

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 15, 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 Judge Robert Hebert
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

October 15, 2015

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

Call to Order

Director's Report

- **Approval of the October 1, 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)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang and Christa Stoneham)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Muxian Fang, Suvidha Bandi, Marlon Connley 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 November 12, 2015

- a. Camellia Sec 1 partial replat no 1
- b. Candlelight Estates Sec 1 partial replat no 1
- c. Royal Brook at Kingwood Sec 1 partial replat no 1 and extension
- d. Villages of Northgate Crossing Sec 8 partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 3419 Dowling Street (Doshi House) (Muxian Fang)

IV. Consideration of an Off-Street Parking Variance for a property located at 514 Westheimer Street (Indika Restaurant) (Muxian Fang)

V. Consideration of a Landscape Plan Variance for a property located at 2019 Washington Avenue (Muxian Fang)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1000 block of Bingham Street (North and South) (Chris Andrews) (MLS 573)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1100 block of Bingham Street (North and South) (Chris Andrews) (MLS 572)

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

October 1, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Arrived at 2:35 during the Director's report

Antoine Bryant

Arrived at 2:35 during the Director's report

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Arrived at 2:36 during the approval of the minutes

Pat Sanchez

Mark Sikes

Martha Stein

Arrived at 2:34 during the Director's report

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Left at 3:19 during item #121

Honorable James Noack

Rick J. Staigle for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 17, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 17, 2015 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 107)

Items removed for separate consideration: **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73.**

Staff recommendation: Approve staff's recommendations for items **1 - 107** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 107** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark, Edminster, and Jard returned.

C- Public Hearings

108	Fall Creek Sec 21 replat no 1 partial replat no 1	C3N	Approve
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Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.

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

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

109	Holly Greensbrook replat no 1	C3N	Approve
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Staff recommendation: Approve the plat subject to CPC 101 form conditions.

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

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

110	Houston Skyscraper Shadows Sec 2 partial replat no 2	C3N	Defer
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Staff recommendation: Defer the plat for two weeks per the applicant's request.

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

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

111	Lakes at Creekside Sec 2 partial replat no 1	C3N	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

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

112 North Kingwood Forest C3N Defer
partial replat no 1

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

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

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

113 Shady Acres Extension no 3 C3N Approve
partial replat no 11

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

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

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

114 Villas on Monroe C3N Approve

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

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

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

D - Variances

115 Audubon Place partial replat no 4 C2R Approve

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

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

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

Speakers: Mary Lou Henry, applicant -supportive.

116 Darwiche Property 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: **Anderson** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster recused themselves and left the room.

117 Greenhouse Road Street C3P Approve
Dedication Sec 6

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

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

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

Commissioners Alleman and Edminster returned.

118 HISD High School for Law and Justice C2R Approve

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

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

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

119 House of Tiny Treasures

C2R

Approve

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

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

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

120 Nicholson Row

C2R

Approve

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

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

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

Speakers: Carrie Gonzales, applicant, supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

121 Pro Vision replat no 1

C2R

Approve

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

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

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

Items 122 and 123 were taken together at this time.

122 Ravago Americas GP

GP

Approve

**123 Mathis Road and Burton Cemetery
Road Street Dedication**

SP

Staff recommendation: Approve the general plan and the associated street dedication plat subject to the CPC 101 form conditions.

Commission action: Approved the general plan and the associated street dedication plat subject to the CPC 101 form conditions.

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

124 Washington Avenue Interest

C3P

Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.

Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.

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

E – Special Exceptions

NONE

F – Reconsideration of Requirements

Items 125 and 126 were taken together at this time.

125 Broadmore Health GP GP Approve

126 Broadmore Health Sec 1 C2R

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

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

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

Commissioner Edminster recused himself and left the room.

127 Camellia Reserves C3P Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.

Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.

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

Commissioner Edminster returned.

128 Dietz Acres C2 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: **Bryant** Second: **Clark** Vote: **Unanimous** Opposed: **None**

129 Harris County Emergency Services District no 50 C2R Approve

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

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

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

130 Richmond Road Farms C2R Defer
partial replat no 1

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: **Staigle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Springwoods Village Post Oak Sec 1 C2R 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

132 Trails at Dowling Street C2R Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.

Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.

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

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

G EXTENSIONS OF APPROVAL

133	Azalea District Sec 2	EOA	Approve
134	Eldridge Forty Six	EOA	Approve
135	Horse Pen Creek 529 Business Park	EOA	Approve
136	Lakecrest Forest Sec 7	EOA	Approve
137	Park at Jones Road	EOA	Approve
138	Tristar Katy	EOA	Approve

H NAME CHANGES

139	City View Flats on Austin Street (prev. City View Flats on Austin Street)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

140	26789 Spanish Oak Drive	COC	Approve
141	15542 South Brentwood	COC	Approve
142	1502 Collins Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 133-142.

Commission action: Approved staff's recommendation for items 133-142.

Motion: **Rifaat** Second: **Bryant** Vote: **Carries** Abstaining: **Edminster**
from Items 136 and 138

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

143	6700 Gulf Freeway	DPV	Approve
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Staff recommendation: Approve the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.

Commission action: Approved the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2015 FOR:

- a. Bingham Estates partial replat no 1 and Extension
- b. Champions Centre Mirage partial replat no 1
- c. Hidden Arbor replat no 1
- d. Sage partial replat no 5
- e. Scoya Brittmoore Development
- f. West Side Villas partial replat no 1

Staff recommendation: Establish a public hearing date of October 29, 2015 for items **II a-f**.

Commission action: Established a public hearing date of October 29, 2015 for items **II a-f**.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2305 FRANCIS STREET SEARCH HTT

Staff recommendation: Grant the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare

Commission action: Granted the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION FOR A DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE MANAGEMENT DISTRICT
WITHDRAWN**

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:38 pm.

Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Ace Manor Cypress N Houston	C2	
2	Alden Woods Sec 2	C3F	
3	Aliana Sec 47	C3F	
4	Ashford Grove East Sec 2	C3P	
5	Baethe Estates	C3F	
6	Bayou Fifth Sec 4	C3F	DEF1
7	Birnam Woods Drive and Reserve	C3P	
8	Blossom Hotel and Suite	C3F	
9	Bridgeland Hidden Creek Sec 23	C3F	
10	Bridlecreek	C3F	
11	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	C3F	
12	Car Transport	C2	
13	Comunidad De La Misericordia	C3R	DEF1
14	Conestoga Reserve	C2	DEF1
15	Crosstimbers Green Plaza	C2	
16	Croy Estates	C2	
17	Deleon Family	C2	
18	Desert Palms Wallisville	C2	
19	Eado Point	C3F	
20	Evergreen Villas Sec 1	C3F	
21	Faith International Fellowship	C2	DEF1
22	Fall Creek Sec 21 replat no 1 partial replat no 1	C3F	
23	Grand Vista Sec 14	C3F	
24	Greensbrook Place Sec 4	C3F	
25	Griggs Townhouse Villas	C2	
26	Groves Sec 10	C3P	
27	HISD Pilgrim Elementary School replat no 1 and extension	C3F	
28	Holly Greensbrook replat no 1	C3F	
29	HT Friends at Greenhouse	C2	
30	Huffmeister Business Park	C2	
31	International Tech Park Sec 1	C3P	DEF1
32	Ivy Lofts	C2	
33	Kaleigh Place	C3P	
34	Lakes at Creekside Sec 2 partial replat no 1	C3F	
35	Long Meadow Farms Sec 41	C3F	
36	New Caney ISD Athletic Stadium	C2	
37	Nijadhar Development	C3F	DEF1
38	Ojeman Point	C3F	
39	Park West Green Sec 2	C2	
40	Parkway Ventures	C2	
41	Prosperity Media Ventures	C3F	DEF1
42	Redstone View Drive and Reserve	C3F	

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Schellite	C2	
44	Shady Acres extension no 3 partial replat no 11	C3F	
45	Sharp View Residence	C2	
46	Sheldon Ridge GP	GP	
47	South Loop Reserves	C2	
48	Stablewood Court	C3F	DEF1
49	Starbucks Braeswood	C2	
50	Theater Square	C2	
51	Valley Ranch Kroger	C2	
52	Vintage Creek	C3F	
53	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	C3F	
54	Waterview Town Center Sec 2	C3P	
55	West Lake Houston Plaza	C2	
56	Wildwood at Oakcrest North Sec 23	C3P	
57	Willie Green Plaza	C2	
58	Wilshire Complex	C2	
59	Woodlands Lake Woodlands East Shore Sec 18	C3F	
60	Woodlands Village of Alden Bridge Sec 109	C3F	

B-Replats

61	Carlsway Property partial replat no 1	C2R	
62	Caywood Manor	C2R	
63	Charlie Thomas Ford Reserve	C2R	
64	Drake Manor	C2R	
65	Evlyn Court	C2R	
66	Fullerton Vista	C2R	
67	Gulf Coast Northpark Place Sec 1 replat no 1 Amending plat no 3 partial replat no 1	C2R	
68	Highland Park Healthcare	C2R	
69	HISD Woodrow Wilson Montessori	C2R	
70	Houston Atelier Properties	C2R	
71	Isma Enterprises Extension	C2R	
72	Khera Estates	C2R	
73	Kormex Foods on Orchid Ridge Lane	C2R	
74	Linnies Estates	C2R	
75	Moderno at Medical District	C2R	
76	Phobia Haunted Reserve	C2R	
77	South Main Industrial Complex	C2R	
78	Stanford Grove	C2R	DEF1
79	Stillwater Cove Sec 1	C3R	
80	Stuart Hutchins Villas	C2R	
81	Tidwell Green Plaza	C2R	
82	Tricons Oxford Villas	C2R	
83	Vermont Tristar	C2R	
84	Westmoreland Farms Third partial replat no 1	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Zacartys Complex replat no 1	C2R	

C-Public Hearings Requiring Notification

86	Gillespie Street Sec 2 replat no 3	C3N	
87	Greenbriar partial replat no 1	C3N	
88	Greenway Addition Gulfgate Dodge	C3N	
89	Houstons Skyscraper Shadows Sec 2 partial replat no 2	C3N	DEF1
90	Naomi Patio Homes replat no 1 and extension	C3N	
91	Newport Sec 4 partial replat no 1	C3N	
92	North Kingwood Forest partial replat no 1	C3N	DEF2
93	Spring Oaks replat no 1 partial replat no 1	C3N	
94	University Grove partial replat no 1	C3N	
95	Whispering Pines Estates partial replat no 10	C3N	

D-Variances

96	Cambridge Village Park GP	GP	
97	Cambridge Village Park Sec 1	C2	DEF2
98	Navigation Court	C2R	
99	Park Place River Oaks replat no 1	C2R	
100	Tealpointe Lake Estates	C3P	
101	Washington Avenue Interests	C3P	DEF1
102	Woodlands Village of Indian Springs Sec 30	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

103	Camellia Reserves	C3P	DEF2
104	Dietz Acres	C2	DEF1
105	Richmond Road Farms partial replat no 1	C2R	DEF2
106	Trails at Dowling Street	C2R	DEF1

G-Extensions of Approval

107	Braeburn Gardens partial replat no 1	EOA	
108	City Plaza Drive Street Dedication Sec 1	EOA	
109	Klein ISD Willow Lake Village Elementary School	EOA	
110	Mcdonalds Eastex Freeway and Little York	EOA	
111	Plantation Lakes Sec 24	EOA	
112	Rayford Road Crossing replat no 1	EOA	
113	Spring Pine Forest Drive Street Dedication Sec 1	EOA	
114	Springwoods Plaza Drive Street Dedication	EOA	

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
115	Summer Creek Baptist Church Campus of Woodridge Baptist Church	EOA	
116	Verizon Summerbrook	EOA	
117	Woodridge Forest Sec 9	EOA	
118	Woodridge Forest Sec 11	EOA	

H-Name Changes

119	Klein ISD Mahaffey Elementary School (prev. Klein ISD Willow Lake Village Elementary School)	NC
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

120	3419 Dowling Street	DPV
121	3850 Grennoch Lane	DPV

Off-Street Parking Variance

III	3414 Dowling Street	PV
IV	514 Westheimer Street	PV

Landscape Plan Variance

V	2019 Washington Avenue	LPV
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Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

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

A-Consent

1	Ace Manor Cypress N Houston	2015-2077	C2	Harris	ETJ	368P	0.74	0.74	0	Ace Manor Property Management, Ltd.	Windrose Land Services, Inc.
2	Alden Woods Sec 2	2015-2120	C3F	Harris	ETJ	368F	36.89	15.32	69	Huffmeister 73 Partners, Ltd.	GBI Partners, LP
3	Aliana Sec 47	2015-2093	C3F	Fort Bend	ETJ	526Z	27.52	2.63	104	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
4	Ashford Grove East Sec 2	2015-2029	C3P	Harris	ETJ	329B	8.67	1.47	44	Woodmere Development Co.	IDS Engineering Group
5	Baethe Estates	2015-2037	C3F	Waller	ETJ	322P	13.78	0.00	6	James C. Henderson Construction	Arborleaf Engineering & Surveying, Inc.
6	Bayou Fifth Sec 4 (DEF1)	2015-2003	C3F	Harris	City	494K	7.94	0.83	86	Jacobs Engineering Group Inc.	Jacobs Engineering Group Inc.
7	Birnham Woods Drive and Reserve	2015-2028	C3P	Montgomery	ETJ	293L	7.80	1.09	0	Taylor Morrison, Inc	Jones & Carter, Inc. - The Woodlands
8	Blossom Hotel and Suite	2015-2022	C3F	Harris	City	532M	0.87	0.87	0	Zhejiang Blossom Tourism Group Houston, LLC	Civil-Surv Land Surveying, L.C.
9	Bridgeland Hidden Creek Sec 23	2015-2038	C3F	Harris	ETJ	366N	11.70	1.75	31	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
10	Bridlecreek	2015-2121	C3F	Harris	ETJ	368C	51.89	15.25	93	Caldwell Companies	GBI Partners, LP
11	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	2015-2110	C3F	Montgomery	ETJ	293G	13.13	7.87	27	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
12	Car Transport	2015-2104	C2	Harris	ETJ	333J	9.66	9.66	0	CAR Transport	Tetra Surveys
13	Comunidad De La Misericordia (DEF1)	2015-1946	C3R	Harris	ETJ	414P	2.50	2.50	0	RGG Services	HRS and Associates, LLC
14	Conestoga Reserve (DEF1)	2015-1902	C2	Harris	ETJ	418T	40.51	40.51	0	Conestoga Supply	Replat Specialists
15	Crosstimbers Green Plaza	2015-2094	C2	Harris	City	454J	2.04	2.04	1	Maisah Construction Inc.,	BM DESIGN LLC
16	Croy Estates	2015-2064	C2	Harris	ETJ	369N	1.75	0.00	2	N/A	E.I.C. Surveying Company
17	Deleon Family	2015-2066	C2	Harris	ETJ	333C	1.48	0.00	1	N/A	E.I.C. Surveying Company
18	Desert Palms Wallisville	2015-1868	C2	Harris	ETJ	458N	18.52	18.52	0	Wallisville Ltd	Paksima Group, Inc.
19	Eado Point	2015-2089	C3F	Harris	City	493V	2.50	0.20	56	Cityside Homes, LLC	Total Surveyors, Inc.
20	Evergreen Villas Sec 1	2015-2012	C3F	Harris	ETJ	416Z	23.80	5.32	126	Academy Development	Arborleaf Engineering & Surveying, Inc.
21	Faith International Fellowship (DEF1)	2015-1925	C2	Harris	ETJ	368C	4.04	4.04	0	Faith International Fellowship	E.I.C. Surveying Company
22	Fall Creek Sec 21 replat no 1 partial replat no 1	2015-2039	C3F	Harris	ETJ	415C	16.50	16.50	0	Taylor Morrison of Texas, Inc.	Brown & Gay Engineers, Inc.
23	Grand Vista Sec 14	2015-2122	C3F	Fort Bend	ETJ	526Q	12.97	0.32	66	Taylor Morrison of Texas Inc.	Costello, Inc.
24	Greensbrook Place Sec 4	2015-2035	C3F	Harris	ETJ	416Q	7.51	0.18	52	Woodmere Development Co., Ltd.	Landev Engineers, Inc.
25	Griggs Townhouse Villas	2015-1900	C2	Harris	City	533H	0.50	0.01	12	XINGO INVESTMENTS GROUP LLC	Advance Surveying, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
26	Groves Sec 10	2015-2040	C3P	Harris	ETJ	377K	11.42	0.43	44	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
27	HISD Pilgrim Elementary School replat no 1 and extension	2015-2024	C3F	Harris	City	491W	12.09	12.09	0	Houston Independent School District	Amani Engineering
28	Holly Greensbrook replat no 1	2015-2097	C3F	Harris	City	493G	0.11	0.00	3	N/A	The Interfield Group
29	HT Friends at Greenhouse	2015-2102	C2	Harris	ETJ	446D	1.08	1.08	0	Doan & Associates	Hovis Surveying Company Inc.
30	Huffmeister Business Park	2015-2036	C2	Harris	ETJ	368A	1.42	1.42	0	Morris and Associates	Gruller Surveying
31	International Tech Park Sec 1 (DEF1)	2015-1929	C3P	Harris	City	375J	27.63	26.06	0	Platinum Ridge, L.P.	Hovis Surveying Company Inc.
32	Ivy Lofts	2015-2076	C2	Harris	City	493V	1.43	1.43	0	Novel Creative Developmant, LLC	Windrose Land Services, Inc.
33	Kaleigh Place	2015-2009	C3P	Harris	City	450Z	2.59	0.01	16	Walker Residential	The Interfield Group
34	Lakes at Creekside Sec 2 partial replat no 1	2015-2027	C3F	Harris	ETJ	249V	9.07	4.92	14	Lakes at Creekside, LLC	LJA Engineering, Inc.- (West Houston Office)
35	Long Meadow Farms Sec 41	2015-2101	C3F	Fort Bend	ETJ	525R	19.59	0.55	86	LM Development	Costello, Inc.
36	New Caney ISD Athletic Stadium	2015-2034	C2	Montgomery	ETJ	256T	28.69	28.69	0	New Caney ISD	Jones & Carter, Inc.
37	Nijadhar Development (DEF1)	2015-1875	C3F	Fort Bend	ETJ	567D	15.05	14.77	0	Nijadhar, LLC	Doshi Engineering & Surveying Company
38	Ojeman Point	2015-2098	C3F	Harris	City	450V	3.06	0.19	39	MFT Ojeman	Total Surveyors, Inc.
39	Park West Green Sec 2	2015-2107	C2	Harris	ETJ	445W	10.97	10.97	0	Katy Promise Joint Venture, A Texas Joint Venture	EHRA
40	Parkway Ventures	2015-1992	C2	Fort Bend	ETJ	525M	18.87	18.87	0	CNS Venture Development	South Texas Surveying Associates, Inc.
41	Prosperity Media Ventures (DEF1)	2015-1930	C3F	Harris	ETJ	410T	3.52	3.17	0	Prosperity Media Ventures	Hovis Surveying Company Inc.
42	Redstone View Drive and Reserve	2015-2080	C3F	Harris	ETJ	376W	0.56	0.12	0	Escalante Redstone Golf Club, LLC	Brown & Gay Engineers, Inc.
43	Schellite	2015-2051	C2	Harris	ETJ	408X	10.02	9.96	0	Shelliteham	Precision Land Surveying
44	Shady Acres extension no 3 partial replat no 11	2015-2069	C3F	Harris	City	452U	0.25	0.00	6	Gene Giles Design Group	ICMC GROUP INC
45	Sharp View Residence	2015-2063	C2	Harris	ETJ	404B	10.00	0.00	4	Sheikh Kabir	HRS and Associates, LLC
46	Sheldon Ridge GP	2015-2067	GP	Harris	ETJ	418S	378.38	0.00	0	Woodmere Development Co., Ltd	Robert Doley, Planner
47	South Loop Reserves	2015-2088	C2	Harris	City	535G	5.59	5.59	0	Three Diamond Capital Three, LLC	Windrose Land Services, Inc.
48	Stablewood Court (DEF1)	2015-1991	C3F	Harris	ETJ	327U	9.24	0.29	47	Stablewood Farms Estates LTD.	Costello, Inc.
49	Starbucks Braeswood	2015-2023	C2	Harris	City	531R	0.52	0.52	0	FKM Partnership LTD	Texas Engineering And Mapping Company
50	Theater Square	2015-2061	C2	Harris	City	493L	1.47	1.47	0	Theater Square L P	M2L Associates, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
51	Valley Ranch Kroger	2015-2047	C2	Montgomery	ETJ	256T	25.47	25.47	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)
52	Vintage Creek	2015-2020	C3F	Harris	ETJ	289H	50.92	17.65	150	D.R. Horton-Texas, Ltd.	R.G. Miller Engineers
53	Walden on Lake Houston Phase 5 Champions Village partial replat no 1	2015-2058	C3F	Harris	City	378B	0.29	0.00	1	Texas Built Homes	Jalayer And Associates, Inc.
54	Waterview Town Center Sec 2	2015-2065	C3P	Fort Bend	ETJ	526Y	49.70	48.34	0	99 Grand Mission LLC	M2L Associates, Inc.
55	West Lake Houston Plaza	2015-2052	C2	Harris	ETJ	377G	2.95	2.95	0	Infinity Texas Development	Hovis Surveying Company Inc.
56	Wildwood at Oakcrest North Sec 23	2015-2075	C3P	Harris	ETJ	328A	32.11	12.59	66	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
57	Willie Green Plaza	2015-2079	C2	Harris	ETJ	414T	0.99	0.99	0	Maisah Construction Inc.,	BM DESIGN LLC
58	Wilshire Complex	2015-2082	C2	Harris	City	450Y	1.94	1.94	0	CIVE	Owens Management Systems, LLC
59	Woodlands Lake Woodlands East Shore Sec 18	2015-2087	C3F	Montgomery	ETJ	251G	5.23	0.64	59	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)
60	Woodlands Village of Alden Bridge Sec 109	2015-2046	C3F	Montgomery	ETJ	216G	5.56	5.56	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)

B-Replats

61	Carlsway Property partial replat no 1	2015-2033	C2R	Harris	ETJ	332L	0.42	0.42	0	Inverness Road Industrial Park, LLC	Hovis Surveying Company Inc.
62	Caywood Manor	2015-2083	C2R	Harris	City	451X	0.28	0.00	2	Caywood Development LLC	Owens Management Systems, LLC
63	Charlie Thomas Ford Reserve	2015-2091	C2R	Harris	City	576P	3.00	3.00	0	Charlie Thomas Ford, Ltd.	Windrose Land Services, Inc.
64	Drake Manor	2015-2073	C2R	Harris	City	492W	0.23	0.00	4	Roc Homes	Bates Development Consultants
65	Evlyn Court	2015-2085	C2R	Harris	City	493G	0.11	0.00	2	Barry Lynn	Owens Management Systems, LLC
66	Fullerton Vista	2015-2060	C2R	Harris	City	449Q	0.14	0.00	2	INTERVESTMENT S, LLC	replats.com
67	Gulf Coast Northpark Place Sec 1 replat no 1 Amending plat no 3 partial replat no 1	2015-2090	C2R	Montgomery	City/ ETJ	296S	2.38	2.38	0	GCCLE-Northpark I, LP	LJA Engineering, Inc.- (West Houston Office)
68	Highland Park Healthcare	2015-1944	C2R	Harris	City	453F	3.44	3.44	0	Highland Park Realty, LP	Windrose Land Services, Inc.
69	HISD Woodrow Wilson Montessori	2015-2049	C2R	Harris	City	492R	5.21	5.21	0	Houston Independent School District	Texas Engineering And Mapping Company
70	Houston Atelier Properties	2015-2119	C2R	Harris	City	492Z	0.25	0.25	0	Architect Evolutions	AGS CONSULTANTS LLC
71	Isma Enterprises Extension	2015-2123	C2R	Harris	City	494S	0.52	0.52	0	TDCK Architects, Inc.	The Interfield Group
72	Khera Estates	2015-2045	C2R	Harris	ETJ	411F	0.49	0.00	1	Khera Interests Inc	Survey 1, Inc.
73	Kormex Foods on Orchid Ridge Lane	2015-2074	C2R	Fort Bend	ETJ	527J	0.83	0.83	0	Kormex Properties, L.P.	McKim & Creed, Inc.

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
74	Linnies Estates	2015-2116	C2R	Harris	City	535Z	0.86	0.86	0	Nusrat Enterprise Inc	South Texas Surveying Associates, Inc.
75	Moderno at Medical District	2015-2070	C2R	Harris	City	533L	0.57	0.01	15	Elevate Homes, LLC	Total Surveyors, Inc.
76	Phobia Haunted Reserve	2015-2043	C2R	Harris	City	574W	35.12	35.12	0	PBJZ Holdings LLC	Texas Engineering And Mapping Company
77	South Main Industrial Complex	2015-2054	C2R	Harris	City	570L	4.46	4.46	0	15025 South Main, Inc.	Advance Surveying, Inc.
78	Stanford Grove (DEF1)	2015-1979	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Development	Total Surveyors, Inc.
79	Stillwater Cove Sec 1	2015-2078	C3R	Harris	ETJ	617E	22.63	9.08	64	Meritage Homes of Texas, LLC	Windrose Land Services, Inc.
80	Stuart Hutchins Villas	2015-2117	C2R	Harris	City	493Y	0.27	0.00	6	Aar-Flo, Ltd.	The Interfield Group
81	Tidwell Green Plaza	2015-2106	C2R	Harris	City	454C	0.81	0.81	1	Maisah Construction Inc.,	BM DESIGN LLC
82	Tricons Oxford Villas	2015-2103	C2R	Harris	City	493A	0.38	0.00	5	Tricon Homes	Owens Management Systems, LLC
83	Vermont Tristar	2015-2059	C2R	Harris	City	492R	0.12	0.00	3	Villa Bella Inc	Jalayer And Associates, Inc.
84	Westmoreland Farms Third partial replat no 1 (DEF1)	2015-1892	C2R	Harris	City	530P	4.66	4.66	0	Mainstreet	SAM, Inc.
85	Zacartys Complex replat no 1	2015-2109	C2R	Harris	ETJ	299Z	4.61	0.00	1	Individual	South Texas Surveying Associates, Inc.

C-Public Hearings Requiring Notification

86	Gillespie Street Sec 2 replat no 3	2015-1864	C3N	Harris	City	494J	1.09	0.04	29	UNIQUE DEVELOPMENT GROUP	ICMC GROUP INC
87	Greenbriar partial replat no 1	2015-1858	C3N	Harris	City	492Y	0.38	0.04	6	Kays Partners, LLC	Probstfeld & Associates, Inc.
88	Greenway Addition Gulfgate Dodge	2015-1795	C3N	Harris	City	535J	1.07	1.07	0	Wycoff Development	PROSURV
89	Houstons Skyscraper Shadows Sec 2 partial replat no 2 (DEF1)	2015-1715	C3N	Harris	City	575Q	0.47	0.00	2	jose torres	Replat Specialists
90	Naomi Patio Homes replat no 1 and extension	2015-1860	C3N	Harris	City	532R	0.72	0.01	18	City Choice Homes L.L.C.	ICMC GROUP INC
91	Newport Sec 4 partial replat no 1	2015-1877	C3N	Harris	ETJ	419A	9.64	0.56	15	Dunhill Builders, LLC	LJA Engineering, Inc.- (West Houston Office)
92	North Kingwood Forest partial replat no 1 (DEF2)	2015-1701	C3N	Harris	City	297N	0.63	0.63	0	Camillo Properties	R.G. Miller Engineers
93	Spring Oaks replat no 1 partial replat no 1	2015-1804	C3N	Harris	City	450Z	0.22	0.00	1	Pro-Surv	PROSURV
94	University Grove partial replat no 1	2015-1866	C3N	Harris	City	494S	0.21	0.01	6	Texas InTownHomes, LLC	TKE Development Services, Ltd.
95	Whispering Pines Estates partial replat no 10	2015-1884	C3N	Harris	City	451X	0.29	0.00	3	Big Star Management, Inc	Bates Development Consultants

D-Variances

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
96	Cambridge Village Park GP	2015-2044	GP	Harris	City	571H	79.57	0.00	0	Kuo & Associates, Inc	Kuo & Associates, Inc
97	Cambridge Village Park Sec 1 (DEF2)	2015-1904	C2	Harris	City	571H	13.86	13.86	1	Kuo & Associates, Inc	Kuo & Associates, Inc
98	Navigation Court	2015-2081	C2R	Harris	City	494V	0.08	0.08	0	Prime Texas Surveys	Owens Management Systems, LLC
99	Park Place River Oaks replat no 1	2015-1918	C2R	Harris	City	492Q	0.25	0.25	0	Revere Park at River Oaks LLC	Vernon G. Henry & Associates, Inc.
100	Tealpointe Lake Estates	2015-2095	C3P	Harris	ETJ	286S	99.50	11.16	51	Tealpointe Lake Estates, Ltd.	BGE Kerry R. Gilbert Associates
101	Washington Avenue Interests (DEF1)	2015-1959	C3P	Harris	City	493K	0.27	0.27	0	Mast Interests, LLC	Civil-Surv Land Surveying, L.C.
102	Woodlands Village of Indian Springs Sec 30	2015-2048	C2	Montgomery	ETJ	216X	2.19	2.19	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)

E-Special Exceptions

None

F-Reconsideration of Requirements

103	Camellia Reserves (DEF2)	2015-1891	C3P	Fort Bend	ETJ	527P	28.56	28.56	0	Victorian Gardens, LTD. A Texas Limited Liability Corporation	EHRA
104	Dietz Acres (DEF1)	2015-1956	C2	Fort Bend	ETJ	567C	10.90	10.90	0	Individual	South Texas Surveying Associates, Inc.
105	Richmond Road Farms partial replat no 1 (DEF2)	2015-1846	C2R	Fort Bend	ETJ	528T	13.59	13.31	0	IDRIS BROTHERS HOLDINGS LLC	Advance Surveying, Inc.
106	Trails at Dowling Street (DEF1)	2015-1867	C2R	Harris	City	493Y	0.49	0.01	12	Legion Custom Homes	ICMC GROUP INC

G-Extensions of Approval

107	Braeburn Gardens partial replat no 1	2014-2707	EOA	Harris	City	569D	6.89	6.89	0	Veristic, LLC	Windrose Land Services, Inc.
108	City Plaza Drive Street Dedication Sec 1	2014-2416	EOA	Harris	ETJ	292E	2.03	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
109	Klein ISD Willow Lake Village Elementary School	2014-2856	EOA	Harris	ETJ	289G	18.00	18.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
110	Mcdonalds Eastex Freeway and Little York	2014-2557	EOA	Harris	ETJ	414T	1.24	1.24	0	McDonalds	Texas Engineering And Mapping Company
111	Plantation Lakes Sec 24	2014-2533	EOA	Harris	ETJ	406Y	8.79	0.60	53	BLG Plantation, LLC	AECOM
112	Rayford Road Crossing replat no 1	2014-2493	EOA	Montgomery	ETJ	293B	18.17	17.14	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
113	Spring Pine Forest Drive Street Dedication Sec 1	2014-2421	EOA	Harris	ETJ	292E	2.93	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
114	Springwoods Plaza Drive Street Dedication	2014-2420	EOA	Harris	ETJ	292E	1.61	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company

Platting Summary**Houston Planning Commission****PC Date: October 15, 2015**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
115	Summer Creek Baptist Church Campus of Woodridge Baptist Church	2014-2290	EOA	Harris	ETJ	376Z	4.85	4.85	0	WOODRIDGE BAPTIST CHURCH OF KINGWOOD	VTSM
116	Verizon Summerbrook	2014-2369	EOA	Harris	ETJ	371J	0.11	0.11	0	Verizon Wireless	Jones & Carter, Inc.
117	Woodridge Forest Sec 9	2014-2353	EOA	Montgomery	ETJ	296T	17.80	4.93	45	Cernus	LJA Engineering, Inc.- (West Houston Office)
118	Woodridge Forest Sec 11	2014-2592	EOA	Montgomery	ETJ	296T	10.06	0.53	41	Cernus	LJA Engineering, Inc.- (West Houston Office)

H-Name Changes

119	Klein ISD Mahaffey Elementary School (prev. Klein ISD Willow Lake Village Elementary School)	2014-2856	NC	Harris	ETJ	289G	18.00	18.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

120	3419 Dowling Street	15107541	DPV	Harris	CITY	493Y				Deepak Doshi	Doshi House LLC
121	3850 Grennoch Lane	15084849	DPV	Harris	CITY	532J				Jenifer Pool & Jay Gallagher	JRP Company

Off-Street Parking Variance

120	3419 Dowling Street	15107541	PV	Harris	CITY	493Y				Deepak Doshi	Doshi House LLC
IV	514 Westheimer Street	15069989	PV	Harris	CITY	493S				Indika Resturant	Indika Restaurant

Landscape Plan Variance

V	2019 Washington Avenue	15028081	LV	Harris	CITY	493K					Civil-Surv
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Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Gillespie Street Sec 2 replat no 3

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Gillespie Street Sec 2 replat no 3

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenbriar partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

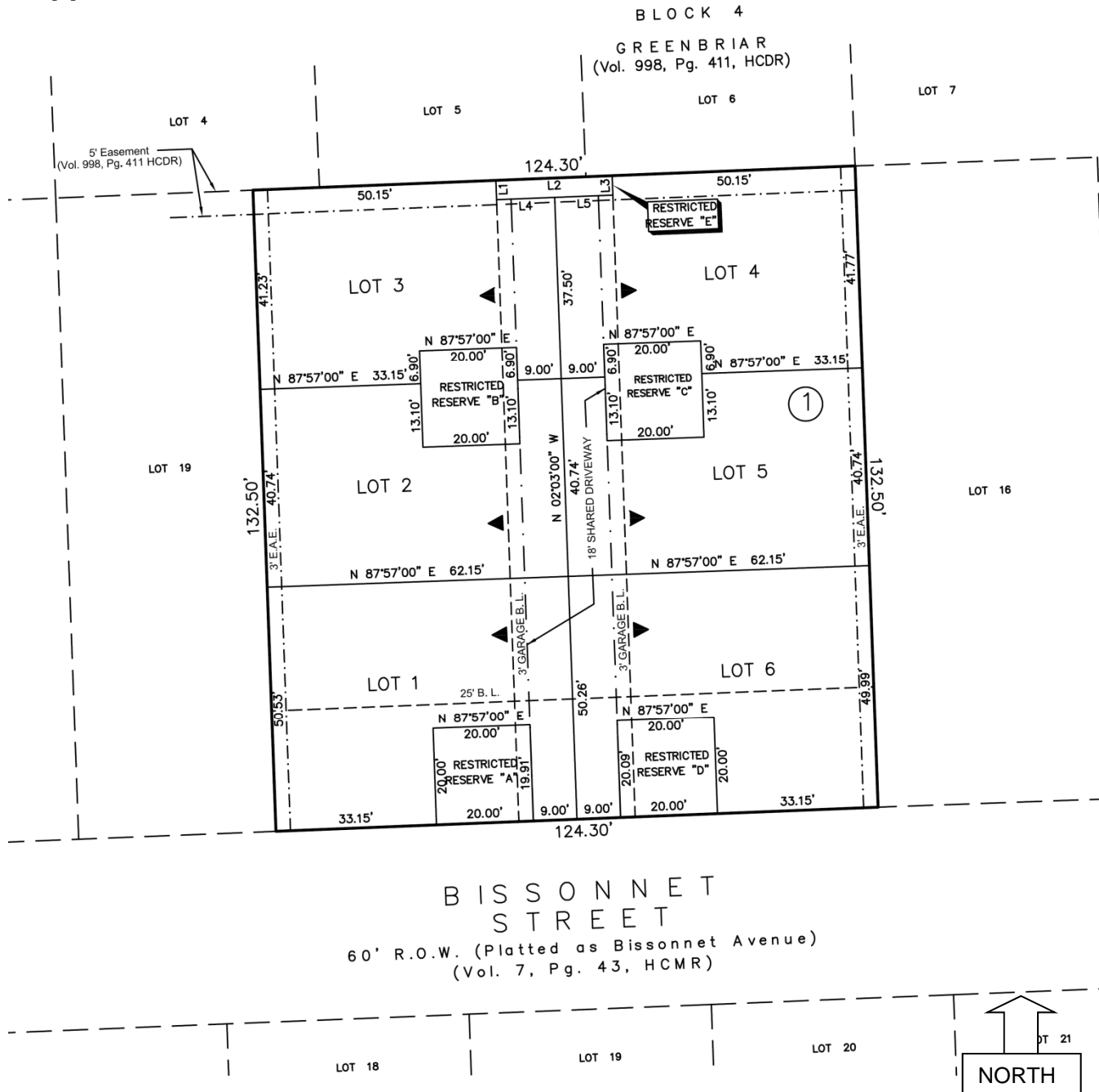
ITEM: 87

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenbriar partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

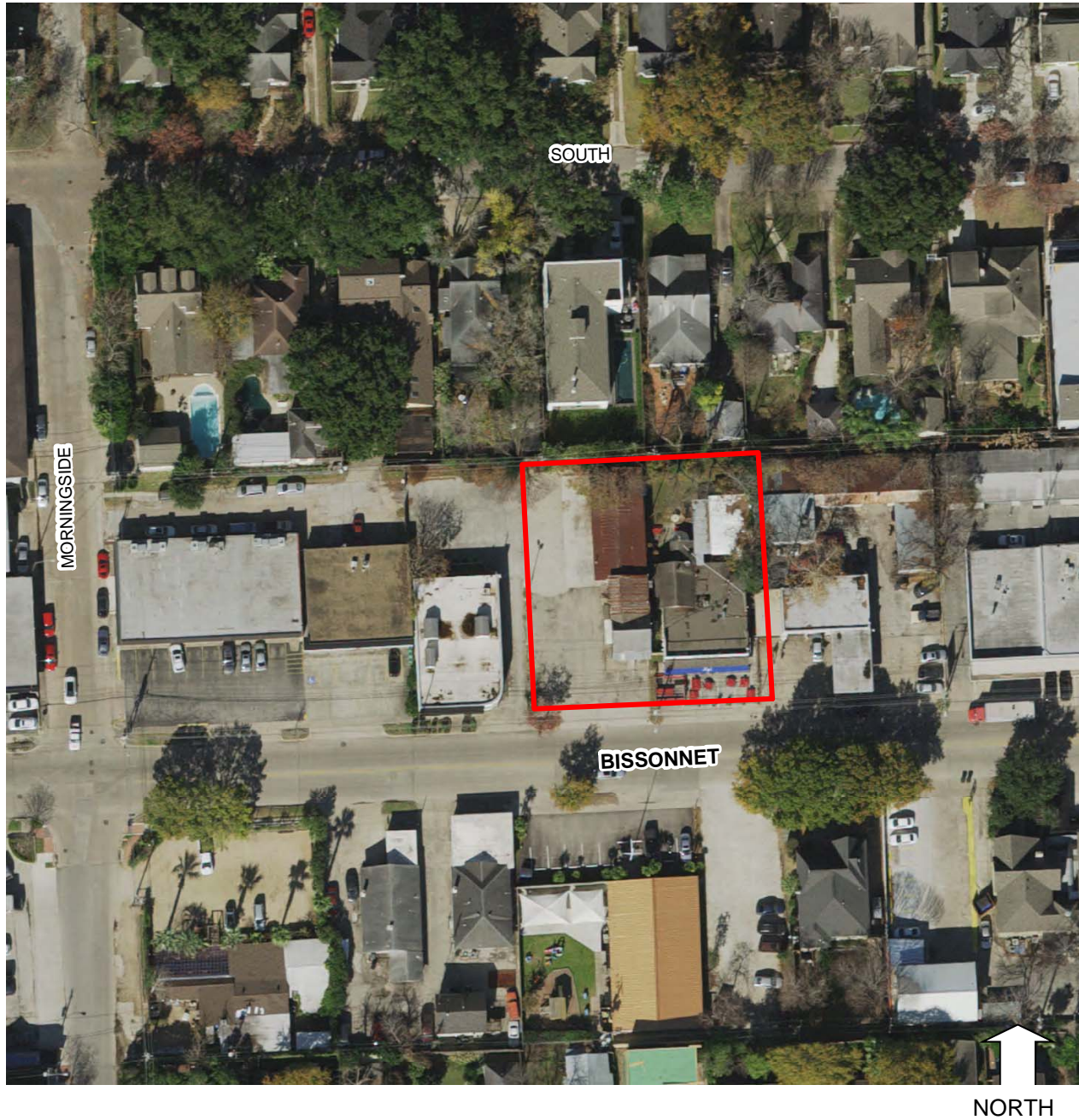
ITEM: 87

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenbriar partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

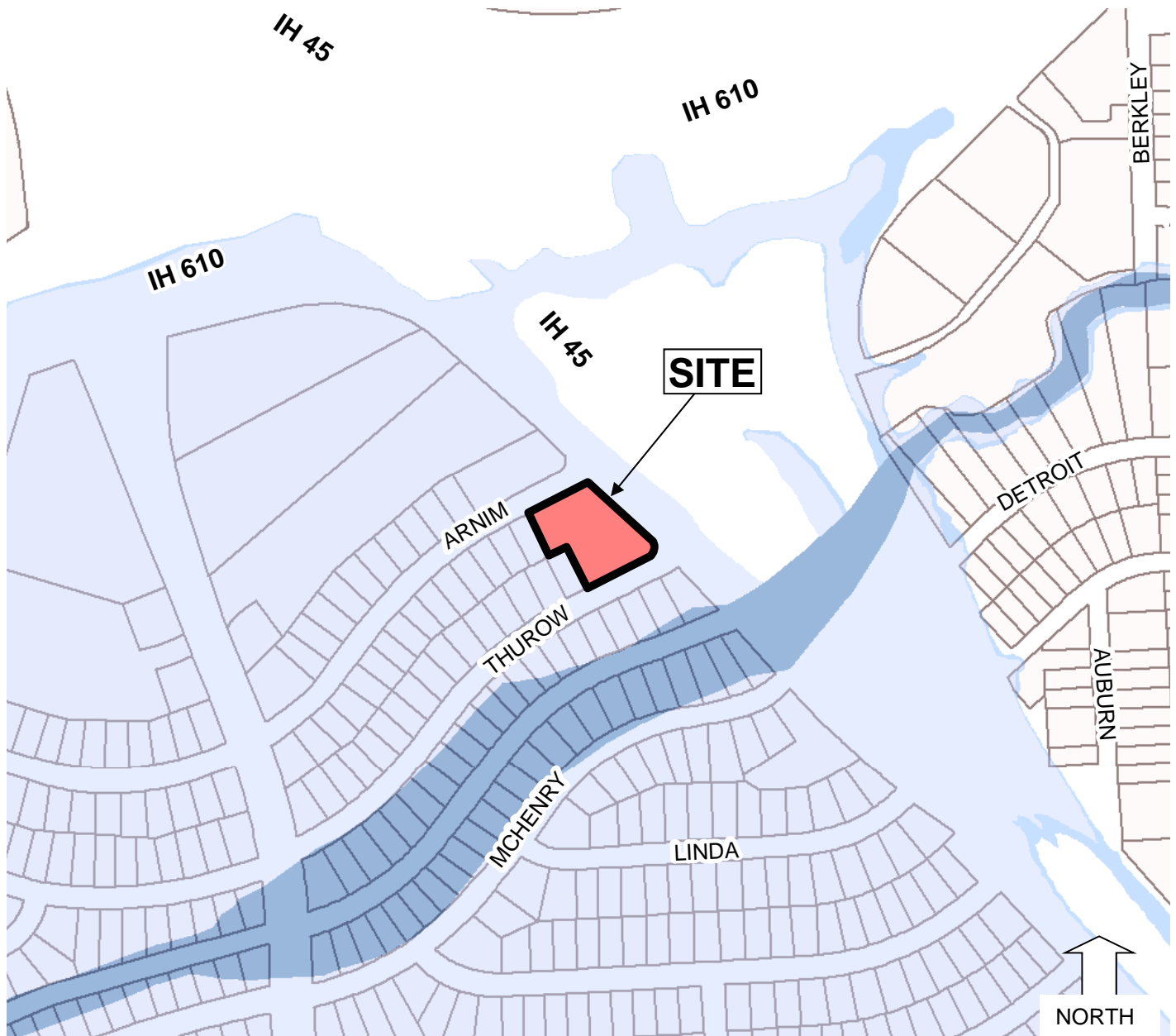
ITEM: 88

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenway Addition Gulfgate Dodge

Applicant: PROSURV



C – Public Hearings with Variance

Site Location

Houston Planning Commission

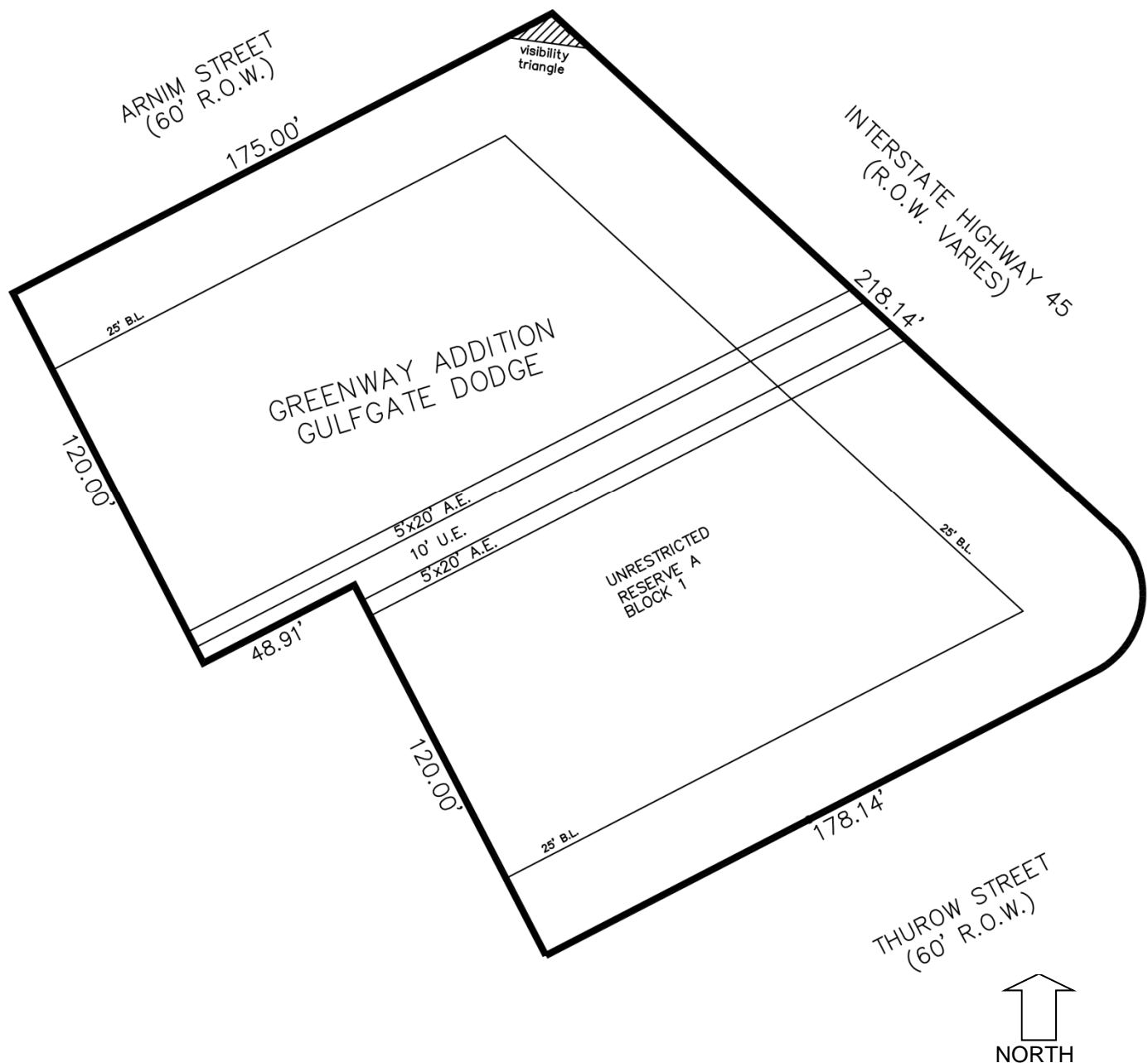
ITEM: 88

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenway Addition Gulfgate Dodge

Applicant: PROSURV



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Greenway Addition Gulfgate Dodge

Applicant: PROSURV



C – Public Hearings with Variance

Aerial



Application Number: 2015-1795

Plat Name: Greenway Addition Gulfgate Dodge

Applicant: PROSURV

Date Submitted: 08/24/2015

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

Specific Variance is being sought and extent of variance:

Variance to allow a partial replat to use a unique subdivision name.

Chapter 42 Section: 42-41 (1) b

Chapter 42 Reference:

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

This proposed section is a partial replat of Greenway Addition Sec 5 and Sec 6. Chapter 42-41(1) b. specifically states that replats be named using the same name as the original subdivision plat followed by the words "partial replat no. X" and numbered sequentially. However, this portion of the ordinance does not specifically provide for the ability to name a subdivision replat when the replat encompasses two previously platted sections. The problem lies with the inability to name this replat using the subdivision name "Greenway Addition Sec 5 partial replat no 1 and Greenway Addition Sec 6 partial replat no 1", which is a correct description, but the word "and" is not specifically referenced in Chapter 42-41. Therefore, this naming convention is not allowed.

(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;

This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differed from the original subdivision name. We understand that clear notifications to current neighbors is the intent, and we intend that clear notification will be preserved by keeping the original subdivision name at the beginning of the proposed name.

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

Naming this replat as requested retains the original subdivision name in the proposed name. The full legal description of the property being replatted is on the face of the plat to clarify the scenario.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the variance request has to do with a plat naming requirement within Chapter 42.

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

The hardship for this application is that the boundaries of the replat goes over two previously platted sections. Naming the replat with a description referencing both plats is only allowed with this variance request being granted. Thank you.

Houston Planning Commission

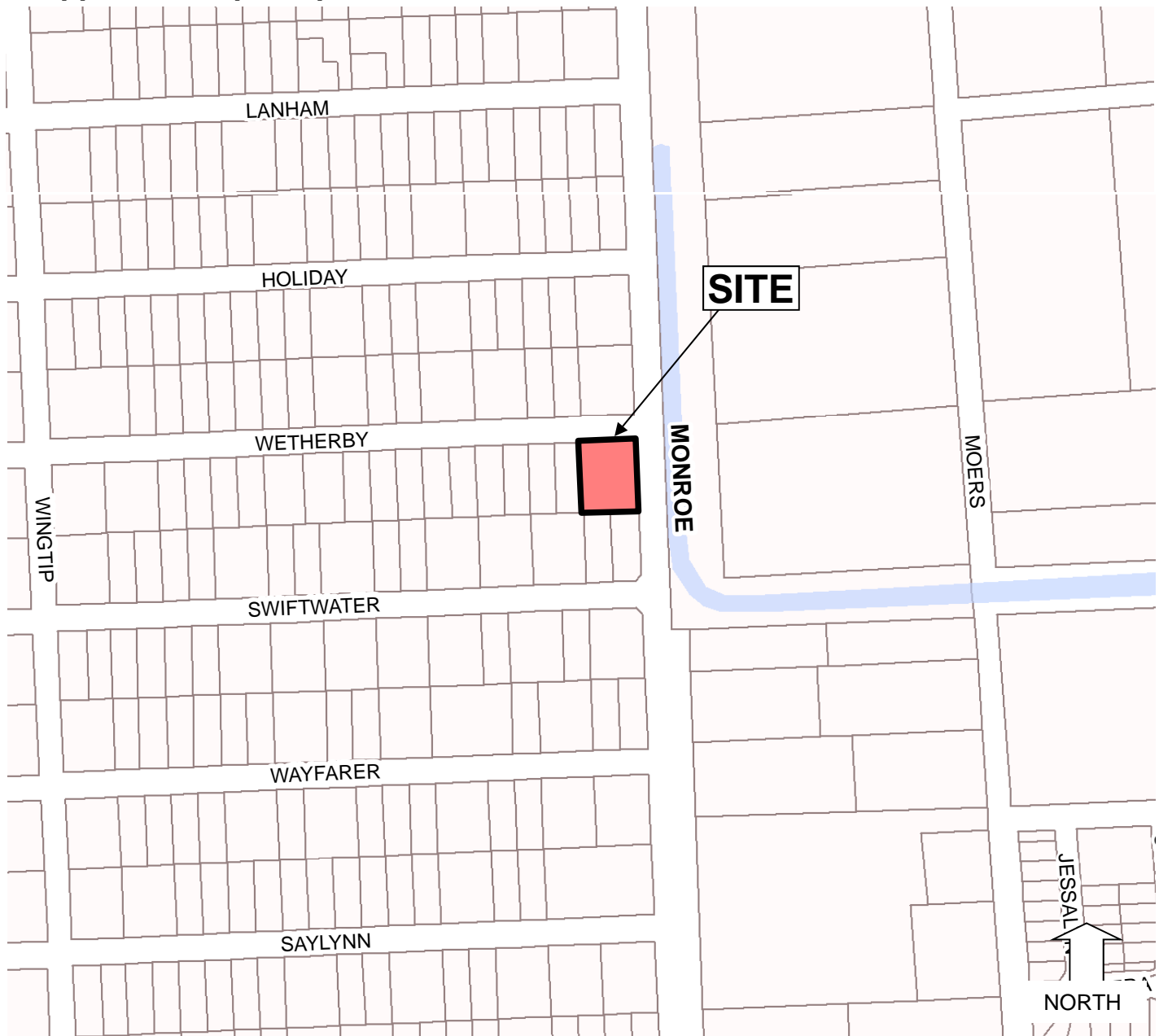
ITEM: 89

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 2 (DEF 2)

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

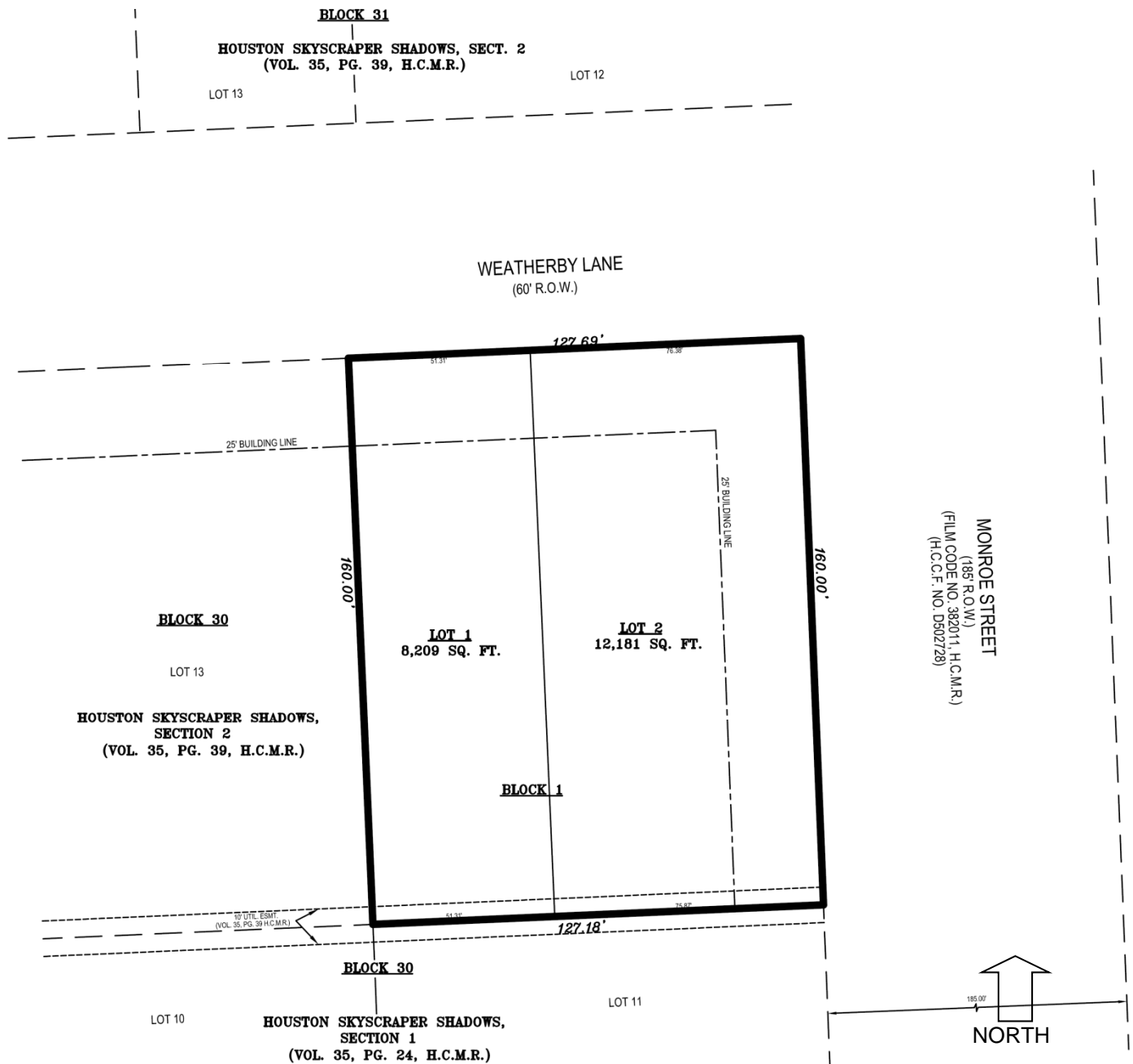
ITEM: 89

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Houston Skyscraper Shadows Sec 2 partial replat no 2 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Houston Skyscraper Shadows Sec 2 partial replat no 2 (DEF2)

Applicant: Replat Specialists



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Naomi Patio Homes replat no 1 and extension

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

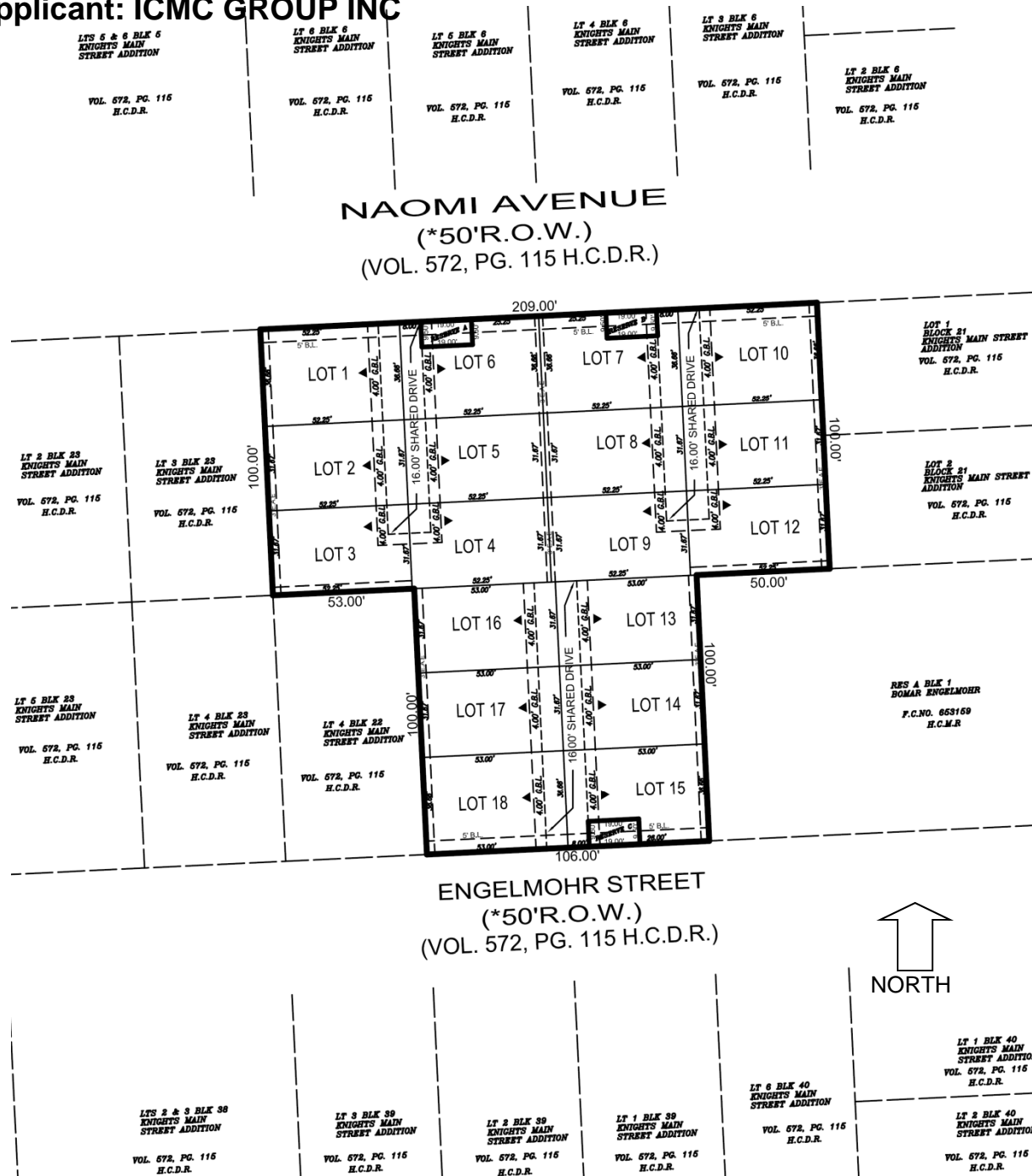
ITEM: 90

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Naomi Patio Homes replat no 1 and extension

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission

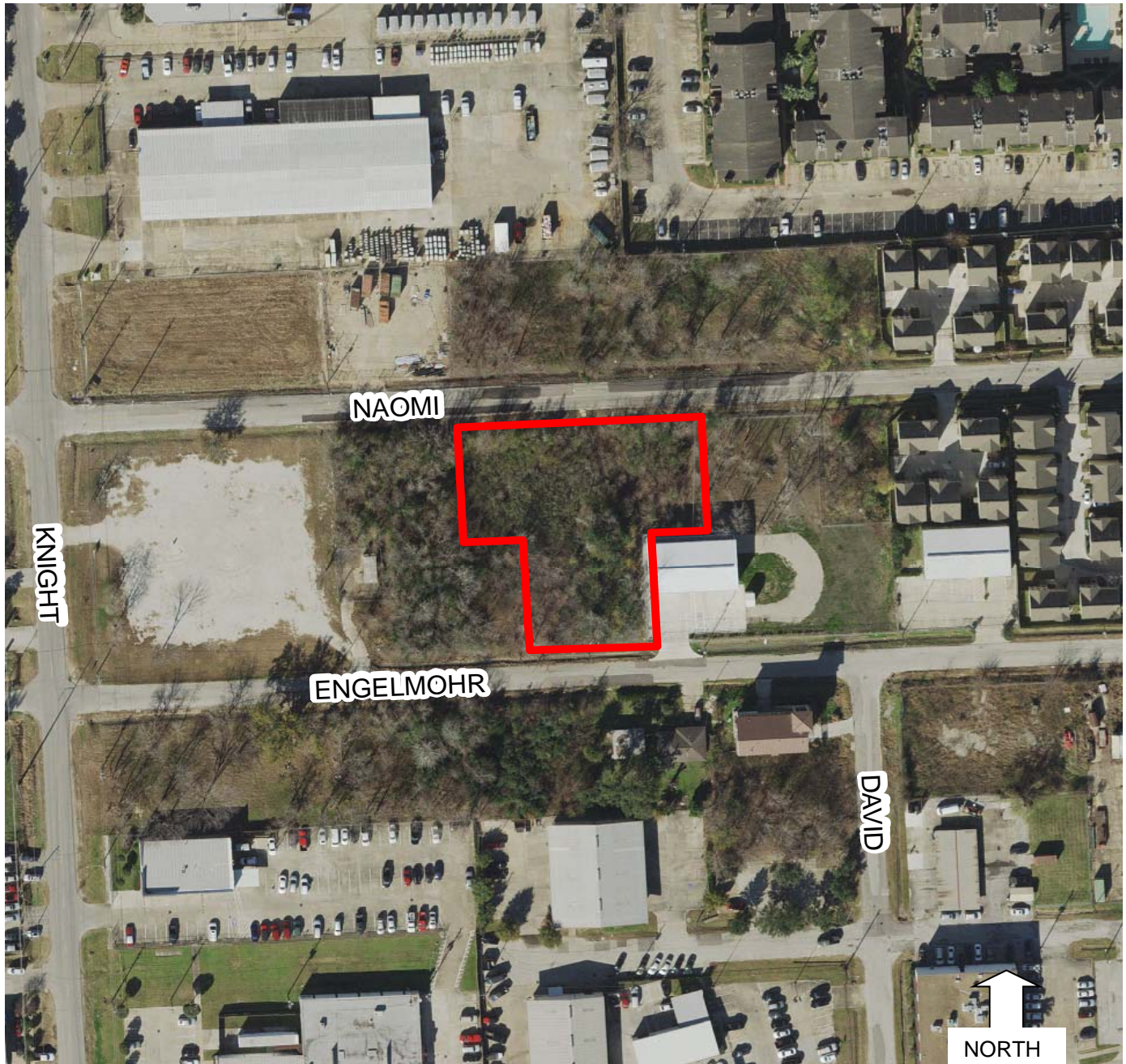
ITEM: 90

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Naomi Patio Homes replat no 1 and extension

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

Houston Planning Commission

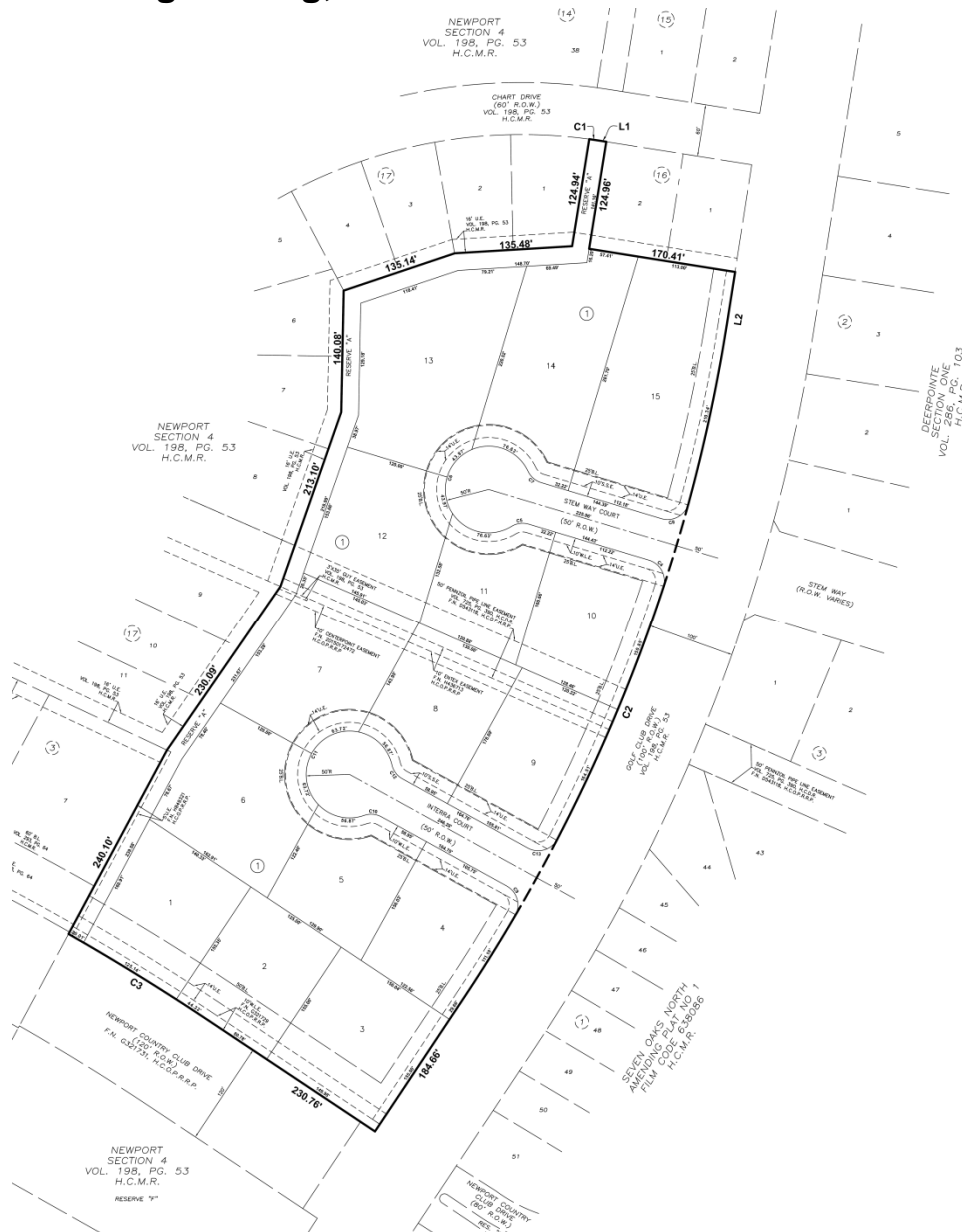
ITEM: 91

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Newport Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

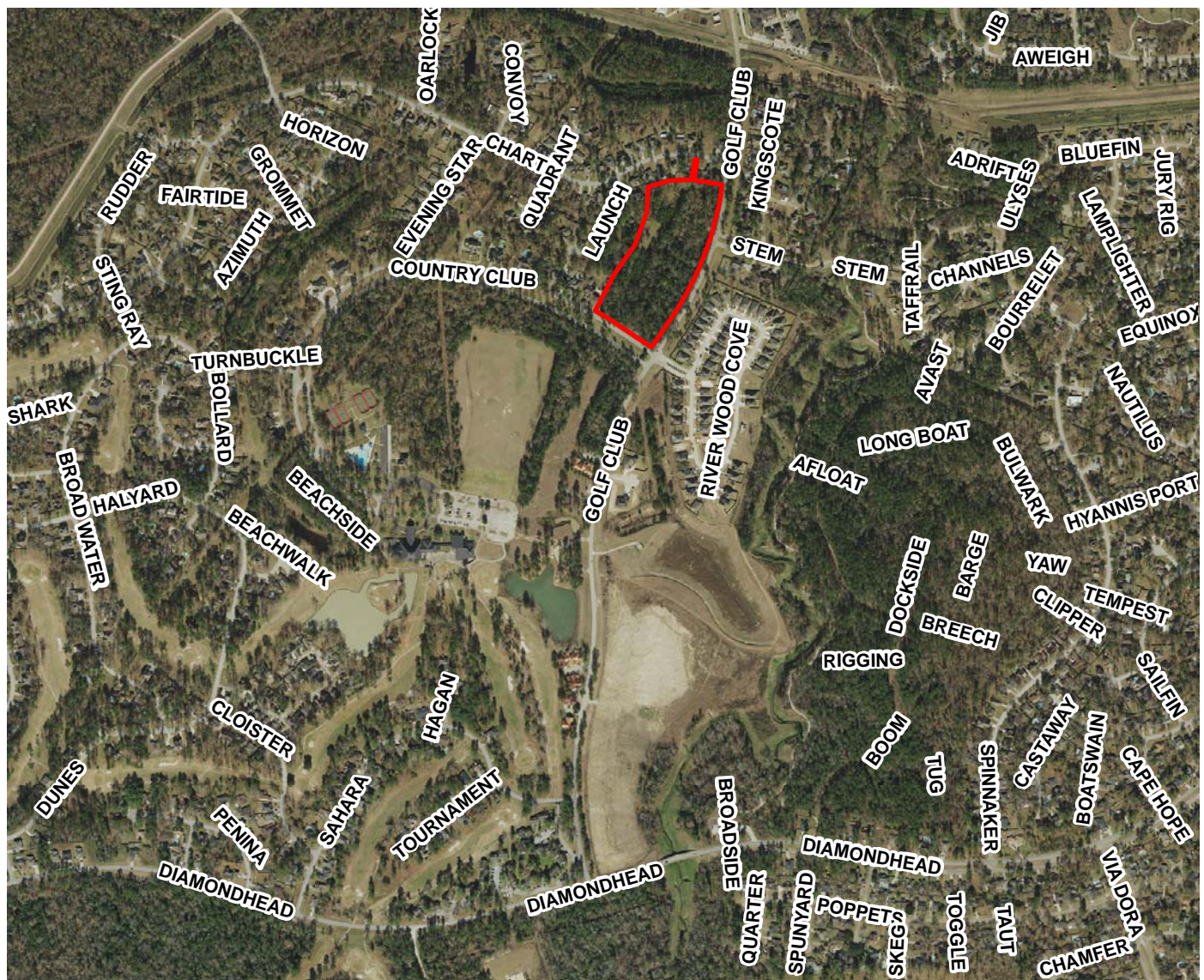
ITEM: 91

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Newport Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: North Kingwood Forest partial replat no 1 (DEF2)

Applicant: R.G. Miller Engineers



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: North Kingwood Forest partial replat no 1 (DEF2)

Applicant: R.G. Miller Engineers



C – Public Hearings

Aerial

Houston Planning Commission

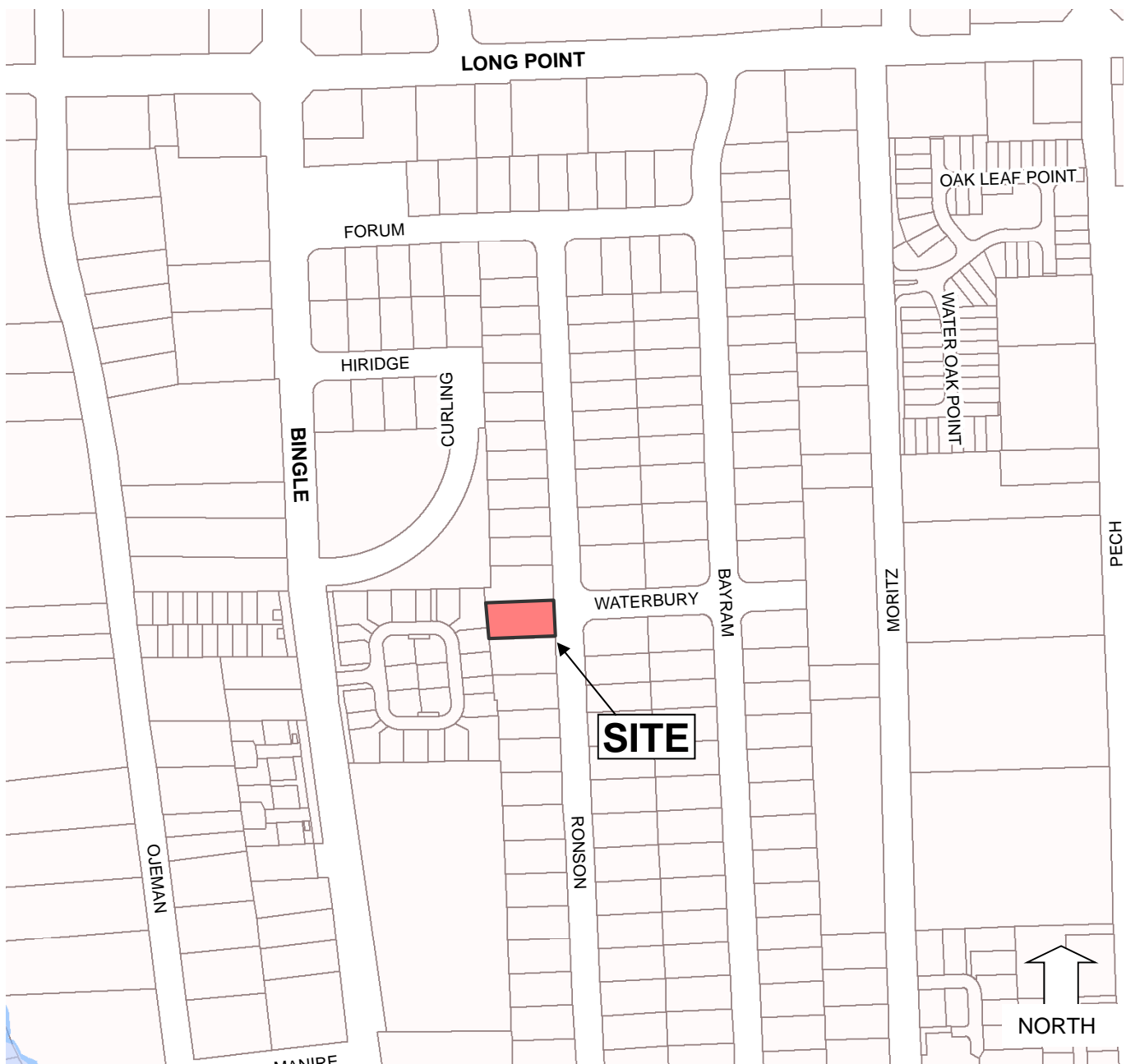
ITEM: 93

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Spring Oaks replat no 1 partial replat no 1

Applicant: PROSURV



C – Public Hearings

Site Location

Houston Planning Commission

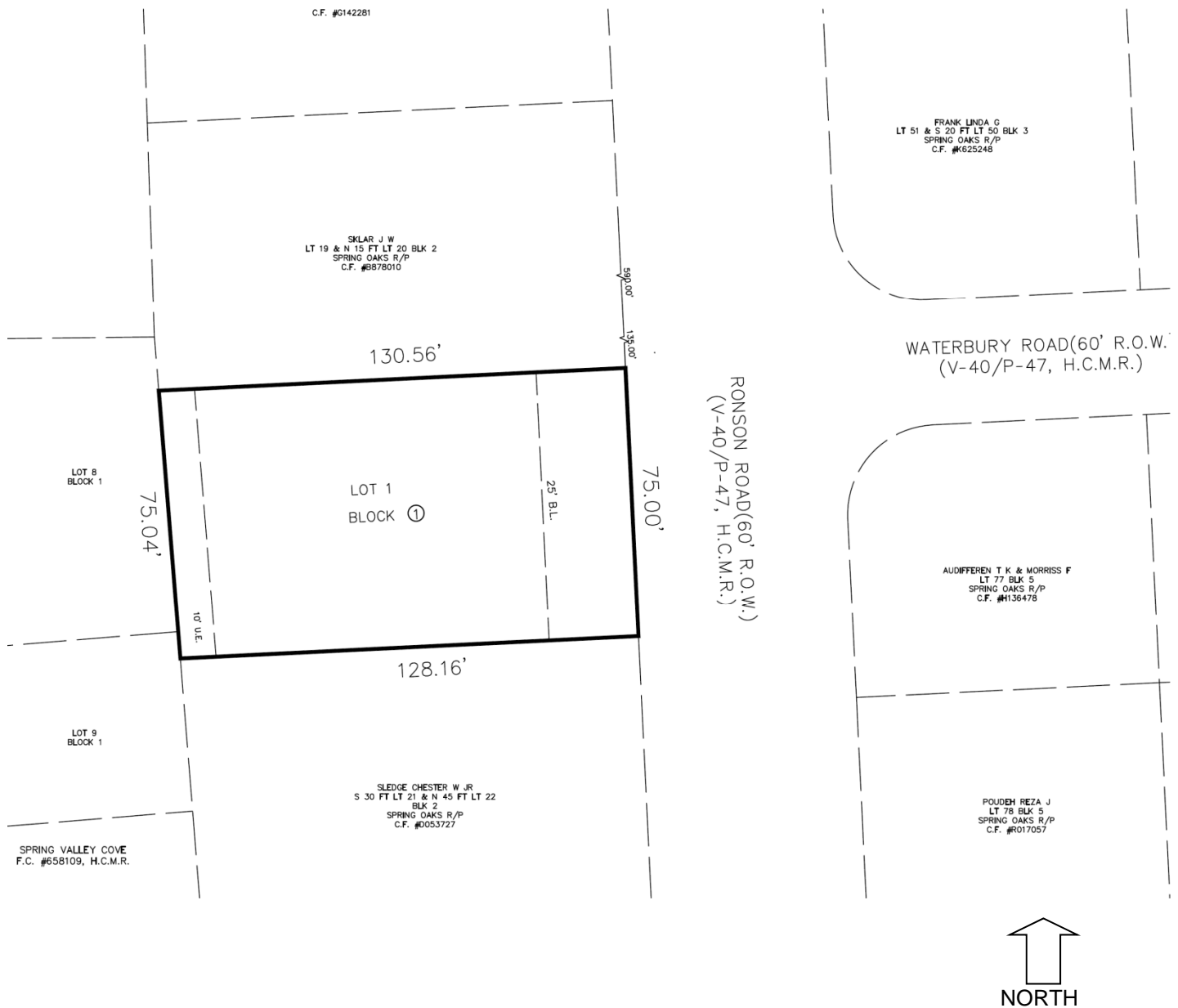
ITEM: 93

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Spring Oaks replat no 1 partial replat no 1

Applicant: PROSURV



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Spring Oaks replat no 1 partial replat no 1

Applicant: PROSURV



C – Public Hearings

Aerial

Houston Planning Commission

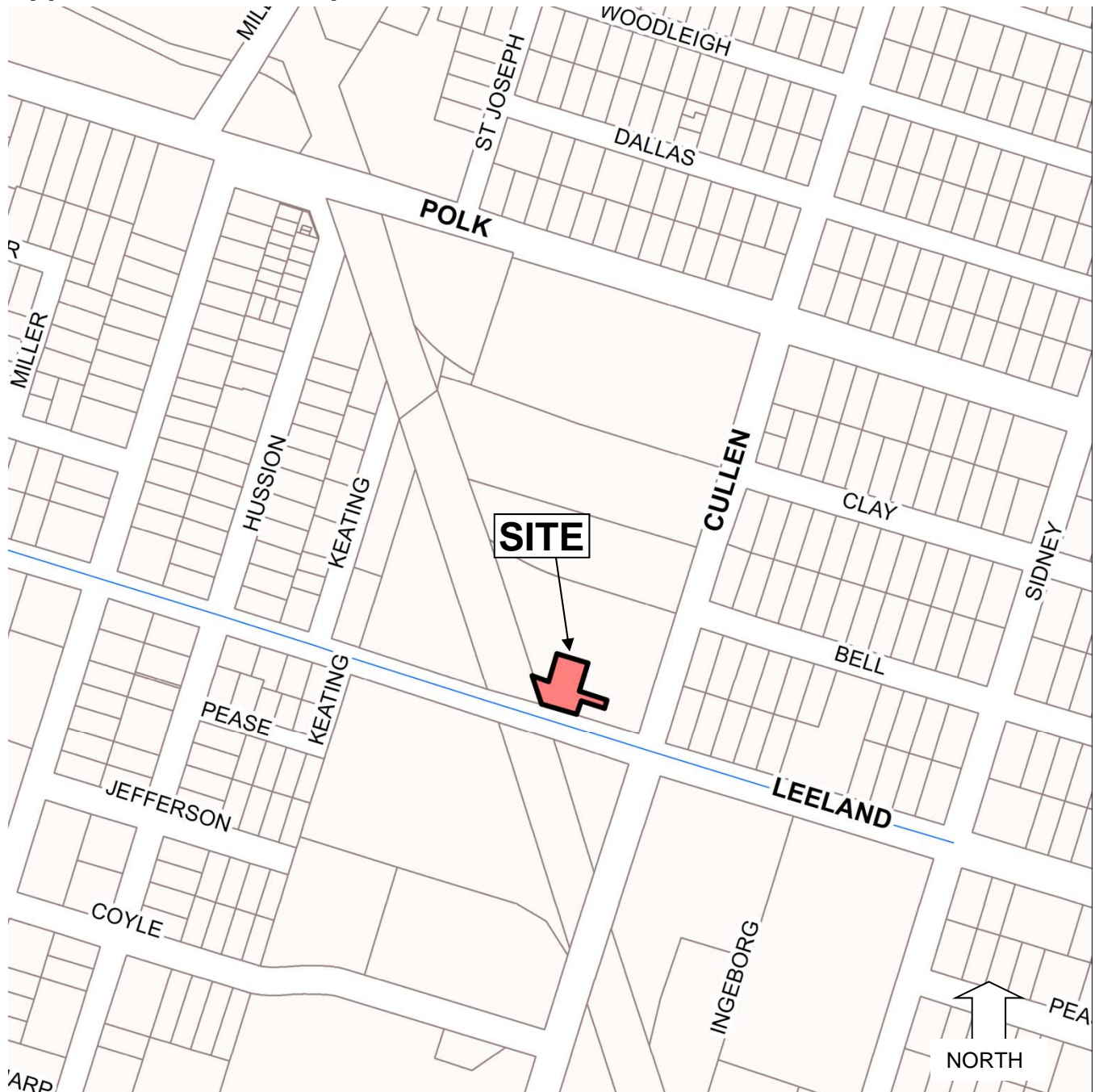
ITEM: 94

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: University Grove partial replat no 1

Applicant: TKE Development Services, Ltd



C – Public Hearings

Site Location

Houston Planning Commission

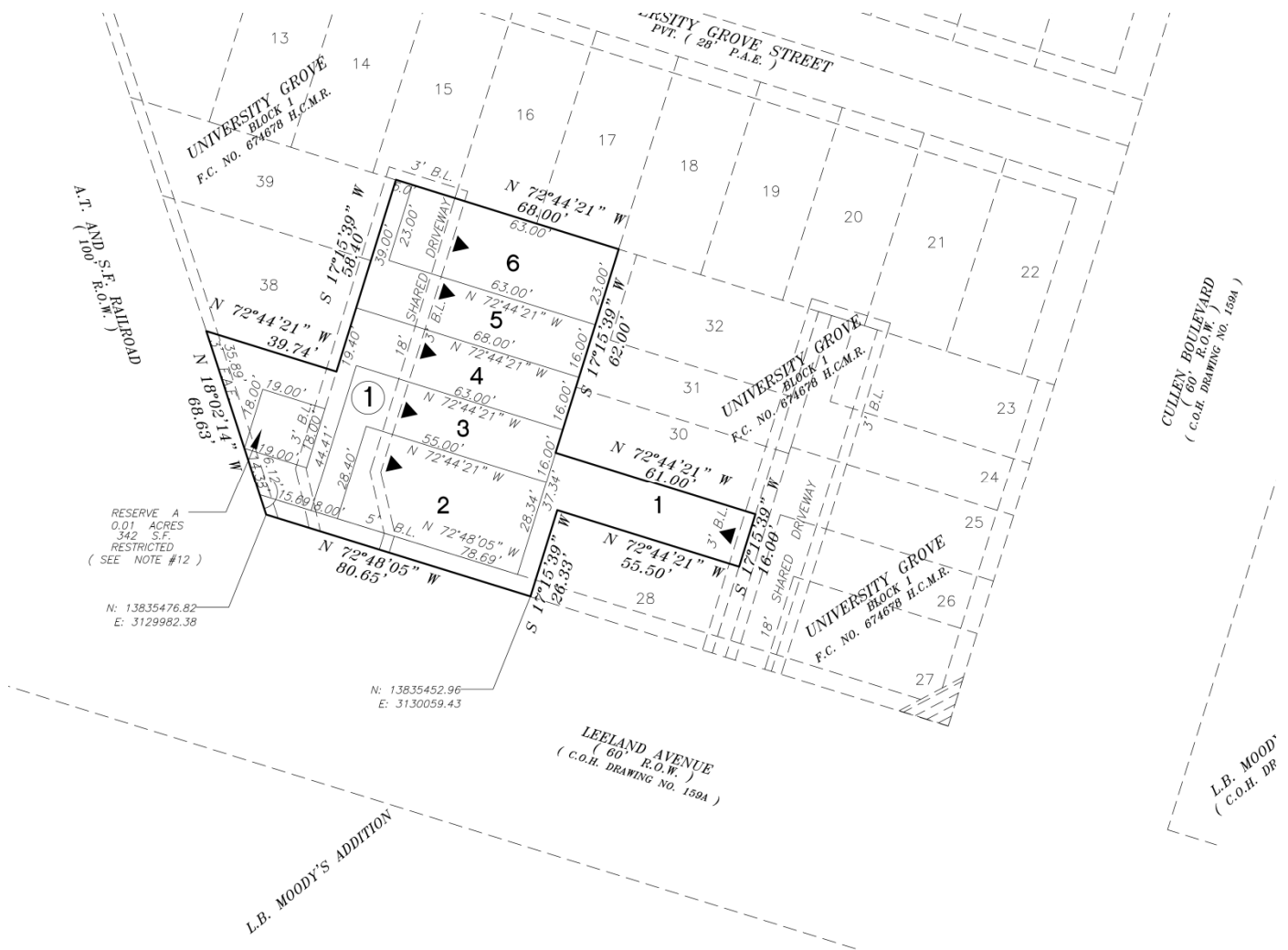
ITEM: 94

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: University Grove partial replat no 1

Applicant: TKE Development Services, Ltd



C – Public Hearings

Subdivision

Houston Planning Commission

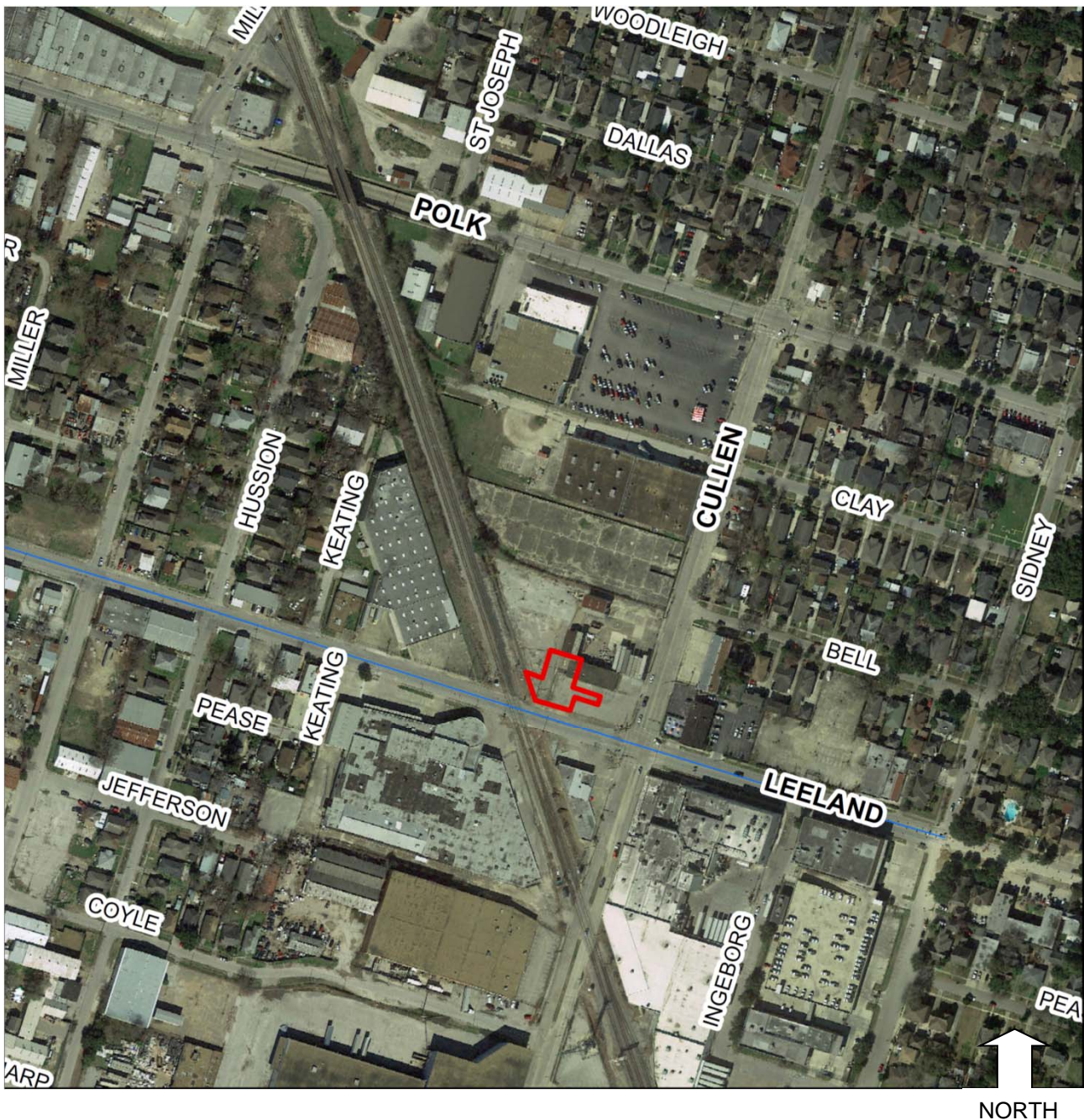
ITEM: 94

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: University Grove partial replat no 1

Applicant: TKE Development Services, Ltd



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Whispering Pines Estates partial replat no 10

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

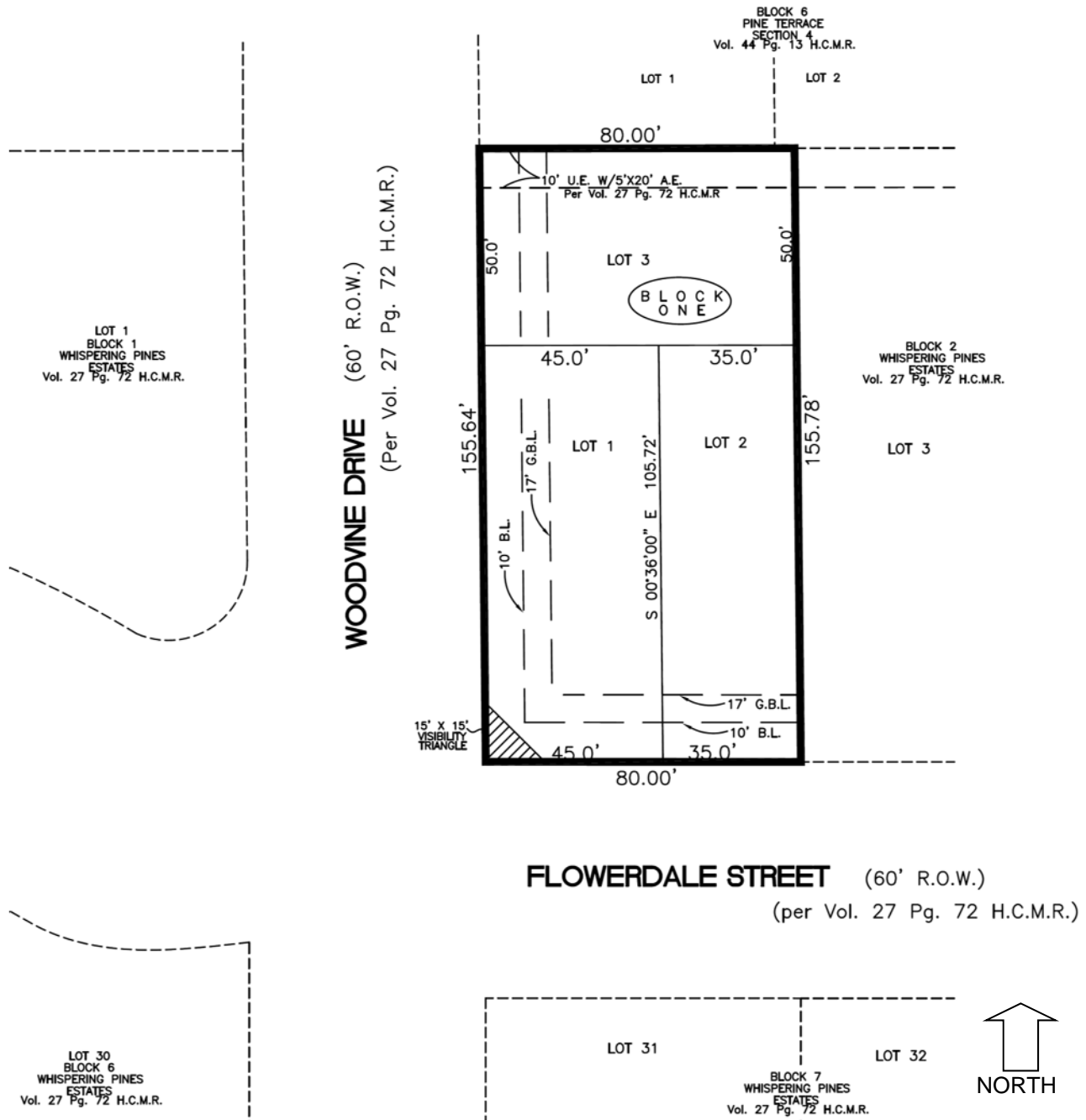
ITEM: 95

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Whispering Pines Estates partial replat no 10

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Whispering Pines Estates partial replat no 10

Applicant: Bates Development Consultants

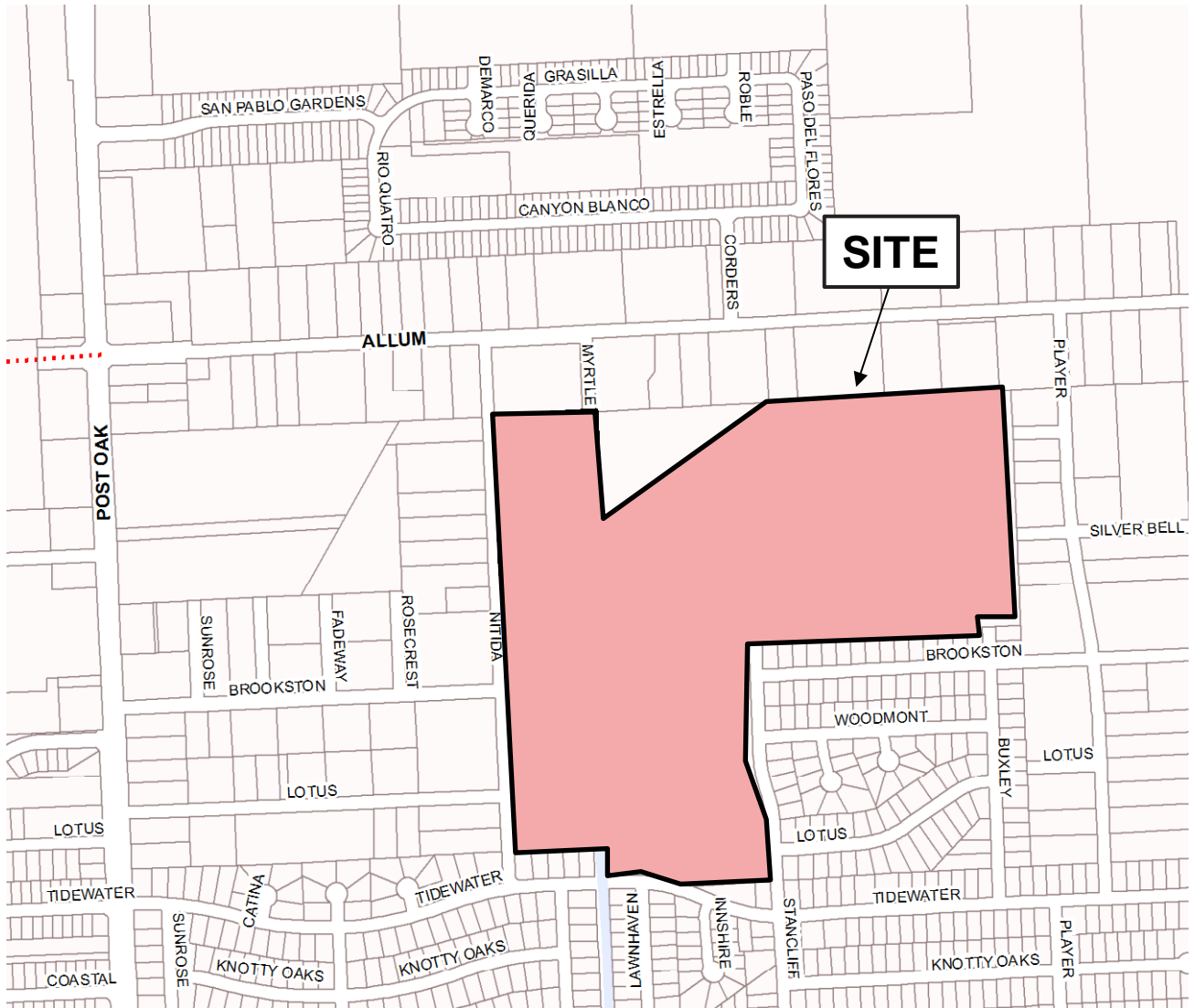


C – Public Hearings

Aerial

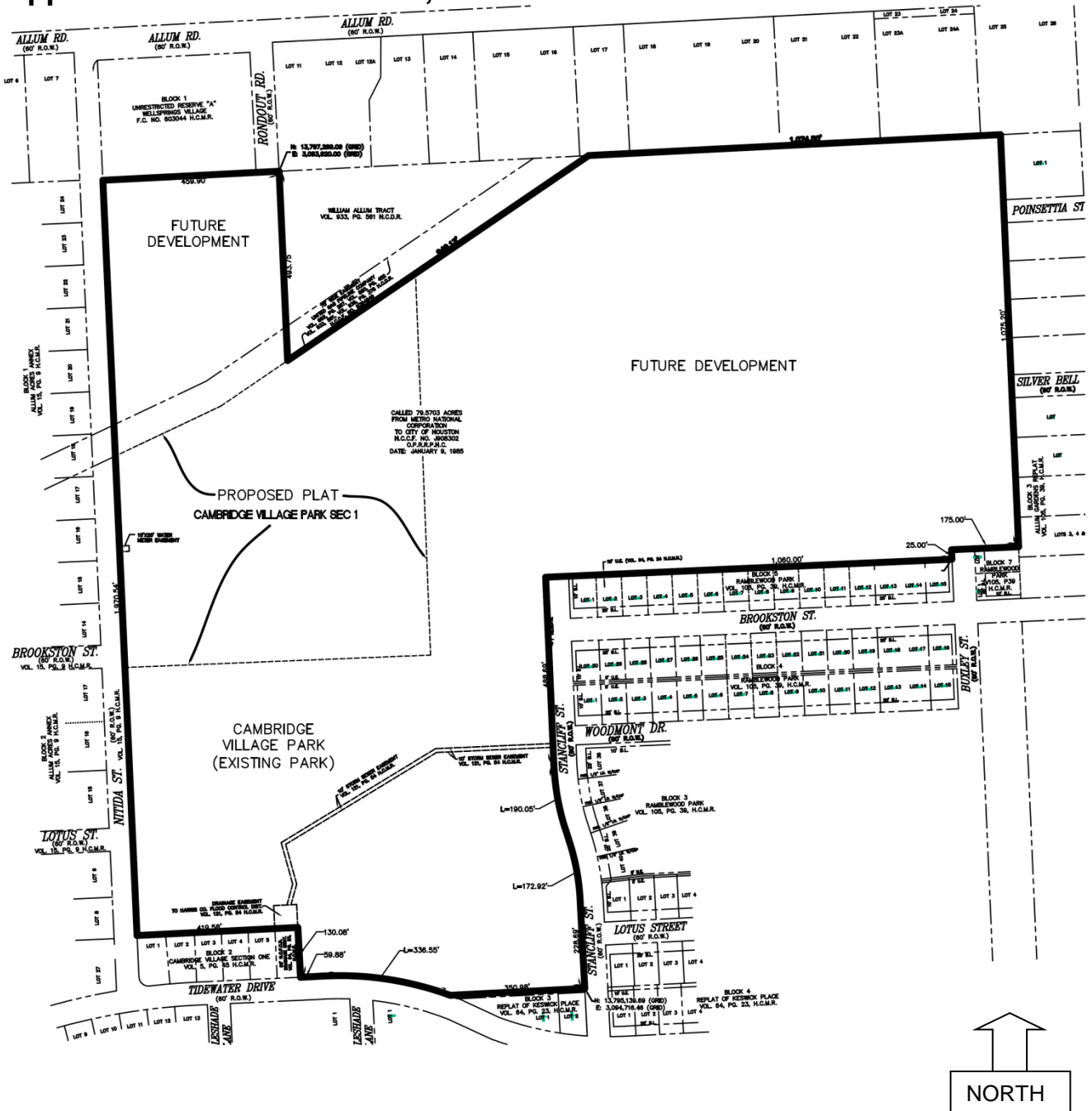
Subdivision Name: Cambridge Village Park GP

Applicant: Kuo & Associates, Inc



Subdivision Name: Cambridge Village Park GP

Applicant: Kuo & Associates, Inc



Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Cambridge Village Park GP

Applicant: Kuo & Associates, Inc

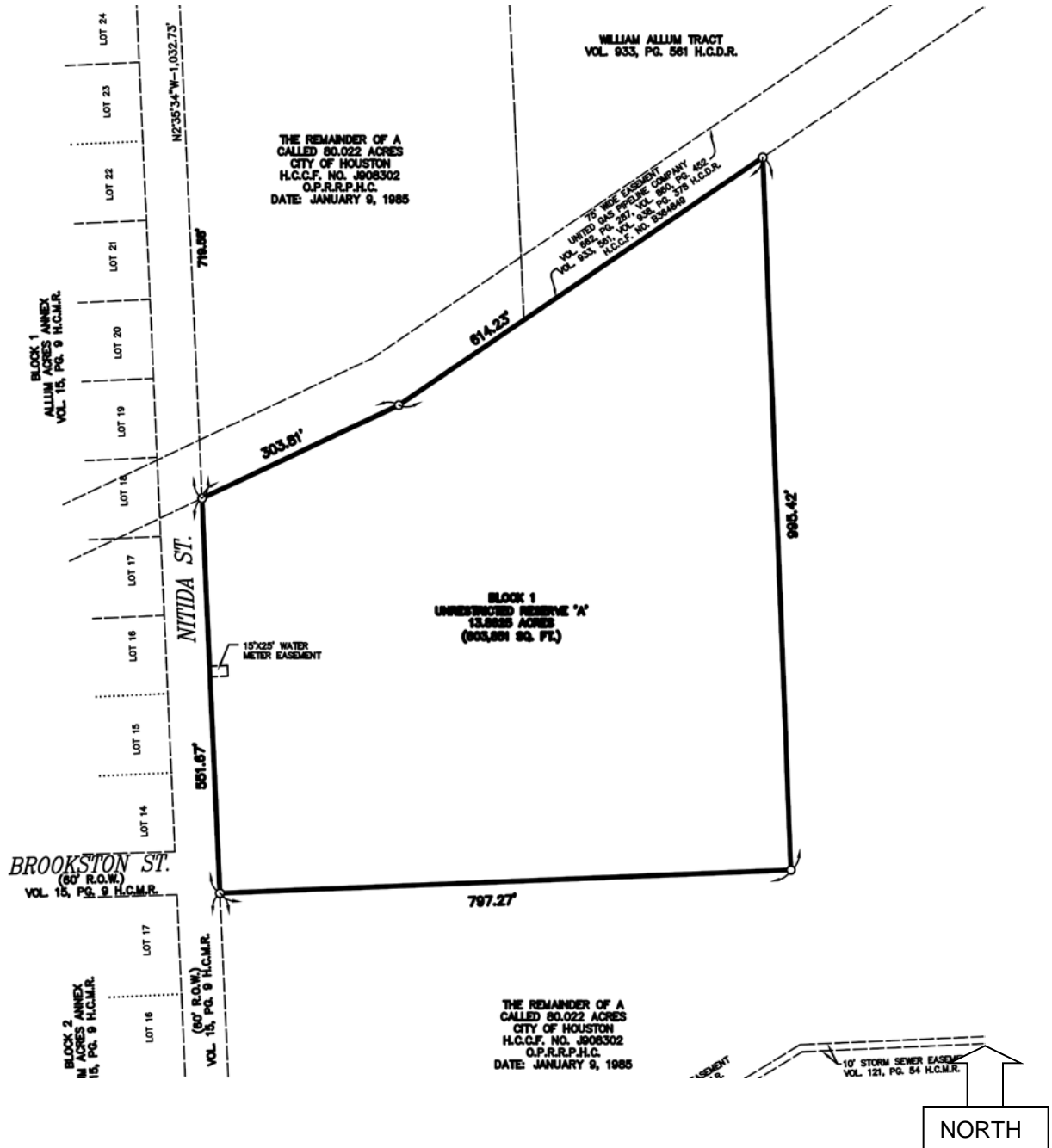


D – Variances

Aerial

Subdivision Name: Cambridge Village Park Sec 1 (DEF2)

Applicant: Kuo & Associates, Inc





Application Number: 2015-2044

Plat Name: Cambridge Village Park GP

Applicant: Kuo & Associates, Inc

Date Submitted: 10/02/2015

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

Specific Variance is being sought and extent of variance:

To prevent the street right-of-way dedication across the Cambridge Village Park in order to comply with Chapter 42, Sec. 128

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

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 by the following reasons. A. The park tract would be divided by a road, thereby reducing park continuity and decreasing child safety by having through traffic cutting through the park. B. Our design team held a public community meeting with District K council member Larry Green. In that meeting the community members specifically requested that the community not be connected through the park. There was a concern about additional traffic through a neighborhood street and crime that could come with this increase in traffic. C. The police would prefer to not have a through street along their project. The station is more secure and defensible with a dead end at this location.

(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;

Not granting the variance would contradict sound public policy. It is the responsibility of the Houston Police Department to serve and protect the citizens of Houston and provide them with exceptional police service. Relocating one of our police stations to 13,099 Nitida would enhance police service. The intent of relocating the Southwest police station is one out of necessity. The current location is undersized, outdated and can no longer provide for efficient operations for police districts 15 and 16. Relocating a new police station to 13,099 Nitida places the station in the center of these two patrol districts, so officers can better respond to calls for service in a more expeditious manner. Dedicating the street right-of-way will affect the development of the park by reducing the park continuity and eliminate necessary future development of the Park to serve the ever-growing community.

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

or imposed by the applicant; The variance is being requested to allow the existing block length to remain greater than 1,400'. This block length is not being created by this project. The circumstances supporting the granting of the variance are not result of a hardship created or imposed by the applicant, rather it is more for upholding the goals and benefits of the Chapter 42. For instance, due to a unique configuration and condition of the surrounding streets, granting variance for dedication of street right-of-way appears to not deter/impact traffic circulation, neither it will improve same. The reasons for such are stated below: • East/west connector at Brookston St. would connect incompatible uses. Brookston west of Nitida St. is a mix of industrial and commercial uses, while Brookston St. east of Cambridge Village Park is a residential neighborhood. • The new street created within the property will end with discontinuity to the east for the existence of Center Point Energy facilities. • Currently, the adjacent properties have accesses to S. Post oak Road, Allum Road, Hiram Clarke Road and W. Orem Drive along the four sides of the subject property. The said roads are

major thoroughfares apparently with adequate capacities to accommodate traffic from the subject vicinity without having an additional road. Nitida and Brookston Streets not being thru streets appeared to be not burdened by the traffic from the subject area. The maximum length between street intersections in this area is approximately 1,700 feet, as opposed to the maximum requirement of 1,400 feet. Given the configuration of the existing roads in the vicinity and above stated associated limitations, the differential from the requirement may not be significant enough to pursue a costly and time consuming effort for a new dedication for a street which appears to not be beneficial and adequately feasible to serve the purpose of this chapter.

(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 and maintained as the variance would not be threatening to the public welfare and safety, rather would be promoting public security and safety by fostering a police station. Moreover, the variance would not impact traffic condition/circulation due to the fact that east/west connector at Brookston St. would connect incompatible uses. Brookston west of Nitida St. is a mix of industrial and commercial uses, while Brookston St. east of Cambridge Village Park is a residential neighborhood. Also, there is minimal traffic along this road. In addition, Brookston St. east of Cambridge Village park dead ends again at the second North/South intersection after the park, which would render an extension ineffective.

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

Because this condition is existing and is not currently injurious to public health, safety or welfare there is no reason to believe that granting this variance would create any conditions that would be injurious to the public health, safety or welfare. In addition, the proposed use of this land will be for a new police station which would improve public safety.

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

The main reasons for variance request are as indicated above. Economic hardship plays no role in the justification or request for this variance.

Houston Planning Commission

ITEM:98

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Navigation Court

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision Name: Navigation Court

Applicant: Owens Management Systems, LLC



Houston Planning Commission

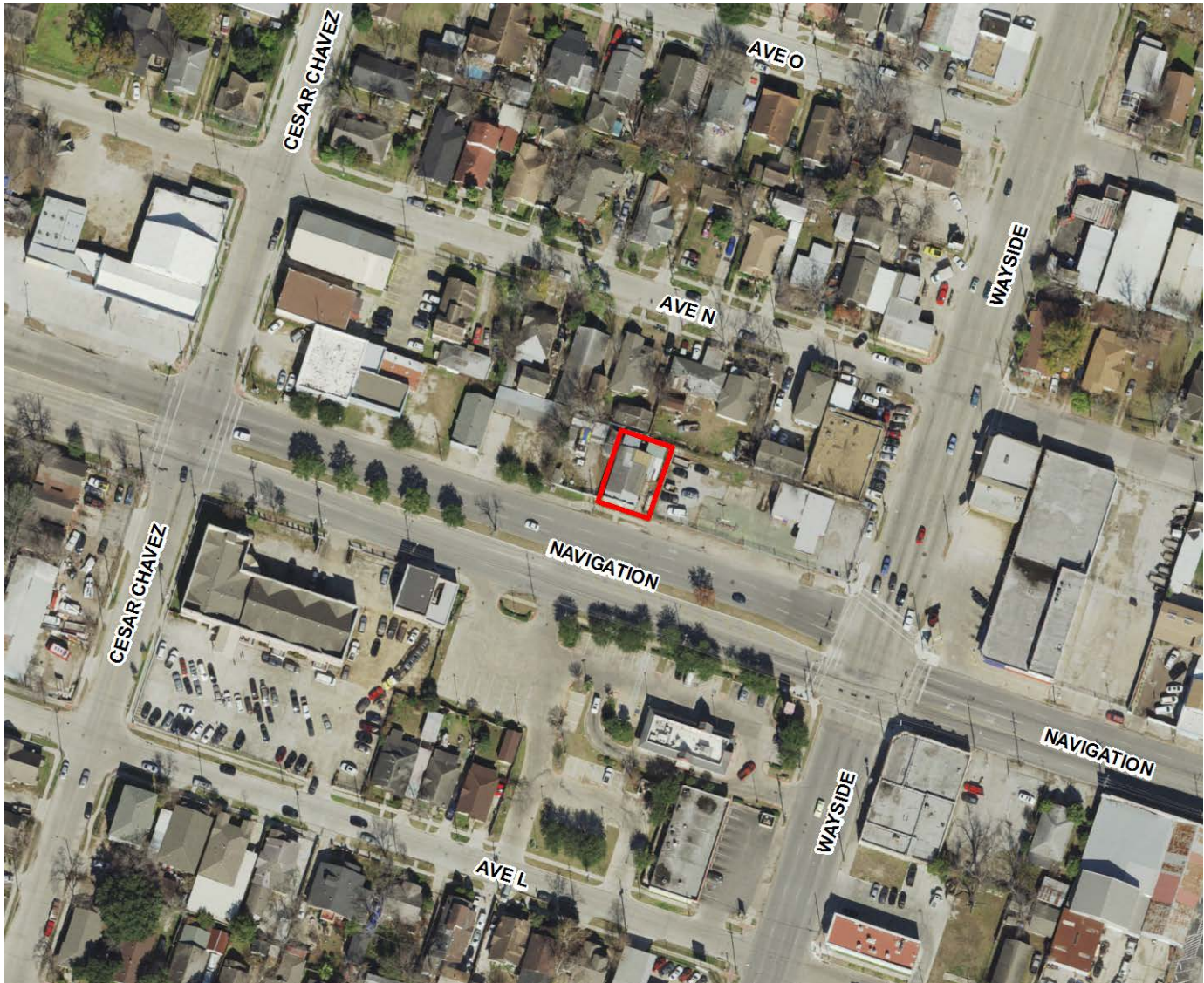
ITEM:98

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Navigation Court

Applicant: Owens Management Systems, LLC

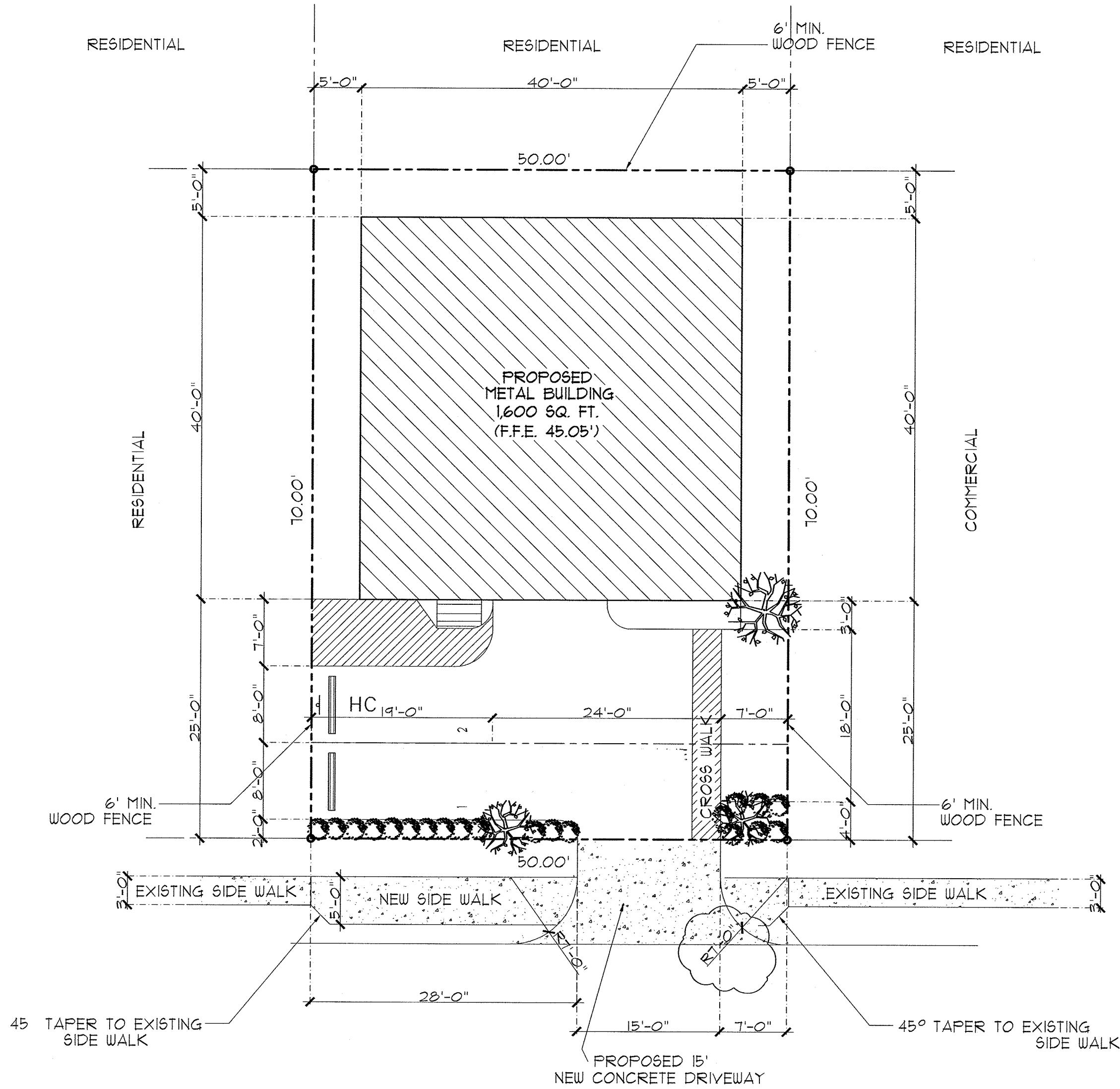


D – Variances

Aerial

DISCLAIMER:

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNERS SPECIFICATIONS. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE WILL BE AT THE OWNER/CONTRACTORS EXPENSE. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF ALL FIELD CONDITIONS, DIMENSIONS, DETAILS, DRAWINGS, AND SPECIFICATIONS. INGENUOUSLY DESIGNED WILL NOT BE RESPONSIBLE FOR ANY HUMAN ERROR AFTER CONSTRUCTION HAS BEGUN.



NAVIGATION BOULEVARD

SITE PLAN

SCALE: 1" = 10'-0"

FINISHED FLOOR ELEVATION

NEAREST MANHOLE UFID# 2506165
ELEVATION 44.00'
WAREHOUSE F.F.E. 45.00'

SYNOPSIS:

LAND:	3500 SQ. FT.
METAL BUILDING:	1600 SQ. FT.
PARKING LOT	900 SQ. FT.
SIDE WALK	56 SQ. FT.

IMPERVIOUS AREA 75 %

CLASS 4D PARKING:

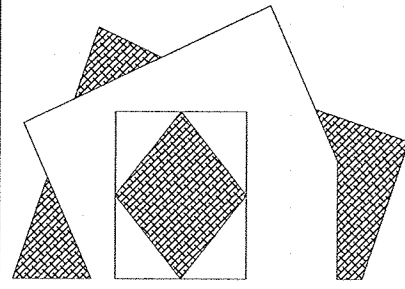
REQUIRED PARKING SPACES

2.5 PER 1,000 SQ. FT.
OF OFFICE SPACE = 1 SPACE

1 PER 1500 SQ. FT.
OF WAREHOUSE SPACE = 1 SPACES

TOTAL ON-SITE PARKING PROVIDED,
INCLUDING 1 HANDICAP SPACE = 2 SPACES

09/22/2014
01/28/2015
02/11/2015



PROPRIETARY: MR. ABRILAN ARANDA

WAREHOUSE

THE INFORMATION PRESENTED HEREIN IS THE SOLE PROPERTY OF JORGE RUIZ AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION.

JORGE RUIZ DURAN

BUILDING DESIGNER

5806 HOLSTON HILLS CT.

HOUSTON, TX 77069

CELL: 281.315.0314

www.arkitekto.org

E-MAIL: arquiduran@aol.com

SITE PLAN

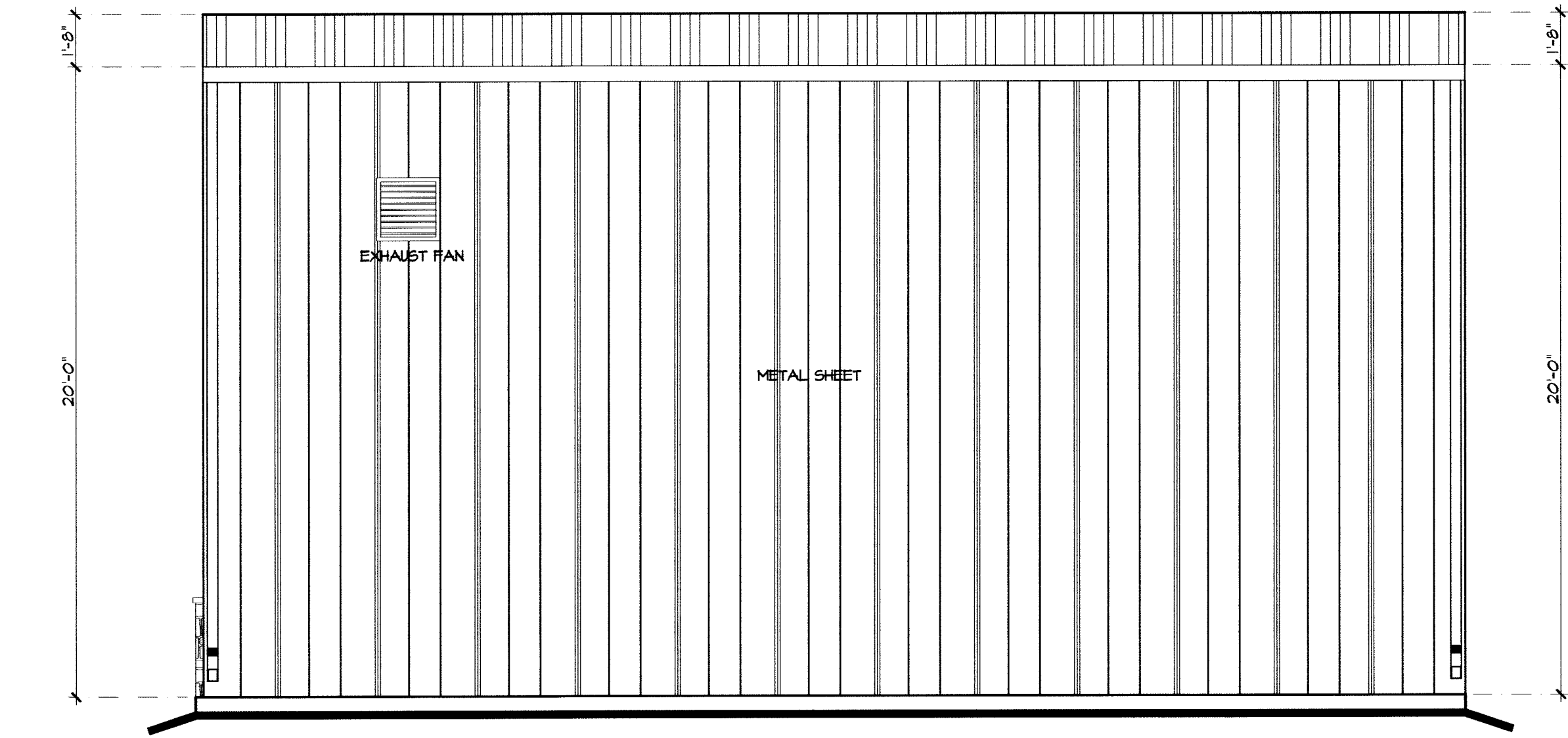
DATE:

09/22/2014

SHEET No:

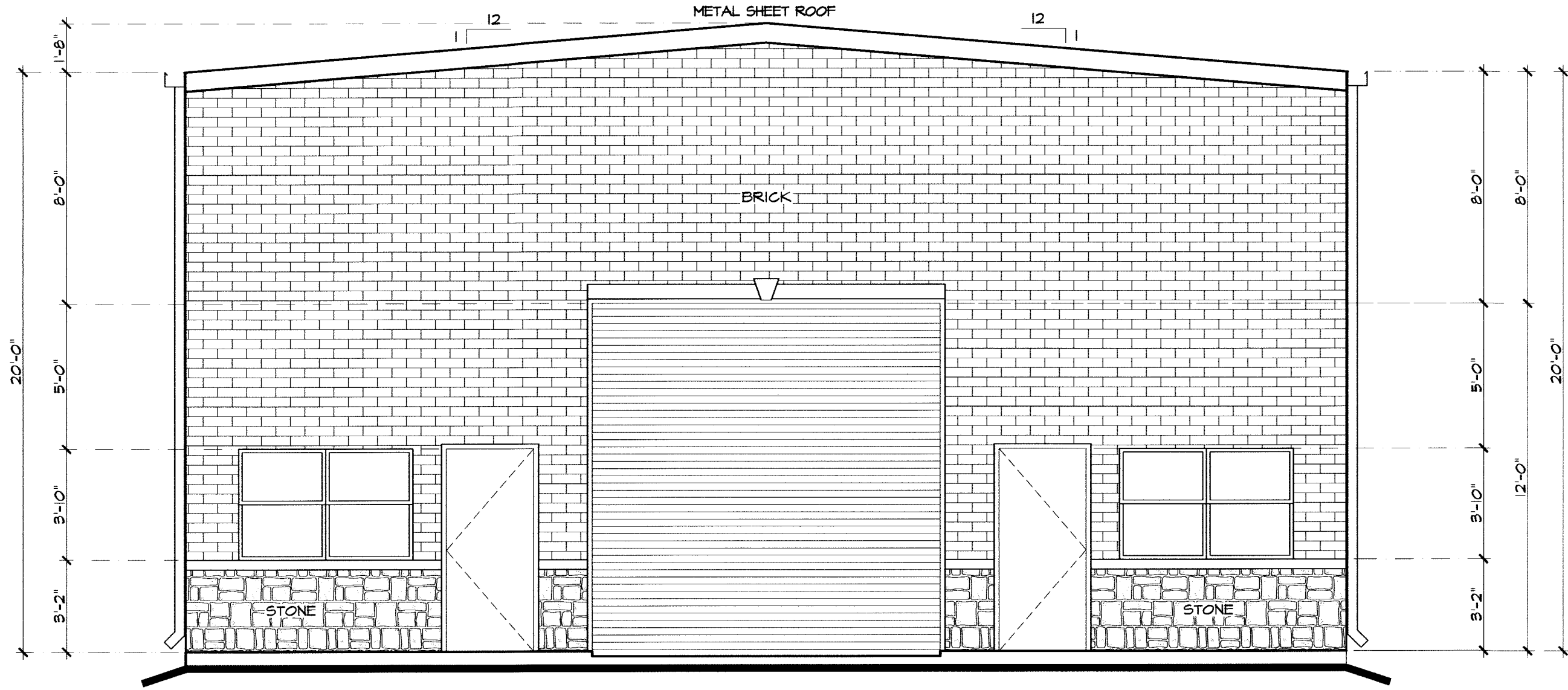
A1.0

6729 NAVIGATION BOULEVARD, HOUSTON, TEXAS: 77011



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

DATE:
09/22/2014

SHEET No:

A2.0

ELEVATIONS
PLAN

JORGE RUIZ DURAN
BUILDING DESIGNER
5606 HOUSTON HILLS CT.
HOUSTON, TX 77069
CELL: 281.315.0914
www.artilekto.org
E-MAIL: arquilduran@aol.com

PROPRIETARY: MR. ABSALON ARANDA

WAREHOUSE

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09/22/2014
03/22/2015

6729 NAVIGATION BOULEVARD, HOUSTON, TEXAS. 77011



Application Number: 2015-2081

Plat Name: Navigation Court

Applicant: Owens Management Systems, LLC

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow for a 3500 sf unrestricted reserve with 50-foot frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

A tract of land not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. Unrestricted reserve minimum 5000 sf and 60 feet minimum street frontage.

Statement of Facts

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

Central Park, originally platted in 1915, as a residential development with 2750 sf lots (25' x 110') 40' right-of way was dedicated to the City of Houston in 1928 per Volume 751, Page 200 HCDR. Navigation is currently a 120'right-of-way with 40' paved section, curb and gutter and 4' concrete sidewalk. Both residential and commercial developments front on Navigation. The owner is proposing to construct a single-story 1600 sf metal warehouse: 1420 sf - storage and 180 sf -office. The proposed replat includes lots 9 and 10. Per Chapter 42, a minimum 1-acre is required for residential development. The proposed non-residential is best suited for the location.

(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. The circumstance was created by right-of-way dedication. The original lots would have created a 5500 sf reserve. However, with the widening of Navigation, the combined lots are reduced to 3500 sf. The distance from the back of curb to the property line is 14.2'. With a 25' building line, the structure will be 39.2' from the street.

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

The intent and general purposed of this chapter will be preserved and maintained. The proposed development provides a 25' building line consistent with Chapter 42. The required parking per building code will be within the plat boundary. There is sufficient paved parking lot area to allow for vehicles to egress head-on to Navigation maximizing visibility for oncoming traffic.

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

The granting of the variance will not be injurious to the public health, safety, or welfare. The development will provide a 6' sidewalk and 6' fencing along the sides and rear of property. The proposed development will provide 3 - 3.5" caliper street trees and 20 shrubs. There is a crosswalk from the property line to the building entrance for pedestrian access also.

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

Economic hardship is not the sole justification of the variance. The commercial development is consistent with mixed use along Navigation.

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Park Place River Oaks replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

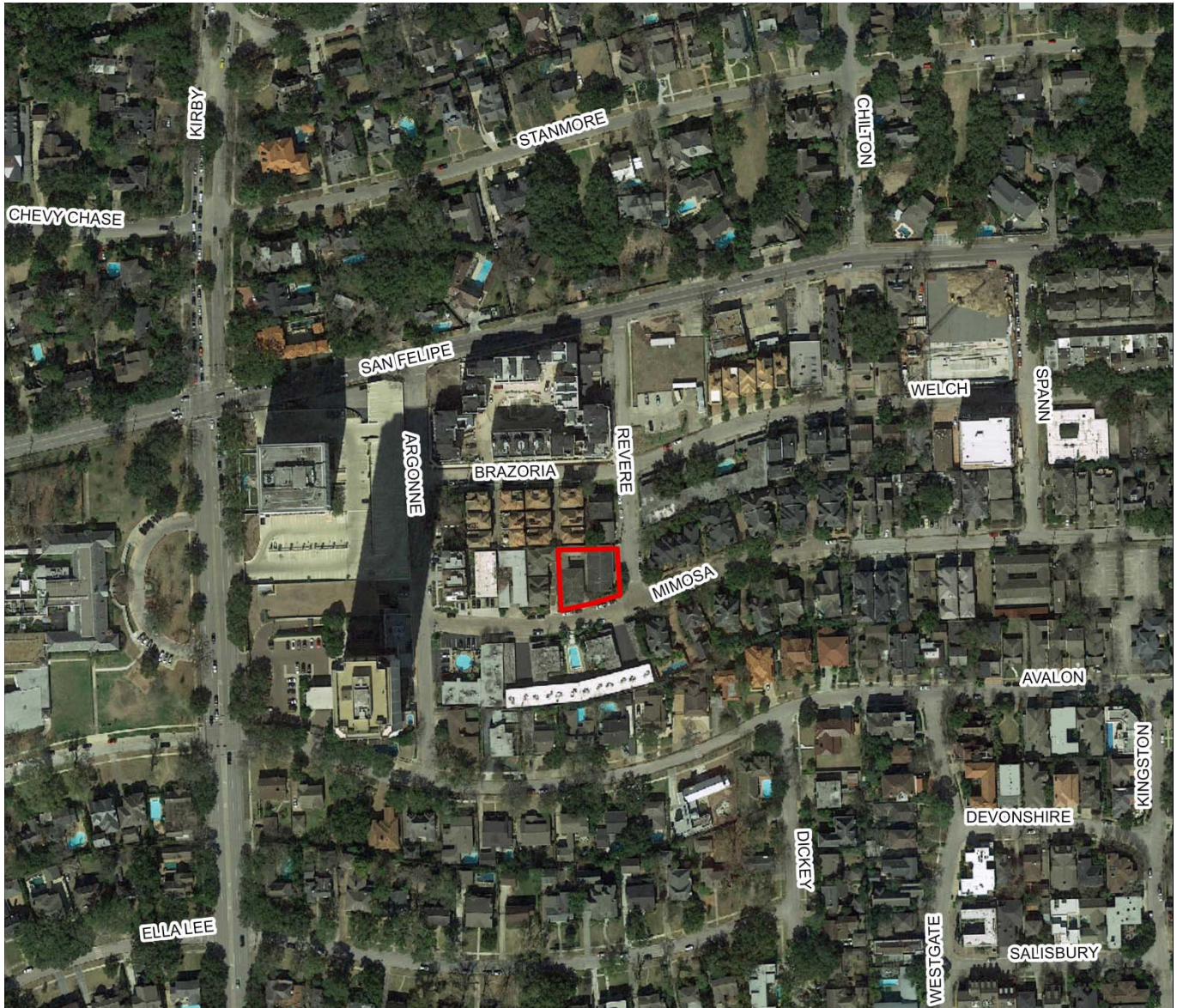
ITEM: 99

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Park Place River Oaks replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Revere Park At River Oaks

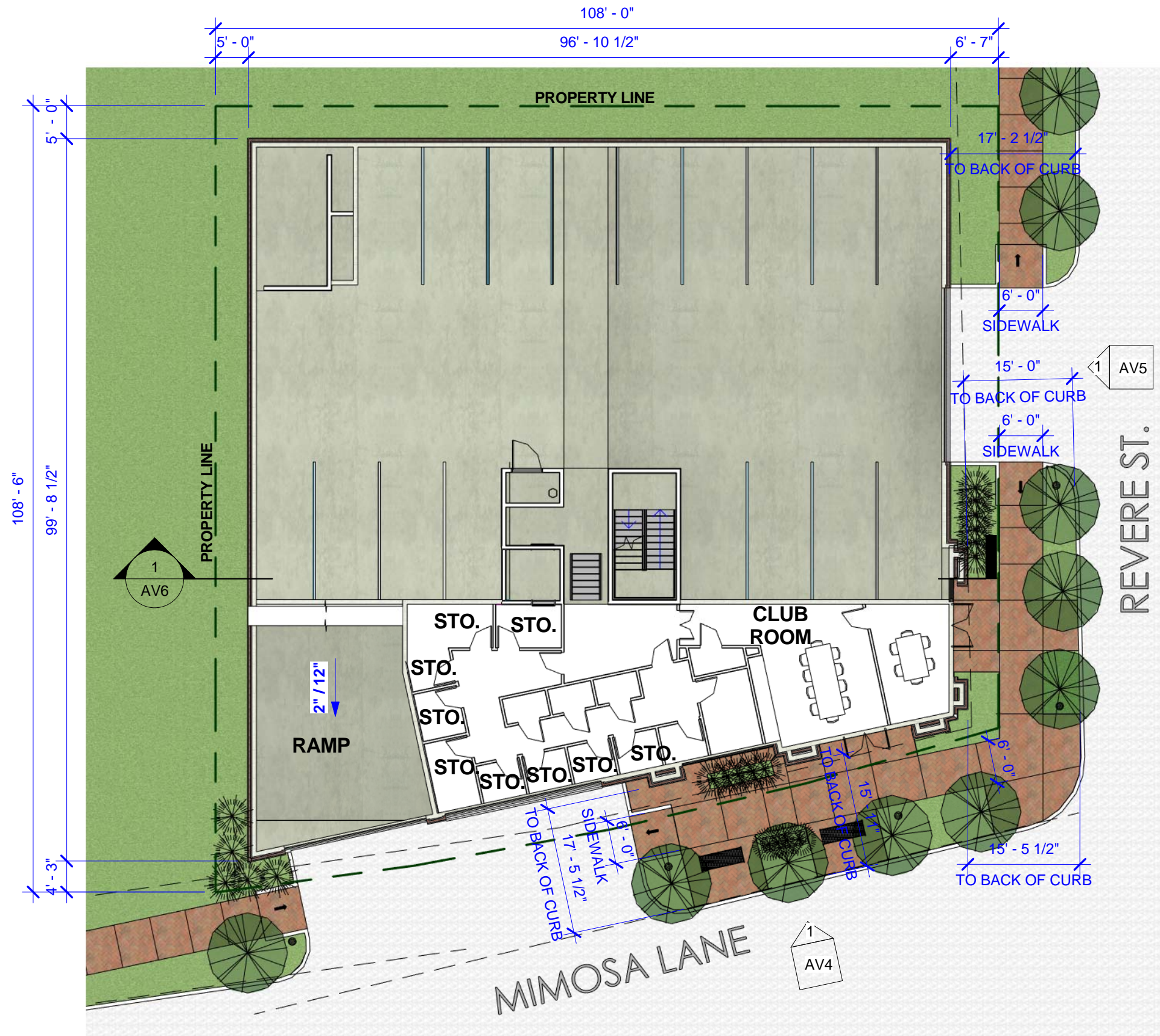
2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/07/15

PERSPECTIVE



1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/07/15



1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



SITE PLAN - LOWER LEVEL
SCALE: 1/16" = 1' - 0"



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/07/15

ELEVATION A
SCALE: 1/16" = 1' - 0"



1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com



Revere Park At River Oaks

2406 MIMOSA DRIVE
HOUSTON, TEXAS 77019

10/07/15



1250 Wood Branch Park Dr
Ste 215, Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com

SECTION
SCALE: 1/16" = 1' - 0"



Application Number: 2015-1918

Plat Name: Park Place River Oaks replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/18/2015

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

Specific Variance is being sought and extent of variance:

to allow a reduced building line along Revere St. and Mimosa St.

Chapter 42 Section: 150

Chapter 42 Reference:

150

Statement of Facts

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

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

This property is south of San Felipe between Kirby and Shepherd, in an area that is experiencing a lot of new, high-density construction, which is replacing things built 50 and 60 years ago. In the 1980's townhomes were introduced into the area, replacing single-family detached houses. The character of the area has been gradually changing from suburban, auto-oriented to pedestrian-oriented, as office buildings, mid-rise condos, and 3-4 story townhomes are replacing the older buildings. Most of the older development had surface parking. The new buildings have structured parking or, in the case of the new townhomes, garages integrated into the main house structure. Sidewalks are now being constructed throughout the area to serve the increasing number of pedestrians. The new townhomes are setback only 5'. Allowing this mid-rise condo to setback 15' from the curb and to create a pedestrian realm along both Revere and Mimosa will enhance the pedestrian environment and the safety of pedestrians walking in the area. The residents will be close enough to take ownership of the sidewalk, monitoring activities for safety; the pedestrians on the sidewalk will feel connected to the residents in the building because they will be able to see activities close to the window. The face of the building on Mimosa is proposed to be 3.2' from the property line and 15' from the curb; the face of the building is proposed to be 5.1' from the Revere property line and 15' from the street. Because the site is not square, the dimensions vary slightly along the building façade. There will be a 6' wide pedestrian clear zone on the two street sides of the building. Sidewalks will have enhanced paving materials. Trees will be planted in tree wells and paving between these will be continuous to the curbs. Benches will be provided within the pedestrian realm and situated under the trees for shade.

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

The character of the area is changing from auto-oriented to pedestrian-oriented and the new development needs to be designed to reinforce that new character.

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

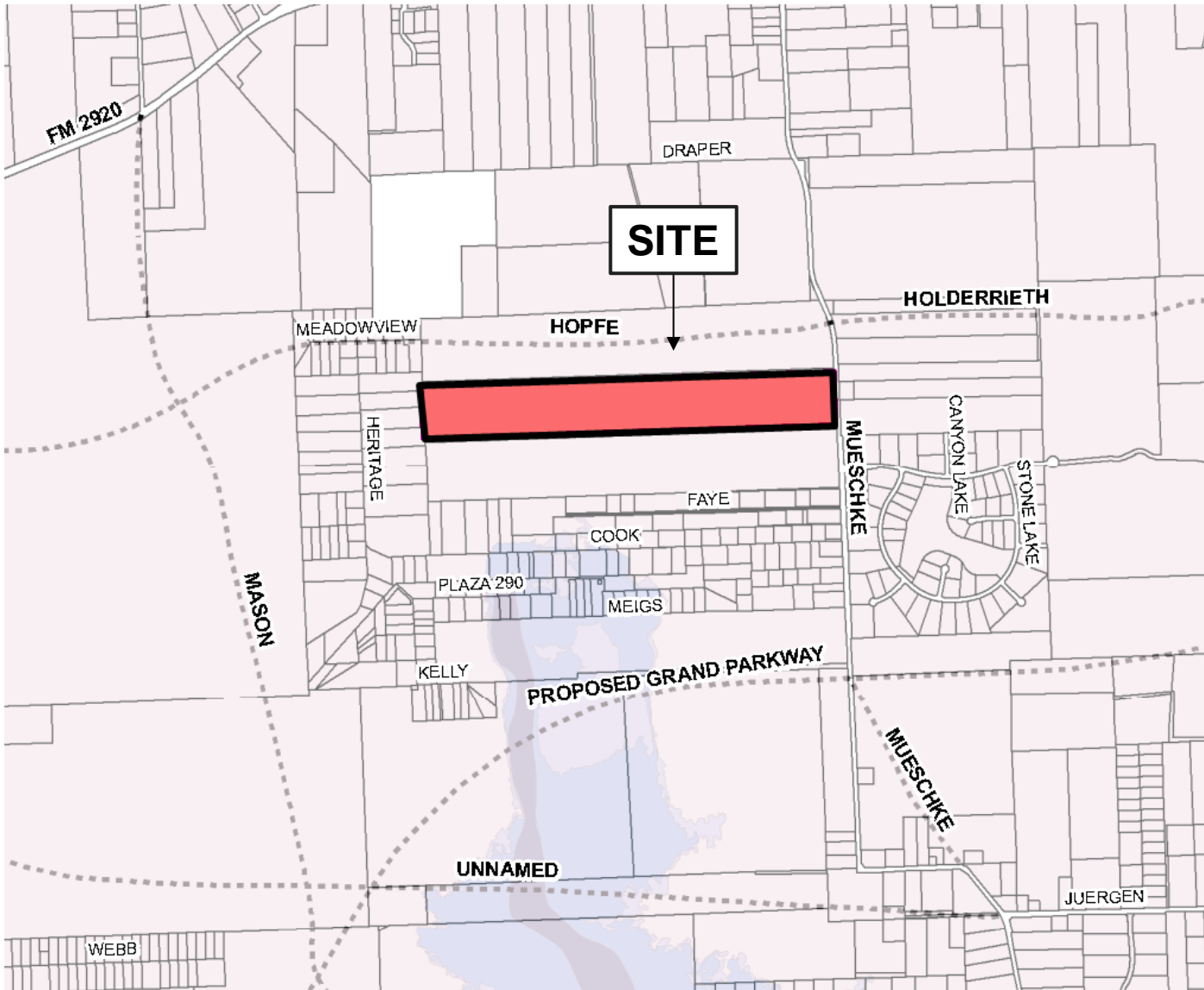
One of the purposes of the chapter is to reinforce unique neighborhood character, which this proposal will do

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will enhance pedestrian and resident safety. As well as create a pleasant walking environment.

(5) Economic hardship is not the sole justification of the variance.
The justification for the variance is the changing character of the neighborhood.

Subdivision Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates



Houston Planning Commission

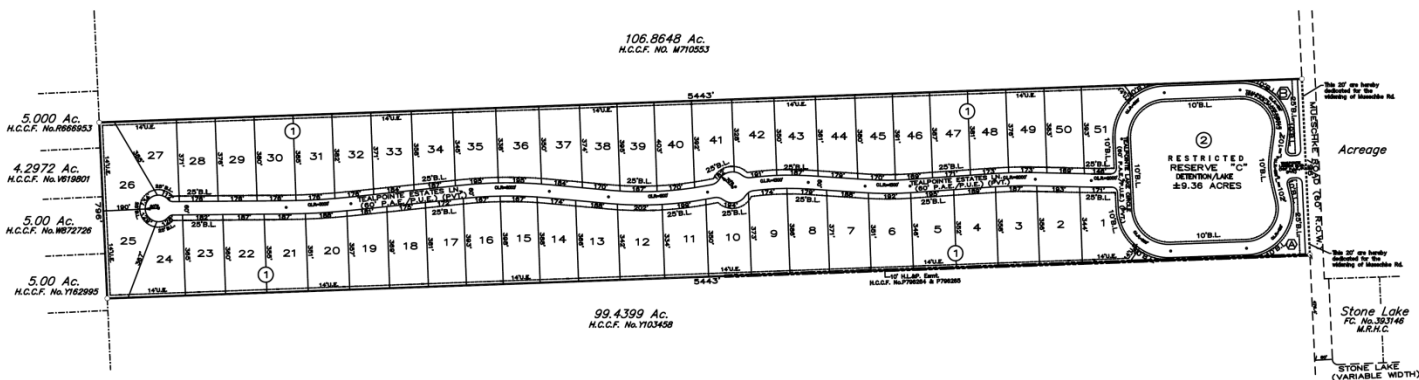
ITEM:100

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

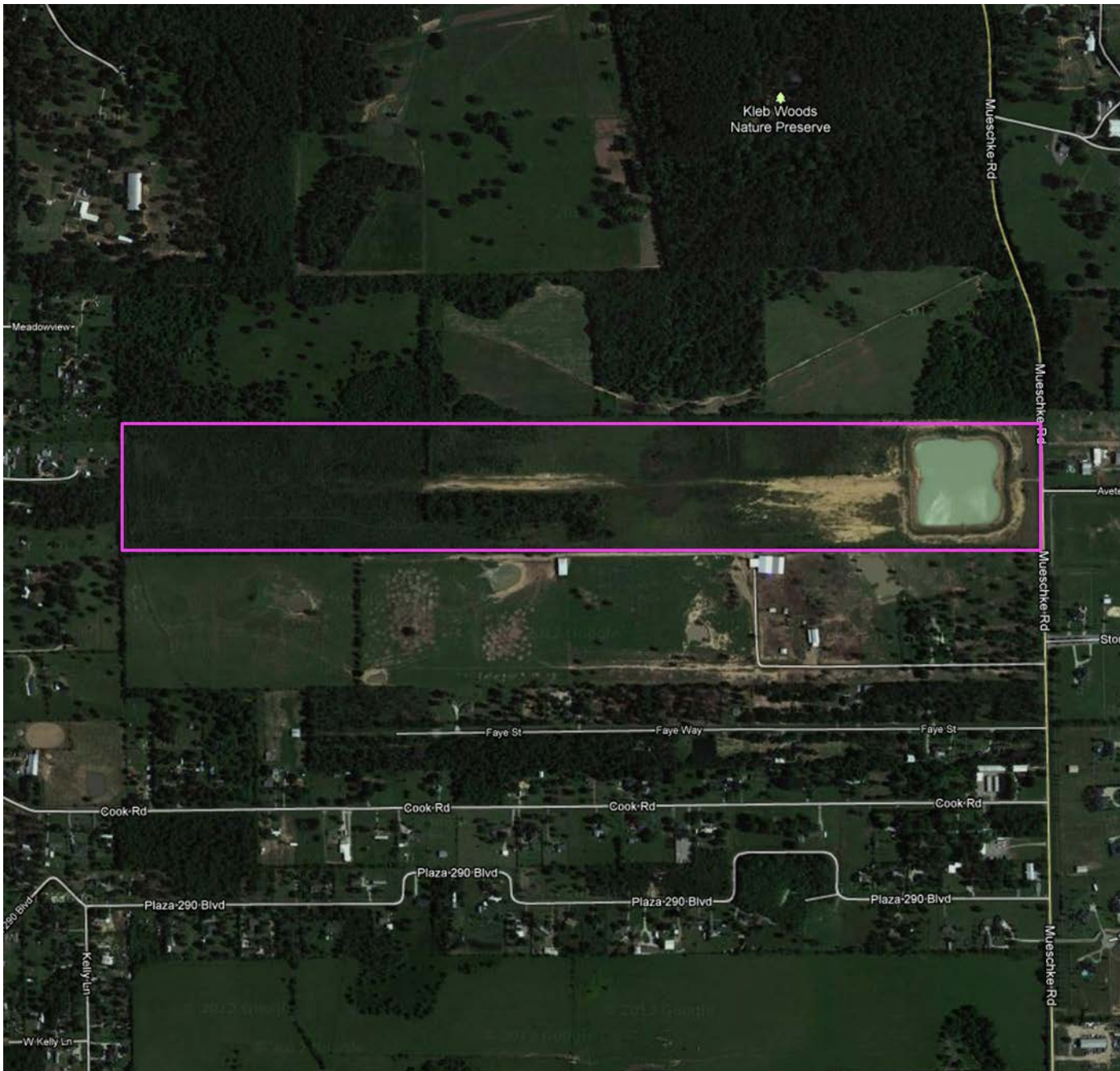
ITEM:100

Planning and Development Department

Meeting Date: 10/15/2015

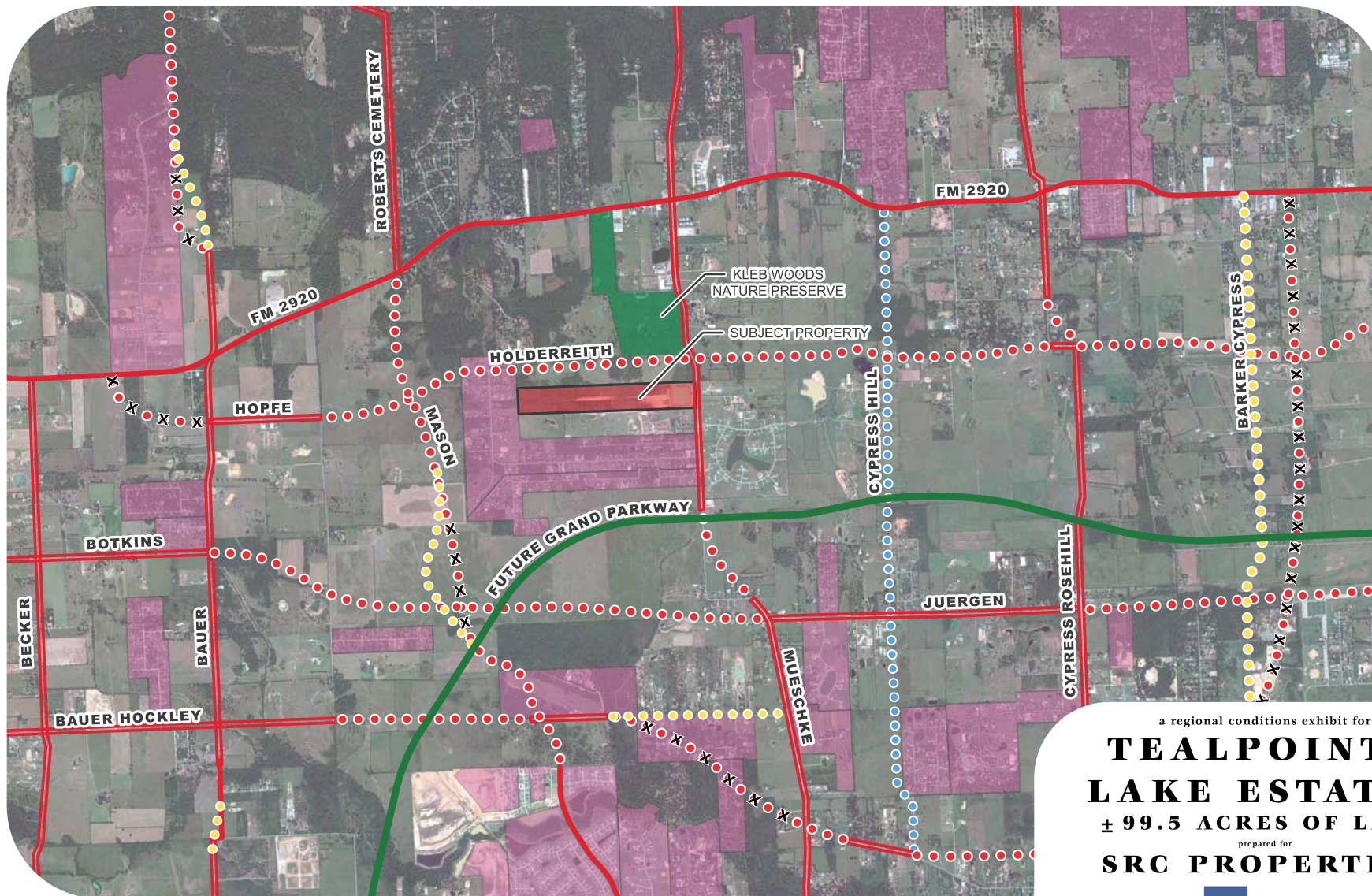
Subdivision Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



LEGEND

- /xxx 2015 THOROUGHFARE AMENDMENT
- FUTURE GRAND PARKWAY
- THOROUGHFARE - TO BE ACQUIRED
- THOROUGHFARE - TO BE WIDENED
- THOROUGHFARE - SUFFICIENT WIDTH
- COLLECTOR STREET - TO BE ACQUIRED
- PRIVATE STREET SUBDIVISION

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a regional conditions exhibit for

TEALPOINTE LAKE ESTATES ± 99.5 ACRES OF LAND

prepared for

SRC PROPERTIES



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

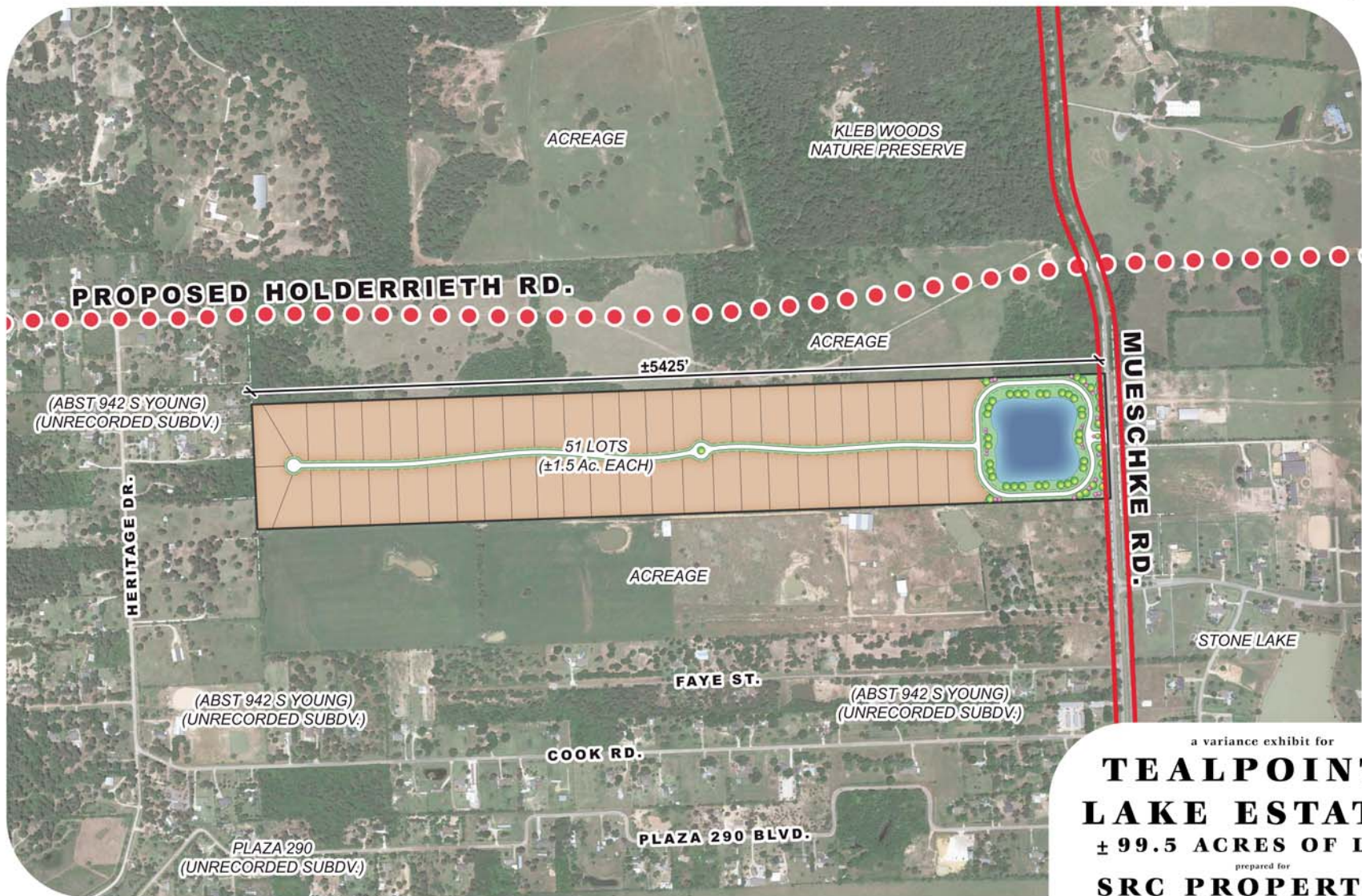
7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

NOT TO SCALE

SEPTEMBER 30, 2015
KGA #1-53



LEGEND

- EXISTING THOROUGHFARE - TO BE WIDENED
- PROPOSED THOROUGHFARE

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a variance exhibit for
**TEALPOINTE
LAKE ESTATES**
± 99.5 ACRES OF LAND
prepared for
SRC PROPERTIES



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
7000 North Mopac, Suite 330
Austin, TX 78731
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 261-579-0340
SEPTEMBER 24, 2015
KGA #1-283





Application Number: 2015-2095

Plat Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing by not providing any public north-south through-streets in the tract.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Tealpointe Lake Estates is a 99.5 acre residential development located in northwest Harris County, north of US 290 along Mueschke Rd. The property is an unusual shape, being a rectangle $\pm 5443'$ long and only $\pm 796'$ wide (see attached site exhibit). Access to the subject property comes from $\pm 796'$ of frontage along Mueschke Road to the east. The property is bounded on the north and south by undeveloped tracts and on the west by residential development. The Tealpointe Lake Estates development consists of 51 large residential lots, each typically 1.5 acres in size, contained in a private gated community. Due to the large lot size, the traffic generated by the development is unusually low in comparison to the size of the development. The proposed development is also following the precedent set by the surrounding tracts, which have consistently developed into large lot subdivisions or other uses with low traffic yield (see attached regional exhibit). Thus, the area already has lower-than-typical traffic counts, which the proposed project is not substantially affecting, and therefore a higher degree of local connectivity is not warranted for either residents or emergency services. Additionally, there are two limiting factors on the expansion of local connectivity in the area. First, the future Grand Parkway alignment is proposed less than a mile to the south. There are no frontage roads on the Grand Parkway in this location, and the tollway will therefore become a terminating point for all nearby local street circulation. Second, the existing development that surrounds the subject property has already been developed without provision for local connections. A public street south from the subject site would only be able to be extended to the immediately adjacent acreage tract. Further south and west of the subject site, three unrecorded subdivisions have created similar large-lot private street communities without any provision for public street circulation. The possibility of assembling sufficient acreage out of these lots to redevelop, or for multiple adjacent lots to develop in such a way that a public north-south street could be extended, is extremely remote. A public street to the north of the subject site would only extend into the immediately adjacent large acreage tract before terminating at Kleb Woods Nature Preserve and the proposed alignment of east-west major thoroughfare Holderreith Blvd. Due to these factors, local connectivity is not a reasonable objective for the subject property, and the site is ideal for a private street community. The large lot size and the property's overall dimensions dictate the street pattern of the development, which consists of a single street along the relative center of the property, with a circular turnaround near the middle of the tract, terminating in a single standard cul-de-sac at the west. This central street circles an existing lake at the front of the property and connects directly to Mueschke Road, which provides significant north-south connectivity for the area. Additionally, if the subject property were to provide a stub street to the north or south, said street would be roughly 350' in length – far in excess of the typical stub street length. Until and unless development occurs on the adjacent tracts, a stub street would serve no purpose and would collect debris over time. Providing additional stub streets solely to create shorter block lengths would be impractical, wasteful and of no further benefit to either the subject property or its surrounding tracts.

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

The unusual shape of the subject property and its surrounding conditions create the need for an atypical development and are not conditions that were created or imposed by the applicant.

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

The streets provided in the Tealpointe Lake Estates development preserve the intent and general purposes of Chapter 42. The streets will accommodate the traffic generated by the development of the subdivision, will provide adequate vehicular access to all new properties, including access for fire, police, and other emergency services, and will not be detrimental to the circulation of the surrounding area.

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

The streets provided by the Tealpointe Lake Estates development are adequate for the purposes of vehicular circulation and emergency vehicle access, thus creating no danger to public health, safety or welfare.

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

The restrictive shape of the subject property, and the equally-restricted surrounding properties, are the primary factor necessitating the requested variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-2095

Plat Name: Tealpointe Lake Estates

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 10/05/2015

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

Specific Variance is being sought and extent of variance:

To exceed the maximum number of lots allowed on a cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec 42-131. Culs-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. (...) For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached Units - 10 trips per unit

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;

Tealpointe Lake Estates is a 99.5 acre residential development located in northwest Harris County, north of US 290 along Mueschke Rd. The property is an unusual shape, being a rectangle $\pm 5443'$ long and only $\pm 796'$ wide (see attached exhibit). Access to the subject property comes from $\pm 796'$ of frontage along Mueschke Road to the east. The property is bounded on the north and south by undeveloped tracts and on the west by residential development. The unusual shape of the site dictates a street pattern that is ultimately a straight line moving east-to-west. Additionally, the unrecorded subdivisions and similarly-shaped acreage tracts that surround the site (see attached site exhibit), mean that there are no existing opportunities for through-street connections other than at the frontage of the site on Mueschke Rd. Future connections to the north, west, or south are all highly unlikely. The natural result of this condition is a "dead-end" street pattern in which all vehicle trips will be directed back to the boulevard entry street onto Mueschke Rd. This result is entirely independent of the size or quantity of lots proposed within the subject site. The proposed street pattern provides two opportunities for vehicles to turn around within the site – one at the far-west end of the tract, which is a true cul-de-sac, and one in the middle of the tract for better traffic movement within the site. The development proposes 51 large lots, each approximately ± 1.5 acres in size – only about 30 of which are located beyond the mid-way turn-around. In proportion to the size of the tract, this is a relatively small number of lots, with a proportionally low traffic impact. Furthermore, the entry street at Mueschke Rd is proposed as a boulevard entry, which will minimize potential delays and difficulties for traffic entering and exiting the site. Due to the proportionally low traffic volume for the subject site, the extra provisions of the proposed street pattern, and the surrounding conditions that preclude the possibility of any other through-street connections either currently or in the future, the proposed plan provides the best possible solution for the development of the site where a "dead-end" street condition is inevitable.

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

The unusual shape of the subject property and its surrounding conditions create the need for an atypical development and are not conditions that were created or imposed by the applicant.

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

The streets provided in the Tealpointe Lake Estates development preserve the intent and general purposes of Chapter 42. The streets will accommodate the traffic generated by the development of the subdivision, will provide adequate vehicular access to all new properties, including access for fire, police, and other emergency services, and will not be detrimental to the circulation of the surrounding area.

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

The streets provided by the Tealpointe Lake Estates development are adequate for the purposes of vehicular circulation and emergency vehicle access, both within the development and at the entry with Mueschke Rd, thus creating no danger to public health, safety or welfare.

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

The restrictive shape of the subject property, and the equally-restricted surrounding properties, are the primary factor necessitating the requested variance.

Houston Planning Commission

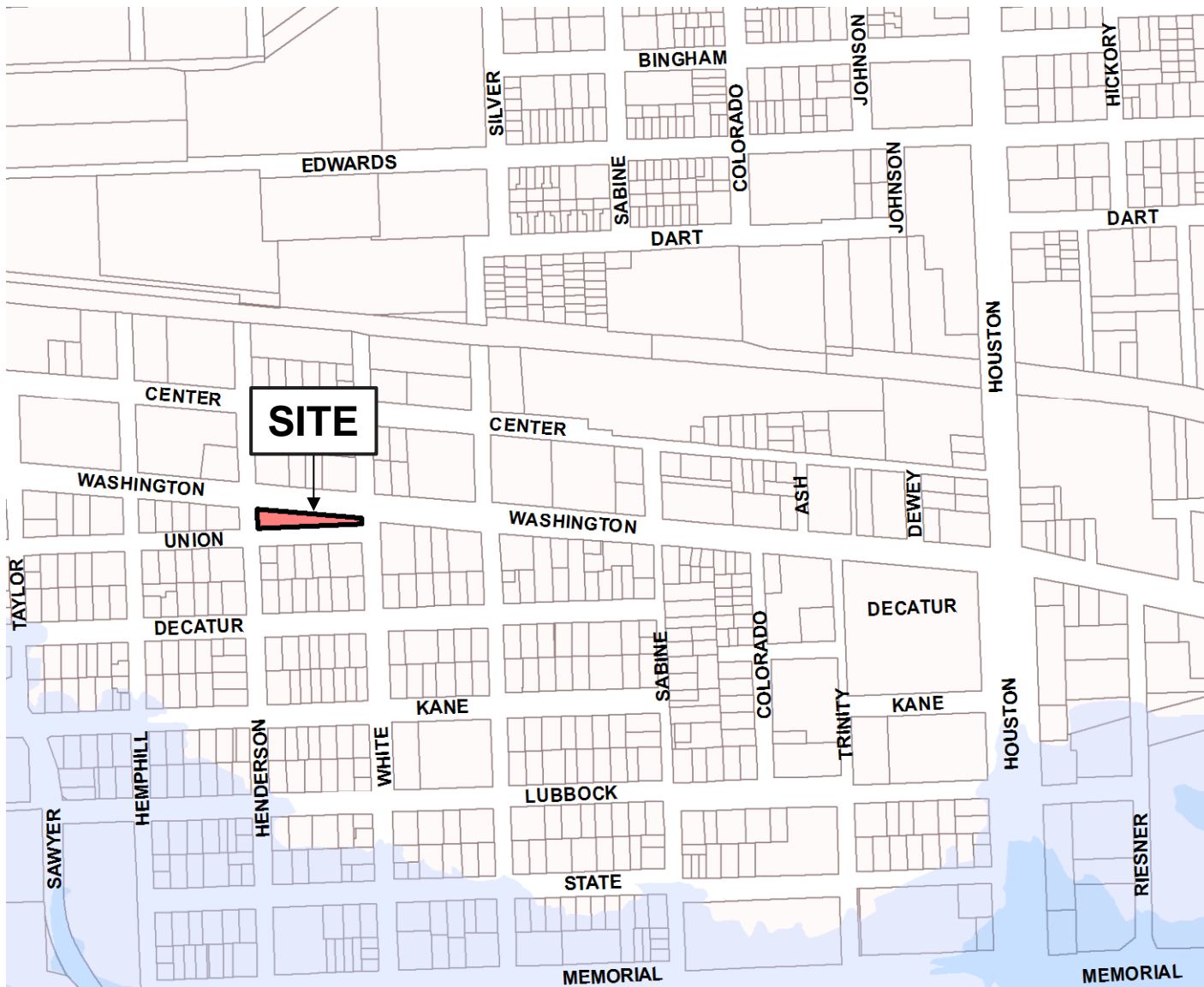
ITEM:101

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Washington Avenue Interests (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Site Location

Subdivision

Houston Planning Commission

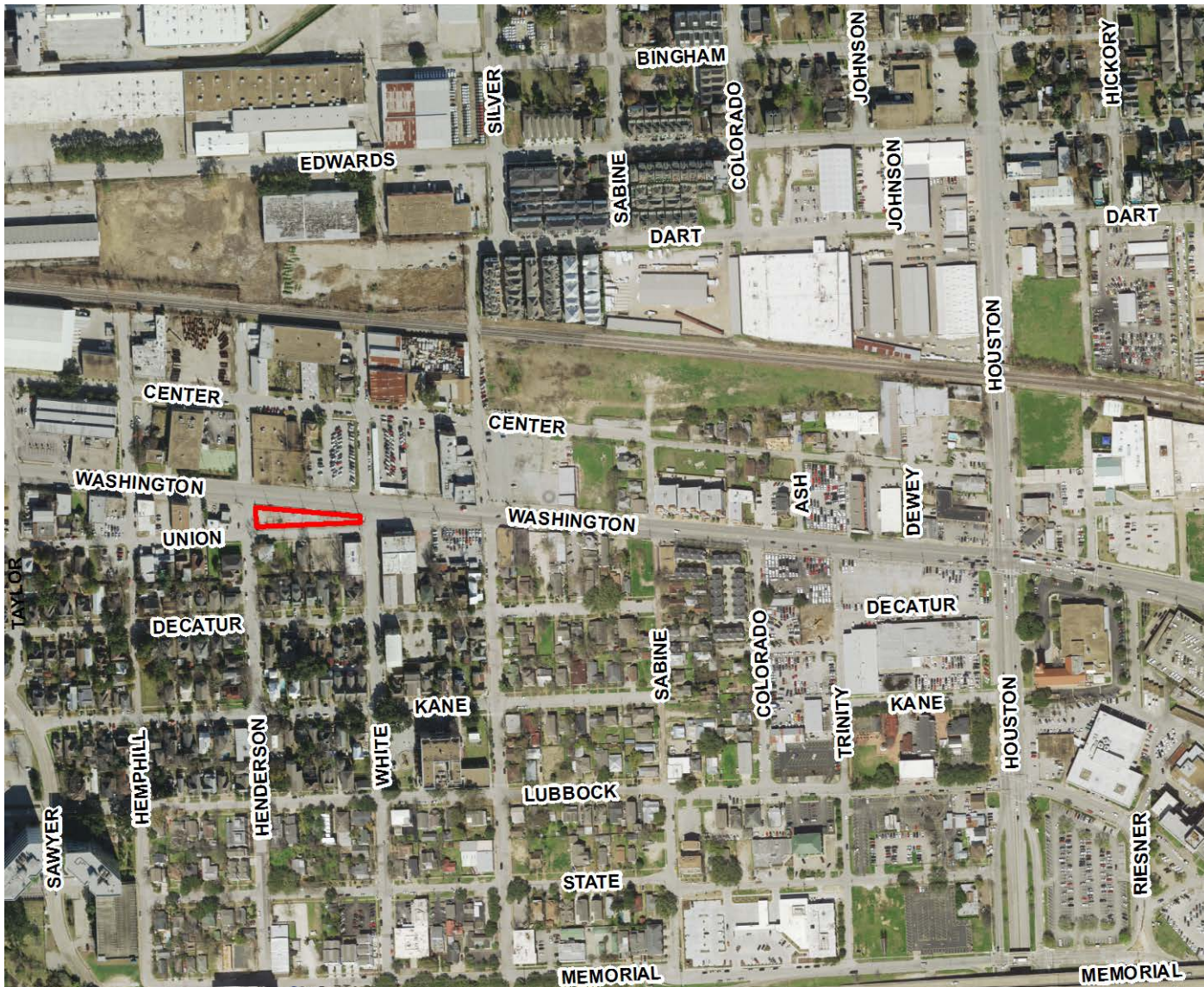
ITEM:101

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Washington Avenue Interests (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

BASED ON 2.5/1000 GFA	BASED ON 2.75/1000 UFA
TOTAL GFA = 8,418 SQ.FT.	TOTAL GFA = 6,977 SQ.FT.
TOTAL CARS REQUIRED = 8418 X 2.5 /1000	TOTAL CARS REQUIRED = 6977 X 2.75 /1000
TOTAL CARS REQUIRED = 21.04 CARS = 21 CARS	TOTAL CARS REQUIRED = 19.18 CARS = 19 CARS
REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES	REDUCTION IN PARKING W/ BICYCLE RACK PROVISION = 1 PARKING SPACE PER 4 BICYCLE SPACES
TOTAL CARS REQUIRED = 21 - 2 = 19 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS	TOTAL CARS REQUIRED W/ BICYCLE SPACES = 19 - 2 = 17 CARS WITH BICYCLE SPACES CREDIT OF 2 CARS
TOTAL CARS REQUIRED = 19 CARS	TOTAL CARS REQUIRED = 17 CARS
TOTAL CARS PROVIDED = 21 CARS	TOTAL CARS PROVIDED = 21 CARS

1. ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARRICADE/FENCING, CONSTRUCTION TRAFFIC, CLEARING PROCEDURE, GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY CONSTRUCTION SITES, SHALL BE COORDINATED WITH THE CITY OF HOUSTON AND SHALL BE CONSIDERED IN THE PRICING.
2. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION FENCING AND TRAFFIC CONTROL.
3. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CABLE AND TELEPHONE UTILITIES TO LOCATE AND MARK ALL UTILITIES AROUND UTILITIES PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT AND OWNER OF POSSIBLE RELOCATION OF EXISTING LINES WHICH CONFLICT WITH THE PROPOSED WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL BE RESPONSIBLE FOR ALL OTHER GRADING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY TAP FEES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS TO REMAIN.
7. REFER TO CIVIL DRAWINGS FOR CONCRETE PARKING DETAILS AND THICKNESS EXPANSION JUNT AT SIDEWALK TO BE 20" O.C. MAX. TYP. AND CONSTRUCTION JOINTS TO BE 10' O.C. MAX. TYP.
8. CONTRACTOR TO PROVIDE 6" O. HT. TEMPORARY FENCING AROUND ENTIRE SITE.
9. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:1. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:1.
10. ALL CHANGES SHALL BE APPROVED BY ARCHITECT AND OWNER BEFORE ALLOWED ON SITE.
11. ALL CHANGES SHALL BE MARKED WITH CONTRASTING COLOR (BLACK UNLESS NOTED OTHERWISE) 1/8" SCOFFED CO. COLORED DYE SHAKE HARDENER LITHOCHROME.
12. ALL REBAR AT CONC. RAMP SURFACE SHALL BE 18" DEEP X 1/4" WIDE V GROVES AT 2' O.C. TYP.
13. THE FUTURE OFFICE BUILDING WILL BE SUBMITTED ON A SEPARATE PERMIT ISSUE.

1250 Wood Branch Park Dr
Ste 215. Houston TX 77079
Office phone 713.874.0775
www.elementarchitects.com

1

36' 0"

PUBLIC PARKING EASEMENT

25' 5 1/2"

LIMITS OF PROPOSED PARKING EASEMENT

[illegible]

4 PARKING SPACES MARKED WITH SIGN "RESERVED FOR TYLER FLOOD & ASSOCIATES, INC. FROM 7:00AM-6:00PM"

4 PARKING SPACES TO REMAIN UNMARKED AND OPEN TO THE PUBLIC

NOTE: MINIMUM STREET TREE PLANTING REQUIREMENTS SHALL BE AS FOLLOWS: 5 TREES ON WASHINGTON AVE. 5 TREES ON UNION. 2 TREES ON HENDERSON. 1 TREE ON WHITE STREET.

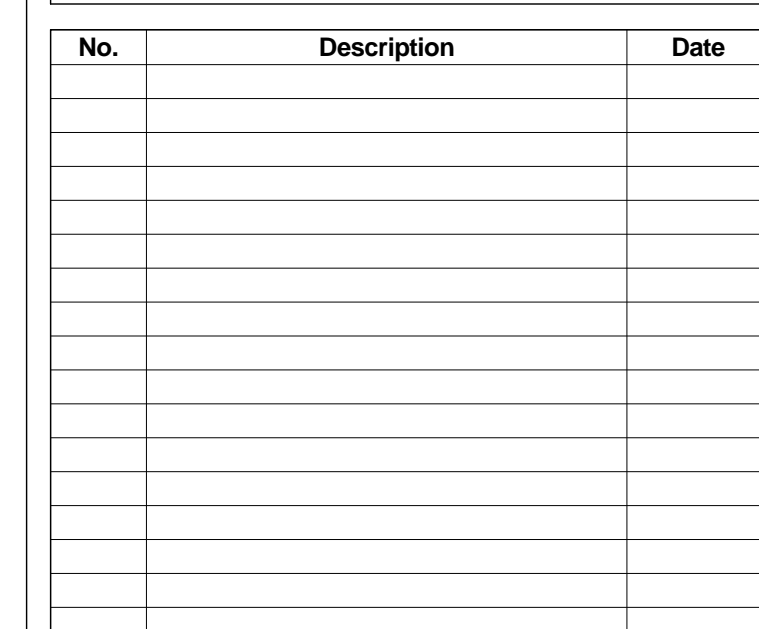
2019 Washington Ave.
Houston, TX 77007

Project number	13024
Date	9/16/15
Drawn by	MBG
Checked by	-

AS100

Scale	As indicated
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9/16/2015 11:27:37 AM



2019 Washington Ave
Houston, TX 77007

Project number	13024
Date	9/18/15
Drawn by	Author
Checked by	Checker
<h1>PC100</h1>	
Scale	1/8" = 1'-0"

The floor plan shows the second floor layout. It features a grid system with columns labeled A through G and rows labeled 1 through 6. The main area is labeled 'LEASE SPACE 202'. To the right, there is a 'LOBBY 201'. Various callouts indicate specific areas: 'A201' is located near the top center, 'A202' is near the bottom left, and 'A203' is near the bottom right. The plan also shows a staircase and several rooms or corridors.

1 FIRST LEVEL PC
1/8" = 1'-0"



Application Number: 2015-1959
Plat Name: Washington Avenue Interests
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 09/21/2015

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

Specific Variance is being sought and extent of variance:

Reduce the building line requirement from 25' along Washington Avenue and 10' along Union Street, to 5' along both Washington Avenue and Union Street.

Chapter 42 Section: 150

Chapter 42 Reference:
42-150

Statement of Facts

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

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

The subject tract is a narrow, "flatiron" shaped lot. Standard building lines would render most of the site unusable for development. Applying the standard 25' building line along Washington Avenue and the standard 10' building line along Union Street would result in an available building area of less than 1,700 square feet in an awkward, triangular building footprint. Such a small building area is not conducive to the office building that is proposed for the site.

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

This site is surrounded by public streets that were platted (in an unrecorded subdivision) and built many years before the current owner took possession of the property. These streets create the narrow, triangular parcel, which is difficult to develop using the standard building lines.

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

Section 42-154 of the City of Houston Code of Ordinances allows for an optional performance standard 5' building line for retail centers. While the proposed development is an office building not a retail center, it does meet the physical standards set out in Section 42-154 by not having any parking, driveways or other automotive circulation areas in the front of the building. Also, being that this is an older, dense, urban neighborhood, the reduced building line would be more in keeping with existing historic building patterns in the area. Additionally, the variance has the support of the Old Sixth Ward Neighborhood Association and the Old Sixth Ward TIRZ.

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

On the contrary, the variance would enhance the neighborhood by helping to develop a vacant tract that otherwise would be nearly impossible to develop when using standard building lines. The density of the development and the placement of the building closer to the street would also be more compatible with non-automotive transportation options such as walking, bicycling and public transit, and would fit the dense urban character of the neighborhood. The variance has the full support of the Old Sixth Ward Neighborhood Association as well as the Old Sixth Ward TIRZ. The TIRZ board voted to support the variance, and issue a letter to the city stating such, at their

October 30, 2013, monthly meeting. Additionally, the owner is proposing to compensate for the granting of the variance by providing the following amenities on the subject site: -Grass pavers with brick striping in the parking area to help the parking blend with the green space and reduce impervious surface/improve drainage. -Addition of curbs and gutters along Union Street near the southwest corner of the site. -8' sidewalks along Washington Avenue in a public easement to improve pedestrian circulation and comfort. -Brick or stone dumpster enclosure to match the building façade. -Restoration of existing pole sign to maintain historic character of the neighborhood, as well as a ban on billboards and spectacular signs. -Green features such as cisterns to reduce water usage and the general environmental impact of the development. These cisterns could be placed in a prominent, decorative way, such as displaying the Sixth Ward neighborhood logo. -Restrictions against any stand-alone bars, which have been a nuisance to neighborhood residents. -Extensive landscaping, including re-use of existing trees. -Public art installation in the green space on the east end of the site. -Public bike rental facilities on the east end of the site. -Restrictions against oversized and/or spectacular signage. -Public availability of parking spaces along Union Street.

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

Regardless of cost, there is not much that could be built on this narrow site if the standard building setbacks were applied to it.

Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Woodlands Village of Indian Springs Sec 30

Applicant: LJA Engineering Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

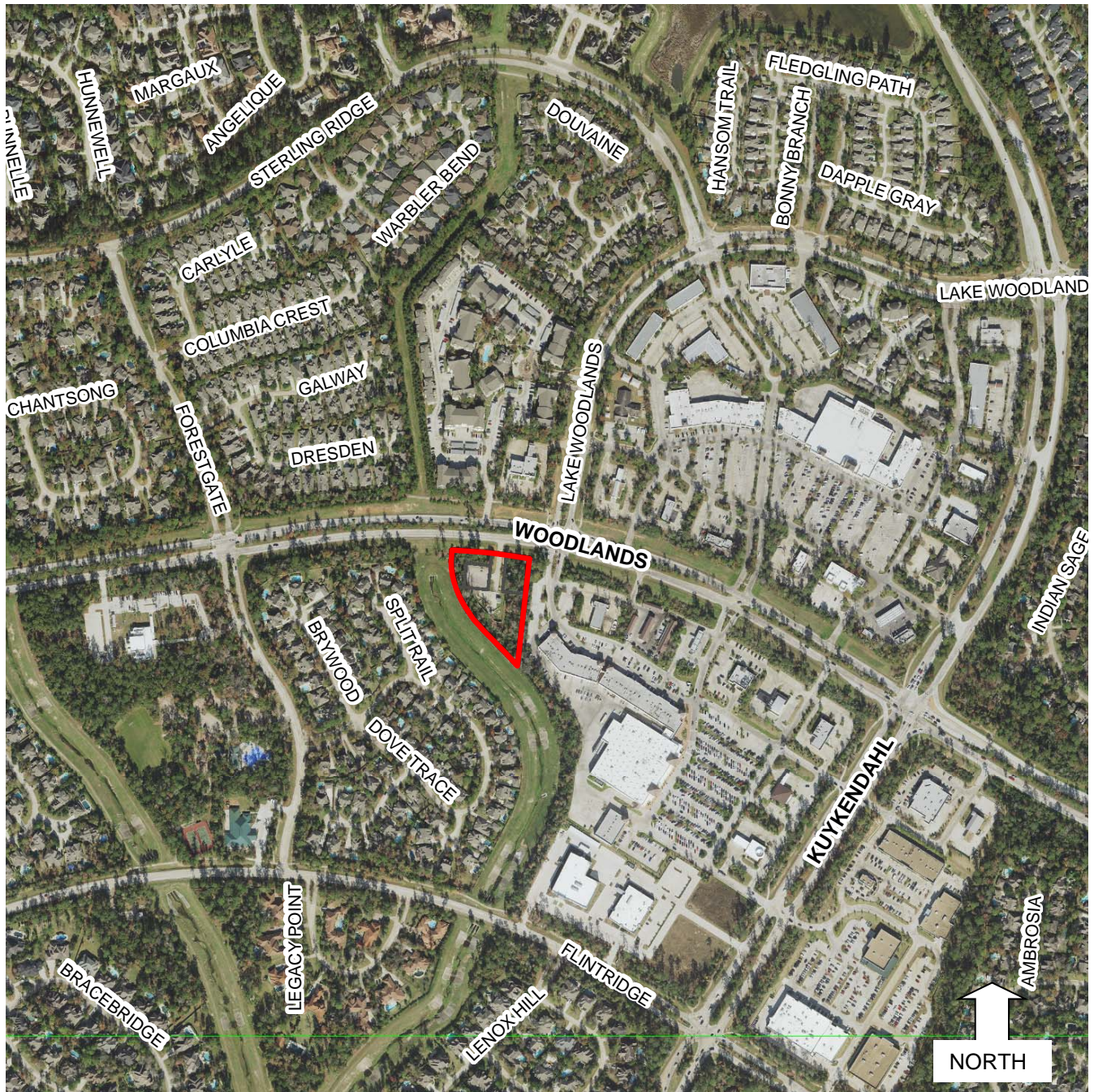
ITEM:102

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Woodlands Village of Indian Springs Sec 30

Applicant: LJA Engineering Inc.



D – Variances

Aerial



Application Number: 2015-2048

Plat Name: Woodlands Village of Indian Springs Sec 30

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

Date Submitted: 10/02/2015

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

Specific Variance is being sought and extent of variance:

Allow Unrestricted Reserve C to take access from a 60' access easement and to not have direct frontage on public ROW

Chapter 42 Section: **Sec 42-192**

Chapter 42 Reference:

(b) Each reserve shall meet the following requirement width 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 - Reserve C-Substation purposes (Entergy Tract) Minimum Size - 5,000 s.f. Street Type - Public Street Minimum Street or Shared Driveway Width - 60 feet (50 feet in a street width exception area) Minimum Street 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

On December 2, 2010 the City of Houston Planning Commission granted Class II final plat approval for The Woodlands Indian Springs Sec 30. There were three owners listed in the title report with The Woodlands Land Development Company owning two of the tracts. On August 24, 211 it was determined by the Montgomery County Engineering Department that each tract (four tracts total) that is separately owned must have its own reserve as per Montgomery County Subdivision regulations. Reserve C, restricted to substation purposes is owned by Entergy Gulf State Inc. currently takes access through a 60' Access easement and does not have direct frontage on Woodlands Parkway. The City of Houston allows multiple owners to plat a reserve and to later divide the reserve up by metes and bounds as long as there is an access easement that provides access. The rules of the City of Houston Chapter 42 and Montgomery County Subdivision regulations differ from each other. It is the requirement of Montgomery County to create separate reserves that is making the variance necessary.

(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;

Reserve A (restricted to water supply production facilities) is owned by San Jacinto River Authority, Unrestricted Reserve B and D are owned by The Woodlands Land Development Company and Reserve C (restricted to Substation purposes) is owned by Entergy Gulf States, Inc. We have determined that SJRA owns the property that encompasses the 60' access easement but that the owners of Reserve A and C have the right to use the 60' Access Easement. The aerial shows that both entities currently use the access easement. The granting of the variance will allow Entergy Gulf States Inc. to use the property as they are doing currently. The circumstances that created the need for a variance are because of the difference in the rules of the City of Houston and Montgomery County.

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

It is the intent of Chapter 42 to have property owners plat their property and provide clear access to their property. Granting the proposed variance will allow the property owner to use the access easement for the water well that is currently on the site. The use of Reserve C, Entergy Gulf States Inc. is for substation purposes. A recorded plat will allow for continued use and additional facilities to be built if needed at a future time.

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

Granting the variance will allow the current use of a substation site to continue. It will also allow for future additions if necessary. This variance will allow Unrestricted Reserve C access to Woodlands Parkway.

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

Economic hardship is not the sole justification of the variance. The requirement to plat a reserve for each deeded tract created the "land-lock" which necessitated the variance. The granting of the variance allows the property to function as it has for the last 13 years or so.

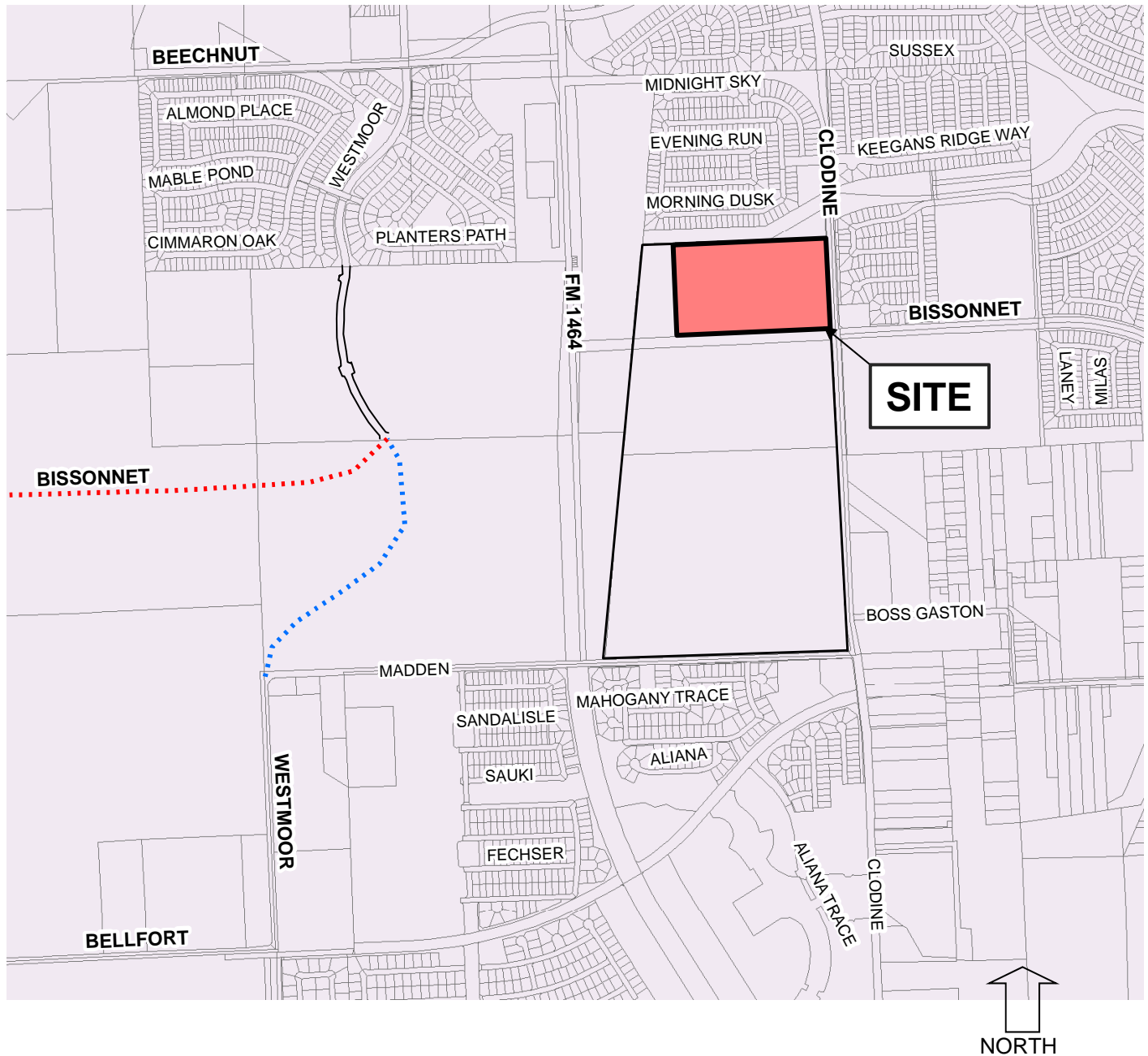
Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Camellia Reserves (DEF 2)

Applicant: EHRA



F-Reconsideration of Requirement Site Location

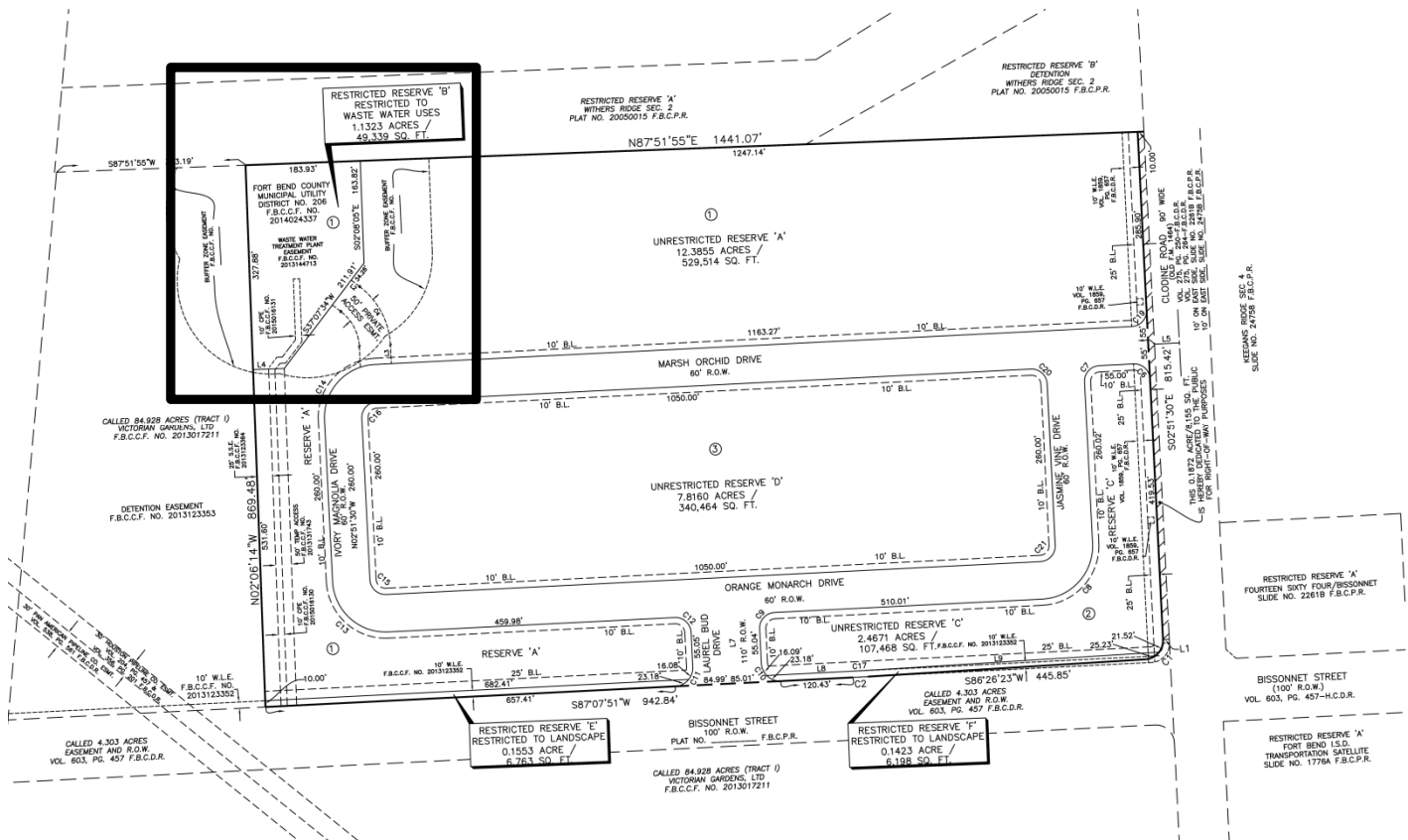
Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Camellia Reserves (DEF 2)

Applicant: EHRA



F-Reconsideration of Requirement Subdivision

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Camellia Reserves (DEF 2)

Applicant: EHRA



F-Reconsideration of Requirement

Aerial

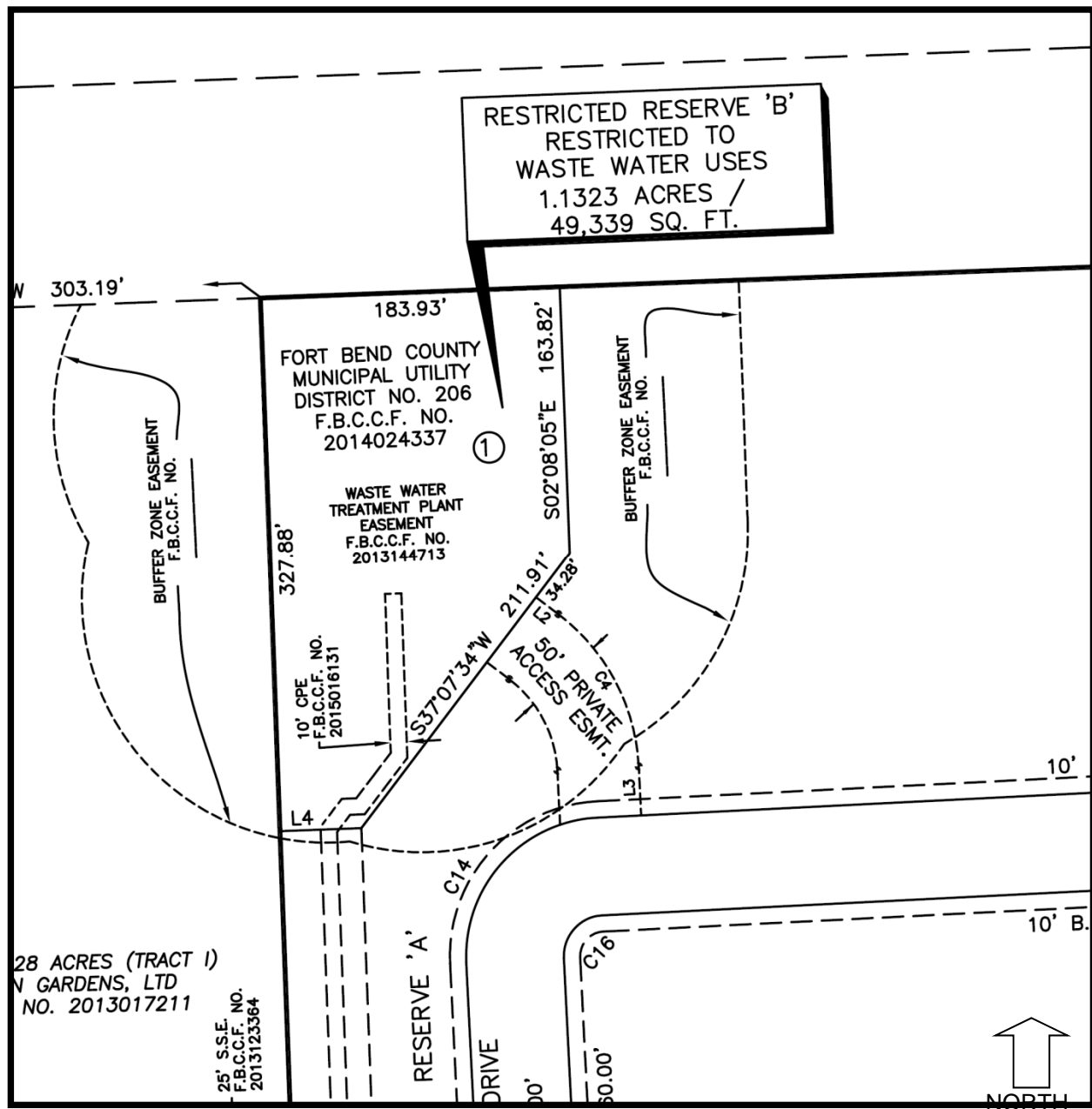
Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Camellia Reserves (DEF 2)

Applicant: EHRA



F-Reconsideration of Requirement

Detail

FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 206
F.B.C.C.F. NO.
2014024337

WASTE WATER
TREATMENT PLANT
EASEMENT
F.B.C.C.F. NO.
2013144713

50' ACCESS ESMT.

W
LIA DRIVE



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.

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Dietz Acres (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

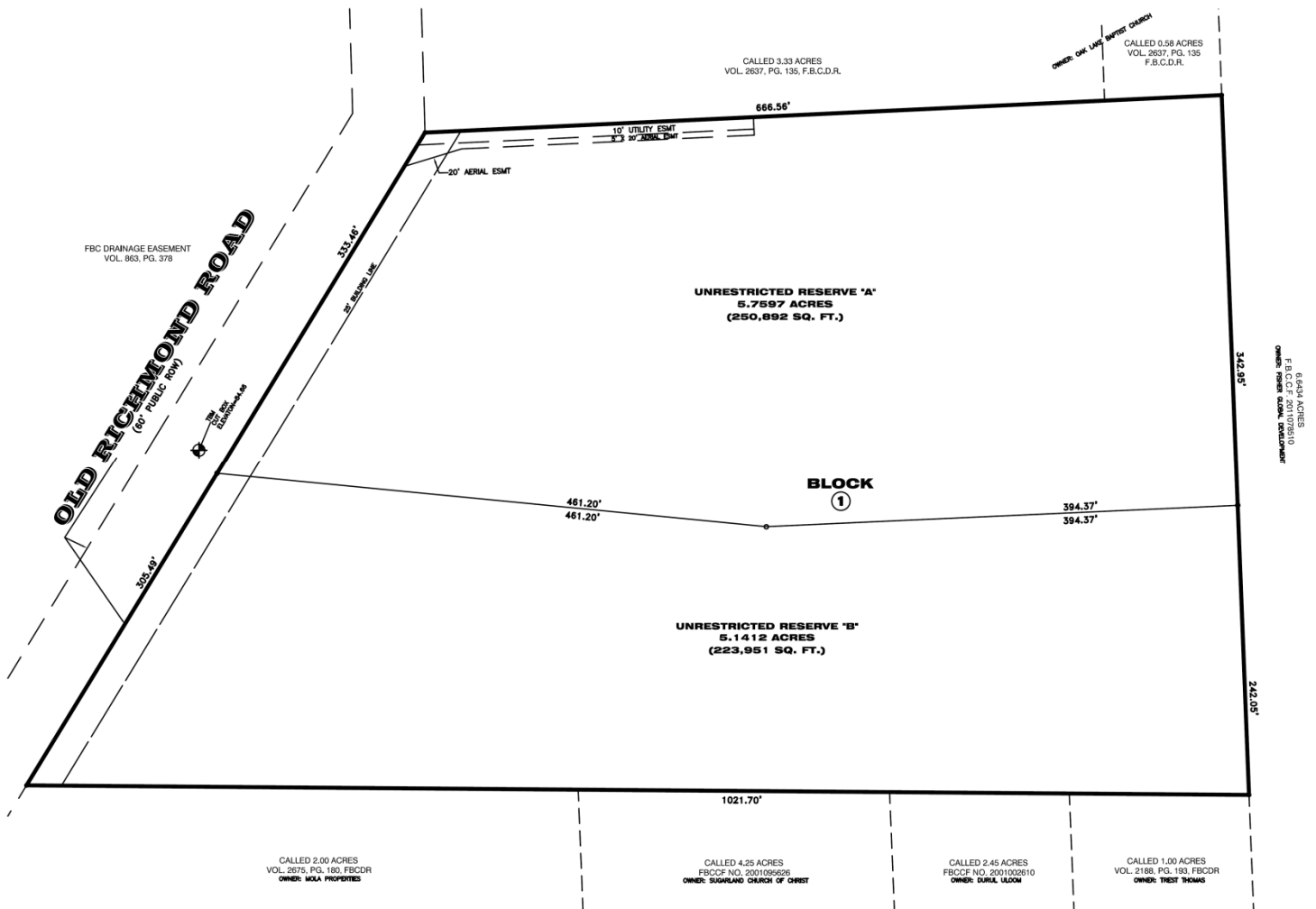
ITEM: 104

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Dietz Acres (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

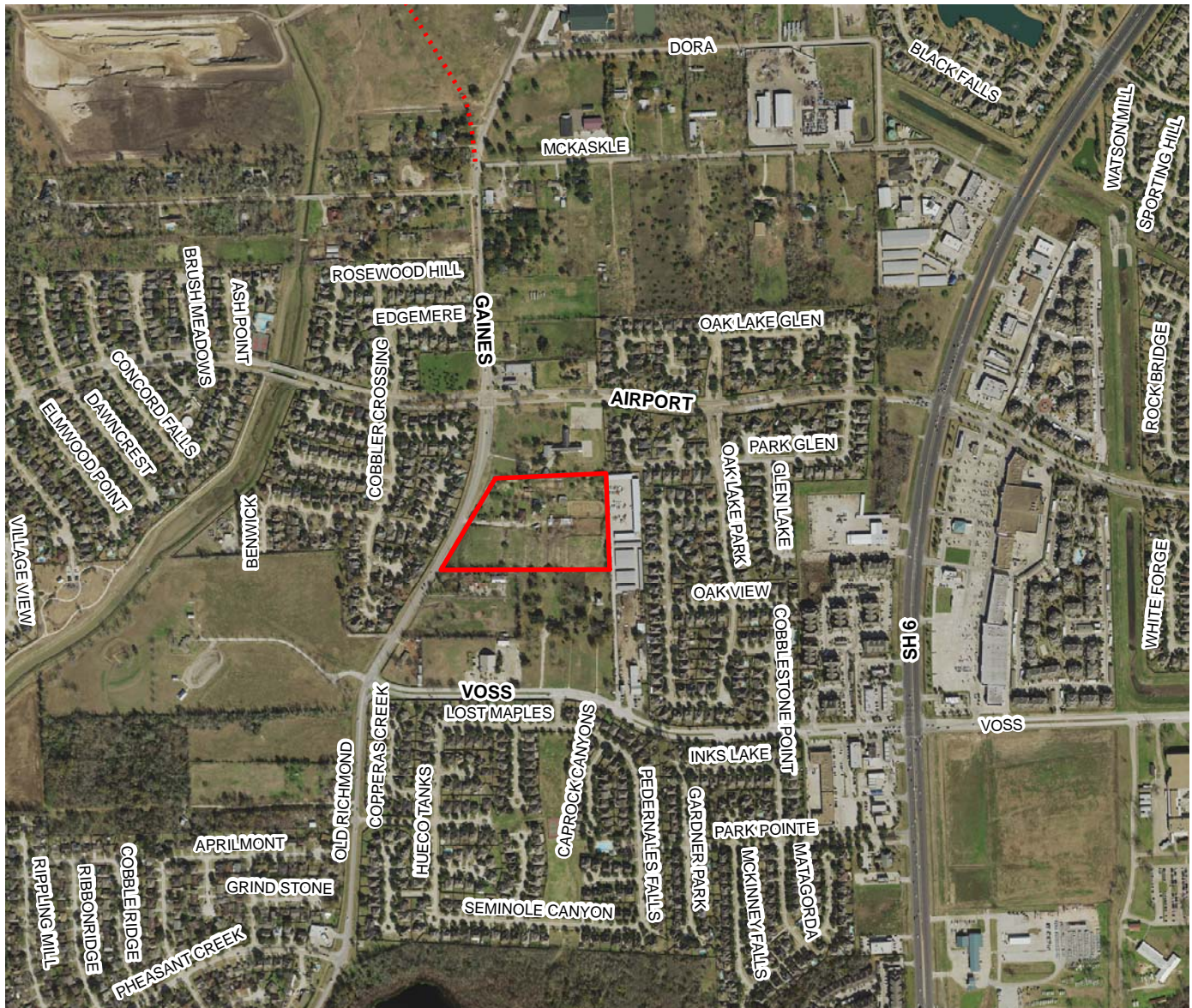
ITEM: 104

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Dietz Acres (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1956
Plat Name: Dietz Acres
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 09/20/2015

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

Specific requirement or condition being sought:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local streets.

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:

not to dedicate a 60' ROW within plat boundary.



Application Number: 2015-1956

Plat Name: Dietz Acres

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 09/20/2015

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

Specific Variance is being sought and extent of variance:

We are requesting a variance not to dedicate a 60' ROW within plat boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

1. 42-128 Intersections of local streets.

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 project site is located on Old Richmond Rd between Voss Rd and W Airport Rd in Fort Bend County, Texas. Fort Bend County considers Old Richmond Rd a major collector with a ROW requirement of 60'feet and 25' BL. We have contacted Ft Bend County Engineering Dept. and was advised they would support the request not to dedicate the 60' ROW. The requirement of a 60' dedication of another street would significantly deprive the applicant of the reasonable use of the land, and would not improve traffic circulation. Requiring the connection to Peachwood Hollow Lane to the east would effectively turn that roadway from a residential street to a collector which would not be the original intended purpose of the roadway. Fort Bend County has advised they would not want a connective roadway going between an existing residential subdivision and a new commercial, industrial, or multi-family use. Connectivity to Peachwood Hollow will be incredibly difficult due to the existing development which lays between our development and the existing portion of Peachwood Hollow.

(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;

As stated the requirement would not benefit the community, our development or Fort Bend County. The hardship is meeting this requirement when it is really against the general purpose and intent of the ordinance.

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

Our request not to dedicate the ROW, will preserve and maintain the general purpose and intent of the ordinance. The residential community to the east will benefit by preventing cross traffic from Old Richmond.

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

Granting the request not to dedicate a street through this property will not adversely affect the surrounding community. Therefore, this request not be injurious to the health, safety and welfare.

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

The hardship is not economically motivated in anyway. The requested ROW would not benefit anyone and Fort Bend County has advised they would not want to accept the street into their inventory or maintain it as a public ROW.

Houston Planning Commission ITEM: 105

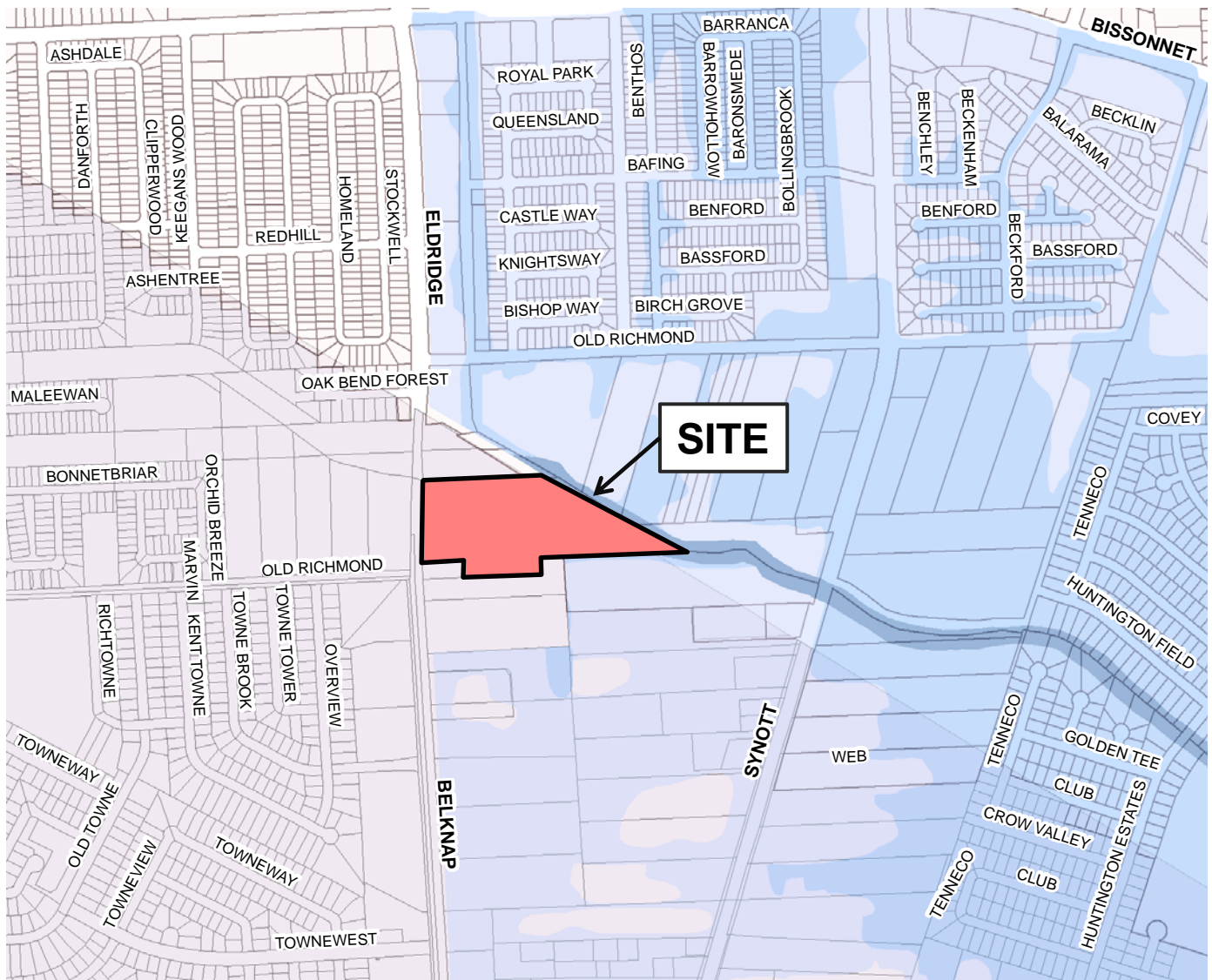
ITEM: 105

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Richmond Road Farms partial replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

Site Location

Meeting Date: 10/15/2015

Applicant: Advance Surveying, Inc.



Houston Planning Commission ITEM: 105

ITEM: 105

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Richmond Road Farms partial replat no 1 (DEF 2)

Applicant: Advance Surveying, Inc.



F- Reconsideration of Requirements

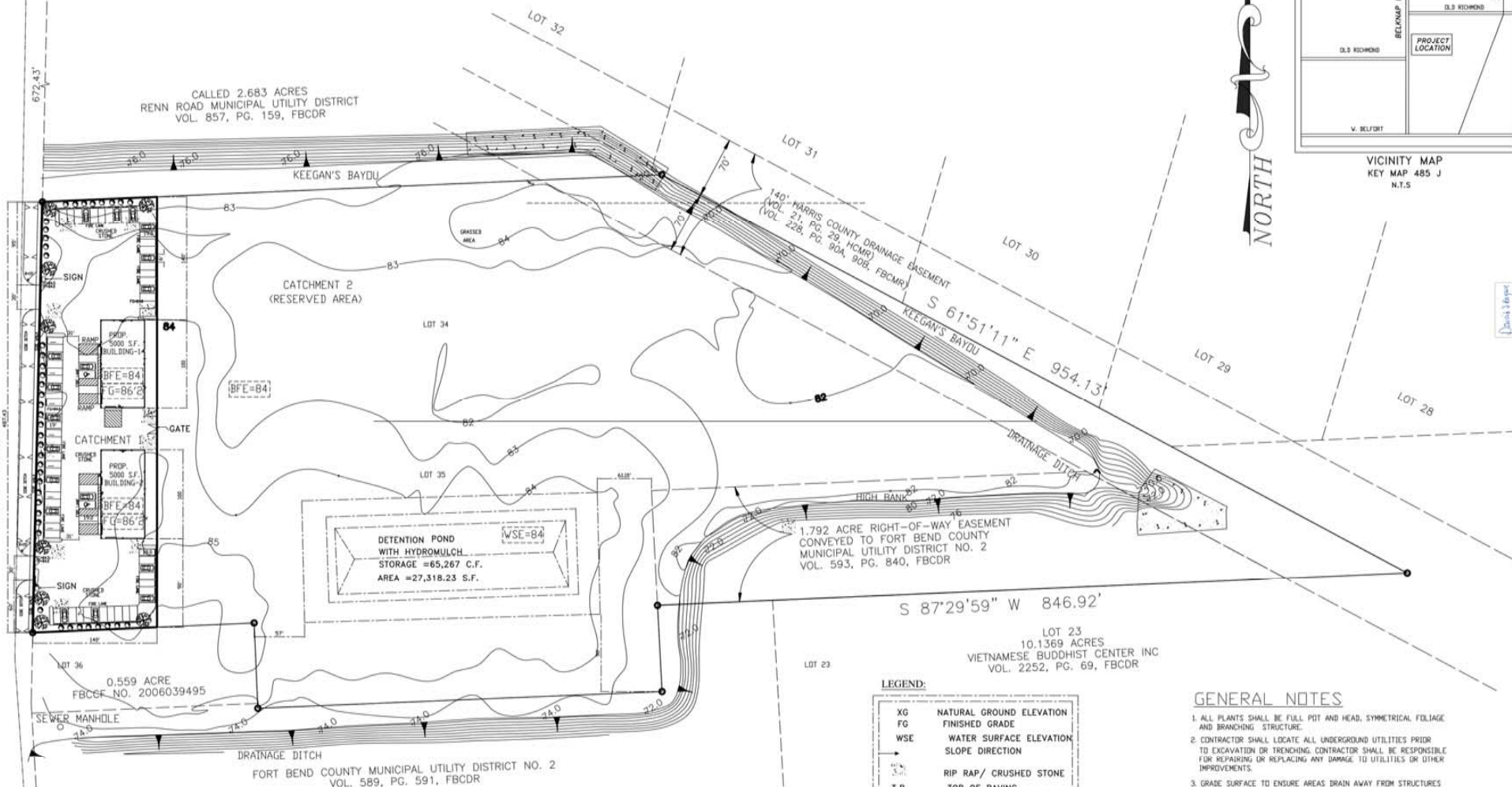
Aerial

BELKNAP ROAD (ELDRIDGE ROAD)

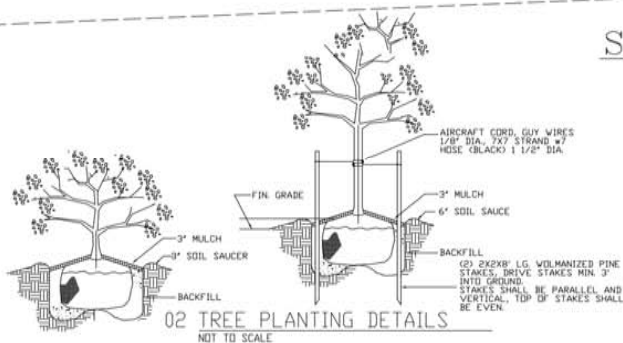
(80' PUBLIC R.O.W.)

OLD RICHMOND ROAD
(80' PUBLIC R.O.W.)

1. FLOOD PLAIN DATA:
THIS PROPERTY LIES WITHIN "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'



SITE PLAN



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" SPREAD
	T2	42	NANDINA DOMESTICA NANA 'PURPUREA'	DWARF PURPLE NANDINA	1" CAL	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" e.c.

LEGEND:	
XG	NATURAL GROUND ELEVATION
FG	FINISHED GRADE
WSE	WATER SURFACE ELEVATION
→	SLOPE DIRECTION
→	RIP RAP / CRUSHED STONE
T.P.	TOP OF PAVING
T.C.	TOP OF CURB
E.O.A.	EDGE OF ASPHALT
T.R.	TOP OF RIM
M.E.P.	MATCH EXIST. PAVEMENT
	RAMP OR PAINTED NO PARKING
BFE	100 YEAR BASE FLOOD ELEVATION

GENERAL NOTES

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

/// DENOTES RAMP OR PAINTED NO-PARKING / WALKWAY AREA

REVISIONS

THIS DRAWING IS PROPERTY OF LUCY ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LUCY ENGINEERING, INC.

08-19-2015

LUCY ENGINEERING, INC.
LUCY ENGINEERING, INC.

SITE PLAN

DATE: 08-19-2015
CHECKED BY: DAWIT BOGALE

SHEET



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.

Houston Planning Commission

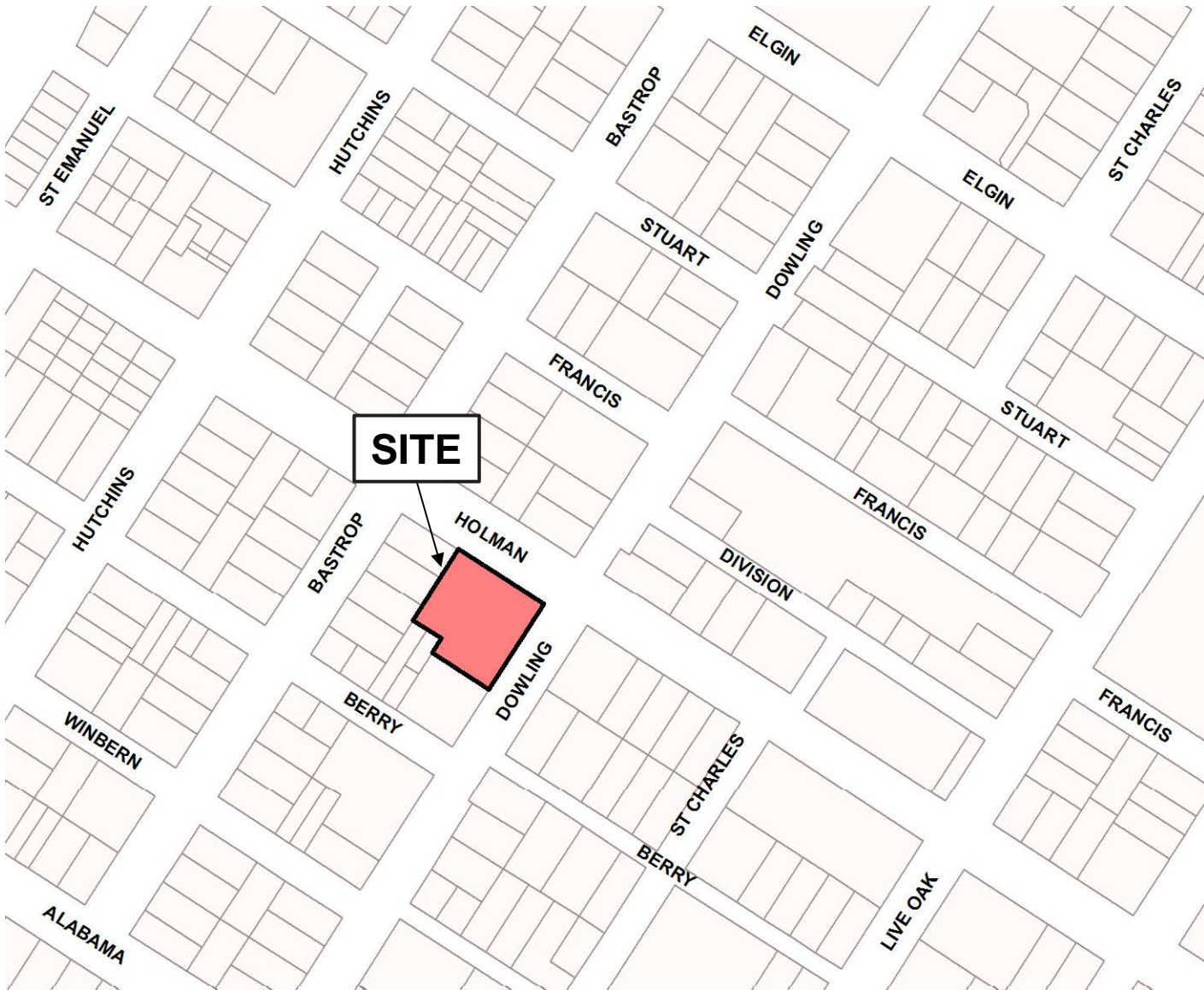
ITEM:106

Planning and Development Department

Meeting Date: 10/15/2015

Subdivision Name: Trails at Dowling Street (DEF 1)

Applicant: ICMC Group Inc.

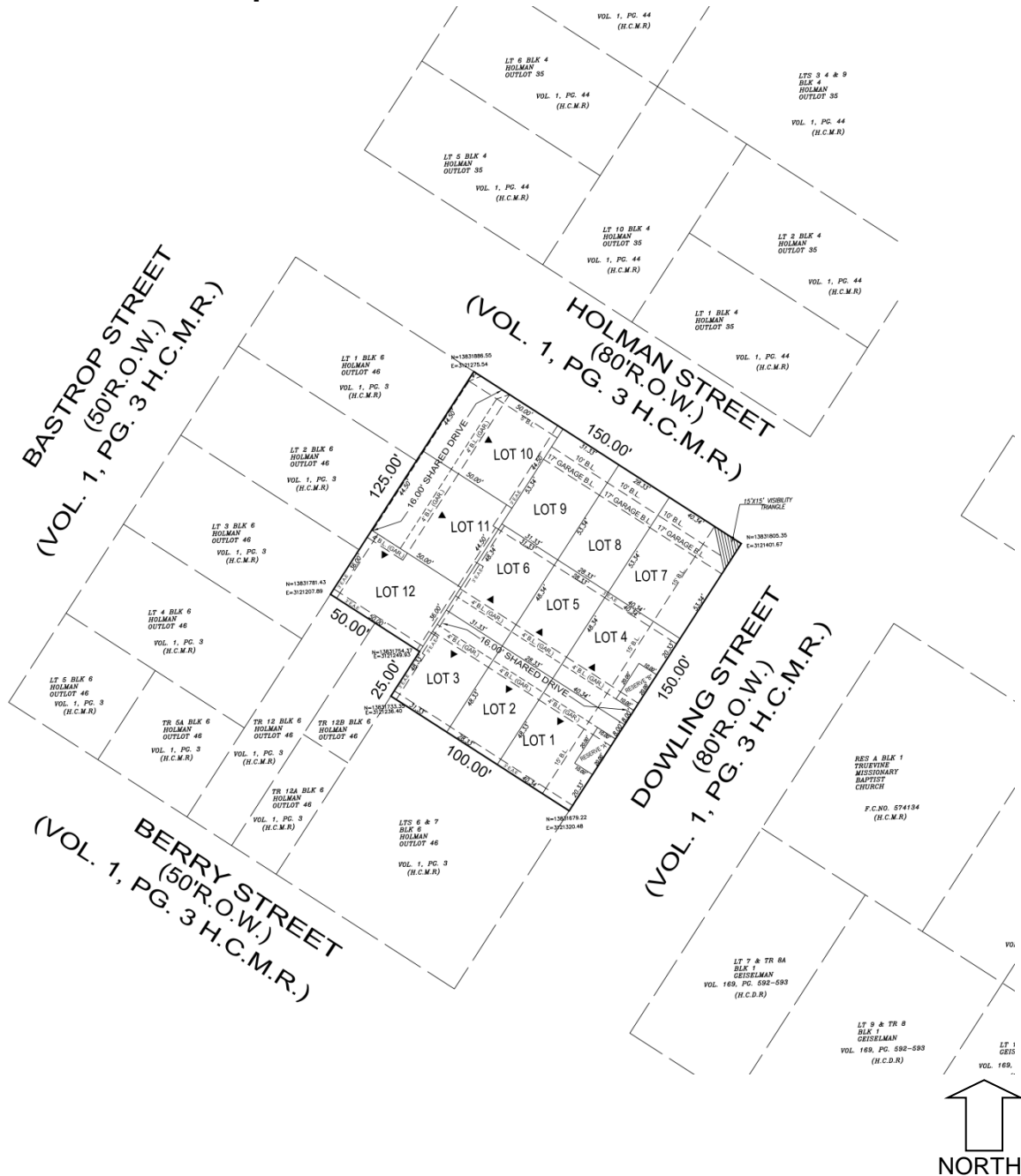


F- Reconsideration of Requirements

Site Location

Subdivision Name: Trails at Dowling Street (DEF 1)

Applicant: ICMC Group Inc.



Houston Planning Commission

ITEM:106

Planning and Development Department

Meeting Date: 10/15/2015

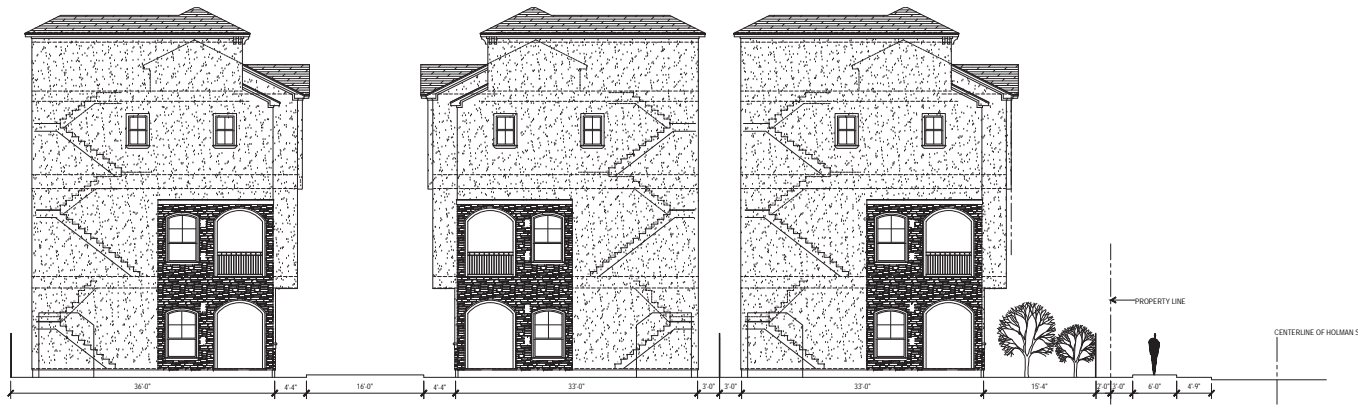
Subdivision Name: Trails at Dowling Street (DEF 1)

Applicant: ICMC Group Inc.



F- Reconsideration of Requirements

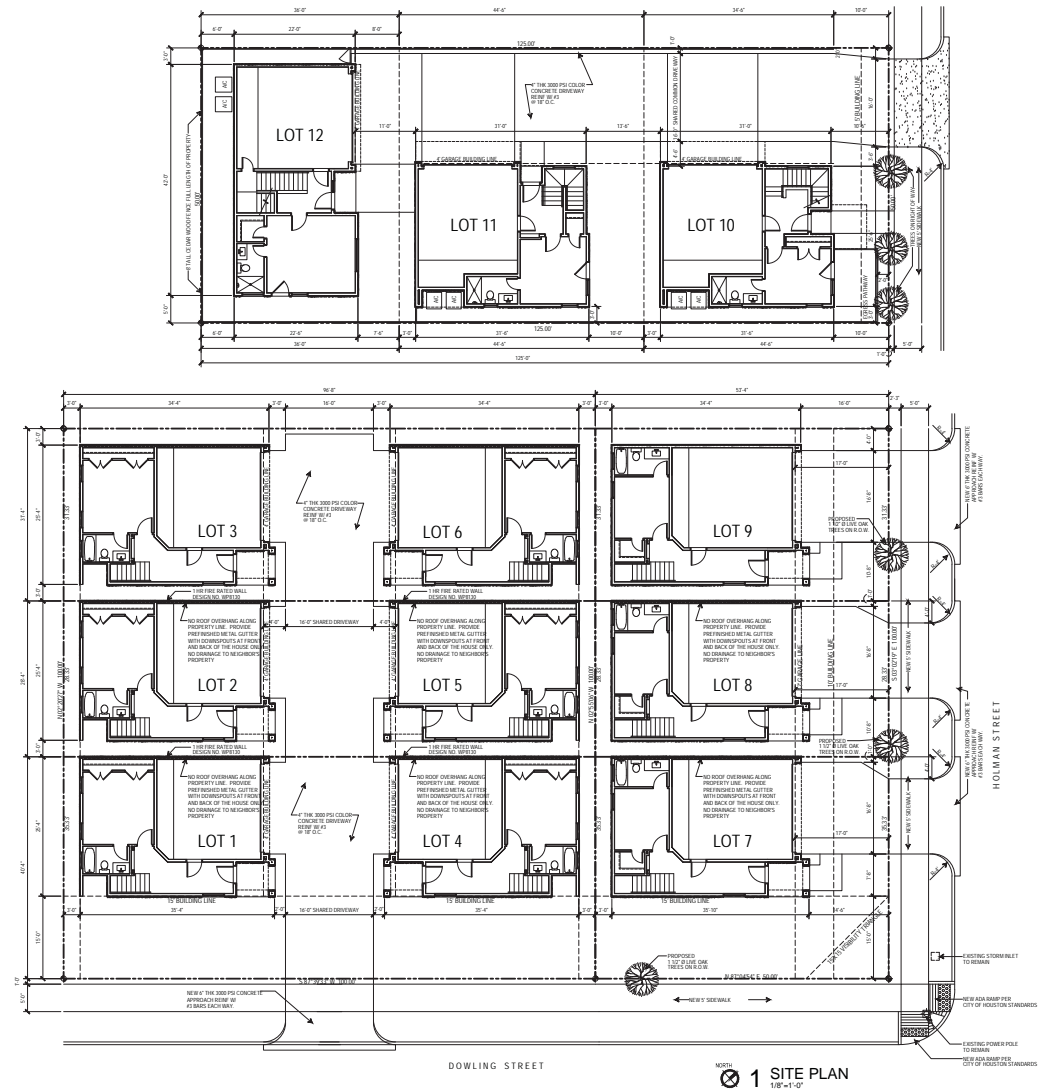
Aerial



2 DOWLING ELEVATION
1/8"=1'-0"



1 HOLMAN ELEVATION
1/8"=1'-0"

Dowling St. At Holman St.
Houston, TexasREV. DATE DESCRIPTION
08/10/15 FOR REVIEW1622 Wycliffe Drive
Houston, Texas 77043
281.686.9561 Phone
832.767.6272 Fax
yamamoto_1@hotmail.com© METRO LIVING L.L.C.
2007. ALL RIGHTS RESERVED.

The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1005.

The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:
SITE PLAN

SHEET NO.

A1.00



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

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

Specific requirement or condition being sought:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

n.a.



Application Number: 2015-1867
Plat Name: Trails at Dowling Street
Applicant: ICMC GROUP INC
Date Submitted: 09/07/2015

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

Specific Variance is being sought and extent of variance:

To allow a 15', instead of the required 25' building line along Major Thoroughfare Dowling Street.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in the third ward, which has experienced a rapid town house redevelopment in the past several years. The applicant purposes to follow the development trend in the area and develop ten town houses on the subject site. The site is located along Dowling Street, south of Emancipation Park. Emancipation Park was created in 1872. Over the years, many improvements have taken place in the park, resulting in a fine recreational facility. In 1998, the parks to standard program resulted in extensive renovations. In 2013, a plan was undertaken to improve the community center and a swimming facility and to build a new building and a grand entrance way. It is expected to finish in 2015. Once it is finished, Emancipation Park boasts tennis courts, a basketball court, a large combined softball/football field, a picnic area, exercise equipment, a playground, a huge swimming pool and a community center. It is surrounded by a busy city and is in constant use. It's the applicant's opinion that the town house development is the best fit for the site. With its close vicinity to downtown, a medical center and Museum district and its wonderful view of the beautiful park, the proposed town houses would definitely be attractive homes for the young professionals. The distance between the curb and the property line along the Dowling Street is about 14'. With the proposed 15' building line, the proposed townhomes will be 29 feet from the Curb. There would be a sufficient space to accommodate a pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" sidewalk and 3" caliper street trees located between the street and the proposed wrought- iron fence at the front of the development. It will allow for easier neighborhood walkability for the fronting town homes. In brief, the proposed development is consistent with the approved townhome development in the adjacent area.

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

The basis for the request variance is the existing development characteristics in the adjacent area. The proposed 15' building line will allow sufficient space to accommodate pedestrian friendly amenities supported by TIRTZ.

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

There would be sufficient space to accommodate pedestrian friendly amenities supported by the TIRTZ. Specifically, the applicant will provide a 6" walk and 3" caliper street trees located between the street and the proposed wrought-iron fence at the front of the development. Sidewalks at gates in the wrought-iron fence will allow for easier neighborhood walkability for the fronting townhomes. The proposed development is consistent with the approved townhome development in the adjacent area.

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

The proposed development actually helps to improve the pedestrian friendly environment for the neighborhood. It 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 the requested variance is that the proposed development will be consistent with the existing development characteristics in the adjacent area.



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		
Doshi House LLC	Deepak Doshi	832-677-7040	Deepak@DoshiHouse.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3419 Dowling Street	15107541	77004	456	493Y	D

HCAD ACCOUNT NUMBER(S):	0191570000022
PROPERTY LEGAL DESCRIPTION:	TR 1A & 2A TRAVIS
PROPERTY OWNER OF RECORD:	Deepak Doshi
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF RIGHTS-OF-WAY:	Dowling Street – 80' ROW, Holman Street – 80' ROW
EXISTING PAVING SECTION(S):	Dowling Street – 47' , Holman Street – 41'
OFF-STREET PARKING REQUIREMENT:	35
OFF-STREET PARKING PROVIDED:	17
LANDSCAPING REQUIREMENTS:	Meets Requirements

EXISTING STRUCTURE(S) [SQ. FT.]:	1,285 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,385 SF

PURPOSE OF VARIANCE REQUEST:	To allow a 0 foot setback on Holman and Dowling Street for an addition to an existing restaurant.
------------------------------	---

CHAPTER 42 REFERENCE(S): Sec.42-152(a) Building line requirement along major thoroughfare – The portion of a lot of tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' feet unless other authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The purpose of this letter is summarize the need of Variance for a matching "0" foot setback with the existing building on both Holman & Dowling St, both first and second level. The property in discussion is located at 3419 Dowling St. Houston Texas 77004. The stated property sits Southeast of Downtown in Historic Third Ward Houston.

There is a story told by this building and its durability over the years and we hope to preserve its story while designing a functional extension. Through execution of our vision, we know we can bring back to life a once thriving community while reviving a unique piece of architecture.

We are in a neighborhood that is focused on bringing back to life a once thriving community. Food and coffee services are the tools used to engage our community old and new alike. At the intersection of Dowling & Holman St. the building in discussion is the last building still standing and we want to maintain its historical connection to the people of Third Ward while enhancing the services through the add on and use of the building.

The existing building has been built on a "0" set back on both Dowling St and Holman St. to effectively design a space which is inviting to pedestrians and neighborhood patrons we want to ensure the uniformity of the old building lines with the new. There is an existing 2'ft building encroachment on Holman St. but has been approved for an encroachment agreement with city of Houston. There will be no additional encroachment on city property, but we are requesting a zero setback line for this add on.

By not allowing a zero setback to match the existing building lines could potentially create dangerous "dark pockets" which could invite criminal activities in a community who has been on cleaning up and dissolving current criminal activity in the community.

We are aligned with the city objectives in creating a pedestrian friendly, safe and attractive pathway on sidewalks and properties abutting sidewalks. Dowling St & Holman St. are both slated for major repair and expansion and we have cleared approval on the proposed site plan suggesting our design would not interfere with their project plans, rather enhance the overall objective of the City & Third Ward.

In order to accommodate the expansion with historical preservation in mind, practical use of space and the layout requires a " matching "0" foot set back on Dowling & Holman St, on both first and second level.

We hope the Planning commission sees the value in supporting our development plat and reducing the setbacks on both Dowling St and Holman St for both first and second level.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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.

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

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

The existing building has been built on a "0" set back on both Dowling St and Holman St. to effectively design a space which is inviting to pedestrians and neighborhood patrons we want to ensure the uniformity of the old building lines with the new. There is an existing 2'ft building encroachment on Holman St. but has been approved for an encroachment agreement with city of Houston. There will be no additional encroachment on city property, but we are requesting a zero setback line for this add on.

(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 to optimize the space use and characteristic, integrating the old with the new architecture. "0" set backs are a common character for commercial spaces off of Dowling St and we feel, by approval of this set back reduction would support the characteristic already in place in Third Ward and allow for a great example of historical preservations on current architecture while integrating modern design. 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 match current architecture on Dowling St. while enhancing the sidewalk experience through the use of art on the southern wall facing Dowling St and more than 30% window space on the existing space off of Dowling St.

The Holman St setback has significant space from building line to curb ~30 feet, which will allow for a large community "plaza" currently under discussion with the TIRZ #7, Houston Southeast Management District and Metro and Doshi House.

The Roof top deck facing Dowling St, would be an exciting experience for pedestrians walking along Dowling St, while providing a unique roof top deck viewing downtown and greater third ward.

(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. On the contrary it will increase public safety by closing off an existing driveway into a major thoroughfare, preventing pedestrian & vehicle accidents. It was also enclosed any "dark spots" where crime could be invited.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

There will be significant beautification and repair initiatives if this setback is approved as local government organizations like the TIRZ #7, Houston Southeast Management District, Metro are excited about creating a pedestrian friendly space on Holman St as well as Dowling St.

Dowling St & Holman St. are both slated for major repair and expansion and we have cleared approval on the proposed site plan suggesting our design would not interfere with their project plans, rather enhance the overall objective of the City & Third Ward.

It will continue to beautify the neighborhood and encourage local mobility by having shops and business for neighborhood citizens.

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

Economic hardship is not the justification for the variance. We are in aligned with community and city initiatives in revitalizing Third Ward through small business including restaurants and coffee shops.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120

Meeting Date: 10/15/15

Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



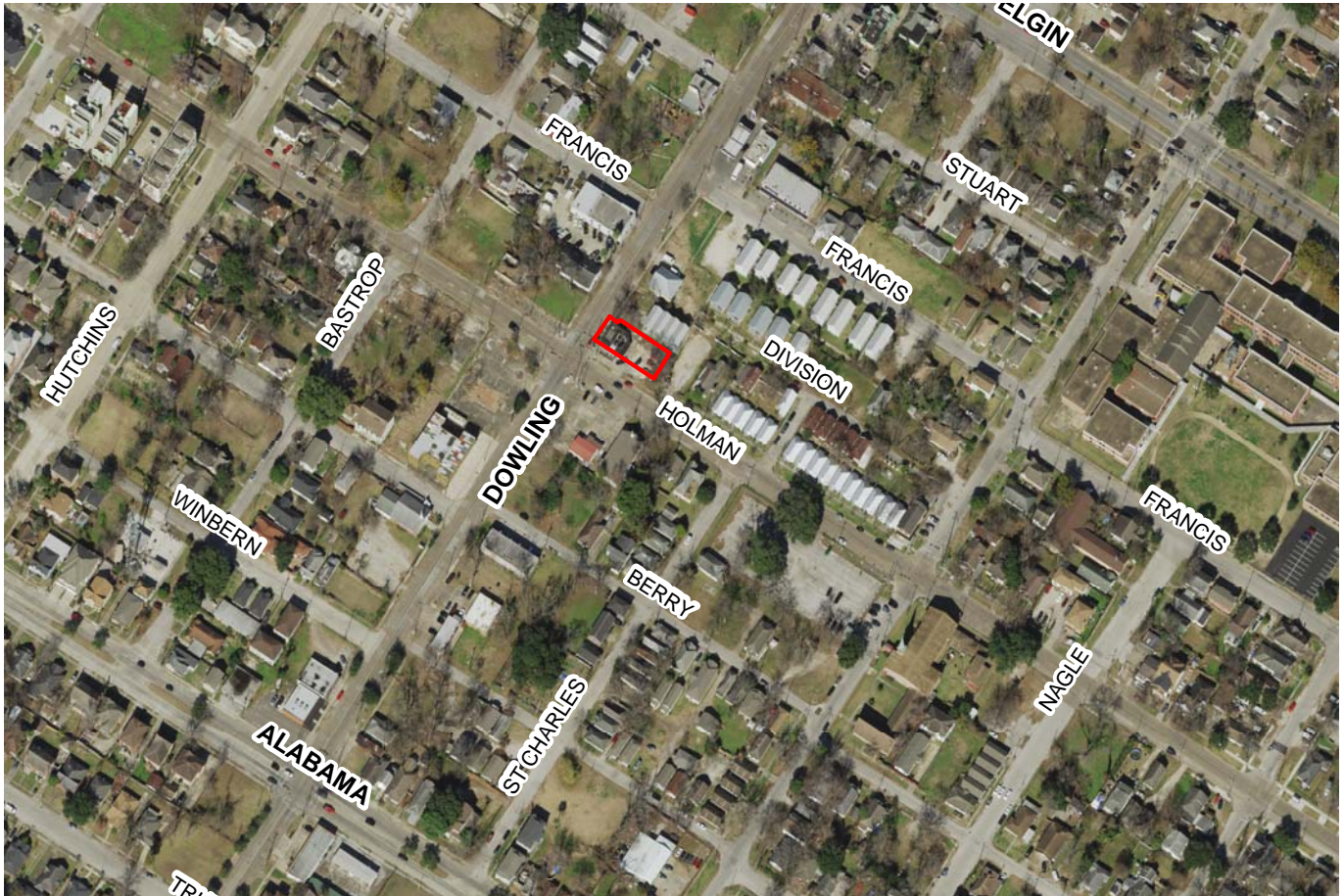
PLANNING &
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ITEM: 120

Meeting Date: 10/15/15

Houston Planning Commission

AERIAL MAP



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

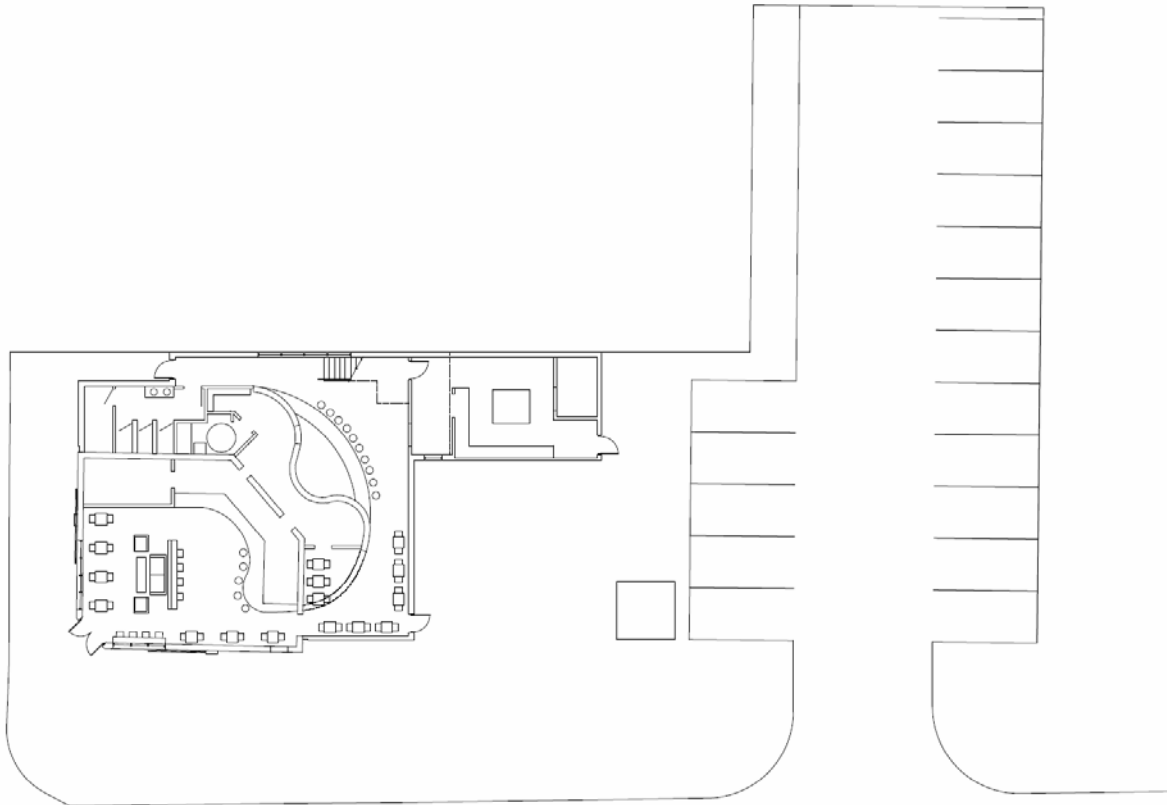
ITEM: 120

Meeting Date: 10/15/15

Houston Planning Commission

SITE PLAN

DOWLING STREET



HOLMAN STREET

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

RENDERINGS



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool Jay Gallagher	832-594-8420 832-788-8724	jrpcom@aol.com gallaghercustom@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3850 Grennoch Lane	15084849	77025	5254A	532J	C

HCAD ACCOUNT NUMBER(S):	0720070280026
PROPERTY LEGAL DESCRIPTION:	LT 26 BLK 26 Braes Heights Sec 9
PROPERTY OWNER OF RECORD:	GTF Homes Inc.
ACREAGE (SQUARE FEET):	8,750 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	Grennoch Lane 60'; Stella Link Road 60' (Divided Roadway)
EXISTING PAVING SECTION(S):	Grennoch Lane 35'; Stella Link Road 35' (Divided Roadway)
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	2 Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-Story 1,770 sq.ft. single family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2-story 5,927 sq.ft. single family residence

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along Stella Link Road, a major thoroughfare, and allow the existing curb cut with driveway for garage access from Stella Link Road and to allow a 16'-1" garage building line in lieu of the required 25' building line.

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

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Lot 26 Block 26 of Braes Heights Sec 9 located at 3850 Grennoch Lane. The property currently has a house on a 10' building line along Stella Link Road, per original plat of Braes Heights Sec 9. This is a well developed area and most of the houses that abut Stella Link Road are built using the 10' building line. The property also includes an existing garage with access from Stella Link Road with an existing 24' driveway.

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

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

This is a tract that has functioned as a single family lot for many years. The lot currently has a single family home that has been there since 1950. Requiring a 25' building line for the Stella Link Road portion of the property would create an undue hardship in that there is a 30' building line on 3850 Grennoch Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

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

Requiring a 25' building line per Sec. 42-152 (a) along Stella Link Road which has a 10' building line per subdivision plat, the property would create an undue hardship in conjunction with the 30' building line on 3850 Grennoch Lane.

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

(42-152) The property was originally sized and platted with 10' building line along Stella Link Road. The imposition of a 25' building line is an unreasonable hardship imposed on this property by the Development Ordinance not passed until 1982. The lot is about 70.0' wide, after east side 5' BL, if we use the 25' building line on the Stella Link Road, the buildable area of the lot is limited to 40.0' x 85.0'; this creates an unreasonable hardship.

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

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 26 Block 26 Braes Heights Sec 9 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

(42-152) The structure honors the subdivision and prevailing 10' setback conditions along Stella Link Road. The Garage has a 16'- 1 ½" building setback line, and adheres to garage doors at 17'.

(42-188) By allowing the existing driveway access to Stella Link Road, vehicles would enter the major thoroughfare as they would in the previous home. The vehicular access on our site would mimic that of any of those currently along Stella Link Road.

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

3850 Grennoch Lane is a local street that serves as a major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the west side of the properties along Stella Link Road that are generally the same size.

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

(42-188) The face of the garage door is set back 17' from property line. With the granting of the variance allows vehicles to approach the major thoroughfare meeting similar requirements of other properties along Stella Link Road.

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

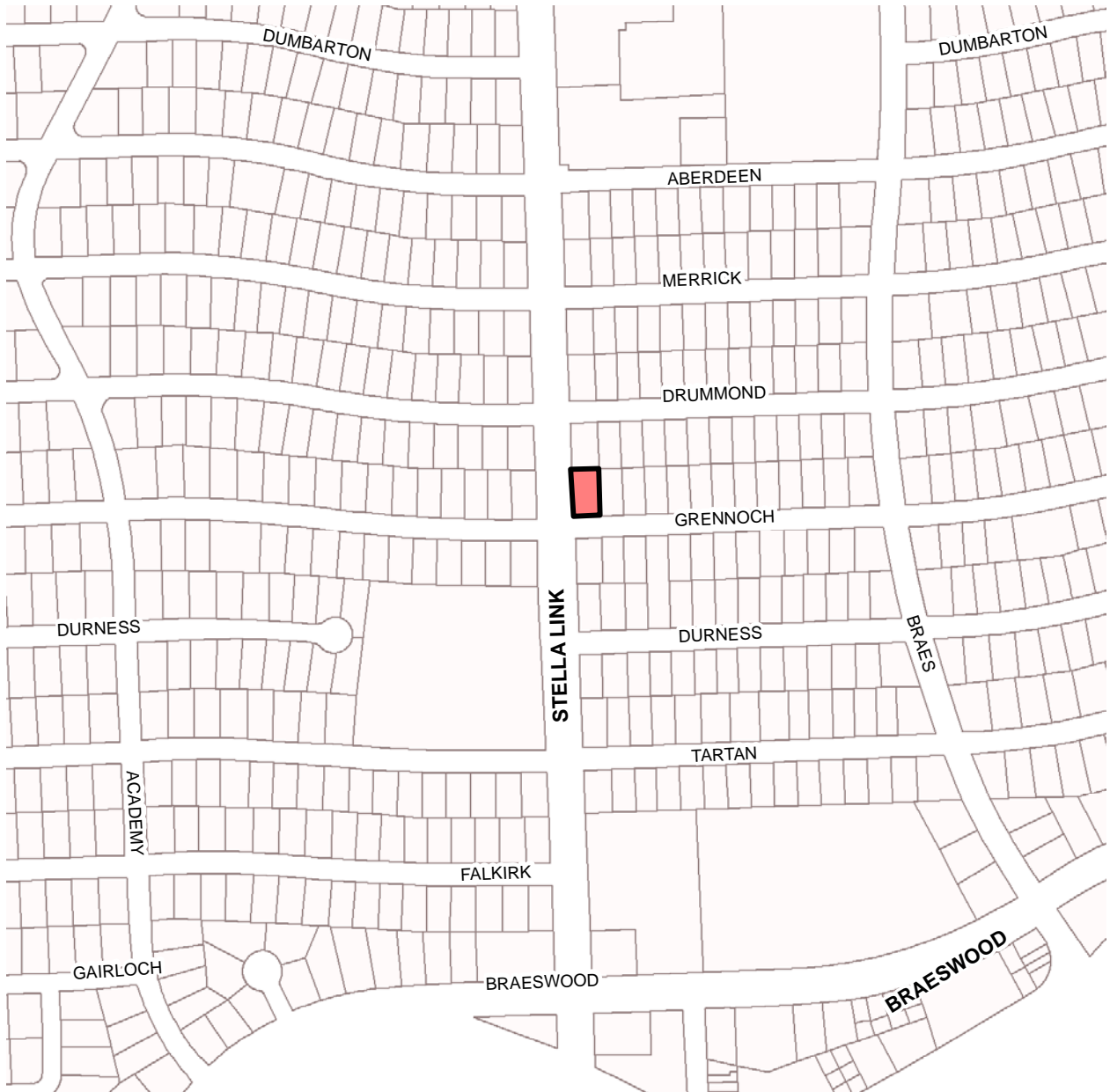
The hardship is that Lot 26 Block 26 Braes Heights Sec 9 is an existing lot platted for a single family home. The request to not provide a 25' building line per Sec. 42-152 (a) and allow the existing driveway access to Stella Link Road (42-188) that will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



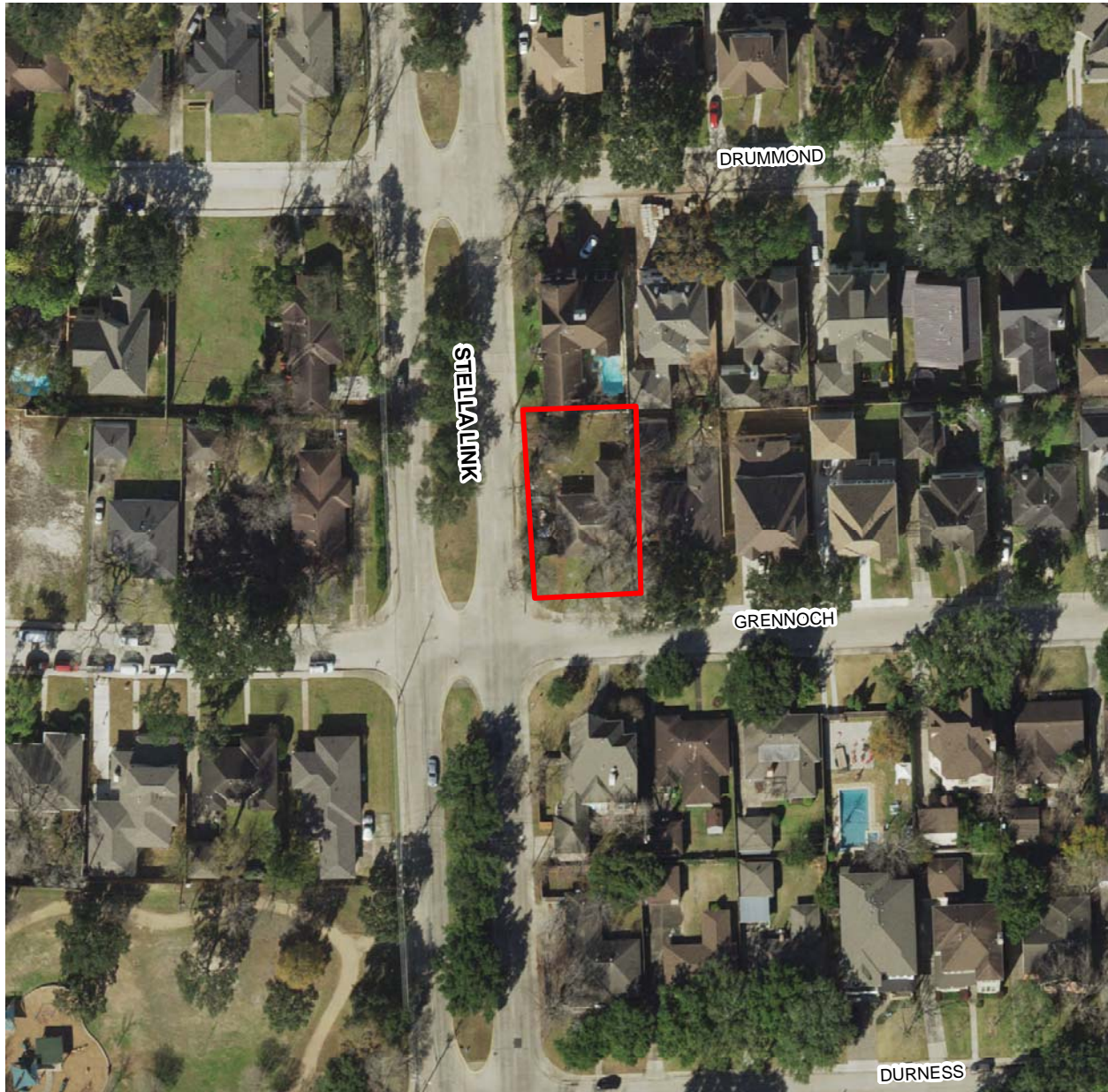
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AERIAL MAP

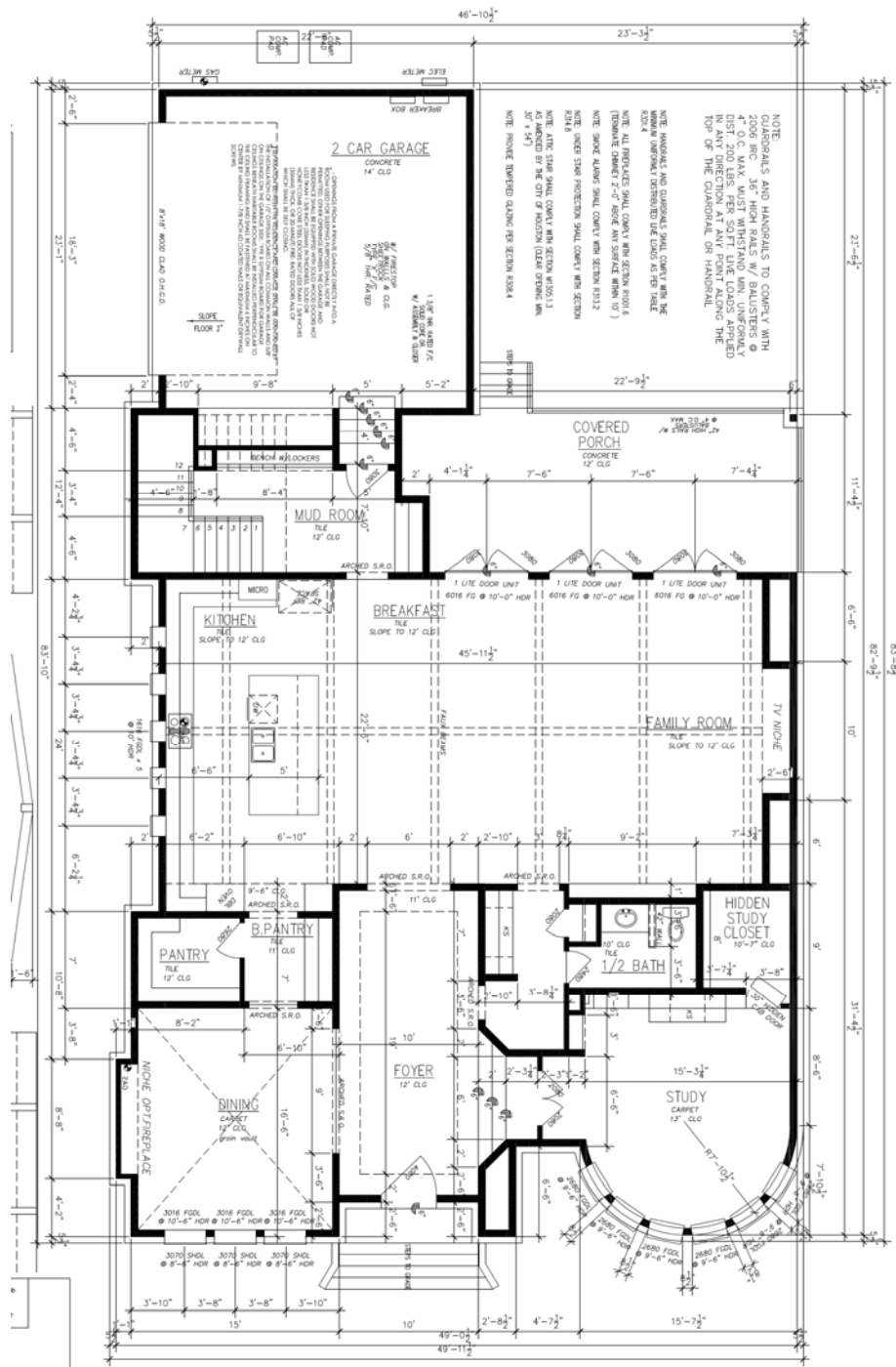


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED FLOOR PLANS – 1st

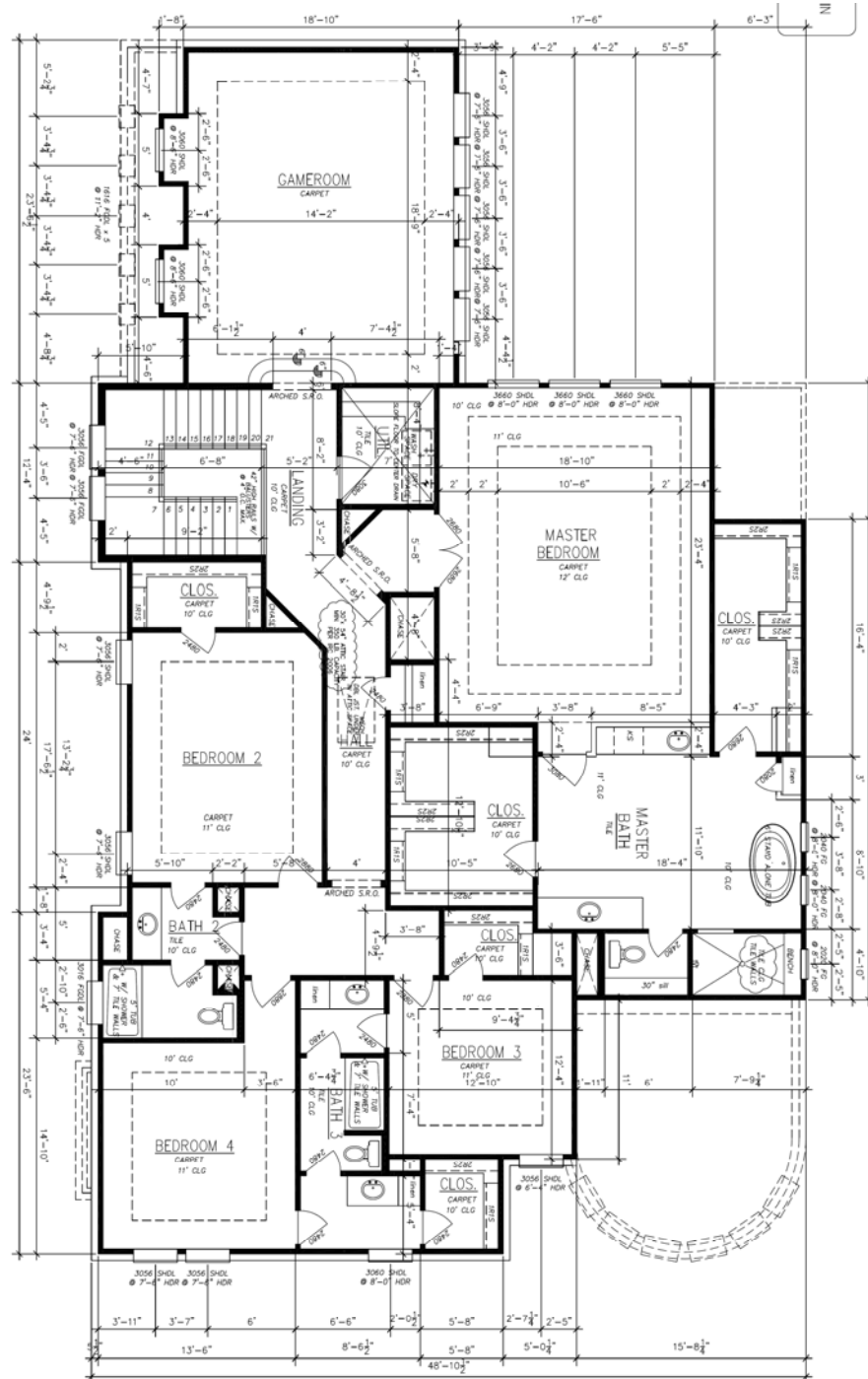


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED FLOOR PLANS – 2nd



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		
Doshi House LLC	Deepak Doshi	832-677-7040	Deepak@DoshiHouse.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3419 Dowling Street	15107541	77004	456	493Y	D

HCAD ACCOUNT NUMBER(S):	0191570000022
PROPERTY LEGAL DESCRIPTION:	TR 1A & 2A TRAVIS
PROPERTY OWNER OF RECORD:	Deepak Doshi
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF RIGHTS-OF-WAY:	Dowling Street – 80' ROW, Holman Street – 80' ROW
EXISTING PAVING SECTION(S):	Dowling Street – 80' ROW, Holman Street – 80' ROW
OFF-STREET PARKING REQUIREMENT:	35
OFF-STREET PARKING PROVIDED:	17
LANDSCAPING REQUIREMENTS:	Meets Requirements

EXISTING STRUCTURE(S) [SQ. FT.]:	1,285 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,385 SF

PURPOSE OF VARIANCE REQUEST:	To allow a Reduction of Required Parking from 35 to 17 spaces.
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CHAPTER 26 REFERENCE(S): Section 26-492 Parking Spaces for Certain Types of Use Classifications. - Class 5: The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Neighborhood Restaurant: 9 parking spaces for every 1,000 sqft of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The purpose of this letter is summarize the need of Variance for the add on planned to an existing 88 year old building. The property in discussion is located at 3419 Dowling St. Houston Texas 77004. The stated property sits Southeast of Downtown in Historic Third Ward Houston.

There is a story told by this building and its durability over the years and we hope to preserve its story while designing a functional extension. Through execution of our vision, we know we can bring back to life a once thriving community while reviving a unique piece of architecture.

As one of the only food establishments on south of Dowling street, we are serving the need of conscious eating, drinking and community space in a devastated neighborhood. We intend this expansion to bring exciting momentum for the community we serve through the unique architecture, quality of foods and experiences it will bring for all Houstonians alike.

We understand that since we are truly a neighborhood coffeehouse, we anticipate majority of our customer to come from Emancipation Park (1 Block South), Project Row House visitors, and neighborhood residence. We believe there will not be a need for the calculated 35 parking spaces after we make bike rack accommodations for our patrons. We also are very fortunate to be directly located in front of a Metro Bus #9 and one block north of a B-Cycle station. These multi modal transportation methods will reduce the patrons having the need to drive to Doshi House.

The existing building is approximately ~1200 sft and we have planned to add on ~3168 sft on to the building so we can accommodate the dramatically changing atmosphere and development of Third Ward Houston including our neighboring Emancipation Park. Although, the extension seems sizable a large portion of the building is dedicated to prep work, bathrooms, storage and non-customer accessible space. We anticipate ~2985 sft will be accessible to our customers.

In order to accommodate the expansion with historical preservation in mind, the layout does not allow for more than 17 parking spaces, which leaves us 18 short of the required parking per the City Of Houston code.

We believe that 17 parking spaces will be sufficient to accommodate our patrons as majority of our patrons will be coming from neighboring, walkable locations. We have approached all viable option for shared parking and truly feel that with our 17 spaces we will have a well-designed neighborhood hub that will encourage pedestrian friendly mobility.

We hope the Planning commission sees the value in supporting our development by reducing the required parking spaces by 18 spaces, but sees our establishment as a neighborhood hub driven by the patronage by our neighbors who reside, visit Emancipation Park and explore project row houses in Third Ward Houston.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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 imposition of the terms of this article would restrict the use of his current block of land. The property is located at a main intersection of Dowling & Holman St and doesn't neighbor any viable shared parking spaces in which would fill the required 35 parking spaces. We have approached and exhausted every viable option for shared parking agreements, while equally understanding that our customer base will be using multi modal modes of transportation to reach us, including walking, bus, or B-cycle connectivity.

By the nature of the greater Third Ward neighborhood and its communal character, we would not be able to expand our services to serve our customers without the reduction of parking spaces. (Space would not permit) The neighborhood organizations are focused on local mobility as the metro, B-cycle, walkability and main/purple line connectivity are designed to assist people in getting to and from Third Ward Houston.

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

The general purposes of this article are being observed and maintained as community partners and public transit systems are putting the right resources in place for sufficient parking and travel. We believe our customer base are mostly neighborhood residents and visitors of PRH & Emancipation park which are both in walking distance from Doshi House. We are designing a functional and viable business model to meet the needs of the changing neighborhood, and It is not a result of a hardship created or imposed by the applicant.

(3) The intent of this article is preserved;

The intent of this article is preserved as we are focused on increase customer connectivity to public transit resources while still providing sufficient parking spaces for customers driving. We are confident that the new 17 spaces with the inset street parking and Holman St existing parking will be more than enough parking spaces for the added customers do to this expansion.

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

We believe our customer base are mostly neighborhood residents and visitors of PRH & Emancipation park which are both in walking distance from Doshi House café so not to need the 35 required parking spaces but 17 should be sufficient. We also are encouraged to see the extensive efforts put together to drive an even more dynamic transportation solution for this transitioning neighborhood with a joint infrastructure plan including the TIRZ 7 and Houston South East Management District.

OFF-STREET PARKING VARIANCE



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

The granting of variance will not be injurious to the public's health, on the contrary increase the use of public transit and pedestrian friendly methods will keep more cars off the road and encourage folks to use the plethora of public transit options as well as biking or walking to and from Doshi House.

(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



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Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



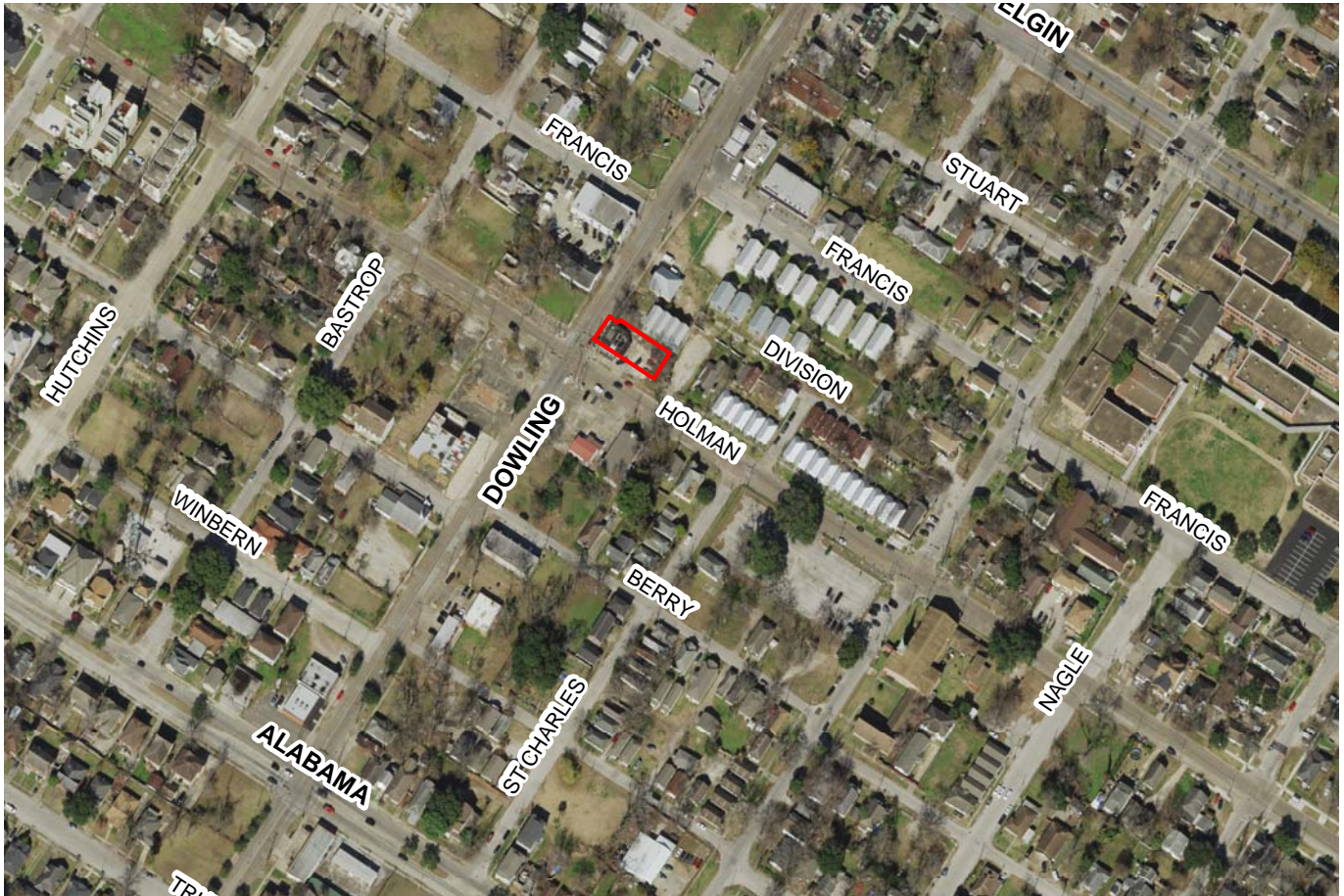
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ITEM: III

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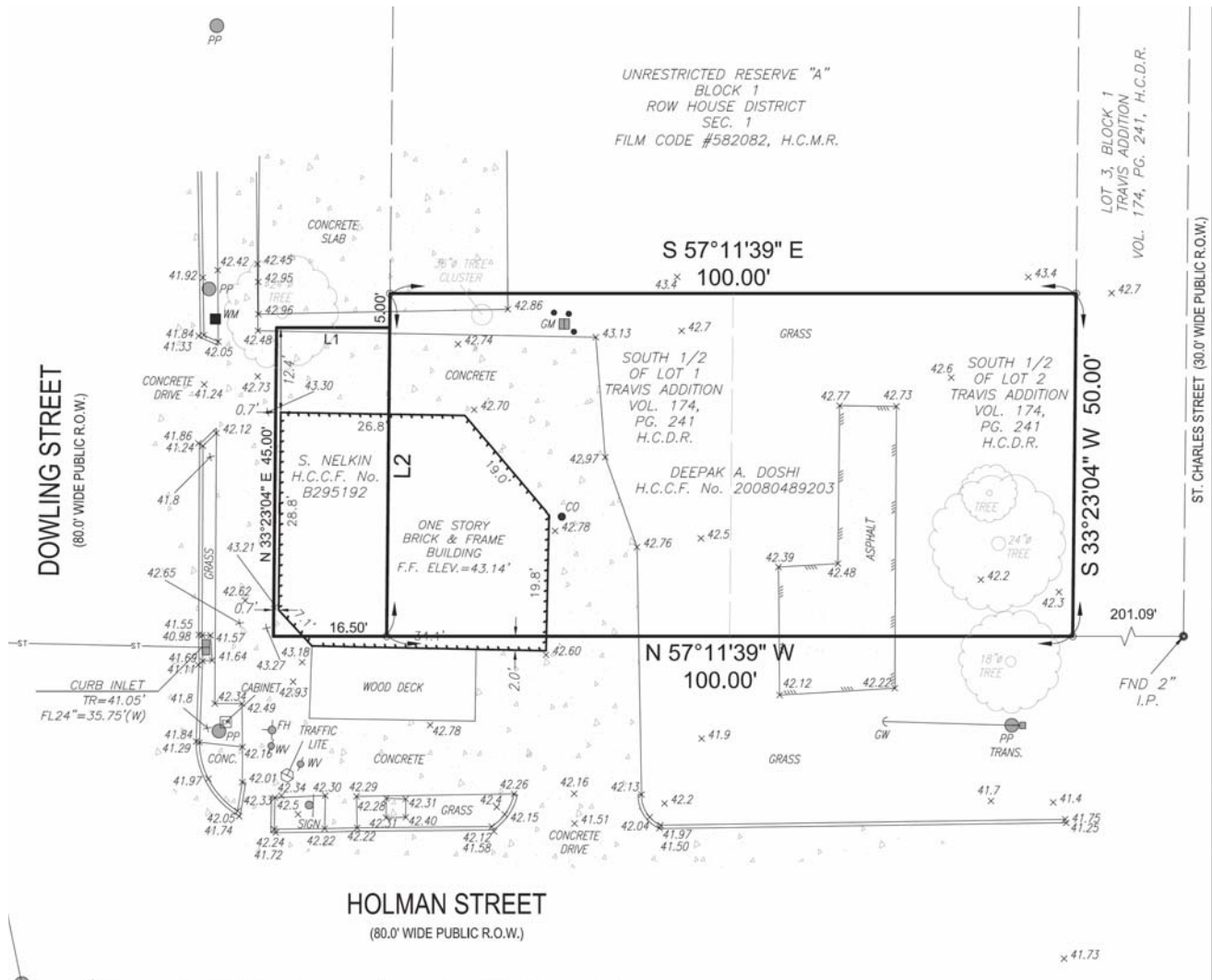
AERIAL MAP



OFF-STREET PARKING VARIANCE



EXISTING SURVEY



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

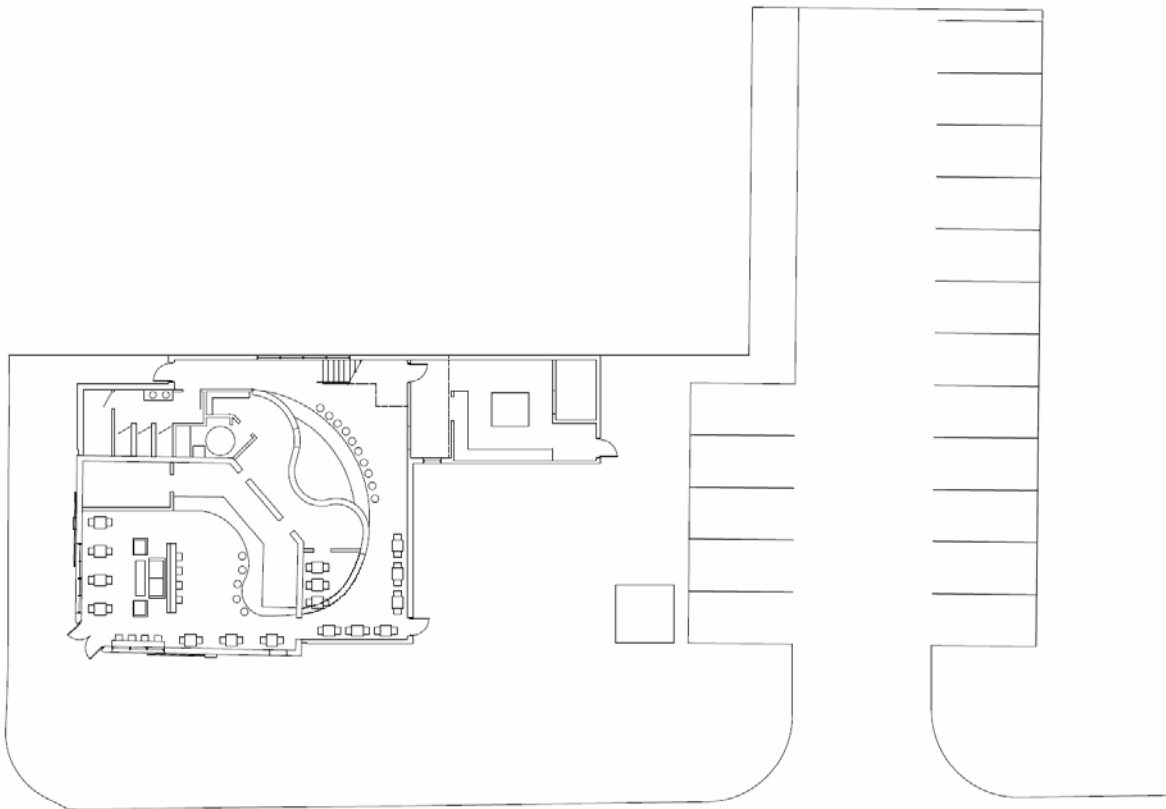
Houston Planning Commission

ITEM: III

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SITE PLAN

DOWLING STREET



HOLMAN STREET

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

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RENDERINGS

View From South East Side of Holman St.



View from West Side on Dowling St.



DOSHI HOUSE
2016



INTERSECTION OF
DOWLING & HOLMAN ST.

View From South West Side of Dowling & Holman St.



View From Top of Roof Top Deck



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER		EMAIL ADDRESS					
Indika Restaurant		Jacob Buckwalter		(832) 272-8423		Jacobhps@yahoo.com					
PROPERTY ADDRESS		FILE NUMBER		ZIP CODE		LAMBERT		KEY MAP		DISTRICT	
516 WESTHEIMER ROAD		15069989		77006		5356		493S		C	

HCAD ACCOUNT NUMBER(S): 026-132-000-0015 / 026-132-000-0016

PROPERTY LEGAL DESCRIPTION: LT 15 & 16 BLK 6 MONTROSE

PROPERTY OWNER OF RECORD: Plant Control Solutions, Inc.

ACREAGE (SQUARE FEET): 0.2525 Acres (11,000 Square Feet)

WIDTH OF RIGHTS-OF-WAY: Westheimer Road - 60'

EXISTING PAVING SECTION(S): Westheimer Road – 40'

OFF-STREET PARKING REQUIREMENT: 27 parking spaces

OFF-STREET PARKING PROVIDED: 17 parking spaces

LANDSCAPING REQUIREMENTS: Project Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 4,614 Sq. Ft.

PROPOSED STRUCTURE(S) [SQ. FT.]: N/A (Existing to remain)

PURPOSE OF VARIANCE REQUEST: To request a reduction in the requirement of off-street parking spaces from 27 required spaces to 17 off-street parking spaces.

CHAPTER 26 REFERENCE(S): **26-492 Class 7. Food and Beverage:** Small Restaurant - 8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): To allow Indika Restaurant to continue business with the 17 spaces we have on our property, with the help of our valet service. We had parking across the street but the City Parks Dept. purchased the leased lot and is building a park in this area. This leaves us to find additional parking which is unavailable with the code parameters.

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;**

(2)

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 land and building. The code requires 27 parking spaces, but with valet parking on site during all open hours, the actual need is satisfied with the existing 17 parking spaces.

Most of our diners carpool and come in less than 1 car/person, quite a few of our employees live nearby and walk/bike to work and some take the metro.

Furthermore, even though our occupancy permit mentions 124 person capacity, our table and dining layout is for 95 persons only so as to permit more comfort space and privacy per table. (We have acquired a parking lease with the Cat Doctor for 10 additional spaces for dinner time which is the prime time. It is located at 534 Westheimer.

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

The circumstances to support the granting of this variance are not hardships imposed or created by the applicant because the applicant with the services of a valet company does not require the 27 parking spaces. Granting the variance may actually improve the parking situation in the neighborhood as off-premise parking spaces leased to meet code requirements, but not actually used deprive the area of parking availability.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The intent of this article is maintained as the applicant can do with fewer parking spaces by utilizing valet services, and by reducing the number of dining seats (from the occupancy permit maximum) for the comfort of its clients. The intent of the article is to provide adequate parking for the customers of this business and the intent of this article is being preserved.

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

Economic hardship is not the sole justification of the variance. This variance allows an existing building and Indika restaurant business (consistently rated in the Top 10 restaurants of Houston, and an Award Winning Restaurant listed on the Greater Houston Convention and Visitors Bureau (GHCVB))) to continue in productive commerce employing residents and paying taxes.

With existing neighboring land being purchased by the City for a park and other buildings/housing fast coming up, there is not sufficient land available for parking according to code standards by all nearby restaurants. For this reason, Valet services have been implemented by most Montrose restaurants.

Without this variance a landmark business may be made to shut-down and the property may revert to deserted and unproductive piece of property.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the existing 17 spaces are used by valet and the customer's pick-up and drop-off their cars near the restaurant entrance without having to go through the tribulation of parking in a restaurant parking lot. The valet service actually reduces traffic in the parking lot and makes car parking in and out safer for the customer.

If the variance is not granted, leasing of an off-premise/site parking area may be more susceptible to safety and welfare of our dining customers.

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

N/A

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: 10/15/15

Houston Planning Commission

SITE LOCATION MAP



OFF-STREET PARKING VARIANCE



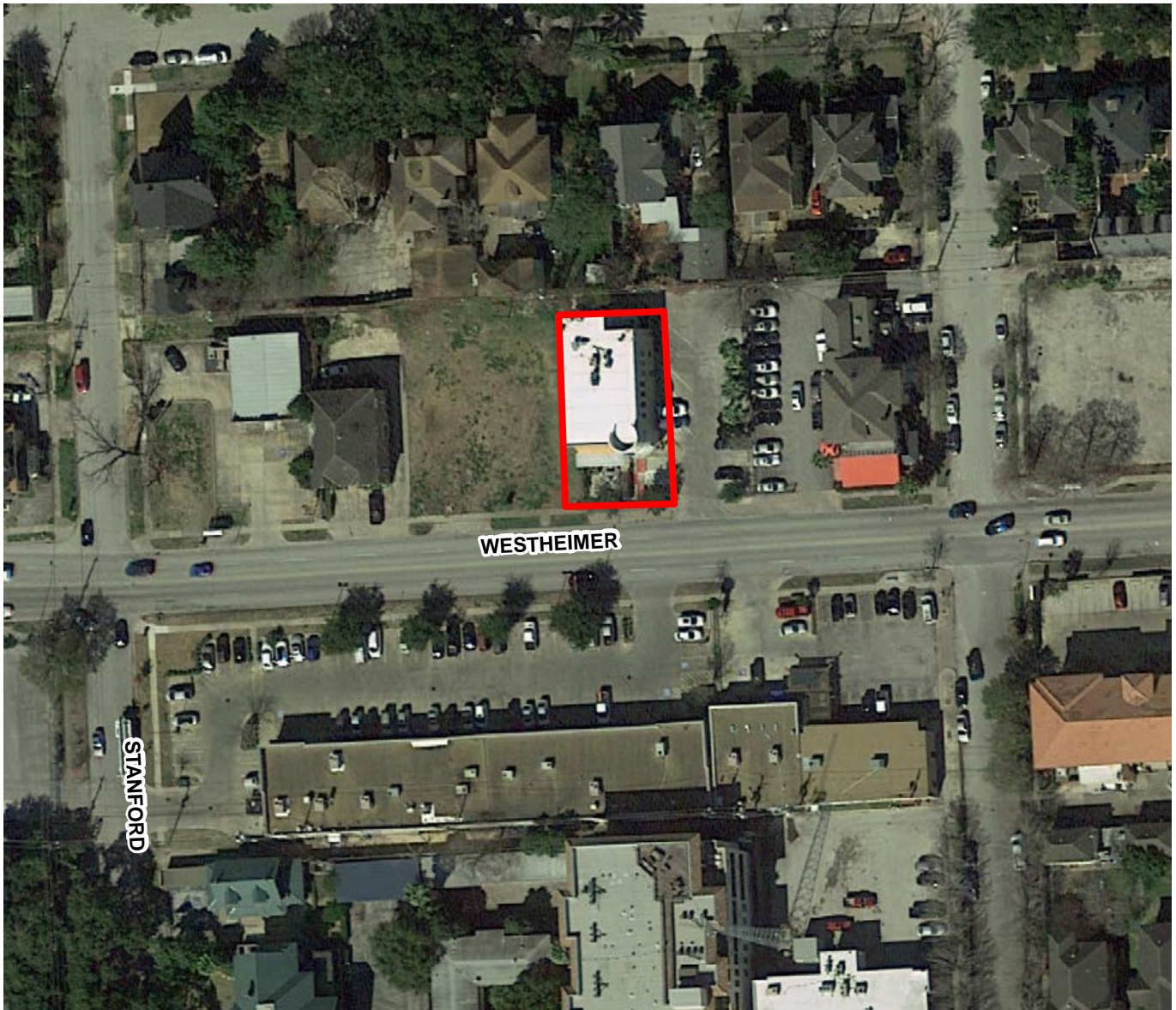
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 10/15/15

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



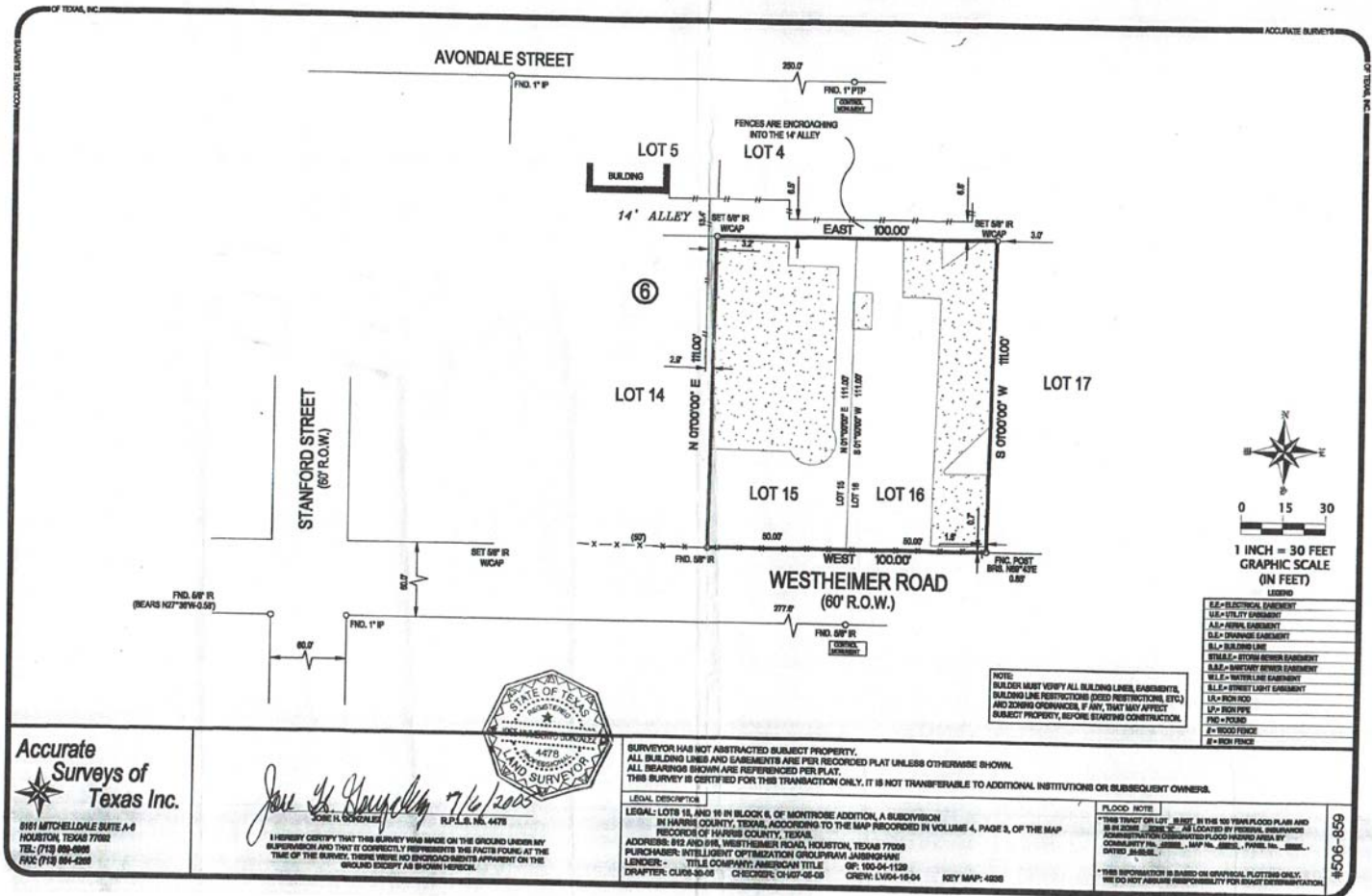
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 10/15/15

EXISTING SITE SURVEY



OFF-STREET PARKING VARIANCE



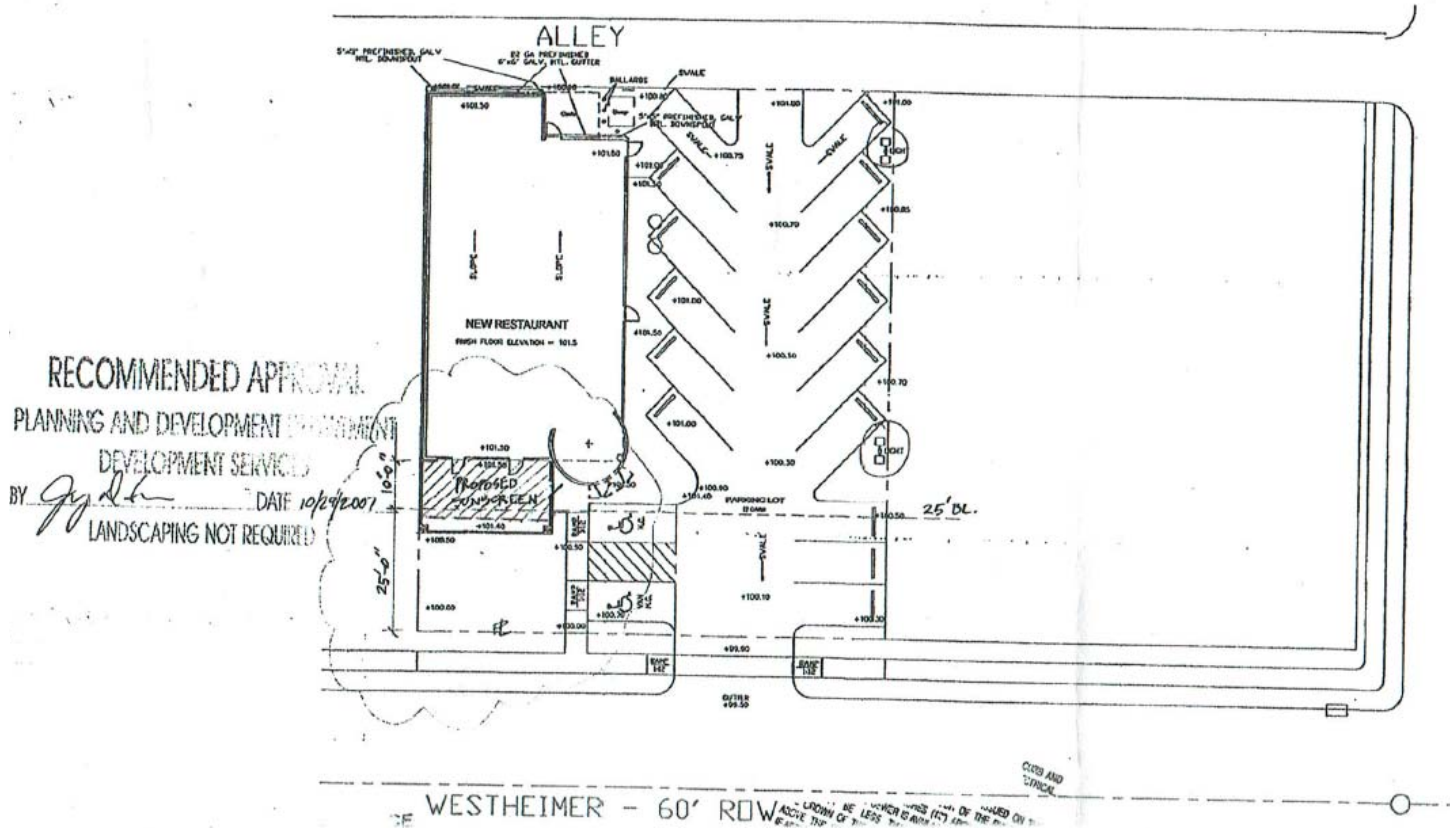
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 10/15/15

Houston Planning Commission

PREVIOUSLY APPROVED SITE PLAN 2007



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

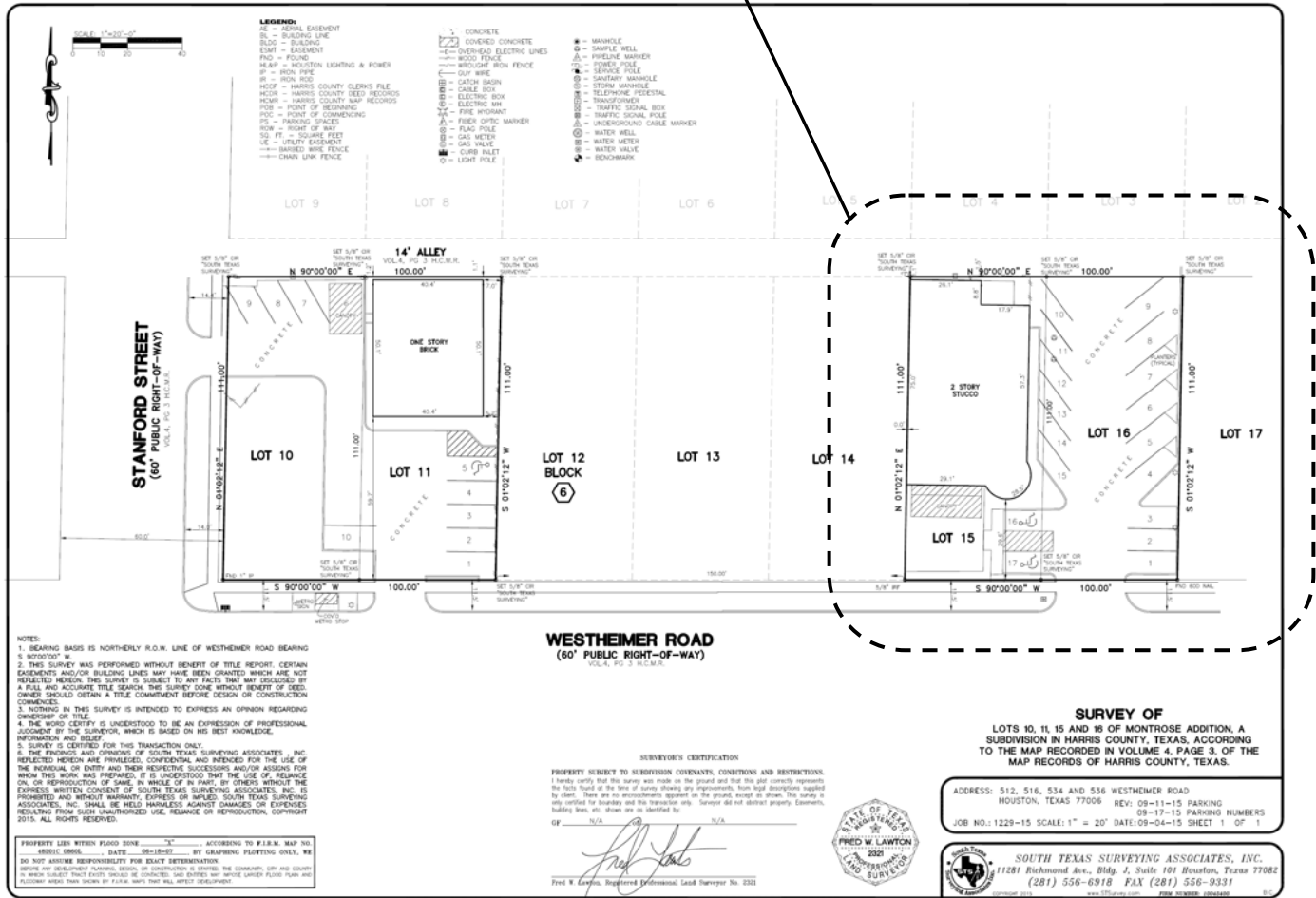
Houston Planning Commission

ITEM: IV

Meeting Date: 10/15/15

PROPOSED SITE PLAN AND ADDITIONAL OFF-STREET PARKING LOCATION

SUBJECT SITE



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SUPPORTING PHOTO EXHIBITS

Indika – Lunch Time Parking Lot



July 15, 2015, Wednesday
12:20pm



July 16, 2015, Thursday
12:53pm

Indika – Lunch Time Parking Lot



July 23, 2015, Thursday
1:16pm



July 24, 2015, Friday
12:17pm

OFF-STREET PARKING VARIANCE



Houston Planning Commission



MONTROSE
DISTRICT

July 21, 2015

Shawn Royer
Houston Permit Service
City of Houston
Permitting Department

Subject: Indika Restaurant Parking Variance Request

Dear Mr. Royer,

Thank you for assisting Holli Robinson, Director of Services for the Montrose Management District (MMD), with understanding the proper protocol for parking variance requests.

I am the Executive Director for the District with offices at 5020 Montrose Blvd, Suite 311, Houston, TX, 77006. As you may know we partner with the city on a variety of issues that improve the quality of life and business in the area.

I write in support of Indika Restaurant's request for a parking variance which would require the City of Houston's approval to reduce the number of spaces they currently use from 27 to 17. They have 17 spaces on their property and have lost their lease to contract an additional 10 spaces across the street on property no longer available for lease, and additional shared parking at an adjacent lot that was purchased by the City of Houston Parks Department. I understand that all possible parking locations around Indika are under contract and there is absolutely no space available.

We know the tremendous parking challenges in Montrose with 80% of the restaurants in need of additional space. Granting Indika's request will help keep a preferred restaurant in the Montrose area.

The Montrose Management District has been working with the City of Houston on SPA improving the parking problems in Montrose and hope to see some results in the very near future.

Thank you for your attention to this important matter. Please contact me if you have any questions.

Sincerely,



David H. Hawes
Executive Director

Montrose District | 5020 Montrose Blvd., Suite 311 | Houston, Texas 77006 | 713-595-1200

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSB Application No. 573: 1000 block of Bingham Street, north and south sides, between Beachton Street and Elder Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1000 block of Bingham Street, north and south sides, between Beachton Street and Elder Street. Analysis shows that a minimum lot size of 5,000 square feet exists for the block face. A petition was signed by the owners of 52% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

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

STAFF ANALYSIS:

The application includes eleven (11) lots along the 1000 block of Bingham Street, north and south sides, between Beachton Street and Elder Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two block faces, the north and south side of Bingham Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of seven (7) single-family residential properties (representing 70% of the total lots within the boundary area), two (2) vacant properties, and one (1) exempt property.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained two signatures of support from property owners in the proposed SMLSB (owning 52% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 square feet exists on six (6) of eleven (11) lots in the application area.
- *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 Baker NSBB (North Side Big Block) subdivision was platted in 1824. Five (5) houses in the application area originate from the 1920s and 1930s, as well as a townhouse constructed in 2014. A replat of two lots on the south side of Bingham Street in September 2014 resulted in the six (6) lot Bingham Court subdivision. The southern blockface of the application area also includes Harris County's American Statesmen Park.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Six (6) out of eleven (11) lots (representing 75.2% 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. **573**

Date Received: **8/7/2015**

Date Complete: **8/15/2015**

Street(s) Name: **Bingham Street**

Lot(s) **1000 block Bingham Street**

Cross Streets: **Beachton Street** and **Elder Street**

Side of street: **North and South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1010 Bingham	VAC	Y	7,500
1012 Bingham	SFR	Y	5,000
1014 Bingham	SFR	Y	2,100
1016 Bingham	SFR	Y	2,900
1018 Bingham	SFR		5,000
1418 Beachton Street	SFR		1,875
1013 Bingham	SFR	Y	5,000
0 Bingham (LT 9)	VAC		5,000
Bingham Court (LT 6)	SFR		1,910
Bingham Court (LT 1)	SFR		1,910
1001 Bingham	EXC		5,000

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

Of **43,195** Square Feet in the Proposed Application Area **22,500** Square Feet are Owned by Property Owners Signing in Support of the Petition = **52%**

Single Family Calculation:

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

8	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	80%
			8		10	
0	# of Multifamily lots					
0	# of Commercial lots					
2	# of Vacant Lots					
10	Total					

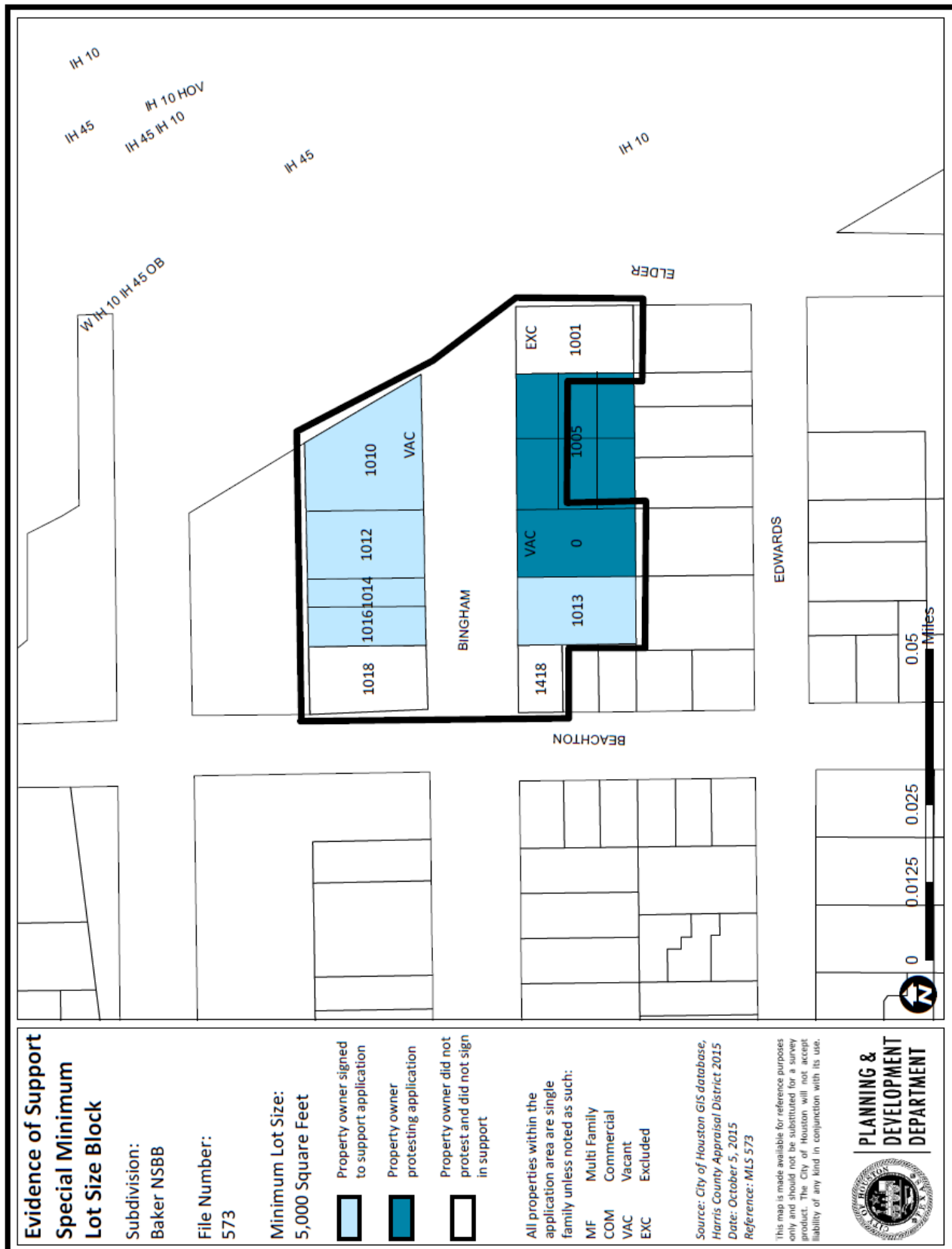
Minimum Lot Size Calculations:

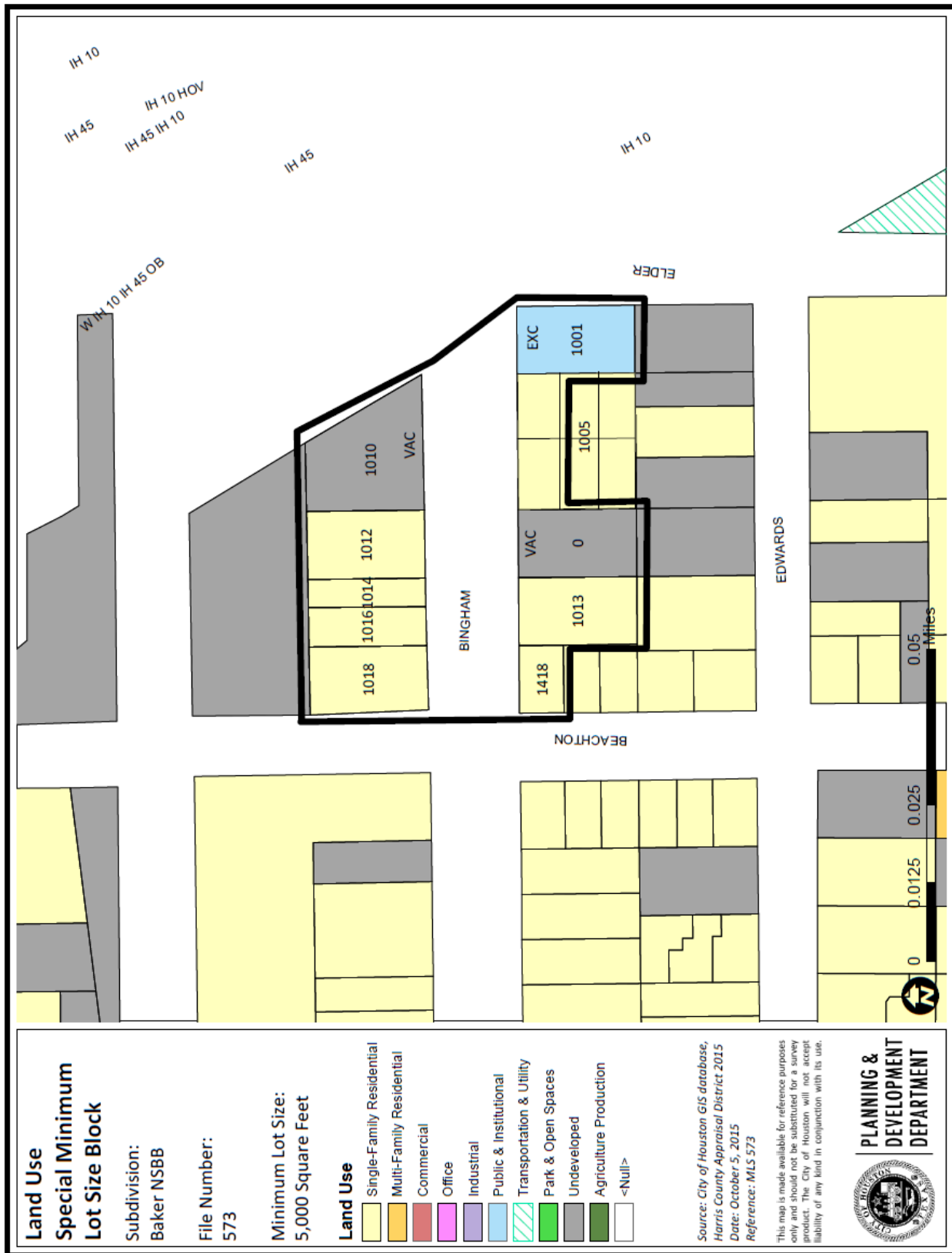
Total # of lots	10	=	Total sq. ft.	43,195	=	/ # of lots	4,320	average sq. ft.
							5,000	median sq. ft.

70 %

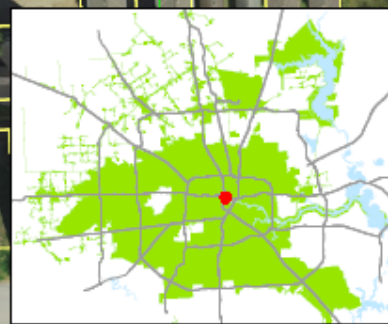
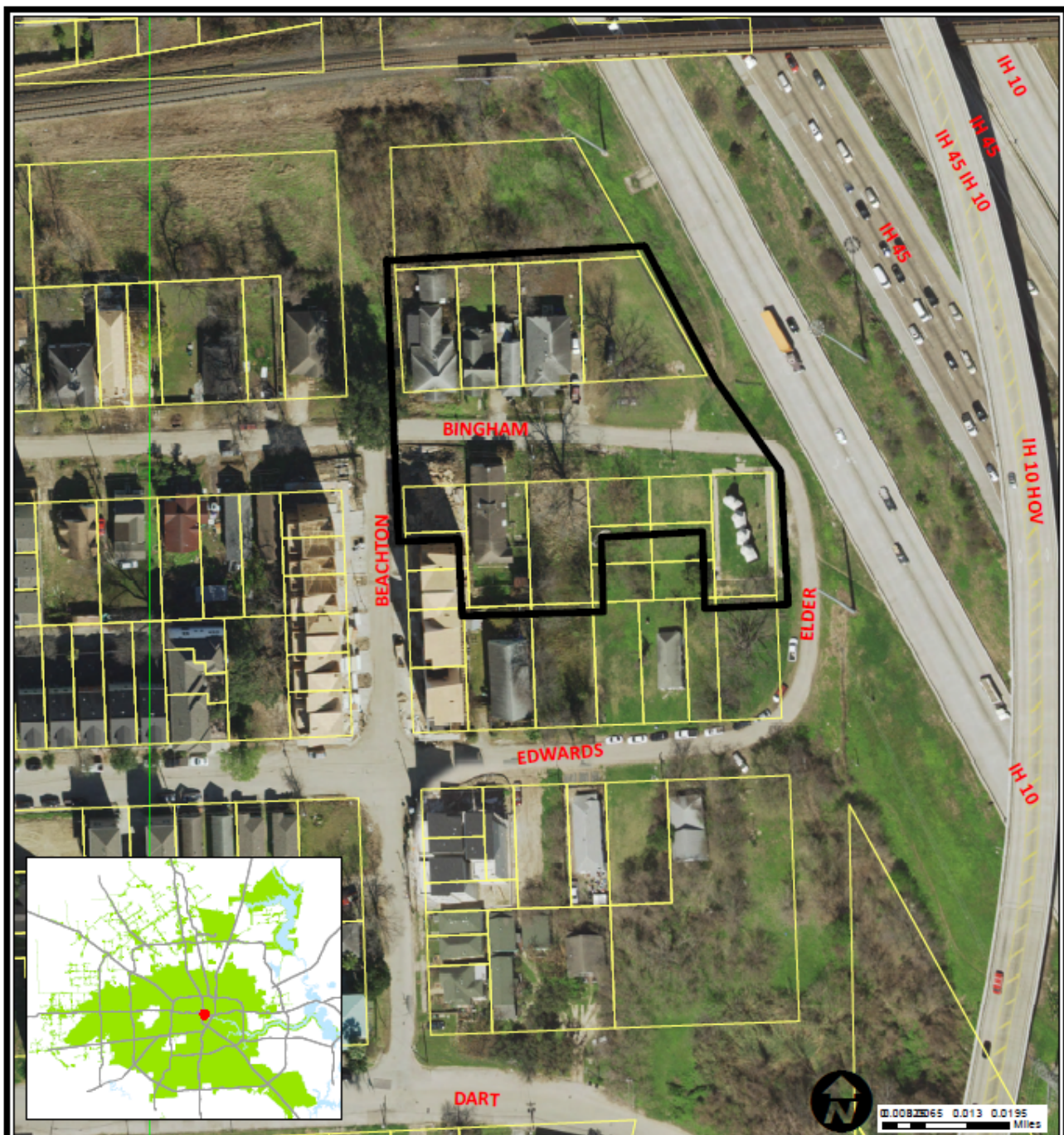
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	7,500	17.4%	17.4%
2	5,000	11.6%	28.9%
3	5,000	11.6%	40.5%
4	5,000	11.6%	52.1%
5	5,000	11.6%	63.7%
6	5,000	11.6%	75.2%
7	2,900	6.7%	82.0%
8	2,100	4.9%	86.8%
9	1,910	4.4%	91.2%
10	1,910	4.4%	95.7%
11	1,875	4.3%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%
Total	43,195	100.0%	

This application qualifies for a **5,000** Square Feet Special Minimum Lot Size









Special Minimum Lot Size Block
1000 Block of Bingham Street
North and south side
Between Beachton Street and Elder Street
5,000 square feet

 MLS 573

Source: Harris County Appraisal District
 Date: October 7, 2015
 Reference: MLS 573

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Andrews, Christopher - PD

From: Bijan Sadoughi
Sent: Tuesday, September 01, 2015 9:11 AM
To: Andrews, Christopher - PD
Cc: Bijan Sadoughi
Subject: Minimum Lot Size Block

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Andrews,

As per our telephone conversation yesterday, please be advised that as a property owner for lot 9, 10 & 11 on Bingham Street, I strongly oppose this minimum lot size application, it is out of norm and not applicable with all these subdivided lots for the town home construction in the entire neighborhood, it is outrageous and unacceptable not to mention the economical and financial aspect of it. Who would ever buy a single family new construction home with such an expensive price because of a bigger lot next to a smaller lot and less expensive town homes, it doesn't make sense. I also would like to know which property owner has put this application, please let me know. I would like to attend the hearing, please keep me posted and updates.

Regards,

Bijan Sadoughi
Bijan Builders,LLC
713-540-2795

1000 Block of Bingham (North and South sides)

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: Baker 237 Lts 3-6, Block 238 Lts 1-11
in Baker NSBB

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

Specific Legal Description Baker 237 Lts 3-6, Block 238 Lts 1-11
in Baker NSBB

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

2. Contacts:

Primary Applicant Henry North Phone # 713-686-2387
Address 1155 Lehman E-mail _____
City Houston State TX Zip 77018

Alternate Applicant _____ Phone # _____
Address _____ E-mail _____
City _____ State _____ Zip _____

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

File # 573 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District C

4. Submittal Requirements:

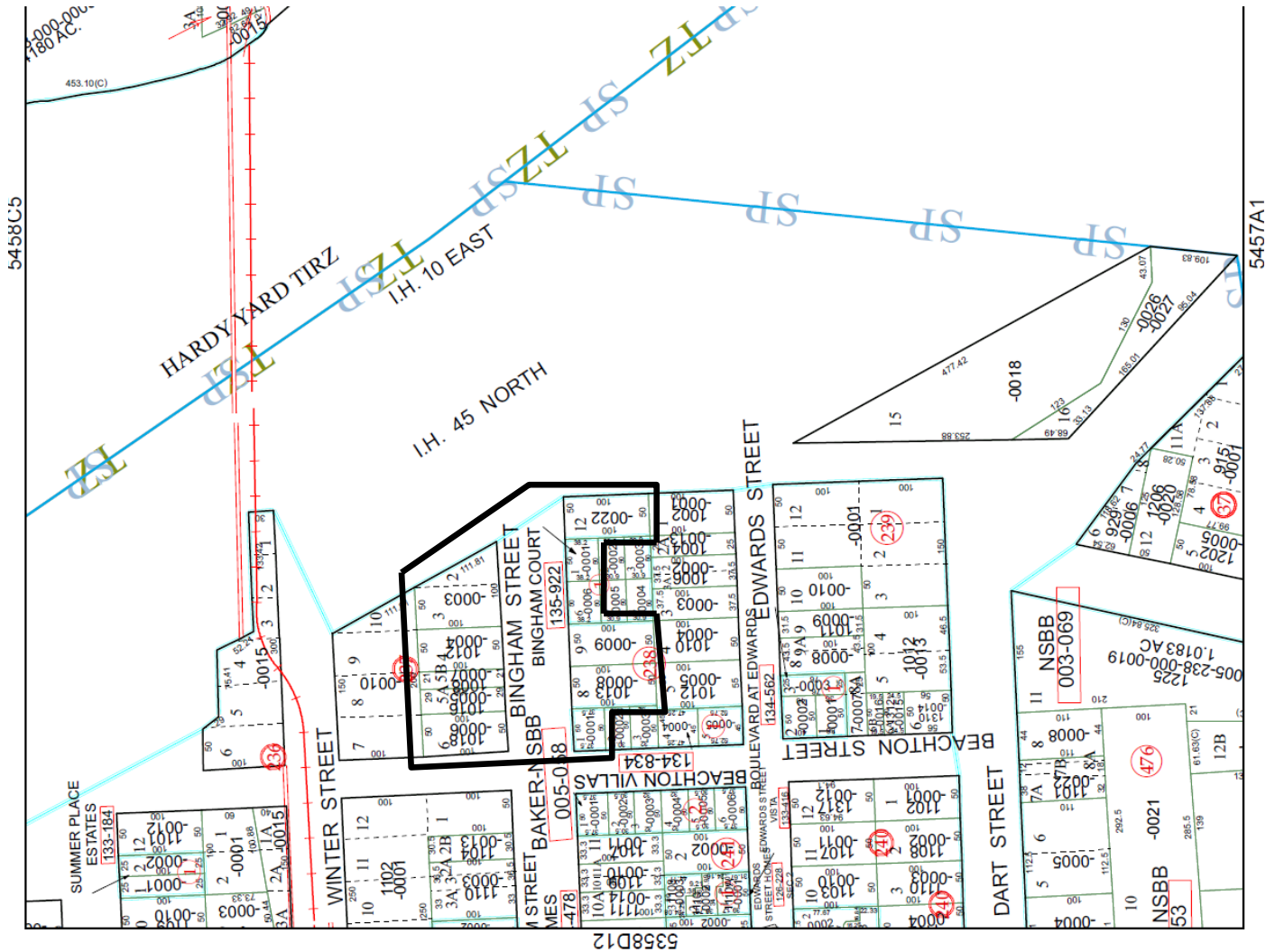
Please Check

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

RECEIVED

AUG 5 2015

PLANNING SERVICES



AGENDA: VII

SMLSB Application No. 572: 1100 block of Bingham Street, north and south sides, between Holly Street and Beachton Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1100 block of Bingham Street, north and south sides, between Holly Street and Beachton Street. Analysis shows that a minimum lot size of 3,300 square feet exists for the block face. A petition was signed by the owners of 46% 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 forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes fourteen (14) lots along the 1100 block of Bingham Street, north and south sides, between Holly Street and Beachton Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two block faces, the north and south side of Bingham 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 twelve (12) single-family residential properties (representing 86% of the total lots within the boundary area), and two (2) vacant properties.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained four (4) signatures of support from property owners in the proposed SMLSB (owning 46% of the total area). There were no protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 3,300 square feet exists on nine (9) of fourteen (14) lots in the application area.
- *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 Baker NSBB (North Side Big Block) subdivision was platted in 1824. Seven (7) houses in the application area originate from the 1920s and 1930s, one home was built in the 1980s, another in 2002, and four townhouses were constructed in 2013. There is one vacant property.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Ten (10) out of fourteen (14) lots (representing 71.8% of the application area) are at least 3,300 square feet in size.

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

Special Minimum Lot Size Block

Planning and Development Department

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Application
5. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **572**

Date Received: **8/7/2015**

Date Complete: **8/10/2015**

Street(s) Name: **Bingham Street**

Lot(s) **1100 block Bingham Street**

Cross Streets: **Holly Street** and **Beachtown Street**

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1102 Bingham (LT 1)	SFR		5,000
1004 Bingham	VAC		3,000
1106 Bingham	SFR		6,950
1112 Bingham	SFR		2,500
1114 Bingham	SFR		2,500
1116 Bingham	SFR	Y	5,000
1107 Bingham	SFR	Y	3,300
1109 Bingham	SFR	Y	3,300
1111 Bingham	SFR	Y	3,300
1113 Bingham	SFR	Y	5,000
1115 Bingham	VAC		5,000
1420 Holly Street	SFR		2,000
1421 Beachton Street	SFR		1,875
1118 Bingham	SFR	Y	5,000

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

Of **53,725** Square Feet in the Proposed Application Area **24,900** Square Feet are Owned by Property Owners Signing in Support of the Petition = **46%**

Single Family Calculation:

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

12	# 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	86%
			12	14	
0	# of Multifamily lots				
0	# of Commercial lots				
2	# of Vacant Lots				
14	Total				

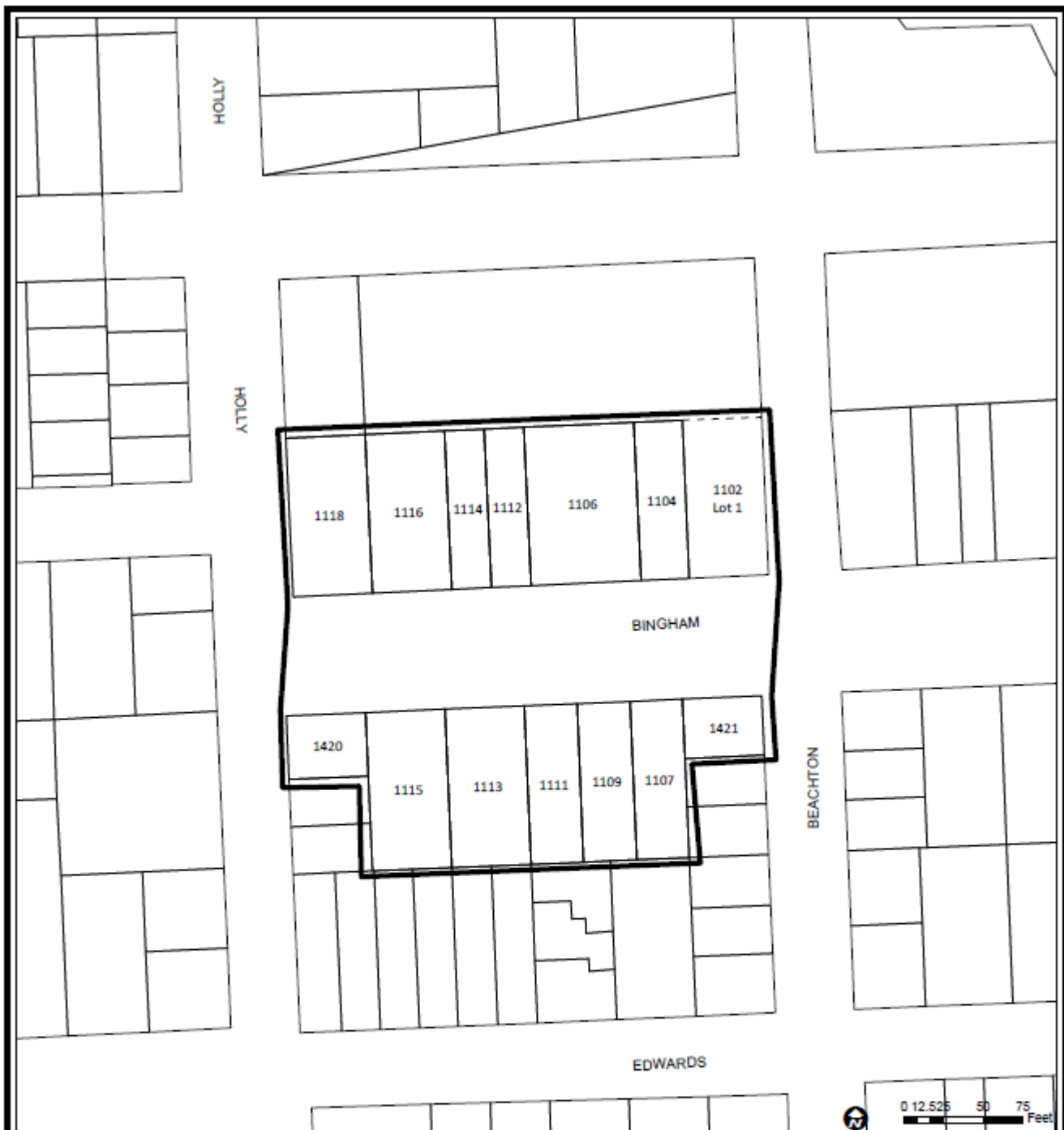
Minimum Lot Size Calculations:

[illegible]

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,950	12.9%	12.9%
2	5,000	9.3%	22.2%
3	5,000	9.3%	31.5%
4	5,000	9.3%	40.9%
5	5,000	9.3%	50.2%
6	5,000	9.3%	59.5%
7	3,300	6.1%	65.6%
8	3,300	6.1%	71.8%
9	3,300	6.1%	77.9%
10	3,000	5.6%	83.5%
11	2,500	4.7%	88.1%
12	2,500	4.7%	92.8%
13	2,000	3.7%	96.5%
14	1,875	3.5%	100.0%
Total	53,725	100.0%	

This application qualifies for a **3,300** Square Feet Special Minimum Lot Size



Special Minimum Lot Size

1100 block of Bingham

North side, between Holly Street and Beachton Street

3,300 Square Feet



Special Minimum Lot Size Boundary

Source: Harris County Appraisal District

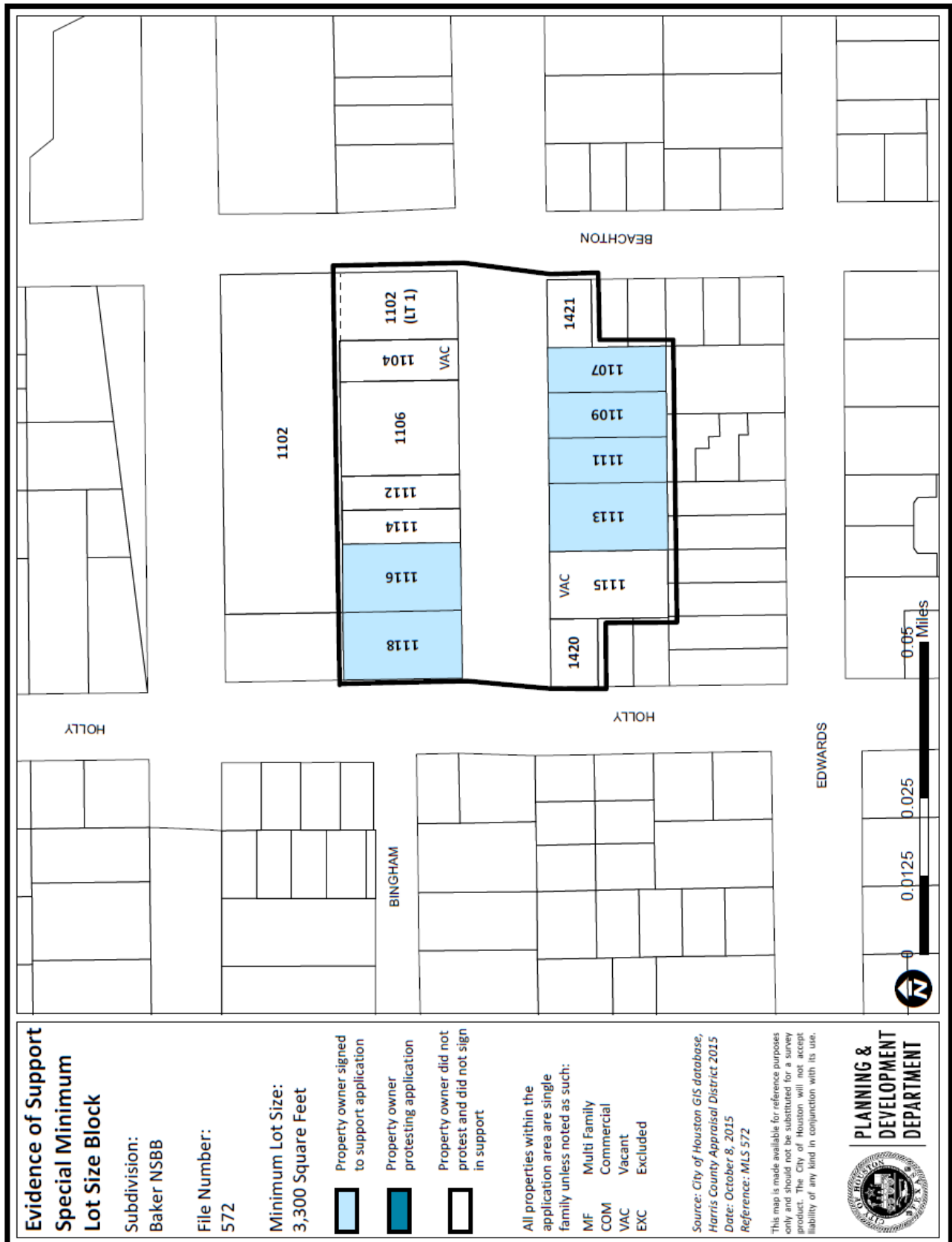
Date: September 29, 2015

Reference: MLS 572

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

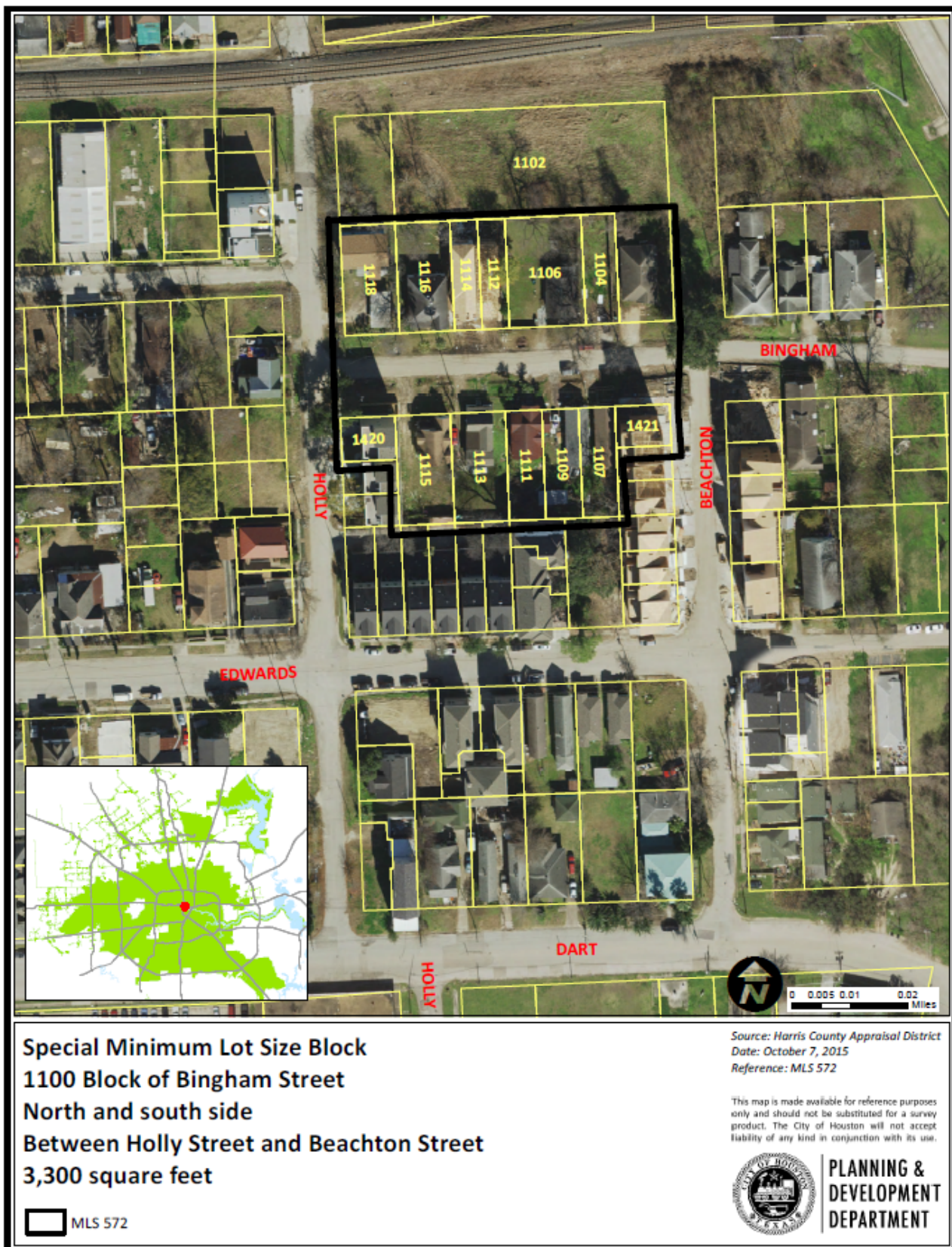


**PLANNING &
DEVELOPMENT
DEPARTMENT**









1100 Bingham (North and South)

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: Baker NSBB Block 242 (south side) and Baker NSBB Block 241

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

Specific Legal Description: Block 242 Lts 1-6 and Block 241 Lts 8-TR11

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

2. Contacts:

Primary Applicant: Henry North Phone #: 713-686-2383
Address: 1155 Lehman E-mail: _____
City: Houston State: TX Zip: 77018

Alternate Applicant: _____ Phone #: _____
Address: _____ E-mail: _____
City: _____ State: _____ Zip: _____

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

File #: 572 Key Map #: _____ TIRZ: _____
Lambert #: _____ Super N'hood: _____ Census Tract: _____
City Council District: C

4. Submittal Requirements:

Please Check

Completed application form (this page) ☒

Petition signed by the applicant (page 4) ☒

Evidence of support from the property owners within the boundary (page 5) ☒

Signed deed restriction statement (page 6) ☒

Copy of deed restrictions, if applicable ☐

Sample of Notification Sign (page 8) ☒

Map or sketch showing the address, land use and size of all lots within the boundaries ☒

Data showing the actual size of each lot ☒

RECEIVED

AUG 5 2015

PLANNING SERVICES

