF
Sale Price (1) \$400,000
Sale Price (2) \$450,000; \$400,000
Close Dates: February 19, 2015 & June 10, 2015
HCAD Unit Price: \$50 PSF
Use: Residential Development; All utilities on site.
Listing Broker: Keller Williams 713 621 8001

Comments: Effectively vacant interior site. Sold for lot value only. local road. Sale is west of subject site in very desirable residential area of Upper Kirby



Lot Sale 3

Location: 2517 South Boulevard, Harris County, Texas
Legal Description: Lot 13 & Tract 15A, Monoma Court
Key Map: 492Y
Market Area: Monona Court
MLS #: 14602234
Lot Dimensions: 75' x 130'
Site Size: 0.2238 Acres or 9,750 SF
Listing Price: \$1,150,000; \$117.95 PSF
Sale Price: \$1,150,000
Close Date: March 18, 2015
HCAD Unit Price: \$50 PSF
Lot Size: 0.22383 Acres; 9,750 SF
Use: Residential or commercial
Broker: Showcase Properties, Sean Abri 713 236 8555

Comments: Marketed as effectively vacant site improved with commercial building; Location is near Galleria, Museum District and Rice University, west of subject site. Condition of improvements is poor, advertised for lot value only.

Summary of area land listings and sales:

Sites sold including three in report Sale Prices range from \$58 PSF up to \$190 PSF. **Subject was sold as "effectively vacant," Sales Price was \$94.50 PSF.**

Additional research of Houston Multiple Listing Service provided **effectively vacant site sales with site sizes of 6,500 SF, 13,267 SF and 16,025 SF. Range of sales prices were \$104 PSF, \$146 and \$306. In each situation, residential improvements were demolished and new residential improvements were built on sites.**

Verification of area activity after land sales closed include site at 1702 South Boulevard in the City of Houston Historic District same designation as subject at 1932 South Boulevard. Another older property at Dunlavy and South Boulevard with original improvements were demolished and new construction is currently ongoing as of 06/09/2015.

In summary, six land/lot listings and eight land/lot sales near the subject location, South Boulevard were inspected from the street. Photographs are included. Land Sale 3 at 2517 South Boulevard has frontage on South Boulevard similar to subject. This Sale also has similar market reactions as subject. Land Sales Price Per Square Foot is \$117.95 PSF. Eight other land sales range from \$58 PSF to \$190 PSF unadjusted.

Previous description of subject includes landscaping. Typically, landscaping contributory value is estimated at 20% up 35%. Subject has three mature oak trees on site. Value influence of mature oak tree component to existing landscaping (estimated range, \$35,000 to \$75,000) is included in value indication for subject site valuation format calculated below.

$$\begin{aligned} \text{Site Size PSF} \times \text{Sales Price Estimate PSF} &= \text{Site Value} \\ 8,095 \text{ SF} \times \$120 \text{ PSF} &= \$1,011,900 \text{ (r)} \end{aligned}$$

Based on all relevant significant differences to include location (corner versus interior), total site size, frontage, depth of comparables sites compared to subject site, a reasonable site value estimate of **\$1,011,900** site value opinion is developed.

Site value estimate is also shown on Page 35 in the **Cost Approach Summary and Page 5 of Summary of Salient Facts.**

IMPROVED

SALES ANALYSIS

(Complies with SR 1-4(a), USPAP)



Improved Sale Comparables

Improved Sale 1

Location:	2316 South Boulevard
Key Map:	492Z
MLS Number:	423795; HCAD Account 0180030000001
List Price:	\$950,000
Sale Price:	\$920,000 or \$299.09 PSF
Close Date:	October 31, 2014
Legal Description:	Lot 15, Block 3, Greenbriar
Site Size:	5,501 SF per HCAD
Gross Living Area:	3,076 SF
Stories:	2
Year Built:	1939, redesigned in 1997.
Broker:	Heritage Texas, Donna Pierce 281 493 3880

Comments: Improvements in average condition. Estate sale, as is. Improvements on local residential road. Superior to subject condition. Sale is west of subject with frontage on South Boulevard



Improved Sale 2

Location:	1741 South Boulevard
Key Map:	492Z
MLS Number:	13896660
HCAD Account Number:	0530410000008
Legal Description:	Lot 8 & Tract 7, block 1, Ormand Place
List Price:	\$2,290,000
Sale Price:	\$2,213,000 or \$565.26 PSF
Close Date:	July 16, 2014
Site Size:	13,500 SF
Gross Living Area:	3,915 SF
Year Built:	1927
Stories:	2
Architectural Style:	English Tudor Estate
Confirmed w/Broker:	Martha Turner International
Listing Broker:	Keller Williams (Paige Martin) 713 461 9393

Comments: Estate Property verifies individual style homes in this sector with widely varying interior amenities as supported by sale price per square foot. Sale is vastly superior condition and interior amenities compared to subject with location east of subject on South Boulevard.



Improved Sale 3

Location: 1725 Milford
Key Map: 492Z
Legal Description: Lot 7, Block 3, West Edgemont
List Price: \$1,150,000
Sale Price: \$1,150,000 or \$370.85 PSF
Listing Agent: Heritage Texas, Mary Henderson 713 965 0812
Year Built: 1931
Condition: Vastly superior to subject; extensive updates.
Gross Living Area: 3,101 SF
Sale Date: September 30, 2014
Site Size: 0.1377 or 6,000 SF

Comments: Improvements extensively updated interior with plus landscaping situated on interior site in traditional residential area of Greenbriar Market Area. Milford location is north of subject. Condition is superior to compared to subject.

Reconciliation (SR 1-6, USPAP) Improved Sales Summary

Inspection and analysis of 10 improved sales within one mile of subject for age, condition, location, landscaping gross living area and architectural style. Three sales are included. Improved sales inspected and analyzed generally bracket age of subject. However locations of most comparables have superior conditions compared to subject improvements. Improved sales comparables illustrate "uniqueness" of exterior architectural designs and interior amenities. This appraisal approach for improvements display a "value in use" appraisal concept demonstrating the challenge of pairing sales to appropriately derive and support unit of adjustments.

This approach, the Direct Sales Comparison Approach demonstrates buyers and sellers reactions in this market, however due to vast differences of conditions, meaningful influence from this approach will possibly skew a reasonable value estimate.

Improved Sales range from \$920,000, \$1,150,000 and \$2,213,000. Site sizes are 5,501 SF, 6,000 SF and 13,500 SF. Gross Living Areas (GLA) are 3,076 SF, 3,101 SF and 3,915 SF.

Asking prices of whole properties listed in this area range from \$85 PSF up to \$356 PSF. Sales Prices are \$299 PSF, \$370 and \$565 PSF.

Exterior architectural styles and interior amenities vary widely based on information provided by brokers and builders familiar with subject market. Pairing improved sales for significant differences in relation to subject, typically applicable proves to be unrealistic for upscale custom built properties because comparisons are difficult for properties with a **Value in Use to each individual purchaser**. Also most of these properties built **between 1935 to 1940 are demolished and new improvements are built**. Sales Price range stated above also confirms varying differences.

In this assignment, most significant value estimate weight and influence for the "Sales Comparison Approach" is the value developed for the site as if vacant.

Improved Sales locations are in Key Map Area 492. Improved sales inspected have locations on local residential roads unaffected by heavy traffic flows. Sales 1, 2 and 3 analyzed are superior to subject for architectural style, interior amenities and overall condition. As previously stated, subject sold for land value only, though improved. Range of adjustment based on pairing listings and sale prices per square foot, show an adjustment range from -28% up to -85% for elements of comparison.

Based on these two wide varying significant differences a reasonable downward adjustment of -55% of sales and listings unit prices reflecting a value range of \$788,000 to \$1,660,00 is shown. Therefore, a reasonable value estimate for subject as if improved near the low end of this range is generally reflective of subject.

Improved Sales Comparison Value Component
\$890,000.00

Income Approach to Value

(Developed in conformity with SR 1-4(c), Lines 592-604, USPAP, 2014-2015)

"When" an Income Approach is necessary for credible assignment results, an appraiser must: Analyze comparable rental data as are available. Subject duplex nor garage apartment are rented. Subject neighborhood is not an investor driven market. Improvements were not purchased for future potential rental income. Once appeal to demolish site improvements is successfully completed, owner's intention is to demolish/raze existing improvement.

This approach is not developed in this assignment.

COST APPROACH SUMMATION

**(Existing Improvements (including) Land/Site Value)
(Developed in conformity with SR 1-4(b), USPAP, 2014-2015)**

Summary compliance with SR 1-4(b), Lines 587-591 begins with development of a site value by an appropriate appraisal method, in this instance the Direct Sales Comparison Approach. Analysis of comparable cost data available from Marshall and Swift Valuation Service, Calculator Method), data from residential builders and cost information from appraiser files to estimate difference between cost new and present worth of improvements (**Accrued Depreciation**). **Total accrued depreciation is from all causes, physical, functional and external.**

Present worth, that is **Depreciated Value of All Site Improvements are stated as a cumulative total.**

Actual age of subject improvement is 77 years. Improvements are beyond useful physical life. In this assignment therefore, actual age is employed. First, a market rate of depreciation for actual age is established.

Depreciation rates are derived by using a recognized appraisal method, age/life to extract a reasonable percentage to establish accrued depreciation for improvements. Accrued depreciation is then deducted from replacement cost new (RCN) to derive depreciated value of improvements.

Land value developed on Page 24 is added to Depreciated Value of all Improvements. A value estimate is established via the Cost Approach.

Harris County Appraisal District classifies subject improvements as Residential, Two-family property as "**Class B**" and generally compares to cost data from Marshall and Swift Residential Valuation Service's classification "**Low Cost Class S**" for **Replacement Cost New (RCN)** for improvements. Total Physical Life is factored into analysis and calculations for improvements.

Additionally, to support Replacement Cost New for subject improvements, nine cost comparables were analyzed. Improvement cost per square foot extracted range from \$39 PSF to \$95 PSF and compared to other cost new data.

Herein is a summarized presentation of data for each major improvement and all other yard cost on site observed at the time of recent initial site visit as well as additional site visits. Depreciated value of all site improvements are added to site value developed to derive a supportable total value indication in this approach.

COST APPROACH SUMMATION

(SR 1-4(b), Line 586-591, USPAP, 2014-2015)

Improvements (Original Date of Completion, 1938)

HCAD quality of construction rating: Average

Replacement Cost New (RCN) \$95.00 PSF

Total Physical Life- 65 Years; Actual Age 77 Years; EA: 65Y

Estimated Remaining Physical Life; 1-2 Years:

Estimated effective age; 65 Y

Depreciation Factor (65Y\70Y = 92.85%)

RCN \$95.00 PSF x 3,754 SF GLA = \$356,630

RCN \$45.00 PSF x 532 SF 3GA = \$ 23,940

RCN \$45.00 PSF x 504 SF APT = \$ 22,680

Total RCN \$403,250

Less Depreciation (\$403,250 x .9285) = \$374,418

Depreciated Value of Improvements \$ 28,832

Estimated Depreciated Value of Other Site Improvements

Concrete Paving, planter box, porches (cumulative total) \$ 3,500

Landscaping and Oak Trees \$150,500

Total Depreciated Value of Site Improvements \$182,322

***Plus Estimated Site Value \$1,011,900(r)**

Estimated Cost Approach Value \$1,194,200 (r)

Property tax data from Harris County Appraisal District, re PTC and SR 6, USPAP, 2014-2015, CAD data from "universe of properties," calibrated values for 2015 is:

HCAD Total Market Value \$752,752

Land Value \$692,123 (91.95% of Total Value)

RECONCILIATION OF VALUE INDICATORS

(In conformity with SR 1-6, Lines 635-640, USPAP, 2014-2015)

An Appraisal Report communicated in conformity with SR 2-2(b) has been developed in conformity with Standards Rules 1-1 thru 1-5. Reconciliation of values in conformity with Standards Rule 1-6 is discussed as follows recognizing that appraisal approaches have strengths and weaknesses. Based on data presented in approach developed these features are explained in this section are reconciled to a **Final Opinion and Value Conclusion** as previously stated.

The Direct Sales Comparison Approach (SR 1-4(a) & (b) was developed to estimate whole property as improved and site/land value based on site characteristics including location, size, flood plain status, condition and availability of other data generally similar and dissimilar to subject site and improvements.

Recent sites with comparable size to subject (listings and sales) exist in this Key Map Area 492. Fourteen land sales and land listings as well as tax comparables were analyzed to provide a site value estimate. **Ample land data was available to provide meaningful and significant upward influence to a value conclusion.** Many sites inspected were deemed as if effectively vacant.

The Sales Comparison Approach was also developed for "Improved Sales." Weakness of this approach was "lack of conformity" in this market. Strength of this approach is availability of listings and sales. **Difficulty is developing reasonable adjustments to apply for "significant" differences. Buyers have been acquiring older whole properties and demolishing existing aged improvements. Additionally, adjusting whole property sales compared to the subject was difficult because of wide variances of exterior architectural styles and wide variances of interior amenities.**

Finally, the **Cost Approach**, SR 1-4(b) was also developed. Strength of this approach is cost sources. Data was extracted from Marshall and Swift Commercial Manual as well as builders of this type facility, cost comparables and appraiser files.

Weakness of this approach is "**estimation of depreciation.**" Subject improvements total economic and physical lives extend over 77 years and deemed to be in poor condition based on exterior and interior inspection. Additionally, property was acquired for land value only.

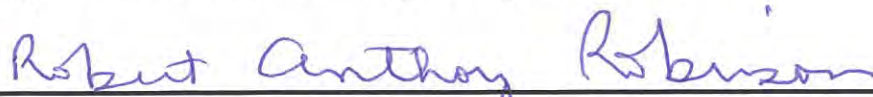
The **Cost Approach** establishes reasonable estimate of value to final opinion and conclusion in this report. The Sales Comparison Approach was employed as the preferred appraisal method to develop a value. Range of values for approaches developed are \$890,000 up to \$1,194,200.

Herein, quality and quantity of available data has been analyzed. Relevance of each approach, methods and techniques (SR 1-1(a), USPAP are reasonably supportive. Final "Value Opinion and Conclusion" are also provided on Pages 2 and 5 in this report.

Reconciled Market Value Opinion and Conclusion based on all factors including reactions of buyers and as previously stated in conformity with Standards Rule 1-6(a) and SR 1-6(b), USPAP, current edition is as follows:

One Million One Hundred Thousand Dollars
\$1,100,000.00

Restating previous published observation from current edition of USPAP, Standards Rule 1-1(c), Comment, Page U-16, "Perfection is impossible to attain, and competence does not require perfection."



Robert Anthony Robinson

Certified General Real Estate Appraiser, TX 1324007 G

APPRAISER CERTIFICATION **and** **LIMITING CONDITIONS**

(In conformity with SR 2-3, 2014-2015 Edition, USPAP)

I certify that, to the best of my knowledge and belief:

Statements of fact contained in this **Summarized Appraisal Report** are true and correct.

Reported summarized analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this Restricted Appraisal Report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this Restricted Appraisal Report have been prepared in conformity with Standards 1 and Standards 2 of the *Uniform Standards of Professional Appraisal Practice*, 2014-2015 edition.

I have made a personal inspection (site visit) of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

I am an independent contracting fee real property appraiser.

Comment: Perfection is impossible to attain and competence does not require perfection.



Robert Anthony Robinson
Certified General Real Estate Appraiser
TX 1324007 G

ADDENDUM

Research Sources Used to Develop Information in Report

Include:

HCAD Property Account Information (1930 and 1932 South Boulevard)
HCAD Five year Appraised Value History of Subject at 1932 South Blvd.
Owner History of Subject at 1932 South Boulevard
Certificate of Appropriateness for Demolition
Additional Relevant Supporting Sales on South Boulevard
Effectively vacant sites undergoing construction
Unique Improvements with varying architectural styles
Loopnet Data Base
Appraiser Publication, Texas Association of Appraisal Districts
Houston Multiple Listing Data Base
Houston Chronicle Publication, N. Sarnoff
Local Brokers
Appraiser Files
Harris County Appraisal District Data Base
Internet (land, leases, Improved Sales)
Uniform Standards of Professional Appraisal Practice
Residential Sales Comparison, The Columbia Institute



HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600670070001

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:		Legal Description:	LT 1 BLK 6 CHEVY CHASE
HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424		Property Address:	1932 SOUTH BLVD HOUSTON TX 77098

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/24/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations					
Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	692,123		Land	692,123	
Improvement	60,629		Improvement	60,629	
Total	752,752	752,752	Total	752,752	752,752

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90	95.00	85.50	692,123.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not

included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

APPRAISED VALUE HISTORY: 0600670070001 **Print**

Tax Year:	2015	2014	2013	2012	2011
Appraised Value:	\$752,752	752,752	844,090	800,354	800,354

(The appraised value shown on this screen may be less than the property's January 1 market value if the property is a residence homestead and is subject to a cap on annual increases in appraised value.)

-close window-



Ownership History: 0600670070001

**1932 SOUTH BLVD
HOUSTON TX 77098**

Owner

HELLER DOUGLAS P & ELLEN L

1932 SOUTH BLVD LLC

LOTT MARLEY

BEAZLEY HAMILTON

Effective Date

5/31/2013

3/16/2009

9/27/2006

1/2/1988

[end of record]

-close window-

CERTIFICATE OF APPROPRIATENESS DEMOLITION PUBLIC NOTICE SIGN



PLANNING &
DEVELOPMENT
DEPARTMENT

SIGN REQUIREMENTS:

Deadline & Duration:

Signs must be posted no less than ten days before the date of the meeting; refer to the schedule on the general application. Signs must be maintained and remain on the site until the close of the meeting at which the HAHC acts on the application. Refer to the Houston Code of Ordinances, Ch. 33 VII, Sec. 33-238.1 for further details.

Location & Size:

A sign shall face each public right-of-way bordering the site. Signs shall be posted no more than 15 feet from the public right-of-way and each sign shall be a minimum of 4 feet by 8 feet with lettering legible from the public right-of-way.

Information on Sign:

- Structure subject to proposal (i.e. residence, garage, commercial building) and address
- Application number (may be obtained from Planning staff)
- Date, time and location of the HAHC meeting
- Contact information for the applicant
- Contact information for the Planning and Development Department

Example:

NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION **PROPOSED DEMOLITION OF RESIDENCE AT 123 PARK ST.**

APPLICATION #140101

Houston Archaeological & Historical Commission will consider the application on:

January 1, 2014 at 3:00 p.m.
City Hall Annex, Public Level
Bagby Street, Houston, Texas

For information contact:

Mr. Person, applicant: 555-123-4567 or mrperson@email.com

– or –

Houston Planning & Development Department, Historic Preservation Office:
832-393-6556 or historicpreservation@houstontx.gov

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS:

DEMOLITION TYPE: ☐ unreasonable economic hardship ☐ unusual or compelling circumstance

WRITTEN DESCRIPTION

☐ property description, current conditions and any prior alterations or additions

PHOTOGRAPHS label photos with description and location

☐ elevations of all sides of structure

☐ public notice sign(s) at the site upon installation with time stamp

DRAWINGS

☐ current site plan or survey

DOCUMENTATION

☐ certified appraisal of the value of the property conducted by a certified real estate appraiser

☐ assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes

☐ all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property

☐ all Listings of the property for sale or rent that are less than a year old at the time of the application

☐ evidence of any consideration by the owner of uses and adaptive reuses of the property

☐ rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates

☐ comparison costs of rehabilitation of the existing building, demolition of the building, and new construction

☐ complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available

☐ plans to reuse, recycle or salvage list of building materials if a COA is granted

☐ if applicant is a Nonprofit Organization, provide the following additional written information:

☐ cost comparison of the performance of the organization's mission or function in the existing and new buildings

☐ impact of reuse of the existing building on the organization's program, function or mission

☐ additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area

☐ grants received, applied for or available to maintain or improve the property

☐ budget of the nonprofit organization for the current and immediately past fiscal years

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0562540000010

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	TURNER GARLAND H 1817 SOUTH BLVD HOUSTON TX 77098-5421	Legal Description:	LT 10 BLK 4 WEST EDMONT
		Property Address:	1702 SOUTH BLVD HOUSTON TX 77006

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or call 832-393-6556 for more information.

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
13,267 SF	5,170 SF	7404	1204	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	05/01/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
Residential Homestead Over-65	001	HOUSTON ISD *	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	
* Because the owner qualifies for an over-65 exemption, taxes may be frozen for this account.					

Valuations		
Value as of January 1, 2014		
	Market	Appraised
Land	1,260,365	
Improvement	69,969	
Total	1,330,334	1,330,334
Value as of January 1, 2015		
	Market	Appraised
Land	1,260,365	
Improvement	69,969	
Total	1,330,334	1,330,334

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	13,267	1.00	1.00	1.00	--	1.00	95.00	95.00	1,260,365.00

Building								
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details	
1	1938	1968	Residential Single Family	Residential 1 Family	Good	4,786 *	Displayed	
2	1938	--	Residential Single Family	Residential 1 Family	Low	384 *	View	

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0660390050005

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address: 5177 BUILDERS LTD 1520 OLIVER ST STE 200 HOUSTON TX 77007-6035		Legal Description: LT 5 BLK 1 CRESMERE PLACE 2ND PAR R/P	
		Property Address: 2006 NORTH BLVD HOUSTON TX 77098	

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1000 -- Residential Vacant		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,041 SF	0 SF	7406	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information

Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	

Valuations

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land			Land		
Improvement			Improvement		
Total			Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1000 -- Res Vacant Table Value	SF3	SF	3,041	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building

Vacant (No Building Data)

Corp under construction

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0670150020006

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	CHOUDHRI MOBEEN 2323 NORTH BLVD HOUSTON TX 77098-5222	Legal Description:	LT 6 BLK 2 GREENBRIAR
		Property Address:	2323 NORTH BLVD HOUSTON TX 77098

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,425 SF	4,261 SF	7421.01	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5256D	492Y

Value Status Information

Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/24/2015	Informal : 6/26/2015 1:35:00 PM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
Residential Homestead	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	457,000		Land	571,250	
Improvement	697,266		Improvement	1,596,648	
Total	1,154,266	1,154,266	Total	2,167,898	2,167,898

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	100.00	100.00	500,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,425	1.00	0.50	1.00	--	0.50	100.00	50.00	71,250.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2013	Residential Single Family	Residential 1 Family	Superior	4,261 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600650020036

Tax Year: 2015

 Print

Owner and Property Information			
Owner Name & Mailing Address:	CROIX CUSTOM HOMES INC PO BOX 132977 SPRING TX 77393-2977	Legal Description:	LT 36 BLK 2 CHEVY CHASE
		Property Address:	2131 SOUTH BLVD HOUSTON TX 77098

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,075 SF	4,376 SF	7406	1205	110 -- 1B Bellaire, West University, Southampton Areas	5356C	492Y

Value Status Information

Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	

Valuations

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	443,000		Land		
Improvement	57,671		Improvement		
Total	500,671	473,000	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF3	SF	1,075	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2014	Residential Single Family	Residential 1 Family	Excellent	4,376 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0670150020009

Tax Year: 2015

 Print

Owner and Property Information			
Owner Name & Mailing Address:		Legal Description:	
WARD BROWN PARTNERS LLC		LT 9 & TR 10A BLK 2	
720 N POST OAK RD STE 630		GREENBRIAR	
HOUSTON TX 77024-3926		Property Address:	
		2311 NORTH BLVD	
		HOUSTON TX 77098	

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,882 SF	1,838 SF	7421.01	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5256D	492Y

Value Status Information

Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/24/2015	Protest Received	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	475,280		Land	594,100	
Improvement	153,255		Improvement	135,071	
Total	628,535	531,798	Total	729,171	729,171

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	100.00	100.00	500,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,882	1.00	0.50	1.00	--	0.50	100.00	50.00	94,100.00

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1939	2009	Residential Single Family	Residential 1 Family	Average	1,498 *	Displayed
2	1939	--	Residential Single Family	Residential 1 Family	Low	340 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to

RESUME AND APPRAISER QUALIFICATIONS

Robert Anthony Robinson

Certified General Appraiser
Real Estate Broker
Certified Real Estate Instructor
Texas Southern University
University of Houston

BBA, 1968

Sales Annual Education (SAE), 1971

Prior Appraiser Employment

Travis Cooper and Associates

Property Types Appraised

1974-1982

Residential, Small Commercial
Right-of-Way (City, State, Federal)
Land Valuation
RTC, FDIC, HISD, Sears

Major Clients

Stewart's Appraisal Service (MAI)

Property Types Appraised

1984-2001

Retail, Convenience Stores, Fast Food
Stores, Apartments/Multi-family,
Shopping Centers, Malls, Industrial,
Manufacturing Facilities, Land,
Subdivision Analysis, Property Tax
Right-of-Way, Waste Water Lift
Stations, Freestanding Retail
(Walgreens), Consulting, Residential

REALM LAND SERVICES

(Self) Property Types Appraised

2001 to-Present

Similar assignments as stated above.

Appraisal Teaching Assignments

Courses Taught

Champions School of Real Estate

USPAP, Residential Appraisal
Income Property Appraisal

Courses Taught

Houston Community College

Residential Appraising
Income Property Appraising

PAGE 2, continued

Courses Taught

Stewart Real Estate School

Residential Appraising
Income Property Appraisal
Property Tax Continuing Education
Sales Annual Education (SAE)
Sales/Broker Exam Preparation
USPAP (7 & 15 Hours)
MCE & PTCE, ACE

Robinson Real Estate School

Appraiser Continuing Education
Property Tax CE
7 & 15 Hours USPAP
Exam Prep for Appraiser Trainees
Land Valuation (QE)
Residential Appraising (QE & ACE)
Income Prop. Appraising (QE & ACE)
Eminent Domain/Condemnation
Environmental Site Assessment

Also prepared applications for courses and Manuals for ACE, PTCE, MCE, QE

Columbia Institute, San Antonio, Tx.

Appraiser Continuing Education (ACE)
all phases of appraisal process
7 & 15 Hours, USPAP

Previous and current Memberships

Texas Association of Property Tax Professionals, General Accredited Appraiser (NAR), Affiliate Member, Appraisal Institute, National Association of Review Appraisers, Texas Real Estate Teachers Association, Real Estate Educators

Fellow, Columbia Institute

Hearings (Harris County Civil Courts, Appraisal Review Board)

Appraiser Certification (TALCB)

word,sblvd 2015

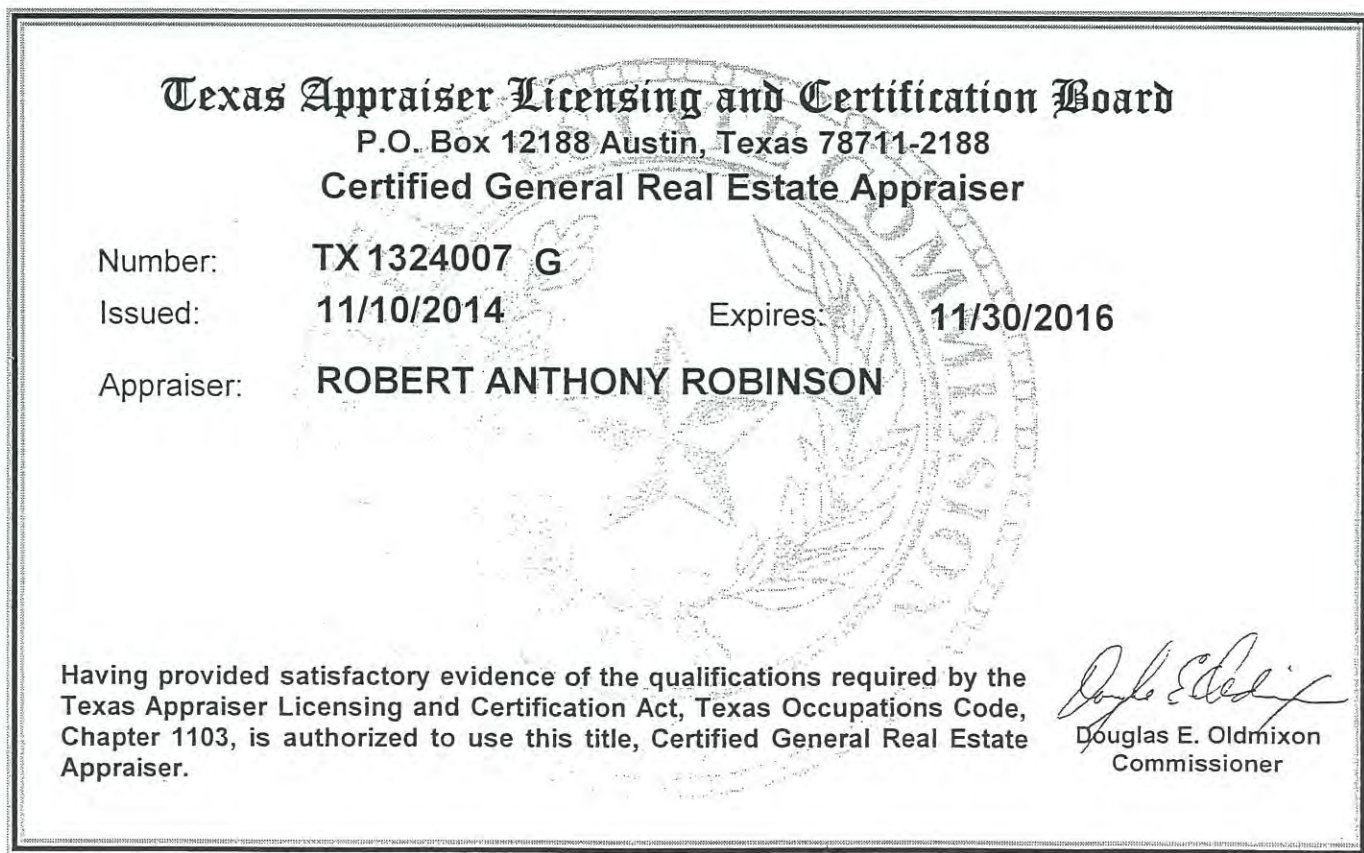
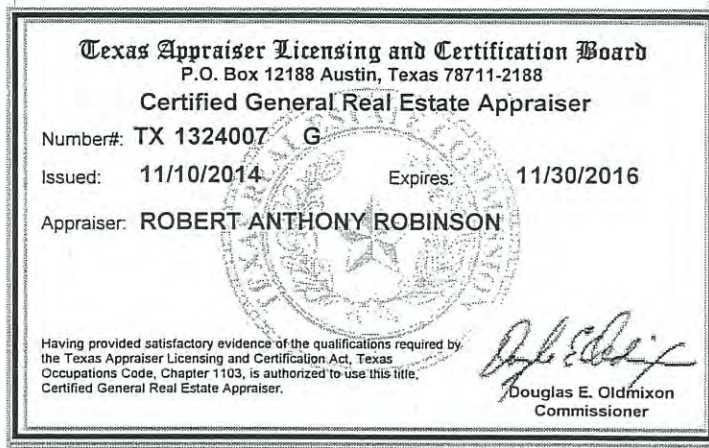
You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3899

ROBERT ANTHONY ROBINSON
7447 CAMBRIDGE (TH86)
HOUSTON, TX 77054



Section 33-247(b)(3)

**All appraisals
obtained by the
owner in connection
with the acquisition,
purchase, donation,
or financing of the
property, or during
the ownership of
the property**

www.4AppraisalLink.com

LAND APPRAISAL REPORT

Main File No. 5028/26535 Page #1

5/24/13

File No. 5028/26535

Borrower Douglas Heller Census Tract 4119 00 Map Reference 26420

Property Address 1932 South Blvd

City Houston County Harris State TX Zip Code 77098

Legal Description Lot 1, Block 6, Chevy Chase

Sale Price \$ 765,000 Date of Sale 04/16/2013 Loan Term 0 yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes \$ 20,243 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A

Lender/Client InterLinc Mortgage Services, LLC Address 10613 W Sam Houston Pkwy N, Suite 200, Houston, TX 77064

Occupant Owner Appraiser Christine Grote Instructions to Appraiser Appraise as Vacant Land

Location ☒ Urban ☐ Suburban ☐ Rural ☐ Good ☐ Avg. ☐ Fair ☐ Poor

Built Up ☒ Over 75% ☐ 25% to 75% ☐ Under 25% ☐ Employment Stability ☒ ☐ ☐ ☐

Growth Rate ☐ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow ☐ Convenience to Employment ☐ ☐ ☐ ☐

Property Values ☒ Increasing ☐ Stable ☐ Declining ☐ Convenience to Shopping ☐ ☐ ☐ ☐

Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply ☐ Convenience to Schools ☐ ☐ ☐ ☐

Marketing Time ☐ Under 3 Mos ☒ 4-6 Mos ☐ Over 6 Mos ☐ Adequacy of Public Transportation ☐ ☐ ☐ ☐

Present ☐ One-Unit ☐ 55 % 2-4 Unit ☐ 10 % Apts. ☐ 10 % Condo ☐ 10 % Commercial ☐ Recreational Facilities ☐ ☐ ☐ ☐

Land Use ☐ 5 % Industrial ☐ 10 % Vacant ☐ % ☐ Adequacy of Utilities ☐ ☐ ☐ ☐

Change in Present ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*) ☐ Property Compatibility ☐ ☐ ☐ ☐

Land Use (*) From ☐ To ☐ Protection from Detrimental Conditions ☐ ☐ ☐ ☐

Predominant Occupancy ☒ Owner ☐ Tenant ☐ Ukn ☐ Vacant ☐ Police and Fire Protection ☐ ☐ ☐ ☐

One-Unit Price Range \$ 32 to \$ 5,000,000 Predominant Value \$ 550 General Appearance of Properties ☐ ☐ ☐ ☐

One-Unit Age Range 0 yrs to 83 yrs. Predominant Age 8 yrs Appeal to Market ☐ ☐ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject lot is located on a street made up of mostly single family residence and is in close proximity to historic homes, Rice University, Rice Village Shopping, Medical Center and Freeway access

Dimensions 47.96 x 169 x 48.80 x 169 = 8,095 ☒ Corner Lot

Zoning Classification No Zoning Present Improvements ☒ Do ☐ Do Not Conform to Zoning Regulations

Highest and Best Use ☒ Present Use ☐ Other (specify) OFF SITE IMPROVEMENTS

Public ☐ Other (Describe) Street Access ☒ Public ☐ Private Topo Flat

Elec. ☒ Surface Asphalt Size 8095 Sqft

Gas ☐ Maintenance ☒ Public ☐ Private Shape Basically Rectangular

Water ☐ Storm Sewer ☒ Curbs/Gutter View SFR

San. Sewer ☒ Sidewalk ☒ Street Lights Drainage Assumed to be Adequate

☐ Underground Elect. & Tel. ☐ Sidewalk ☒ Street Lights Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) See Addenda

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1932 South Blvd Houston, TX 77098	3054 Locke Ln Houston, TX 77019	2007 Albans Rd Houston, TX 77005	1744 South Blvd Houston, TX 77098
Proximity to Subject		1.48 miles NW	0.22 miles SW	0.11 miles E
Sales Price	\$ 765,000	\$ 825,000	\$ 700,000	\$ 1,775,000
Price \$/Sq. Ft.	\$ 94.50	\$ 88.71	\$ 106.06	\$ 105.03
Data Source(s)	MLS/TAX/Inspection	TAX/MLS#93440556/DOM 293	TAX/MLS#63353734/DOM 9	TAX/MLS#85696388/DOM 123
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj	04/16/2013	04/01/2013	04/29/2013	06/15/2012
Location	Chevy Chase	Avalon Place	Southampton	Southampton
Site/View	8,095	9,300 Sqft	-60,000	16,900 Sqft
Utility	Public	Public	Public	Public
Vacant Land	Uncleared	Vacant Land	-25,000	Vacant Land
Sales or Financing Concessions	N/A	Conventional	Conventional	CASH
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -85,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 65,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -553,000
Indicated Value of Subject		\$ 740,000	\$ 765,000	\$ 1,222,000

Comments on Market Data See Addenda

Comments and Conditions of Appraisal See Addenda

Final Reconciliation See Addenda

I (WE) ESTIMATE 765,000 AS DERIVED, OF THE SUBJECT PROPERTY AS OF 05/24/2013 TO BE \$ 765,000

Appraiser Christine Grote Supervisory Appraiser (if applicable) _____

Date of Signature and Report 05/24/2013 Date of Signature _____

Title Certified Residential Appraiser Title _____

State Certification # TX-1335494-R ST TX State Certification # _____ ST _____

Or State License # _____ ST _____

Expiration Date of State Certification or License 11/30/2013 Expiration Date of State Certification or License _____

Date of Inspection (if applicable) 05/24/2013 ☐ Did ☐ Did Not Inspect Property Date of Inspection _____

Form LAND — "WinTOTAL" appraisal software by la mode, inc. — 1-800-ALAMODE 08/11

Listing Archive

Page 1 of 1



Year Built: 1938/Assessment District
Middle: Lanier High: Lanier
NORTH VICTORY AND COMPANY ASSOCIATES, INC.

Request an Appointment
Appt #: (281) 777-3482/Office
P.M. #:
Cell Phone:
Alternate #:

Stories: 2 Above G Up To 1st Area Desc:		Building Description, Additional and Office Information Type of Contract: 1 - 6 Family Residential		Approve/Complete Est Cost: Wood
Total Units: 2 New Construction: No		Lot/Lot: 8000/8000 Appraisal District:		
Type: Duplex Utilities: Electric, Gas, Water		Access:		
Leases: 1st Dr: 0 2nd Dr: 0 3rd Dr: 0		Price at Lot Value Only: No Lot Dvc: 1st BR: 2nd BR: 3rd BR:		Roof Composition: Clm Vary 1: Clm Vary 2: Clm Vary 3:
Access/Lockbox Info: Agent Remarks: Dr. Press Sugar Land: Take US 89 North, exit Greenbrier Drive/Shepherd Drive, Turn right onto Greenbrier Dr. Turn left onto South Blvd. From Humble: Take US 89 South, Exit Shepherd/Greenbrier Dr., U-turn at Shepherd, Turn right on humul, left on South.		Show: Lockbox Print		
throughout, lots of great built-ins for storage. Bright and sunny with large windows in every room. Amazing home, won't last long!				
Refg:		Dispat:		WashDry: Yes
Parting Per Unit: Two		Parting: Auto Garage Door		
Green/Energy Certifications:		Energy:		
Unit Desc:		Heat: Central Electric		
Unit Feet: Washer/Dryer		Cool: Central Electric		
Countertops:		Countertops:		
Owner Operating Exp: Maintenance/Repair		Occupancy:		
Management Ctr: No		Mgt Phone #:		
Disclosures: Sellers Disclosures		U/I District:		
Restrictions: None		Waterfront Features:		
Evaluation:		Defects: No Known Defects		
List Date: 4/26/2013		T/Date:		
List Type: Exclusive Right to Sell/Lease		CP/End Date: 4/26/2013		
Compensation: Sub/Agt %		Bonus:		Var/Dist Rate: No
1st Assumable: No		Financial Information		
Main/Fee: No/If		Fin/Est: Cash Sale, Conventional		
Other Monetary Fees: No/If		Fin Include:		
Taxes w/ Exemption Yr: 0		Type of Tenancy: No Residents		
Gross Inc:		Tax Rate:		
Gross Op Inc:		Exemption:		
PD: 4162013		Op/Dp:		Net/Op/nc:
ED: 5/21/2013		Pending Information		
Sel Broker: PMSB01/Broker Associates		SA Public ID: NPANCA00/Neola Parnaceau		TREC #: 0085254
DOB: 8		DOM: 8		
Pr, May 24, 2013 04:24 PM				
Date Not Verified/Guaranteed by MLS				
Obtain signed HAR Broker Notice in Buyer Form				
Prepared by: Christine				

Form SCNLGL — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Main File No. 5028/26535 Page #16

Tax Certificate - Page 2

Head Acct: 0600670070001

Page 2 of 2

Cost and Design	Partial	ENCL FRAME PORCH UPR	70
Cond / Deslr / Util	Fair	BASE AREA UPR	1,442
Foundation Type	Crawl Space	MASONRY TERRACE PRI	176
Grade Adjustment	B	BASE AREA PRI	1,512
Heating / AC	Central Heat/AC	OPEN FRAME PORCH PRI	174
Physical Condition	Fair		
Exterior Wall	Frame / Concrete Blk		
Exterior Wall	Brick / Masonry		
Element	Units		
Room: Total	10		
Room: Half Bath	1		
Room: Full Bath	2		
Room: Bedroom	4		
Fireplace: Metal Prefab	1		

<http://www.bcad.org/records/details.asp?cvtm=%94%9A%B0%94%BF%84%93%7Fznk...> 5/24/2013

Form SCNLGL — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Main File No. 5028/26535 Page #15

Tax Certificate - Page 1

Head Acct: 0600670070001

Page 1 of 2

Tax Year: 2013

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600670070001

Friday, May 24, 2013

Print E-mail

Ownership History

Owner and Property Information

Owner Name & 1932 SOUTH BLVD LLC
Mailing Address: 810 LOUISIANA ST STE 3000
HOUSTON TX 77002-4906Legal Description: LT 1 BLK 6
CHEVY CHASE
Property Address: 1932 SOUTH BLVD
HOUSTON TX 77006

State Class Code

B2 -- Real, Residential, Two-Family

Land Use Code

1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 18 North Central	5356C	4922

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/05/2013	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARS Status	2012 Rate	2013 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.400210		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.028090		
	042	PORT OF HOUSTON AUTH	Not Certified	0.019520		
	043	HARRIS CO HOSP DIST	Not Certified	0.182160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.006617		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.097173		
	061	CITY OF HOUSTON	Not Certified	0.638750		

Valuations

	Value as of January 1, 2012		Value as of January 1, 2013	
	Market	Appraised	Market	Appraised
Land	631,410		728,550	
Improvement	168,944		115,540	
Total	800,354	800,354	844,090	844,090

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	1.00	--	1.00	90.00	90.00	728,550

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	102 -- Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	101 -- Residential 1 Family	Average	800 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Texas law prevents us from displaying residential sketches on our website.
You can see the sketch or get a copy at HCAD's information center at 13013 NW Freeway.

Building Data		Building Areas	
Element	Details	Description	Area

<http://www.hcad.org/records/details.asp?crvnt=%94%9A%B0%94%BF%84%93%7Fzmk...> 5/24/2013

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Main File No. 5028/26535 Page #14

Tax Certificate

rptDetail

Page 1 of 1



Profile Report

Additional Reports

5115 HAZARD ST, HOUSTON, TX. 77066-5328 Harris County

General Property Description

Map Page/Coord: 4922 School District: Houston ISD MLS Area: 17
 ParcelID : Card 060-087-007-0001-001 : 001 Census Tract/Block: 462014119 / 1 Map Facet: 6358C
 Subdivision: CHEVY CHASE
 Legal Desc: LT 1 BLK 6 CHEVY CHASE

Property Characteristics

Improved SqFt: 2,954	Built: 1938	Remodeled: 1986
Bedrooms: 04	Baths: 02/1	Total Rooms: 9
Foundation: Crawl Space	Swimming Pool: No	Stories: 2.0
Fireplace: Yes	Exterior Wall: Frame / Concrete Blk	Misc2: ENCL FRAME PORCH UPR
Style: Unique	Misc3: FRAME GARAGE LWR	Misc4: ONE STORY FRAME PRI
Heat & A/C: Central Heat/AC	Misc5: MASONRY TERRACE PRI	Misc1: ATTIC UNFINISHED

Land Characteristics

Acreage: 0.1858 Land SqFt: 8,095 Depth: 0
 Land Use: Res Imprvd Table Val - 1001 Front: 0
 Latitude: 29.726930 Longitude: -95.406780

Deed and Sales Information

Last Sale Date: 2 Jan 1988 Sales Amount: \$0 MLS No.:
 Last Deed Date: 16 Mar 2009 Loan Amount: \$0 Seller: LOTT MARLEY
 Deed History Broker: CCF#: 20090106269

Taxpayer Information

Name: 1932 SOUTH BLVD LLC
 Address: 910 LOUISIANA ST STE 3000
 HOUSTON TX 77002-4908

Owner Information

Name: 1932 SOUTH BLVD LLC
 Address: 910 LOUISIANA ST STE 3000
 HOUSTON, TX
 77002-4908

County Appraisal District Property Values

2012	Change (%)	2011	Change (%)	2010
Total Value: \$800,354	\$0 (0%)	\$800,354	\$0 (0%)	\$800,354
Imprv: \$186,944				
Land: \$631,410				
CAD Mit Val: \$800,354				

Exempt Status: Non-Exempt Lot / Block: 1 / 6

Taxes

Tax Entity/Collector	Tax Rate (per \$100.00)	Bonds Authorized	Bonds Issued	Estimated Tax (before exemptions)
CITY OF HOUSTON	0.63875000			\$5,112.26
HARRIS CO	0.40021000			\$3,203.10
HARRIS CO DPT EDUC	0.00861700			\$62.96
HARRIS CO FLOOD CONTRL	0.02809000			\$224.82
HARRIS CO HOSPITAL	0.18216000			\$1,467.92
HOUSTON COMM. COLL.	0.00717300			\$777.73
HOUSTON ISD	1.15670000			\$9,257.69
PORT OF HOUSTON AUTH	0.01952000			\$156.23
Total:	2.52922000			\$20,242.71



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<https://reidi.propertyinfo.com/HAR/reports/rptDetail.aspx?txtPIN=0600670070001%2000...> 5/24/2013

Form SCNLGL — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Main File No. 5028/26535 Page #13

Certificate

You may wish to laminate the pocket identification card to preserve it.

CHRISTINE ANNETTE GROTE
1580 HASTINGS FRIENDWOOD RD
PEARLAND, TX 77581

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, TX 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: TX 1335494 R

Issued: 11/17/2011

Expires: 11/30/2013

Appraiser: CHRISTINE ANNETTE GROTE

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

D. E. Olden
Douglas E. Olden
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: TX 1335494 R

Issued: 11/17/2011

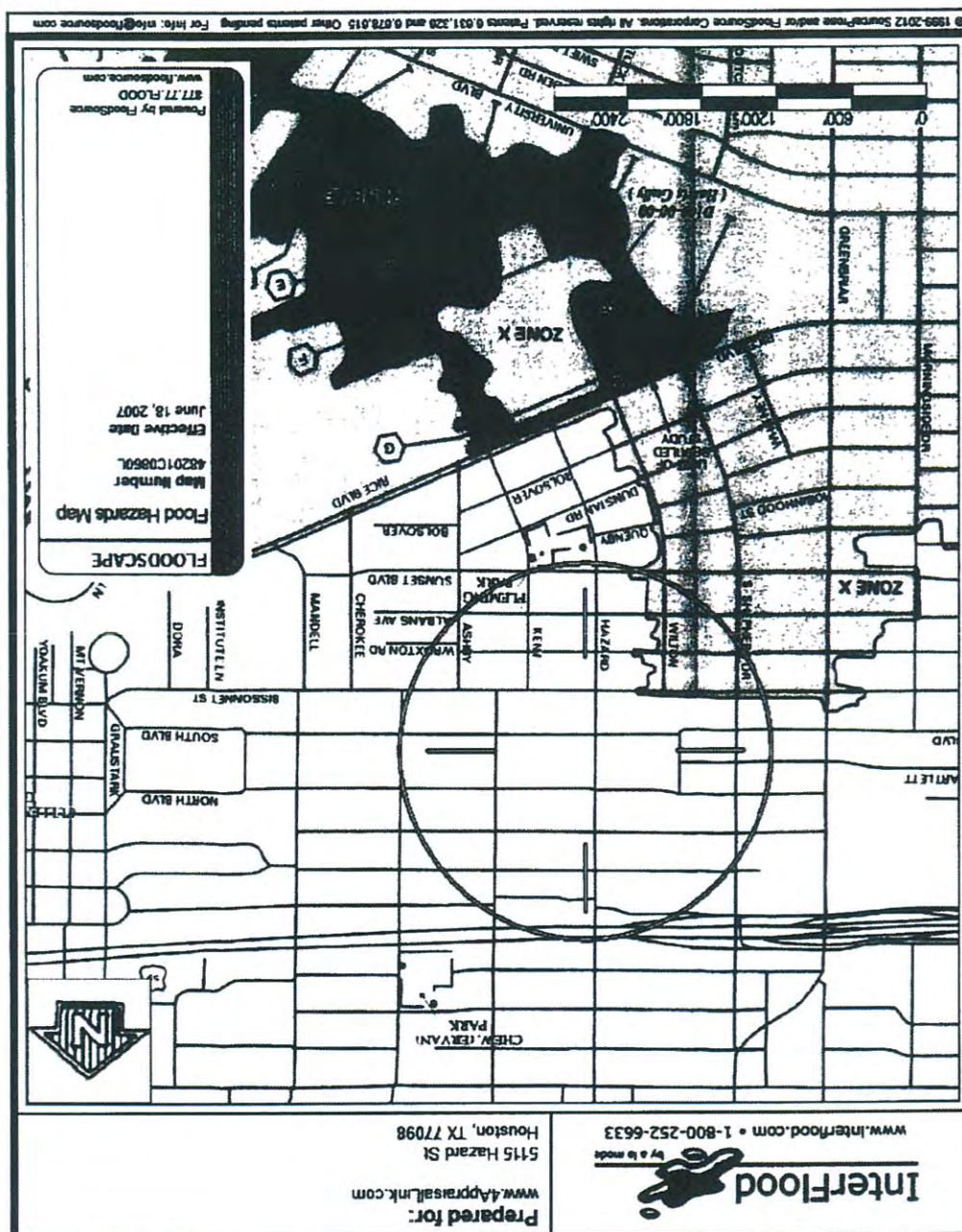
Expires: 11/30/2013

Appraiser: CHRISTINE ANNETTE GROTE

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

D. E. Olden
Douglas E. Olden
Commissioner

Form MAP FLOOD — "WinTOTAL" appraisal software by a la mode, inc — 1-800-ALAMODE



Borrower/Client	Douglas Heller
Property Address	1932 South Blvd
City	Houston
Lender	InterLink Mortgage Services, LLC
	County Harris
	State TX
	Zip Code 77096

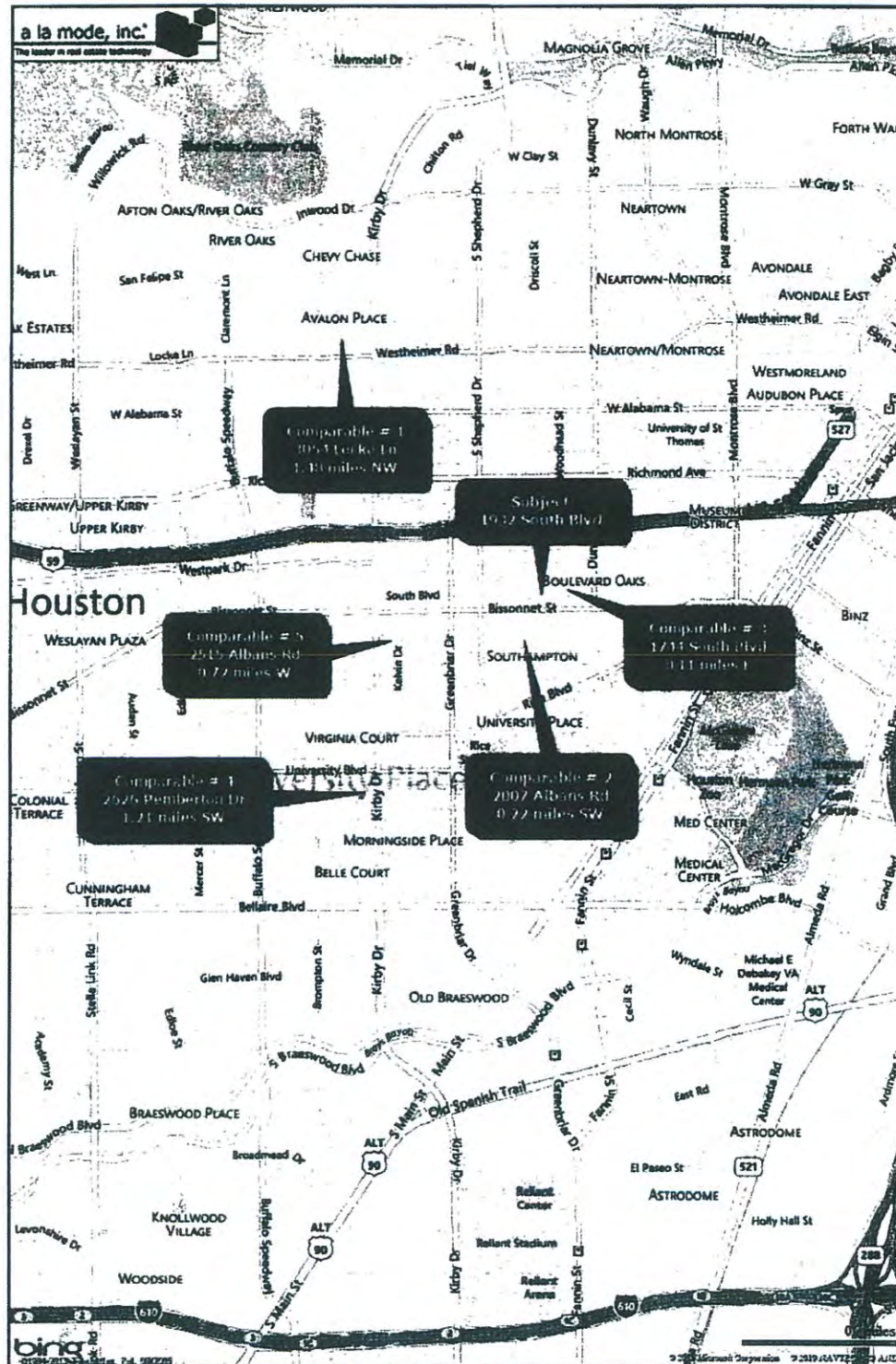
Flood Map

Main File No. 5028/26535 Page #12

Main File No. 5028/26535 Page #11

Location Map

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			



Form MAP.LOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Main File No. 5028/26535 Page #10

File No. 5028/26535

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 1932 South Blvd, Houston, TX 77098

APPRAISER:

Signature: *Christine Grote*
 Name: Christine Grote
 Title: Certified Residential Appraiser
 State Certification #: TX-1335494-R
 or State License #: _____
 State: TX Expiration Date of Certification or License: 11/30/2013
 Date Signed: 05/24/2013

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Page 2 of 2

Form ACR2 - WinTOTAL appraisal software by a mode, inc. - 1-800-ALAMODE

Page 1 of 2

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, consultants, professional appraisal organizations, any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparators to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale (Source: FIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994)

File No. 5028/26535

Main File No. 5028/26535 Page #9

(Main File No. 5028/26535) Page #8)

Supplemental Addendum

File No 5028/26535

Borrower/Client	Douglas Helier				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX
Zip Code	77098				
Lender	InterLinc Mortgage Services, LLC				

THAT AS OF THE DATE OF THIS REPORT, THE UNDERSIGNED HAS COMPLETED THE REQUIREMENTS OF THE CONTINUING EDUCATION PROGRAM OF THE STATE OF TEXAS LICENSING DEPARTMENT FOR APPRAISERS.

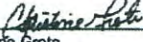
THAT I AM APPROPRIATELY LICENSED OR CERTIFIED TO APPRAISE THE SUBJECT PROPERTY IN THE STATE OF WHICH IT IS LOCATED.

THE APPRAISER ASSIGNMENT WAS NOT BASED ON A REQUIREMENT MINIMUM VALUATION, A SPECIFIC VALUATION OR THE APPROVAL OF A LOAN.

PER SALES CONTRACT THE HOME ADDRESS OF THE PROPERTY IS STATED AS 1932 SOUTH BLVD AKA 5115 HAZARD. PER STEWART TITLE TAX RECORDS THE HOME IS LISTED AS 5115 HAZARD/PER HCAD TAX RECORDS THE HOME IS LISTED AS 1932 SOUTH BLVD/PER HAR MLS LISTING THE HOME IS LISTED AS 1932 SOUTH BLVD. PLEASE SEE ATTACHED PDFS FOR REVIEW.

AS OF 05/24/2013 THERE IS A HOME ON THE SUBJECT PROPERTY, HOWEVER, THIS APPRAISAL PERFORMED IS FOR LOT VALUE ONLY.

All comparables are located on the same side of Hwy 59 as the subject with the exception of comparable sale one. Sale one is located in the River Oaks area versus the West University area, thus making it a reliable indicator of value due to similar lot values and buyer demand.

Signature 	Signature _____
Name Christine Grote	Name _____
Date Signed 05/24/2013	Date Signed _____
State Certification # TX-1335494-R	State Certification # _____
Or State License # _____	Or State License # _____

Main File No. 5028/26535 Page #7

Supplemental Addendum

File No. 5028/26535

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			

HIGHEST AND BEST USE

THE SUBJECT IS ANALYZED AS AVAILABLE FOR DEVELOPMENT. CONSIDERATION IS GIVEN TO ALTERNATIVE PROGRAMS OF DEVELOPMENT AMONG POTENTIAL USES WHICH ARE:

- 1) PHYSICALLY POSSIBLE, BASED UPON TOPOGRAPHY, LAND AREA AND SITE CONFIGURATION
- 2) LEGALLY PERMISSIBLE, IN COMPLIANCE WITH ZONING, DEED RESTRICTIONS OR OTHER CONSTRAINTS
- 3) ECONOMICALLY FEASIBLE AND FULFILLING AN IDENTIFIABLE DEMAND IN THE MARKET
- 4) MAXIMALLY PRODUCTIVE RESULTING IN THE HIGHEST PRESENT LAND VALUE

THE IMMEDIATE AREA IN WHICH THE SUBJECT IS LOCATED PRIMARILY CONSISTS OF SFR AND COMMERCIAL PROPERTY. NO ZONING APPLIES WITHIN THE CITY OF ROSENBERG AND IT IS THE APPRAISER'S OPINION THAT THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AT THIS TIME IS TO BE IMPROVED WITH A SINGLE FAMILY HOME

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

THIS IS A SUMMARY APPRAISAL REPORT WHICH INTENDED TO COMPLY WITH THE REPORT REQUIREMENTS SET FORTH UNDER STANDARD RULE 2-2 (b) OF THE USPAP FOR A SUMMARY APPRAISAL REPORT. AS SUCH, IT REPRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA REASONING AND ANALYSIS THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING AND ANALYSIS IS CONTAINED WITH THE APPRAISER'S FILE. THE DEPTH OF THE DISCUSSION CONTAINED IN THE REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED IN THE REPORT. THE APPRAISER IS NOT RESPONSIBLE FOR THE UNAUTHORIZED USE OF THIS REPORT.

TO DEVELOP THE OPINION OF VALUE, THE APPRAISER PERFORMED A COMPLETE APPRAISAL PROCESS AS DEFINED BY THE USPAP.

INTENDED USE/USER(S) - THIS REPORT WAS WRITTEN FOR A SPECIFIC SCOPE OF WORK, INTENDED USE AND INTENDED USER(S), AND IF OTHER PARTIES CHOOSE TO RELY ON THE REPORT, THE APPRAISER IS NOT OBLIGATED TO SUCH PARTIES AND IT DOES NOT RESULT IN SUCH PARTIES BECOMING INTENDED USERS.

SUBJECT MARKETABILITY

THERE ARE NO APPARENT ADVERSE FACTORS WHICH SHOULD AFFECT THE SUBJECT'S MARKETABILITY. THE SUBJECT HAS ACCESS TO ALL NECESSARY SUPPORTING FACILITIES INCLUDING SCHOOLS, SHOPPING, FACILITIES AND DEVELOPMENTS.

SALES COMPARABLE COMMENTS

BOTH SALES ONE AND TWO WERE GIVEN PRIMARY WEIGHT DUE TO LOCATION, LOT SIZE AND AMENITY. SALE THREE IS THE ONLY RECENT SALE WITHIN THE SUBJECT ZIP CODE, THEREFORE, THE APPRAISER UTILIZED A MUCH LARGER TRACT OF LAND BUT IS STILL BELIEVED TO BE A RELIABLE INDICATOR OF VALUE. A LOT SIZE ADJUSTMENT OF \$60.00/PER SQFT HAS BEEN MADE ON ALL COMPARABLES. COMPARABLE FOUR IS A PENDING LISTING AND HAS AN EXTENDED DAYS ON THE MARKET PAST THE MARKET AREA TYPICAL, HOWEVER, IT APPEARS THAT IS WAS LISTED MUCH HIGHER WHEN IT WAS FIRST LISTED AND KNOW THE LIST PRICE APPEARS TO BE IN LINE WITH THE CURRENT MARKET.

CONDITIONS OF APPRAISAL

THE PROPERTY HAS BEEN APPRAISED 'AS-IS' AS REQUESTED BY THE CLIENT.

ADVERSE ENVIRONMENTAL CONDITIONS

THE VALUE ESTIMATED IN THE REPORT IS BASED UPON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER'S ROUTINE INSPECTION AND AN INQUIRY ABOUT THE SUBJECT DID NOT REVEAL ANY INFORMATION THAT INDICATED THE EXISTENCE OF ANY APPARENT SIGNIFICANT SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS, WHICH WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY A QUALIFIED HAZARDOUS MATERIALS AND ENVIRONMENTAL CONDITIONS ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT ITS' VALUE. IT IS ASSUMED THAT NO CONDITIONS EXIST. IF THE CLIENT HAS A CONCERN, THAN A QUALIFIED EXPERT SHOULD BE CONSULTED.

FINAL RECONCILIATION


THE SUBJECT'S ESTIMATED MARKET VALUE IS CONSIDERED TO BE SUPPORTABLE AND A GOOD INDICATION OF VALUE.

BASED UPON THE APPRAISER'S ANALYSIS OF CURRENT MARKET CONDITIONS, THE ESTIMATED MARKETING TIME FOR THE SUBJECT PROPERTY, REFLECTIVE OF THE MARKET VALUE ESTIMATE IS BASED ON A 3-12 MONTHS. THE ESTIMATED EXPOSURE TIME TYPICALLY IS ALSO 3-12 MONTHS.

BASED UPON THE ANALYSIS OF THE ABOVE DATA, THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF INSPECTION IS \$765,000.

ADDITIONAL CERTIFICATION

THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS' DULY AUTHORIZED REPRESENTATIVES.

Signature 	Signature _____
Name Christine Grote	Name _____
Date Signed 05/24/2013	Date Signed _____
State Certification # TX-1335494-R	State Certification # _____ State _____
Or State License # _____	Or State License # _____ State _____

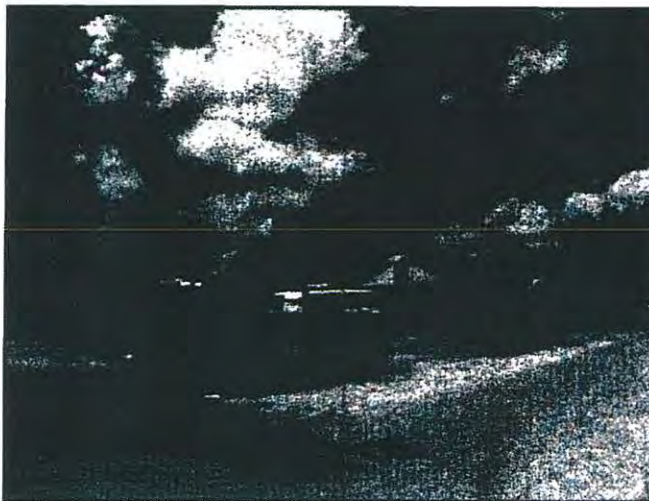
Main File No. 5028/26535 Page #6

Comparable Land Photo Page

Borrower/Client	Douglas Helier				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX
Zip Code	77098				
Lender	InterLinc Mortgage Services, LLC				

**Comparable 4**

2626 Pemberton Dr
 Prox. to Subj. 1.21 miles SW
 Sales Price 1,051,000
 Date of Sale 09/10/2012
 Location Pemberton
 Site/View 10,500 Sqft
 Utility Public
 Vacant Land Vacant Land

**Comparable 5**

2515 Albans Rd
 Prox. to Subject 0.72 miles W
 Sales Price 999,000-L
 Date of Sale PD - 05/17/2013
 Location Sunset Court
 Site/View 12,000 Sqft
 Utility Public
 Vacant Land Uncleared

Comparable 6

Prox. to Subject
 Sales Price
 Date of Sale
 Location
 Site/View
 Utility
 Vacant Land

Main File No. 5028/26535 Page #5

Comparable Land Photo Page

Borrower/Client	Douglas Heller				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC				

**Comparable 1**

3054 Locke Ln
 Prox to Subj 1.48 miles NW
 Sales Price 825,000
 Date of Sale 04/01/2013
 Location Avalon Place
 Site/View 9,300 Sqft
 Utility Public
 Vacant Land Vacant Land

**Comparable 2**

2007 Albans Rd
 Prox to Subject 0.22 miles SW
 Sales Price 700,000
 Date of Sale 04/29/2013
 Location Southampton
 Site/View 6,600 Sqft
 Utility Public
 Vacant Land Vacant Land

**Comparable 3**

1744 South Blvd
 Prox to Subject 0.11 miles E
 Sales Price 1,775,000
 Date of Sale 06/15/2012
 Location Southampton
 Site/View 16,900 Sqft
 Utility Public
 Vacant Land Vacant Land

Main File No. 5028/26535 Page #4

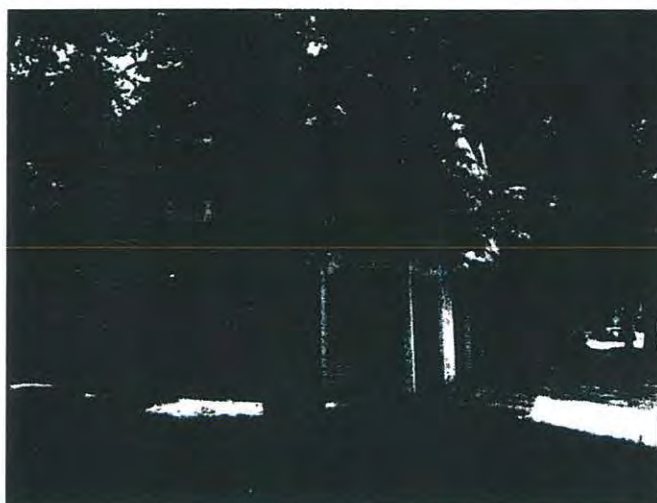
Subject Land Photo Page

Borrower/Client	Douglas Heller				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC				

**Subject Front**

1932 South Blvd
Sales Price 765,000
Date of Sale 04/16/2013
Site Area
Location Chevy Chase
Utility Public
Vacant Land Uncleared

\$/Sq. Ft.

**Subject**

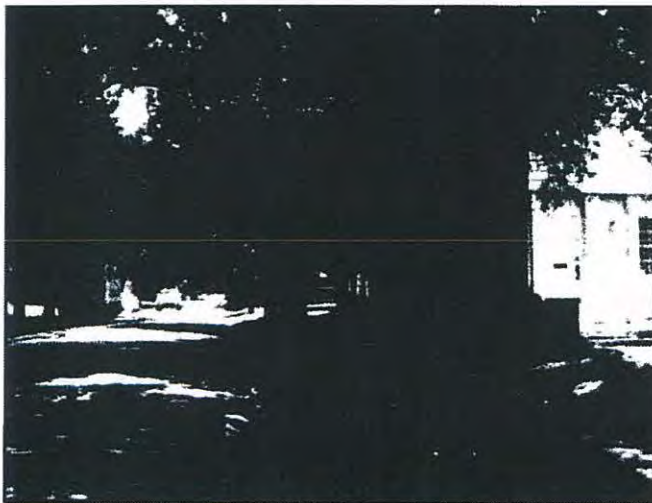
Main File No. 5028/26535 Page #3

Subject Land Photo Page

Borrower/Client	Douglas Heller				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC				

**Subject**

1932 South Blvd
Sales Price 765,000
Date of Sale 04/16/2013
Location Chevy Chase
Site/View 8,095
Utility Public
Vacant Land Uncleared

**Subject****Subject**

Main File No. 5028/26535 Page #2

ADDITIONAL COMPARABLE SALES

File No. 5028/26535

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	1932 South Blvd Houston, TX 77098	2626 Pemberton Dr Houston, TX 77005	2515 Albans Rd Houston, TX 77005	
Proximity to Subject		1.21 miles SW	0.72 miles W	
Sales Price	\$ 765,000	\$ 1,051,000	\$ 999,000-L	
Price \$/Sq. Ft.	\$ 94.50	\$ 88.71	\$ 83.25	
Data Source(s)	MLS/TAX/Inspection	TAX/MLS#28183444/DOM 6	TAX/MLS#79822074/DOM 697	
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	04/16/2013	09/10/2012	PD - 05/17/2013	
Location	Chevy Chase	Pemberton	Sunset Court	
Size/View	8,095	10,500 Sqft	12,000 Sqft	
Utility	Public	Public	Public	
Vacant Land	Uncleared	Vacant Land	Uncleared	
		-25,000	0	
Sales or Financing Concessions	N/A	Conventional	Unknown	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -170,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -234,000	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		Net 882 % Gross 881,000	Net 23.4 % Gross 765,000	Net % Gross %
Comments on Market Data	See Addenda			

Section 33-247(b)(2)

**Assessed value of
the land and
improvements
thereon according
to the two most
recent assessments**

MIKE SULLIVAN
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



HELLER DOUGLAS P & ELLEN L
1930 SOUTH BLVD
HOUSTON TX 77098-5424

2014 Property Tax Statement Web Statement

Statement Date:	June 23, 2015
Account Number	060-067-007-0001

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston ISD	0	752,752	1.196700	\$9,008.18
Harris County	0	752,752	0.417310	\$3,141.31
Harris County Flood Control Dist	0	752,752	0.027360	\$205.95
Port of Houston Authority	0	752,752	0.015310	\$115.25
Harris County Hospital District	0	752,752	0.170000	\$1,279.68
Harris County Dept. of Education	0	752,752	0.005999	\$45.16
Houston Community College System	0	752,752	0.106890	\$804.62
City of Houston	0	752,752	0.631080	\$4,750.47

Property Description	
1932 SOUTH BLVD 77098 LT 1 BLK 6 CHEVY CHASE .1858 AC	
Appraised Values	
Land - Market Value	692,123
Impr - Market Value	60,629
Total Market Value	752,752
Less Capped Mkt Value	0
Appraised Value	752,752
Exemptions/Deferrals	

Page: 1 of 1

Total 2014 Taxes Due By January 31, 2015:	\$19,350.62
Payments Applied To 2014 Taxes	\$19,350.62
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For June 2015	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2015	7%	\$0.00	\$0.00	\$0.00
By March 31, 2015	9%	\$0.00	\$0.00	\$0.00
By April 30, 2015	11%	\$0.00	\$0.00	\$0.00
By May 31, 2015	13%	\$0.00	\$0.00	\$0.00
By June 30, 2015	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2009 to 2014: Appraised Value 9%, Taxable Value 9%, Tax Rate 2%, Tax Bill 11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

HELLER DOUGLAS P & ELLEN L
1930 SOUTH BLVD
HOUSTON TX 77098-5424

Make check payable to:

MIKE SULLIVAN
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number	060-067-007-0001
Amount Enclosed	
\$	

Web Statement - Date Printed: 06-23-2015

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Scan the QR code to pay
online or visit www.hctax.net



06006700700017 2014 0000000000 0000000000 0000000000 0000000000

MIKE SULLIVAN
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547



Date Printed:	Friday, June 26, 2015
Account Number	060-067-007-0001

2013 Property Tax Receipt

Certified Owner
HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424

Legal Description
LT 1 BLK 6 CHEVY CHASE .1858 AC

Deposit No: 201401061031

Receipt Date: Tuesday, December 31, 2013

Validation No: 3371

Deposit Date: Monday, January 06, 2014

Operator Code: RLG

Parcel Address: 1932 SOUTH BLVD 77098

Remit Seq No: 63775985

Legal Acres: .1858 AC

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Houston ISD	1.186700	\$10016.82	\$0.00	\$0.00	\$10016.82
Harris County	0.414550	\$3499.18	\$0.00	\$0.00	\$3499.18
Harris County Flood Control Dist	0.028270	\$238.62	\$0.00	\$0.00	\$238.62
Port of Houston Authority	0.017160	\$144.85	\$0.00	\$0.00	\$144.85
Harris County Hospital District	0.170000	\$1434.95	\$0.00	\$0.00	\$1434.95
Harris County Dept. of Education	0.006358	\$53.67	\$0.00	\$0.00	\$53.67
Houston Community College System	0.097173	\$820.23	\$0.00	\$0.00	\$820.23
City of Houston	0.638750	\$5391.62	\$0.00	\$0.00	\$5391.62
Total Paid:		\$21,599.94	\$0.00	\$0.00	\$21,599.94

MIKE SULLIVAN
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547



Date Printed:	Tuesday, June 23, 2015
Account Number	060-067-007-0001

2014 Property Tax Receipt

Certified Owner
HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424

Legal Description
LT 1 BLK 6 CHEVY CHASE .1858 AC

Deposit No: 201501021243

Receipt Date: Wednesday, December 31, 2014

Validation No: 6350

Deposit Date: Friday, January 02, 2015

Operator Code: DGRAVES

Parcel Address: 1932 SOUTH BLVD 77098

Remit Seq No: 66288725

Legal Acres: .1858 AC

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Houston ISD	1.196700	\$9008.18	\$0.00	\$0.00	\$9008.18
Harris County	0.417310	\$3141.31	\$0.00	\$0.00	\$3141.31
Harris County Flood Control Dist	0.027360	\$205.95	\$0.00	\$0.00	\$205.95
Port of Houston Authority	0.015310	\$115.25	\$0.00	\$0.00	\$115.25
Harris County Hospital District	0.170000	\$1279.68	\$0.00	\$0.00	\$1279.68
Harris County Dept. of Education	0.005999	\$45.16	\$0.00	\$0.00	\$45.16
Houston Community College System	0.106890	\$804.62	\$0.00	\$0.00	\$804.62
City of Houston	0.631080	\$4750.47	\$0.00	\$0.00	\$4750.47
Total Paid:		\$19,350.62	\$0.00	\$0.00	\$19,350.62



A. Settlement Statement (HUD-1)

OMB No. 2502-0265

B. Type of Loan		6. File Number 2646001322 Closer: Dallas Russell, Sr.	7. Loan Number 55006670	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Fin 7. <input type="checkbox"/> Cash Sale				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. Name & Address of Borrower Douglas Heller and Ellen Heller 200 Mine Road Malvern, PA 19355		E. Name & Address of Seller 1932 South Blvd., LLC 1928 South Boulevard Houston, TX 77098		F. Name & Address of Lender Integrity Bank, srb 4040 Washington Ave. Houston, TX 77007
G. Property Location CHEVY CHASE, Block 6, Lot 1, HARRIS County 1932 South Boulevard a/k/a 5115 Hazard Street Houston, TX 77098		H. Settlement Agent Name Commonwealth Title of Houston, Inc. 550 Westcott, Suite 260 Houston, TX 77007 713-426-4949 Underwritten By: Commonwealth Place of Settlement Commonwealth Title of Houston, Inc. 550 Westcott, Suite 260 Houston, TX 77007 713-426-4949		I. Settlement Date 5/31/2013 Fund: 6/4/2013
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller		
101. Contract sales price	\$765,000.00	401. Contract sales price	\$765,000.00	
102. Personal property		402. Personal property		
103. Settlement charges to borrower	\$11,412.00	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. City property taxes		406. City property taxes		
107. County property taxes		407. County property taxes		
108. Annual assessments		408. Annual assessments		
109. School property taxes		409. School property taxes		
110. MUD taxes		410. MUD taxes		
111. Other		411. Other		
112.		412.		
113.		413.		
114.		414.		
115.		415.		
116.		416.		
120. Gross Amount Due From Borrower	\$776,412.00	420. Gross Amount Due to Seller	\$765,000.00	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller		
201. Deposit or earnest money	\$7,650.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)	\$565,000.00	502. Settlement charges to seller (line 1400)	\$46,277.00	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage loan		
205.		505. Payoff of second mortgage loan		
206.		506.		
207.		507. (EMD \$7,650 Disbursed as Proceeds)		
208. Portion of Owner's Policy Paid by Seller	\$4,561.00	508. Portion of Owner's Policy Paid by Seller	\$4,561.00	
209. Option Fee	\$500.00	509. Option Fee	\$500.00	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City property taxes		510. City property taxes		
211. County property taxes 01/01/13 thru 05/31/13	\$8,374.38	511. County property taxes 01/01/13 thru 05/31/13	\$8,374.38	
212. Annual assessments		512. Annual assessments		
213. School property taxes		513. School property taxes		
214. MUD taxes		514. MUD taxes		
215. Other		515. Other		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	\$586,085.38	520. Total Reduction Amount Due Seller	\$59,712.38	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$776,412.00	601. Gross Amount due to seller (line 420)	\$765,000.00	
302. Less amounts paid by/for borrower (line 220)	\$586,085.38	602. Less reductions in amt. due seller (line 520)	\$59,712.38	
303. Cash From Borrower	\$190,326.62	603. Cash To Seller	\$705,287.62	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

POC (B) - Paid Outside of Closing by Borrower. POC (S) - Paid Outside of Closing by Seller. POC (L) - Paid Outside of Closing by Lender.

L. Settlement Charges

700. Total Real Estate Broker Fees	\$45,900.00	Paid From	Paid From
Division of Commission (line 700) as follows:		Borrower's	Seller's
701. \$22,950.00	to Matthew Donowho	Funds at	Funds at
702. \$22,950.00	to Realty Associates	Settlement	Settlement
703. Commission Paid at Settlement		\$0.00	\$45,900.00
704. The following persons, firms or corporations received a portion of the real	to		
705. estate commission amount shown above:	to Nicole Pancamo		

800. Items Payable in Connection with Loan			
801. Our origination charge	\$6,150.00	(from GFE #1)	
802. Your credit or charge (points) for the specific rate chosen	\$0.00	(from GFE #2)	
803. Your adjusted origination charges	to	(from GFE #3)	\$6,150.00
804. Appraisal Fee	to	(from GFE #3)	
805. Credit report	to	(from GFE #3)	
806. Tax service	to	(from GFE #3)	
807. Flood certification	to	(from GFE #3)	
808. Origination Fee	to Integrity Bank, ssb	\$5,650.00 (from GFE #1)	\$0.00
809. Attorney Fee	to Black, Mann & Graham, L.L.P.	\$500.00 (from GFE #1)	\$0.00
810. Appraisal Review Fee	to Brubaker & Associates, Inc.	(from GFE #3)	\$125.00

900. Items Required by Lender To Be Paid in Advance

901. Daily interest charges from 6/4/2013 to 7/1/2013 @ \$0/day	(from GFE #10)		
902. Mortgage Insurance Premium for months to	(from GFE #3)		
903. Homeowner's insurance for years to	(from GFE #11)		

1000. Reserves Deposited With Lender

1001. Initial Deposit for your escrow account	(from GFE #9)	\$0.00	
1002. Homeowner's insurance	months @ per month		
1003. Mortgage insurance	months @ per month		
1004. City property taxes	months @ per month		
1005. County property taxes	months @ per month		
1006. Annual assessments	months @ per month		
1007. School property taxes	months @ per month		
1008. MUD taxes	months @ per month		
1009. Other	0 months @		
1010. Flood Insurance	0 months @		
1011. Aggregate Adjustment			

1100. Title Charges

1101. Title services and lender's title insurance	to	(from GFE #4)	\$464.00	
1102. Settlement or closing fee	to Jerel J. Hill	\$250.00		\$250.00
1103. Owner's title insurance	to Commonwealth Title of Houston, Inc.	(from GFE #5)	\$4,561.00	
1104. Lender's title insurance	to Commonwealth Title of Houston, Inc.	\$170.00		
1105. Lender's title policy limit \$	\$565,000.00/\$170.00			
1106. Owner's title policy limit \$	\$765,000.00/\$4,559.00			
1107. Agent's portion of the total title insurance premium		\$4,019.65		
1108. Underwriter's portion of the total title insurance premium		\$709.35		
1109. State of Texas Policy Guaranty Fee	to Texas Title Insurance Guaranty Association	\$2.00 (from GFE #4)		\$0.00
1110. State of Texas Policy Guaranty Fee	to Texas Title Insurance Guaranty Association	\$2.00 (from GFE #5)		\$0.00
1111. Endorsements: T30, T33, T36	to			
1112. E File Fee	to	(from GFE #4)		\$0.00
1113. Tax Certificate	to National TaxNet	(from GFE #4)		\$55.00
1114. 60% of Title Premium	to Jerel J. Hill			
1115. 40% of Title Premium	to Commonwealth Title of Houston, Inc.			
1116. Overnight/Courier Fee	to Jerel J. Hill	\$42.00 (from GFE #4)		\$20.00

1200. Government Recording and Transfer Charges

1201. Government recording charges	(from GFE #7)	\$112.00		
1202. Deed \$28.00 ; Mortgage \$76.00 ; Release \$0.00	to Jerel J. Hill			\$52.00
1203. Transfer taxes	(from GFE #8)			
1204. City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00			
1205. State tax/stamps	Deed \$0.00 ; Mortgage \$0.00			
1206. Notice to Purchaser	to Jerel J. Hill	\$24.00 (from GFE #7)		
1207. Assignment of Leases and Rents	to Jerel J. Hill	\$36.00 (from GFE #7)		

1300. Additional Settlement Charges

1301. Required services you can shop for	(from GFE #6)			
------------------------------------------	---------------	--	--	--

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)

	\$11,412.00	\$46,277.00
--	--------------------	--------------------

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

MIKE SULLIVAN

Tax Assessor-Collector
P.O. Box 3547
Houston, Texas 77253-3547



*0151290 B



HELLER DOUGLAS P & ELLEN L
1930 SOUTH BLVD
HOUSTON TX 77098-5424

**2013 Property Tax Statement**

E-Statement Code 3096682213

Statement Date	November 2, 2013
Account Number	060-067-007-0001

This combined bill includes your I.S.D.

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
Houston I.S.D.	0	844,090	1.186700	10,016.82	1932 SOUTH BLVD 77098
Harris County	0	844,090	.4145500	3,499.18	LT 1 BLK 6
Harris County Flood Control Dist	0	844,090	.0282700	238.62	CHEVY CHASE
Port of Houston Authority	0	844,090	.0171600	144.85	.1858 AC
Harris County Hospital District	0	844,090	.1700000	1,434.95	
Harris County Dept. of Education	0	844,090	.0063580	53.67	
Houston Community College System	0	844,090	.0971730	820.23	
City of Houston	0	844,090	.6387500	5,391.62	
Total 2013 Taxes Due By January 31, 2014				21,599.94	
Payments Applied To 2013 Taxes				(0.00)	
Total Current Taxes Due (Including Penalties)				21,599.94	
Prior Year(s) Delinquent Taxes Due (If Any)				0.00	
Total Amount Due By January 31, 2014				21,599.94	
Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total	
By February 28, 2014	7%	23,111.94	0.00	23,111.94	
By March 31, 2014	9%	23,543.95	0.00	23,543.95	
By April 30, 2014	11%	23,975.93	0.00	23,975.93	
By May 31, 2014	13%	24,407.93	0.00	24,407.93	
By June 30, 2014	15%	24,839.92	0.00	24,839.92	

Appraised Values	
Land - Market Value	728,550
Impr - Market Value	115,540
Total Market Value	844,090
Less Capped Mkt Value	0
Appraised Value	844,090
Exemptions/Deferrals	
PD Ckt 1522 + 2-14 12-30-13	



Tax Bill Increase (Decrease) from 2008 to 2013: Appr Value 22% Taxable Value 22% Tax Rate 1% Tax Bill 24%

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600670070001

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424	Legal Description:	LT 1 BLK 6 CHEVY CHASE
		Property Address:	1932 SOUTH BLVD HOUSTON TX 77098

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houston.tx.gov or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/24/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations		
Value as of January 1, 2014		
	Market	Appraised
Land	692,123	
Improvement	60,629	
Total	752,752	752,752
Value as of January 1, 2015		
	Market	Appraised
Land	692,123	
Improvement	60,629	
Total	752,752	752,752

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90	95.00	85.50	692,123.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600670070001

Tax Year: 2014

 **Print**

Owner and Property Information	
Owner Name & Mailing Address: HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424	Legal Description: LT 1 BLK 6 CHEVY CHASE 1932 SOUTH BLVD HOUSTON TX 77098

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houston.tx.gov or call 832-393-6556 for more information.

State Class Code			Land Use Code	
B2 -- Real, Residential, Two-Family			1001 -- Residential Improved	
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area
8,095 SF	3,754 SF	7404	1204	110 -- 1B North Central
			5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate
None	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310
	041	HARRIS CO FLOOD CNTRL	Certified: 08/15/2014	0.028270	0.027360
	042	PORT OF HOUSTON AUTHY	Certified: 08/15/2014	0.017160	0.015310
	043	HARRIS CO HOSP DIST	Certified: 08/15/2014	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	Certified: 08/15/2014	0.006358	0.005999
	048	HOU COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080

Valuations		
Value as of January 1, 2013		Value as of January 1, 2014
	Market	Appraised
Land	728,550	Land
Improvement	115,540	Improvement
Total	844,090	844,090 Total
		752,752

Land									
Market Value Land									
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90

Building						
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

Print Details

<http://hcad.org/records/print.asp?crypt=%94%9A%B0%94%BFg9>

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0600670070001

Tax Year: 2013

 **Print**

Owner and Property Information			
Owner Name & Mailing Address:	HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424	Legal Description:	LT 1 BLK 6 CHEVY CHASE
		Property Address:	1932 SOUTH BLVD HOUSTON TX 77098

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B North Central	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/05/2013	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2012 Rate	2013 Rate
None	001	HOUSTON ISD	Certified: 08/09/2013	1.156700	1.186700
	040	HARRIS COUNTY	Certified: 08/09/2013	0.400210	0.414550
	041	HARRIS CO FLOOD CNTRL	Certified: 08/09/2013	0.028090	0.028270
	042	PORT OF HOUSTON AUTHY	Certified: 08/09/2013	0.019520	0.017160
	043	HARRIS CO HOSP DIST	Certified: 08/09/2013	0.182160	0.170000
	044	HARRIS CO EDUC DEPT	Certified: 08/09/2013	0.006617	0.006358
	048	HOU COMMUNITY COLLEGE	Certified: 08/09/2013	0.097173	0.097173
	061	CITY OF HOUSTON	Certified: 08/09/2013	0.638750	0.638750

Valuations					
Value as of January 1, 2012			Value as of January 1, 2013		
	Market	Appraised		Market	Appraised
Land	631,410		Land	728,550	
Improvement	168,944		Improvement	115,540	
Total	800,354	800,354	Total	844,090	844,090

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	1.00	--	1.00	90.00	90.00	728,550.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Partial
Cond / Desir / Util	Fair
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Fair
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

Section 33-247(b)(2)

**Assessed value of
the land and
improvements
thereon according
to the two most
recent assessments**

MIKE SULLIVAN

Tax Assessor-Collector
P.O. Box 3547
Houston, Texas 77253-3547

**2014 Property Tax Statement**

e-Bill Code 3663916014



Statement Date	October 31, 2014
Account Number	060-067-007-0001

*0153593 B
HELLER DOUGLAS P & ELLEN L
1930 SOUTH BLVD
HOUSTON TX 77098-5424

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston I.S.D.	0	752,752	1.196700	\$9,008.18
Harris County	0	752,752	.4173100	\$3,141.31
Harris County Flood Control Dist	0	752,752	.0273600	\$205.95
Port of Houston Authority	0	752,752	.0153100	\$115.25
Harris County Hospital District	0	752,752	.1700000	\$1,279.68
Harris County Dept. of Education	0	752,752	.0059990	\$45.16
Houston Community College System	0	752,752	.1068900	\$804.62
City of Houston	0	752,752	.6310800	\$4,750.47

Property Description
1932 SOUTH BLVD 77098 LT 1 BLK 6 CHEVY CHASE .1858 AC

Appraised Values	
Land - Market Value	692,123
Impr - Market Value	60,629
Total Market Value	752,752
Less Capped Mkt Value	0
Appraised Value	752,752

Exemptions/Deferrals

Total 2014 Taxes Due By January 31, 2015	\$19,350.62
Payments Applied To 2014 Taxes	(\$0.00)
Total Current Taxes Due (Including Penalties)	\$19,350.62
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due By January 31, 2015	\$19,350.62

Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2015	7%	\$20,705.16	\$0.00	\$20,705.16
By March 31, 2015	9%	\$21,092.18	\$0.00	\$21,092.18
By April 30, 2015	11%	\$21,479.18	\$0.00	\$21,479.18
By May 31, 2015	13%	\$21,866.19	\$0.00	\$21,866.19
By June 30, 2015	15%	\$22,253.21	\$0.00	\$22,253.21

Tax Bill Increase (Decrease) from 2009 to 2014: Appr Value 9% Taxable Value 9% Tax Rate 2% Tax Bill 11%

Detach at the perforation and return this coupon with your payment. Keep top part for your records.

See reverse side for additional information.

PAYMENT COUPON

HELLER DOUGLAS P & ELLEN L
1930 SOUTH BLVD
HOUSTON TX 77098-5424

Statement Date October 31, 2014
Account Number
060-067-007-0001
Amount Enclosed

If you are paying multiple tax accounts with a single check, please enclose all of the coupons with your payment to ensure proper credit to each account.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Make check payable to:

MIKE SULLIVAN
Tax Assessor-Collector
P.O. Box 4622
Houston, Texas 77210-4622

Scan the QR Code to pay
online or visit www.hctax.net



06006700700017 2014 001935062 002070516 002109218 002147918

**THIS IS A COMPARISON OF PROPERTY TAXES FOR THE CURRENT TAX YEAR AND EACH OF THE
PREVIOUS 5 YEARS FOR INFORMATION PURPOSES ONLY AND IS PROVIDED IN ACCORDANCE
WITH SECTION 31.01(C) (11) OF THE TEXAS PROPERTY TAX CODE.
PLEASE SEE THE ENCLOSED TAX BILL FOR TAXES DUE.**

Account No: 060-067-007-0001

Years:	2009	2010	2011	2012	2013	2014
Appraised:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Unit: 001 - Houston I.S.D.						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	01.156700	01.156700	01.156700	01.156700	01.186700	01.196700
Tax Bill:	8,018.04	9,257.69	9,257.69	9,257.69	10,016.82	9,008.18
% Diff:		15.46	0.00	0.00	8.20	-10.07
Tax Unit: 040 - Harris County						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.392240	00.388050	00.391170	00.400210	00.414550	00.417310
Tax Bill:	2,718.94	3,105.77	3,130.74	3,203.10	3,499.18	3,141.31
% Diff:		14.23	0.80	2.31	9.24	-10.23
Tax Unit: 041 - Harris County Flood Control Dist						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.029220	00.029230	00.028090	00.028090	00.028270	00.027360
Tax Bill:	202.55	233.94	224.82	224.82	238.62	205.95
% Diff:		15.50	-3.90	0.00	6.14	-13.69
Tax Unit: 042 - Port of Houston Authority						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.016360	00.020540	00.018560	00.019520	00.017160	00.015310
Tax Bill:	113.40	164.39	148.55	156.23	144.85	115.25
% Diff:		44.96	-9.64	5.17	-7.28	-20.43
Tax Unit: 043 - Harris County Hospital District						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.192160	00.192160	00.192160	00.182160	00.170000	00.170000
Tax Bill:	1,332.02	1,537.96	1,537.96	1,457.92	1,434.95	1,279.68
% Diff:		15.46	0.00	-5.20	-1.58	-10.82
Tax Unit: 044 - Harris County Dept. of Education						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.006050	00.006581	00.006581	00.006617	00.006358	00.005999
Tax Bill:	41.94	52.67	52.67	52.96	53.67	45.16
% Diff:		25.58	0.00	0.55	1.34	-15.86
Tax Unit: 048 - Houston Community College System						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.092220	00.092220	00.097222	00.097173	00.097173	00.106890
Tax Bill:	639.25	738.09	778.12	777.73	820.23	804.62
% Diff:		15.46	5.42	-0.05	5.46	-1.90
Tax Unit: 061 - City of Houston						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.638750	00.638750	00.638750	00.638750	00.638750	00.631080
Tax Bill:	4,427.70	5,112.26	5,112.26	5,112.26	5,391.62	4,750.47
% Diff:		15.46	0.00	0.00	5.46	-11.89
Total Levy by Year	17,493.84	20,202.77	20,242.81	20,242.71	21,599.94	19,350.62
Total Year % Diff		15.49	0.20	0.00	6.70	-10.41

School District Tax Rate breakdown for current year and previous year.

	TAX RATE	2014	2013
001	M & O TAX RATE	01.026700	01.026700
Houston I.S.D.	I & S TAX RATE	00.170000	00.160000
	TOTAL TAX RATE	01.196700	01.186700

MIKE SULLIVAN

Tax Assessor-Collector
P.O. Box 3547
Houston, Texas 77253-3547

**2013 Property Tax Statement**

E-Statement Code 3096682213

Statement Date **November 2, 2013**

Account Number

060-067-007-0001

*0151290 B
HELLER DOUGLAS P & ELLEN L
 1930 SOUTH BLVD
 HOUSTON TX 77098-5424

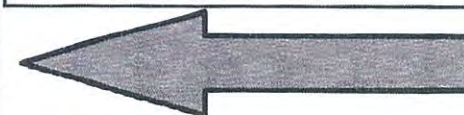
This combined bill includes your I.S.D.

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
Houston I.S.D.	0	844,090	1.186700	10,016.82	1932 SOUTH BLVD 77098
Harris County	0	844,090	.4145500	3,499.18	LT 1 BLK 6
Harris County Flood Control Dist	0	844,090	.0282700	238.62	CHEVY CHASE
Port of Houston Authority	0	844,090	.0171600	144.85	.1858 AC
Harris County Hospital District	0	844,090	.1700000	1,434.95	
Harris County Dept. of Education	0	844,090	.0063580	53.67	
Houston Community College System	0	844,090	.0971730	820.23	
City of Houston	0	844,090	.6387500	5,391.62	
Total 2013 Taxes Due By January 31, 2014				21,599.94	
Payments Applied To 2013 Taxes				(0.00)	
Total Current Taxes Due (Including Penalties)				21,599.94	
Prior Year(s) Delinquent Taxes Due (If Any)				0.00	
Total Amount Due By January 31, 2014				21,599.94	
Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total	
By February 28, 2014	7%	23,111.94	0.00	23,111.94	
By March 31, 2014	9%	23,543.95	0.00	23,543.95	
By April 30, 2014	11%	23,975.93	0.00	23,975.93	
By May 31, 2014	13%	24,407.93	0.00	24,407.93	
By June 30, 2014	15%	24,839.92	0.00	24,839.92	

Appraised Values	
Land - Market Value	728,550
Impr - Market Value	115,540
Total Market Value	844,090
Less Capped Mkt Value	0
Appraised Value	844,090

Exemptions/Deferrals

PD CK# 1522
 + 2-14 12-30-13



Tax Bill Increase (Decrease) from 2008 to 2013: Appr Value 22% Taxable Value 22% Tax Rate 1% Tax Bill 24%

THIS IS A COMPARISON OF PROPERTY TAXES FOR THE CURRENT TAX YEAR AND EACH OF THE
PREVIOUS 5 YEARS FOR INFORMATION PURPOSES ONLY AND IS PROVIDED IN ACCORDANCE
WITH SECTION 31.01(C) (11) OF THE TEXAS PROPERTY TAX CODE.
PLEASE SEE THE ENCLOSED TAX BILL FOR TAXES DUE.

Account No: 060-067-007-0001

Years:	2008	2009	2010	2011	2012	2013
Appraised:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Unit: 001 - Houston I.S.D.						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	1.156700	1.156700	1.156700	1.156700	1.156700	1.186700
Tax Bill:	7,979.30	8,018.04	9,257.69	9,257.69	9,257.69	10,016.81
% Diff:		0.49	15.46	0.00	0.00	8.21
Tax Unit: 040 - Harris County						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.389230	0.392240	0.388050	0.391170	0.400210	0.414550
Tax Bill:	2,685.04	2,718.94	3,105.77	3,130.74	3,203.10	3,499.11
% Diff:		1.26	14.23	0.80	2.31	9.21
Tax Unit: 041 - Harris County Flood Control Dist						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.030860	0.029220	0.029230	0.028090	0.028090	0.028270
Tax Bill:	212.88	202.55	233.94	224.82	224.82	238.61
% Diff:		(4.85)	15.50	(3.90)	0.00	6.11
Tax Unit: 042 - Port of Houston Authority						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.017730	0.016360	0.020540	0.018560	0.019520	0.017160
Tax Bill:	122.31	113.40	164.39	148.55	156.23	144.81
% Diff:		(7.28)	44.96	(9.64)	5.17	(7.28)
Tax Unit: 043 - Harris County Hospital District						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.192160	0.192160	0.192160	0.192160	0.182160	0.170000
Tax Bill:	1,325.58	1,332.02	1,537.96	1,537.96	1,457.92	1,434.91
% Diff:		0.49	15.46	0.00	(5.20)	(1.58)
Tax Unit: 044 - Harris County Dept. of Education						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.005840	0.006050	0.006581	0.006581	0.006617	0.006350
Tax Bill:	40.29	41.94	52.67	52.67	52.96	53.61
% Diff:		4.10	25.58	0.00	0.55	1.31
Tax Unit: 048 - Houston Community College System						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.092430	0.092220	0.092220	0.097222	0.097173	0.097171
Tax Bill:	637.61	639.25	738.09	778.12	777.73	820.21
% Diff:		0.26	15.46	5.42	(0.05)	5.41
Tax Unit: 061 - City of Houston						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.638750	0.638750	0.638750	0.638750	0.638750	0.638750
Tax Bill:	4,406.31	4,427.70	5,112.26	5,112.26	5,112.26	5,391.61
% Diff:		0.49	15.46	0.00	0.00	5.41
Total Levy by Year	17,409.32	17,493.84	20,202.77	20,242.81	20,242.71	21,599.91
Total Year % Diff		0.49	15.49	0.20	0.00	6.71

School District Tax Rate breakdown for current year and previous year.

	TAX RATE	2013	2012
001	M & O TAX RATE	1.0267000	1.0067000
Houston I.S.D.	I & S TAX RATE	0.1600000	0.1500000
	TOTAL TAX RATE	1.1867000	1.1567000

Section 33-247(b)(5)

**Evidence of any
consideration by the
owner of uses and
adaptive reuses of
the property**

The owner considered available uses and adaptive reuses of the property.

Uses and adaptive reuses of the property include:

1. Use the property as a duplex and garage apartment.

This use is not possible because of the substandard condition of the duplex and garage apartment. As part of this COA application, the owner provides a structural engineering report and full inspection report which documents the current condition of both structures.

Because of the condition of the duplex and garage apartment, the owner is unable to secure insurance coverage. Moreover, the owner is unable to secure financing to make the duplex and garage apartment habitable to rent. A letter from an insurance provider and mortgage company are included with this COA application.

2. Adapt the duplex by converting it into a single-family structure.

This adaptive reuse is not possible because of the substandard condition of the duplex. To convert the duplex into a single-family structure will require the owner to correct all of the substandard conditions currently at issue as well as expending additional funds to remove and reconfigure interior walls and other interior elements to accommodate an appropriate single-family layout.

Maintaining the property as a duplex is cost prohibitive as is the adaptive reuse of the duplex to a single-family structure.

As stated above, the owner is unable to secure insurance coverage, nor is the owner able to secure financing on the property in order to convert it into a single-family structure.

3. Adapt the property into a single-family structure after the duplex and garage apartment are demolished.

Based on the economic analysis provided by Spencer Howard, the owner is able to earn a reasonable return on the property by demolishing the duplex and garage apartment structures and constructing a new single-family structure.

The detailed economic analysis is included with this COA application.

Section 33-247(b)(6)

**Itemized and
detailed
rehabilitation cost
estimates for the
identified uses or
reuses, including
the basis of the cost
estimates**

DO NOTHING**Expenses:**

Property Taxes:

2013:\$13,225.56 (prorated
amount from purchase)

2014:\$19,350.62 (paid)

2015:\$19,000.00
(approximate due)Total: \$51,606.18
(approximate)Routine maintenance:
\$37,540/year (Deferred
maintenance plan spread out
over 10 years)Non-routine maintenance:
Unknown (new roof; foundation
repair and replacement; structural
repair; electrical, mechanical, and
plumbing repairs and
replacements)COA costs: Total: \$15,224.25
plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City
stated that it could be demolished. No
income potential.Duplex is not habitable. Owner unable
to secure insurance because of the
substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not
include non-routine maintenance for
new roof, foundation repair, or
structural repairs, or accelerating
deferred maintenance plan.****REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

Loss: -\$647,155.00This is not an option because the Owner
is unable to secure insurance coverage
to rehabilitate duplex or garage
apartment. Furthermore, Owner is
unable to secure financing to rehabilitate
duplex or garage apartment.**DEMOLITION/NEW SINGLE-FAMILY
CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

Profit: \$687,087.50

Spencer Howard Design + Construction Management

1102 Wyatt Street
Houston, TX 77025
713-362-5333

Cost Model Analysis

Client Name: Douglas Heller
Project Address: 1932 South Blvd.
Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

* Sales data based on 2014 MLS figures per HAR.com

** Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
Design Costs				
007	Design Consultants	\$100,000.00	\$75,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$4,500.00	Interior load bearing walls removed, severed deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$0.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	Design Subtotal	\$115,000.00	\$83,500.00	
024	Design Contingency (10%)	\$11,500.00	\$8,350.00	
	Total Design Costs	\$126,500.00	\$91,850.00	
Construction Costs				
Permit Costs				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	Total Permit Costs	\$1,500.00	\$3,000.00	
Building Construction Contract				
032	Demolition Costs	\$35,000.00	\$10,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$25,000.00	\$25,000.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$0.00	Trees growing into foundation and roof
100	General Conditions	\$35,000.00	\$45,000.00	
200	Existing Conditions	\$15,000.00	\$5,000.00	Replacing/retrofitting existing utility lines
300	Concrete	\$15,000.00	\$35,000.00	
400	Masonry	\$15,000.00	\$10,000.00	Brick veneer separated from framing due to rot
500	Metals	\$15,000.00	\$10,000.00	
600	Woods, Plastics, and Composites	\$55,000.00	\$35,000.00	
700	Thermal and Moisture Protection	\$55,000.00	\$35,000.00	
800	Openings	\$45,000.00	\$75,000.00	
900	Finishes	\$75,000.00	\$95,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$15,000.00	\$15,000.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$15,000.00	\$0.00	Restoration of facade
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$35,000.00	\$25,000.00	Wholesale replacement (plumbing, electrical, HVAC estimates higher w/ remodel.)
2300	Heating Ventilating and Air Conditioning	\$35,000.00	\$25,000.00	Wholesale replacement
2600	Electrical	\$35,000.00	\$25,000.00	Wholesale replacement
2700	Communications	\$5,000.00	\$5,000.00	
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	
3100	Earthwork	\$15,000.00	\$10,000.00	Regrading and mitigation of drainage
3200	Exterior Improvements	\$15,000.00	\$15,000.00	
3300	Utilities	\$15,000.00	\$10,000.00	Reconnections
	Subtotal	\$590,000.00	\$515,000.00	
	Fee (20%)	\$118,000.00	\$103,000.00	
	Construction Contingency (10%)	\$59,000.00	\$51,500.00	
	Construction Contract Total	\$767,000.00	\$669,500.00	
Miscellaneous Costs				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$40,000.00	Carrying costs for a 12 month project vs. a 6 month project.
	Total Miscellaneous Costs	\$855,000.00	\$815,000.00	
	Construction Subtotal	\$1,623,500.00	\$1,487,500.00	
057	Project Contingency (10%)	\$162,350.00	\$148,750.00	
058	Escalation (3%)	\$48,705.00	\$22,312.50	Material/labor inflation at 3% a year
	Total Construction Costs	\$1,834,555.00	\$1,658,562.50	
	Total Project Cost	\$1,961,055.00	\$1,750,412.50	

Section 33-247(b)(7)

A comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building

DO NOTHING**Expenses:**

Property Taxes:

2013:\$13,225.56 (prorated
amount from purchase)

2014:\$19,350.62 (paid)

2015:\$19,000.00
(approximate due)Total: \$51,606.18
(approximate)Routine maintenance:
\$37,540/year (Deferred
maintenance plan spread out
over 10 years)Non-routine maintenance:
Unknown (new roof; foundation
repair and replacement; structural
repair; electrical, mechanical, and
plumbing repairs and
replacements)COA costs: Total: \$15,224.25
plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City
stated that it could be demolished. No
income potential.Duplex is not habitable. Owner unable
to secure insurance because of the
substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not
include non-routine maintenance for
new roof, foundation repair, or
structural repairs, or accelerating
deferred maintenance plan.****REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

Loss: -\$647,155.00This is not an option because the Owner
is unable to secure insurance coverage
to rehabilitate duplex or garage
apartment. Furthermore, Owner is
unable to secure financing to rehabilitate
duplex or garage apartment.**DEMOLITION/NEW SINGLE-FAMILY
CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

Profit: \$687,087.50

Spencer Howard Design + Construction Management

1122 Wyatt Street
Houston, TX 77003
713-213-6333

Cost Model Analysis

Client Name: Douglas Heller

Project Address: 1932 South Blvd.

Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

* Sales data based on 2014 MLS figures per HAR.com

** Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
Design Costs				
007	Design Consultants	\$100,000.00	\$75,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$4,500.00	Interior load bearing walls removed, severed deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$0.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	Design Subtotal	\$115,000.00	\$83,500.00	
024	Design Contingency (10%)	\$11,500.00	\$8,350.00	
	Total Design Costs	\$126,500.00	\$91,850.00	
Construction Costs				
Permit Costs				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	Total Permit Costs	\$1,500.00	\$3,000.00	
Building Construction Contract				
032	Demolition Costs	\$35,000.00	\$10,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$25,000.00	\$25,000.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$0.00	Trees growing into foundation and roof
100	General Conditions	\$35,000.00	\$45,000.00	
200	Existing Conditions	\$15,000.00	\$5,000.00	Replacing/retrofitting existing utility lines
300	Concrete	\$15,000.00	\$35,000.00	
400	Masonry	\$15,000.00	\$10,000.00	Brick veneer separated from framing due to rot
500	Metals	\$15,000.00	\$10,000.00	
600	Woods, Plastics, and Composites	\$55,000.00	\$35,000.00	
700	Thermal and Moisture Protection	\$55,000.00	\$35,000.00	
800	Openings	\$45,000.00	\$75,000.00	
900	Finishes	\$75,000.00	\$95,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$15,000.00	\$15,000.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$15,000.00	\$0.00	Restoration of facade
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$35,000.00	\$25,000.00	Wholesale replacement (plumbing, electrical, HVAC estimates higher w/ remodel.)
2300	Heating Ventilating and Air Conditioning	\$35,000.00	\$25,000.00	Wholesale replacement
2600	Electrical	\$35,000.00	\$25,000.00	Wholesale replacement
2700	Communications	\$5,000.00	\$5,000.00	
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	
3100	Earthwork	\$15,000.00	\$10,000.00	Regrading and mitigation of drainage
3200	Exterior Improvements	\$15,000.00	\$15,000.00	
3300	Utilities	\$15,000.00	\$10,000.00	Reconnections
	Subtotal	\$590,000.00	\$515,000.00	
	Fee (20%)	\$118,000.00	\$103,000.00	
	Construction Contingency (10%)	\$59,000.00	\$51,500.00	
	Construction Contract Total	\$767,000.00	\$669,500.00	
Miscellaneous Costs				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$40,000.00	Carrying costs for a 12 month project vs. a 6 month project.
	Total Miscellaneous Costs	\$855,000.00	\$815,000.00	
	Construction Subtotal	\$1,623,500.00	\$1,487,500.00	
057	Project Contingency (10%)	\$162,350.00	\$148,750.00	
058	Escalation (3%)	\$48,705.00	\$22,312.50	Material/labor inflation at 3% a year
	Total Construction Costs	\$1,834,555.00	\$1,658,562.50	
	Total Project Cost	\$1,961,055.00	\$1,750,412.50	

Spencer Howard Design + Construction Management

1122 Wyatt Street
Houston, TX 77023
713-213-6333

Cost Model Analysis - ALTERNATE

Client Name: Douglas Heller

Project Address: 1932 South Blvd.

Date: 08/05/2015

	Duplex	Single Family	
Bedrooms	4	3	
Bathrooms	2	2	
Garage	None	None	* Sales data based on 2015 MLS figures per HAR.com
Area of Construction	2954	2954	
Est. Cost per Gross Sq. Ft.	\$649.15	\$651.63	
Estimated Escalation	3.00%	3.00%	** Notes taken from visual observations, property inspection report, and appraisal report.
Avg. Sales Price per Sq. Ft. *	\$375.00	\$375.00	
Profit / Loss	-\$809,825.54	-\$817,170.54	

Code	Description	Renovation	New Construction	Notes **
Design Costs				
007	Design Consultants	\$100,000.00	\$100,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHG staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$6,000.00	Interior load bearing walls removed, severe deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$2,000.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$3,000.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	Design Subtotal	\$115,000.00	\$115,000.00	
024	Design Contingency (10%)	\$11,500.00	\$11,500.00	
	Total Design Costs	\$126,500.00	\$126,500.00	
Construction Costs				
Permit Costs				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$250.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$250.00	
027	Development / Planning Permit	\$250.00	\$250.00	
028	Building Permit Fee	\$750.00	\$750.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	Total Permit Costs	\$1,500.00	\$1,500.00	
Building Construction Contract				
032	Demolition Costs	\$25,000.00	\$25,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$0.00	\$0.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$15,000.00	Trees growing into foundation and roof
100	General Conditions	\$30,000.00	\$30,000.00	Construction overhead costs
200	Existing Conditions	\$10,000.00	\$10,000.00	Removal/disposal hazardous materials
300	Concrete	\$53,695.00	\$53,695.00	RE: Du-West Foundation Repair bid
400	Masonry	\$15,000.00	\$15,000.00	Facade restoration, brick veneer failing, no bids until damage assessed after foundation leveling
500	Metals	\$10,000.00	\$10,000.00	Gutter/downspout allowance
600	Woods, Plastics, and Composites	\$30,000.00	\$40,000.00	No bids without construction drawings. Allowance based on \$10-14/sf. RE: RS Means
700	Thermal and Moisture Protection	\$40,000.00	\$40,000.00	Roofing bid is pending, moisture barrier condition unknown behind brick and siding
800	Openings	\$40,000.00	\$40,000.00	No bid until damage assessed after foundation leveling. Allowance \$1000/window. RE: The Sash Gu
900	Finishes	\$65,000.00	\$60,000.00	No bids without construction drawings. Allowance: 2 kitchens vs. larger closets, baths
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$0.00	\$0.00	Included in air conditioning bid
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$0.00	\$0.00	
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$48,481.00	\$48,481.00	RE: Universal Home Experts plumbing bid, fixtures included in finishes allowance
2300	Heating Ventilating and Air Conditioning	\$41,558.00	\$41,558.00	RE: Universal Home Experts air conditioning bid
2600	Electrical	\$101,668.00	\$101,668.00	RE: Universal Home Experts electrical bid, fixtures included in finishes allowance
2700	Communications	\$0.00	\$0.00	Included in electrical bid
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	Allowance
3100	Earthwork	\$15,000.00	\$15,000.00	Regrading and mitigation of drainage, no bids until final elevation set after foundation leveling
3200	Exterior Improvements	\$15,000.00	\$15,000.00	Fencing, flatwork, hardscaping, etc.
3300	Utilities	\$0.00	\$0.00	Included in electrical and plumbing bids
	Subtotal	\$560,402.00	\$565,402.00	
	Fee (20%)	\$112,080.40	\$113,080.40	
	Construction Contingency (10%)	\$56,040.20	\$56,540.20	
	Construction Contract Total	\$728,522.60	\$735,022.60	
Miscellaneous Costs				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$80,000.00	Carrying costs for a 12 month project
	Total Miscellaneous Costs	\$855,000.00	\$855,000.00	
	Construction Subtotal	\$1,585,022.60	\$1,591,522.60	
057	Project Contingency (10%)	\$158,502.26	\$159,152.26	
058	Escalation (3%)	\$47,550.68	\$47,745.68	Material/labor inflation at 3% a year
	Total Construction Costs	\$1,791,075.54	\$1,798,420.54	
	Total Project Cost	\$1,917,575.54	\$1,924,920.54	

REHAB DUPLEX

Project Cost: \$1,917,575.54

Value: \$1,107,750.00

Loss: -\$809,825.54

CONVERT TO SINGLE-FAMILY

Project Cost: \$1,924,920.54

Value: \$1,107,750.00

Loss: -\$817,170.54

DEMOLITION/NEW SINGLE-FAMILY CONSTRUCTION

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

Profit: \$687,087.50

DO NOTHING

Property Taxes:

2013:\$12,599.97

2014:\$19,350.62

2015:\$19,000.00 (approximate due)

Property management: \$2,400.00/year

Routine maintenance: \$37,540/year (Deferred maintenance plan spread out over 10 years)

Non-routine maintenance: ? (new roof, foundation and structural repair)

COA costs:

Total expenses: \$90,889.97 minimum

Garage apartment is not habitable. City stated that it could be demolished. No income potential.

Duplex is not habitable. If Owner rented as is: Potential yearly rental income from duplex: \$45,600.00

Total income: \$45,600.00

Loss: \$45,289.97, which does not include income tax consequences on duplex rental income, non-routine maintenance for new roof and foundation, rehabilitation costs to make duplex habitable, or accelerating deferred maintenance plan.

ITEM VI - Exhibit A

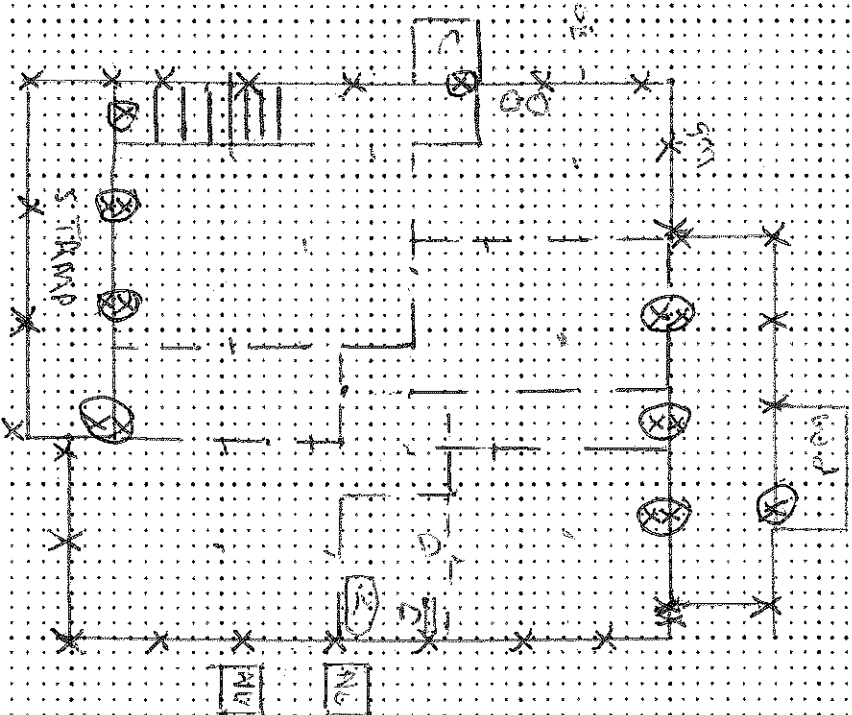
DU-WEST

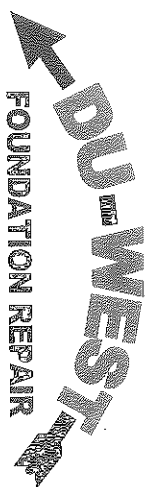
FOUNDATION REPAIR

Name Doug Heller
 Address 1930 S Blvd
 City, ST, Zip Blacstead TX 77038
 Home # Work # 215-480-2700
 Fax # Mobile # 213-213-6333 *Spencer*
 Email
 Estimator's Name Eddie Stokes Key Map

<input checked="" type="checkbox"/> 77	<input checked="" type="checkbox"/> Perimeter Piles
<input checked="" type="checkbox"/> 45	<input checked="" type="checkbox"/> Interior Piles by Tunneling
<input checked="" type="checkbox"/> 44	<input checked="" type="checkbox"/> Perimeter Concrete Breakouts
<input checked="" type="checkbox"/> 43	<input checked="" type="checkbox"/> Interior Piles Breaking Thru Floor
<input checked="" type="checkbox"/> 42	<input checked="" type="checkbox"/> Existing Piles/Piers to be Reshimmed
<input checked="" type="checkbox"/> 41	Tunneling
<input checked="" type="checkbox"/> 40	Static Test
<input checked="" type="checkbox"/> 39	Permit
<input checked="" type="checkbox"/> 38	Engineer
<input checked="" type="checkbox"/> 37	Yes
<input checked="" type="checkbox"/> 36	No

Stories	1	1 1/2	2
WF	BV	BVWF	
Other:			





PIER & BEAM / BLOCK AND BASE CONTRACT 6 MONTH WARRANTY / 2 YEAR SERVICE AGREEMENT

REF: 55219

This agreement is made and entered into this 30 day of 7, A. D. 2015, by and between: Dave Heller of the County of Harris and the State of Texas, Party of the First Part, hereinafter termed Owner, and Du-West Construction Inc., Party of the Second Part, hereinafter termed Contractor.

WITNESSETH

In exchange for the Owner's promises and agreements described below, the Contractor agrees to underpin and raise sections of the foundation as shown in the attached drawing. The surface known locally as 1930 S. Blvd in the City of Houston

State of Texas Zip Code 77098

<input checked="" type="checkbox"/> Perimeter Piles	\$ 14445
<input checked="" type="checkbox"/> Piles by Tunneling	\$ 8175
<input checked="" type="checkbox"/> Perimeter Concrete Breakouts	\$
<input checked="" type="checkbox"/> Interior Piles Breaking Thru Floor	\$
<input checked="" type="checkbox"/> Existing provisions <u>to be Reshimmed</u>	\$ 18750
<input checked="" type="checkbox"/> Tunneling <u>Replace 31st. & 2nd</u>	\$ 450
<input checked="" type="checkbox"/> State Test	\$ 250
<input checked="" type="checkbox"/> Permit	\$ 125
<input checked="" type="checkbox"/> Engineer Fee	\$
Total	\$

Home #

Work #

Fax #

Mobile # 713.213.6333

Email

Estimator's Name

Eddie Stokes

Key Map

Financing Available W.A.C.

Stories	1	1 1/2	2
WF	BV	B/WF	
Other			

A. GENERAL CONDITIONS

- The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as construction permits or is practically possible.
- The leveling process, stabilization or stopping of foundation movement may reverse the damage already done to the foundation and structure and may cause or create new damage by movement or lack of movement.
- If after work has begun, it is discovered that the foundation has been constructed of substandard materials, or is of inadequate structural strength to properly transfer the load imposed by underpinning and or leveling at the sole discretion of the Contractor, there may be an adjustment in the contract price. Should the owner be unwilling to pay the additional cost, the Contractor will refund monies paid less cost of material(s) and work performed and this contract shall be of no further force and effect.
- The contractor has no obligation to repair or to replace any damage to the structure, plumbing, electrical wiring, furniture, fixtures, real or personal property without regard to when or where said damage occurs or whether it is exposed, concealed, or buried. As an example pipes which break during the leveling process are the owner's responsibility.
- Contractor will remove and replant plants and shrubs however; contractor does not guarantee their survival. Contractor assumes no responsibility for grass.
- Contractor carries General Liability and Texas Workers Compensation Insurance.** Certificates are available from contractor's insurance company upon the owner's request.
- No additional charges will be made without written approval signed by all the parties to this agreement. IN ADDITION TO THE CONTRACT PRICE, ANY ROTTEN WOOD TO BE REPLACED OR BEAMS TO BE ADDED FOR SUPPORT WILL COST \$ 25 PER LINEAR FOOT. THIS REPLACEMENT DOES NOT INCLUDE FLOORING OR SUB-FLOORING.

B. SPECIAL CONDITIONS

up to 25' wood beam replacement with 4x6" 6300
Replace 20 block stations 5000
up to 150' LF of tunnel for access above
If additional beams or floor joist need to be replaced cost will be
25' per LF for joist or beams
The additional block/stations are needed cost will be 250" each

C. WARRANTY

If settlement occurs within the area that was repaired by Contractor during the first six months after the date of completion, Contractor will raise the repaired settled area at no charge to the owner or future owner provided that all provisions of this agreement have been met. This warranty is for six months from the original completion date on the structure for the benefit of the owner or owners proper assignee as permitted below. After the first six months and up to two years after completion Du-West Construction Inc. will perform adjustments at the rate of \$95.00 per hour for a three-man crew. Access for warranty adjustments will be performed as per access under original contract.

D. ASSIGNMENT

This agreement is assignable by the Owner of this contract if Contractor is paid a \$100.00 transfer fee within (30) days after the sale of the premises. \$ 53695

Payment of _____ is required to be paid as follows: One-half (1/2) is due at the time work begins. Balance is due upon completion. Any amounts remaining unpaid after completion shall accrue interest at rate of 12% per annum or the highest rate allowed by law whichever is less. No oral representation made by anyone can change or modify this agreement. The above prices, specifications and conditions are satisfactory and are hereby accepted.

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27, of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

Du-West Construction Inc.

Owner:

By: _____

Owner:

Date: _____

Date: _____

Signature Acknowledges the Awareness and Acceptance of the terms and conditions.

CONTRACT NOT VALID UNLESS SIGNED BY BOTH OWNER(S) AND CONTRACTOR



BRAUN'S ROOFING, INC.

6122 S. Loop East
Houston, Tx 77087
(713) 645-0505
(281) 480-9900

Proposal Acceptance

FAX: (713) 645-0587

Proposal Submitted To:	Phone:	Date: 08-12-2015
Street: 1932 South Blvd.	Job Name:	
City, State and Zip Code: HOUSTON, TX. 77098	Job Location:	

SPECIFICATIONS: INSTALLATION OF NEW COMPOSITION SHINGLE ROOF:

1. Remove existing layer(s) of composition roofing. Haul away. 3 LAYERS (2 comp)
2. Replace all damaged decking. ReDECK ENTIRE ROOF. (1 SHAKE)
3. Apply #30 felt as underlayment.
4. Install metal edging along roof perimeter.
5. Apply starter shingle course and extend drip edge.
6. Install double-coverage valleys. INSTALL VALLEY METAL & STORMGUARD.
7. Reroof with GAF (HD) composition shingles. (CHARCOAL)
8. Install self-sealing matching ridge.
9. Replace all vents and stacks.
10. Waterproof all flashing. ALL FLASHING MUST REMOVED & NEW FLASHING REINSTALLED.
11. Rustproof and paint all vents, stacks and flashings.
12. Clean-up debris and haul away. Magnetic sweep.
13. Professional job supervision. Secure walls.
14. 10 Year guarantee on labor / LT year guarantee on material.

* UPON ASBESTOS ABATEMENT. *

* REPLACE ALL DAMAGED OR ROTTED RAFTERS *

The company proposes to furnish material and labor in accordance with above specifications, for the sum of: FORTY THREE THOUSAND EIGHT HUNDRED NINETY DOLLARS, (\$43,890).

It is understood and agreed that sums due under this agreement are payable only to Braun's Roofing Inc., and are immediately due upon completion of the work.

WITHIN THE LABOR WARRANTY ABOVE, WE AGREE TO REPAIR, AT NO COST TO THE HOMEOWNER, any and all leaks to the roof which are deemed to be caused by faulty installation during the initial installation. Our liability is limited to the roof repair only. Braun's Roofing is not responsible for any mold, mildew, fungus, or bacterial occurrences which might develop before, during, or after work is performed on this structure and property.

This warranty does not cover any liabilities or damages to the home which have been caused by acts of God or any action outside the control of the seller. This warranty does not cover any leaks caused by the failure of any material not replaced at the time of the original installation, including brick seepage, exterior siding, in wall flashing, or where any modification have been made to the roof structure or home after the installation of the original roof is completed.

DATED: _____ PURCHASER: _____
(You may cancel this offer before any work is started, without penalty or obligation, within three (3) business days from the above date.)

BRAUN'S ROOFING, INC.

By: C. Rhetta Brethauer

* THIS COPY MAY SERVE AS A FINAL INVOICE



9326 Kay Lane • Houston, TX 77064

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DS #

2 39077

Customer: Doug Heller

Date: 8/4/15

American studio 20sear

Observations:

Option 1 Replacment or 2 3Ton Units 20sear Communicating System with all new duct work, tear out and redressing from supply grill to plenum, Run chase thru Exister. Equipment area, and New Return grills, New line set, pad, whip, Disconnect, TST, New 410 A Free up to Code, and city Studers. Line set cover, and. Final clean.

Findings:

{Electrical work to be done.} 20AS36.1500

10y parts Sys labor

Install in AHU.

Invested = 41,558

Option 2 Same as above but only 17sear Systems. 2 stage System.

17AS36.1500

10y parts Sys labor

Invested = 36,642

Option 3 Same as above but only 16sear Single stage Systems

16AS36.1500

10y parts Sys labor

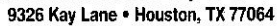
Invested = 33,012

IAQ .400 x 2

Duct 112.125 x 5

Exp 431.300 x 1

Duct 111.150 x 1



CUSTOMER NAME (Financially Responsible Party)		CALLER NAME		JOB CONTACT NAME	
Doug Heller					
JOB ADDRESS		CITY	STATE	ZIP	
1932 South Blvd		Houston	TX	77098	
BILLING ADDRESS (If Different)		PH1		PH2	
1122 Wyatt, Houston, Tx		77023			
E-MAIL ADDRESS			SERVICE PARTNER MEMBER? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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Service Partner™

Summary of Findings & Recommendations Addendum

Doug Heller

Service Partner:

Javier G. Martinez

Technician:

Dispatch Number: 739076

Date: 8/4/15

SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM

OBSERVATIONS: option 1 - rewire all switches, plugs, smoke detectors, existing lighting, washer, dryer, and furnaces and A/C condensers. on Both houses, upstairs and down stairs with 13 dedicated circuit to even out loads properly on Breaker Boxes.

- run 5 TV/Phone lines on each Apartment in house that includes Living Area and Bed rooms.
- Install 32 CH Panel with Breakers sized properly to each circuit
- Install 200 Amp meter can with jumpers from meter to panel to Copper. Also dig under slab and build service to underground, about 30 ft.

FINDINGS: • update grounding system to meet the NEC code requirements and properly ground panel and bond electrical system.

- Install surge protector to protect panel and Appliances from future surges that can damage Electrical system due to lightning.
- label panel to know what each circuit does for maintenance purposes.
- Price for Both units

10 year warranty parts and labor 101,668 or 2,033/month

option 2 - Same as option 1 minus the Surge protector, label of

Recommendations: the panel and no TV/Phone lines.

8 year warranty parts and labor 94,728 or 1894/month

Universal Home Experts • 9326 Kay Lane • Houston, TX 77064 • Phone: 713-863-8564 • www.UniversalHomeExperts.com

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Texas State Board of Plumbing Examiners, P.O. Box 4200, Austin, Texas 78765-4200, (800) 845-6584, Fax (512) 450-0637, Responsible Master Plumber, J. Thibodaux, MPL37917



Service Partner™

Summary of Findings & Recommendations Addendum

Doug Heller
Service Partner:

Tanner G. Martinez
Technician:

Dispatch Number: 239076

Date: 8/4/15

SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM

OBSERVATIONS: Option 3 - Same as option 1 but service will be rised out under ground.

10 year warranty parts and labor 97,424 or 1948/month

Option 4 - same as option 1 minus whole house surge protector, label of panel and no TV/phone lines.

FINDINGS: 8 year warranty parts and labor 90,484 or 1809/month

Recommendations:

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Texas State Board of Plumbing Examiners, P.O. Box 4200, Austin, Texas 78765-4200, (800) 845-6584, Fax (512) 450-0637, Responsible Master Plumber, J. Thibodeaux, MPL37917



Service Partner™

Summary of Findings & Recommendations Addendum

Doug Heller

Service Partner:

Danny Hodges

713-816-3930

Dispatch Number:

239078

Date:

8/4/2015

SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM

OBSERVATIONS: Option 1: Replace water heater with 10 year Rheem dual anode tank, 40 year ventilation tank, 6 parts 6 year labor. Replace all sewer lines from house to city tap, water line from meter to house all drains, water P.R.s, gas P.R.s, shut off valves and water heater, also vent and cap collar and flashing on roof. Drywell is to be removed prior to starting work also gas pipes may be good a test after valves are replaced will

FINDINGS: determine condition of P.R.s (gas) a scope estimate will be needed for gas pipes.

10 year warranty on all pipe work

40,281

option 2: Sencas 1 loss drains
35,281

Recommendations:

option 3 ~~5,000~~ gas pipe replacement throughout home, if needed
8,000

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Texas State Board of Plumbing Examiners, P.O. Box 4200, Austin, Texas 78765-4200, (800) 845-6584, Fax (512) 450-0637, Responsible Master Plumber, J. Thibodaux, MPL37917

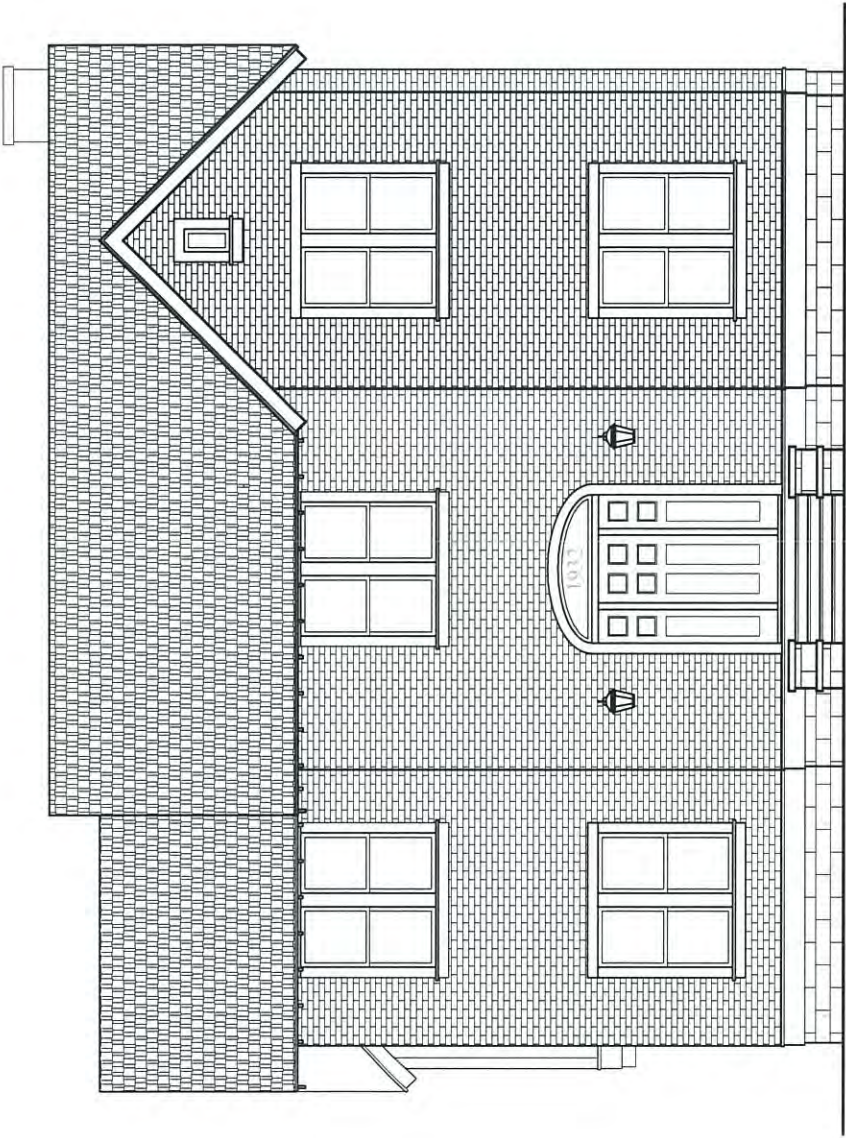
Section 33-247(b)(4)

**All listings of the
property for sale or
rent that are less
than a year old at
the time of the
application**

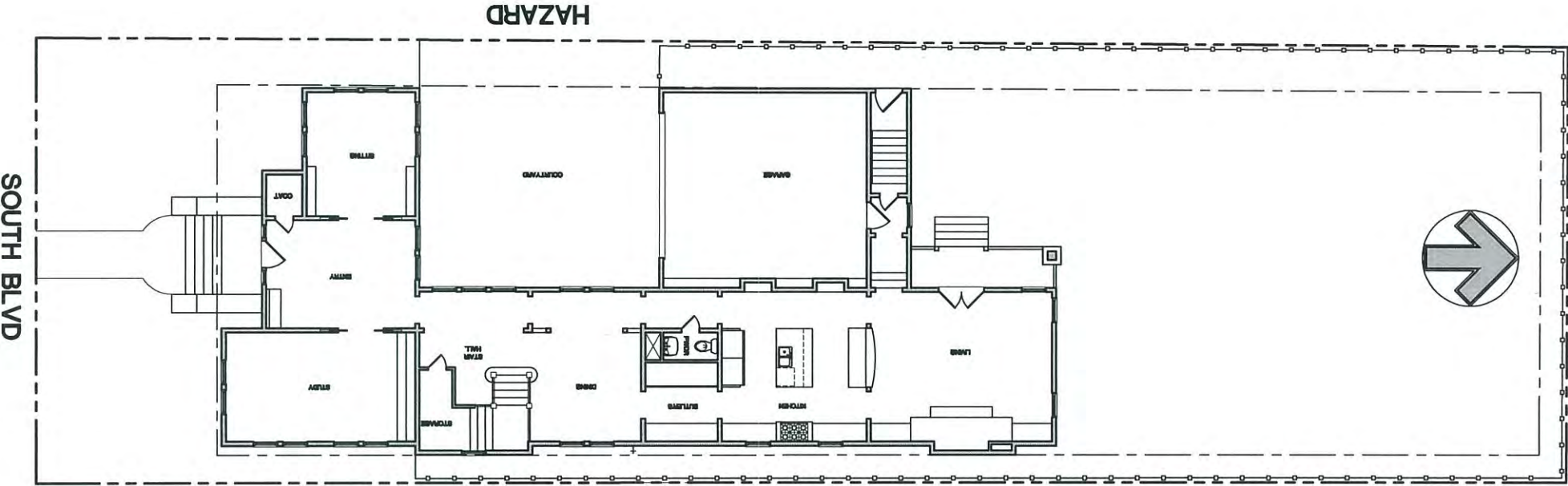
None

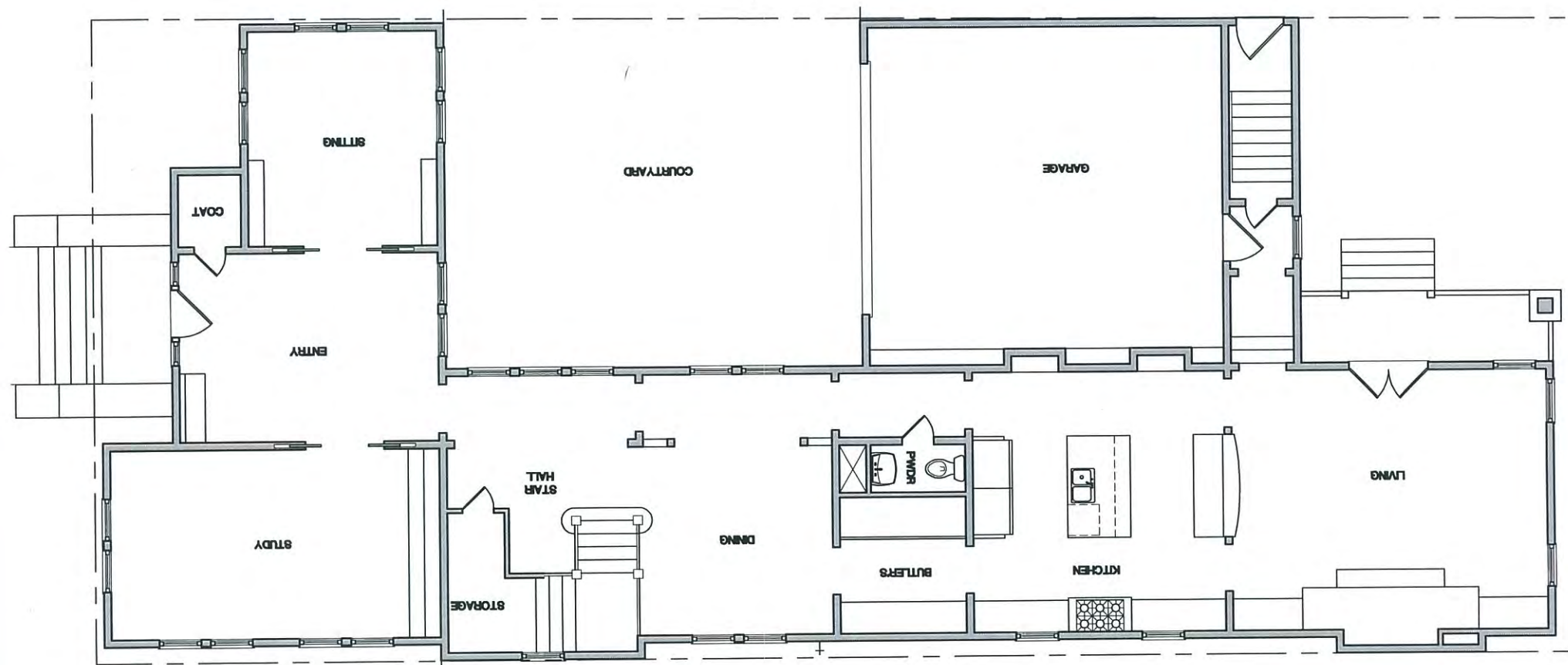
Section 33-247(b)(8)

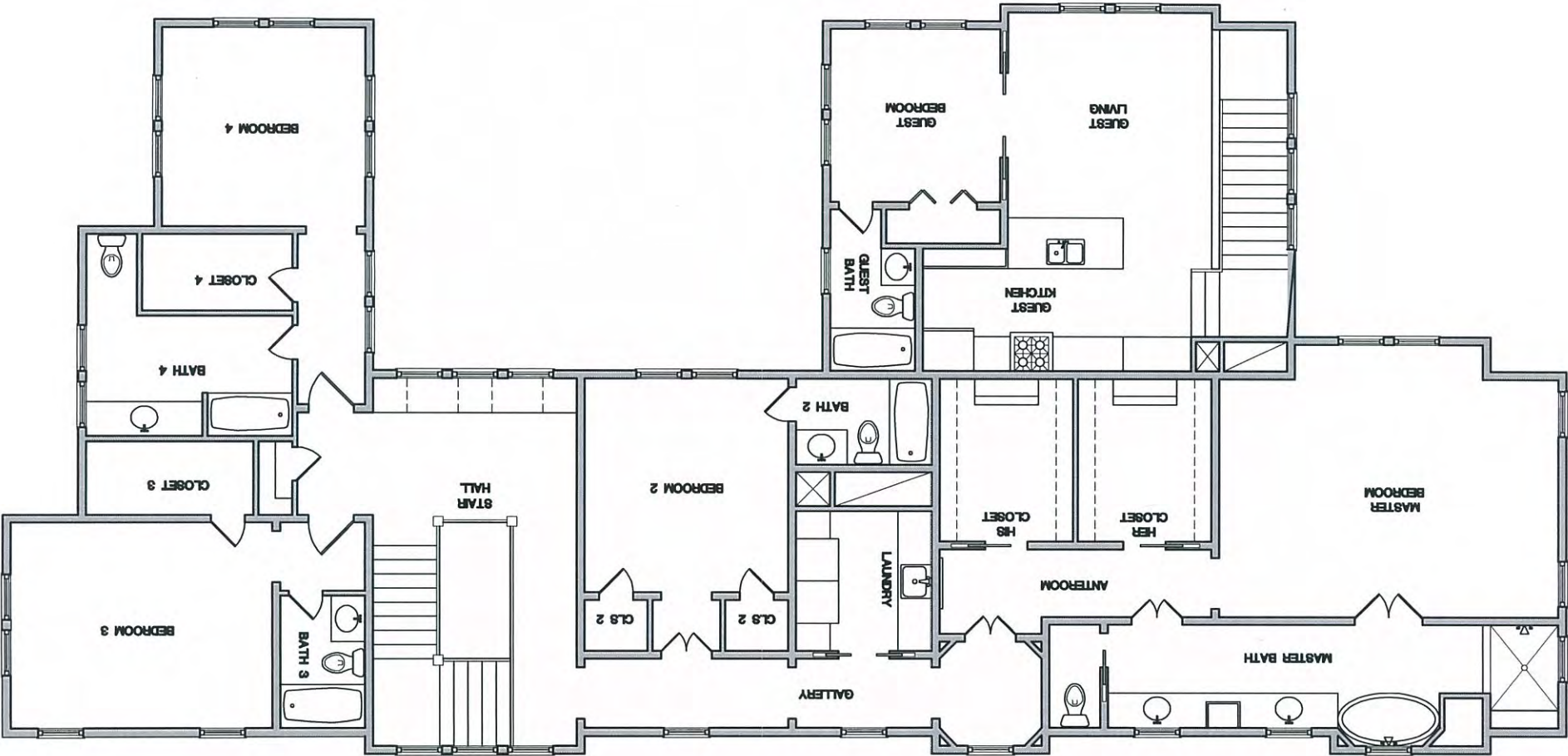
**Complete
architectural plans
and drawings of the
intended future use
of the property,
including new
construction, if
applicable**

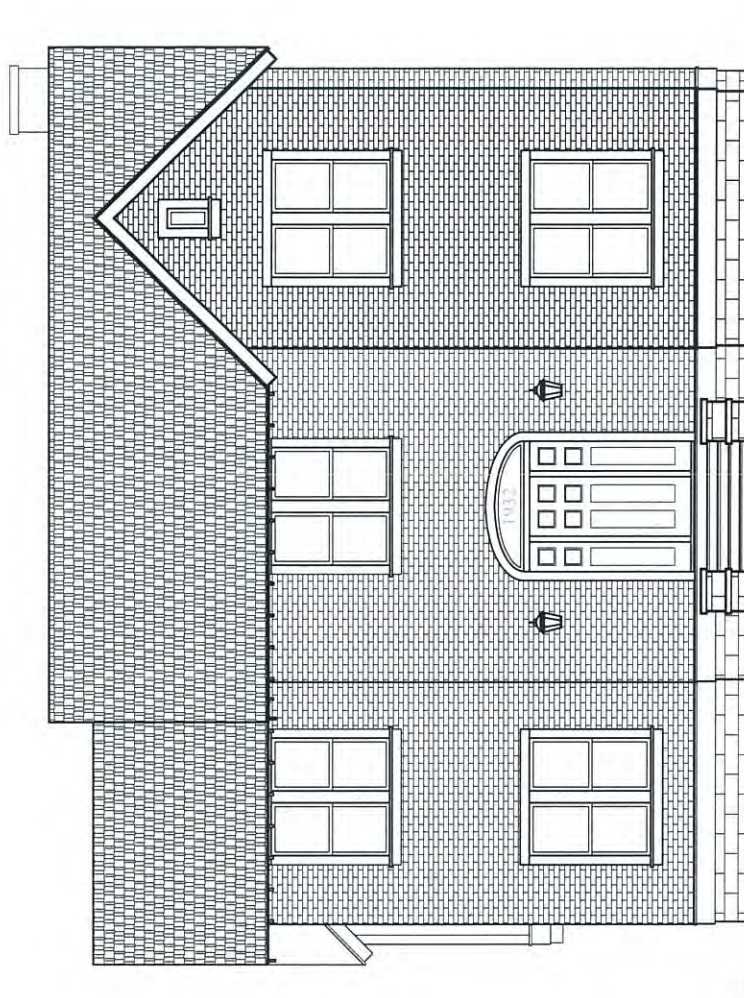


1932 SOUTH BLVD

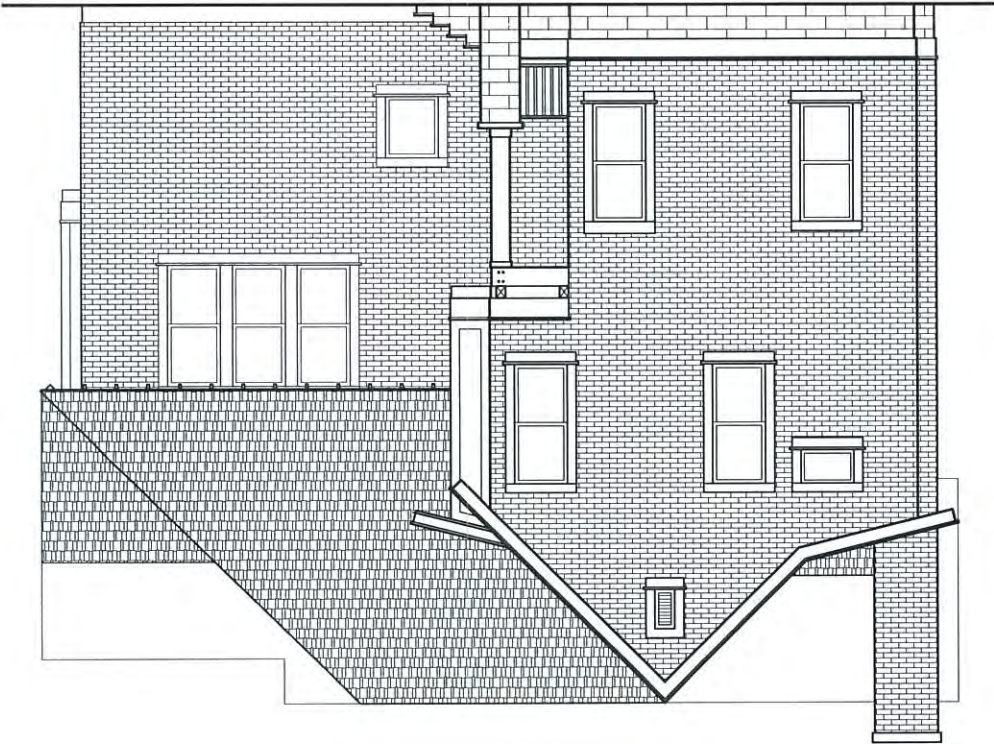


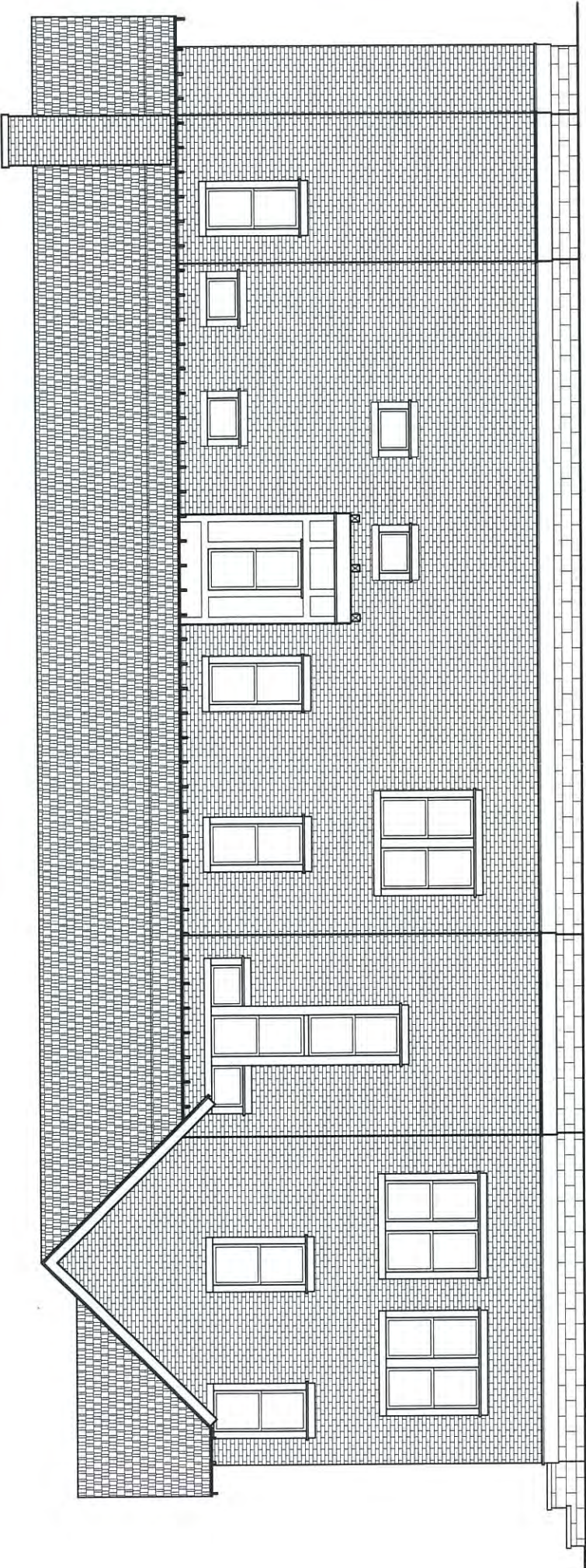












Section 33-247(b)(9)

**Plans to salvage,
recycle, or reuse
building materials if
a certificate of
appropriateness is
granted**

Timothy Kirwin

From: Lynn Edmundson [REDACTED]
Sent: Thursday, June 18, 2015 10:22 AM
To: Timothy Kirwin
Subject: RE: White Oak
Attachments: Est_1932STHBLVD_from_DENNIS_WILLIAMS_CO_INC_4920.pdf; HH Deconstruction Proposal 1932 South Blvd..pdf

Tim

Attached is the Deconstruction Proposal, along with the demo bid, for 1932 South Blvd. There is a little confusion around the exact addresses (1932 South, 5115 Hazard and 5151 Hazard for the garage apt) and the ones that Dennis used on his demo bid.

Secondly, there is a chance that the City will require a third sewer disconnect and third demo permit and that would be an additional charge of \$1,250.00 to the demo bid. There is also an option for removing the tallow tree in the demo proposal for an additional \$675.0.

Also no fill dirt has been included on the demo bid. Sometimes fill dirt is needed to pass the final demo inspection by the City and sometimes it isn't. If it is required I will let the owner know before it is ordered and we just invoice the owner as a final invoice.

Doug may have given me his business card, but if so..I now cannot locate it. Would you mind forwarding this on to him. Thanks so much! Let me know if there is anything else you need from me.

Lynn




*Lynn Edmundson, Assoc. AIA, LEED AP BD+C
Founder and Executive Director, Historic Houston*

Historic Houston

P.O. Box 130463
Houston, Texas 77219
713-522-0542 office
713-553-7035 cell
www.historichouston.org



Historic Houston's Salvage Warehouse
1200 National
Houston, Texas 77007
Now open the first and third Saturday's of the Month

 Follow The Salvage Warehouse on Facebook

From: Timothy Kirwin [REDACTED]
Sent: Tuesday, June 16, 2015 8:49 AM
To: Lynn Edmundson
Subject: RE: White Oak

Great. Yes. Still on. If something changes, i will let you know asap but i think this storm missed up

Sent from my Sprint Samsung Galaxy® Note 4.

----- Original message -----

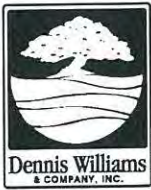
From: Lynn Edmundson [REDACTED]
Date: 06/16/2015 8:41 AM (GMT-06:00)
To: Timothy Kirwin <[REDACTED]>
Subject: White Oak

Tim,
I can still meet at White Oak today if the owners still want to meet. I've checked with Winston's assistant as well as Dennis Williams and they both can meet as well. Let me know.

Lynn

Lynn

Sent from my iPhone
Lynn Edmundson, Executive Director
Historic Houston

**DENNIS WILLIAMS & CO, INC.**1748 OAK TREE
HOUSTON, TX 77080-7240

Office 713-465-7231

Fax 713-464-3130

ESTIMATE

Date

6/10/2015

NAME / ADDRESSHISTORIC HOUSTON
PO BOX 130463
HOUSTON, TX 77219-0463**JOB ADDRESS / CONTACT**1932 & 1932 1/2 SOUTH BLVD
5115 HAZARD ST
HOUSTON, TX 77098
LYNN 713-553-7035

Description of work	Total
GOOD MORNING LYNN, THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT. WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO WORKING WITH YOU ON THIS PROJECT. PLEASE LET US KNOW THE STATUS OF OUR ESTIMATE AT YOUR EARLIEST CONVENIENCE, THANK YOU.	
1932 & 1932 1/2 SOUTH BLVD: DEMO & HAUL OFF 41' X 5' - FLATWORK DEMO & HAUL OFF 40' X 41' - 2-STORY HOUSE & FOUNDATION DEMO & HAUL OFF 28' X 5' - FLATWORK DEMO & HAUL OFF 14' X 30' - SECTION OF 2-STORY HOUSE & FOUNDATION REMOVE & HAUL AWAY BAMBOO & MISC STUMPS IN FRONT YARD DEMOLITION PERMIT & SEWER DISCONNECT	8,016.20
OPTION: REMOVE & HAUL AWAY 1 TALLOW TREE IN MIDDLE OF BACKYARD - \$675 ADDITIONAL TO THIS ESTIMATE	
5115 HAZARD ST: DEMO & HAUL OFF 10' X 33' - FLATWORK (DRIVEWAY) DEMO & HAUL OFF 33' X 25' - 2-STORY CARPORT/GARAGE & FOUNDATION DEMOLITION PERMIT & SEWER DISCONNECT	3,799.25
NOTE - PLEASE SEE DEMO NOTES BOTTOM LEFT CORNER (NO FILL DIRT IS INCLUDED IN THIS ESTIMATE)	
NOTE - THERE ARE 3 ADDRESSES BUT I THINK WE THE CITY WILL ACCEPT 2 DEMOLITION PERMITS TO CLEAR THESE 2 ADDRESSES FROM THE CITY REGISTER. HOWEVER, IF THE CITY REQUIRES AN ADDITIONAL DEMOLITION PERMIT + SEWER DISCONNECT FOR 1932 1/2 SOUTH BLVD, THERE WILL BE AN ADDITIONAL CHARGE OF \$1,250 BRINGING THE GRAND TOTAL FOR THIS ESTIMATE TO \$13,065.45	

Feel comfortable today, knowing that Dennis Williams & Co, Inc., recycles 25% of the volume of waste generated, from all projects.

DEMOLITION NOTES:

1. Historic Houston reserves all rights to salvage
2. Fill dirt may be required to fill in void where foundation was removed to pass city final demolition inspection. If required the dirt will be charged at a rate of \$216 per load plus \$310 for skid steer loader + operator to spread
3. We are not responsible for damage to sidewalks or drive approaches due to demolition equipment.

Sales tax is not included in this bid. Please send Tax Exempt or Resale Certificate if applicable.

Total \$11,815.45

By signing below you agree to pay Dennis Williams & Company, Inc. as a contract price to do all work referenced above. Any addition to work described above will void the contract price. No retainage is to be held on any work described in this contract. PAYMENT IS DUE UPON COMPLETION OF WORK.

This contract must be signed and returned to our office before work commencement.

X _____

**Subject: 1932 South Blvd., 1932 ½ South Blvd. and 5115 Hazard**

Dear Doug,

Thank you for calling Historic Houston about the deconstruction of the duplex at 1932 South Blvd and Hazard. I have outlined below a summary of the different Deconstruction options that Historic Houston offers to assist you with reclaiming materials from the house before it is demolished. Please know that all of these options help Historic Houston- and we only want you to choose an option that works well for your specific situation. It is most important to us that the project is a "win-win" scenario for everyone.

Deconstruction Options: 1932 South Blvd., 1932 ½ South Blvd., and 5115 Hazard**1. Basic Material Pick- up:**

This option is often chosen when there is a very limited time frame. Historic Houston would pick up items that have previously been removed by a contractor in preparation for the renovation or demolition. An itemized list would be provided to Historic Houston by the contractor of the items to be picked up – and a time frame of 5-7 business days in needed to schedule the pickup.

There is no funding obligation for the Owner in this scenario and the cost of the removal of items is an out of pocket expense paid by the home owner to their contractor. An appraisal is optional in this option. The items are treated as an individual item donation to Historic Houston and Historic Houston is not under any obligation to accept, pick up, or remove from the site any specific amount of material once materials have been removed. Historic Houston will provide a hand-written donation receipt for the items when they are picked-up, and the owner is responsible for determining the fair market value of items donated. Please be aware that donation in excess of \$5,000.00 require the appraisal process for determination of the Fair Market Value of the donation. If the Owner decides to get an appraisal for the donated items Historic Houston requires a donation in the amount of \$1,500 made payable to Historic Houston. This cash donation helps cover the administrative costs associated with documenting the gift for the appraisal process. This \$1,500.00 donation is received as a charitable contribution by Historic Houston and an acknowledgement letter for the cash donation would be provided. No items will be picked up prior to funding of this donation.



2. Selective Deconstruction: OFFERED ON A LIMITED BASIS ONLY

This option is offered on a very limited basis due to the liability issues for the property owner and for Historic Houston in leaving a house after a partial deconstruction. An appraisal is required for this option and Historic Houston will consult with the appraiser regarding targeted material for removal within this option. Historic Houston will remove only items from the interior of the house. The removal of material for this option does not include the removal of any structural components of the house, and will not include the removal of any exterior siding or brick, or the removal of any concrete or paving materials from the property. This option also does not include the removal of any air conditioning or heating units or components from the interior or exterior of the house, or the removal of any trash from the property. Under this option Historic Houston will not be involved in securing the house or property or boarding up any openings including door openings or window openings. Historic Houston is not obligated to reclaim or remove all items but will only reclaim those items that can be easily reclaimed and that Historic Houston can reasonably resell at our Salvage Warehouse.

The estimated time frame for this option is: 14-21 days.

The funding for this option is: \$10,500.00. Due to IRS regulations, and by a resolution of Historic Houston's board, it has determined that 20% of this gift or \$2,100.00 would be considered the Fair Market Value for the deconstruction services that will be provided by Historic Houston for this option. Since Historic Houston is a 501(c)(3) Texas non-profit you may be entitled to a charitable gift for the funding provided minus the FMV of the services Historic Houston has provided for tax purposes. Historic Houston will not be responsible for the demolition of the remaining structure and the demolition cost is an expense to the property owner and separate from this agreement. This option must be approved by Historic Houston's Board of Directors and no special meetings of the Board will be called to consider a house for this option. Some neighborhoods and areas of town have specific deconstruction/salvage requirements that prohibit this option.

3. Advance Deconstruction:

This option represents the maximization of the amount of materials to be reclaimed and is a combination of deconstruction by hand, including as much of the structural elements of the house as can be safely removed, with the remainder of the structure being demolition by machine. An appraisal is required for this option. Under this option Historic Houston facilitates the turn-key clearing of the lot once the deconstruction process is completed. Historic Houston contracts with a select group of third party demolition



contractors for the complete demolition and removal of the structures on the property including the foundation and any site concrete on the property. Historic Houston requires the demolition contractors to recycle the concrete from the site, and therefore Historic Houston is able to include the amount of recycled concrete on to our reclaimed material inventory list.

The funding for this option is: \$36,615.45. Of this amount \$12,115.45 is an expense that will be paid by Historic Houston to third party contractors, on behalf of you as the property owners.

1) The amount of \$11,815.45 to Dennis Williams & Co., Inc. for the final demolition of the remaining structures and scope of work indicated in his demo proposal which includes: the demolition and hauling of the remaining two story structure and foundation at 1932 and 1932 ½ South Blvd. including flatwork. Also to remove 2 story garage with garage apt and foundation at 5115 Hazard. Please see notes on bottom of demo bid regarding number of demo permits. Two sewer disconnects and demo bids have been included in the demo bid. It is possible that the City will require a third sewer disconnect and demo bid with will be an additional charge of \$1,250.00 to this demo bid. The demo bid included the removal of bamboo and stump in front yard. An option for the removal of the 1 tallow tree in the middle of the backyard has been provided for an additional \$675.00 to the demo bid. Demo bid outlining scope of demolition work has been included with this deconstruction proposal.

2) Historic Houston is required, by law, to safely capture the Freon from any AC units on site. Rapid Recovery is the contractor we use for the safe removal of Freon from all AC units and we are charged a rate of \$150.00/ac unit. Total amount for 2 air conditioning units is \$300.00. Any additional AC units found on the site will be billed additionally in a final invoice.

The demolition proposal includes several additional options that have not been included in the overall funding for the project but can be included:

- The possibility that a third sewer disconnect and demo permit will need to be performed for an additional charge of \$1,250.00.
- Tree removal: the removal of 1 tallow tree in the middle of the back yard for an additional charge of \$675.00



Additional Considerations: Often additional fill dirt is needed in order to pass the final demo inspection by the City of Houston. As noted on the demo bid, no fill dirt has been included on the demo bid. Any fill dirt required will be charged at a rate of \$216/load with an additional charge of \$310.00 for a bobcat to spread the fill dirt. This additional expense has not been included in the demolition proposal as it is an unknown factor until the foundation and concrete have been removed. Any additional fill dirt needed to pass the City of Houston final demo inspection will be added to a final invoice if needed. No dirt will be ordered without specific approval by property owner.

Since the demolition work and the capturing of Freon is completed by third party contractors to Historic Houston these amounts **are not** a charitable contribution to Historic Houston but are an expense to the owner.

The amount of \$24,500.00 is considered a charitable contribution to Historic Houston for underwriting Historic Houston's expenses for the deconstruction and an acknowledgement letter for this cash donation will be provided.

The deconstruction time frame for this option is 24-28 days. The demolition will occur once deconstruction ends. The demolition contractor will be responsible for obtaining the sewer disconnects and the demolition permits in this option.

An appraisal is required for this option and Historic Houston will consult with the appraiser regarding targeted material for removal within this option. In all instances the actual appraisal and determination of the Fair Market Value of the materials reclaimed by Historic Houston is a contract between the appraiser and the property owner and is separate from Historic Houston. The Owner is responsible for payment to the appraiser.

NOTE Advanced Deconstruction Option:

Part of the monetary amount in the Advance Deconstruction Option is a charitable gift to Historic Houston and part is an expense to the owner. The owner has been the beneficiary of services rendered by Historic Houston for the facilitation and oversight of the final demolition of the structure and clearing of the lot. The additional funding in Option 3 on top of the expense is considered a charitable gift to Historic Houston to underwrite our expenses for the deconstruction of the house and reclaiming of materials. Historic Houston is the beneficiary of this reclaimed material and the supplemental funding is a donation that supports Historic Houston's Salvage and Deconstruction Programs and our Salvage



Warehouse. Historic Houston requests this donation for the project so that 100 % of the sales of the reclaimed materials can benefit and support the mission of Historic Houston to preserve and conserve Houston's architectural and building resources.

PRIOR TO THE START OF DECONSTRUCTION:

1) Both the gas and electric utilities must be completely disconnected **PRIOR TO** the start of deconstruction. Utilities disconnection includes not only service termination, but the removal of all utility meters, and the termination of the gas lines on the property as well as the electric lines disconnected from the house and rolled back to the nearest utility pole. Effective April 1, 2014 CenterPoint now charges a flat rate of \$700.00/meter and offers only one option for disconnecting and terminating service. The utility disconnects must be completed by the property owner at the property owner's expense. Centerpoint estimates the time requirement for meter removal and the roll back of the electric lines and termination of the gas line to take approximately 4-6 weeks, **but it can take longer.** Deconstruction cannot begin until all utilities are property disconnected. The Gas Kill Letter from Centerpoint must be provided to Historic Houston for all three addresses prior to the start of deconstruction.

2). A construction fence with 10' driveway gate must be erected prior to the start of deconstruction to secure the property and protect the gift of materials to Historic Houston. The perimeter fence must be maintained throughout the deconstruction process and the expense for the fence is the responsibility of the property owner. Any and all tree protection fencing needed or required must be in place prior to the start of deconstruction. Deconstruction will not commence until all fencing is in place.

3) A Port-a Potty must be provided and maintained, by the property owner and at the property owner's expense, for the duration of the deconstruction process.

Thank you again for taking the time to consider helping Historic Houston through this project. Please feel free to contact me with any questions that may arise as you look at these options. Once you have decided on the best option for you I would be happy to prepare a final Deconstruction Agreement that reflects the option you have selected. Historic Houston can only place a house on our crews schedule once a Deconstruction Agreement has been signed and the funding is in place.



Lynn Edmundson, Executive Director
Historic Houston



This Home Inspection is exclusively prepared
for:
Tim Kirwin

TIP Pest Control330 Rayford Rd
Spring, TX 77386

Phone:

Fax:

Email:

PROPERTY INSPECTION REPORTPrepared For: Tim Kirwin
(Name of Client)Concerning: 1932 South Boulevard, Houston, TX 77098
(Address or Other Identification of Inspected Property)By: Mike Elmore, Lic #TREC 6514 11/21/2014
(Name and License Number of Inspector) (Date)
(Name, License Number of Sponsoring Inspector)**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION

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AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

LEGEND:

X: Indicates an action item. Please consider immediate repair. These items may or may not rise to a level of negotiation with a seller, however, it should still be repaired by someone.

^: Indicates a consideration item. These items are routine improvement recommendations or items required for comment by the TREC which may not demand immediate repair. Please consider taking action over the life of the home.

Inspection Environment: ☐ Occupied ☒ Vacant ☐ New Construction

Weather: Rain/Cloudy **Approximate Temp.:** 65° F

Approximate Year of Construction: 1938

DIRECTION: For the purpose of the inspection Right and Left are as the home faces the street.

People Present: ☒ Owner ☐ Buyer ☐ Agents(s) ☐ Builder ☐ Inspector Only

Access: ☒ Owner ☐ Agent ☐ Supra Key ☐ Combo Box ☐ Builder "

Report Forwarded To: ☐ Buyer ☐ Agent ☐ Seller ☒ Other ☒ Via e-mail

☐ **Client did not attend the inspection**, and was therefore unable to accompany the Inspector to observe the methods and techniques used to conduct the inspection. Client is encouraged to contact the inspector directly or the Texas Inspection Partners office to discuss the inspection.

☐ **The home is occupied.** It is not the responsibility of the Inspector to disturb or position personal belongings of the property owner/occupant (particularly storage items in closets and cabinets) to ensure that Inspector access to wall, floor and/or ceiling areas is not impeded.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

NOTICE: Environmental Inspections, such as but not limited to, mold, lead, asbestos, etc., are NOT within the bonds of our service. The Texas Department of Health licenses Indoor Air Quality Analysis personal. If you have question on these issues, please contact an appropriately trained and licensed person. Please be careful with opinions offered by ancillary personal, that are really not trained.

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I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- ☒ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Method used to inspect the crawlspace: ☒ Entered ☐ Viewed from opening ☐ No Access

Location(s) of crawl space access: ☒ Some areas of the crawlspace is not accessible due to low clearance, wires, piping, ductwork, etc.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

X: The dwelling is exhibiting signs of excessive foundation/structural settlement as evidenced by shifted/unlevel piers and deteriorated beams were found under the home. Also, unlevel interior floors, drywall cracks, wrinkling tape joints, window cracks & separation, and numerous doors found out of square throughout the house. We recommend a structural engineer be consulted for further evaluation. to determine what repairs are necessary to secure the structure.

NOTE: Foundation repairs can often cause more damage to interior surfaces. So no interior structural or cosmetic repairs should be made to the home until after structural repairs are performed.

^: The rear addition is in poor condition. Modifications and additions appear to have been made to the home and garage structures. We cannot determine if these changes were done correctly or how they may affect the home/structures in the future. Full inspection of the foundation is not possible where slab joints are present or where the foundation has been concealed.

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I NI NP D



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B. Grading and Drainage

Comments: The Company does not determine area hydrology, the presence of underground water, or the efficiency or operation of underground or surface drainage systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage.

X: Low areas, ponding water and inadequate drainage noted under crawl space. Allowing water to pond under the dwelling can cause differential movement which will adversely affect foundation performance. Drainage specialist should be consulted for evaluation and estimates in order to correct proper grading and drainage around the house and under the crawl space to allow for proper drainage away from the structure.

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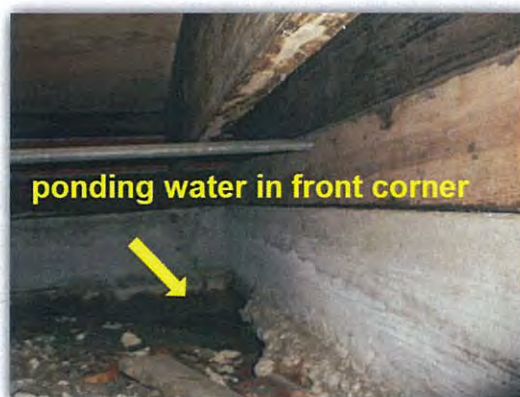
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☒ ☐ ☐ ☒
C. Roof Covering Materials

A home inspector can not determine the remaining life of any component, such as the roof. Roof life is determined by many factors including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events.

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Ground & attic

Comments Double overlay usually requires an additional cost for more debris removal.

X: Roof covering has reached the end of its serviceable life and needs replacement. The roof covering is missing shingles in several areas, has significant damage and is experiencing signs of wear, such as loose/curling/& lifted shingles, deteriorated shingles from moisture penetration & weather exposure.

X: The roof is composed of 2 layers: the original wood shakes and current roof covering. This is considered to be a fire hazard and is no longer allowed. This condition will also shorten the life of the existing roof and will require additional costs at the time of the next re-roof for debris removal and plywood installation.

X: Gutters are full of debris, loose, sagging, rusted through and deteriorated. Replace damaged sections as needed.

X: Tree limbs over hanging or rubbing against roof should be removed or trimmed to prevent damage to shingles.

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D. Roof Structures and Attics*Viewed From:* Entered the Attic*Approximate Average Depth of Insulation:* 4-6 inches*Approximate Average Thickness of Vertical Insulation:* 6-8 inches*Comments:* Some areas of the attic were inaccessible due to roof slope.

X: Purlin braces are broken at roofing structure. Have structural engineer evaluate the attic framing and structure, and repair all damaged framing members as needed.

X: Daylight is visible around plumbing vent pipes passing through the roof. Flue pipes do not

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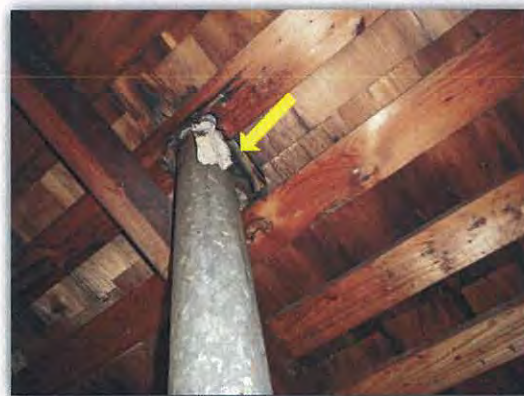
I NI NP D

have the proper clearance to combustibles, this is a fire hazard. Flue pipes must also extend at least 2 feet above the roof level. Recommend a qualified roofer be consulted to check all flue pipe clearances and vent pipe seals and for any other repairs.

X: Signs of wood rot and significant water penetration were observed under the attic window. The make shift vent is improperly installed and leaking. Repair window and all wood rot as needed.

X: The flooring boards are loose/damage and unsafe in some areas. Repair flooring in order to have a safe and unobstructed service walk to the attic from the attic door.

X: Insulation depth in attic is less than currently recommended. At least 13-16 inches are recommended for maximum efficiency.



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☒ ☐ ☐ ☒**E. Walls (Interior and Exterior)**

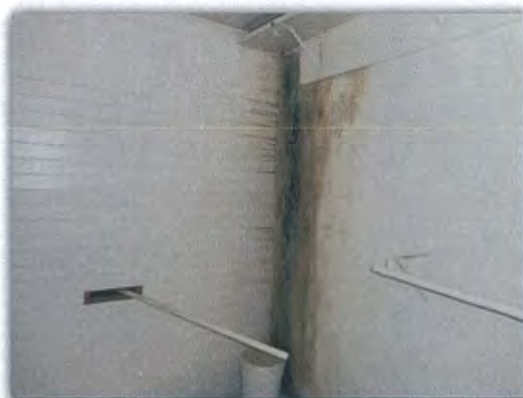
Comments: **Exterior wall covering type:** ☒ Brick ☐ Composite Wood ☐ Fiber Cement ☐ Stone
☒ Wood ☐ Masonry Stucco ☐ Synthetic Stucco ☐ Vinyl ☐ Aluminum ☐ T-1-11 or Plywood
Exterior trim types: ☐ Fiber Cement ☒ Wood ☐ Composite Wood ☐ Vinyl ☐ Aluminum

X: Siding is missing in some areas, deteriorated, needs extensive repairs. Peeling paint, splitting wood and wood rot noted on the siding and trim all around the house. Replace all wood rot and hidden damage. Peeling paint needs to be cleaned. Exposed wood should be painted/caulked/sealed to prevent further deterioration.

X: Signs of water penetration were found in several areas. Long term water penetration was noted under the kitchen sink and at the rear addition wall (under the closed in balcony). Repair the source, the water damage, and any hidden damage that may exist.

Note: We recommend that you contact an air quality specialist prior to closing to test and determine the health and safety levels of the air in the home due to black growth forming on the walls due to long term water penetration and damage. Additional remediation may be required based upon the findings of the environmental engineer or air quality specialist, Proper Lead abatement procedures are required to be followed when removing/repairs drywall.

X: Keep heavy vegetation off of walls. Vegetation restricts visibility, traps moisture and attracts insects



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F. Ceilings and Floors*Comments:*

X: The floors need extensive repairs to replace and refinish damaged floor sections. Tiles are cracked and missing in bathrooms. The floors are loose, unlevelled and splitting. The wood floors are worn, warped, painted on, scuffed and scratched throughout. Separated and swollen planks noted upstairs in kitchen, breakfast area and living room due to water penetration. Floors are water damaged and rotted at back door.

X: Signs of water penetration were observed at the ceilings. The source of water penetration was not determinable at the time of inspection. Repair the source the ceiling and any hidden

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water damage as needed.



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G. Doors (Interior and Exterior)*Comments:*

- X:** Numerous doors are out of square due to the shifting of the structure and need adjustment so they shut do not hit their frames during normal operation.
- X:** Door knobs are missing and several are inoperable or have other missing hardware.
- X:** Dead bolts on exterior doors should be keyless, manually operated hardware in the event of a fire or other emergency.

☒ ☐ ☐ ☒
H. Windows*Comments:*

- X:** Safety glass is not present in the required areas. This was not a requirement at the time of construction. However, all windows must meet current safety glass requirements if home is rehabed in the future.
- X:** Windows are in poor condition. Window frames and sills are rotted/deteriorated or swollen. Several windows have separated from the their frames. The wooden window frames are stuck or painted shut and have damaged ropes/pulleys and latches. Windows in bedrooms must be functional for egress in the event of an emergency. All windows should be checked by a window specialist for repairs and safe and normal operation.
- X:** 3 cracked/broken windows found.
- X:** The windows are missing screens.
- X:** Caulking around exterior windows is deteriorating and missing in several areas.

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I=Inspected	NI=Not Inspected		NP=Not Present		D=Deficient
I	NI	NP	D		



- ☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)
Comments:

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I NI NP D

X: The baluster are missing at the upstairs living room and are too wide at spiral stairs. The current standard is that the gap along handrails and barristers may not exceed 4 inches. Also, modern handrails should have closed tapered ends to prevent injury and garments from snagging.

X: The spiral stair case is loose, wobbles and needs to be secured by quaffed contractor. Also, the stair steps appear to be too tall and inconsistent in height. Current standards dictate that steps (risers) be a maximum of 7 3/4 inches tall & that the tallest riser may not be 3/8 inch greater than the shortest riser. This is a trip hazard.


☒ ☐ ☐ ☒
J. Fireplaces and Chimneys**Number of Fireplaces:** 2**Type:** ☒ Metal Flue(s) ☒ Masonry(s)/Brick ☐ Wood Stove ☐ OTHER**Notes:** Unable to check recessed gas valve(s) for leaks.

X: The hearth extension to the top, front and sides of the downstairs fireplace does not extend the proper distance away from the fire box opening as required. The downstairs fireplace does not appear to be properly vented and appears to be a 'gas only' unit.

X: The upstairs firebox is dirty and heavy creosote build up was noted in flue. Recommend the chimney flues be swept and checked for safe operation prior to use.

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I NI NP D


☒ ☐ ☐ ☒
K. Porches, Balconies, Decks, and Carports

Comments: Concrete flatwork (including the drive) and all hard-scaping is inspected for safety only. These items are not considered structurally significant.

X: The closed-in balcony is deteriorated at the floor/decking boards, from water penetration. The sub- floor structure under this area was not visible for inspection. Balcony is leaking and needs extensive repairs to prevent water penetration and structural failure. The closed-in balcony is unsafe for use at this time.


☒ ☐ ☐ ☒
L. Other

Comments:

X: The garage structure is in overall very poor condition, is not structurally safe and is not habitable at this time. The unit has no power and the upper level was not safe for entry. The foundation is severely cracked, heaved and splitting. The front of the structure is sagging and the building shows signs of deflection and excessive structural movement. The garage doors are misaligned out of square and inoperable. The siding & trim is deteriorated, rotted, and the electrical system is on poor and unsafe condition. Plumbing & AC could not be tested at this time. Structural engineer or specialist is needed to further evaluate the garage structure.

X: Evidence of rodent activity/droppings observed in the attic. If they have not been controlled then a pest control expert should be consulted for treatment plan.

X: The kitchen and bathroom cabinets are water damaged in some areas and show significant signs of wear and tear.

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

☒ Overhead Service ☐ Underground Service

Type of Wire: ☐ Copper ☒ Aluminum

Main Panel Amps: ☐ 60 ☐ 100 ☐ 125 ☐ 150 ☐ 200 ☒ 2x200 ☐ Other

Main Panel Location: ☐ Garage ☐ Left Side ☒ Right Side ☐ Rear Exterior

X: These are older boxes and service. The service has been tapped into some existing knob and tube wiring which is not allowed. Active knob and tube wiring was found in the attic and under the house. It is likely that an electrician may need to disable the knob and tube wiring, upgrade the boxes, and/or service prior to performing any other major electrical repairs.

X: The main breaker service wires are aluminum and are not coated with anti-oxidation grease as required.

X: The electrical panel is not fully labeled any labeling present is not checked for accuracy.

X: Knock outs missing on panel box cover plates and doors are damaged and fall off when opened.


☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum Conduit _____

Smoke Detector(s) ☐ Some units are inaccessible ☒ .

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GFCI Resets located at: ☐ Kitchen ☐ Master Bathroom ☐ Garage ☒ Hall Bathroom

NOTE: AFCIs are only tested when the property is vacant.

Notes: Accessible smoke detector(s) are tested with the test button only. Smoke detectors and/or heat sensors connected to a security system are not inspected and are beyond the scope of the general home inspection. Current standard (post 1996) require a smoke alarm in each bedroom, in hallways within 5 feet of any bedroom door, at the top of stairs and at least one per floor.

X: Service has been upgraded from its original 2-wire system. As a result some 2 prong outlets and the majority of the 3-prong outlets are not grounded.

X: No Ground Fault Circuit Interrupter installed at kitchen, bathrooms, exterior or garage.

X: The first floor bathroom GFCI is improperly wired with reverse polarity. It did not trip when tested.

X: The ceiling fan in the upstairs bedroom is loose and wobbles during operation.

X: Ceiling fans inoperable at the first floor bedrooms.

X: Arc Fault Circuits Interrupter(s) (AFCI) are not present as currently required.

X: There is loose conduit and improper wiring in the bedrooms.

X: Exposed wiring connections in crawlspace, in the attic and missing conduit at exterior fixtures.

X: Lights out/inoperable around the house. Replace bulbs and test again.

X: Smoke detectors are missing in the bedrooms, & hallways adjoining bedrooms. Recommend they be installed in all sleeping rooms and other areas as currently recommended. The detectors are not interconnected as currently required.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

Type of System: Central

Energy Source: Electric

Comments: Area Serviced Max Output

☒ Unit #1: Downstairs 104 °F

☒ Unit #2: Upstairs 111 °F

X: Exposed electrical wiring at heating equipment.

X: The unvented space heaters in bathrooms are dangerous, should not be used and be properly removed and gas lines capped off removed.

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I NI NP D


☒ ☐ ☐ ☒
B. Cooling Equipment*Type of System:* Central - Air Conditioner

Return - Supply = Differential (Should be 15-25)

- ☒ Unit #1: Downstairs inoperable °F
☒ Unit #2: Upstairs (not cooling) 8 °F

Comments:

- X:** The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
X: The downstairs condenser is inoperable and did not respond when tested. A low temperature differential was noted on the upstairs unit indicating that the system is not cooling at this time. These are both old systems and should be maintained and serviced annually. Recommend a qualified HVAC specialist be consulted for a full evaluation to determine what equipment needs replacement, to check refrigerant levels, check for leaks, and for any other repairs needed at that time.
X: The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
X: The large coolant line is not fully insulated as required for system efficiency and to keep condensation from dripping below.
X: Condensing unit is older and cooling fins are deteriorated from corrosion and plugged with debris. Damaged, deteriorated cooling fins will prevent air circulation across coils and reduce system. The average life span of this type of equipment is 10-15 years, these units are 20 and 30 years old and well beyond their average life for this type of equipment.

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☒ ☐ ☐ ☒
C. Duct Systems, Chases, and Vents*Comments: We can not inspect or check ductwork for cleanliness***Type of Ducting:** ☒ Flex Ducting ☐ Duct Board ☐ Metal**Filter/Cleaner:** ☒ 1" Fiberglass ☐ Washable ☐ Electrostatic ☐ 4" Media ☐ UV Light

X: Repair/replace loose and damaged ducts. Grey ductwork has been known to be inefficient and prematurely deteriorate. Recommend they replaced in the near be future since the interior of the ducts cannot be inspected.

X: Ducts are not all suspended off of attic floor and are some ducts are touching. Recommend ducts be properly suspended and any ducts that touch should have insulation between them.

X: Air leaks noted at openings, and connections at HVAC units.

X: Filters are dirty and should be changed regularly. Recommend a qualified HVAC specialist be consulted to clean and service the coil and system and for any other repairs needed at that time.

**IV. PLUMBING SYSTEM**
☒ ☐ ☐ ☒
A. Plumbing Supply, Distribution Systems and Fixtures*Location of water meter:* Curb*Location of main water supply valve:* Not located*Static water pressure reading:* 45*Comments:*

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I NI NP D

Water Source: ☒ Public ☐ Private Sewer Type: ☒ Public ☐ PrivateType of Water Pipes: ☒ Galvanized ☐ Copper ☐ CPVC ☐ PEX ☐ Other

X: The house is plumbed with the majority of the original galvanized plumbing. Signs of previous pin-hole leaks and repairs were present. A leak was found at the water heater at the time of inspection. The water heater has been red-tagged.

X: Tile, caulk and grout repairs are needed along the tile joints in bath tub enclosures.

X: The kitchen sink handle is leaking.

X: Cap unused gas lines in the home.

X: Shower diverter in upstairs bath leaks.

X: Anti siphon device/vacuum breaker not installed at hose bibs around perimeter of dwelling.



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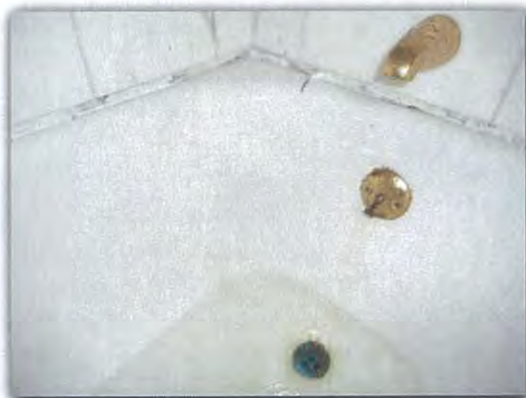
I=Inspected

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I NI NP D


☒ ☐ ☐ ☒
B. Drains, Wastes, and Vents

Comments: **Type of Drain Pipes:** ☒Cast Iron ☒PVC ☐Other

A: The condition of underground cast iron drain lines cannot be determined. If you desire a hydrostatic test it should be preformed by a qualified leak detection company of your choosing.

X: The upstairs tub is slow to drain indicating a possible obstruction in the drain line. Clear and retest the drain line.

X: The downstairs tub is missing a p-trap as required and has an improper connection.


☒ ☐ ☐ ☒
C. Water Heating Equipment

Energy Source: Gas

Capacity: 40

The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

X: No gas service, no hot water as a result. Plumbing fixtures should be independently tested for hot water once the system is functioning properly.

X: Water leak at supply connection. Corrosion and rust was noted on the water heater and pan is full of water.

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I	NI	NP	D

X: The water heater in the downstairs kitchen is trapped behind the refrigerator, is not accessible and was not fully visible. Unit needs to be relocated so that it is accessible for service and inspections.

X: A 90 degree fitting should be installed at the end of T&P exhausts to safely divert exhaust to ground.



☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

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I	NI	NP	D

☒ ☐ ☐ ☒
E. Other*Comments:***X:** Water damage under the kitchen sink, replace damage and hidden damage as needed.**V. APPLIANCES**
☒ ☐ ☐ ☒
A. Dishwashers*Comments:* ☒ Downstairs unit operable at the time of the inspection.**X:** Door gasket is damaged at upstairs dishwasher unit.**X:** No suspended loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.
☒ ☐ ☐ ☒
B. Food Waste Disposers*Comments:***X:** Disposal inoperable downstairs and upstairs unit is vibrating excessively.

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☒ ☐ ☐ ☒**C. Range Hood and Exhaust Systems***Comments:* ☒ Filter is dirty / greasy. Filter should be removed and cleaned occasionally.**Vent Method:** ☒ Recirculating (vent pipe not required) ☐ Vented ☐ Downdraft**X:** Range Hood fans are, downstairs unit is inoperable.☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens***Comments:* **Oven:** ☒ Electric Elements ☐ Gas Burners ☐ Not Present☐ Upper Oven Temperature: ____°F @ 350 °F☐ Lower Oven Temperature: ____°F @ 350 °F.**Range:** ☒ Electric Elements ☐ Gas Burner ☐ Not Present**X:** Both ovens had no power and are inoperable.**X:** Anti-tip device is not installed at free standing range to prevent range from tipping over when oven door is opened.☐ ☒ ☒ ☐**E. Microwave Ovens***Comments:*☒ ☐ ☐ ☐**F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:*☒ ☐ ☐ ☒**G. Garage Door Operators***Comments:***X:** The garage doors/openers are out of square, of track, misaligned, in poor condition and could not be tested.☒ ☐ ☐ ☒**H. Dryer Exhaust Systems***Comments:* We cannot fully check dryer vent ducts for cleanliness. Dryer vent duct should be cleaned regularly to prevent a potential fire hazard.**X:** Dryer vent is dirty. Dryer vent duct be professionally cleaned for safe operation.☐ ☒ ☒ ☐**I. Other***Comments:*

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SUMMARY

Presented for your convenience, please read the entire report.

FOUNDATIONS

X: The dwelling is exhibiting signs of excessive foundation/structural settlement as evidenced by shifted/unlevel piers and deteriorated beams were found under the home. Also, unlevel interior floors, drywall cracks, wrinkling tape joints, window cracks & separation, and numerous doors found out of square throughout the house. We recommend a structural engineer be consulted for further evaluation. to determine what repairs are necessary to secure the structure.

NOTE: Foundation repairs can often cause more damage to interior surfaces. So no interior structural or cosmetic repairs should be made to the home until after structural repairs are performed.

^: The rear addition is in poor condition. Modifications and additions appear to have been made to the home and garage structures. We cannot determine if these changes were done correctly or how they may affect the home/structures in the future. Full inspection of the foundation is not possible where slab joints are present or where the foundation has been concealed.

GRADING AND DRAINAGE

X: Low areas, ponding water and inadequate drainage noted under crawl space. Allowing water to pond under the dwelling can cause differential movement which will adversely affect foundation performance. Drainage specialist should be consulted for evaluation and estimates in order to correct proper grading and drainage around the house and under the crawl space to allow for proper drainage away from the structure.

ROOF COVERING MATERIALS

X: Roof covering has reached the end of its serviceable life and needs replacement. The roof covering is missing shingles in several areas, has significant damage and is experiencing signs of wear, such as loose/curling/& lifted shingles, deteriorated shingles from moisture penetration & weather exposure.

X: The roof is composed of 2 layers: the original wood shakes and current roof covering. This is considered to be a fire hazard and is no longer allowed. This condition will also shorten the life of the existing roof and will require additional costs at the time of the next re-roof for debris removal and plywood installation.

X: Gutters are full of debris, loose, sagging, rusted through and deteriorated. Replace damaged sections as needed.

X: Tree limbs over hanging or rubbing against roof should be removed or trimmed to prevent damage to shingles.

ROOF STRUCTURES AND ATTICS

X: Purlin braces are broken at roofing structure. Have structural engineer evaluate the attic framing and structure, and repair all damaged framing members as needed.

X: Daylight is visible around plumbing vent pipes passing through the roof.

Flue pipes do not have the proper clearance to combustibles, this is a fire hazard. Flue pipes must also extend at least 2 feet above the roof level. Recommend a qualified roofer be consulted to check all flue pipe clearances and vent pipe seals and for any other repairs.

X: Signs of wood rot and significant water penetration were observed under the attic window, The make shift vent is improperly installed and leaking. Repair window and all wood rot as needed.

X: The flooring boards are loose/damage and unsafe in some areas. Repair flooring in order to have a safe and unobstructed service walk to the attic from the attic door.

X: Insulation depth in attic is less than currently recommended. At least 13-16 inches are recommended for maximum efficiency.

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WALLS (INTERIOR AND EXTERIOR)

X: Siding is missing in some areas, deteriorated, needs extensive repairs. Peeling paint, splitting wood and wood rot noted on the siding and trim all around the house. Replace all wood rot and hidden damage. Peeling paint needs to be cleaned. Exposed wood should be painted/caulked/sealed to prevent further deterioration.

X: Signs of water penetration were found in several areas. Long term water penetration was noted under the kitchen sink and at the rear addition wall (under the closed in balcony). Repair the source, the water damage, and any hidden damage that may exist.

Note: We recommend that you contact an air quality specialist prior to closing to test and determine the health and safety levels of the air in the home due to black growth forming on the walls due to long term water penetration and damage. Additional remediation may be required based upon the findings of the environmental engineer or air quality specialist, Proper Lead abatement procedures are required to be followed when removing/repairs drywall .

X: Keep heavy vegetation off of walls. Vegetation restricts visibility, traps moisture and attracts insects

CEILINGS AND FLOORS

X: The floors need extensive repairs to replace and refinish damaged floor sections. Tiles are cracked and missing in bathrooms. The floors are loose, unlevelled and splitting. The wood floors are worn, warped, painted on, scuffed and scratched throughout. Separated and swollen planks noted upstairs in kitchen, breakfast area and living room due to water penetration. Floors are water damaged and rotted at back door.

X: Signs of water penetration were observed at the ceilings. The source of water penetration was not determinable at the time of inspection. Repair the source the ceiling and any hidden water damage as needed.

DOORS (INTERIOR AND EXTERIOR)

X: Numerous doors are out of square due to the shifting of the structure and need adjustment so they shut do not hit their frames during normal operation.

X: Door knobs are missing and several are inoperable or have other missing hardware.

X: Dead bolts on exterior doors should be keyless, manually operated hardware in the event of a fire or other emergency.

WINDOWS

X: Safety glass is not present in the required areas. This was not a requirement at the time of construction. However, all windows must meet current safety glass requirements if home is rehab-ed in the future.

X: Windows are in poor condition. Window frames and sills are rotted/deteriorated or swollen. Several windows have separated from the their frames. The wooden window frames are stuck or painted shut and have damaged ropes/pulleys and latches. Windows in bedrooms must be functional for egress in the event of an emergency. All windows should be checked by a window specialist for repairs and safe and normal operation.

X: 3 cracked/broken windows found.

X: The windows are missing screens.

X: Caulking around exterior windows is deteriorating and missing in several areas.

STAIRWAYS (INTERIOR AND EXTERIOR)

X: The baluster are missing at the upstairs living room and are too wide at spiral stairs. The current standard is that the gap along handrails and barristers may not exceed 4 inches. Also, modern handrails should have closed tapered ends to prevent injury and garments from snagging.

X: The spiral stair case is loose, wobbles and needs to be secured by quaffed contractor. Also, the stair steps appear to be too tall and inconsistent in height. Current standards dictate that steps (risers) be a maximum of 7 3/4 inches tall & that the tallest riser may not be 3/8 inch greater than the shortest riser. This is a trip hazard.

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FIREPLACES AND CHIMNEYS

- X:** The hearth extension to the top, front and sides of the downstairs fireplace does not extend the proper distance away from the fire box opening as required. The downstairs fireplace does not appear to be properly vented and appears to be a 'gas only' unit.
- X:** The upstairs firebox is dirty and heavy creosote build up was noted in flue. Recommend the chimney flues be swept and checked for safe operation prior to use.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- X:** The closed-in balcony is deteriorated at the floor/decking boards, from water penetration. The sub-floor structure under this area was not visible for inspection. Balcony is leaking and needs extensive repairs to prevent water penetration and structural failure. The closed-in balcony is unsafe for use at this time.

OTHER

- X:** The garage structure is in overall very poor condition, is not structurally safe and is not habitable at this time. The unit has no power and the upper level was not safe for entry. The foundation is severely cracked, heaved and splitting. The front of the structure is sagging and the building shows signs of deflection and excessive structural movement. The garage doors are misaligned out of square and inoperable. The siding & trim is deteriorated, rotted, and the electrical system is on poor and unsafe condition. Plumbing & AC could not be tested at this time. Structural engineer or specialist is needed to further evaluate the garage structure.
- X:** Evidence of rodent activity/droppings observed in the attic. If they have not been controlled then a pest control expert should be consulted for treatment plan.
- X:** The kitchen and bathroom cabinets are water damaged in some areas and show significant signs of wear and tear.

SERVICE ENTRANCE AND PANELS

- X:** These are older boxes and service. The service has been tapped into some existing knob and tube wiring which is not allowed. Active knob and tube wiring was found in the attic and under the house. It is likely that an electrician may need to disable the knob and tube wiring, upgrade the boxes, and/or service prior to performing any other major electrical repairs.
- X:** The main breaker service wires are aluminum and are not coated with anti-oxidation grease as required.
- X:** The electrical panel is not fully labeled any labeling present is not checked for accuracy.
- X:** Knock outs missing on panel box cover plates and doors are damaged and fall off when opened.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- X:** Service has been upgraded from its original 2-wire system. As a result some 2 prong outlets and the majority of the 3-prong outlets are not grounded.
- X:** No Ground Fault Circuit Interrupter installed at kitchen, bathrooms, exterior or garage.
- X:** The first floor bathroom GFCI is improperly wired with reverse polarity. It did not trip when tested.
- X:** The ceiling fan in the upstairs bedroom is loose and wobbles during operation.
- X:** Ceiling fans inoperable at the first floor bedrooms.
- X:** Arc Fault Circuits Interrupter(s) (AFCI) are not present as currently required.
- X:** There is loose conduit and improper wiring in the bedrooms.
- X:** Exposed wiring connections in crawlspace, in the attic and missing conduit at exterior fixtures.
- X:** Lights out/inoperable around the house. Replace bulbs and test again.
- X:** Smoke detectors are missing in the bedrooms, & hallways adjoining bedrooms. Recommend they be installed in all sleeping rooms and other areas as currently recommended. The detectors are not interconnected as

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currently required.

HEATING EQUIPMENT

- X: Exposed electrical wiring at heating equipment.
- X: The unvented space heaters in bathrooms are dangerous, should not be used and be properly removed and gas lines capped off removed.

COOLING EQUIPMENT

- X: The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X: The downstairs condenser is inoperable and did not respond when tested. A low temperature differential was noted on the upstairs unit indicating that the system is not cooling at this time. These are both old systems and should be maintained and serviced annually. Recommend a qualified HVAC specialist be consulted for a full evaluation to determine what equipment needs replacement, to check refrigerant levels, check for leaks, and for any other repairs needed at that time.
- X: The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X: The large coolant line is not fully insulated as required for system efficiency and to keep condensation from dripping below.
- X: Condensing unit is older and cooling fins are deteriorated from corrosion and plugged with debris. Damaged, deteriorated cooling fins will prevent air circulation across coils and reduce system. The average life span of this type of equipment is 10-15 years, these units are 20 and 30 years old and well beyond their average life for this type of equipment.

DUCT SYSTEMS, CHASES, AND VENTS

- X: Repair/replace loose and damaged ducts. Grey ductwork has been known to be inefficient and prematurely deteriorate. Recommend they be replaced in the near future since the interior of the ducts cannot be inspected.
- X: Ducts are not all suspended off of attic floor and some ducts are touching. Recommend ducts be properly suspended and any ducts that touch should have insulation between them.
- X: Air leaks noted at openings, and connections at HVAC units.
- X: Filters are dirty and should be changed regularly. Recommend a qualified HVAC specialist be consulted to clean and service the coil and system and for any other repairs needed at that time.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- X: The house is plumbed with the majority of the original galvanized plumbing. Signs of previous pin-hole leaks and repairs were present. A leak was found at the water heater at the time of inspection. The water heater has been red-tagged.
- X: Tile, caulk and grout repairs are needed along the tile joints in bath tub enclosures.
- X: The kitchen sink handle is leaking.
- X: Cap unused gas lines in the home.
- X: Shower diverter in upstairs bath leaks.
- X: Anti siphon device/vacuum breaker not installed at hose bibs around perimeter of dwelling.

DRAINS, WASTES, AND VENTS

- ^: The condition of underground cast iron drain lines cannot be determined. If you desire a hydrostatic test it should be performed by a qualified leak detection company of your choosing.
- X: The upstairs tub is slow to drain indicating a possible obstruction in the drain line. Clear and retest the drain line.
- X: The downstairs tub is missing a p-trap as required and has an improper connection.

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WATER HEATING EQUIPMENT

- X: No gas service, no hot water as a result. Plumbing fixtures should be independently tested for hot water once the system is functioning properly.
- X: Water leak at supply connection. Corrosion and rust was noted on the water heater and pan is full of water.
- X: The water heater in the downstairs kitchen is trapped behind the refrigerator, is not accessible and was not fully visible. Unit needs to be relocated so that it is accessible for service and inspections.
- X: A 90 degree fitting should be installed at the end of T&P exhausts to safely divert exhaust to ground.

OTHER

- X: Water damage under the kitchen sink, replace damage and hidden damage as needed.

DISHWASHERS

- X: Door gasket is damaged at upstairs dishwasher unit.
- X: No suspended loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.

FOOD WASTE DISPOSERS

- X: Disposal inoperable downstairs and upstairs unit is vibrating excessively.

RANGE HOOD AND EXHAUST SYSTEMS

- X: Range Hood fans are, downstairs unit is inoperable.

RANGES, COOKTOPS, AND OVENS

- X: Both ovens had no power and are inoperable.
- X: Anti-tip device is not installed at free standing range to prevent range from tipping over when oven door is opened.

GARAGE DOOR OPERATORS

- X: The garage doors/openers are out of square, of track, misaligned, in poor condition and could not be tested.

DRYER EXHAUST SYSTEMS

- X: Dryer vent is dirty. Dryer vent duct be professionally cleaned for safe operation.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 4

1932 South Boulevard

Inspected Address

Houston

City

77098

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service.

1A. TIP Pest Control

Name of Inspection Company

1B. 668427

SPCS Business License Number

1C. 330 Rayford Rd

Address of Inspection Company

Spring

City

TX

State

77386

Zip

Telephone No.

1D. Mike Elmore

Name of Inspector (Please Print)

1E. Certified Applicator

☒

(check one)

Technician

☐

2. N/A

Case Number (VA/FHA/Other)

3. Friday, November 21, 2014

Inspection Date

4A. Tim Kirwin

Name of Person Purchasing Inspection

Seller ☐Agent ☐Buyer ☒Management Co. ☐Other ☐

4B. N/A

Owner/Seller

4C. REPORT FORWARDED TO:

Title Company or Mortgagee ☐Purchaser of Service ☒Seller ☐Agent ☐Buyer ☐

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. _____
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service
PO Box 12847 Austin, Texas 78711-2847

SPCS/T-4

(Rev. 09/01/07)

(512) 305-8250

Buyer's Initials _____

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 2 of 4

6A. Were any areas of the property obstructed or inaccessible?
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes ☒ No ☐

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input checked="" type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>	Crawl Space <input checked="" type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify: <u>Slab or corner cracks, inside wall voids, under floor coverings, majority of crawlspace</u>		

7A. Conditions conducive to wood destroying insect infestation?
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes ☒ No ☐

7B. Conducive Conditions include but are not limited to:

Debris under or around structure (K) <input type="checkbox"/>	Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (J) <input checked="" type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footings too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>	Heavy Foliage (N) <input checked="" type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
Other (C) <input type="checkbox"/>	Specify: _____		

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Drill holes only no posting

8G. Visible evidence of: None has been observed in the following areas: None

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company:

Yes ☐ No ☒

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection)

Yes ☐ No ☒

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Yes ☒ No ☐

Specify reason: high soil, vegetation, wood to ground contact, wood rot

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B. N/A None None

Date of Treatment by Inspecting Company

Common Name of Insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: _____

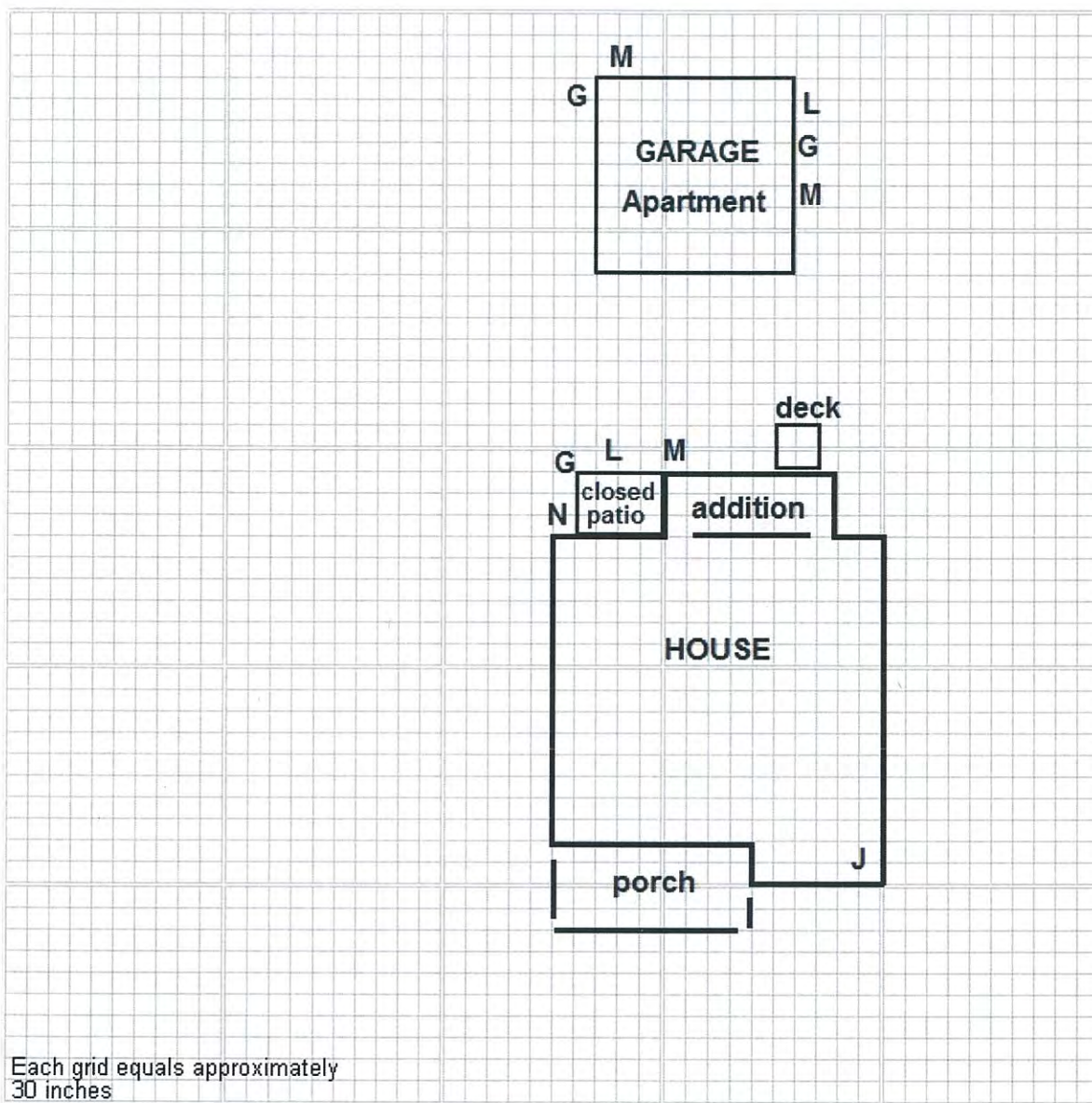
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 3 of 4

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments: Trim vegetation, repair wood rot, avoid wood to ground contact, lower high soil. Perform annual termite inspections.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 4 of 4

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. Mike Elmore

Inspector

Approved:

11B. Mike Elmore0559019

Certified Applicator and Certified Applicator License Number

Notice of Inspection Was Posted At or Near

12A. Electric Breaker Box ☐Water Heater Closet ☐Bath Trap Access ☐Beneath the Kitchen Sink ☒12B. Date Posted Friday, November 21, 2014

Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

Map No. _____ Addition <u>Chevy Chase</u>		IMPROVEMENTS	
Block <u>6</u> Lot <u>1</u>		No. Sq. Ft. <u>2912</u>	Price Per Sq. Ft. <u>310</u>
OWNER <u>Harris, Mrs. Sallie B.</u>		\$ <u>9070</u>	
ADDRESS <u>1932 Smith Blvd</u>			Percent Good <u>75</u>
TYPE OF PROPERTY <u>Res.</u> OCCUPIED VACANT			Other Bldgs. <u>(1)</u>
BASEMENT, Whole Part			Total All Bldgs. <u>7550</u>
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.			
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt	
ROOF CONS., Concrete, Steel, Wood Truss		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features	
ROOF, Hip, Gable, Mansard, Flat		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos		LIGHTING, Electricity	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite		PLUMBING, Sewer, Water, Baths	
		ELEVATORS	
		CONDITION, Good, Fair, Bad, Obsolete	
PERMIT DATE <u>10/26/36</u> NO. <u>T29</u> AMT. <u>800</u>		LAND VALUE	
		Front x Depth	Unit Value Factor Front Ft. Value - - \$
		TOTAL	
		<u>450-2920</u>	

BUILDING ASSESSMENT
Houston, Texas

Map No. _____ Permit No. 31
Vol. 60 Page 67
Owner L. M. Chancellor 1-6, 19336
No. 1432 South Side Street or Avenue
Addition Cherry Chase
Block 6 Lot 1
1-2 story 12 Dup BV-Frame
Size of Building
36 wide 36 deep 2 stories
Size of Garage
18 wide 18 deep _____ stories
Material Frame, Brick, Veeneer, Stucco.
Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster.
Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and
Gravel, Paper, Asbestos.
Permit Value, \$ 7500
No. Sq. Feet _____ Per Sq. Ft. _____
No. Sq. Feet _____ Per Sq. Ft. _____
No. Sq. Feet 2796 Per Sq. Ft. 1.25
3500
150 extra with
3650
2920
1937 Assessed Value of Building \$ 2920
Rendered in name of Chancellor L M

Harris County
BUILDING ASSESSMENT
Houston, Texas

Map No. 60 Page 67 Permit No. T. 29
 Vol. 60 10/26/36 193
 Owner Mrs. S. B. Harris
 No. 1932 South Blvd Street or Avenue
 Addition Cherry Chase
 Block 6 Lot 1
Remodel Garage apt add
 Size of Building
9 wide 18 deep 1 stories
 Size of Garage
9 wide 18 deep 1 stories
 Material: Frame, Brick, Veneer, Stucco.
 Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar
 and Gravel, Paper, Asbestos.
 Permit Value, \$ 800
 No. Sq. Ft. _____ Per Sq. Ft. _____
 No. Sq. Ft. _____ Per Sq. Ft. _____
 No. Sq. Ft. _____ Per Sq. Ft. _____
400
800
320
1938
13
 Assessed Value of Building \$ 3704
 Rendered in name of Harris, Sallie B



VOLUME ELEVEN

KEY to SYMBOLS

Fire proof construction
 Iron building.
 Stone building.
 Hollow concrete or cement block construction.
 Concrete or reinforced concrete construction.
 Tile building.

Brick building with brick or metal cornice.

Brick building with frame cornice.

" " " stone front.
 " " " frame side.

Brick veneered building.

Brick and frame building.

Frame building

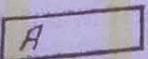
" " metal clad

Tenant building occupied by various manufacturing risks.

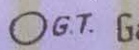
Fire wall 6 inches above roof.



Stable



Auto. house or private garage.



Gasoline tank.

Figures - 12, 16 - indicate thickness of wall in inches.

Wall without opening and size in inches.

Wall with openings on floors as designated.

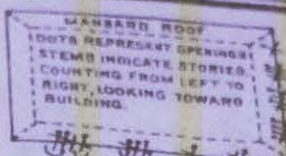
Opening with single iron or tin clad door.

" " double iron or tin clad doors.

" " standard iron vault doors or standard tin clad doors.

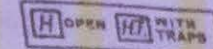
Openings with wired glass doors.

+ Fire engine house, as shown on key map.



Window opening in first story
 Windows " " second " fourth
 " " " " fourth
 " " with wired glass.
 " " iron or tin clad shutters

Elevators



Hoistways

Frame enclosed elevator



"



"



Brick



"



"



"



"



Vertical pipe or stand pipe



Automatic sprinklers



"



"



Automatic chemical sprinklers



Not sprinklered.



Fire alarm box.



Fire pump.



Ground Elevation



Block number.



Reference to adjoining page.



Under page number refers to correspond page of previous ed



Automatic fire alarm.



Independent electric pla



Single hydrant.



Double "



Triple "



Water pipes and size in inches.



Horizontal steam boiler.



Vertical "

Chimneys.

Single hydrant.

Double "

Triple "

Water pipes and size in inches.

Horizontal steam boiler.

Vertical "

Chimneys.

Single hydrant.

Double "

Triple "

Water pipes and size in inches.

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Double "

Triple "

Water pipes and size in inches.

Horizontal steam boiler.

Vertical "

Chimneys.

Single hydrant.

Double "

Triple "

FIRE RESISTIVE CONSTRUCTION					
TYPE	SYMBOL	WALLS	FRAMING	FLOORS	ROOF
FIREPROOF	FP-1961	Clay brick and/or tile. Reinforced concrete. Stone Prefabricated masonry metal and/or glass panels.	Frame, columns, beams, joists, trusses and/or arches of reinforced concrete and/or completely protected steel.	Monolithic or prefabricated reinforced flat or ribbed concrete slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks.	Monolithic or prefabricated reinforced flat or ribbed concrete or gypsum slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks.
FIREPROOF EXCEPT ...	FPX-1961	Cinder, cement, concrete or lime bricks or blocks in any exterior wall.	Masonry arches.	Flat or segmented masonry arches.	Flat or segmented masonry arches.
NON-COMBUSTIBLE	NC-1961	Clay brick and/or tile. Reinforced concrete. Stone Prefabricated masonry metal and/or glass panels. Cinder, cement, concrete or lime bricks or blocks.	Unprotected steel frame, columns, beams, joists and/or arches. Masonry arches.	Monolithic or prefabricated reinforced flat or ribbed concrete slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches. Thin monolithic concrete slab on expanded metal or steel deck. Steel deck.	Monolithic or prefabricated reinforced flat or ribbed concrete or gypsum slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches. Metal deck; corrugated metal, asbestos protected metal; fire res. compo. boards; masonry or metal tiles on gypsum, nailing concrete on metal purlins.

NOTE: 1. The date of construction is shown to the right of or directly under the fire-resistive symbol.
2. Wall construction, other than clay brick, is noted.



June 23, 2015

Douglas & Ellen Heller
1930 South Blvd
Houston, TX 77098

Re: 1932 South Blvd Houston, TX 77098

Dear Mr. & Mrs. Heller,

Thank you for your continued business and the opportunity to consider placing coverage for the duplex and garage apartment located at 1932 South Blvd, adjacent to your primary residence.

We have reviewed the engineer's report you provided us, conducted on July 8, 2015 for this property. Unfortunately, due to the substandard conditions and lack of habitability of both the duplex and the garage apartment buildings, we are unable to provide property coverage, at this location, with any of our nearly 200 contracted insurance companies.

Should you need further assistance or, have any questions, please don't hesitate to contact me. Thank you.

Best regards,

A handwritten signature in blue ink, appearing to read "K. Carso".

Kim Carso, ACSR
Platinum Accounts Manager
713-586-4391 – direct
[REDACTED]





6/26/2015

Douglas and Ellen Heller
1930 South Blvd.
Houston, TX 77098

Dear Mr. Heller:

Re: 5115 Hazard Street

Evolve Bank and Trust is unable to provide financing for the rehabilitation of the duplex property located at 5115 Hazard Street. A review of the physical deterioration of the structure in conjunction with the inability to secure insurance to cover the duplex prevents us from financing any rehabilitation efforts.

If this duplex structure is demolished, we would be happy to discuss financing options for new construction.

Thank you,

Evolve Bank and Trust
Houston Branch

A handwritten signature in black ink, appearing to read 'Bob Sudberry', with a long, sweeping horizontal line extending to the right.

Bob Sudberry
LPO Manager
NMLS # 251015
Office 713 446-7510
[REDACTED]

Evolve Bank & Trust Loan Production Office
38231 FM 1774 Road
Magnolia, TX 77355
281-252-4300

*Preservation Law Educational Materials . . .***ASSESSING ECONOMIC HARDSHIP CLAIMS
UNDER HISTORIC PRESERVATION
ORDINANCES**

Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restrictions in situations of “economic hardship.” Under typical economic hardship procedures, an applicant may apply for a “certificate of economic hardship” after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decisionmaking body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant.

The exact meaning of the term “economic hardship” depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission’s denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission's decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community.

Economic Impact

In acting upon an application for a certificate of economic hardship, a commission is required to determine whether the economic impact of a historic preservation law, as applied to the property owner, has risen to the level of economic hardship. Thus, the first and most critical step in understanding economic hardship is to understand how to evaluate economic impact.

Commissions should look at a variety of factors in evaluating the economic impact of a proposed action on a particular property. Consideration of expenditures alone will not provide a complete or accurate picture of economic impact, whether income-producing property or owner-occupied residential property. Revenue, vacancy rates, operating expenses, financing, tax incentives, and other issues are all relevant considerations. With respect to income-producing property, economic impact is generally measured by looking at the effect of a particular course of action on a property’s overall value or return. This approach allows a commission to focus on the “bottom line” of the transaction rather than on individual expenditures.

In addition to economic impact, the Supreme Court has said that “reasonable” or “beneficial use” of the property is also an important factor. Thus, in evaluating an economic hardship claim based

on the constitutional standard for a regulatory taking, commissions will need to consider an owner's ability to continue to carry out the traditional use of the property, or whether another viable use for the property remains. In *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978), the landmark decision upholding the use of preservation ordinances to regulate historic property, the Supreme Court found that a taking did not arise because the owner could continue to use its property as a railroad station.

The Supreme Court has also said that the applicant's "reasonable investment-backed expectations" should be taken into consideration. Although the meaning of this phrase has not been delineated with precision, it is clear that "reasonable" expectations do not include those that are contrary to law. Thus, an applicant's expectation of demolishing a historic property subject to a preservation ordinance at the time of purchase, or likely to be subject to a preservation ordinance, would not be "reasonable." Also pertinent is whether the owner's objectives were realistic given the condition of the property at the time of purchase, or whether the owner simply overpaid for the property. Under takings law, government is not required to compensate property owners for bad business decisions. Nor is the government required to guarantee a return on a speculative investment.

Commissions may also be able to take into account whether the alleged hardship is "self created." Clearly relevant is whether the value of the property declined or rehabilitation expenses increased because the owner allowed the building to deteriorate.

Application of the takings standard in the context of investment or income-producing property is usually fairly straightforward. The issue can be more complex, however, in situations involving hardship claims raised by homeowners. In the context of home-ownership, it is extremely difficult for an applicant to meet the standard for a regulatory taking, that is, to establish that he or she has been denied all reasonable use of the property. Even if a commission insists that houses be painted rather than covered with vinyl siding, and windows be repaired rather than replaced, the applicant can still live in the house. The fact that these repairs may be more costly is not enough. Even if extensive rehabilitation is required, the applicant must show that the house cannot be sold "as is," or that the fair market value of the property in its current condition plus rehabilitation expenditures will exceed the fair market value of the house upon rehabilitation. See *City of Pittsburgh v. Weinberg*, 676 A.2d 207 (Pa. 1996). It is also important to note that "investment-backed expectations" are different in the context of home ownership; owners often invest in home improvements or renovations without the expectation of recouping the full cost of the improvement in the form of increased property value.

In addressing hardship claims involving historic homes, commissions must be careful to be objective and consistent in their approach. Otherwise, a commission may undermine the integrity of its preservation program and raise due process concerns as well. Ideally, grant money, tax relief, and other programs should be made available to historic homeowners who need financial assistance.

Special standards for economic hardship may apply to nonprofit organizations. Because these entities serve charitable rather than commercial purposes, it is appropriate to focus on the beneficial use of their property, rather than rate of return, taking into account the particular circumstances of the owner (i.e., the obligation to serve a charitable purpose.) In such situations, hardship analysis generally entails looking at a distinct set of questions, such as: the organization's charitable purpose; whether the regulation interferes with the organization's ability to carry out its charitable purpose; the condition of the building and the need and cost for

repairs; and whether the organization can afford to pay for the repairs, if required? (Note, however, that while consideration of financial impact may be appropriate, a non-profit organization is not entitled to relief simply on the basis that it could raise or retain more money without the restriction.)

The Proceeding

Under a typical hardship process, the applicant will be required to submit specific evidence in support of his or her claim. Once a completed application has been filed, a hearing will be scheduled, at which time the applicant generally presents expert testimony in support of the economic hardship claim on issues such as the structural integrity of the historic building, estimated costs of rehabilitation, and the projected market value of the property after rehabilitation. Once the applicant has presented its case, parties in opposition or others may then present their own evidence. The commission may also bring in its own expert witnesses to testify. As noted above, the burden of proof rests on the property owner.

In hearing economic hardship matters, commissions must be prepared to make a legally defensible decision based on all the evidence presented. In the event of conflicting expert testimony, which is often the case in economic hardship proceedings, the commission must be prepared to weigh the evidence, making specific findings on the relative credibility or competency of expert witnesses.

In evaluating the evidence, the commission should ask itself five distinct questions:

- 1) **Is the evidence sufficient?** Does the commission have all the information it needs to understand the entire picture, or is something missing. The application is not complete unless all the required information has been submitted. If additional information is needed, ask for it.
- 2) **Is the evidence relevant?** Weed out any information that is not relevant to the issue of economic hardship in the case before you. Commissions may be given more information than they need or information on issues that are not germane to the issue, such as how much money the project could make if the historic property were demolished. The property owner is not entitled to the highest and best use of the property.
- 3) **Is the evidence competent?** Make an assessment as to whether the evidence establishes what it purports to show.
- 4) **Is the evidence credible?** Consider whether the evidence is believable. For example, ask whether the figures make sense. A commission will need to take into consideration the source of the evidence and its reliability. (If the evidence is based on expert testimony, the commission should determine whether the expert is biased or qualified on the issue being addressed. For example, it may matter whether a contractor testifying on rehabilitation expenditures actually has experience in doing historic rehabilitations.)
- 5) **Is the evidence consistent?** Look for inconsistencies in the testimony or the evidence submitted. Request that inconsistencies be explained. If there is contradictory evidence, the commission needs to determine which evidence is credible and why.

In many instances the applicant's own evidence will fail to establish economic hardship. However, in some situations, the question may be less clear. The participation of preservation organizations in economic hardship proceedings can be helpful in developing the record. Commissions should also be prepared to hire or obtain experts of their own. For example, if a

property owner submits evidence from a structural engineer that the property is structurally unsound, the commission may need to make an independent determination, through the use of a governmental engineer or other qualified expert, as to the accuracy of that information. It may be impossible to evaluate the credibility or competency of information submitted without expert advice.

The record as a whole becomes exceedingly important if the case goes to court. Under most standards of judicial review, a decision will be upheld if it is supported by substantial evidence. Thus, in conducting administrative proceedings, it is important that evidence provides a true and accurate story of the facts and circumstances and that the commission's decision is based directly on that evidence.

EVIDENTIARY CHECKLIST

The following checklist is a useful tool for local commissions and other regulatory agencies considering economic hardship claims:

1. Current level of economic return

- Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased;
- Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years;
- Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations;
- All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other;
- Any state or federal income tax returns relating to the property for the last two years.

2. Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding:

- Any real estate broker or firm engaged to sell or lease the property;
- Reasonableness of price or rent sought by the applicant;
- Any advertisements placed for the sale or rent of the property.

3. Feasibility of alternative uses for the property that could earn a reasonable economic return:

- Report from a licensed engineer or architect with experience in rehabilitation as to the

- structural soundness of any buildings on the property and their suitability for rehabilitation;
- Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;
 - Estimated market value of the property: (a) in its current condition; (b) after completion of the proposed alteration or demolition; and (c) after renovation of the existing property for continued use;
 - Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation.
4. **Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.**
 5. **Knowledge of landmark designation or potential designation at time of acquisition.**
 6. **Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.**

August 25, 2015

Historic Preservation Office
City of Houston Planning and Development Department
611 Walker, 6th Floor
Houston, TX 77002

Re: Demolition request for 1932 South Boulevard, Houston 77098

To Whom It May Concern:

I am a long time resident of Boulevard Oaks and am writing in opposition to the demolition of 1932 South Boulevard. Along with many others, I worked hard for the establishment of the Boulevard Oaks Historic District. The owners knew when they bought this property that it was a Contributing Structure in a City of Houston Historic District. My concerns follow.

- (1) Boulevard Oaks Historic District is eroded when contributing structures are demolished.
1932 is one of the few Contributing Structures remaining on the north side of that block of South Boulevard. If it is demolished, there is one less Contributing Structure in our historic district. As has been demonstrated in the past when demolition is allowed, new construction either does not occur (as in the 1700 block of North Boulevard where a new owner was allowed to demolish a house and the double lot is still empty years later, partially surrounded by a cyclone fence and visually blighted by a porta-potty) or the new architecture does not assimilate.
- (2) Demolition by Neglect should be a serious concern and should not be allowed in a historic district.
I regularly walk or drive by 1932 South Boulevard and have watched the exterior deteriorate. The owners bought this property knowing that it was a Contributing Structure. Why was it not maintained? Did the owners make the assumption that demolition would be granted? Why is this significant part of the City's historic district ordinance not adhered to?

(3) Economic hardship should be seriously evaluated.

1) "Foundation problems" exist in every older structure, especially in Houston, and are to be expected. If every structure with "foundation problems" in a historic district were demolished, there would be very few remaining. My husband and I have maintained the structural integrity of our 1934 home at 1816 North Boulevard and of its garage with an apartment. We also own a 1930s quadraplex at 2040 North Boulevard and have made foundation repairs to that structure.

2) Older rental properties are in demand in our neighborhood. We have owned 2040 North Boulevard for over 30 years and have almost always had a waiting list.

3) The owners could have been receiving rent for this duplex and its garage apartment that could have been applied to the maintenance. The rental income for our quadraplex is definitely sufficient for the maintenance required for its upkeep.

1932 South Boulevard was built in 1936 and listed in 2002 as a Contributing Structure on the U.S. Department of the Interior National Register of Historic Places in Texas in the Boulevard Oaks Historic District. It was also listed in 2009 as a Contributing Structure in the City of Houston Boulevard Oaks Historic District. I would hope that it would be protected and restored.

If you have any questions, please contact me at 713 529-9025 or at [REDACTED]

Yours truly,

Betty Wilson Key
1816 North Boulevard
Houston, TX 77098

July 19, 2015

Dear Neighbor,

Our family lives at 1930 South Blvd directly adjacent to 1932 South Blvd at Hazard St. We purchased 1932 South Blvd in 2013 at about the same time we purchased our residence at 1930, with the intent of adding a side yard and garden to replace what seemed to be an obvious tear down and eye sore.

The property at 1932 South Blvd consists of a multi-family duplex facing South Blvd with additional tenant rental space above the garages facing Hazard St. Both the duplex and the garage apartment are in extremely poor condition and are not habitable or safe. Multiple experts have determined that the foundation of the duplex has been compromised to an extent that 'historic' restoration is not practical especially in the context of other necessary remedial work.

The duplex at 1932 South is however classified as a "Contributing Structure" in the Boulevard Oaks Historic District; Houston allows for the demolition of Contributing Structures in certain situations, specifically when, 1) an economic hardship exists or 2) there is an "unusual or compelling" circumstance present. We believe that the property meets both criteria for demolition under Houston's ordinance, in part because of the substandard and dangerous conditions of the buildings.

We have recently filed a formal application with the Houston Archaeological and Historical Commission (HAHC) for the Certificate of Appropriateness (COA) necessary to demolish the duplex. As required by law, signs have been erected to notify neighbors. We have proposed construction of a historically appropriate single-family home to replace the duplex since the ordinance requires us to show future plans for the property's use. The economic analysis required by the ordinance shows that demolition is the only viable option for this property based on its condition. Additionally, HAHC would have to approve any new building on the site.

The complete application is several hundred pages long; a copy of the application documents can be obtained by contacting the City of Houston. Additional information has since been requested by HAHC and will be provided prior to the hearing, now scheduled on August 27th.

If you are interested in supporting the demolition of 1932 South, we could certainly use your help and would be grateful. A simple email to: historicpreservation@houstontx.gov voicing your support for demolition of the property would be greatly appreciated. A form of message is provided below for your convenience.

Our intent and passion continues to be to protect the historical integrity and feel of our beloved neighborhood, protect the quality of life here and protect our property values. We believe this can be accomplished with your support.

If you have any questions or concerns, please don't hesitate to contact us, we would be happy to elaborate on any of this.

Thank you for your help.

Doug & Ellen Heller
713-360-7707 (H)

RE: COA Application #150701
1932 South Blvd

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at 1932 South Blvd we hereby wish to acknowledge our support and agreement to have this property demolished.

Thank you,

A handwritten signature in black ink, appearing to read "John G. McBride".

John G. McBride
1826 South Blvd
Houston, TX 77098

From: [PD - Historic Preservation](#)
To: [Willett, Lorelei - PD](#)
Subject: FW: Neighborhood concern and request.
Date: Tuesday, August 04, 2015 11:13:35 AM
Attachments: [1932 South Blvd Letter.pdf](#)

John Gardosik, City of Houston Planning & Development Department

832.393.6541



From: Jack McBride [REDACTED]
Sent: Tuesday, August 04, 2015 11:12 AM
To: PD - Historic Preservation
Subject: Fw: Neighborhood concern and request.

Please note that we support the effort to remove the existing structure at 1932 South Blvd as stated in the attached document.

Thank you.

| |

From: Jack McBride
Sent: Tuesday, August 4, 2015 10:21 AM
To: Marion Glober
Subject: Fwd: Neighborhood concern and request.

Here's our support.

I hope the Heller's get the support that they need to do what they would like with their property.

From: [Kathryn Coleman](#)
To: [PD - Historic Preservation](#)
Cc: [Coleman Hank](#)
Subject: COA Application #150701
Date: Tuesday, July 21, 2015 10:50:16 PM

To Whom It May Concern:

My husband, Francis J. Coleman, Jr., and I own and reside in the home at 1803 South Boulevard.

Both of us support the Hellers' application to demolish the duplex at 1930 South Boulevard, including the garage and tenant apartments which face Hazard Street across from Poe Elementary.

Kathryn King Coleman

Willett, Lorelei - PD

From: Peggy Dwyer [REDACTED]
Sent: Monday, July 20, 2015 1:44 PM
To: PD - Historic Preservation
Subject: Gray Duplex at 1932 South (corner of Hazard & South)

Categories: Forwarded assg. Planner

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at [1932 South Blvd](#) we hereby wish to acknowledge our support and agreement to have this property demolished.

Thank you,

Margaret Dwyer
1925 Milford St.
Houston, TX 77098
Sent from my iPhone

Willett, Lorelei - PD

From: Shannon Mann [REDACTED]
Sent: Monday, July 20, 2015 12:27 PM
To: PD - Historic Preservation
Subject: Demolish application for 1932 South Blvd.

Categories: Forwarded assg. Planner

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at [1932 South Blvd](#) we hereby wish to acknowledge our 100% support and agreement to have this property demolished.

Thank you,

Shannon and Jamie Mann
1915 North Blvd.

Sent from my iPad

Willett, Lorelei - PD

From: Dawn Herrington [REDACTED]
Sent: Tuesday, July 21, 2015 9:50 AM
To: PD - Historic Preservation; Dawn Herrington; Dawn Herrington
Subject: CoA Application to Demolish - 1932 South Blvd.

Categories: Forwarded assg. Planner

historicpreservation@houstontx.gov

To Whom It May Concern:

I am a long-time resident of Boulevard Oaks, where I have lived at 1929 North Blvd. since October 2003. I live behind and diagonal to this duplex. This duplex is delapidated and has no historic interest to the neighbors or neighborhood as a whole.

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at 1932 South Blvd, I hereby wish to acknowledge my support and agreement to have this property demolished.

Thank you,

**Dawn I. Herrington
1929 North Blvd.
Houston, TX 77098**

Willett, Lorelei - PD

From: Sarah Wadstrom Dyke [REDACTED]
Sent: Tuesday, July 21, 2015 2:10 PM
To: PD - Historic Preservation
Subject: COA Application #150701

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at 1932 South Blvd we hereby wish to acknowledge our support and agreement to have this property demolished.

**Thank you,
Sarah & Earl Dyke
1901 North Blvd
HOuston, TX 77098**

Sarah Wadström Dyke
[REDACTED]

Willett, Lorelei - PD

From: Darden Bourne [REDACTED]
Sent: Monday, July 20, 2015 6:37 PM
To: PD - Historic Preservation
Subject: COA Application #150701, 1932 South Boulevard

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at 1932 South Blvd, our home is located quite near to the 1932 South Blvd duplex. We hereby wish to acknowledge our support and agreement to have this property demolished.

Thank you,

Terri and Darden Bourne

1921 North Boulevard

Houston TX 77098

Willett, Lorelei - PD

From: Lettice Stuart [REDACTED]
Sent: Wednesday, August 05, 2015 7:22 PM
To: PD - Historic Preservation
Subject: RE: COA Application #150701

Categories: SAVED, Responded

RE: COA Application #150701 / 1932 South Blvd.

To Whom It May Concern:

With regard to the subject application for a Certificate of Appropriateness to demolish the duplex at 1932 South Boulevard, we hereby wish to acknowledge our support and agreement to have this property demolished.

Thank you,

Lettice and Walter Stuart
1924 South Blvd. #A
Houston, TX 77098
713-485-6097

Willett, Lorelei - PD

From: Marion Globber [REDACTED]
Sent: Tuesday, August 04, 2015 10:15 AM
To: PD - Historic Preservation
Subject: RE: COA Application #15070

Categories: Forwarded assg. Planner

To Whom it May Concern:

Regarding the above named COA Application #15070 for a Certificate of Appropriateness to demolish the dilapidated duplex at 1932 South Boulevard.

I wish to express my strong support for the application to have this neighbourhood eyesore demolished. It would be a considerable improvement to a very visible property directly across from Poe Elementary School and is strongly supported by my husband and me and by many of our neighbors.

Thank you for your consideration.
Marion Globber
1924 South Boulevard
Houston, TX 77098

From: [GARY GLOBER](#)
To: [PD - Historic Preservation](#)
Subject: RE: COA Application #150701
Date: Monday, July 27, 2015 5:07:06 PM

RE: COA Application #150701

1932 South Blvd

To Whom It May Concern:

I support the demolition of the 1932 South Boulevard property for esthetic and safety reasons; especially as this ugly and deteriorating house is across the street from Poe Elementary School.

Thank you,

Gary Globber, M.D.

1924 B South Boulevard

HAHC Audio Transcription**1932 South Boulevard****August 27, 2015**

Staff: (2:27:37) The applicant proposes to demolish a contributing two-story duplex located at the corner of Hazard Street and South Boulevard with the intent to construct a single family residence on site.

Staff has received written public comment: 10 in favor of demolition and one opposed. Please see Attachment C in your packet. Other attachments include the application materials provided to staff as well as an article published by the National Trust and National Alliance of Preservation Commissions on assessing economic hardship.

There are two situations in which the HAHC may approve demolition of a Contributing Structure in a Historic District. 1 – The establishment of an unreasonable economic hardship, or 2 – The establishment of an unusual and compelling circumstance. The applicant is applying under both sets of criteria.

To establish an unreasonable economic hardship, the applicant must establish that they have satisfied three criteria. The first criteria is that the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable, including without limitation whether the cost of maintenance or improvement of the property exceed fair market value.

The applicant purchased the property for land value in May 2013 for \$765,000. According to neighbors, the property was occupied by renters prior to this purchase, but has since been vacant. The applicant states that the property is uninhabitable, but also provides an estimated rental income of \$45,000 per year if the duplex was rented as-is. No information on comparable rental amounts in the area was provided. Based on the applicant's rental estimate, he has forgone approximately \$90,000 in income from the duplex by leaving the property vacant for the past two years.

Staff and the Senior Structural Inspector visited the site and found that the foundation and roof were in need of repair. The Structural Inspection Report on page 56 supports the damage to the foundation and the roof. Estimates to repair these two things come to \$97,580. The applicant did not have an inspection done prior to purchasing 1932 South Boulevard, so no evidence is available to show that the current problems existed when he bought the duplex and garage apartment.

In the August of 2015 estimates, the cost to rehabilitate the duplex's rental units is approximately \$1,918,000 and the estimate for converting the duplex into a single family structure is \$1,925,000. These costs, however, include the acquisition costs, which does not count towards the cost to maintain or improve the structure. Excluding the purchase price, the applicant's estimate to rehabilitate the structure as a duplex is \$1,153,000 and the estimate to convert the duplex into single family is \$1,160,000.

Many costs provided in the August 2015 estimate, on page 191 of the application materials, such as \$65,000 for finishes and approximately \$40,000 to repair windows are not substantiated by quotes from vendors, nor is documentation provided that is proof that such repairs are even needed. For example, no documentation has been provided to verify that all windows are in need of repair or replacement. Without proper quotes from vendors or complete verification of needed repairs, staff is unable to determine if costs presented to rehabilitate the property are reasonable. Also, the projected sales estimates of a post rehabilitated duplex, as well as a newly constructed residence are not substantiated by any other information. Therefore, the lack of information for rehabilitation costs, sales costs, and comparable rental amounts, fails to support the argument that the property is incapable of earning a reasonable return.

The second criteria states that the applicant must establish that the property cannot be adapted for any other use that would result in a reasonable return. Based on the applicant's materials, the duplex could be rented for \$45,000 per year as is. The applicant also claims that it is not possible to find another purchaser that would consider adapting the property for another use, because they would have to disclose the inspection reports obtained after the purchase in 2013 that would render the buildings useless (2:31:24). Based upon the information provided, the inability of the property to be adapted for any other use has not been established.

The third criteria that must be established to indicate an unreasonable economic hardship is that efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed. The applicant has not attempted to find a purchaser or lessee interested in acquiring the property and preserving it.

Under the second set of demolition criteria, the applicant must establish an unusual and compelling circumstance, satisfying the following three criteria. First, the applicant must prove that the historic significance of the structure or its importance to the integrity of the Historic District is not supported through current evidence. None of the application materials provided by the applicant suggest that the duplex is not a contributing structure to the District. Both the National Register and the City of Houston Historic District designation reports classify the structure as Contributing and was designed by notable local architect Joseph W Northrup Jr. The structure is also the last Contributing structure on the north blockface of the 1900 block of South Boulevard. The demolition will result in the blockface becoming entirely Noncontributing structures, and would diminish the district as a whole (2:32:34).

The second criteria requires the applicant to explain if there are definite plans for reuse of the property if the proposed demolition is carried out and what effect the plans would have on the character of the surrounding area. At his first meeting with staff, the applicant told staff that he wanted to demolish the structures at 1932 South Boulevard in order to expand the yard of his home to 1930 South Boulevard next door. The applicant has since turned in conceptual plans for a 6500 square foot single family structure. However, if the demolition is granted, it would result in this blockface becoming entirely Noncontributing structures and would diminish the district as a whole.

The third criteria requires the establishment of whether reasonable measures can be taken to save the building, structure, or object from further deterioration, collapse, arson, vandalism, or

neglect. The application materials indicate that the foundation is in need of repair and/or needs replacement. But there is no evidence that these repairs are impossible or unreasonably expensive.

Based on the materials received, staff recommends denial of the COA (2:33:34). However, staff would support a deferral in order to give the applicant more time to turn in missing information, such as comparable rental amounts in the area, post rehabilitation sales cost, and adequate estimates for rehabilitation. This concludes staff's presentation. I believe the applicant is here in case you have any questions.

Chairman Maverick Welsh: Okay. I know we have three people signed up. The first person gets two minutes and everyone else gets one minute. Tim, do you want to go first? I'll go ahead and start with Timothy Kirwin.

Timothy Kirwin: Thank you. This property is exactly the type of property that your Ordinance allows to be demolished. The owners hired me over a year ago to determine what could or could not be done with this property. We've spent the last year analyzing every single option that could happen with this property. They hired EBC Engineering in July of 2014. At that point, the structural engineer said that the property was not safe. It is not habitable. That was in July of 2014. We cannot rent this property out. Based on a structural engineer telling us it's not safe and not habitable.

We hired an architect to do a complete cost analysis. What you have up here under the do nothing category... If we do nothing, we lose \$45,000. That's a conservative number because we cannot rent it right now. If we could rent it, we could probably get about \$45,000. But that's not even possible, like I said, because it is not a habitable structure. These are very conservative numbers. We're already losing \$45,000 at this point.

If we rehab the duplex, we lose about \$800,000. If we rehab it into a single family structure, we lose \$800,000. Now staff has told you that we can't include the purchase price of the property when doing this analysis. I disagree with that wholly. However, fine. Give staff the benefit of the doubt. There numbers show that we would have a \$45,000 profit under rehab and a \$52,000 profit if we convert it to single family. Anyone who's a builder, architect, or has anything with home construction can tell you that that \$45,000 or \$52,000 would probably be eaten up on day 1. That is not a profit. That's certainly not a reasonable profit.

Commissioner may I ask for just a few more minutes since staff had quite a bit of time?

Chairman Maverick Welsh: No. I'm sorry. Our rules that the Commission decided on were two minutes for the applicant and one minute for everybody else. Thank you. Whoever would like to go next? Spencer did you want to go or Henry?

Spencer Howard: Thank you Mr. Chair and members of the Commission. I'm Spencer Howard and I've owned a design and construction management company for the last 13 years, and currently do around \$4,000,000 annually in restorations of historic properties. I'm also a technical assistance contractor for FEMA where I provide the federal agency repair estimates

for damaged structures following a disaster. Prior to that I was a construction manager for Rice University and handled major renovation and construction projects on their campus.

In essence this entire house will have to be systematically disassembled, repaired, and put back together again just to get it to habitable condition and then do whatever interior updates that are necessary to make the home current and marketable. So much of the historic material is already beyond repair. A restoration would result in almost a complete loss of any remaining historic material. The end result will basically be a newly constructed exact copy of an original home at twice the price of typical new construction or renovation projects. We've had many vendors decline to bid on this project due to the condition. But regarding the finishes and windows from staff's report...

Chairman Maverick Welsh: I'm sorry that's a minute.

Spencer Howard: Thank you.

Chairman Maverick Welsh: We have one more speaker. Mr. Henry Segelke.

Henry Segelke: Hi. Good evening. My name is Henry Segelke. I live at about two and a half blocks away from this eyesore. I strongly urge you please to grant the applicant the Certificate of Appropriateness to demolish this monstrosity. It's terrible. It's right across the street from a school. It cannot be safe. The last point I'd like to leave you with is that staff mentions that this is the only remaining original Contributing property on the north side of the block. If that's true, what's it contributing to? Nothing. Please allow the owner to be a good neighbor. Let them tear this thing down. And then they can build something that will add to the neighborhood and add property values. Thanks.

Chairman Maverick Welsh: Thank you. I don't believe we have any other speakers signed up. Could staff come restate their recommendation please?

Staff: Staff is recommending denial; however, we would support a deferral if the Commission finds it appropriate.

Chairman Maverick Welsh: So staff would be okay with either a deferral or denial. Do I hear any motions, discussions, or questions for staff?

Commissioner David Bucek: There is a lot in this packet, which is quite dense. There are a lot of estimates. Which is the estimate that is being utilized? Because there are estimates for the repair of the structure from \$370,000 by a contractor, \$498,000 from another contractor, and then there is another set of estimates for a little over half of a million dollars. Are we comparing all of these in aggregate?

Staff: On page 185 of the application materials, there is an estimate from June of 2015 that has rehabilitation as well as new construction. We are just using the new construction estimate on that page and then the next estimate on page 191 is to rehab the duplex as a duplex or convert it to single family and we are using both.

Commissioner David Bucek: I'm just asking, on page 26 and page 29, am I understanding correctly that these are also estimates to repair the existing house?

Staff: Of the staff report?

Commissioner David Bucek: Yes. The page numbers are in blue.

Staff: Page 28 and 29?

Commissioner David Bucek: Page 26. Page 26 is a cover letter.

Staff: That's from a Woodland Street Property from the applicant.

Commissioner David Bucek: So this is a... I'm waiting for it (ipad) to reboot.

Staff: You are looking at attachment A correct?

Commissioner David Bucek: So what is that comparison relative to this submission? What is that stating?

Staff: For 702 Woodland? Would you like to ask the applicant?

Commissioner David Bucek: There's a lot of information in this submission. There's just information. It's like there's a lot of stuff here. I'm trying to understand what that has to do with this property. And we can't flip through the pages easily.

Timothy Kirwin: I can answer that. We provided 702 Woodland. That was a demolition that was allowed in 2012. It's a Contributing structure. They provided basically one sheet of paper for all of their cost estimates. We provided that from our architect. We provided that back in June and then they asked us to provide specific vendor quotes, which as far as I know has never been required by any applicant. But we did that. In fact those specific vendor quotes for the roof, \$43,000 for the roof, AC, \$100,000 for electrical, foundation...

Chairman Maverick Welsh: We're not really extending the time. We're just answering a question.

Commissioner David Bucek: So the questions is what I'm seeing is that you're comparing this to another project that was...

Timothy Kirwin: Allowed to be demolished.

Commissioner David Bucek: That was my question.

Chairman Maverick Welsh: Any other questions, comments, or discussion? Could staff restate their recommendation?

Staff: Staff is recommending denial.

Chairman Maverick Welsh: Staff recommends denial. They're okay with a deferral from what I understand but they're recommending a denial. Do I hear any motions?

Commissioner David Bucek: Back to the numbers that staff was using, when I look at the previous examples of other projects, those numbers are not rounded off to the thousands. They don't sort of list out \$15,000.00 to do this that and the other. So it seems like those projects, there was more specificity in those numbers. I'm still looking to understand this hardship. This house needs some work in the foundation. It needs some work on the roof. Some of the issues that I see that are of issue will be solved when the foundation is solved the second floor and some of those framing issues will be back in line. And there also seems to be a number of deferred maintenance items on this house which is something that needs to be done. We haven't granted this because people just don't maintain a property. That's part of what you have to do as a homeowner.

I'm troubled by some of the information tying that back to the need that it has to be done and that the cost is realistic. Some of the costs in those numbers could be high. I've worked on a number of projects with companies other than the one listed that have been much less than some of those costs. Some of those costs seem like they may be in line on some of those line items. But the house appears to be in fairly good shape compared to some of the other houses that we have looked at under these criteria. I know that inside the house it looks kind of strange because there must have been some creative painting going on there or something, but that's something that's been applied to the surface. I think to defer it would be good to get some better information. It's still not very clear. There's like a lot of pages and things and I'm trying to get to what is the real story here.

Chairman Maverick Welsh: Would you like to make a motion to defer this item?

Director Patrick Walsh: I just want to be clear, if the Commission voted to defer, it would be very helpful to know exactly what information you would need to have in order to make a decision.

Commissioner David Bucek: I think that as it's shown in the submission, the previous estimates that were utilized have more specificity about numbers. I look at the numbers and they're very generic in that regard. I think only one number that I can tell, which was the foundation leveling number, appeared to be an actual quote that they have gotten. It would be better to understand that these numbers are based on the need and tie the need back to a repair that has to be made on the house to show that it really is in that sad of shape. Once the foundation is re-leveled and the roof is actually maintained as all roofs have to be done. If the windows were painted and the siding was painted... I'm trying to understand what is the catastrophic element of this house that makes it so unsafe and that it can't be repaired in a reasonable way. So I'm having trouble with that estimate primarily. It's very generic and it seems to be a lot of numbers without much specificity. Does that help?

Director Patrick Walsh: Lorelei would that information have to come from the applicant? The information Commissioner Bucek is describing. These estimates, that would be something that would have to come from the applicant is that right?

Staff: Correct.

Director Patrick Walsh: So we would have to ask the applicant to provide it and it would be up to the applicant to tell us if they would be willing to provide that information.

Timothy Kirwin: Every estimate has been provided. The roof, electrical, AC. We went out and got individual quotes based on staff...

Chairman Maverick Welsh: The applicant is saying that they are already there. Commissioner Archer.

Commissioner Eddie Archer: I can't imagine what would make me vote to demolish this home. It's a very important architect in our history. The house, I drive by it every day, it doesn't appear to be in terrible shape. It has been neglected. There are really no numbers that could convince me to do anything but to deny the COA.

Chairman Maverick Welsh: Would you like to make a motion?

Commissioner Eddie Archer: I move to deny.

Chairman Maverick Welsh: Commissioner Archer has moved to deny a Certificate of Appropriateness per staff recommendation. Do I have a second? Commissioner Collum seconds. All of those in favor, please raise your hands. Any opposed? Any abstained? One abstention. So that item has been denied a Certificate of Appropriateness per staff recommendation.

Willett, Lorelei - PD

From: Timothy Kirwin [REDACTED]
Sent: Friday, August 28, 2015 10:52 AM
To: Walsh, Patrick - PD
Cc: Izfar, Omar - LGL; Willett, Lorelei - PD; 'Douglas P. Heller [REDACTED]'; 'Spencer Howard'; DuCroz, Diana - PD; Wallace Brown, Margaret - PD
Subject: Notice of Appeal
Importance: High

Good morning Mr. Walsh: Pursuant to Section 33-253 of the City of Houston Code of Ordinances, please consider this written correspondence as the Applicant and Owner of 1932 South Blvd. a.k.a. 5115 Hazard Street in the Boulevard Oaks Historic District Notice of Appeal to the Houston Planning Commission from the denial of a Certificate of Appropriateness by the Houston Archeological and Historical Commission.

Grounds for the Appeal: The City misapplied the law, and the Applicant and Owner met all elements of the City's Ordinance being an unreasonable economic hardship and unusual and compelling circumstance to demolish the duplex structure.

We look forward to appearing before the Planning Commission at its September 17th meeting.

Thank you,

Tim

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