

# HOUSTON PLANNING COMMISSION

## AGENDA

DECEMBER 17, 2015



COUNCIL CHAMBER  
CITY HALL ANNEX  
2:30 P.M.

# PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Kenneth J. Bohan  
Fernando L. Brave  
Antoine Bryant  
Lisa Clark  
Algenita Davis  
Truman C. Edminster, III  
James R. Jard  
Paul R. Nelson  
Linda Porras-Pirtle  
Shafik I. Rifaat  
Patricio Sanchez  
Mark Sikes  
Martha Stein  
Eileen Subinsky  
Shaukat Zakaria

The Honorable Judge Robert Hebert  
*Fort Bend County*  
The Honorable Ed Emmett  
*Harris County*  
Commissioner James Noack  
*Montgomery County*

## **ALTERNATE MEMBERS**

Richard W. Stolleis, P. E.  
Rick J. Staigle, P.E.  
Gerald Wilson  
*Fort Bend County*  
Raymond J. Anderson, P. E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Dale A. Rudick, P.E.  
Dawn Ullrich  
Gilbert Andrew Garcia, CFA

## **SECRETARY**

Patrick Walsh, P.E.



## Meeting Policies and Regulations

### Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

### Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

### Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

### Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

### Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:  
P.O. Box 1562  
Houston, Texas 77251-1562

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

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6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

# **Houston Planning Commission**

## **AGENDA**

**December 17, 2015**

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

### **Call to Order**

### **Director's Report**

### **Approval of the December 3, 2015 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Christa Stoneham)
- b. Replats (Christa Stoneham)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Aracely Rodriguez and Marlon Connley)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Suvidha Bandi, Aracely Rodriguez, Muxian Fang)
- 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 (Chad Miller and Muxian Fang)

#### **II. Establish a public hearing date of January 21, 2016**

- a. Briggs Estates
- b. Evelyn Court replat no 1
- c. Falls at Dry Creek Sec 1 partial replat no 1
- d. Gaut partial replat no 1
- e. Hyde Park Main Addition no 3 partial replat no 1
- f. Knoll Park replat no 1
- g. Shadyvilla Addition no 1 partial replat no 2
- h. Southmont Addition Annex no 4 partial replat no 1
- i. Viet Hoa Estates replat no 1
- j. Willowick Forest Sec 1 partial replat no 1

#### **III. Consideration of an Off-Street Parking Variance for a property located at 1315 Dumble St. (Muxian Fang)**

#### **IV. Consideration of a Hotel Motel Variance located at 12855 S. Post Oak Road (Marlon Connley)**

#### **V. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 4000-4100 block of Clarkblak Lane, east and west sides (David Welch)**

#### **VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Yorkdale Subdivision (David Welch)**

#### **VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Brooke Smith Subdivision (Abraham Zorrilla)**

#### **VIII. Excuse the absences of Commissioner Wilson.**

#### **IX. Public Comment**

#### **X. Adjournment**

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

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

December 3, 2015  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### **Call to order**

**Chair, Mark A. Kilkenny called the meeting to order at 2:36 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Left at 4:48 p.m. during item #104

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Arrived at 2:34 p.m. during director's report

Pat Sanchez

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Gerald P. Wilson for

Absent

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Dale A. Rudick, P.E.

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE NOVEMBER 12, 2015 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the November 12, 2015 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Bryant**

Vote: **Carries**

Abstaining: **Porras-**

**Pirtle, Stein and Subinsky**

- I. Presentation on fee modification and proposed special revenue fund development-related activities led by the Planning & Development Department**  
**Presentation was given by Planning and Development Department Director Patrick Walsh.**

## **II. PLATTING ACTIVITY (Consent items A and B, 1- 83)**

Items removed for separate consideration: **6, 18, 27, 28, 32, 33, 42, 43, 48 and 49.**

Staff recommendation: Approve staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman and Edminister recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **6, 18, 27, 28, 32, 33, 42, 43, 48 and 49.** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **6, 18, 27, 28, 32, 33, 42, 43, 48 and 49.** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman and Edminister returned.**

## **C- Public Hearings**

**84 Craig Woods C3N Approve**  
**partial replat no 17**

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

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

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**85 Famik Place C3N Approve**

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Glenda Hayward – opposed

**86 Garcia Oaks Enclave C3N Approve**  
**replat no 1**

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

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

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**87 Hunters Grove C3N Defer**  
Staff recommendation: Defer the requested variances for two weeks additional information is required.  
Commission action: Deferred the requested variances for two weeks additional information is required.  
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speaker: David Hall – opposed

**88 Lusco Terrace partial replat no 1 C3N Defer**  
Staff recommendation: Defer the requested variances for two weeks additional information is required  
Commission action: Deferred the requested variances for two weeks additional information is required  
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers: Maria Ortiz, David Dunlap and Maria Vargas – opposed

**89 Marshall Oaks Sec 2 C3N Approve**  
**partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**90 Quail Glen Sec 1 C3N Approve**  
**partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Brave** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**  
Speakers: Rhonda Jones, Annette Jackson and Darren Blakemore – opposed; Nathan Campbell – undecided; Donald Perkins, Representative Council Member Green's office – supportive; and Jeanette Harris-Osei and Josiah Osei, applicants – supportive

**91 Raintree Place Sec 3 C3N Approve**  
**replat no 1**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Clark**

**92 South Union Sec 2 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: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**  
Speakers: Gnelton Land and Ruthie Graves Land – undecided

**93 Terraces on West 28th Street C3N Defer**  
**replat no 1**  
Staff recommendation: Defer the requested variances for two weeks additional information is required.  
Commission action: Deferred the requested variances for two weeks additional information is required.  
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**94 Villages of Northgate Crossing Sec 8 C3N Approve**  
**partial replat no 1**  
 Staff recommendation: Deny the requested variance(s) and disapprove the plat subject to the CPC 101 form conditions.  
 Commission Action: Granted the requested variance and approved the plat with the condition that no cars block the sidewalk.  
 Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Nicole Bowden, applicant, Mr. Chivers, owner and Fred Mathis, Representative from Harris County – supportive

## D - Variances

**95 Cardoso Estates 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: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**96 Crossing at Katy Fulshear C2 Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**97 Fairgrounds Addition Block 43 C2R Withdrawn**  
**partial replat no 1**

**98 Holiday Inn Express North Main C2 Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Zakaria** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Robert Salinas and Jose Trevino – opposed

**99 Katy Trails Sec 2 C3P Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**100 Lakes at Creekside GP Approve**  
 Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**101 Lyons Redev Second Venture C2R Approve**  
**replat no 1**

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

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

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

**Items 102 and 103 were taken together at this time.**

**102 Mainstreet Humble LLC GP GP Approve**  
**103 Mainstreet Humble LLC Sec 1 C2 Approve**

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

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

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

**104 Oakview Farms Sec 1 C3P Approve**

Staff recommendation: Deny the request to exceed 1400' intersection spacing or to not extend Willow Wilde Drive. Approve the variance to exceed 2600' intersection spacing along Boudreaux Road.

Commission action: Approved the variance for the 1400' intersection spacing along Boudreaux Road, add a cul de sac instead of a T turnaround and not to extend Willow Wilde Drive beyond the culdesac. Approved the variance to exceed 2600' intersection spacing along Boudreaux Road. Motion carried with Commissioners Alleman and Brave opposing.

Motion: **Anderson** Second: **Subinsky** Vote: **Carries** Opposed: **Alleman and Brave**

Speakers: Mike Baldwin, applicant – opposed; Fred Mathis, Representative from Harris County - opposed

**Items 105 and 106 were taken together at this time.**

**105 Residences at Fannin Station GP GP Approve**  
**106 Residences at Fannin Station Sec 1 C3R**

Staff recommendation: Grant the requested variances on the General Plan for item #105. Defer requested variances for item #106 for two weeks as additional information is required.

Commission action: Granted the requested variances on the General Plan for item #105. Deferred requested variances for item #106 for two weeks as additional information is required.

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

**107 Yale Corner C2 Approve**

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

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

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

**E – Special Exceptions**  
**NONE**



## F – Reconsideration of Requirements

### 108 South Acres Estates

C2R

Defer

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

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

Motion: **Bryant**

Second: Subinsky

Vote: **Unanimous**

Abstaining: **None**

### G EXTENSIONS OF APPROVAL

109 Addicks Dam partial replat no 1

EOA

Approve

110 Clear Lake Marketplace Sec 2

EOA

Approve

111 Community Reach Boulevard

EOA

Approve

Street Dedication Sec 1

112 Community Reach Boulevard

EOA

Approve

Street Dedication Sec 2

113 Fairfield Towne Center Small Shops

EOA

Approve

114 FM 1960 Medical Village Reserve

EOA

Approve

115 Grand Morton North

EOA

Approve

116 Grand Morton South

EOA

Approve

117 Greenhouse Road

EOA

Approve

Street Dedication Sec 4

118 Hidden Meadow Sec 13

EOA

Approve

119 Hidden Meadow Sec 15

EOA

Approve

120 Houston Community College System

EOA

Approve

Drennan Campus extension no 2

121 Houston Heights partial replat no 11

EOA

Approve

122 MDS and Laney Tract

EOA

Approve

123 Stone Creek Ranch Sec 7

EOA

Approve

124 Stone Creek Ranch Sec 8

EOA

Approve

125 Stone Creek Ranch Sec 9

EOA

Approve

126 Westfield Ranch Sec 1

EOA

Approve

### H NAME CHANGES

127 Cottage Grove Lake

NC

Approve

(prev. Cottage Grove Green Sec 1)

128 Legacy at Long Meadow Farms

NC

Approve

(prev. Legacy at Long Meadow Farm)

### I CERTIFICATES OF COMPLIANCE

129 21001 Highway 59

COC

Approve

130 20085 Red Oaks S.

COC

Approve

131 19801 Forest Drive W.

COC

Approve

Staff recommendation: Approve staff's recommendation for items 109-131.

Commission action: Approved staff's recommendation for items 109-131.

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

### J ADMINISTRATIVE NONE

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

### **132 3826 Meadow Lake Lane**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.

Commission action: Granted the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **133 3830 Meadow Lake Lane**

**DPV**

**Approve**

Staff recommendation: Grant the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.

Commission action: Granted the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

## **III. ESTABLISH A PUBLIC HEARING DATE OF January 7, 2016 FOR:**

- a. Amended plat of Alameda Place partial replat no 7**
- b. Ayrshire Addition Sec 1 partial replat no 1**
- c. Clay Estate partial replat no 3**
- d. Greenway Addition Gulfgate Dodge**
- e. Lindale Park Sec 2 partial replat no 1**
- f. Newport Sec 8 partial replat no 2**
- g. Windsor Estates Sec 1 partial replat no 1 and extension**

Staff recommendation: Establish a public hearing date of January 7, 2016 for items **III a-g**.

Commission action: Established a public hearing date of January 7, 2016 for items **III a-g**.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

## **IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4401 HARRISBURG BLVD.**

Staff recommendation: Grant the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.

Commission action: Granted the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

## **V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 516 WESTHEIMER ST. (INDIKA RESTAURANT)**

Staff recommendation: Grant the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.

Commission action: Granted the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.

Motion: **Rifaat**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

## **VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3717 ANTOINE DRIVE**

Staff recommendation: Approve the requested Hotel variance.

Commission action: Approved the requested Hotel variance.

Motion: **Porras-Pirtle**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 3000 BLOCK OF COAL STREET, NORTH SIDE (MLS 581)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.

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

Speakers: Pauline Justice – supportive

**VIII. Excuse the absences of Commissioners Sanchez and Subinsky.  
Commissioner Sanchez and Commissioner Subinsky present no Commission action required.**

**IX. Public Comment  
NONE**

**X. Adjournment**

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

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

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**Mark A. Kilkenny, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aliana GP	GP	
2	Aliana Sec 59	C3P	
3	Atascocita Trace Sec 5	C3F	
4	Awty International School Early Learning Center	C2	
5	Badminton Dream Land	C2	
6	Balmoral Park Lakes East Sec 1	C3F	DEF1
7	Brittmoore Apartments	C3P	
8	Champions Centre Mirage partial replat no 1	C3F	
9	City Park South Sec 2	C3P	
10	Colibri Center	C2	
11	Colina Homes on Crockett Street	C2	
12	Craig Woods partial replat no 17	C3F	
13	Creeside Ranch Sec 4	C3F	
14	CST Corner Store No 1916	C2	DEF1
15	Fairbanks 290 Complex	C2	
16	Fall Creek East Sec 2	C3P	
17	Galena Park ISD Wallisville Annex	C2	
18	Garcia Oaks Enclave replat no 1	C3F	
19	Grand Mission Estates Sec 5	C3P	
20	Grand Mission Estates Sec 7	C3P	
21	Grand Vista Sec 21	C3F	
22	Grand Vista Sec 25	C3P	
23	Groves at Gleannloch Farms GP	GP	
24	Harris County MUD No 148 Youth Multi Use Facility	C2	
25	Harvest Corner Drive Street Dedication Sec 2	C3F	
26	Harvest Green Sec 9	C3P	
27	Harvest Green Sec 10	C3P	
28	Harvest Green Sec 11	C3F	
29	Harvest Green Sec 12	C3F	
30	Jacquelyn Meadows	C3F	
31	Katy ISD Central Maintenance Annex	C2	DEF1
32	Lakehead Lane Street Dedication and Reserves Sec 3	C3P	
33	Lakes of Bella Terra Sec 37	C3P	
34	Lakes of Bella Terra Sec 38	C3P	
35	Laurel Park North Sec 3	C3F	
36	Laurel Park North Sec 4	C3F	
37	Marshall Oaks Sec 2 partial replat no 1	C3F	
38	Metro El Dorado Park and Ride	C2	
39	Michoacana Park	C3F	
40	Morton Creek Ranch GP	GP	
41	Newport Court Reserve	C3F	
42	NW Wally GP	GP	

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

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Oreilly Porter	C2	DEF1
44	Piping Technology Tierwester Development	C3F	
45	Rivergrove Sec 6	C3P	
46	Rosehill Reserve GP	GP	
47	Rosehill Reserve Sec 1	C3F	
48	Rosehill Reserve Sec 4	C3F	
49	Rosehill Reserve Wastewater Treatment Plant	C3P	
50	Sammy	C2	
51	Scoya Brittmoore Development	C3F	
52	Silverglen North Sec 3	C3P	
53	Spectrum of Hope Tres GP	GP	
54	Spectrum of Hope Tres Sec 1	C2	
55	Sunset Ridge Sec 7	C3P	
56	Triumph Cabling	C2	
57	Valley Ranch Town Center Retail South West	C2	
58	Villages of Cypress Lakes Sec 33	C3F	
59	Villages of Northgate Crossing Sec 8 partial replat no 1	C3F	
60	Villas at Antoine Sec 2 partial replat no 1	C3F	
61	Volta Drive Street Dedication Sec 1	C3F	
62	Voss Road Storage	C2	
63	Westway Park Equity GP	GP	
64	Westway Park Equity Sec 1	C3P	
65	Willowcreek Ranch Sec 7	C3P	
66	Wilson Headquarters GP	GP	
67	Woodlands Village of Alden Bridge Sec 111	C2	DEF1
68	Youth Development Center Sec 1	C2	

**B-Replats**

69	Ace Imageware at NW Wally	C2R	
70	Algregg Lofts	C2R	
71	Brunner Addition partial replat no 3	C2R	
72	Busy Bee	C2R	
73	Cambridge Heights	C3R	
74	Caseta Estates	C2R	
75	Christ the King Presbyterian Church Sec 2	C2R	
76	Fallbrook Pines Sec 3	C3R	
77	FM1093 and FM723 Reserves partial replat no 1	C2R	
78	Halcyon Garden	C3R	
79	Hanover Boulevard Place	C2R	
80	Heights Commons	C2R	
81	Houston Acreage Estates replat no 1	C2R	DEF1
82	Jacquelyn Oaks	C3R	
83	Lofts of McGowen	C2R	
84	Lonestar Disposal	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Main Street Wendys	C2R	
86	Park at Illinois Street	C2R	
87	Residences at Fannin Station Sec 1	C3R	DEF1
88	S and J Angelo Property	C2R	
89	Sheldon Road Business Park	C2R	
90	Skyline View Houston Northwest	C2R	
91	Skyway Park	C2R	
92	U Pull and Pay Houston	C2R	
93	Vantrust Friendswood Addition	C2R	DEF1
94	Village of Kings Lake Sec 4	C3R	
95	Westmoreland Farms Third partial replat no 1	C2R	
96	Whiteoak Industrial Park	C2R	
97	Wilson Headquarters Sec 1	C2R	
98	Woodleigh Business Park	C2R	

### C-Public Hearings Requiring Notification

99	Aliana Sec 44 replat no 1	C3N	
100	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	C3N	
101	Central City partial replat no 2	C3N	
102	Hunters Grove	C3N	DEF1
103	Hyde Park Main Addition replat partial replat no 1	C3N	
104	Live Oak Landing partial replat no 1	C3N	
105	Live Oak Landing partial replat no 2	C3N	
106	Lusco Terrace partial replat no 1	C3N	DEF1
107	Meadowbrook Sec E partial replat no 1	C3N	
108	Pecore Complex	C3N	
109	Shadyvilla Addition no 2 partial replat no 3	C3N	
110	South Union Sec 2 partial replat no 1	C3N	DEF1
111	Terraces on West 28th Street replat no 1	C3N	DEF1
112	West Side Villas partial replat no 1	C3N	
113	Westhaven Estates Sec 1 partial replat no 3	C3N	

### D-Variances

114	Beltway Southwest Business Park GP	GP	
115	Beltway Southwest Business Park Sec 2	C3F	
116	Dow School Block partial replat no 1	C2R	
117	Holland Strack Venture	C2	
118	Kansas Trails at Cottage Grove	C2R	
119	Lehigh Hanson Crosby Rail Terminal GP	GP	
120	Lehigh Hanson Crosby Rail Terminal Sec 1	C2	
121	Hare Cook Road Street Dedication Sec 1	SP	
122	North MacGregor Landing	C2R	
123	Ransom Corner NW 5700	C2R	
124	Reserve at Clear Lake City Sec 28	C3P	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Woodlands Ridge Business Park	C2	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

126	McKay Intercontinental Trade Center Sec 1	C3R	
127	South Acres Estates	C2R	DEF1
128	Trails on Nance Street	C2R	
129	Valley Ranch Academy	C3P	
130	Valley Ranch Kroger	C2	

**G-Extensions of Approval**

131	Alder Trails Sec 8	EOA	
132	Breckenridge Forest Sec 12	EOA	
133	Claytons Park East Sec 1	EOA	
134	Cypress North Houston Road Street Dedication Sec 3	EOA	
135	Dynamic Glass replat no 2 and extension	EOA	
136	Foley Plaza	EOA	
137	Maknojia Plaza	EOA	
138	Nabors Parkway Street Dedication Sec 1	EOA	
139	RCI Holdings Corporate Offices	EOA	
140	Sidhpur Shopping Center	EOA	
141	Spring Ridge Office Condominiums	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

142	26585 Spanish Oak Drive	COC	
143	26630 Royal Coach Lane	COC	
144	19838 Hickory Lane	COC	
145	19844 Hickory Lane	COC	
146	11931 Ticonderoga Road.	COC	
147	15412 S. Brentwood Street.	COC	
148	27636 Coach Light Lane	COC	
149	14245 Brownsville Street	COC	
150	11945 Gloger Street	COC	
151	22225 Mccleskey Rd		

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**J-Administrative**

None

**K-Development Plats with Variance Requests**

152	2250 Albans Road	DPV
153	2301 Arabelle Street	DPV
154	101 E. Little York	DPV
155	5941 South Loop East	DPV

**Consideration of Off-Street Parking Variances**

III	1315 Dumble Street	PV
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**Consideration of Hotel Motel Variances**

IV	12855 S. Post Oak Road	HMV
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**Platting Summary****Houston Planning Commission****PC Date: December 17, 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	Aliana GP	2015-2519	GP	Fort Bend	ETJ	566D	1999.56	0.00	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
2	Aliana Sec 59	2015-2539	C3P	Fort Bend	ETJ	567F	23.05	1.52	76	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
3	Atascocita Trace Sec 5	2015-2532	C3F	Harris	ETJ	376K	8.92	0.30	63	Elan Development L.P. A Texas Limited Partnership	EHRA
4	Awty International School Early Learning Center	2015-2458	C2	Harris	City	491D	5.24	5.24	0	Kuo & Associates, Inc	Kuo & Associates, Inc
5	Badminton Dream Land	2015-2425	C2	Harris	ETJ	572Z	0.62	0.62	0	advance Surveying	Advance Surveying, Inc.
6	Balmoral Park Lakes East Sec 1 (DEF1)	2015-2440	C3F	Harris	ETJ	376Q	38.28	10.95	98	Land Tejas Park Lakes 1023, LP	Jones & Carter, Inc.
7	Brittmoore Apartments	2015-2464	C3P	Harris	ETJ	409U	6.57	6.57	0	United Engineers	United Engineers, Inc.
8	Champions Centre Mirage partial replat no 1	2015-2465	C3F	Harris	ETJ	370A	1.46	0.34	2	Chayn Mousa	Hovis Surveying Company Inc.
9	City Park South Sec 2	2015-2448	C3P	Harris	City	572R	12.46	0.11	81	GBF LIC 288, LTD.	AECOM
10	Colibri Center	2015-2542	C2	Harris	ETJ	407V	2.62	2.62	1	Texan Land Consultants	Texan Land Consultants
11	Colina Homes on Crockett Street	2015-2478	C2	Harris	City	493F	0.11	0.00	2	COLINA HOMES	ICMC GROUP INC
12	Craig Woods partial replat no 17	2015-2499	C3F	Harris	City	451X	0.18	0.00	2	Habitat Construction	Bates Development Consultants
13	Creekside Ranch Sec 4	2015-2402	C3F	Fort Bend	ETJ	524T	10.42	0.83	39	Ashton Houston Residential	Jones & Carter, Inc.
14	CST Corner Store No 1916 (DEF1)	2015-2395	C2	Harris	ETJ	285R	6.00	6.00	0	CST Brands Inc.	Weisser Engineering Company
15	Fairbanks 290 Complex	2015-2312	C2	Harris	City	410X	1.20	1.20	0	Landmark Industries, LTD	The Interfield Group
16	Fall Creek East Sec 2	2015-2541	C3P	Harris	ETJ	376X	21.67	0.07	97	JNC Development	R.G. Miller Engineers
17	Galena Park ISD Wallisville Annex	2015-2480	C2	Harris	ETJ	457S	2.68	2.68	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
18	Garcia Oaks Enclave replat no 1	2015-2512	C3F	Harris	City	453C	1.61	0.09	12	Sabinas Construction C	Owens Management Systems, LLC
19	Grand Mission Estates Sec 5	2015-2450	C3P	Fort Bend	ETJ	526P	13.80	0.95	52	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
20	Grand Mission Estates Sec 7	2015-2451	C3P	Fort Bend	ETJ	526P	16.90	0.53	74	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
21	Grand Vista Sec 21	2015-2552	C3F	Fort Bend	ETJ	526R	10.54	0.51	48	Taylor Morrison of Texas Inc.	Costello, Inc.
22	Grand Vista Sec 25	2015-2454	C3P	Fort Bend	ETJ	526Q	2.50	0.05	10	Taylor Morrison	BGE Kerry R. Gilbert Associates
23	Groves at Gleannloch Farms GP	2015-2556	GP	Harris	ETJ	329L	58.15	0.00	0	Pulte Homes of Texas	Costello, Inc.

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24	Harris County MUD No 148 Youth Multi Use Facility	2015-2483	C2	Harris	ETJ	416L	0.43	0.43	0	Harris Couty MUD No 148	E.I.C. Surveying Company
25	Harvest Corner Drive Street Dedication Sec 2	2015-2550	C3F	Fort Bend	ETJ	526Y	4.48	0.00	0	Johnson Development	Jones & Carter, Inc.
26	Harvest Green Sec 9	2015-2459	C3P	Fort Bend	ETJ	566G	14.50	3.42	38	Johnson Development	BGE Kerry R. Gilbert Associates
27	Harvest Green Sec 10	2015-2460	C3P	Fort Bend	ETJ	566B	13.90	3.00	30	Johnson Development	BGE Kerry R. Gilbert Associates
28	Harvest Green Sec 11	2015-2529	C3F	Fort Bend	ETJ	566B	17.38	2.72	60	Johnson Development	Jones & Carter, Inc.
29	Harvest Green Sec 12	2015-2535	C3F	Fort Bend	ETJ	566B	19.03	1.31	79	Johnson Development	Jones & Carter, Inc.
30	Jacquelyn Meadows	2015-2400	C3F	Harris	City	451T	0.51	0.00	6	KDKC LP	PLS
31	Katy ISD Central Maintenance Annex (DEF1)	2015-2385	C2	Harris	ETJ	446S	5.88	5.88	0	Katy ISD	West Belt Surveying, Inc.
32	Lakehead Lane Street Dedication and Reserves Sec 3	2015-2452	C3P	Fort Bend	ETJ	526P	3.90	1.74	0	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
33	Lakes of Bella Terra Sec 37	2015-2547	C3P	Fort Bend	ETJ	525J	12.61	6.97	38	LOB Limited Partnership	M2L Associates, Inc.
34	Lakes of Bella Terra Sec 38	2015-2540	C3P	Fort Bend	ETJ	525J	9.02	0.56	41	LOB Limited Partnership	M2L Associates, Inc.
35	Laurel Park North Sec 3	2015-2502	C3F	Harris	ETJ	290T	31.17	3.22	107	HT Spring Stuebner Land, LP	LJA Engineering, Inc. - (West Houston Office)
36	Laurel Park North Sec 4	2015-2503	C3F	Harris	ETJ	290S	19.45	7.81	28	HT Spring Stuebner Land, LP	LJA Engineering, Inc. - (West Houston Office)
37	Marshall Oaks Sec 2 partial replat no 1	2015-2476	C3F	Fort Bend	ETJ	484V	0.47	0.47	0	D.R. Horton	Brown & Gay Engineers, Inc.
38	Metro El Dorado Park and Ride	2015-2479	C2	Harris	City/ETJ	617V	23.83	23.83	0	Metropolitan Transit Authority of Harris County	GeoSurv, Inc dba TSC Surveying
39	Michoacana Park	2015-2426	C3F	Harris	ETJ	330Q	4.90	4.90	0	roade properties	Replat Specialists
40	Morton Creek Ranch GP	2015-2528	GP	Harris	ETJ	445K	520.57	0.00	0	Woodmere Development Co., Ltd	Robert Doley, Planner
41	Newport Court Reserve	2015-2501	C3F	Harris	ETJ	379T	2.40	2.40	0	Newport Court, LTD	LJA Engineering, Inc. - (West Houston Office)
42	NW Wally GP	2015-2521	GP	Harris	City	456U	47.64	0.00	0	NW/Wally, Ltd.	Jones & Carter, Inc. - The Woodlands
43	Oreilly Porter (DEF1)	2015-2340	C2	Montgomery	ETJ	296E	1.45	1.45	1	RSI DEV PORTER, LLC	Govind Development, LLC
44	Piping Technology Tierwester Development	2015-2493	C3F	Harris	City	533T	10.19	10.19	0	Piping Technology & Products, Inc.	Doshi Engineering & Surveying Company
45	Rivergrove Sec 6	2015-2472	C3P	Harris	ETJ	337P	15.35	3.58	60	KB HOME LONE STAR INC a Texas corporation	Brown & Gay Engineers, Inc.
46	Rosehill Reserve GP	2015-2558	GP	Harris	ETJ	286U	669.80	0.00	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
47	Rosehill Reserve Sec 1	2015-2546	C3F	Harris	ETJ	286Q	27.07	3.61	110	ROSEHILL RESERVE, LTD.	Costello, Inc.

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

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48	Rosehill Reserve Sec 4	2015-2517	C3F	Harris	ETJ	286Q	18.34	0.61	47	ROSEHILL RESERVE, LTD.	Costello, Inc.
49	Wastewater Treatment Plant	2015-2551	C3P	Harris	ETJ	286V	6.60	3.41	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
50	Sammay	2015-2383	C2	Harris	ETJ	616E	3.42	3.42	0	AKIB Construction, Inc.	Jalayer And Associates, Inc.
51	Scoya Brittmoore Development	2015-2494	C3F	Harris	ETJ	409Y	0.42	0.42	0	Scoya Holding Company LLV	Doshi Engineering & Surveying Company
52	Silverglen North Sec 3	2015-2511	C3P	Harris	ETJ	371C	0.37	0.06	2	DS Silverglen North, LLC	IDS Engineering Group
53	Spectrum of Hope Tres GP	2015-2447	GP	Harris	ETJ	368K	13.33	0.00	0	Spectrum of Hope, LLC	Windrose Land Services, Inc.
54	Spectrum of Hope Tres Sec 1	2015-2463	C2	Harris	ETJ	368P	5.00	5.00	0	Spectrum of Hope, LLC	Windrose Land Services, Inc.
55	Sunset Ridge Sec 7	2015-2506	C3P	Harris	ETJ	376V	18.20	0.08	97	Lando Development LTD	Benchmark Engineering Corp.
56	Triumph Cabling	2015-2471	C2	Harris	ETJ	447Q	0.79	0.79	0	Triumph Cabling Systems, LLC	ICMC GROUP INC
57	Valley Ranch Town Center Retail South West	2015-2534	C2	Montgomery	ETJ	256T	3.10	3.10	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc. - (West Houston Office)
58	Villages of Cypress Lakes Sec 33	2015-2455	C3F	Harris	ETJ	326V	15.18	3.10	52	Woodmere Deveopment Co., LTD.	R.G. Miller Engineers
59	Villages of Northgate Crossing Sec 8 partial replat no 1	2015-2485	C3F	Harris	ETJ	292F	0.30	0.00	1	Individual	South Texas Surveying Associates, Inc.
60	Villas at Antoine Sec 2 partial replat no 1	2015-2461	C3F	Harris	City	451X	0.26	0.00	4	Daisca Development	Windrose Land Services, Inc.
61	Volta Drive Street Dedication Sec 1	2015-2554	C3F	Harris	City	334Z	4.37	0.00	0	City of Houston	Windrose Land Services, Inc.
62	Voss Road Storage	2015-2510	C2	Fort Bend	ETJ	567D	9.08	9.08	0	CSF Consulting LP	CSF Consulting LP
63	Westway Park Equity GP	2015-2544	GP	Harris	City	449H	3.27	0.00	0	AGS CONSULTANTS, LLC	AGS CONSULTANTS LLC
64	Westway Park Equity Sec 1	2015-2545	C3P	Harris	City	449H	1.46	0.00	0	AGS CONSULTANTS, LLC	AGS CONSULTANTS LLC
65	Willowcreek Ranch Sec 7	2015-2543	C3P	Harris	ETJ	288W	47.28	5.55	14	CC Telge Road, L.P., - A Texas Limited Partnership	EHRA
66	Wilson Headquarters GP	2015-2520	GP	Harris	City	493H	7.32	0.00	0	Wilson Industries, Inc.	Windrose Land Services, Inc.
67	Woodlands Village of Alden Bridge Sec 111 (DEF1)	2015-2399	C2	Montgomery	ETJ	215Q	2.97	2.97	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc. - (West Houston Office)
68	Youth Development Center Sec 1	2015-2553	C2	Harris	City	414Z	5.28	5.28	0	Youth Development Center, Inc.	Jones & Carter, Inc.

**B-Replats**

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

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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69	Ace Imageware at NW Wally	2015-2522	C2R	Harris	City	456U	7.18	7.18	0	NW/Wally, Ltd.	Jones & Carter, Inc. - The Woodlands
70	Al Gregg Lofts	2015-2477	C2R	Harris	City	453W	0.11	0.00	2	DESIGN3 STUDIO INC.	Field Data Srvce, Inc
71	Brunner Addition partial replat no 3	2015-2482	C2R	Harris	City	492G	0.11	0.00	2	VM & F Real Estate Holdings, LLC	E.I.C. Surveying Company
72	Busy Bee	2015-2380	C2R	Harris	City	533L	0.70	0.70	0	Maxx Designers	ICMC GROUP INC
73	Cambridge Heights	2015-2531	C3R	Harris	City	532Z	6.53	2.04	69	K. Hovnanian of Houston	RVi Planning + Landscape Architecture
74	Caseta Estates	2015-2437	C2R	Harris	City	487Z	0.54	0.06	5	Project Lone Star LLC	Rodney Robinson Expediting
75	Christ the King Presbyterian Church Sec 2	2015-2475	C2R	Harris	City	451Y	2.95	2.95	0	Christ the King Presbyterian Church-Houston	Terra Surveying Company, Inc.
76	Fallbrook Pines Sec 3	2015-2438	C3R	Harris	ETJ	370X	57.03	55.48	0	Fallbrook Industrial Associates, LLC	EHRA
77	FM1093 and FM723 Reserves partial replat no 1	2015-2557	C2R	Fort Bend	ETJ	524L	4.50	4.50	0	Clinard 3 Properties	Jones & Carter, Inc.
78	Halcyon Garden	2015-2388	C3R	Fort Bend	ETJ	567C	10.04	2.03	30	XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC	Civil-Surv Land Surveying, L.C.
79	Hanover Boulevard Place	2015-2453	C2R	Harris	City	491Q	2.50	2.50	0	BOULEVARD PLACE, L.P., a Texas limited partnership	Brown & Gay Engineers, Inc.
80	Heights Commons	2015-2490	C2R	Harris	City	452Y	0.15	0.00	3	Momin Estates	TKE Development Services, Ltd.
81	Houston Acreage Estates replat no 1 (DEF1)	2015-2300	C2R	Harris	City	535N	0.40	0.40	0	cas survey	CAS SURVEY
82	Jacquelyn Oaks	2015-2555	C3R	Harris	City	451T	1.01	0.01	15	BGT Construction, LLC	Bates Development Consultants
83	Lofts of McGowen	2015-2379	C2R	Harris	City	493Z	0.13	0.00	3	Major Farina Investments, LLC	Overland (Surveyors) Consortium, Inc
84	Lonestar Disposal (DEF1)	2015-2274	C2R	Harris	ETJ	449D	4.46	1.55	0	Lone Star Disposal	Manley Engineering and Associates Inc
85	Main Street Wendys	2015-2516	C2R	Harris	City	493X	0.60	0.60	0	Haza Foods, LLC	South Texas Surveying Associates, Inc.
86	Park at Illinois Street	2015-2238	C2R	Harris	City	533L	0.11	0.00	2	Dan Investments LLC	ICMC GROUP INC
87	Residences at Fannin Station Sec 1 (DEF1)	2015-2354	C3R	Harris	City	532Z	14.80	12.71	0	Warehouse associates corporate centre fannin almeda, ltd.	Vernon G. Henry & Associates, Inc.
88	S and J Angelo Property	2015-2487	C2R	Harris	ETJ	413B	2.24	2.24	0	SYNCHRO BUILDING CORPORATION	REKHA ENGINEERING, INC.
89	Sheldon Road Business Park	2015-2504	C2R	Harris	ETJ	417J	45.38	45.38	0	Clay Development	Gruller Surveying

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90	Skyline View Houston Northwest	2015-2500	C2R	Harris	City	493C	0.24	0.00	6	NNE Inc.	Owens Management Systems, LLC
91	Skyway Park	2015-2410	C2R	Harris	City	494W	0.11	0.00	2	Tony Lam	Jalayer And Associates, Inc.
92	U Pull and Pay Houston	2015-2515	C2R	Harris	City	575M	29.94	29.74	0	Donald Burkhardt	Jones & Carter, Inc. - The Woodlands
93	Vantrust Friendswood Addition (DEF1)	2015-2370	C2R	Harris	ETJ	617X	6.77	6.77	0	CL Eldorado, LLC	Windrose Land Services, Inc.
94	Village of Kings Lake Sec 4	2015-2481	C3R	Harris	ETJ	416L	23.61	5.65	105	Gateway Land Development/Kings Lake, LP	Baseline Corporation
95	Westmoreland Farms Third partial replat no 1	2015-2467	C2R	Harris	City	530P	4.66	4.66	0	Mainstreet Development	SAM, Inc.
96	Whiteoak Industrial Park	2015-2470	C2R	Harris	ETJ	410Q	13.35	13.35	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
97	Wilson Headquarters Sec 1	2015-2525	C2R	Harris	City	493H	3.74	3.74	0	Wilson Industries, Inc.	Windrose Land Services, Inc.
98	Woodleigh Business Park	2015-2289	C2R	Harris	City	494S	0.34	0.34	0	1776 American Properties VI LLC	Broussard Land Surveying, LLC

**C-Public Hearings Requiring Notification**

99	Aliana Sec 44 replat no 1	2015-2179	C3N	Fort Bend	ETJ	566D	34.33	10.72	69	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
100	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	2015-2325	C3N	Montgomery	ETJ	293G	13.13	7.78	27	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
101	Central City partial replat no 2	2015-2057	C3N	Harris	City	533J	0.27	0.27	0	Bryan Laboratory, Inc.	HRS and Associates, LLC
102	Hunters Grove (DEF1)	2015-2192	C3N	Harris	City	451X	0.87	0.01	13	Intownhomes, LTD	Vernon G. Henry & Associates, Inc.
103	Hyde Park Main Addition replat partial replat no 1	2015-2258	C3N	Harris	City	492R	0.11	0.00	2	Novatecture Design Group	Daram Engineers, Inc.
104	Live Oak Landing partial replat no 1	2015-2281	C3N	Harris	City	449T	0.09	0.01	2	CD Upland, LLC	Probstfeld & Associates, Inc.
105	Live Oak Landing partial replat no 2	2015-2284	C3N	Harris	City	449T	0.42	0.05	7	CD Upland, LLC	Probstfeld & Associates, Inc.
106	Lusco Terrace partial replat no 1 (DEF1)	2015-2096	C3N	Harris	City	413W	0.12	0.12	0	360 degrees design and construction, LLC	360 degrees design and construction, LLC.
107	Meadowbrook Sec E partial replat no 1	2015-2153	C3N	Harris	City	535U	0.18	0.18	0	N/A	E.I.C. Surveying Company
108	Pecore Complex	2015-2016	C3N	Harris	City	453X	0.11	0.11	0	SRI Commercial 3 LLC	Owens Management Systems, LLC
109	Shadyvilla Addition no 2 partial replat no 3	2015-2234	C3N	Harris	City	451X	0.66	0.00	10	Carte Blanche Builders	Windrose Land Services, Inc.
110	South Union Sec 2 partial replat no 1 (DEF1)	2015-2299	C3N	Harris	City	533P	0.23	0.00	3	The Jacobs International Group Inc.	Bowden Survey
111	Terraces on West 28th Street replat no 1 (DEF1)	2015-2115	C3N	Harris	City	452V	0.34	0.00	9	Fusion Bama, LLC	The Interfield Group

**Platting Summary****Houston Planning Commission****PC Date: December 17, 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
112	West Side Villas partial replat no 1	2015-2409	C3N	Harris	City	451T	0.17	0.03	2	Prebish Homes	Total Surveyors, Inc.
113	Westhaven Estates Sec 1 partial replat no 3	2015-2301	C3N	Harris	City	491S	0.30	0.00	3	chateau Construction	South Texas Surveying Associates, Inc.

**D-Variances**

114	Beltway Southwest Business Park GP	2015-2513	GP	Harris	City	571N	73.28	0.00	0	SW Tracts Industria, LLC	Windrose Land Services, Inc.
115	Beltway Southwest Business Park Sec 2	2015-2514	C3F	Harris	City	571S	14.48	14.15	0	SW Tracts Industria, LLC	Windrose Land Services, Inc.
116	Dow School Block partial replat no 1	2015-2071	C2R	Harris	City	493K	0.36	0.36	1	TIRZ 13	Asakura Robinson Co.
117	Holland Strack Venture	2015-2538	C2	Harris	ETJ	330C	30.33	30.33	1	Harris County emergency Services District No. 16	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
118	Kansas Trails at Cottage Grove	2015-2384	C2R	Harris	City	492C	0.19	0.00	4	Abbcott Construction	Texas Legal Media
119	Lehigh Hanson Crosby Rail Terminal GP	2015-2486	GP	Harris	ETJ	380S	171.85	0.00	0	Hanson Aggregates LLC	LUPHER,LLC
120	Lehigh Hanson Crosby Rail Terminal Sec 1	2015-2497	C2	Harris	ETJ	380S	167.10	167.01	0	Hanson Aggregates LLC	LUPHER,LLC
121	North Cook Road Street Dedication Sec 1	2015-2488	SP	Harris	ETJ	380S	2.53	0.00	0	Hanson Aggregates LLC	LUPHER,LLC
122	North MacGregor Landing	2015-2536	C2R	Harris	City	533G	0.51	0.02	12	Legion Builders, LLC	Total Surveyors, Inc.
123	Ransom Corner NW 5700	2015-2335	C2R	Harris	City	534U	1.38	1.38	0	SS Plating	PROSURV
124	Reserve at Clear Lake City Sec 28	2015-2469	C3P	Harris	City	578T	22.80	2.96	84	Trendmaker Development	BGE Kerry R. Gilbert Associates
125	Woodlands Ridge Business Park	2015-2375	C2	Montgomery	ETJ	252P	15.02	15.02	0	BAYPORT PROPERTIES,LLC	Glezman Surveying, Inc.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

126	McKay Intercontinental Trade Center Sec 1	2015-2428	C3R	Harris	City	335X	62.40	59.65	0	Houston Intercontinental Trade Center Partners, LLC. A Texas Limited Liability Company	EHRA
127	South Acres Estates (DEF1)	2015-2398	C2R	Harris	City	574G	8.73	0.00	4	Prime Texas Surveys	The Interfield Group
128	Trails on Nance Street	2015-2492	C2R	Harris	City	494J	0.16	0.00	4	Metro Living Studio	ICMC GROUP INC
129	Valley Ranch Academy	2015-2508	C3P	Montgomery	ETJ	256T	45.79	45.79	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)



**Platting Summary****Houston Planning Commission****PC Date: December 17, 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
130	Valley Ranch Kroger	2015-2507	C2	Montgomery	ETJ	256T	22.37	22.37	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)

**G-Extensions of Approval**

131	Alder Trails Sec 8	2014-3043	EOA	Harris	ETJ	367P	8.50	0.66	29	Taylor Morrison	BGE Kerry R. Gilbert Associates
132	Breckenridge Forest Sec 12	2015-0044	EOA	Harris	ETJ	293Y	8.42	0.28	45	aurous development	Van De Wiele & Vogler, Inc.
133	Claytons Park East Sec 1	2014-3025	EOA	Harris	ETJ	377E	13.24	0.52	76	Woodmere Development Co., LTD.	Brown & Gay Engineers, Inc.
134	Cypress North Houston Road Street Dedication Sec 3	2015-1615	EOA	Harris	ETJ	367N	5.64	0.00	0	CW SCOA West, L.P., A Texas Limited Partnership	EHRA
135	Dynamic Glass replat no 2 and extension	2014-3020	EOA	Harris	ETJ	410A	9.00	9.00	0	DYNAMIC GLASS REAL ESTATE, LLC	Lentz Engineering, L.C.
136	Foley Plaza	2015-0018	EOA	Harris	ETJ	379P	29.57	29.57	0	Bright Property, INC.	E.I.C. Surveying Company
137	Maknojia Plaza	2014-2991	EOA	Harris	ETJ	419G	1.85	1.85	0	Crosby FM 2100 Property, Inc	E.I.C. Surveying Company
138	Nabors Parkway Street Dedication Sec 1	2014-3111	EOA	Harris	ETJ	288T	4.96	0.00	0	Merenco Realty, Inc.	Baseline Corporation
139	RCI Holdings Corporate Offices	2014-3096	EOA	Harris	ETJ	370U	3.09	3.09	0	RCI CORPORATION	REKHA ENGINEERING, INC.
140	Sidhpur Shopping Center	2014-2992	EOA	Harris	ETJ	417N	3.58	3.58	0	Garrett Property, Inc.	E.I.C. Surveying Company
141	Spring Ridge Office Condominiums	2014-2955	EOA	Harris	ETJ	291L	7.37	7.37	0	SSOC, LLC	LJA Engineering, Inc.- (West Houston Office)

**H-Name Changes**

None

**I-Certification of Compliance**

142	26585 Spanish Oak Drive	15-1086	COC	Montgomery	ETJ	257M				Alfredo Flores	Luis F. Cerda
143	26630 Royal Coach Lane	15-1087	COC	Montgomery	ETJ	257M				Maria Flores	Luis F. Cerda
144	19838 Hickory Lane	15-1088	COC	Montgomery	ETJ	257M				Lorena Ramirez	Matthew Johnson
145	19844 Hickory Lane	15-1089	COC	Montgomery	ETJ	257M				Lorena Ramirez	Matthew Johnson
146	11931 Ticonderoga Rd.	15-1090	COC	Harris	ETJ	456G				Oswaldo Gonzalez	David Aguero
147	15412 S. Brentwood St.	15-1091	COC	Harris	ETJ	498E				Oralia Diaz	Oralia Diaz
148	27636 Coach Light Ln	15-1092	COC	Montgomery	ETJ	258K				Cristina Miranda	Cristina Miranda
149	14245 Brownsville St	15-1093	COC	Harris	ETJ	497C				Billy Hines	Billy Hines

**Platting Summary****Houston Planning Commission****PC Date: December 17, 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
150	11945 Gloger St.	15-1094	COC	Harris	ETJ	414K				Ruben Guardado	David Aguero
151	22225 McCleskey Rd	15-1095	COC	Montgomery	ETJ	256P				Casey and Timothy Knox	Casey Knox

**J-Administrative**

None

**K-Development Plats with Variance Requests**

152	2250 Albans Road	15130764 DPV	Harris	City	532C					Karen Rose Engineering and Surveying	Karen Rose
153	2301 Arabelle Street	15126917 DPV	Harris	City	492B					Rallis, LLC	Joyce Owens
154	101 E. Little York	15085619 DPV	Harris	City	413T					Golden Sands General Contemporary	Pablo Chavez
155	5941 South Loop East	15055845 DPV	Harris	City	534P					Garden Homes, Ltd	William A. Gray

**Consideration of Off-Street Parking Variances**

III	1315 Dumble Street	15112352 PV	Harris	City	494X					Houston ISD	Kedrick Wright
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**Consideration of Hotel Motel Variances**

IV	12855 S. Post Oak Road	15083361 HMV	Harris	City	571G					Mehul Rana & Nidhi Rana	Mehul Rana & Nidhi Rana
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# Houston Planning Commission

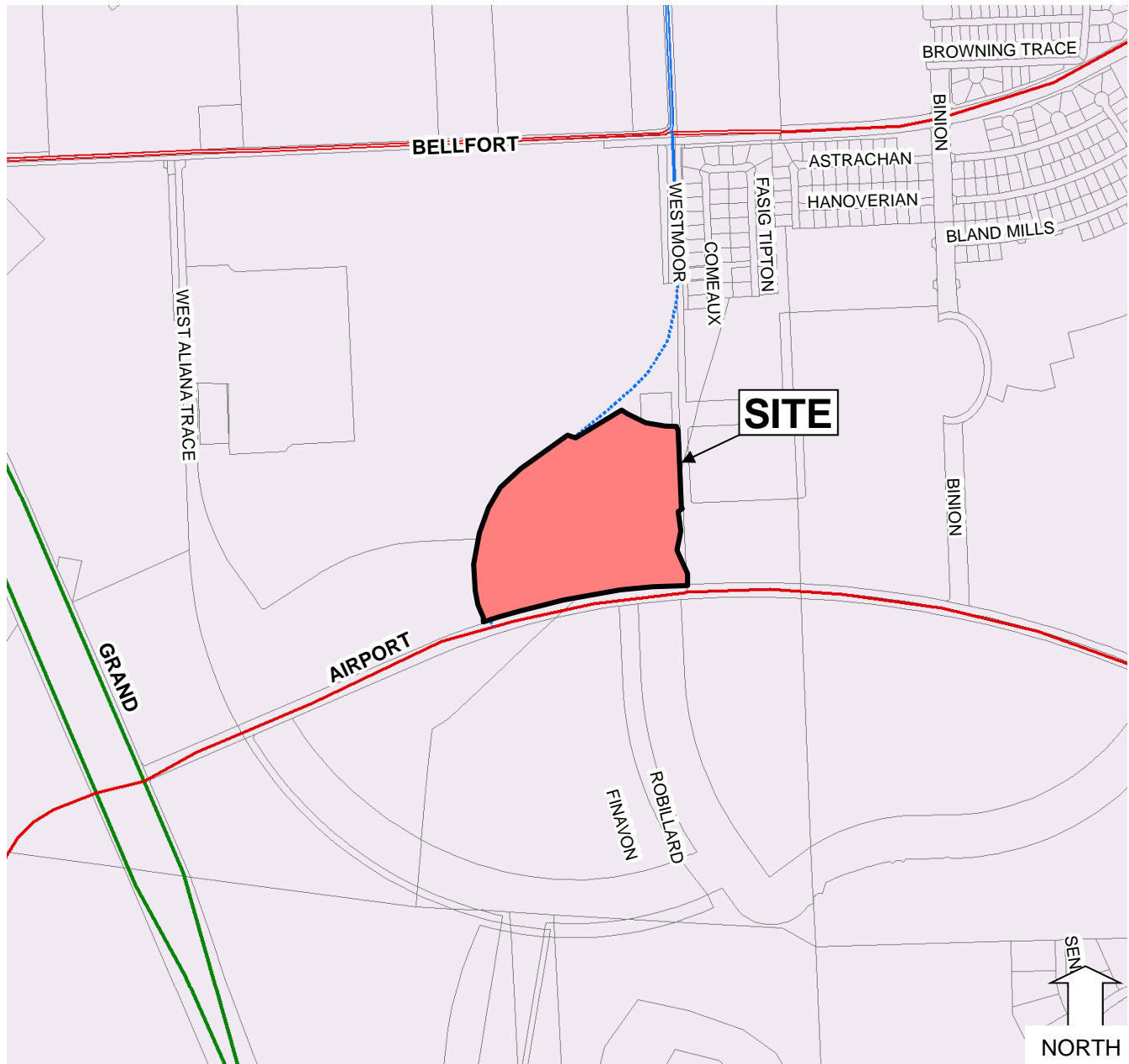
**ITEM: 99**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Aliana Sec 44 replat no 1

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



**C – Public Hearings**

**Site Location**

## Subdivision

# Houston Planning Commission

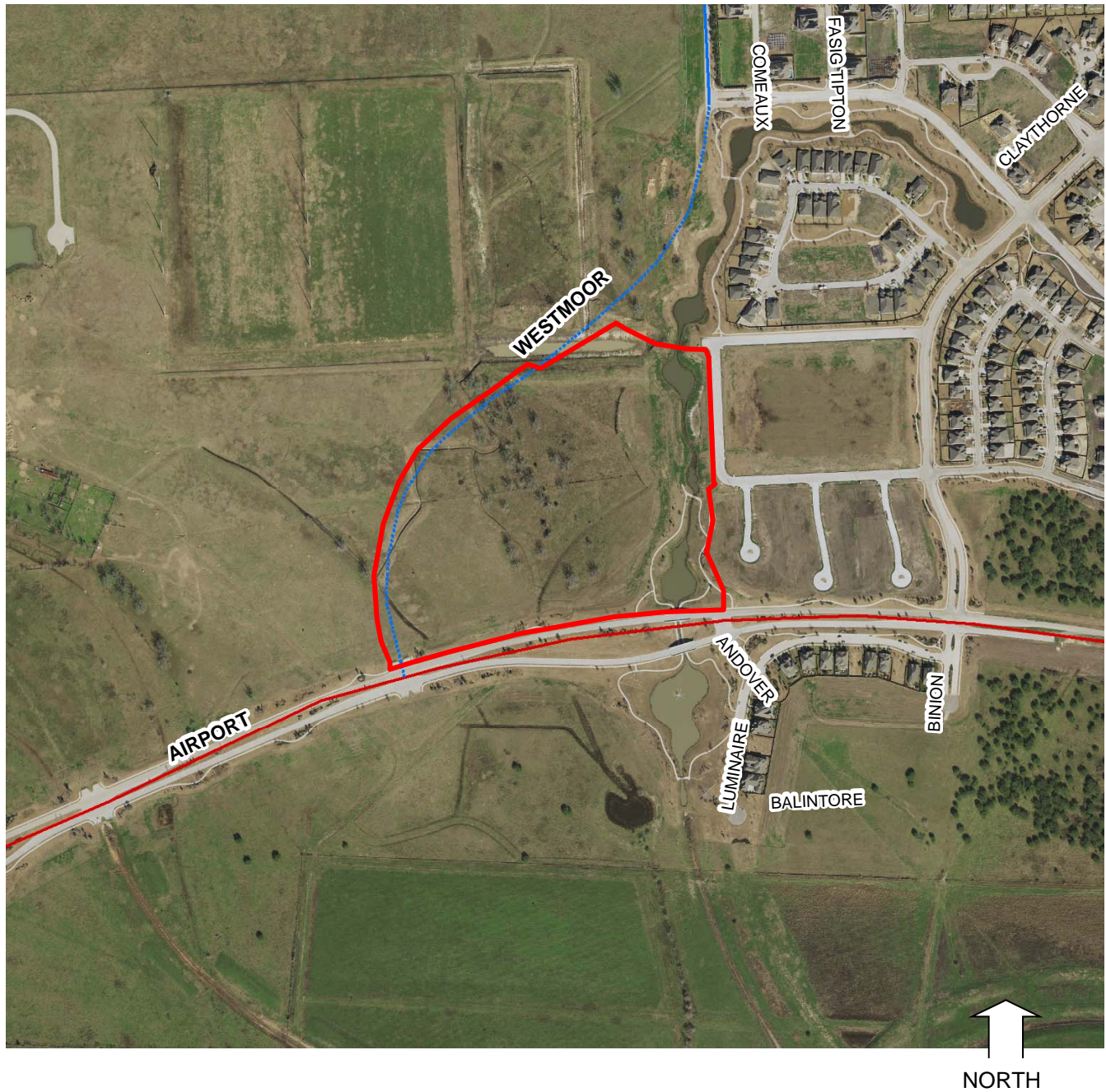
**ITEM: 99**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Aliana Sec 44 replat no 1

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



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

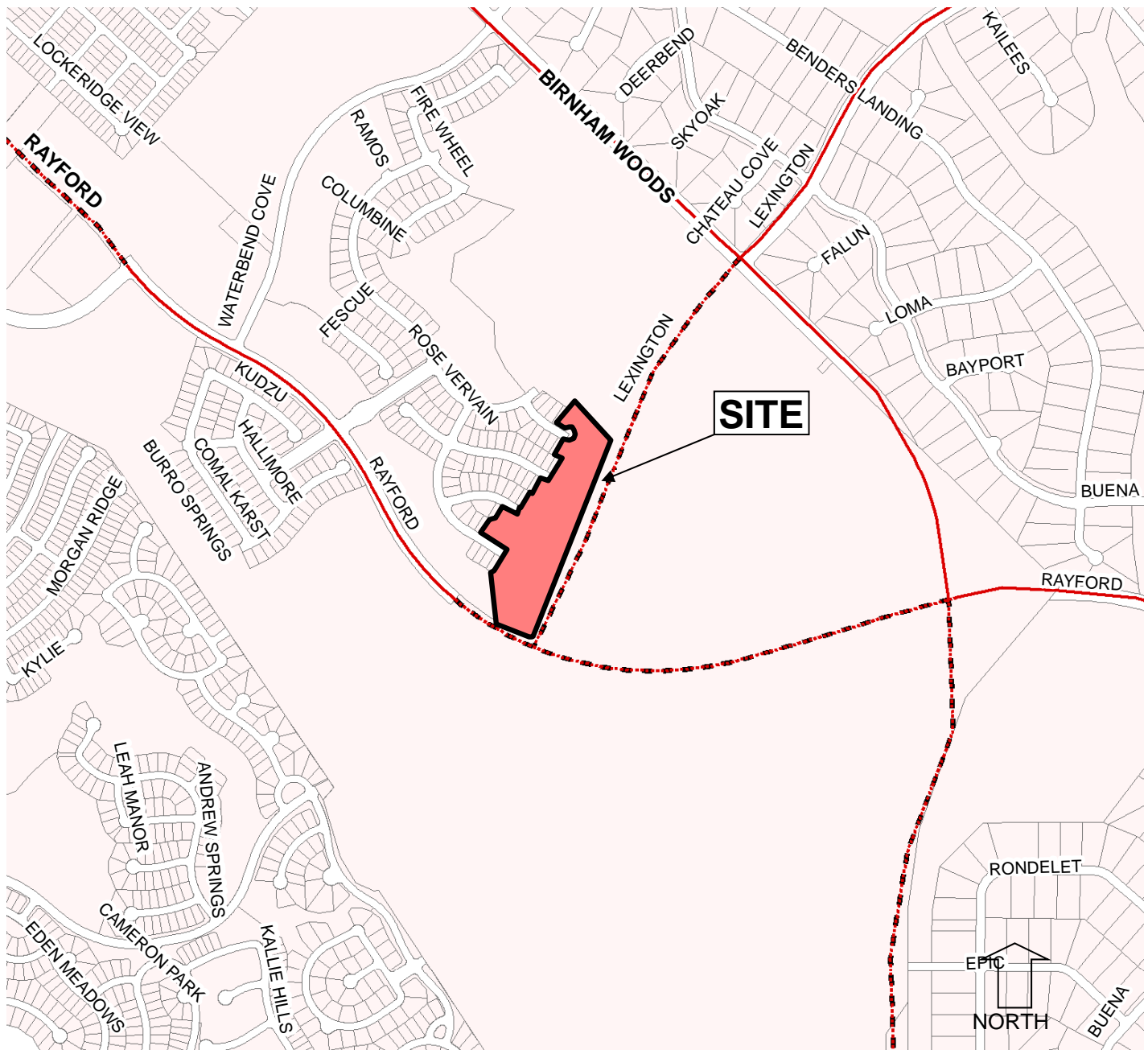
**ITEM: 100**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension**

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



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

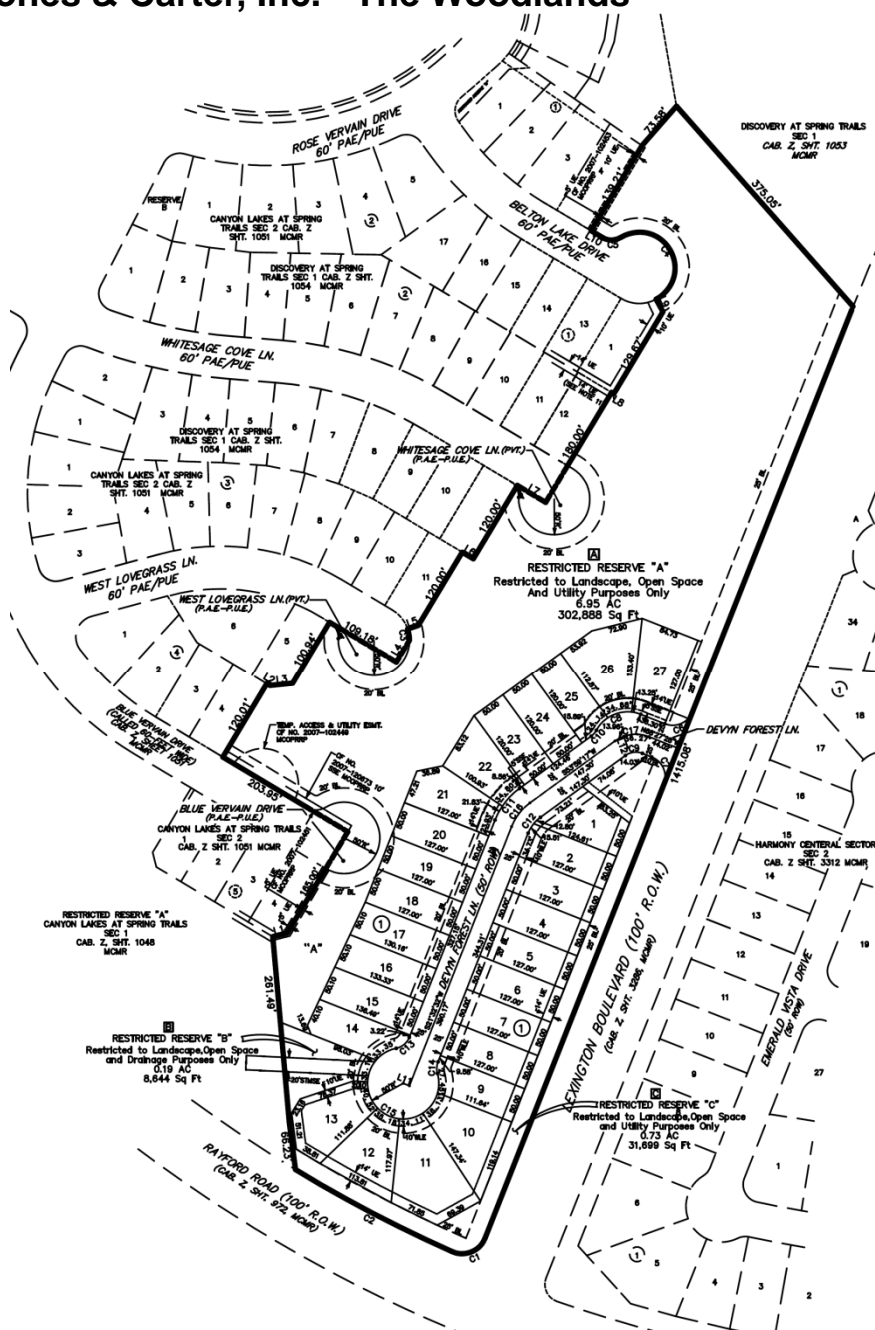
## ITEM: 100

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 100

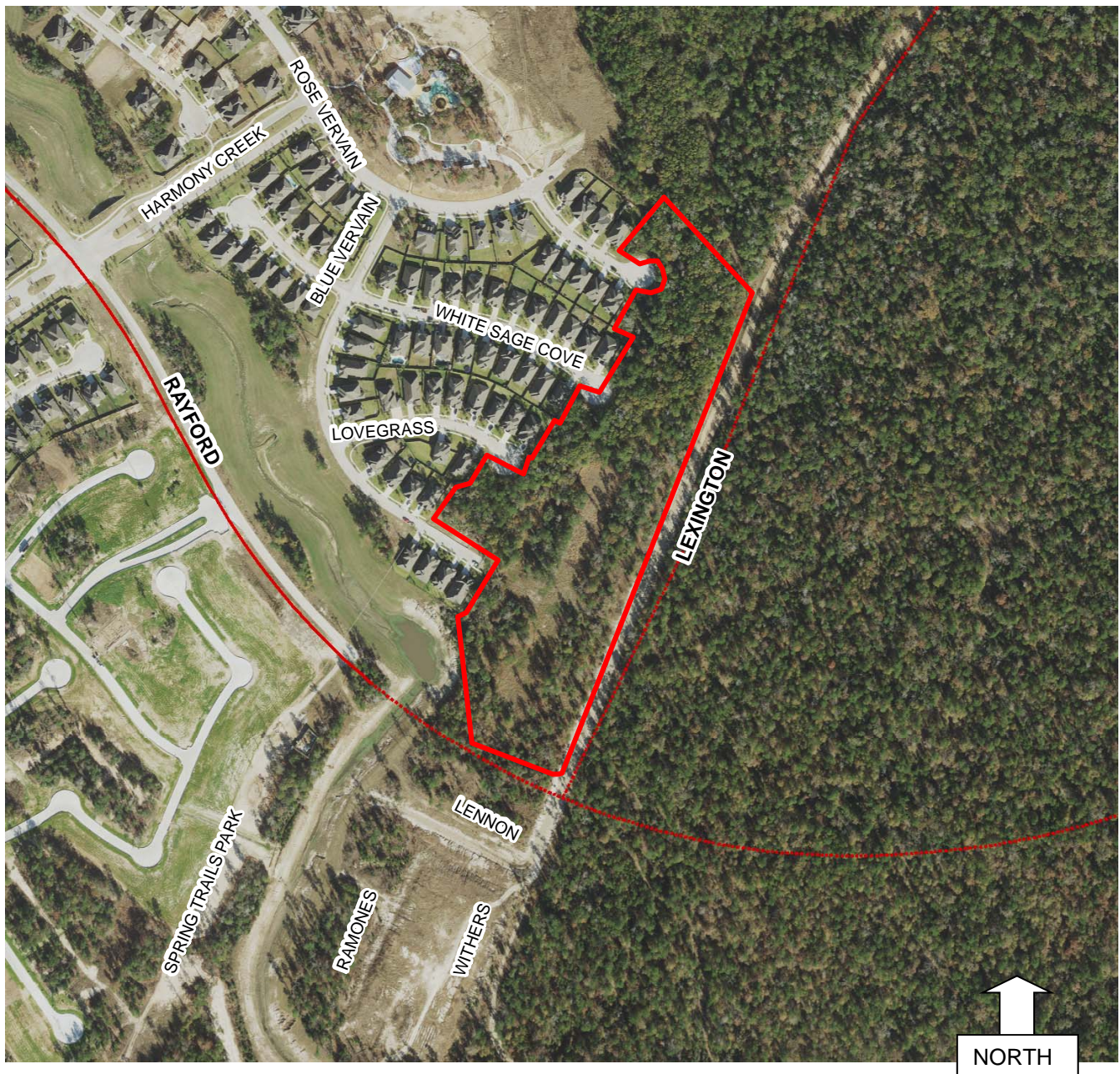
Planning and Development Department

Meeting Date: 12/17/2015

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**Subdivision Name: Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension**

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



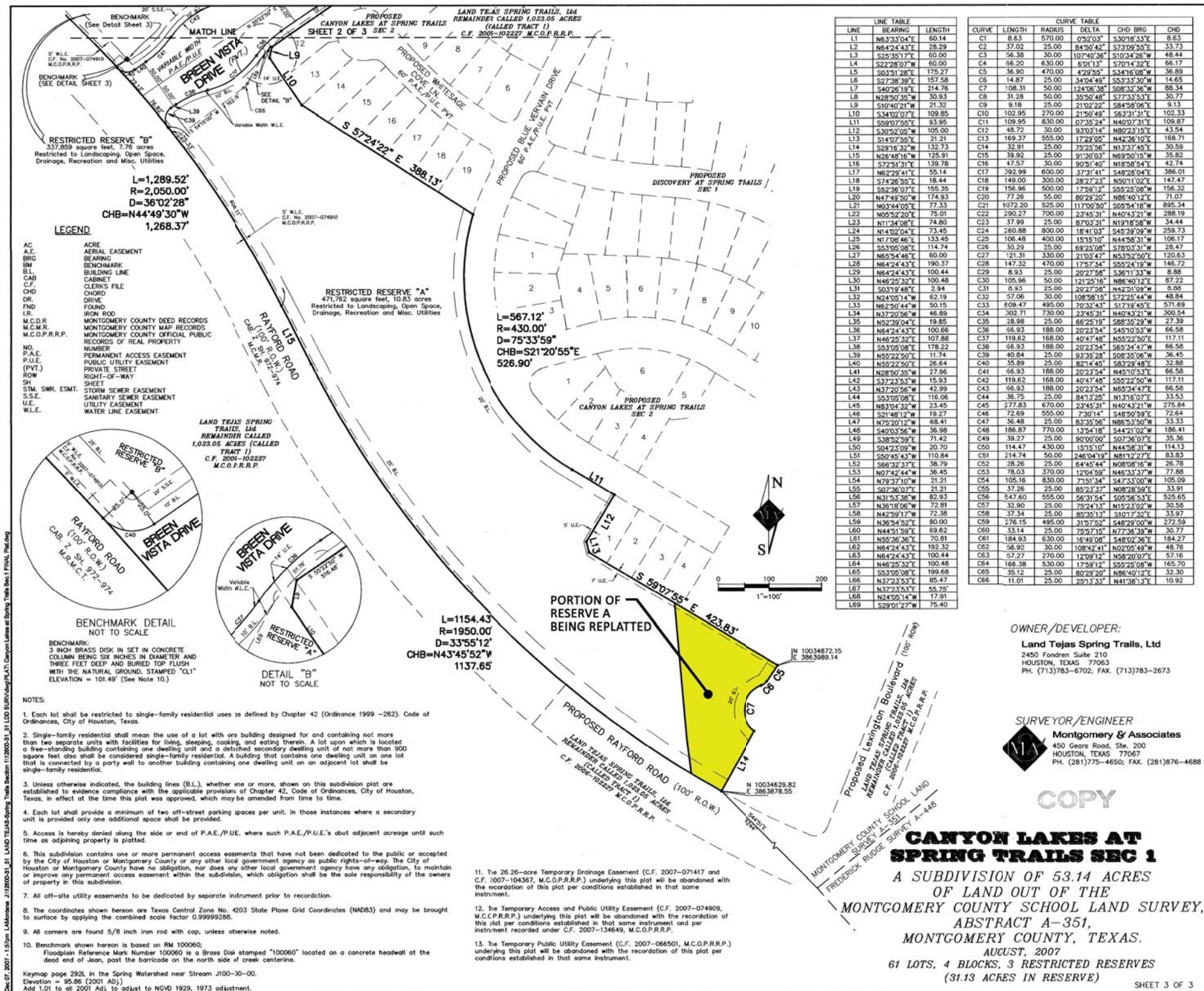
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**C – Public Hearings with Variance**

**Aerial**

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CANYON LAKES AT SPRING TRAILS SEC 1  
PARTIAL REPPLAT NO 2 AND EXTENSION

# GREEN SPACE EXHIBIT

RECONFIGURE & EXPAND  
RESERVE "A"

 21,740 S.F.  
REDUCED RESERVE "A"

 281,673 S.F.  
INCREASE IN RESERVE "A"

+ 259,933 S.F. DIFFERENCE IN  
RESERVE "A"

 25,685 S.F.  
ADDITIONAL GREEN SPACE







**Application Number:** 2015-2325

**Plat Name:** Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension

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

**Date Submitted:** 11/02/2015

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

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

To allow the partial replatting of a reserve restricted to drainage, landscape, open space, recreation and utilities into single-family lots that are less than the typical lot size of the lots in the preceding plat.

**Chapter 42 Section: 193 (4) (b)**

**Chapter 42 Reference:**

A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

### **Statement of Facts**

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

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

The proposed subdivision is a partial replat of a portion of Canyon Lakes at Spring Trails Section One in the Harmony Master-Planned Community in southern Montgomery County. The site is located just north of Rayford Road and directly west of Lexington Boulevard, both City of Houston designated major thoroughfares. Twenty Seven Single-Family Lots that are fifty feet wide are being proposed with this replat. The subdivision will be an isolated section with a single access point from Lexington Boulevard and no street connections to the adjacent sections due to the presence of several wetland areas within the boundary of the site. The part of the original subdivision plat that is being replatted is a small portion of a drainage reserve that extends approximately 1,500 feet from the closest lot in the section. The lots in the original subdivision have a typical lot width of 75 feet, but the lots immediately to the west in Canyon Lakes at Spring Trails Sec Two and Discovery at Spring Trails Section One have typical lot widths of 55 feet. Given that the closest lot in the original subdivision to the proposed replat is approximately 1/3rd of a mile away, the proposed 50 foot wide lots are much closer in character to the surrounding homes than those platted in Canyon Lakes at Spring Trails Section 1. While this plat does replat of portion of an open space reserve, almost 6 acres of open space is being provided within the boundaries of the plat with greenbelt connections provided between sections for pedestrian access.

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

The circumstances supporting the granting of this variance are based on several existing physical characteristics that affect the property.

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

The intent and purpose of 42-193 is to prevent the replatting of property into smaller lots that are not consistent with the character of adjacent neighborhoods. The intent of the chapter will be maintained as the lots proposed in this replat are consistent with the character of the lots immediately adjacent to the proposed replat.

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

Public health, safety and welfare will not be affected by this replat. In fact, public health and welfare will be positively affected by the addition of the 6 acres of open space provided by this replat.

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

Economic hardship is not the justification of the variance. A smaller lot size is being proposed in order to keep in character with the surrounding properties.

# Houston Planning Commission

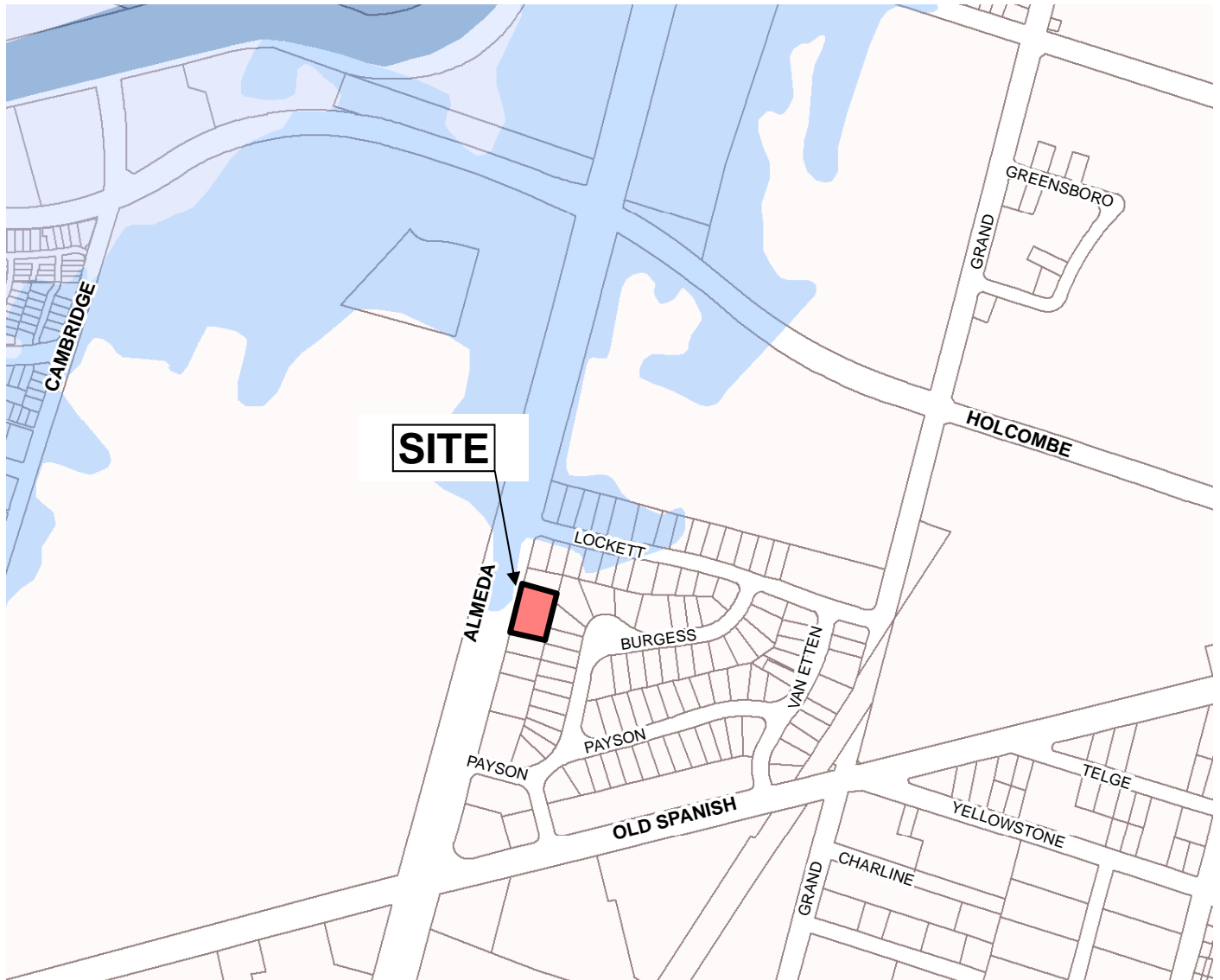
**ITEM: 101**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Central City partial replat no 2

Applicant: HRS and Associates, LLC



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Central City partial replat no 2

Applicant: HRS and Associates, LLC



C – Public Hearings

Site Location



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# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Central City partial replat no 2

Applicant: HRS and Associates, LLC



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C – Public Hearings

Subdivision

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# Houston Planning Commission

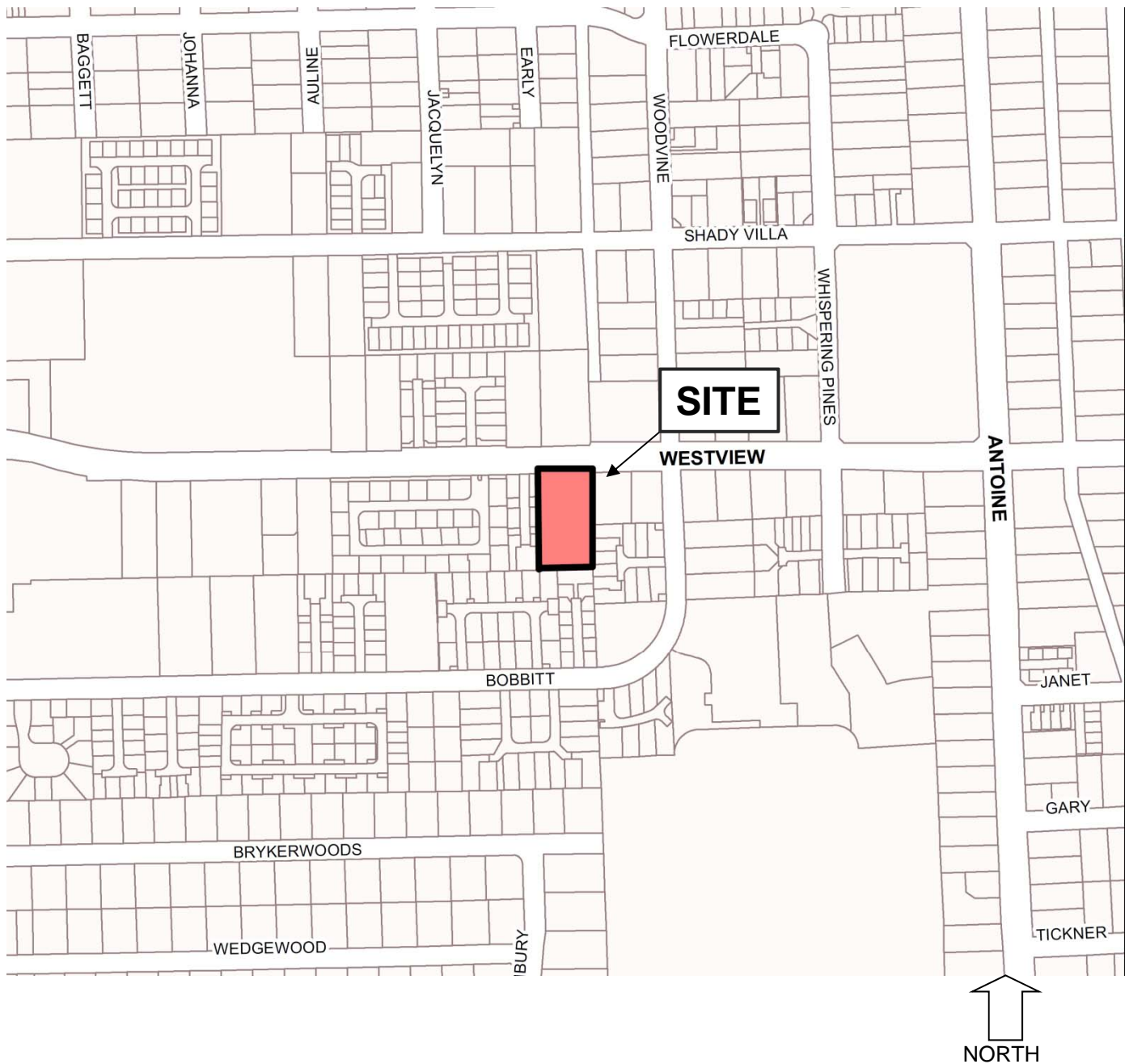
**ITEM: 102**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Hunters Grove (DEF1)**

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



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

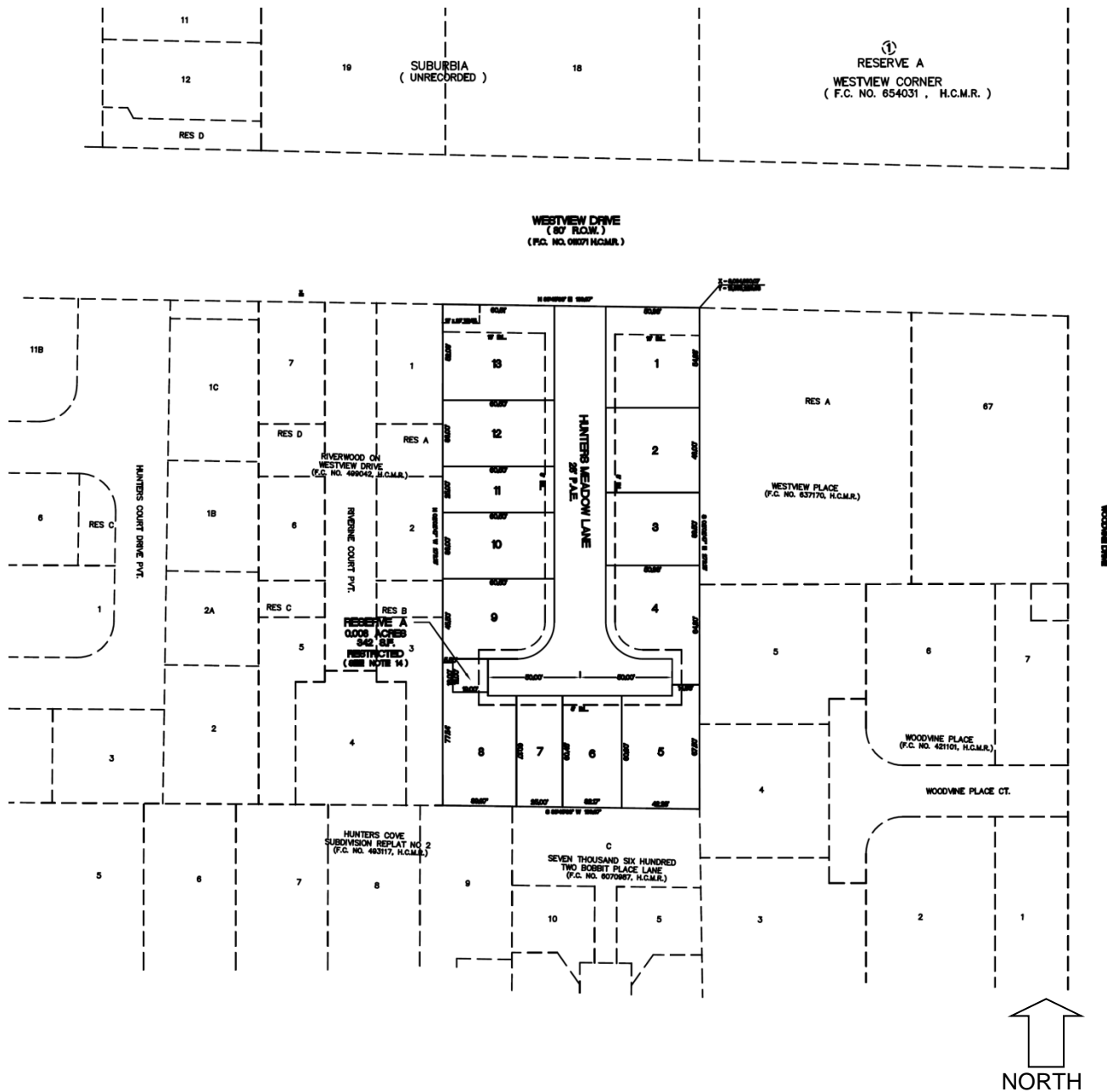
## ITEM: 102

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Hunters Grove (DEF1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

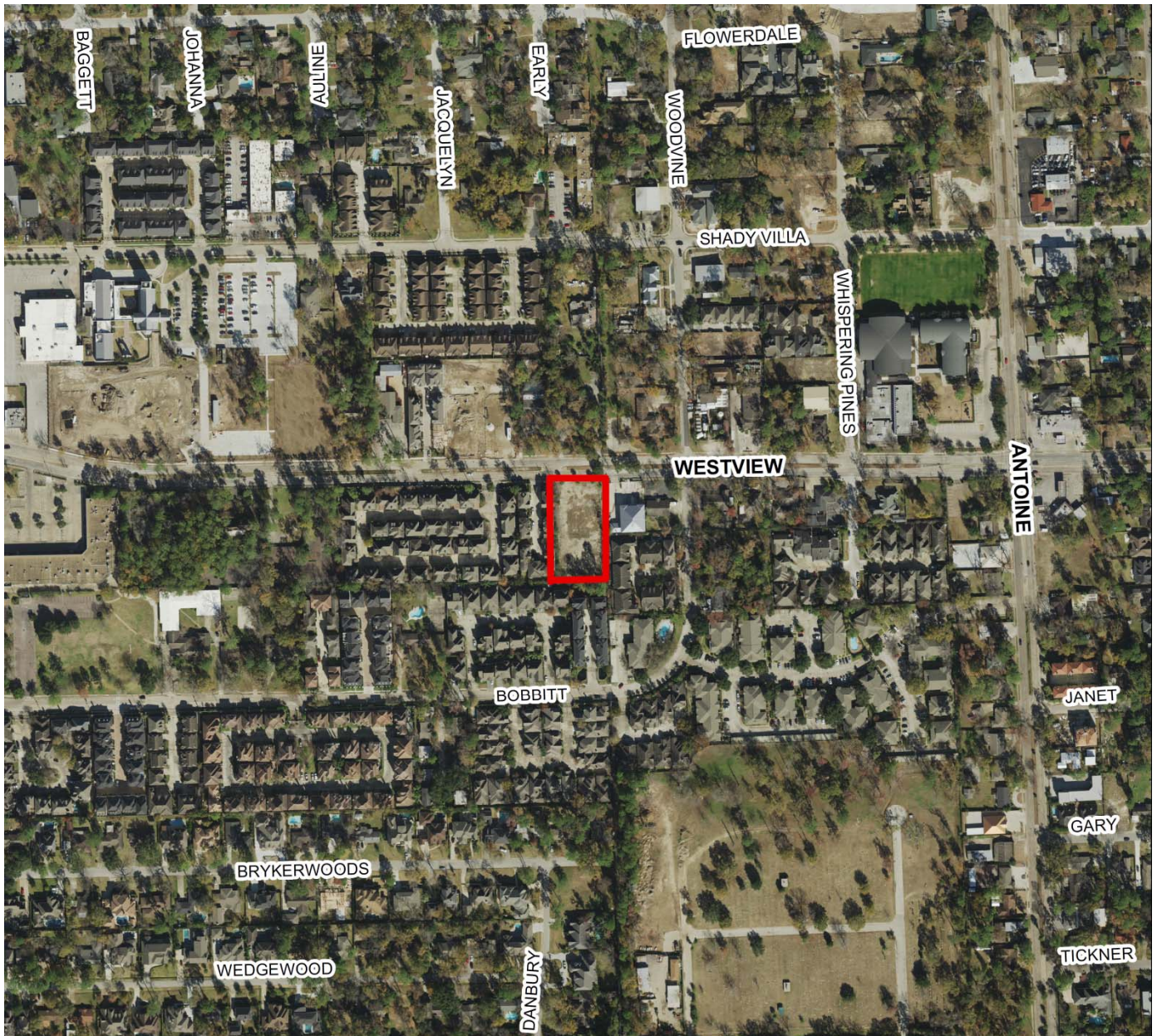
**ITEM: 102**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Hunters Grove (DEF1)

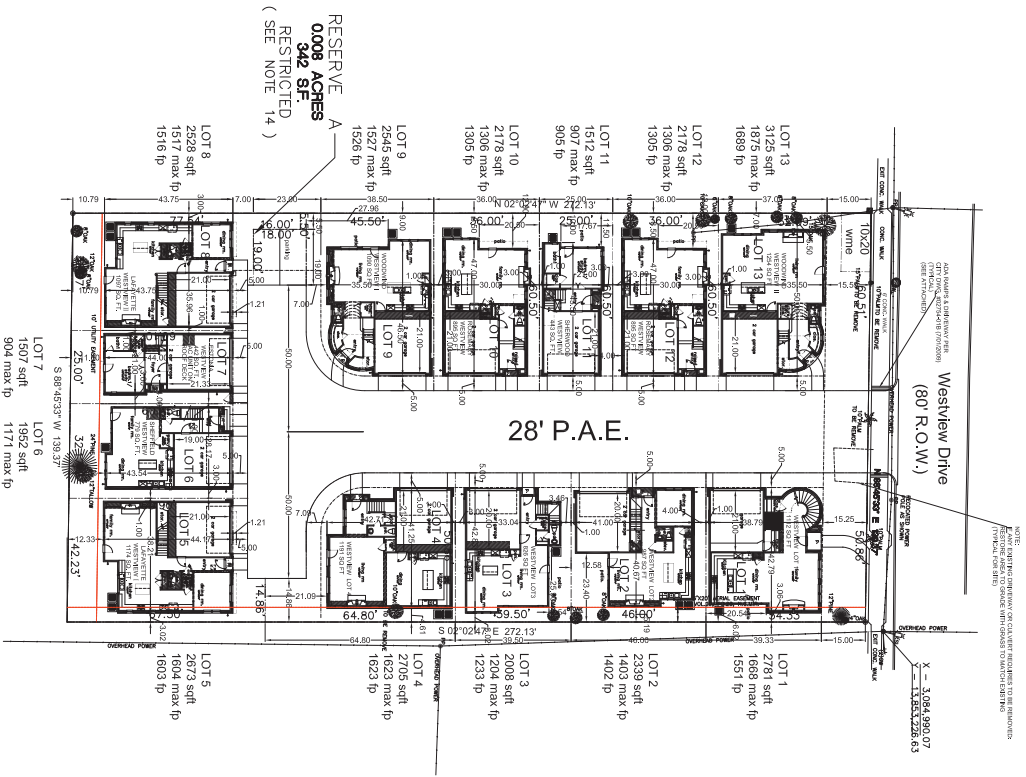
Applicant: Vernon G. Henry & Associates, Inc.



**C – Public Hearings with Variance**

**Aerial**





<b>REVISIONS:</b> 1. 9/13/2007 - CPE LAYOUT REVISED 2. 2/20/2008 - ELEVATION CHANGES		<b>InTownHomes</b>  1520 Oliver Houston, TX 77007 (713) 880-4811	7611 WESTVIEW STREET  <b>SITE PLAN</b>	<b>T-1</b>
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-2192

**Plat Name:** Hunters Grove

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

**Date Submitted:** 10/19/2015

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

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

To setback 15' rather than 25'

**Chapter 42 Section:** 152(a)

**Chapter 42 Reference:**

The portion of a lot or tract is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

**Statement of Facts**

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

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

This is a replat of an unrecorded subdivision called "Suburbia", a portion of which was replatted as Clay Estates... The property is on the south side of Westview, which was designated as a Major Thoroughfare many years ago and which has a planned width of 80' in this section between Wirt Rd. and Antoine. The most current traffic count available shows that there are approximately 7,375 daily trips in this section; a decrease from the high of 11,312 in 1981. This is the volume appropriate for a collector street rather than a major thoroughfare. If it were to be re-designated as a collector, the setback would be 10' rather than 25'. The area when it was originally developed was "suburban", as the subdivision name said. It was well outside the city limit; the first development was single-family homes on large lots. As the City has grown in the intervening years, this site is now less than half-way between the city hall and the western city limit and considered to be "close-in". This site is 8.9 miles from city hall and 14 miles from the western city limit. In 2012 the area designated as "urban" in Chapter 42 was expanded from inside Loop 610 to include the entire area within the city limit, recognizing that the suburban area is now the unincorporated area of the counties. This particular area, which was originally suburban residential, is now mixed use and undergoing redevelopment. A major criticism of recent development in the suburbs is the environment created by mile after mile of fencing or walls that line the major thoroughfares, making the driving monotonous for the motorists and hostile for the scarce pedestrians. This environment encourages everyone to drive everywhere. If townhouses adjacent to close-in redevelopments are forced to have 25' setbacks, the result will be a repeat of the suburban environment with walls instead of front doors and residents encouraged to be isolationists rather than participants in their local environment, watching activity along the street for increased safety. There is already one nearby redevelopment of townhomes that is walled off from the street and the rest of the neighborhood. There are already many homes in the urban area with large front yards facing onto local streets. These are available in sufficient numbers to satisfy the market demand. However, people buying new homes close-in are looking for a different lifestyle. They do not want to be burdened by large areas requiring outdoor maintenance. The homes adjacent to the street have not only the setback area to maintain but also the area from their property line to the curb. Reducing the setback from 25' to 15' more closely reflects these buyers' desires and will create an appropriate urban streetscape. The front doors of the two units adjacent to Westview will face the street and any fencing will be open metalwork rather than solid. If the requested variance is granted, the sidewalk along Westview will be increased from 5' to 6' and the trees will be increased in size to 3" caliper. . With the 15' setback, the homes will be approximately 23.9' from the street curb on Westview.

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

The property was originally developed in 1960 with no setback line along Westview. At that time, the West Loop did not exist and the area was considered to be very suburban. No setback was included in the restrictions, which have expired. The 25' setback was established in 1982 by City ordinance after this area was developed for single-family homes. The area has changed substantially since that time; it is now in the center of the City and many of the homes have been converted to businesses. The redevelopment that is now taking place is mostly townhouses and patio homes, suitable to the life-style of those who wish to live in the center of the city and who do not desire to be burdened with the maintenance of large outdoor spaces.

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

The chapter is intended to ensure adequate light, air and open space, as well as an attractive and safe streetscape.

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

Adequate light, air, and open space will be maintained to protect the public health and welfare. Adequate visibility will be maintained for traffic safety. An attractive streetscape with front doors facing the street will encourage pedestrians.

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

The justification for the variance is needs and desires of future residents for a lifestyle that does not include large outdoor areas to maintain in a close-in location and the encouragement of a more urban environment appropriate to a close-in location.

# Houston Planning Commission

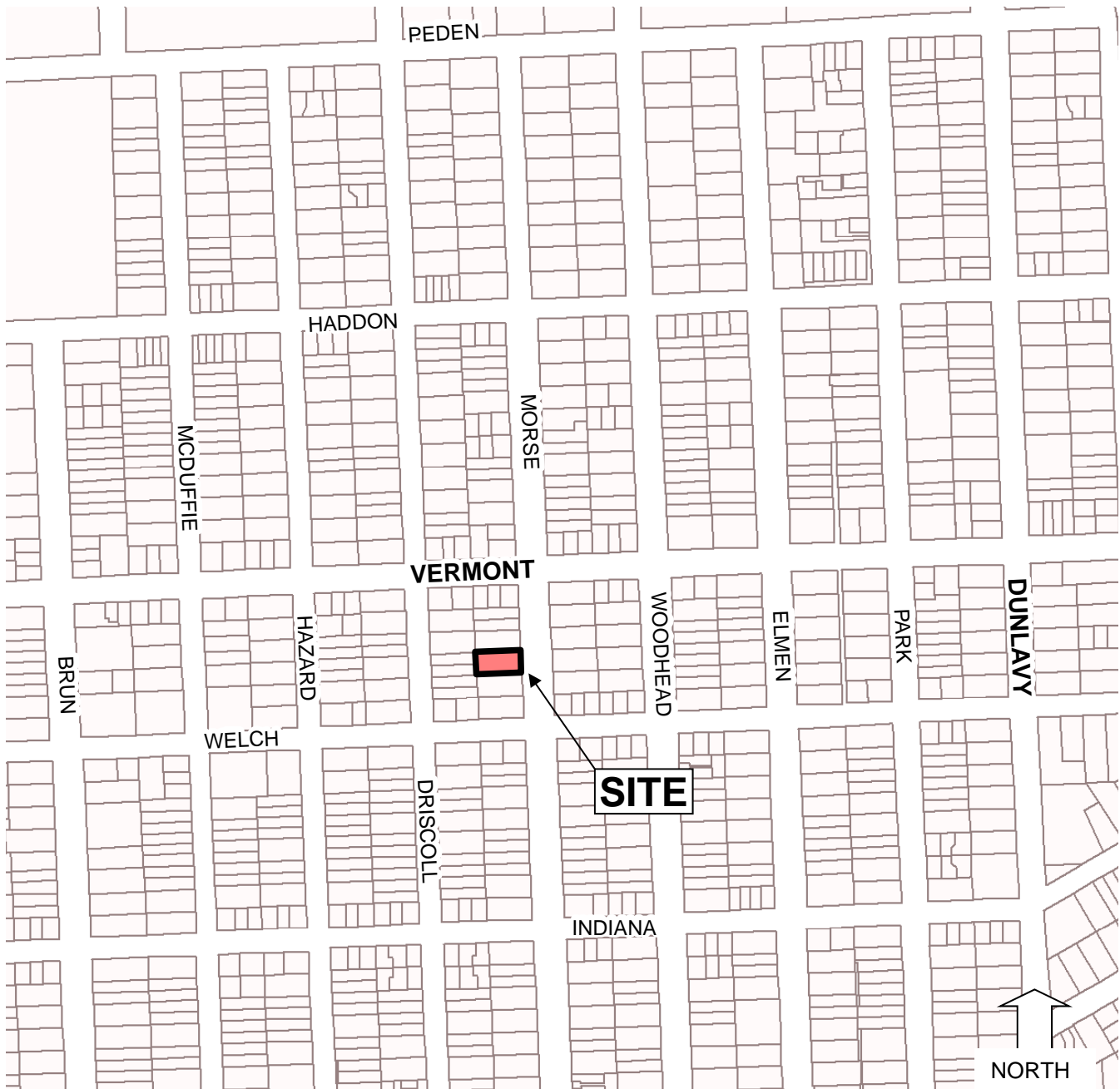
**ITEM: 103**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Hyde Park Main Addition replat partial replat no 1**

**Applicant: Daram Engineers, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

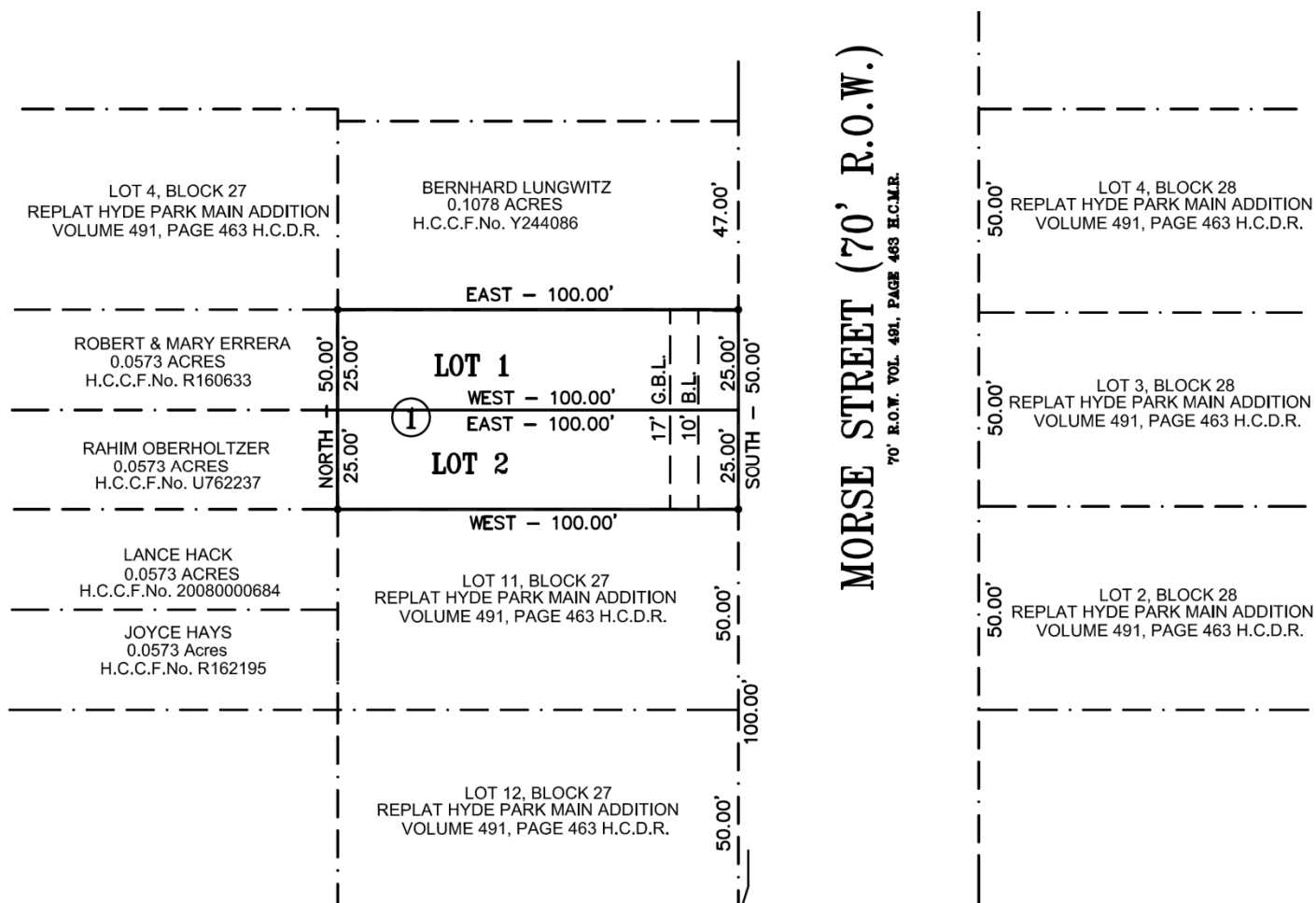
## ITEM: 103

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name:** Hyde Park Main Addition replat partial replat no 1

**Applicant:** Daram Engineers, Inc.



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

## ITEM: 103

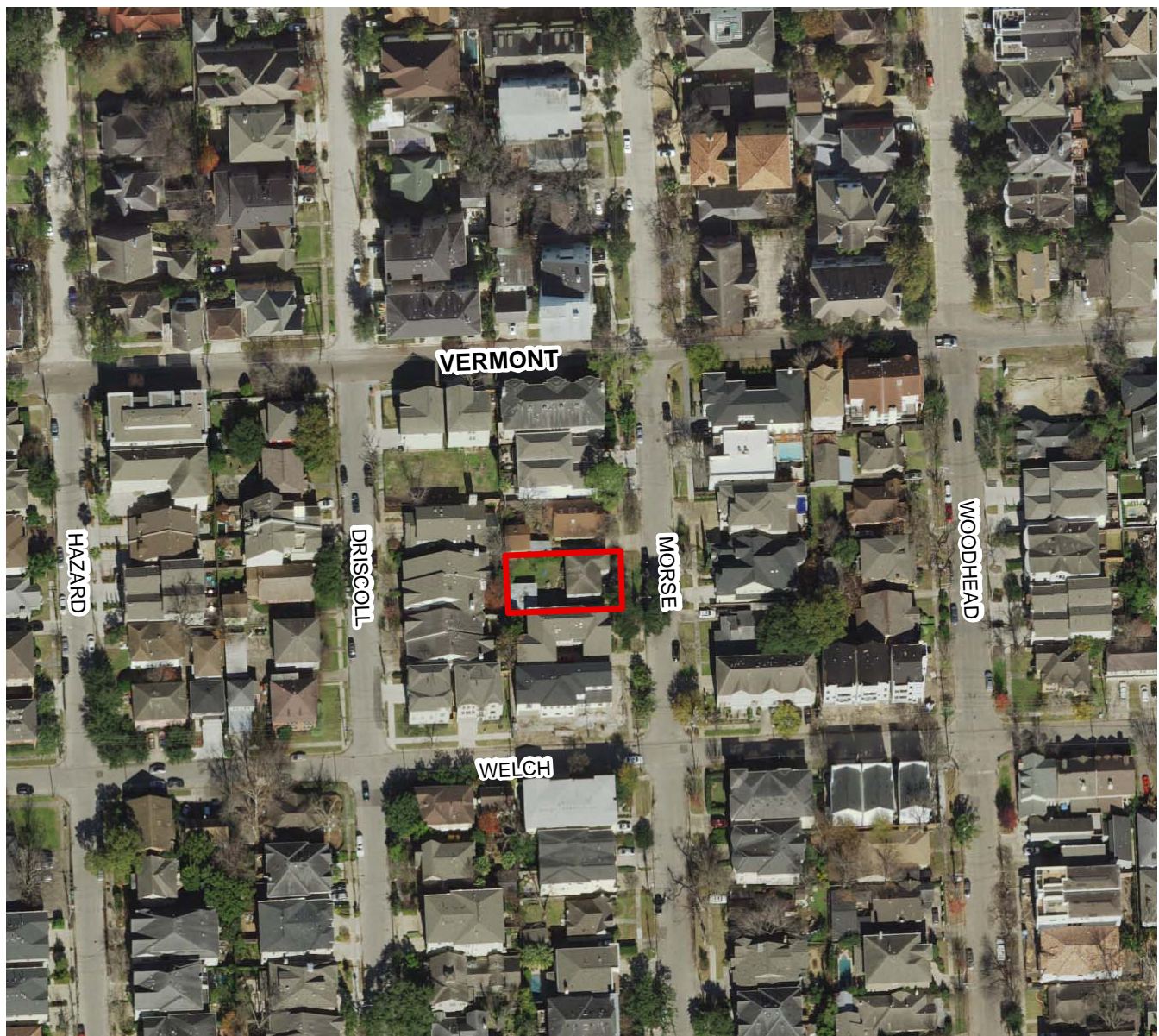
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Hyde Park Main Addition replat partial replat no 1

Applicant: Daram Engineers, Inc.



NORTH

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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 104

Planning and Development Department

Meeting Date: 12/17/2015

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**Subdivision Name: Live Oak Landing partial replat no 1**

**Applicant: Probstfeld & Associates, Inc.**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

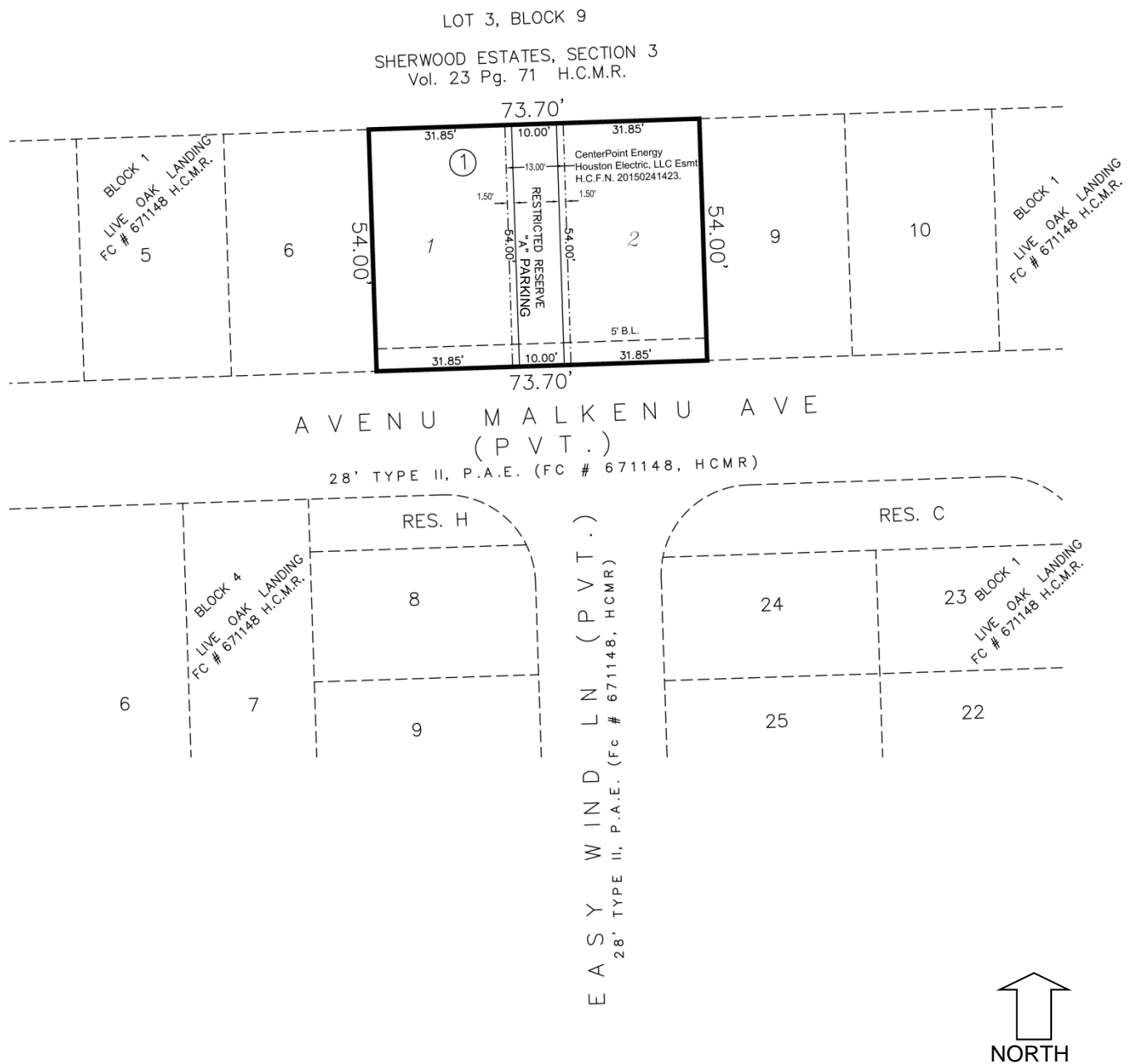
## ITEM: 104

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Live Oak Landing partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 104

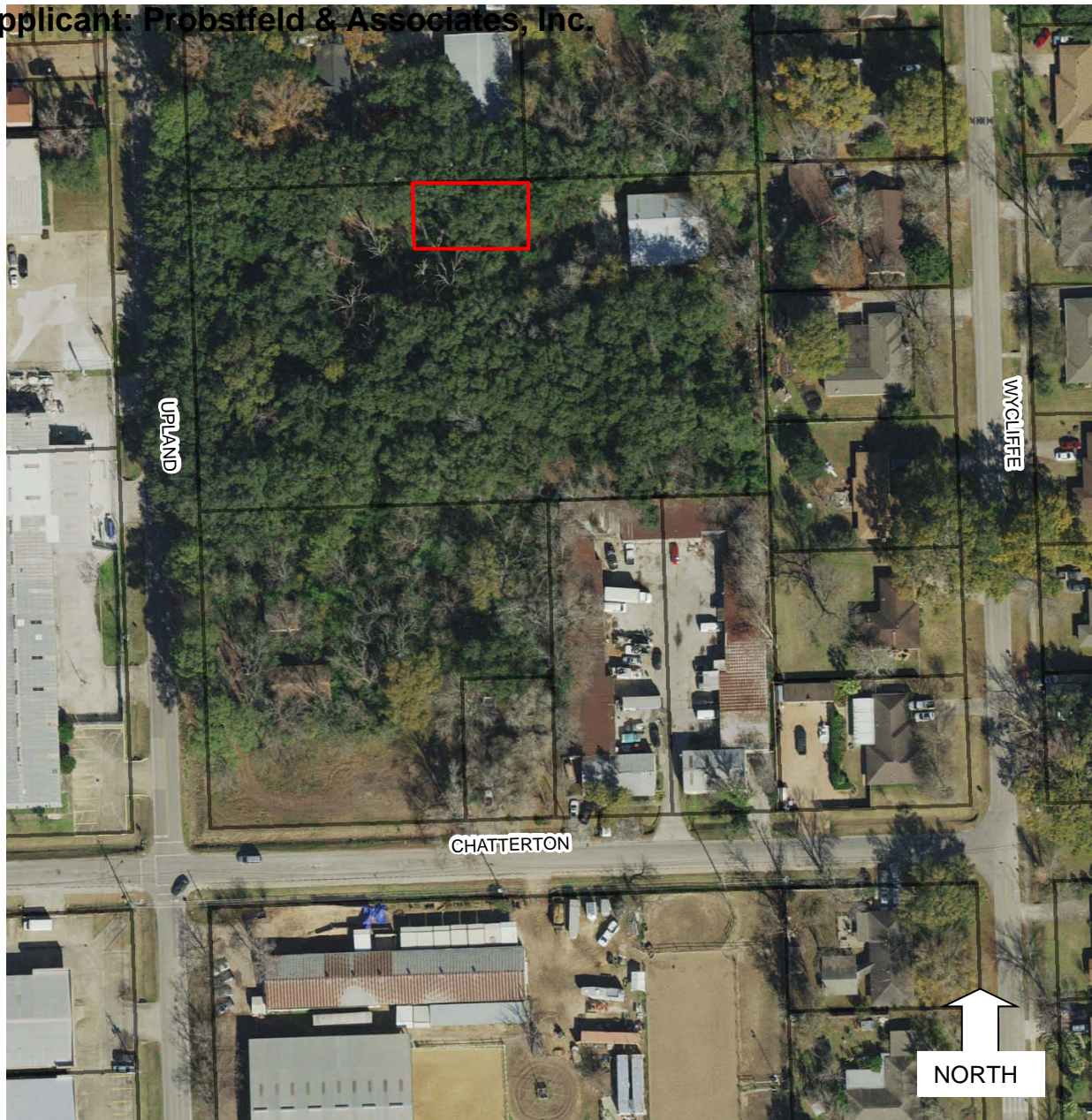
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Live Oak Landing partial replat no 1

Applicant: Probstfeld & Associates, Inc.



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C – Public Hearings

Aerial

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# Houston Planning Commission

**ITEM: 105**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Live Oak Landing partial replat no 2**

**Applicant: Probstfeld & Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

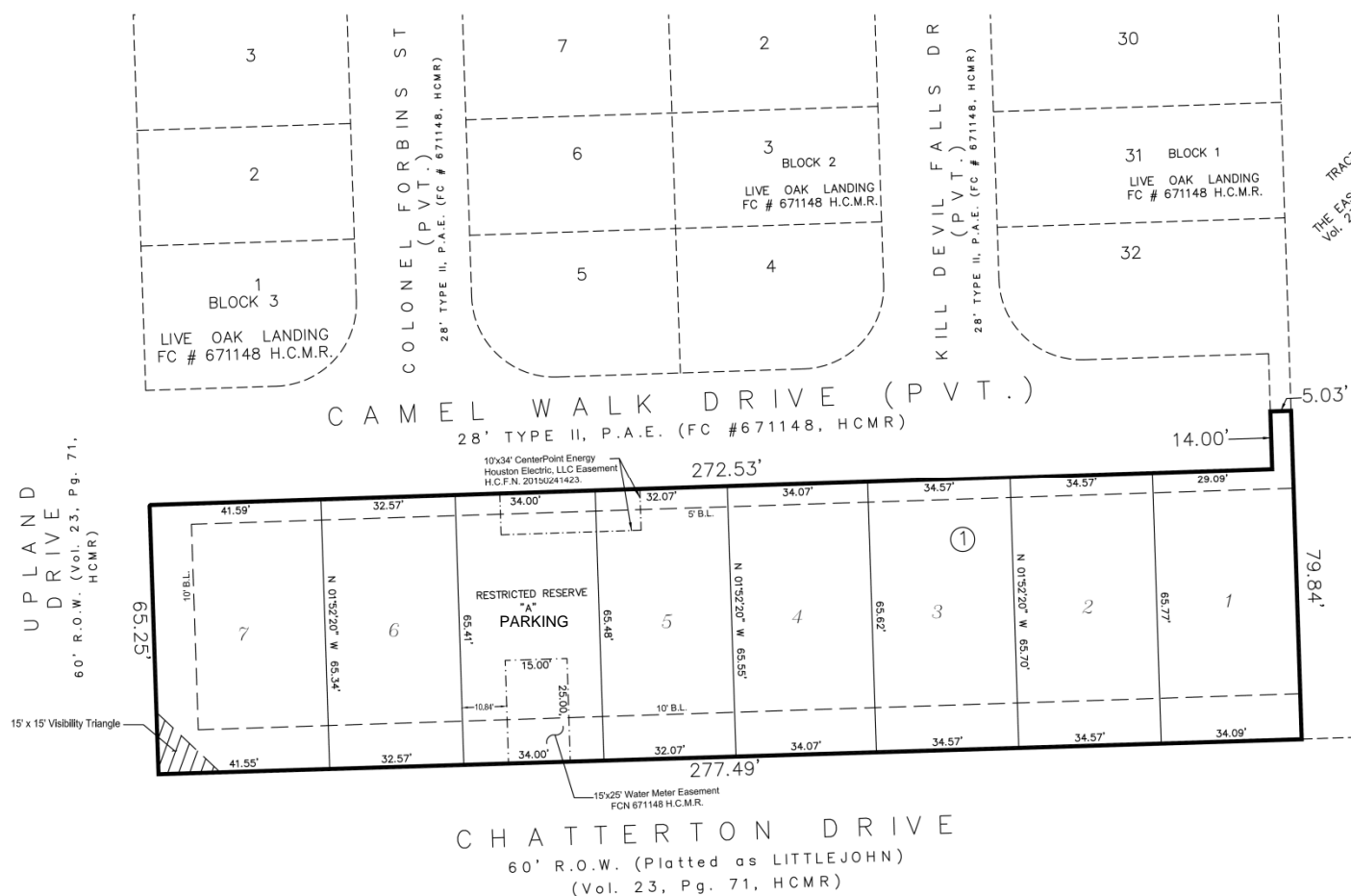
## ITEM: 105

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Live Oak Landing partial replat no 2

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Live Oak Landing partial replat no 2

Applicant: Probstfeld & Associates, Inc.



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

## ITEM: 106

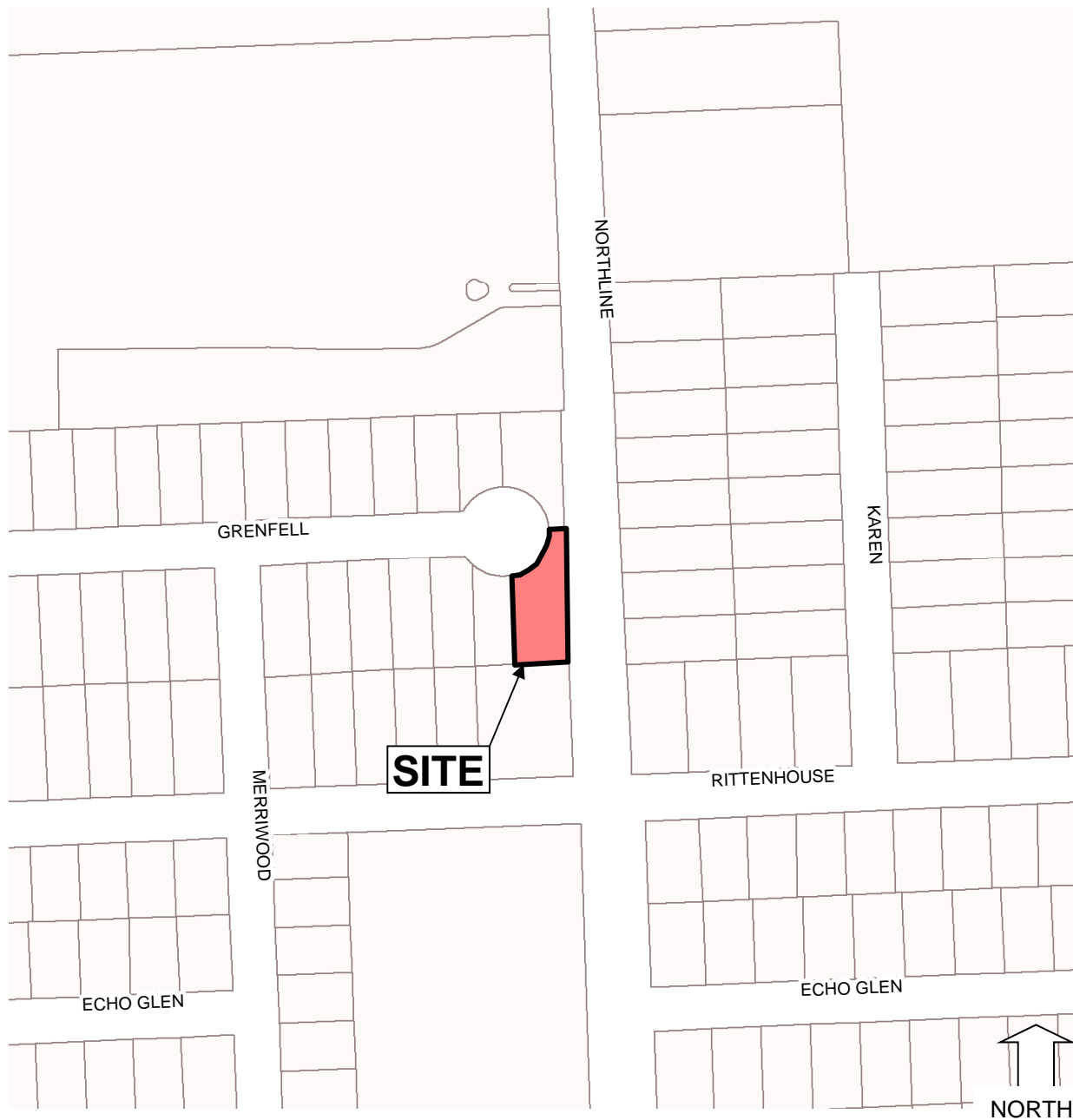
Planning and Development Department

Meeting Date: 12/17/2015

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**Subdivision Name:** Lusco Terrace partial replat no 1 (DEF1)

**Applicant:** 360 degrees design and construction, LLC.



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**C – Public Hearings with Variance**

**Site Location**

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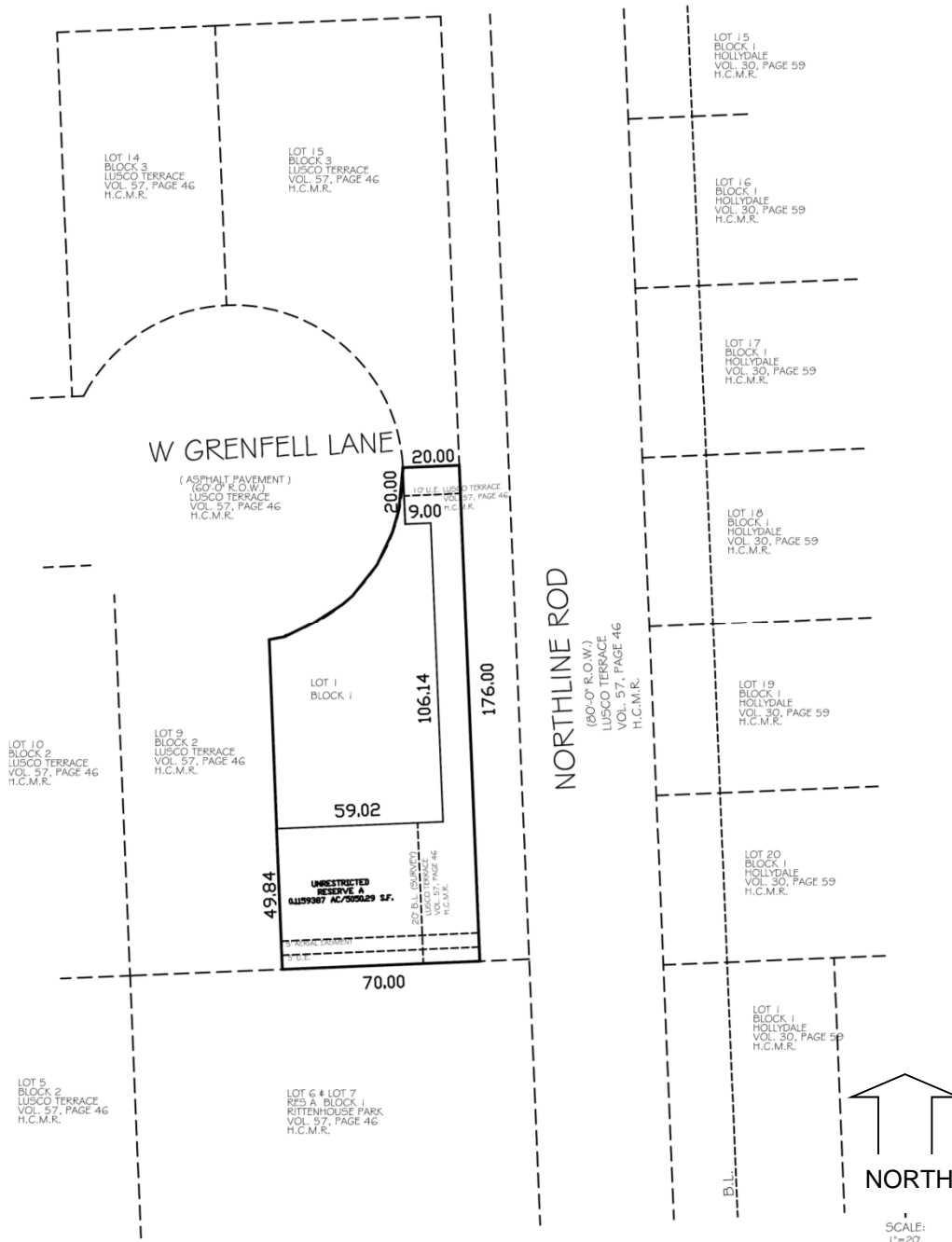
# Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Lusco Terrace partial replat no 1 (DEF1)

Applicant: 360 degrees design and construction, LLC.



C – Public Hearings with Variance Subdivision



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# Houston Planning Commission

## ITEM: 106

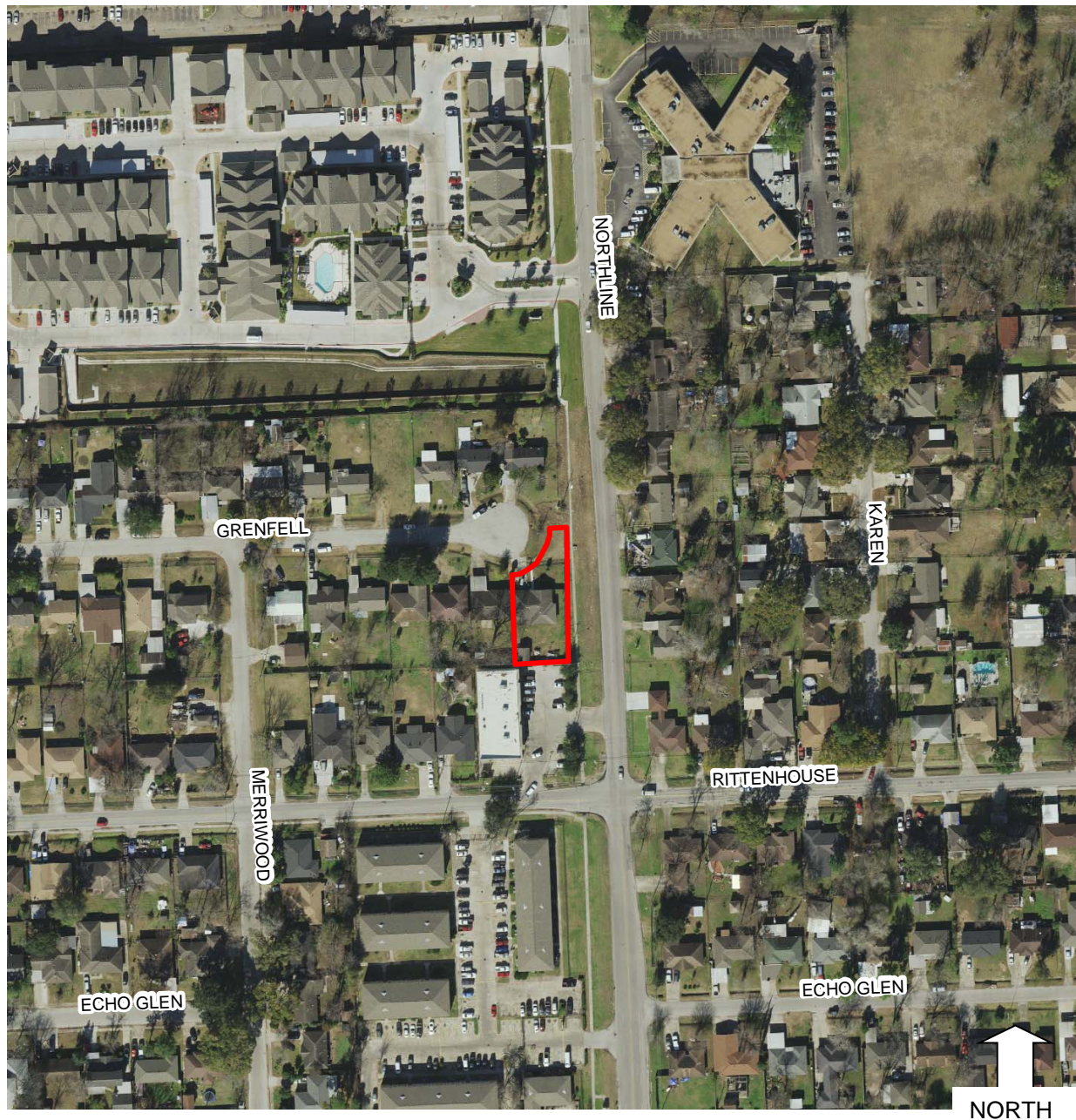
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Lusco Terrace partial replat no 1 (DEF1)

Applicant: 360 degrees design and construction, LLC.



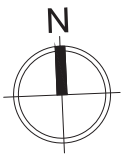
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**C – Public Hearings with Variance**

**Aerial**

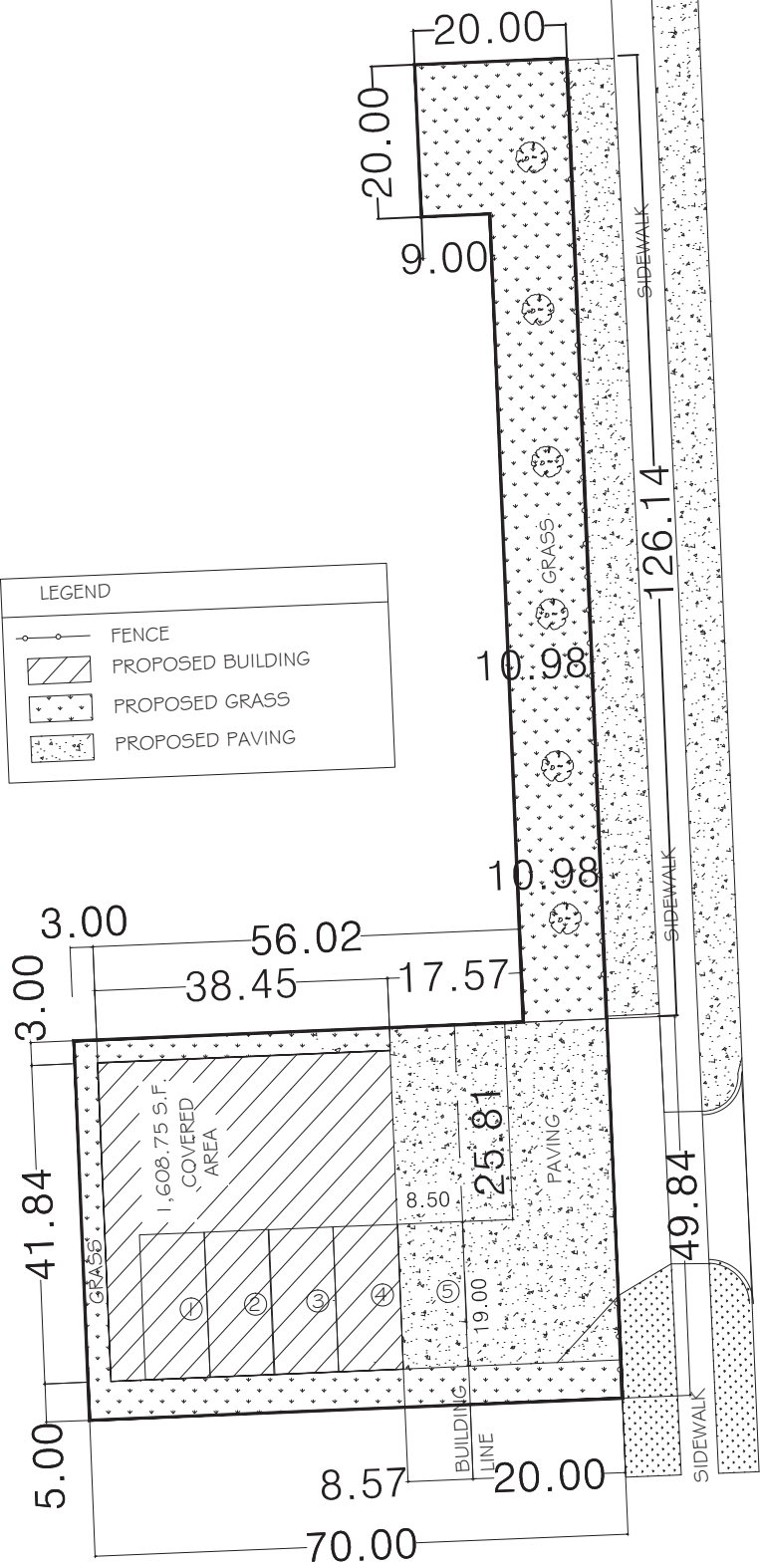
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103 W GRENFELL LANE  
HOUSTON, TX. 77076



LEGEND

- FENCE
- PROPOSED BUILDING
- PROPOSED GRASS
- PROPOSED PAVING



NORTHLINE ROAD  
80' R.O.W.





## VARIANCE Request Information Form

**Application Number:** 2015-2096

**Plat Name:** Lusco Terrace partial replat no 1

**Applicant:** 360 degrees design and construction, LLC.

**Date Submitted:** 10/05/2015

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

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

The land for which is asking a variance has 176 feet of frontage, therefore complies with the minimum dimensions of width, 60 ft of frontage required by the Chapter 42-190(c); but a part of the frontage is shallow enough to build something on it, the narrowest part of the land will not be used to build, only the portion having a suitable depth in this case is 49.84 feet of frontage with a depth of 70.00 feet, this area will be considered which to build.

**Chapter 42 Section:** 190(c)

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve - Unrestricted reserve; Minimum Size - 5,000 sq. ft.; Minimum Street Width - 60'; Minimum Street Frontage - 60'.

### 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**

If the request of Mr. Cruz is not granted, it would cause serious future complications to his life, because he has a routine that has been the same for nearly 20 years. Now Mr. Cruz has a hand injury, and he considers suitable to move his workplace to his home to reduce the driving time and avoid damage to his health as long as possible. The damage in his arm would increase, which would in the future stop working and would not be a productive citizen and contributor to society.

**(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;**

Mr. Cruz needs to reduce the time of driving his car to go to work due to a physical injury suffered involuntarily that affects his hand, which would reduce his quality of lifework if he had to keep driving to work in the future .

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

All the time he is thinking on preserve and maintain the purposes of this chapter without creating discomfort to anyone. Mr. Cruz will meet all the requirements to satisfy security demands of the building code specified for complying with the rules. Access to this reserve will be for the Northline Street, which currently provides access to a shopping mall which is adjacent to the property of Mr. Cruz, whose tracks also belonged to the original subdivision of Lusco Terrace and now are commercial lots .

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

It is his interest to avoid being injurious to the public health, safety or welfare. Mr. Cruz is the owner of a tire shop, he has more than 20 years of experience doing his job and in the process he learned how to run the business in a secure way, and it will be built in compliance with building codes of the city, to prevent damage to anyone.

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

Physical health of Mr. Cruz, owner of the lot, is the most valuable reason why the variance of the code is requested, to give access to his workplace and to prevent deterioration of the health of Mr. Cruz and allow him to remain independent, and responsible with his family and society.



**Application Number:** 2015-2096

**Plat Name:** Lusco Terrace partial replat no 1

**Applicant:** 360 degrees design and construction, LLC.

**Date Submitted:** 10/05/2015

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

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

Variant is requested for change land use due to the need of Mr. Jose O Cruz to move his workplace to his home because of the need to avoid further damage to the injury of his hand.

**Chapter 42 Section: 42-193**

**Chapter 42 Reference:**

Rules Governing Partial Replats of Certain Property: (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to al replat of all the property in the original subdivision plat by all the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single family residential or residential use may be replatted to amend any plat restrictions contained on the preceding subdivision plat. (c) Property within the subdivision plat that contains lots restricted to single-family residential or residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property specifically to residential or single-family use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### **Statement of Facts**

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

Approval is requested for change of land use from residential to unrestricted reserve, to promote health and prevent further damage Mr. Jose O. Cruz. If the request of Mr. Cruz is not granted, would cause a serious future complications to his life, because he now has a routine that has led for nearly 20 years, driving daily to his workplace, now Mr. Cruz has a hand injury, and he considers suitable for his health, move his workplace to your home to reduce his driving time and avoid damage to his health as long as possible. The damage in his arm would increase, which would in the future stop working and would not be a productive citizen and contributor to society.

**(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;**

Mr. Cruz needs to reduce the time of driving your car to go to work due to a physical injury suffered involuntarily and that affects his hand, which would reduce his quality of life if he had to keep driving to work in the future.

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

In this property the new construction will maintain the 20 feet building line in the area with 70 feet of depth and the narrow part of the new plat it is will remain as landscape to preserve the character of the neighborhood. Thinking at all times preserve and maintain the purposes of this chapter and without creating discomfort to anyone including Mr. Cruz, who gets his consideration the grant requested variant. Mr. Cruz will meet all the requirements to satisfy security demands of the building code specified for complying with the rules. Access to this reserve would be for the Northline Street, which currently provides access to a shopping mall which is adjacent to the property of Mr. Cruz, whose tracks also belonged to the original subdivision of Lusco Terrace and now are commercial lots .

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

It is his interest to avoid be injurious to the public health, safety or welfare. Mr. Cruz is the owner of a tire shop, he has more than 20 years of experience doing his job and in the process he learned how run the business in a secure way, and It will be built in compliance with building codes of the city, to prevent damage to anyone.

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

Physical health of Mr. Cruz, owner of the lot, is the most valuable reason why the variance of the code is requested, to give access to his workplace and to prevent deterioration of the health of Mr. Cruz and allow remain independent, and responsible with his family.

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# Houston Planning Commission

## ITEM: 107

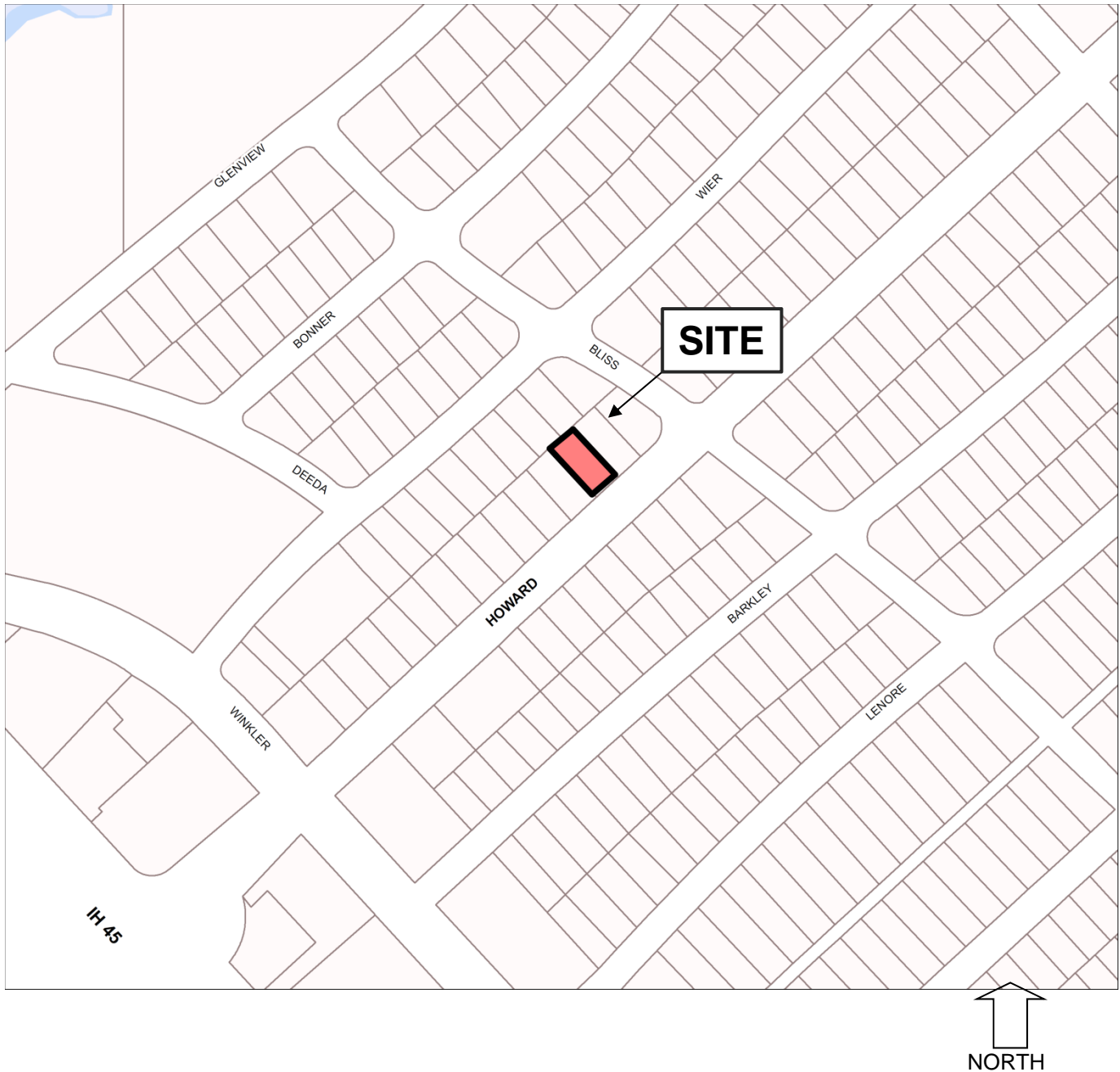
Planning and Development Department

Meeting Date: 12/17/2015

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**Subdivision Name: Meadowbrook Sec E partial replat no 1**

**Applicant: E.I.C. Surveying Company**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

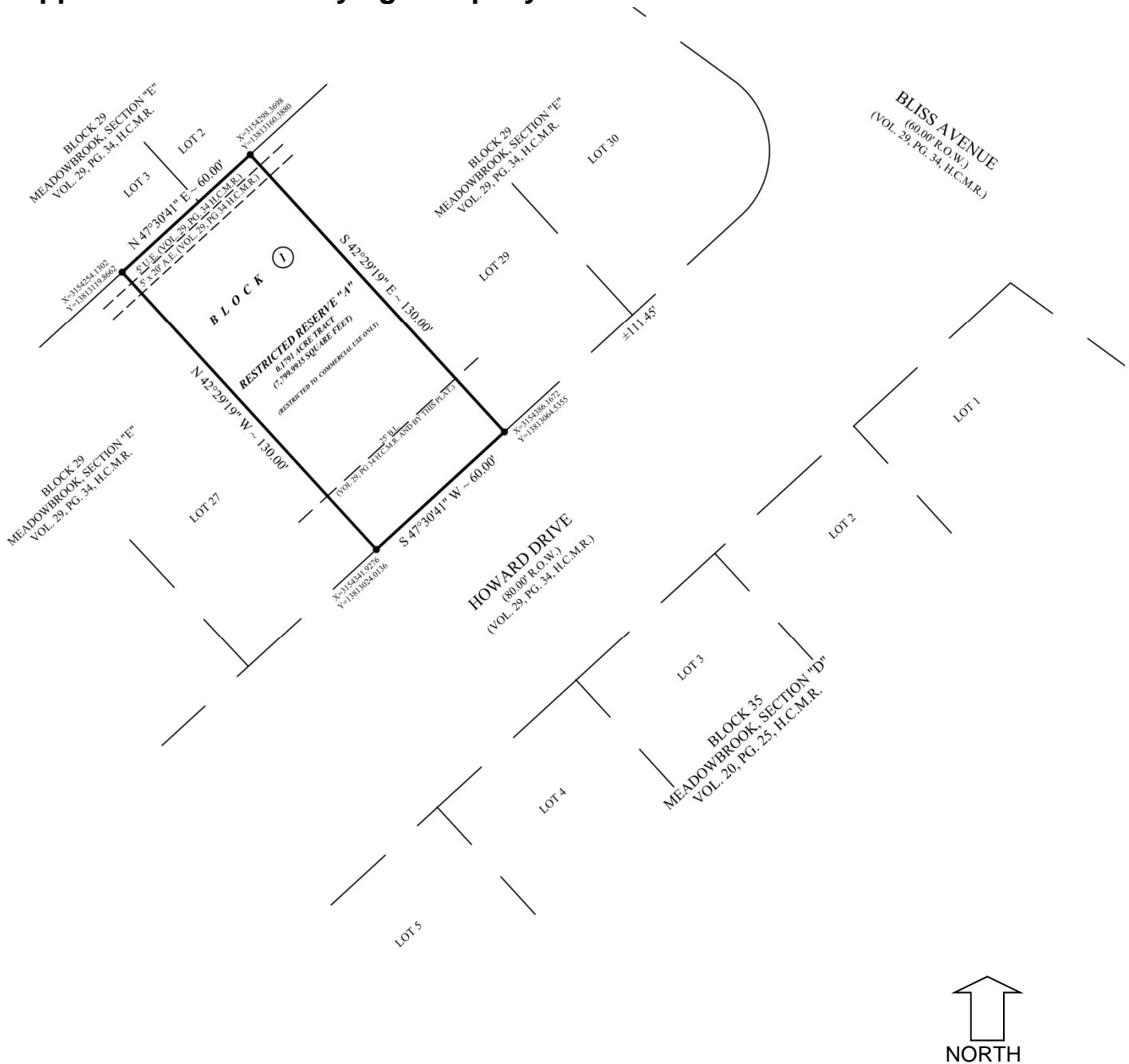
## ITEM: 107

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Meadowbrook Sec E partial replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 107

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Meadowbrook Sec E partial replat no 1

Applicant: E.I.C. Surveying Company



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 108**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Pecore Complex**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

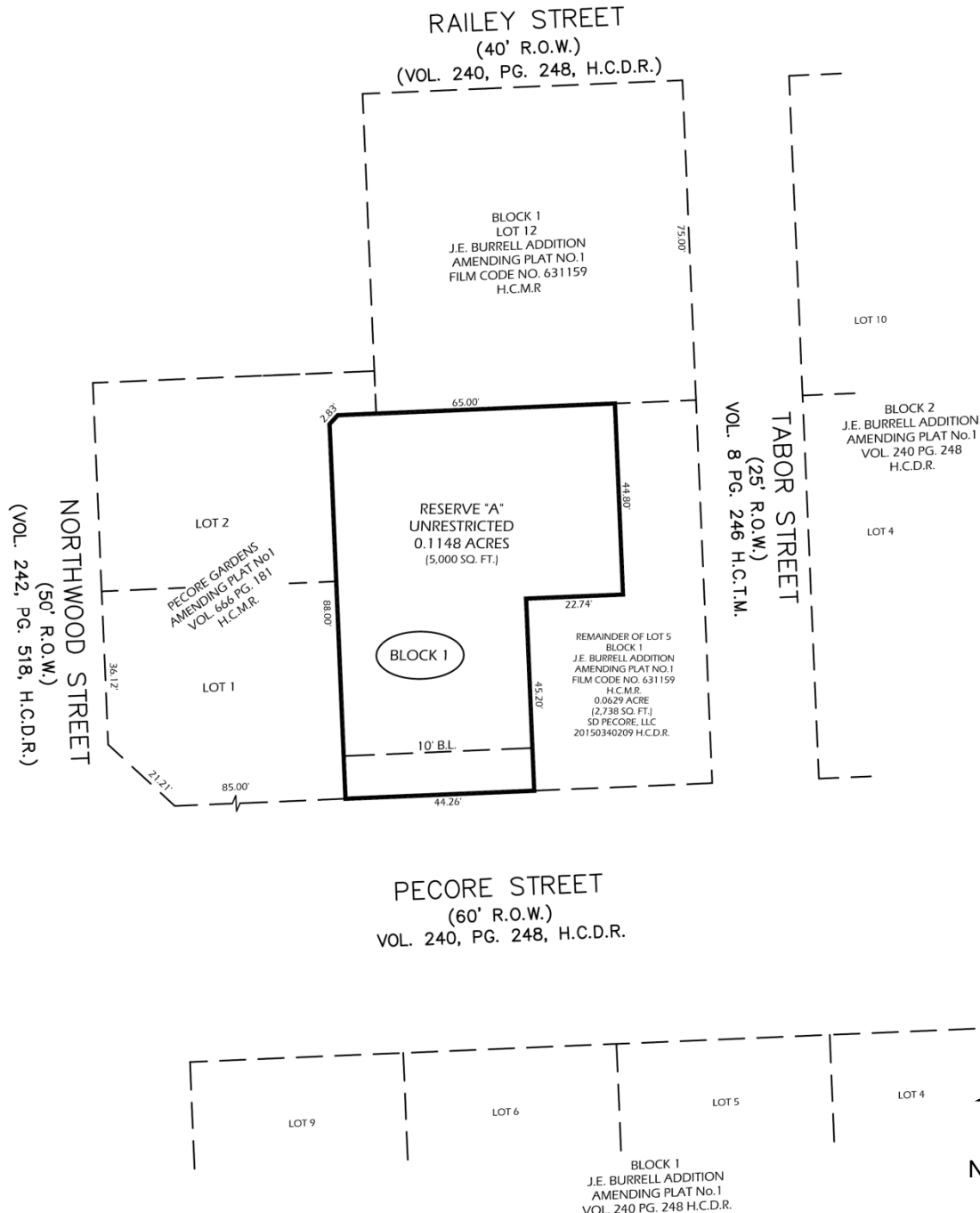
## ITEM: 108

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Pecore Complex**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings with Variance**

**Subdivision**



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# Houston Planning Commission

## ITEM: 108

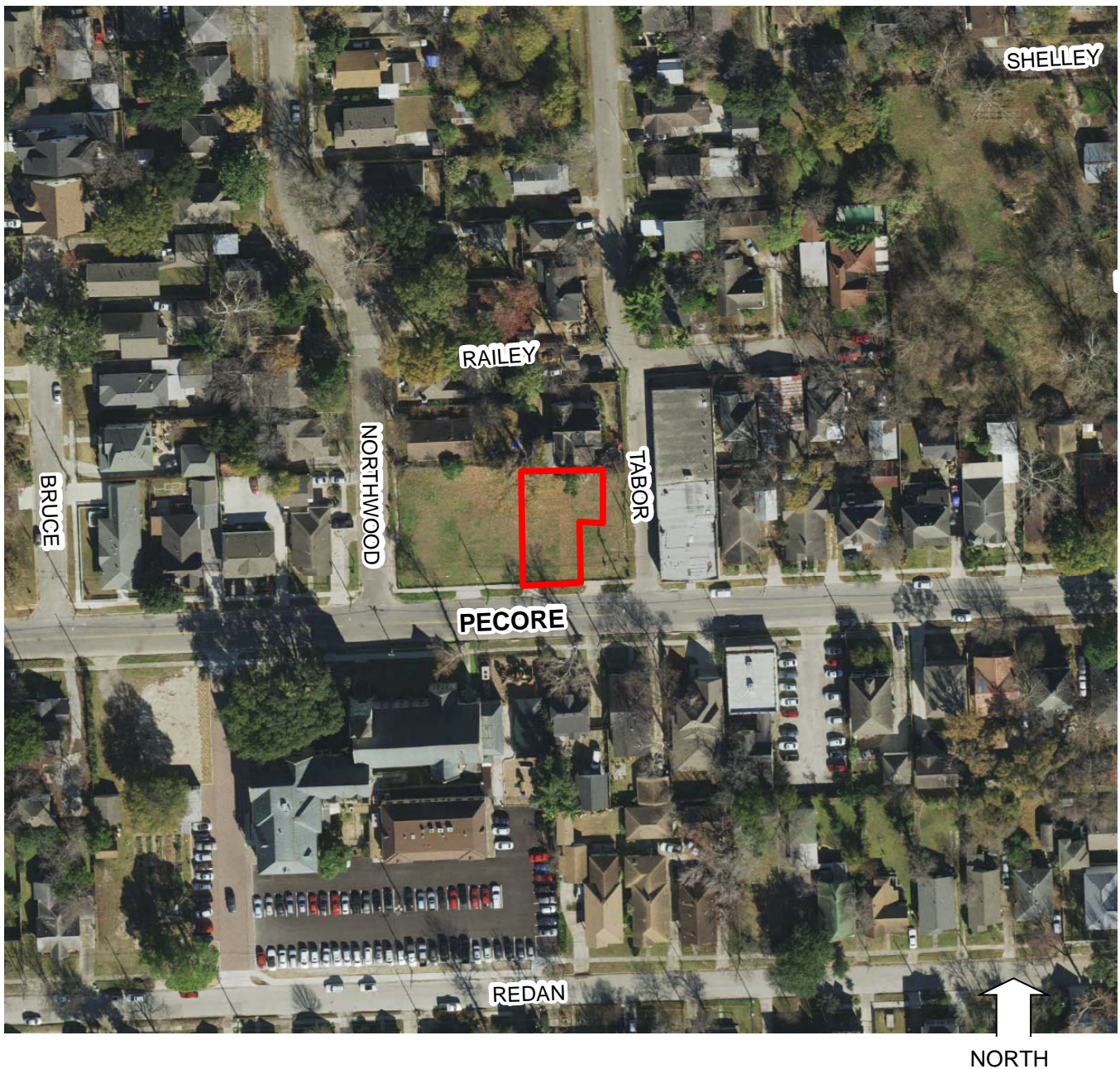
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Pecore Complex

Applicant: Owens Management Systems, LLC

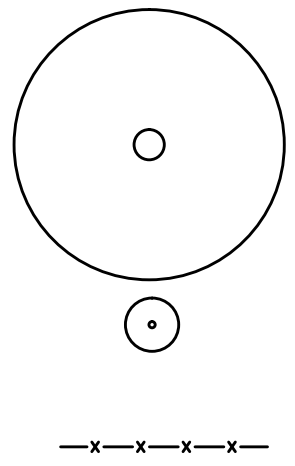
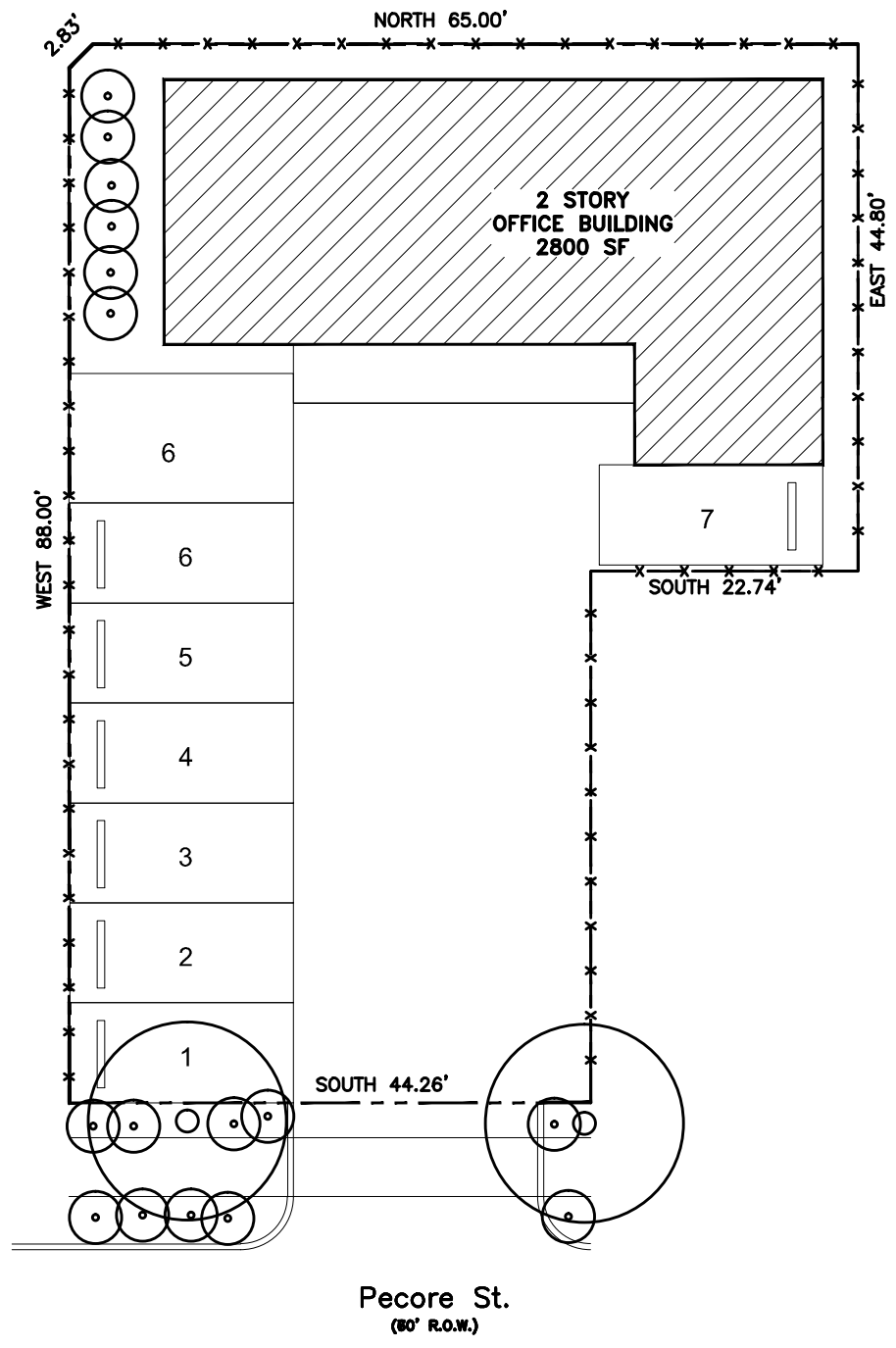


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**C – Public Hearings with Variance**

**Aerial**

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TREE  
STREET TREES EVERY 30' - 176 FT OF FRONTAGE= 6 TREES REQUIRED  
PARKING LOT TREES - 1 PER 10 SPACES = 2 REQUIRED

SHRUB - 10 PER STREET TREE - 60 REQUIRED

—x—x—x—x— 6' TALL WOOD FENCE





**Application Number:** 2015-2016

**Plat Name:** Pecore Complex

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 09/21/2015

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

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

A variance is sought to change land use from a single-family to Reserve.

**Chapter 42 Section:** 193

**Chapter 42 Reference:**

Rules Governing Partial Replats of Certain Property: (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single family residential or residential use may be replatted to amend any plat restrictions contained on the preceding subdivision plat. (c) Property within the subdivision plat that contains lots restricted to single-family residential or residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property specifically to residential or single-family use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### Statement of Facts

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

Pecore Complex is a replat of Lot 3, Block 1, Pecore Gardens under Harris County Film Code 632058 and Lot 3 and a portion of lot 5, Block 2, JE Burrell Amending Plat No. 1, under Harris County Film Code 631159. JE Burrell Addition was originally platted in 1909 as recorded in Volume 240, Page 28 HCDR with no restrictions. JE Burrell Addition was amended in 2009 to reconfigure lots. Single family restrictions were created on the face of Pecore Gardens plat in 2009. There are no separately filed deed restrictions. Pecore Gardens is a plat with 3 lots fronting on Pecore Streets. Pecore Gardens Amending Plat, recorded in 2014, changed lots 1 & 2 to front on Northwood Street. Commercial, church and residential land uses are situated along Pecore Street. St. Mark UMC on the south side of Pecore and commercial businesses on the north side interspersed with residential lots. The entire block of Pecore Street is 186 linear feet. 86' of property fronts on Pecore. There is no record of any previous development within the proposed plat boundary. The owner is proposing a 5000 sf commercial reserve for an office building. Hours of Operation are 8:00 am. To 5:00 p.m. No retail sales. Required parking will be within the plat boundary.

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

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

In 2009, Stacy and Simon Rushton purchased and platted 2 subdivisions: Pecore Gardens, Lots 1, 2 & 3, Block 1 and JE Burrell Amending Plat No 1 – an amending plat of Lots 6 and the west ½ of Lot 5, Replat of Lots 7 & 8, the west ½ of lot 11 and lot 12, Block 3, JE Burrell Addition. In 2014, the property in the aforementioned subdivisions were sold: Lots 1 & 2, Block 1, Pecore Gardens conveyed to J Michael Homes LLC and Lot 3, Block 1, Pecore Gardens and Lot 5, Block 2, JE Burrell Amending Plat No 1 conveyed to SRI 3 Commercial LLC. In 2014, J Michael Homes LLC amended Lots 1 & 2, Block 1, Pecore Gardens to change lot frontage from Pecore to Northwood recorded under HC. Two homes are under construction. In 2015, a portion of lot 5, 2738 sf, conveyed to SD Pecore, LLC.

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

The existing 60' right-of-way meets Chapter 42 requirements for reserves. The proposed structure will have less than 75% impervious lot coverage. Although the street width is less than 60', it will allow for a future residential development on the corner of Pecore and Tabor. There will be no impact on traffic.

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

The proposed development will maintain the existing curb cut. 4-foot sidewalks will be widened to 6-feet. An 8-foot wood fence is proposed around the perimeter of the plat boundary. Additional shrubs and trees will provide a landscape buffer. There will be no impact on traffic.

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

The proposed development is consistent with the characteristics of mixed land use along Pecore Street.



**Application Number:** 2015-2016

**Plat Name:** Pecore Complex

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 09/21/2015

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

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

A variance is sought to allow a reserve with less than 60 feet.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Tracts for Non-Single Family uses – Reserves (a) A tract of land that is 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. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Unrestricted Reserve; Minimum Size: 5,000 sq. ft.; Type of Street: Public Street; Minimum Street Width: 60 feet; 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**

Pecore Gardens was originally platted in 2009 as a combination of Lots 7 & 8, Bradley Two Acres subdivision and Lot 6, Block 2, JE Burrell Amending Plat No 1, creating 3 single family lots fronting on Pecore Street is a 60' right-of-way with an existing curb cut. JE Burrell subdivision was originally platted in 1909. There are not separately filed deed restrictions. The owner is proposing a 5000 sf commercial reserve for an office building with 6 employees. There are no retail sales. The owner does not have a site plan yet. However, required parking will be within the plat boundary. The proposed street frontage is 44.26'.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by this applicant. In 2014, Pecore Gardens was Amended to allow Lots 1 & 2 frontage on Northwood Street. Pecore Street has 186 linear feet. Only 86' of land will front on Pecore. There hasn't been any residential construction on Lot 3, which is within the proposed plat boundary.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing 60' right-of-way meets Chapter 42 requirements for reserves. The proposed structure will have less than 75% impervious lot coverage. Although the street width is less than 60', it will allow for a future residential development on the corner of Pecore and Tabor.

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

The granting of the variance will not be injurious to the public health, safety or welfare; and it will use the existing curb cut. The sidewalks will be widened to 5-feet in accordance with the building code. A semi-opaque fence will be around the perimeter of the property. There will be no impact on traffic.

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

Economic hardship is not the sole justification of the variance. Economic hardship is not the sole justification. There is an acre commercial development on the south side of Pecore. The office building will be consistent with mixed use developments.

# Houston Planning Commission **ITEM: 109**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Shadyvilla Addition no 2 partial replat no 3

Applicant: Windrose Land Services, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission ITEM: 109

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Shadyvilla Addition no 2 partial replat no 3

Applicant: Windrose Land Services, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

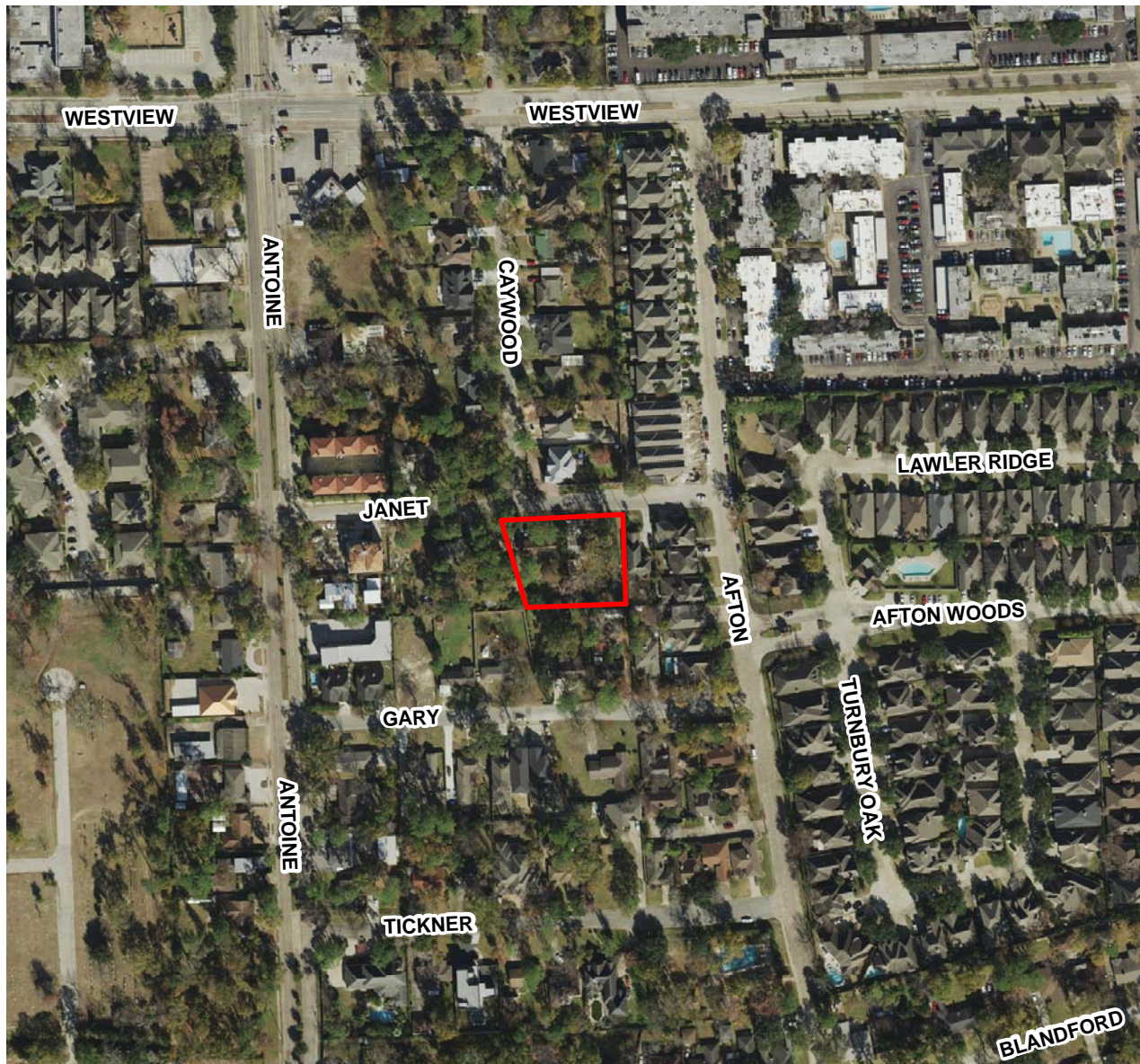
**ITEM: 109**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Shadyvilla Addition no 2 partial replat no 3

Applicant: Windrose Land Services, Inc.



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

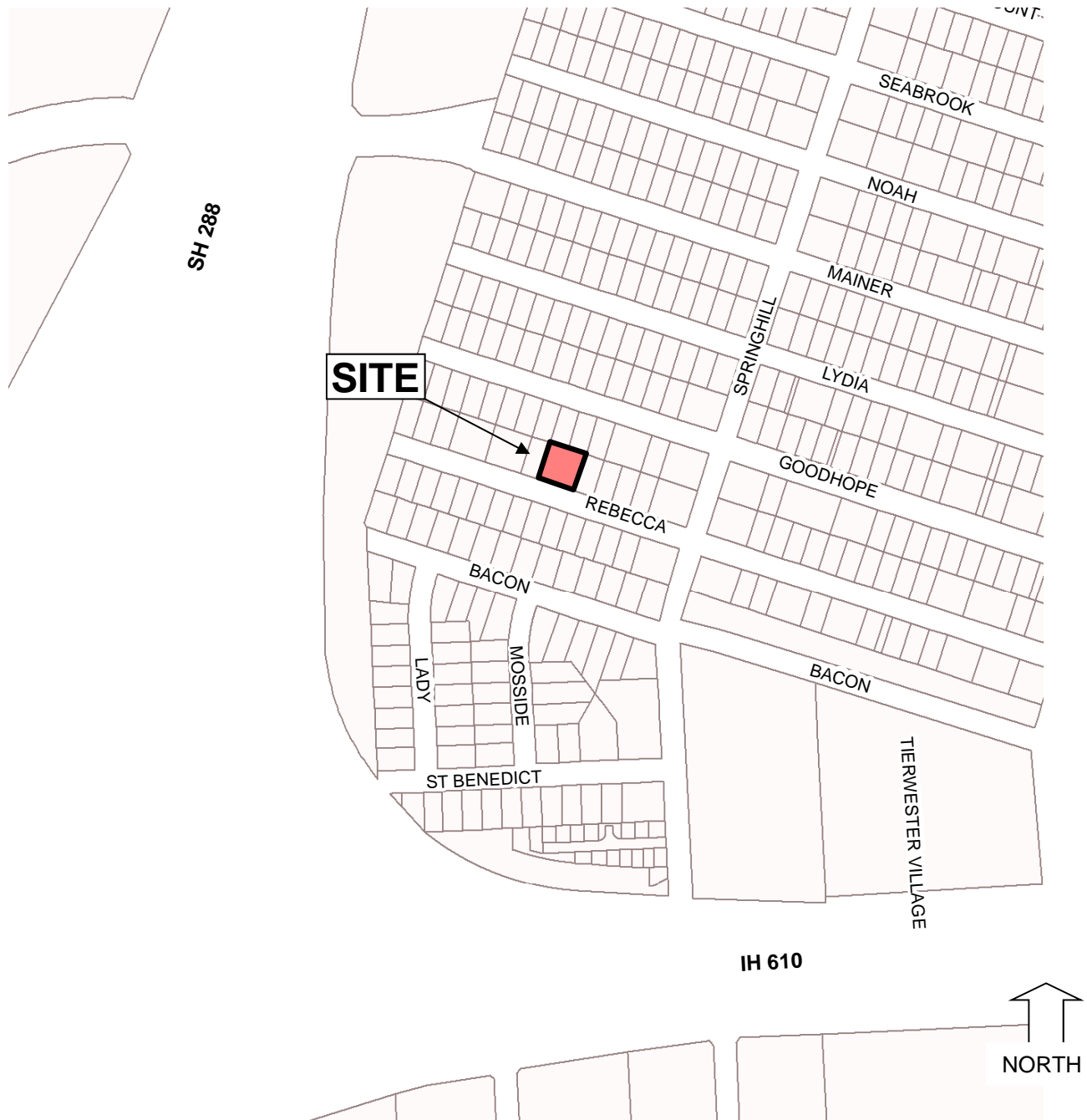
**ITEM: 110**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: South Union Sec 2 partial replat no 1 (DEF1)

Applicant: Bowden Survey



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

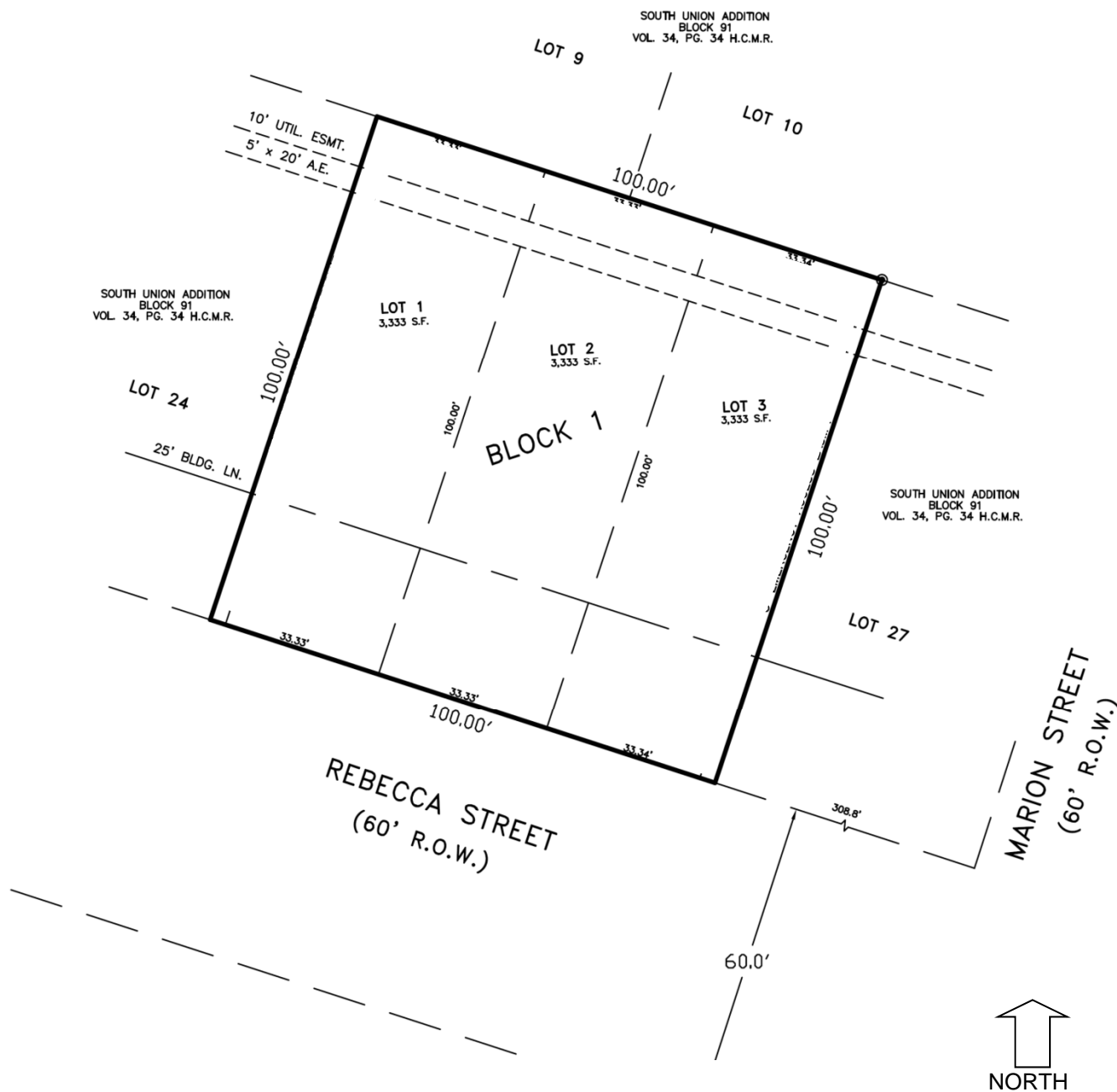
ITEM: 110

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: South Union Sec 2 partial replat no 1 (DEF1)

Applicant: Bowden Survey



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 110

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: South Union Sec 2 partial replat no 1 (DEF1)

Applicant: Bowden Survey



NORTH

---

### C – Public Hearings

### Aerial

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# Houston Planning Commission

**ITEM: 111**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Terraces on West 28<sup>th</sup> Street replat no 1 (DEF1)

Applicant: The Interfield Group



**C – Public Hearings with Variance**

**Site Location**

# Houston Planning Commission

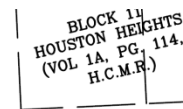
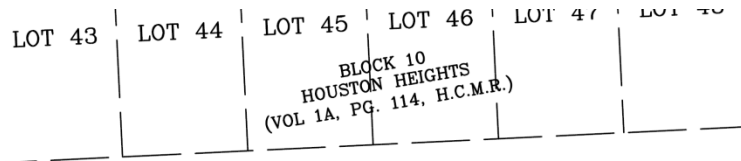
ITEM: 111

Planning and Development Department

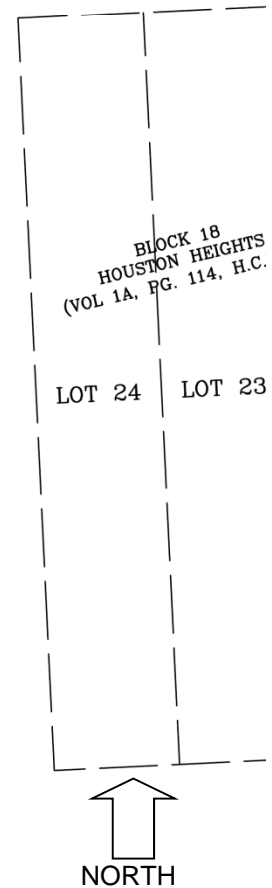
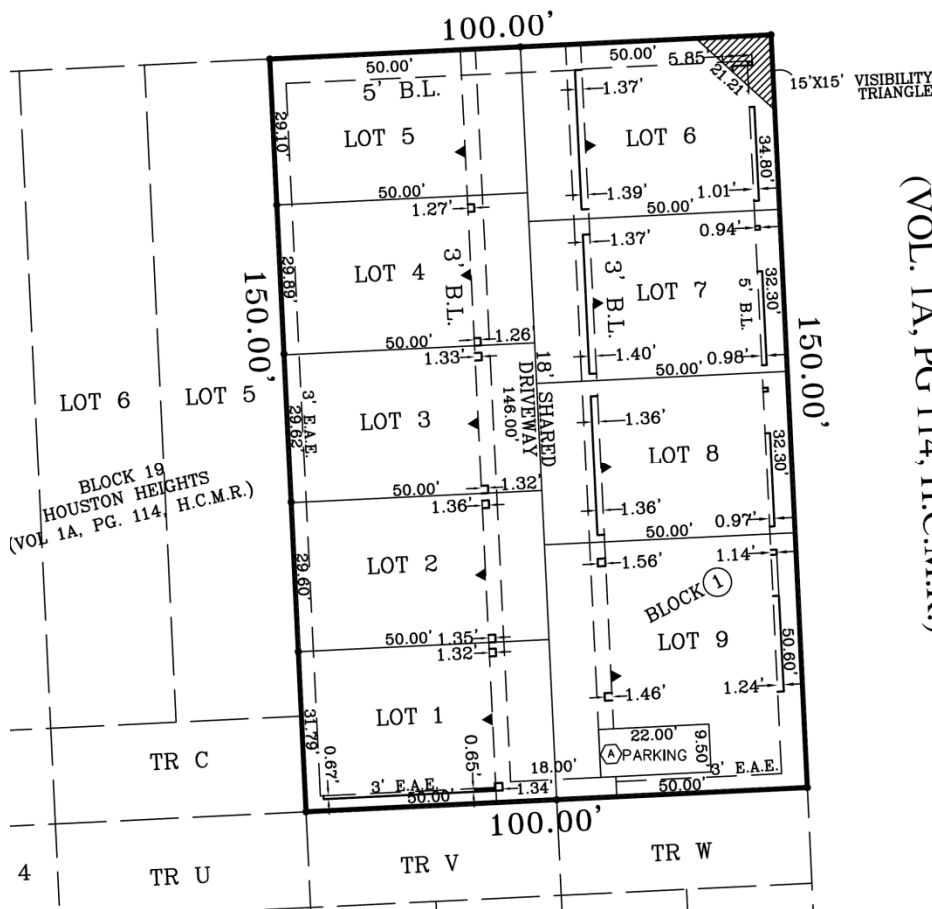
Meeting Date: 12/17/2015

Subdivision Name: Terraces on West 28<sup>th</sup> Street replat no 1 (DEF1)

Applicant: The Interfield Group



WEST 28TH STREET  
(70' R.O.W.)  
(VOL. 1A, PG. 114, H.C.M.R.)



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

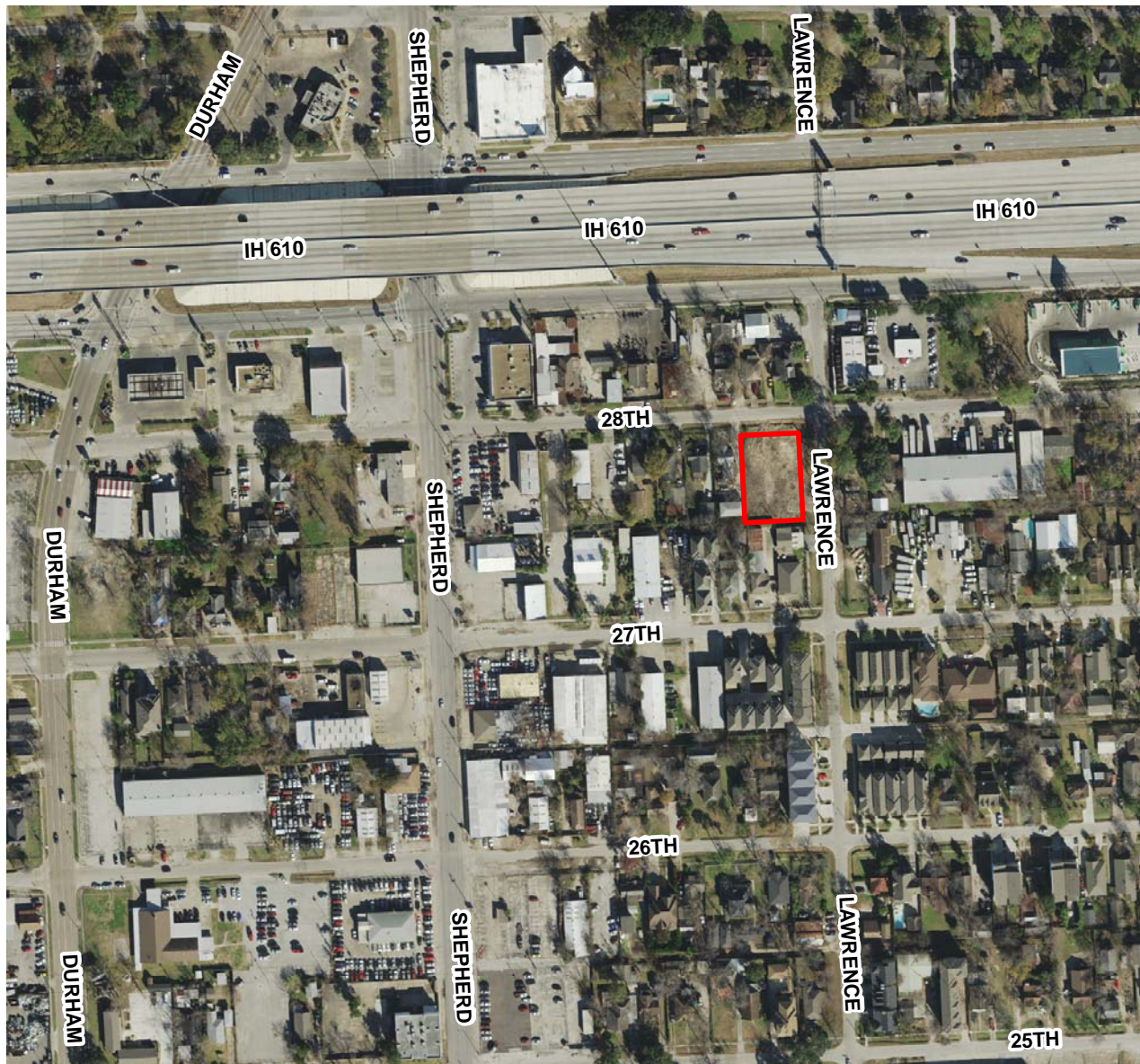
**ITEM: 111**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Terraces on West 28<sup>th</sup> Street replat no 1 (DEF1)

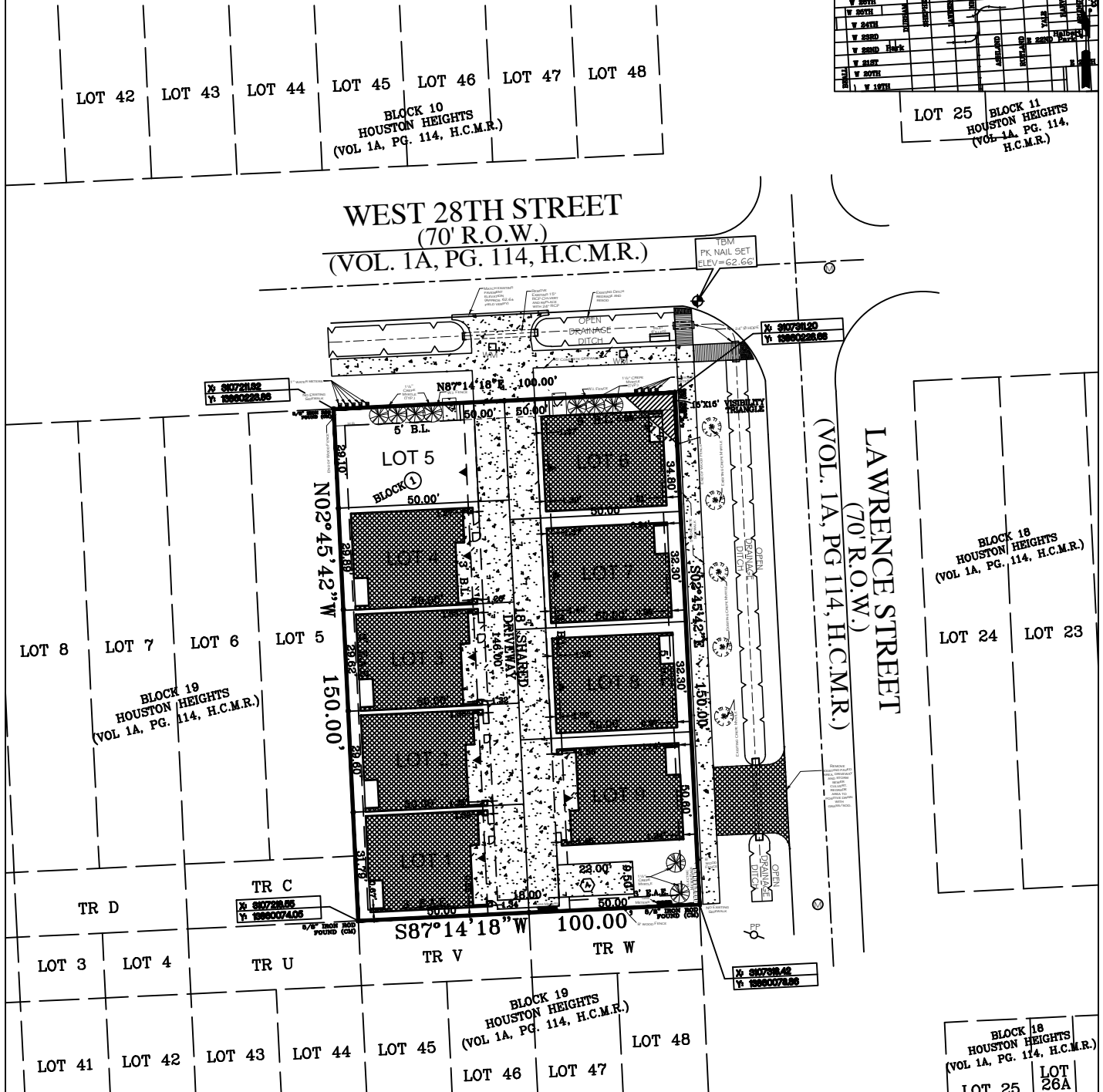
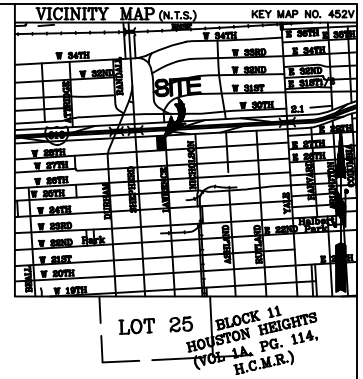
Applicant: The Interfield Group



**C – Public Hearings with Variance**

**Aerial**

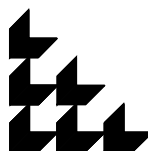
SCALE : N.T.S.



**THE INTERFIELD GROUP**  
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

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



TITLE

**PROPOSED SITE PLAN**

PROJECT

**TERRACES ON WEST 28TH STREET REPLAT NO 1**

DATE: DECEMBER, 2015

JOB #: 15115.00

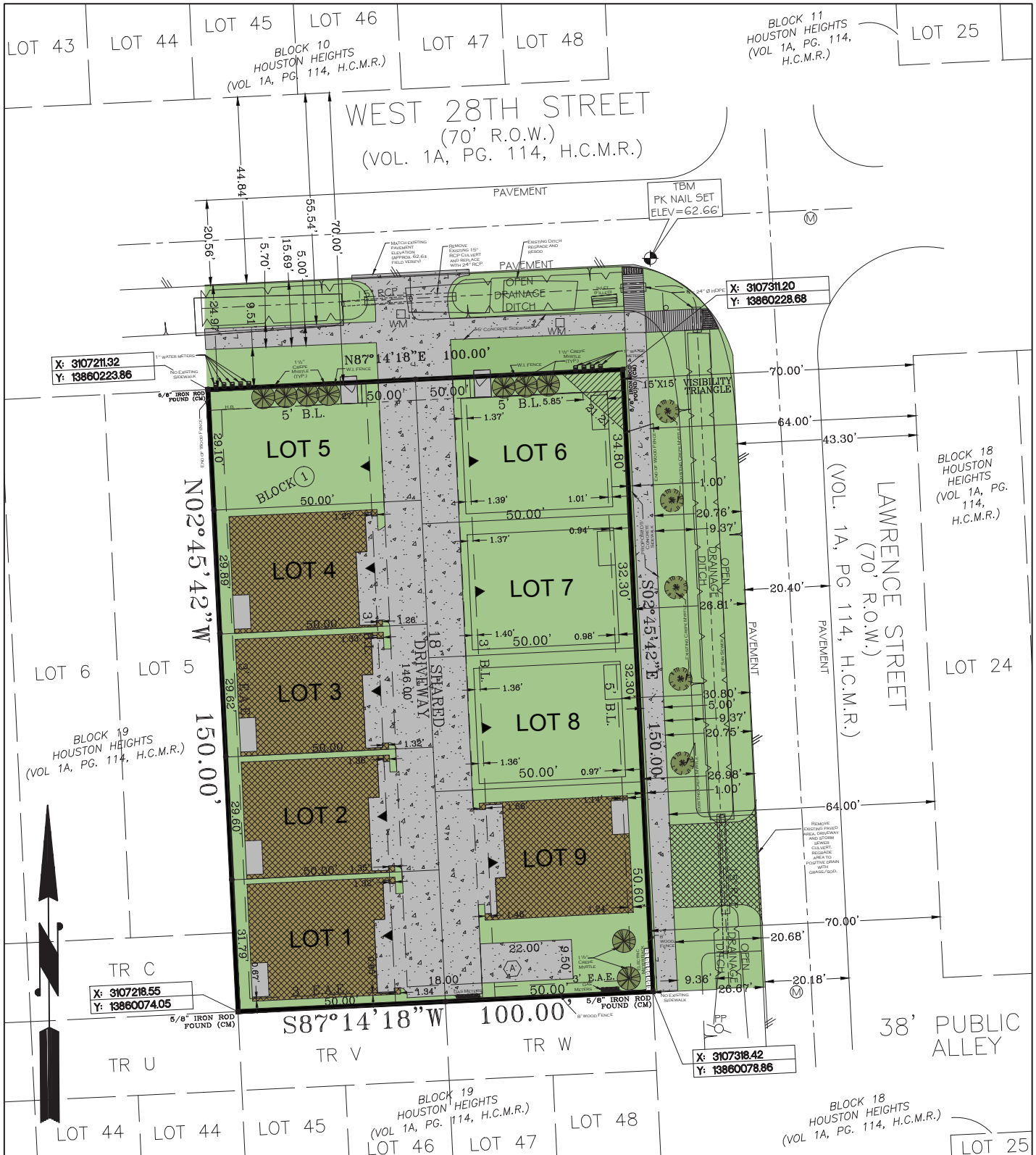
SHEET NO.

DRAWN BY: og

**SW1**

CHECKED BY: MLV

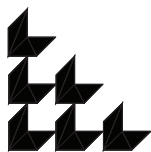




# THE INTERFIELD GROUP CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

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



## TITLE

## PAVEMENT SECTION

### PROJECT

TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: DECEMBER, 2015

JOB #: 15115.00

SHEET NO.

DRAWN BY: OG

CHECKED BY: MLV

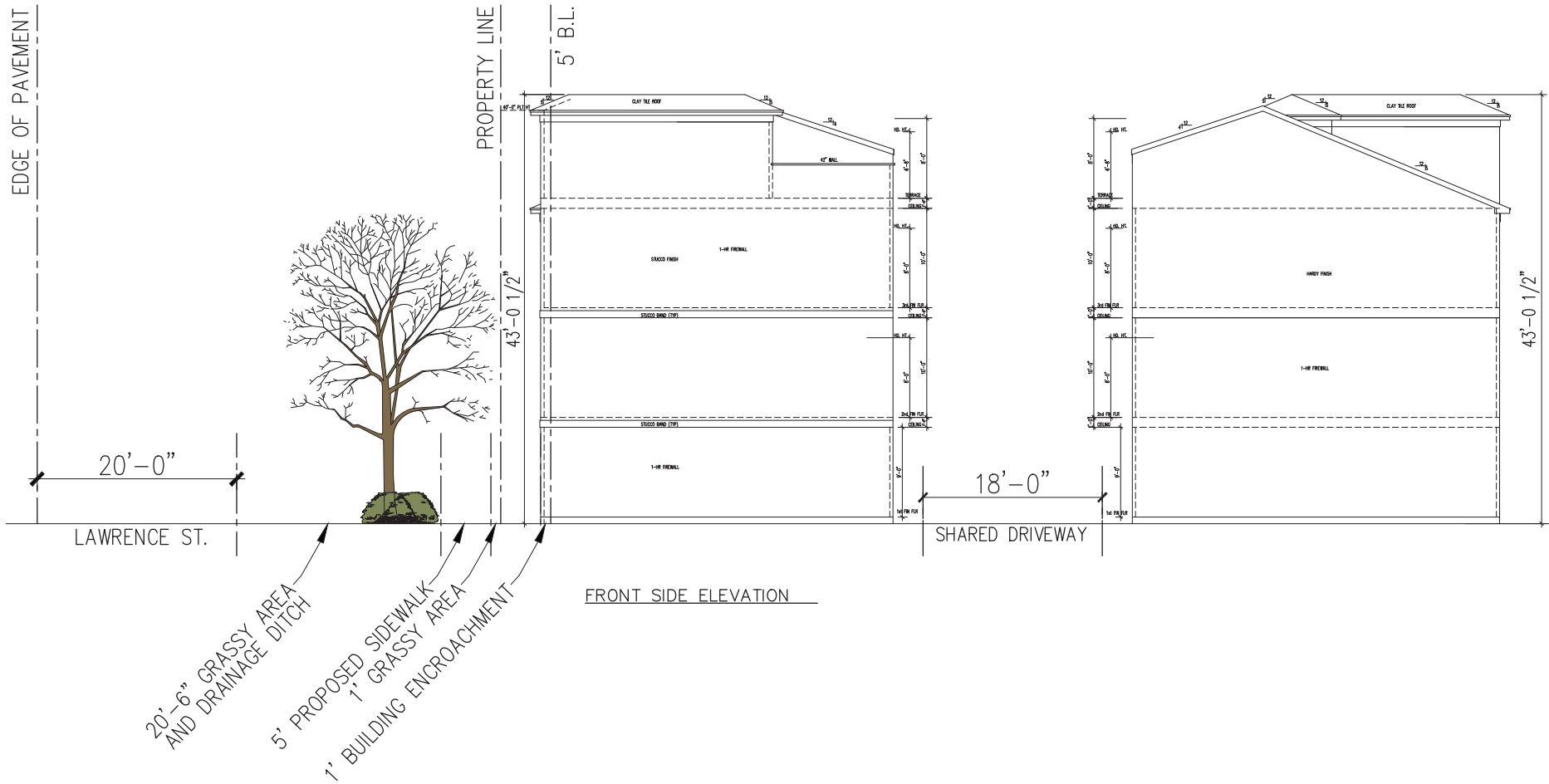
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A

W. 28TH FRONT ELEVATION

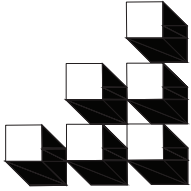
SCALE: 1/16"=1'-0"



**THE INTERFIELD GROUP**  
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300  
HOUSTON, TEXAS 77007

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



TITLE  
CROSS SECTION

PROJECT

TERRACES ON WEST 28TH STREET REPLAT NO 1

DATE: DEC., 2015 JOB #:15115.00

SHEET NO.

DRAWN BY: OG

1

CHECKED BY: MFG



**Application Number:** 2015-2115

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 10/05/2015

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

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

Specific variance is being sought and extent of condition is to allow an encroachment into the building line along Lawrence Street

**Chapter 42 Section: 156(b)**

**Chapter 42 Reference:**

Chapter 42 Reference: 42-156 – Collector and Local Streets – Single Family Residential (b) (1) Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

### **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;**

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) building forms have been constructed. Terraces of West 28th Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Initially developer was of the understanding that only building on Lot 9 was encroaching in the building line. At the time applicant was approached about submitting a variance, applicant was informed that the variance was to be submitted for Lot 9 and building forms on Lots 6, 7 and 8. In a later meeting with applicant, developer discovered that all units, except Lot 5 which is vacant, are encroaching into platted building lines. Unfortunately, it was later discovered that a portion of the building on Lot 6 encroaches into the visibility triangle. Developer immediately stopped construction on Lot 9, and continued construction on the remaining buildings, until recently. This is due to not being aware of the other encroachments, until after the discovery work for the variance request was initiated. To our understanding, the following are events and dates provided by those involved in the construction phase of the project: Contractor's construction schedule shows the following: 1. On June 30, 2014, foundation pads were complete and plumbing and site drainage work would commence the week of July 6, 2014. 2. On August 12, 2015, Foundation forms completed. 3. On August 19, 2015, City had one more correction on plans 4. On August 26, 2014, Permits were obtained and plumbing grounds passed inspection foundation cables cut/made. 5. September 2, 2014, Foundation make up underway, so as to try pour the same week and start framing 6. September 9, 2014, Foundation poured. In a meeting with the surveyor, the following was provided: According to surveyor, the first forms released were for Lots 1, 2, 3, 4 and 9, dated September 3, 2015. Field work was conducted on August 23, 2014, and explained the following: 1. Surveyor was initially provided with a site plan, from the first architect, but was later asked to make changes to the width of the shared driveway, per a revised site plan received from a second architect. 2. The discovery of the incorrect building line was discovered when applicant informed the surveyor that the building line along the shared driveway was labeled 3 feet, but actually only measured 2 feet. 3. When drafter made the change to the survey, to reflect an 18' shared driveway, instead of 16', he failed to also adjust the location of the 3' building line, which is why the encroachments of Lots 1, 2, 3 and 4 had not been known. 4. Form surveys for Lots 6, 7 and 8 were conducted on December 14, 2014, and noted encroachments, which were e-mailed to contractor. However, it is believed that the contractor never reviewed the surveys and continued building, until the form surveys were required for inspection. In the process of discovery, there have been several versions of when events happened. The above

represents our understanding at this time. However, developer is still left with a dilemma and hopes Staff and Planning Commission will take the following into consideration, in order to provide a positive recommendation: 1. Lawrence is a 70' right-of-way that terminates at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to paved section in Lawrence Street. 3. The units are located 30.77' from the travelled lane. 4. The traffic patterns in the area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line. City of Houston Consolidated Transportation Planning 3.6 identifies Lawrence Street as a local street. A minimum width allowed for local streets, adjacent to single family residential lots, is 50 feet. Taking into consideration that Lawrence Street terminates at N 610 Loop and many of the lots north of 20th Street have been re-platted, it is unlikely that there will be a substantial increase in current traffic pattern. With this said, an assumption can be made that Lawrence Street could be considered as having an excess of 10 feet in right of way width on either side. In this assumed scenario, unit on Lot 9 would be approximately 13.77', from the edge of the assumed 50' right of way, with the other units at a further distance.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face c. Developer will install a wrought iron fence d. Residences will have sidewalks that will connect to the public sidewalk.

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

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

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

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



**Application Number:** 2015-2115

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 10/05/2015

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

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

Specific variance is being sought and extent of condition is to allow encroachment into the building line of an existing 18' shared driveway.

**Chapter 42 Section:** 159(a)

**Chapter 42 Reference:**

A shared driveway that is 18 feet or greater in width shall have a building line of three feet along each side of the shared driveway.

### 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;**

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) building forms have been constructed. Terraces of West 28th Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Initially developer was of the understanding that only building on Lot 9 was encroaching in the building line. At the time applicant was approached about submitting a variance, applicant was informed that the variance was to be submitted for Lot 9 and building forms on Lots 6, 7 and 8. In a later meeting with applicant, developer discovered that all units, except Lot 5 which is vacant, are encroaching into platted building lines. Developer immediately stopped construction on Lot 9, and continued construction on the remaining buildings, until recently. This is due to not being aware of the other encroachments, until after the discovery work for the variance request was initiated. To our understanding, the following are events and dates provided by those involved in the construction phase of the project: Contractor's construction schedule shows the following: 1. On June 30, 2014, foundation pads were complete and plumbing and site drainage work would commence the week of July 6, 2014. 2. On August 12, 2015, Foundation forms completed. 3. On August 19, 2015, City had one more correction on plans 4. On August 26, 2014, Permits were obtained and plumbing grounds passed inspection foundation cables cut/made. 5. September 2, 2014, Foundation make up underway, so as to try pour the same week and start framing 6. September 9, 2014, Foundation poured. In a meeting with the surveyor, the following was provided: According to surveyor, the first forms released were for Lots 1, 2, 3, 4 and 9, dated September 3, 2015. Field work was conducted on August 23, 2014, and explained the following: 1. Surveyor was initially provided with a site plan, from the first architect, but was later asked to make changes to the width of the shared driveway, per a revised site plan received from a second architect. 2. The discovery of the incorrect building line was discovered when applicant informed the surveyor that the building line along the shared driveway was labeled 3 feet, but actually only measured 2 feet. 3. When drafter made the change to the survey, to reflect an 18' shared driveway, instead of 16', he failed to also adjust the location of the 3' building line, which is why the encroachments of Lots 1, 2, 3 and 4 had not been known. 4. Form surveys for Lots 6, 7 and 8 were conducted on December 14, 2014, and noted encroachments, which were e-mailed to contractor. However, it is believed that the contractor never reviewed the surveys and continued building, until the form surveys were required for inspection. In the process of discovery, there have been several versions of when events happened. The above represents our understanding at this time. However, developer is still left with a dilemma and hopes Staff and Planning Commission will take the following into consideration, in order to provide a positive recommendation: 1. Lawrence is a 70' right-of-way that dead-ends at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to pave section in Lawrence Street. 3. The units will be located 30.77' from the travelled lane. 4. The traffic patterns in the

area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face c. Developer will install a wrought iron fence d. Residences will have sidewalks that will connect to the public sidewalk.

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

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

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

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





**Application Number:** 2015-2115

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 10/05/2015

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

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

Specific variance is being sought and extent of condition is to allow encroachment into 15' x 15' visibility triangle.

**Chapter 42 Section:** 161

**Chapter 42 Reference:**

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

### Statement of Facts

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

**(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;**

Terraces on West 28th Street Replat No 1 is located south of West 28th Street, east of North Shepherd Drive, west of Lawrence Street and north of West 27th Street. Project consists of a nine (9) unit development of which five (5) units and three (3) building forms have been constructed. Terraces of West 28th Street was platting with an 18' shared driveway, with a 3' building line and 5' building line along Lawrence Street. Initially developer was of the understanding that only building on Lot 9 was encroaching in the building line. At the time applicant was approached about submitting a variance, applicant was informed that the variance was to be submitted for Lot 9 and building forms on Lots 6, 7 and 8. In a later meeting with applicant, developer discovered that all units, except Lot 5 which is vacant, are encroaching into platted building lines. Unfortunately, it was later discovered that a portion of the building on Lot 6 encroaches into the visibility triangle. Developer immediately stopped construction on Lot 9, and continued construction on the remaining buildings, until recently. This is due to not being aware of the other encroachments, until after the discovery work for the variance request was initiated. To our understanding, the following are events and dates provided by those involved in the construction phase of the project: Contractor's construction schedule shows the following: 1. On June 30, 2014, foundation pads were complete and plumbing and site drainage work would commence the week of July 6, 2014. 2. On August 12, 2015, Foundation forms completed. 3. On August 19, 2015, City had one more correction on plans 4. On August 26, 2014, Permits were obtained and plumbing grounds passed inspection foundation cables cut/made. 5. September 2, 2014, Foundation make up underway, so as to try pour the same week and start framing 6. September 9, 2014, Foundation poured. In a meeting with the surveyor, the following was provided: According to surveyor, the first forms released were for Lots 1, 2, 3, 4 and 9, dated September 3, 2015. Field work was conducted on August 23, 2014, and explained the following: 1. Surveyor was initially provided with a site plan, from the first architect, but was later asked to make changes to the width of the shared driveway, per a revised site plan received from a second architect. 2. The discovery of the incorrect building line was discovered when applicant informed the surveyor that the building line along the shared driveway was labeled 3 feet, but actually only measured 2 feet. 3. When drafter made the change to the survey, to reflect an 18' shared driveway, instead of 16', he failed to also adjust the location of the 3' building line, which is why the encroachments of Lots 1, 2, 3 and 4 had not been known. 4. Form surveys for Lots 6, 7 and 8 were conducted on December 14, 2014, and noted encroachments, which were e-mailed to contractor. However, it is believed that the contractor never reviewed the surveys and continued building, until the form surveys were required for inspection. In the process of discovery, there have been several versions of when events happened. The above represents our understanding at this time. However, developer is still left with a dilemma and hopes Staff and Planning Commission will take the following into consideration, in order to provide a positive recommendation: 1. Lawrence is a

70' right-of-way that dead-ends at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to pave section in Lawrence Street. 3. The units will be located 30.77' from the travelled lane. 4. The traffic patterns in the area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 5-foot side walk along Lawrence Street b. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face c. Developer will install a wrought iron fence d. Residences will have sidewalks that will connect to the public sidewalk.

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

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

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

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



**Application Number:** 2015-2115

**Plat Name:** Terraces on West 28th Street replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 10/05/2015

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

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

Specific variance is being sought and extent of condition is to allow an encroachment into the 3-foot emergency access easement along a portion of south property line

**Chapter 42 Section: 145(d)**

**Chapter 42 Reference:**

Sec. 42-145. - General layout and arrangement for all shared driveways. (d) A subdivision plat containing a shared driveway shall provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public street. No objects or obstructions shall be placed within the emergency access strip except that a fence may be permitted if it provides for pedestrian gate access for emergency services.

### **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;**

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70' right-of-way that terminates at N 610 Loop feeder road. 2. There is a distance of 26.81', from the property line to paved section in Lawrence Street. 3. The units are located 30.77' from the travelled lane. 4. The traffic patterns in the area are as such that it is unlikely that the pavement section would need to be improved to no more than 30'. 5. There is a roadside ditch along the east property line. City of Houston Consolidated Transportation Planning 3.6 identifies Lawrence Street as a local street. A minimum width allowed for local streets, adjacent to single family residential lots, is 50 feet. Taking into consideration that Lawrence Street terminates at N 610 Loop and many of the lots north of 20th Street have been re-platted, it is unlikely that there will be a substantial increase in current traffic pattern. With this said, an assumption can be made that Lawrence Street could be considered as having an excess of 10 feet in right of way width on either side. In this assumed scenario, unit on Lot 9 would be approximately 13.77', from the edge of the assumed 50' right of way, with the other units at a further distance. According to the United States Department of Labor, Occupational Safety & Health Administration (OSHA), an exit access must be at least 28 inches (71.1 cm) wide at all points. Where there is only one exit access leading to an exit or exit discharge, the width of the exit and exit discharge must be at least equal to the width of the exit access. Lot 1 has unobstructed emergency access path to West 28th Street and 2.33 (28 inches) feet exit access leading to the shared driveway. The encroachment width into the 3-foot emergency access easement is 0.67 feet; therefore, with the combined exist access width of 2.33 feet, it does not exceed 3 feet. Please note that the wall encroaching into the 3-foot emergency access easement is a fire wall. The back door to the unit is located on the side of the building that has an unobstructed 3-foot emergency access easement.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. There will be a minimum emergency exit access width available along the south property line, as well as the unobstructed 3 foot emergency access to West 28th b. Proposed development has constructed a 5-foot side walk along Lawrence Street c. Yards between right-of-way line and residences will be landscaped, and will preserve and enhance the general character of the block face d. Developer will install a wrought iron fence e. Residences will have sidewalks that will connect to the public sidewalk.

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

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

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

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

# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings with Variance**

**Site Location**



# Houston Planning Commission

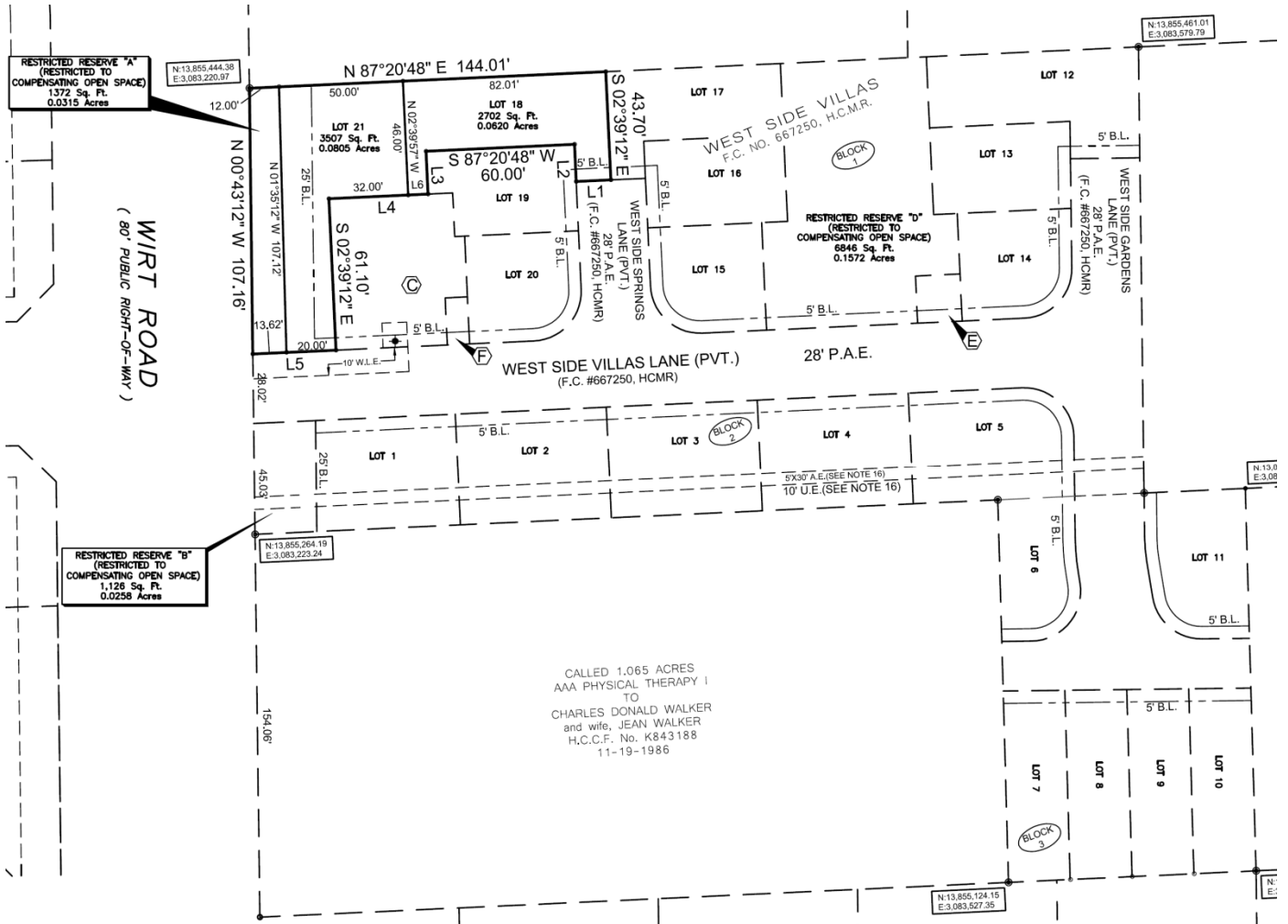
## ITEM: 112

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision

# Houston Planning Commission

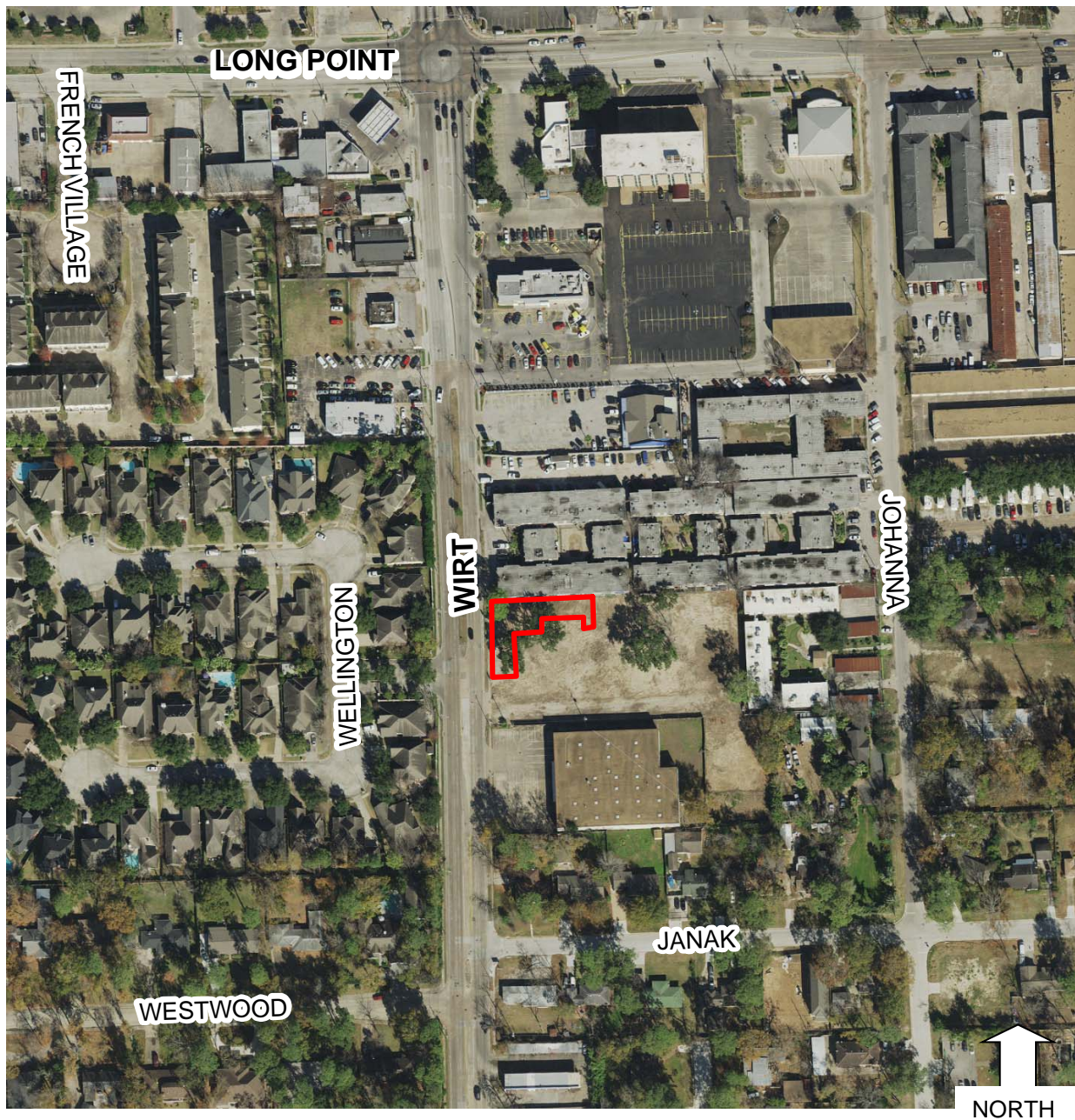
**ITEM: 112**

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: West Side Villas partial replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings with Variance**

**Aerial**



**Application Number:** 2015-2409

**Plat Name:** West Side Villas partial replat no 1

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 11/16/2015

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

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

To allow a portion of a reserve restricted to Compensating Open Space to be replatted into a single family lot.

**Chapter 42 Section:** 42-193

**Chapter 42 Reference:**

Rules governing partial replats of certain property.

### Statement of Facts

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

This subdivision was originally replatted in August of 2014, into 21 single family lots with 6 restricted reserves. Four of the reserves were restricted to Compensating Open Space, providing 12,617 square feet of land area. At the time that this property was replatted, a total of 12,600 square feet was required to meet the lot size requirements of Chapter 42. It was later determined that the driveway for this unit needed to be on the other side of the house to allow a front door entry along the park area. In May of this year, the amendments to Chapter 42 went into full effect which reduced the minimum lot size within the Houston city limits, to 3,500 square feet. The new lot area for Lot 21 is 3,982 square feet, which means that we do not need to provide any compensating open space for this lot. As stated above, 12,600 square feet of Compensating Open Space was needed at the time of the original replat. With the one lot being removed from the lots requiring Compensating Open Space the amount required based upon the old requirements is 12,000 square feet. The amount of Compensating Open Space being provided by all of the reserves after the replat is 12,295 square feet. All of the lots outside of the replat will still have an adequate amount of Compensating Open Space as required by the ordinance at the time of the original replat. If we were to replat the entire subdivision, it would meet all of the ordinance requirements and not need a variance.

**(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 based on the amendments to Chapter 42 as approved and adopted. The developer is replatting the lot and reserve to create a better entry into the single family residence. By todays Chapter 42, a variance would not be required, and the plat would meet all of the Compensating Open Space requirements.

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

The intent and purposes of the current Chapter 42 include the ability to reduce lot sizes by providing Compensating Open Space. This replat does meet all of the current requirements for Compensating Open Space. As well, all of the original lots from the replat meet all of the old requirements.

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

The granting of this variance does not alter the existing conditions imposed on this site. The variance will not be injurious to public health, safety or welfare.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures on and surrounding the property are the justification of the variance.



# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 12/17/2015

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

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



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

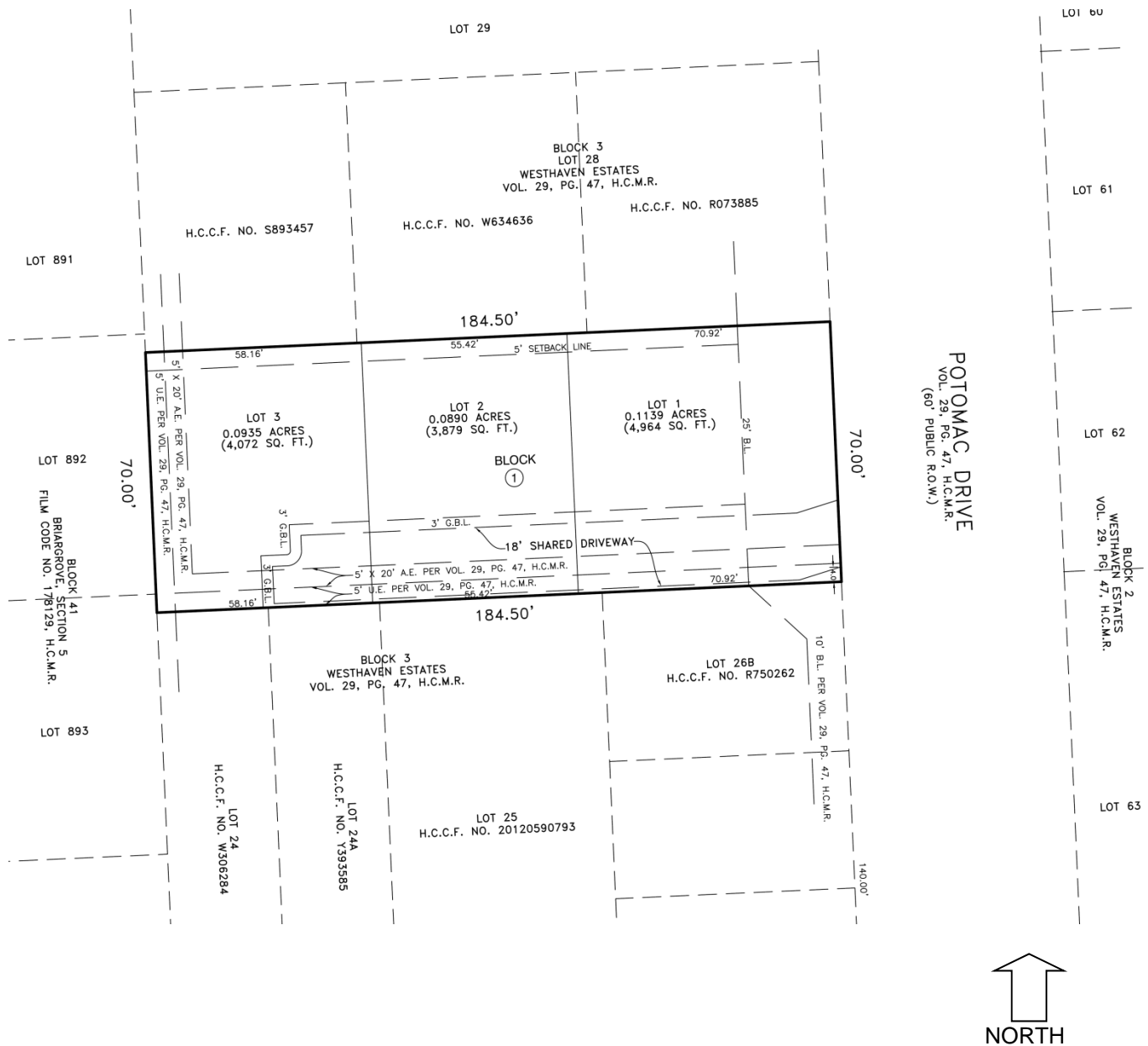
## ITEM: 113

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Westhaven Estates Sec 1 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

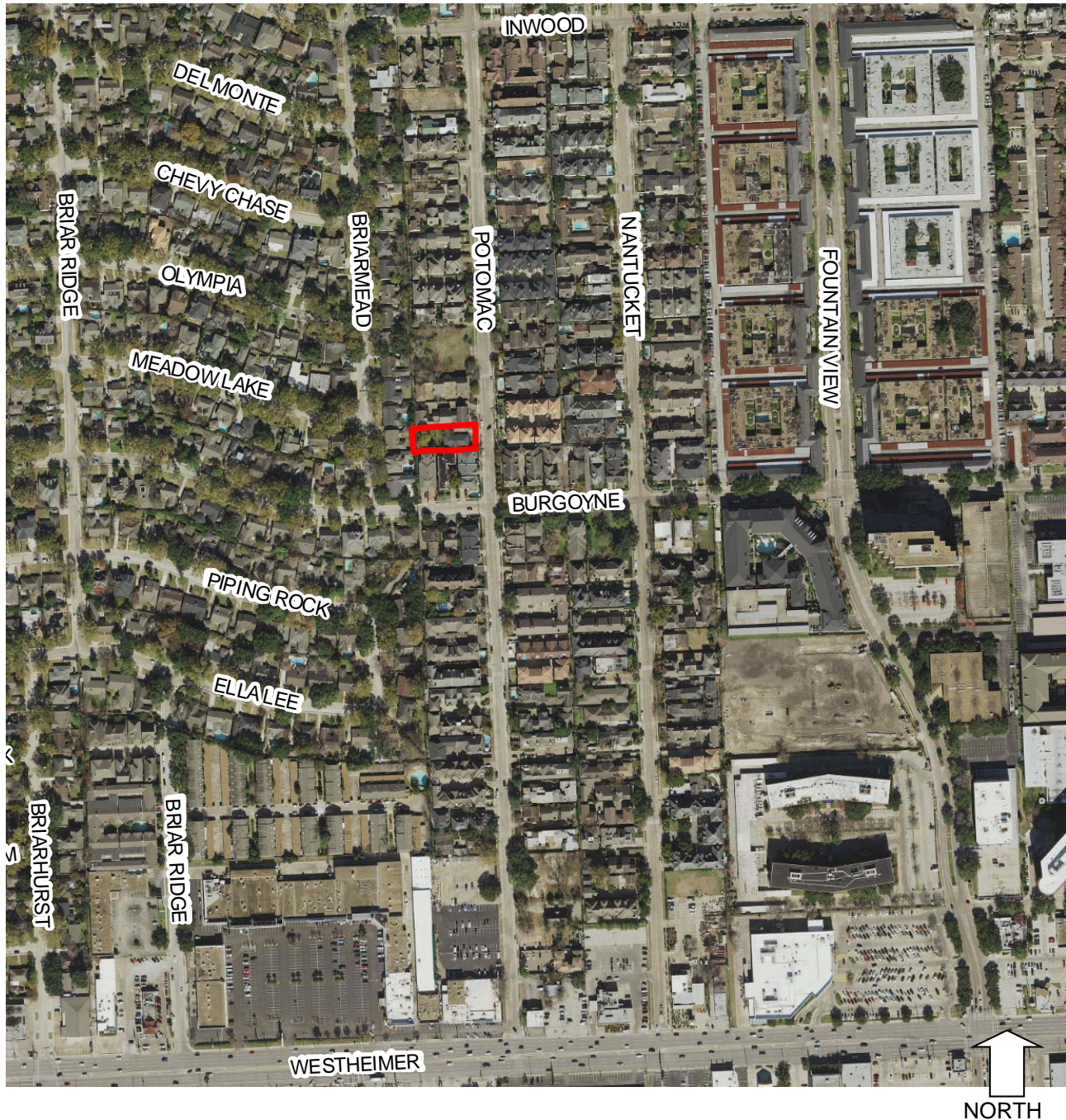
**ITEM: 113**

Planning and Development Department

Meeting Date: 12/17/2015

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

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



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

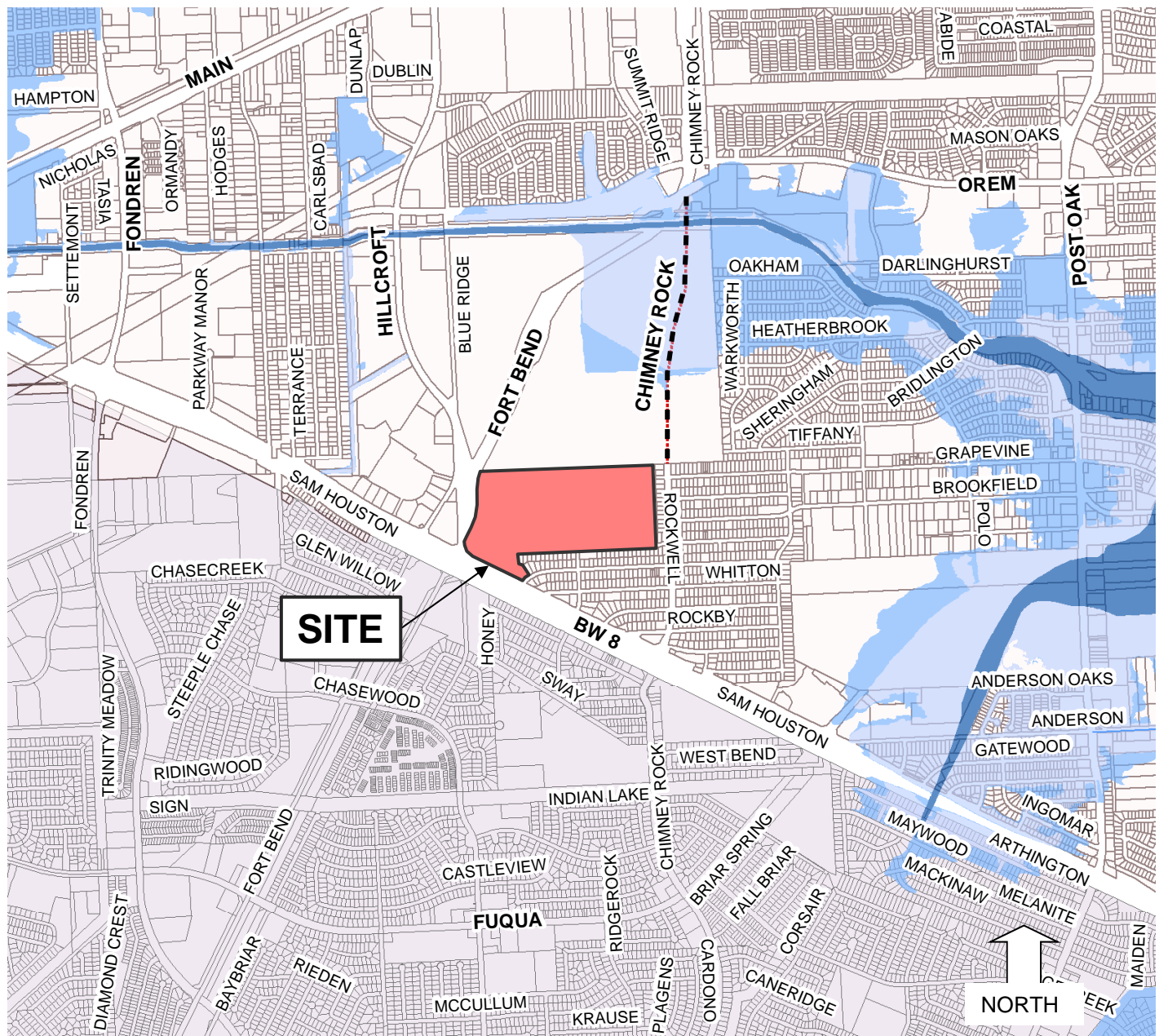
ITEM: 114

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Beltway Southwest Business Park GP

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

# Houston Planning Commission

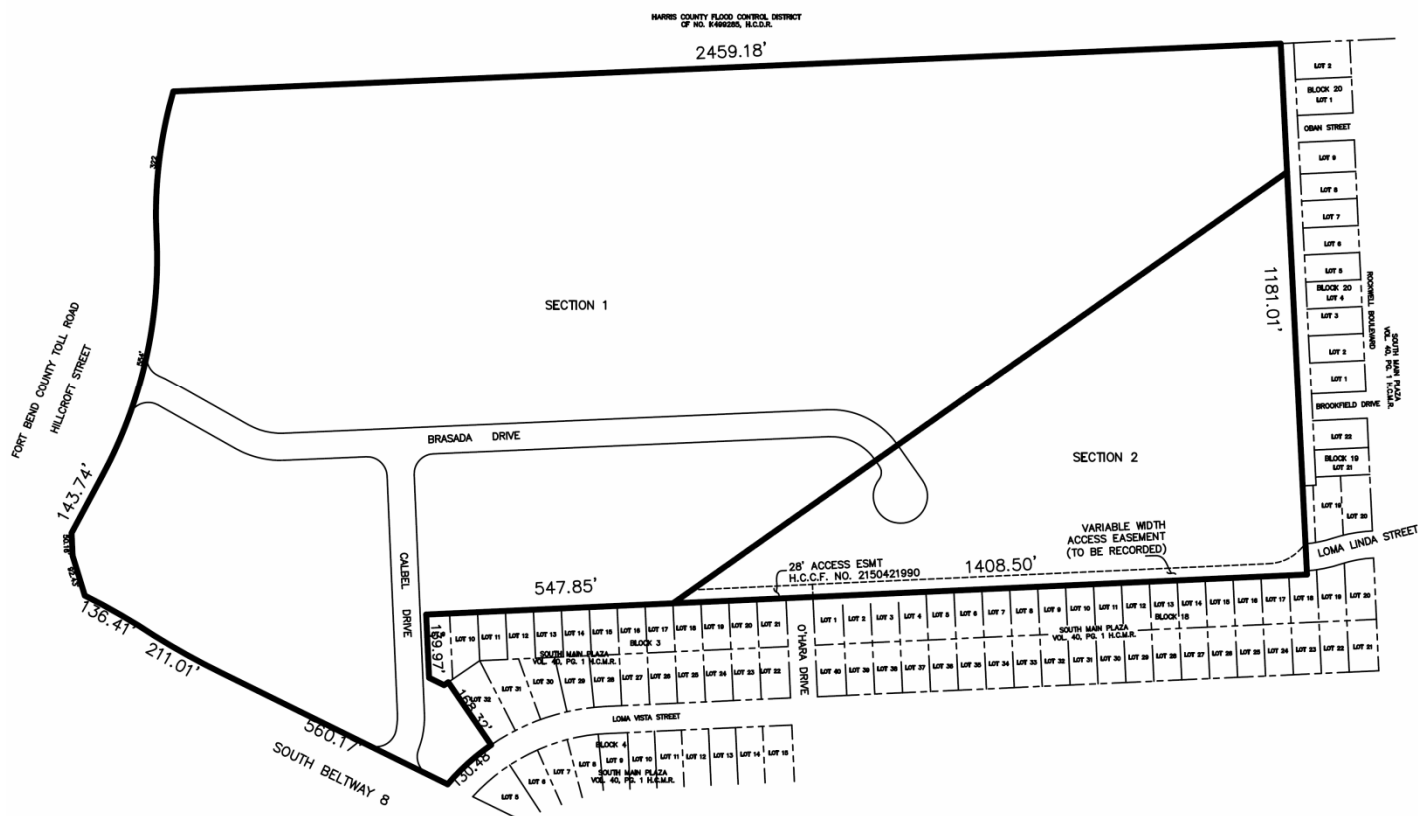
## ITEM: 114

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Beltway Southwest Business Park GP

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision



# Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Beltway Southwest Business Park GP

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial





**Application Number:** 2015-2513

**Plat Name:** Beltway Southwest Business Park GP

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

**Date Submitted:** 12/07/2015

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

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

To allow lots to take access solely from a 28' private access easement.

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Sec. 42-188, Lot access to streets, Paragraph (a) states, "Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section."

### **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 subject property is 73.2763 acres located at the northeast corner of South Beltway 8 and Hillcroft Avenue. The Fort Bend Parkway Toll Road grade separation/flyover with Beltway 8 is also located adjacent to the property, providing the general area with excellent connectivity to the regional road network. The site is bordered by a Harris County Flood Control ditch and regional storm water detention complex to the North, single-family residential uses to the East and Southwest, and freeways to the West and Southwest. Given the location and development considerations, the applicant received approval for a general plan and Section 1 plat to develop the property as a master planned, commercial/non-residential complex featuring big box footprints and heavy-haul trucking infrastructure. The Beltway Southwest Business Park Sec 1 plat was filed on October 2, 2015, including 3 commercial reserves and two streets – Brasada Drive and Calbel Drive. The applicant desires to continue the development of the general plan area by submitting Section 2 at the terminus of Brasada Drive. The applicant is requesting a variance to provide access to lots solely from a private access easement. The justification for the variance request is the hardship imposed on the applicant by the erroneous filing of South Main Plaza, a subdivision recorded in Vol. 40, Pg. 1, Harris County Map Records. The applicant of this subdivision illegally included property that he did not own, resulting in the isolation of the lots off of the proposed extension of Loma Linda and Ohara Drive. Neither street is needed for intersection spacing, but the applicant of South Main Plaza needed these streets so they could double load lots along both roadways. The property owner prior to the current subdivision applicant sued and the court ordered that the portion of the South Main Plaza subdivision that was illegally included be vacated. This unfortunate circumstance left our applicant with the inappropriate liability to extend two unnecessary streets and it left one owner in Block 19 and numerous lot owners in Block 18 of South Main Plaza without access. While it is unjust to require the applicant to extend the two streets or to terminate either in a cul-de-sac, they are willing to dedicate a private easement to prevent the adjacent lot owners from being isolated without legal access. A similar access easement was dedicated from the termination of Ohara Drive westward to provide access to Block 3

**(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 illegal subdivision that established the adjacent single-family residential neighborhood (and the liability to extend the two unnecessary streets) was filed in 1952, decades before the applicant purchased the property. Because the entire subdivision could not be vacated in favor of a design that provided adequate access, the applicant's property was burdened with adjacent lots that had no access and that are not compatible with the highest and best use of the land.

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

Requiring the applicant to extend Ohara Drive or Loma Linda Street in any fashion is contrary to the intent of Chapter 42 as it would force the introduction of commercial/industrial traffic to established single-family areas and exacerbate the damage done to the applicant by the illegal subdivision. The street extensions are not required to meet Chapter 42 intersection spacing requirements and the applicant is providing a private access easement to establish viable access for the isolated lots. The residential area has more than adequate east/west and north/south access to Beltway 8, including four direct connections to the feeder road ranging from Rockwell Boulevard to the east to Loma Vista Street to the west.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area – Beltway 8, Hillcroft Avenue, the Fort Bend Parkway Toll Road, and Rockwell Boulevard - provide adequate vehicular and emergency access to the surrounding area. The proposed private easement will provide access to the lots that were isolated when the illegal subdivision was challenged and partially vacated in court. The current configuration of the two public streets in the commercial complex maintains separation from the residential area.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by the illegal subdivision and the need to maintain the separation between the heavy commercial and residential land uses. The applicant of the adjacent residential subdivision illegally included the current applicant's property without their knowledge or consent. After legal proceedings vacated the portion of the plat that affected our client, it left numerous adjacent lot owners without access. Because of the dubious circumstances surrounding the original right-of-way dedication and the need to maintain as much separation as possible between heavy commercial and residential areas, terminating the streets as-is and dedicating a private access easement is the best compromise for all parties concerned.



**Application Number:** 2015-2513

**Plat Name:** Beltway Southwest Business Park GP

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

**Date Submitted:** 12/07/2015

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

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

To not extend or terminate with a cul-de-sac Loma Linda Street or Ohara Drive

**Chapter 42 Section:** 42-135

**Chapter 42 Reference:**

Sec. 42-135, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter."

### Statement of Facts

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

The subject property is 73.2763 acres located at the northeast corner of South Beltway 8 and Hillcroft Avenue. The Fort Bend Parkway Toll Road grade separation/flyover with Beltway 8 is also located adjacent to the property, providing the general area with excellent connectivity to the regional road network. The site is bordered by a Harris County Flood Control ditch and regional storm water detention complex to the North, single-family residential uses to the East and Southwest, and freeways to the West and Southwest. Given the location and development considerations, the applicant received approval for a general plan and Section 1 plat to develop the property as a master planned, commercial/non-residential complex featuring big box footprints and heavy-haul trucking infrastructure. The Beltway Southwest Business Park Sec 1 plat was filed on October 2, 2015, including 3 commercial reserves and two streets – Brasada Drive and Calbel Drive. The applicant desires to continue the development of the general plan area by submitting Section 2 at the terminus of Brasada Drive. The applicant is requesting a variance not to extend Loma Linda Street or Ohara Drive, located at the southeast corner of the general plan area. Further, the applicant requests not to terminate either roadway with a cul-de-sac. The justification for the variance request is the hardship imposed on the applicant by the erroneous filing of South Main Plaza, a subdivision recorded in Vol. 40, Pg. 1, Harris County Map Records. The applicant of this subdivision illegally included property that he did not own, resulting in the inappropriate obligation to extend Ohara Drive and Loma Linda Street. Neither street is needed for intersection spacing, but the applicant of South Main Plaza needed these streets so they could double load lots along both roadways. The property owner prior to the current subdivision applicant sued and the court ordered that the portion of the South Main Plaza subdivision that was illegally included be vacated. This unfortunate circumstance left our applicant with the inappropriate liability to extend two unnecessary streets and it left one owner in Block 19 and numerous lot owners in Block 18 of South Main Plaza without access. While it is unjust to require the applicant to extend the two streets or to terminate either in a cul-de-sac, they are willing to dedicate a private easement to prevent the adjacent lot owners from being isolated without legal access. A

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

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

The illegal subdivision that established the adjacent single-family residential neighborhood (and the liability to extend the two unnecessary streets) was filed in 1952, decades before the applicant purchased the property. Because the entire subdivision could not be vacated in favor of a design that provided adequate access, the applicant's property was burdened with adjacent lots that had no access and that are not compatible with the highest and best use of the land. Additionally, extending Ohara Drive and Loma Linda Drive would result in the mixture of heavy-haul commercial truck

traffic with the residential traffic to the south. While it would certainly provide added mobility for the heavy haul trucks that would enjoy a direct route to the closest Beltway 8 on-ramp, it would be a hardship imposed on the adjacent residential area to promote such traffic patterns.

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

Requiring the applicant to extend Ohara Drive or Loma Linda Street in any fashion is contrary to the intent of Chapter 42 as it would force the introduction of commercial/industrial traffic to established single-family areas and exacerbate the damage done to the applicant by the illegal subdivision. The street extensions are not required to meet Chapter 42 intersection spacing requirements and they provide no improvement in mobility. The residential area has more than adequate east/west and north/south access to Beltway 8, including four direct connections to the feeder road ranging from Rockwell Boulevard to the east to Loma Vista Street to the west.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area – Beltway 8, Hillcroft Avenue, the Fort Bend Parkway Toll Road, and Rockwell Boulevard - provide adequate vehicular and emergency access to the surrounding area. The proposed private easement will provide access to the lots that were isolated when the illegal subdivision was challenged and partially vacated in court. The current configuration of the two public streets in the commercial complex maintains separation from the residential area. If the City allows or requires the streets to be extended, then it would provide a very viable option for heavy haul trucks looking for an outlet to Rockwell Boulevard and S. Post Oak so they could gain direct access to the Beltway. These numerous cut-through trips in the subdivision would be damaging to the residential streets and dangerous to the vehicular and pedestrian traffic.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by the illegal subdivision and the need to maintain the separation between the heavy commercial and residential land uses. The applicant of the adjacent residential subdivision illegally included the current applicant's property without their knowledge or consent. After legal proceedings vacated the portion of the plat that affected our client, they were left with an inappropriate liability to extend two unnecessary streets and it left numerous adjacent lot owners without access. Because of the dubious circumstances surrounding the original right-of-way dedication and the need to maintain as much separation as possible between heavy commercial and residential areas, terminating the streets as-is without a cul-de-sac and dedicating a private access easement is the best compromise for all parties concerned.

## Subdivision



# Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Dow School Block partial replat no 1

Applicant: Asakura Robinson Co.



D – Variances

Site Location

# Houston Planning Commission

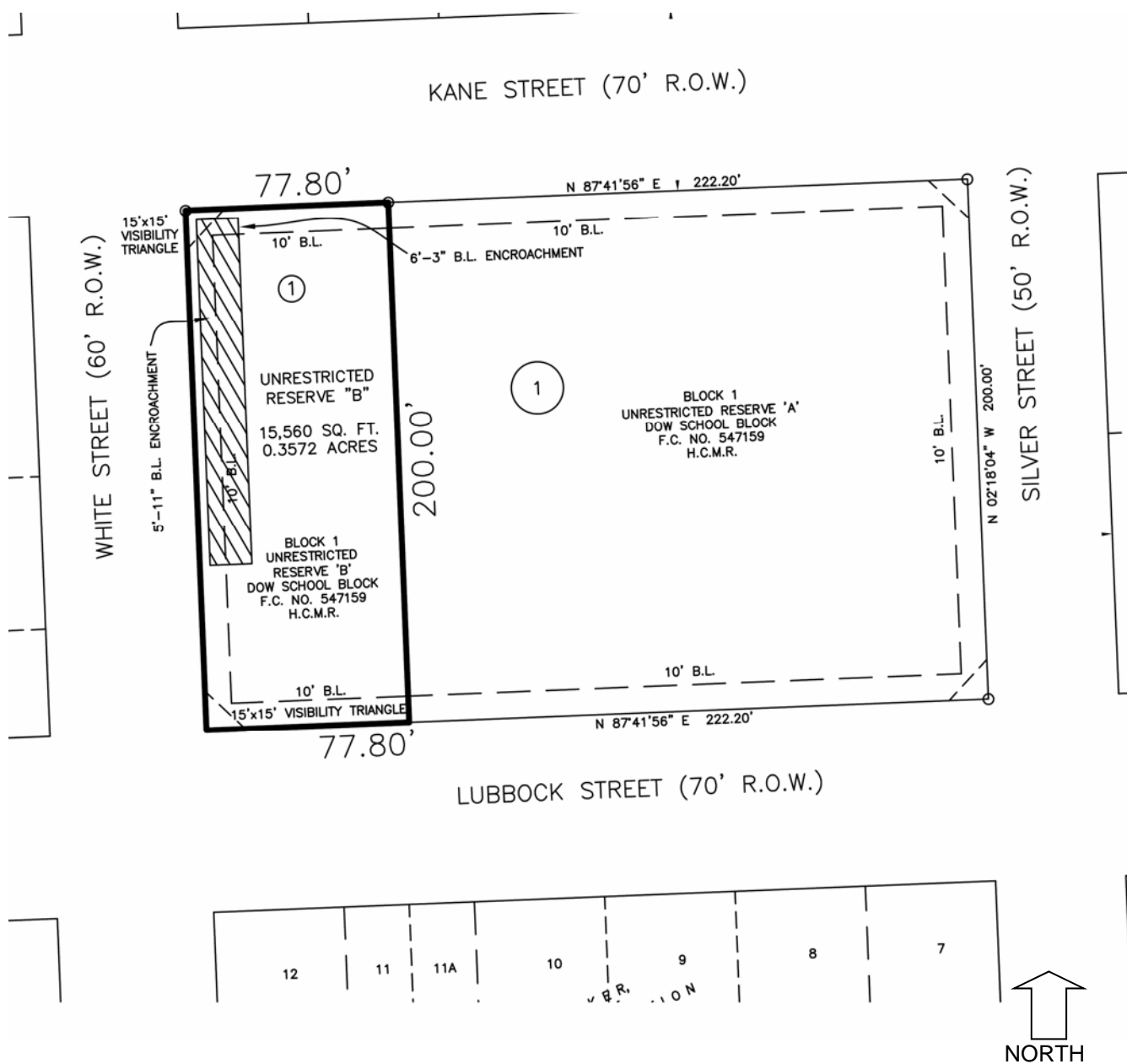
## ITEM: 116

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Dow School Block partial replat no 1

Applicant: Asakura Robinson Co.



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 116

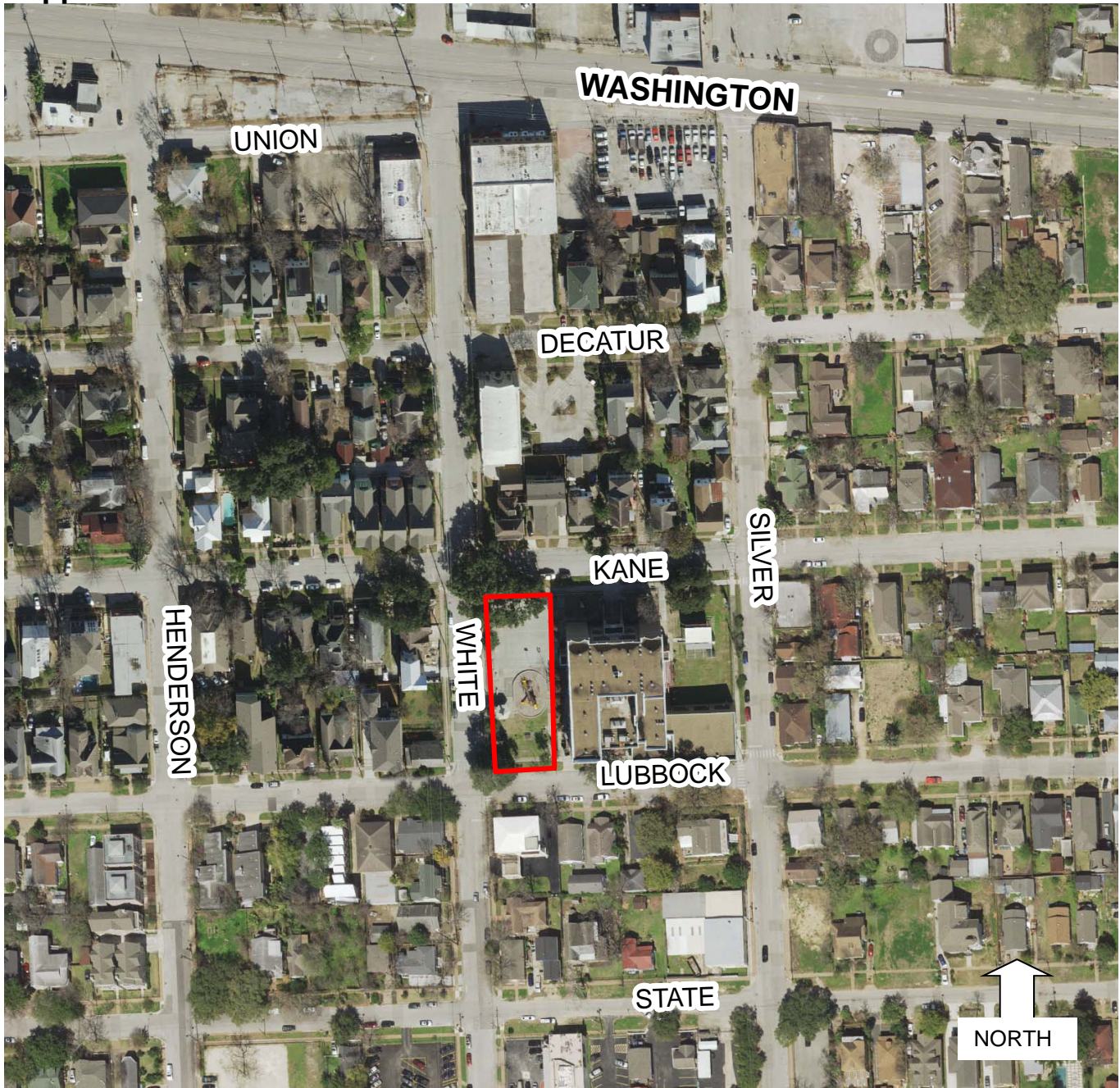
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Dow School Block partial replat no 1

Applicant: Asakura Robinson Co.



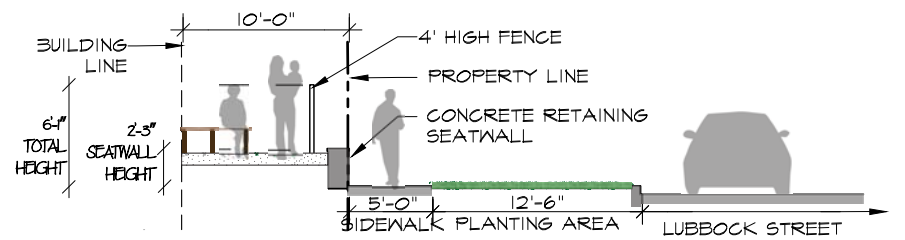
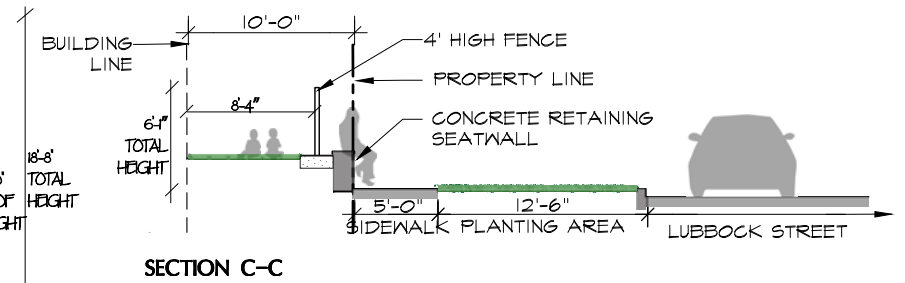
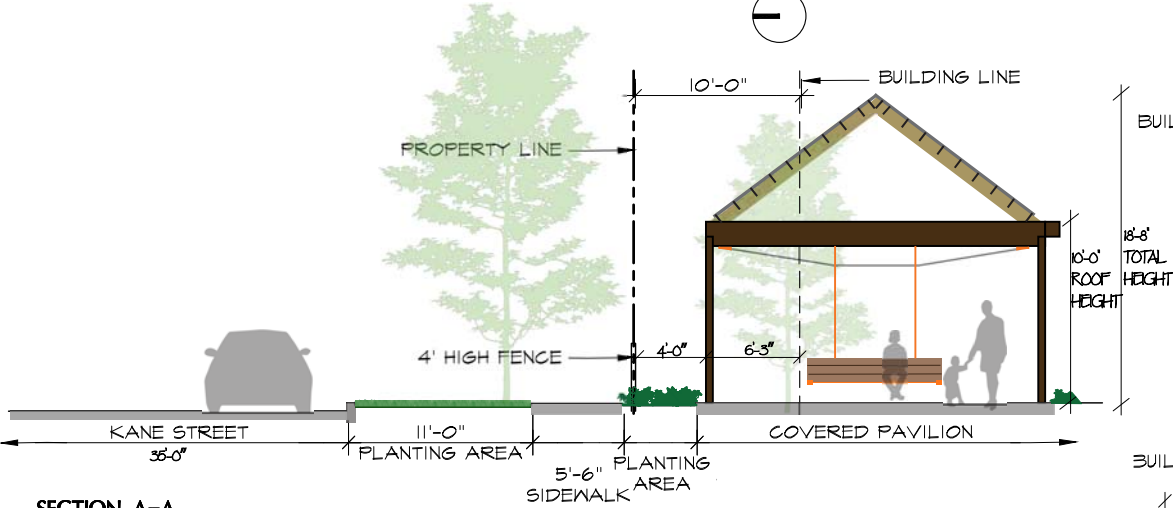
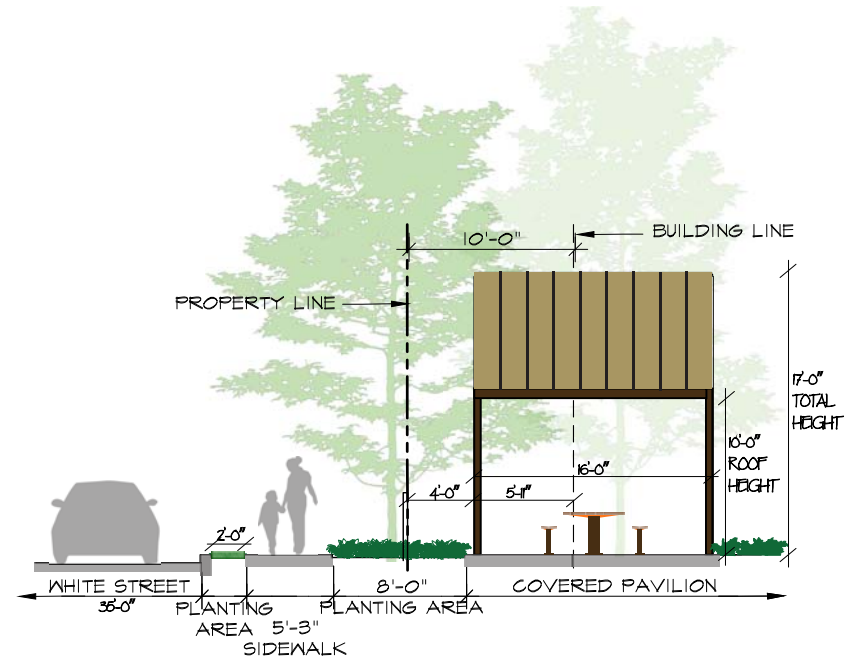
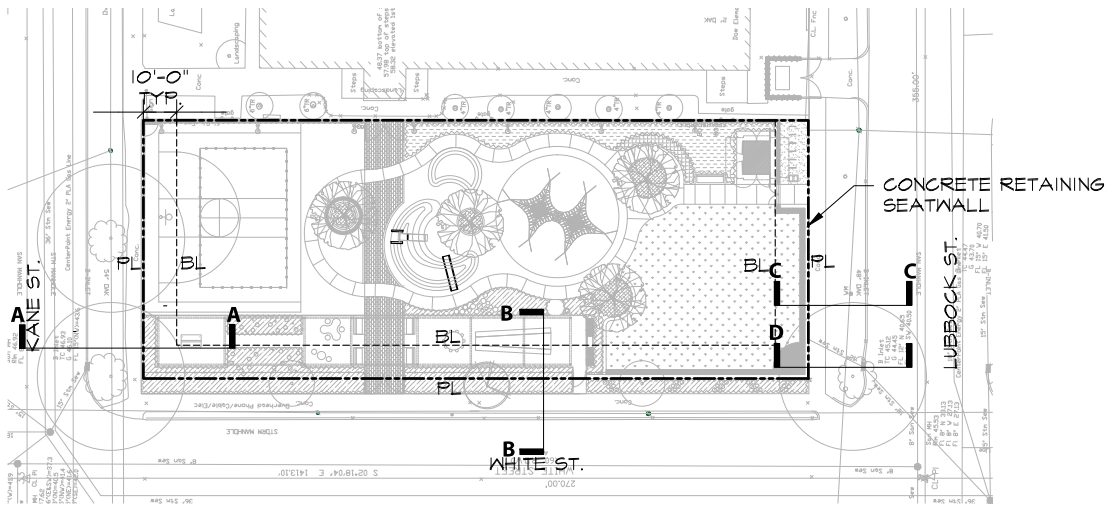
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**D – Variances**

**Aerial**

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**Application Number:** 2015-2071

**Plat Name:** Dow School Block partial replat no 1

**Applicant:** Asakura Robinson Co.

**Date Submitted:** 10/05/2015

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

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

Building line encroachments of 6'3" along Kane Street, 5'11' along White Street, and 10' along Lubbock Street.

**Chapter 42 Section:** 42-150

**Chapter 42 Reference:**

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. (b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property. (Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

### Statement of Facts

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

The site, Reserve 'B' of Dow School Block, is currently an existing City of Houston public park known as Dow Elementary Park. Park improvements are proposed to revitalize the equipment and improve the park's usability. The applicant, TIRZ 13, along with CoH General Service Division, which represented HPARD, and the Old Sixth Ward Neighborhood Association held 3 public meetings within the community to gather feedback on the proposed park improvements. TIRZ 13 engaged Asakura Robinson as Landscape Architects and set out to provide as many of the neighborhood's requested amenities as possible. It was soon determined that in order to provide these amenities within the existing park's small park footprint, certain features would need to be located within the 10' building lines in order to maximize usable area within the park. If the 10' BL is maintained along Kane, White, and Lubbock Streets, the cumulative loss of square footage would be approximately 3,350 square feet. By locating a new open-air pavilion structure and seating walls/fencing on or within the building lines, this square footage can be appropriately devoted to the park's internal usable area for amenities such as the recreational court, pathways, gardens, and play area.

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

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

The site, from White Street ROW to the easternmost property line is only 78' in width, thus is only 68' in width when applying the 10' BL. The site from Kane Street on the north to Lubbock Street on the south is 205' in depth, and is thus only 185' in depth when applying the 10' BL at both streets. Current amenities of the park site such as the basketball court, the existing gazebo and picnic table, and four benches, already encroach into the White Street 10' BL. Functionally, the park site is bounded by the sidewalks within the ROW of the three adjacent streets. The existing gazebo is proposed to be replaced by a larger covered pavilion following neighborhood feedback. The pavilion is proposed to be sited in the northwest corner, primarily along White Street. Currently in this location, the existing gazebo, court surface, and benches are approximately 5' within the 10' BL. The new open-air covered pavilion is proposed to sit 5'-11" into the 10' BL along White Street. There is an existing 8' planting area which will be replaced and enhanced between the pavilion and the sidewalk. The pavilion will sit 15'-3" off of the White Street curb. This is only a 1' additional encroachment versus the existing park features.



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

Dow Elementary Park has served the community for many years. Improvements to the park as requested by the neighborhood and proposed by TIRZ 13 will include adding new a covered pavilion and a perimeter seating wall/fencing. The open-air covered pavilion is supported by 8" wide columns which are 16' apart, and hold the roof 10' off of the ground. The seating wall is approximately 2' high with a 4' tall fence. The fence is a 4"X4" wire grid which will replace the existing standard chain link fence on the property line. The open-air quality of the improvements will not create a visual barrier and in fact will be an improvement in appearance. The locations of the fence improvements on Kane and Lubbock Streets are in the same location on the property line as the current chain link fence. The open-air covered pavilion is visually transparent and still sits 15' from the White Street curb.

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

Currently there are 4 benches, an open-air gazebo and a picnic table, that all encroach into the White Street 10' B.L. The proximity of these features to the travel lanes of Kane, White and Lubbock Streets is currently not a concern. The park is only fenced on its north and west sides. The dramatic improvements that will include the open-air covered pavilion and full perimeter fencing will enhance public health, safety and welfare

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

The justification for granting this variance is the fact that Dow Elementary Park is the only park in a 5 block by 6 block area, bounded by major thoroughfares Washington Avenue, Houston Avenue, Memorial Drive and major collector Sawyer Street. Honoring the existing 10' BL at the expense of 3,350 square feet of usable park land is not in the best interest of the neighborhood, especially since the Old Sixth Ward Neighborhood Association, HPARD, and TIRZ 13 have all expressed the need for this park's revitalization.



**Application Number:** 2015-2071

**Plat Name:** Dow School Block partial replat no 1

**Applicant:** Asakura Robinson Co.

**Date Submitted:** 10/05/2015

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

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

Visibility triangle encroachments at the corners of Kane and White Streets; and White and Lubbock Streets.

**Chapter 42 Section:** 161

**Chapter 42 Reference:**

he building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property. (Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

### Statement of Facts

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

The site, Reserve 'B' of Dow School Block, is currently an existing City of Houston public park known as Dow Elementary Park. Park improvements are proposed to revitalize the equipment and improve the park's usability. The applicant, TIRZ 13, along with CoH General Service Division, which represented HPARD, and the Old Sixth Ward Neighborhood Association held 3 public meetings within the community to gather feedback on the proposed park improvements. TIRZ 13 engaged Asakura Robinson as Landscape Architects and set out to provide as many of the neighborhoods requested amenities as possible. It was soon determined that in order to provide these amenities within the existing park's small park footprint, certain features would need to encroach into the visibility triangles at the corners of Kane and White Streets, and White and Lubbock Streets in order to maximize usable area within the park. By definition, no visual obstructions are to be located within visibility triangles which are 15' X 15' at the corner and 20' high. The intent of this ordinance requirement is to maintain motorist visibility at intersections. The proposed park improvements, although some are located within the visibility triangles, are no more intrusive than existing large Oak trees at each corner which are located within the ROW. At the Kane / White Street intersection there is an existing approximately 40" diameter Oak tree located within the ROW between the curb and the sidewalk. An open-air covered pavilion is proposed to extend approximately 7.5' into the visibility triangle. The pavilion's roof line is 10' off the ground and is supported by 8" square columns. The corner of the pavilion is approximately 21' from the Kane Street curb and 16' from the White Street curb, whereas the Oak tree is 2' from the curb. An existing chain link fence which is located on the property line will be replaced with a wire open grid design allowing greater visibility through the fence. At the White / Lubbock Street intersection there is an existing approximately 32" diameter Oak tree located within the ROW between the curb and the sidewalk. An 18" high seating wall topped with a 4' tall open-grid fence is proposed to replace the chain link fence which sits on the property line. The new fence will be approximately 19' from the curb of Lubbock Street and 15' from the curb of White Street. A bench is also proposed inside the fence and within the visibility triangle, sitting approximately 21' from the Lubbock Street curb and 17' from the White Street curb. The existing 32" Oak tree is only 2' from the curb.

**(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 park additions in both of the visibility triangles are minimal obstructions within the two visibility triangles. The two large Oak trees which are located within mere feet of the curbs are important components of the neighborhood's character, creating a beautiful streetscape and providing shade, however their location and size within the ROW are a visual obstruction to motorists. These trees are not under control of the applicant, and regardless, they are protected street trees.

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

The open-air covered pavilion is supported by 8" wide columns which are 16' apart, and hold the roof 10' off of the ground. The open-air quality of the pavilion will not create a visual barrier within the visibility triangle of Kane and White Streets. The seating wall at White and Lubbock Streets is approximately 2' high with a 4' tall fence. The fence is a 4"X4" wire grid which will replace the existing standard chain link fence on the property line. The more transparent design of the new fence will improve visibility through the triangle.

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

The proximity of the new park features in relation to the travel lanes of Kane, White and Lubbock Streets will allow motorists to see between the fences and pavilion posts and the existing trees. The size and height of the pavilion and seating walls, when compared to the existing trees, are not an adverse impact. The new open-grid fence design is an improvement over the existing chain link fence, thus enhancing public health, safety and welfare.

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

The justification for granting this variance is the fact the existing Oak trees at each corner are greater visual barriers than the proposed improvements within Dow Elementary Park.

# Houston Planning Commission      ITEM: 117

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Holland Strack Venture One

Applicant: Thomas Land Surveying



**D – Variances**

**Site Location**

# Houston Planning Commission

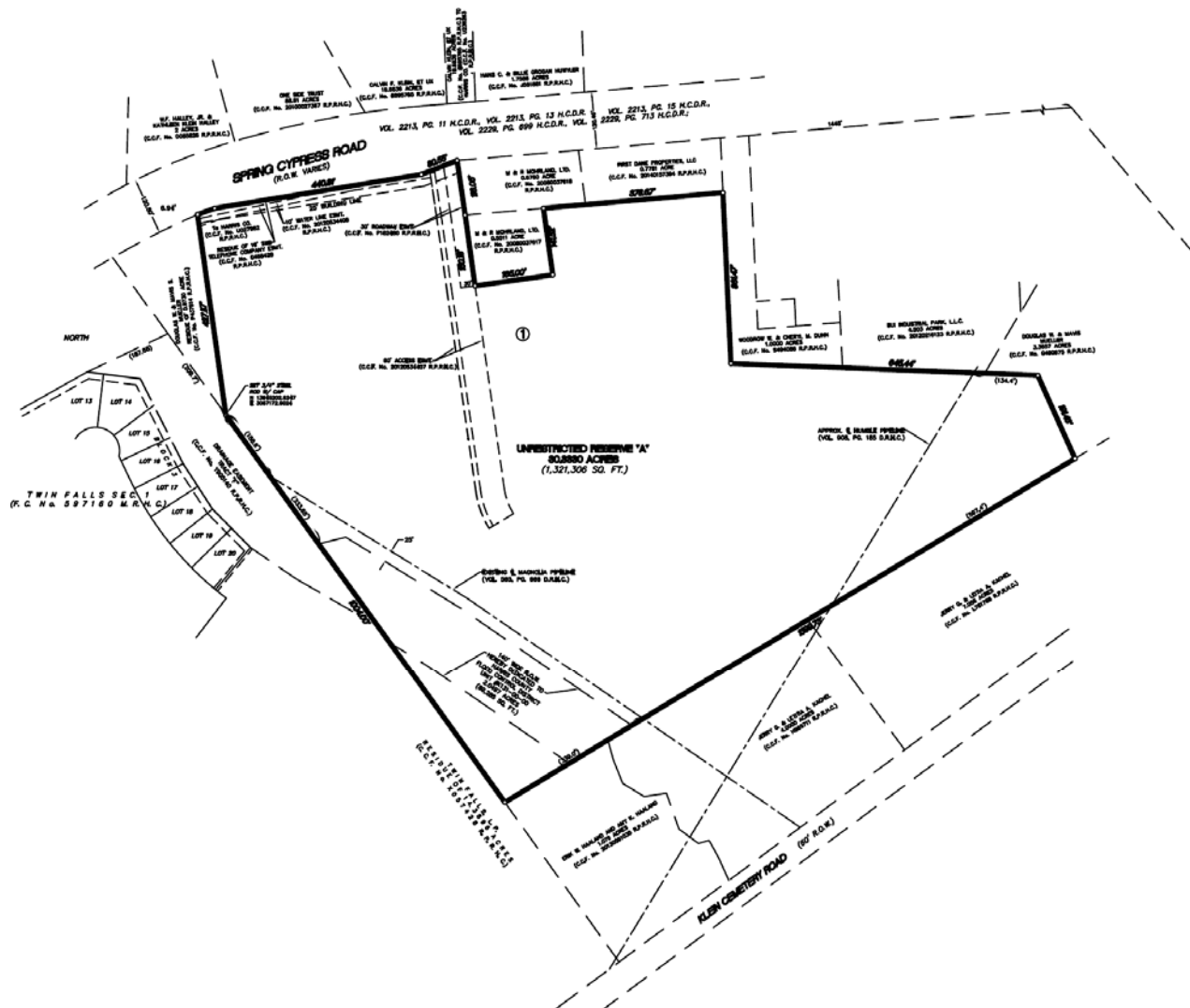
## ITEM 117

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Holland Strack Venture One

Applicant: Thomas Land Surveying



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Holland Strack Venture One

Applicant: Thomas Land Surveying



D – Variances

Aerial



**Application Number:** 2015-2538

**Plat Name:** Holland Strack Venture

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

**Date Submitted:** 12/07/2015

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

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

The application is requesting that the 2600 foot requirement of Section 127 (a) not be required since the existing North South public streets are only approximately 3100 feet apart.

**Chapter 42 Section: 42-127 (a)**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

Due to the location of the existing pipeline right-of-ways and Harris County Flood Control District right-of-ways the project is making a best use of the property with its proposed improvements which will include detention ponds in the most restricted areas. The development of a North South public street through the area would create an impractical development of 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 multiple right-of-ways crossing the property at various angles are existing conditions to overcome and a unique development problem. The developer has made a best use of the property.

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

Mueller Road, a 60 foot wide right-of-way, approximately 550 feet East of the East line of the subject property, is approximately 750 feet long connecting Spring Cypress Road to Klein Cemetery Road. Twin Falls Crossing Lane, a 60.00 foot right-of-way, is approximately 950 feet West of the West line of the subject property running in a North/South direction. It has been developed to a point approximately 950 feet South of Spring Cypress Road. Klein Cemetery Road, a 60 foot right-of-way is developed in a Westerly direction approximately 2000 feet West of Mueller Road and is approximately 400 to 500 feet South of the South line of the subject tract.

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

Because of the existence of 2 pipelines and there are no roads to North or South to extend across the property, the absence of the roads is not hazardous or be injurious to the public health, safety or welfare of the public.

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

The physical characteristics surrounding this development are the reasons for the variance request to not build a public road through the project, not economic hardship.



# Houston Planning Commission

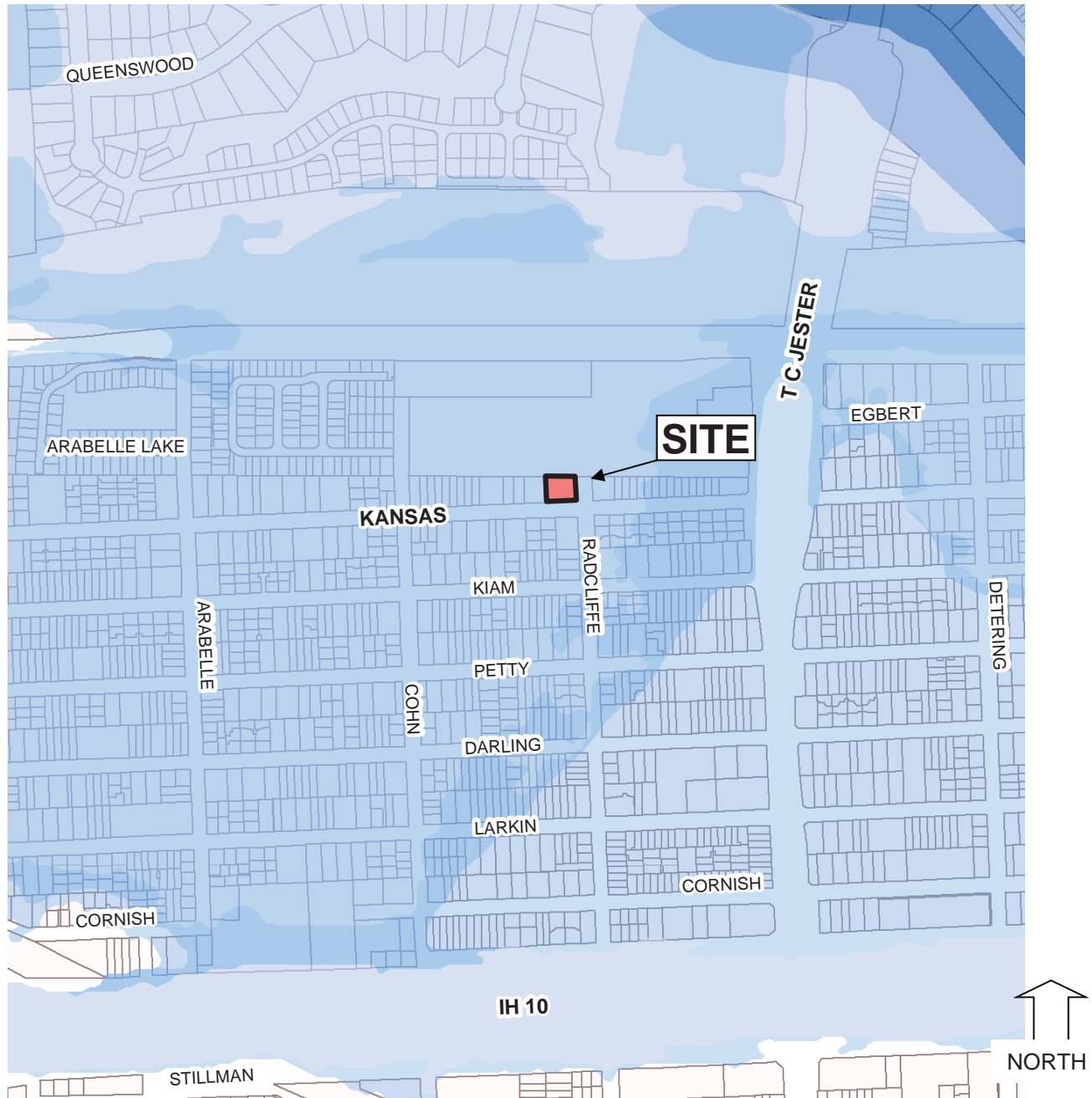
ITEM: 118

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Kansas Trails at Cottage Grove

Applicant: Texas Legal Media



D – Variances

Site Location

# Houston Planning Commission

## ITEM: 118

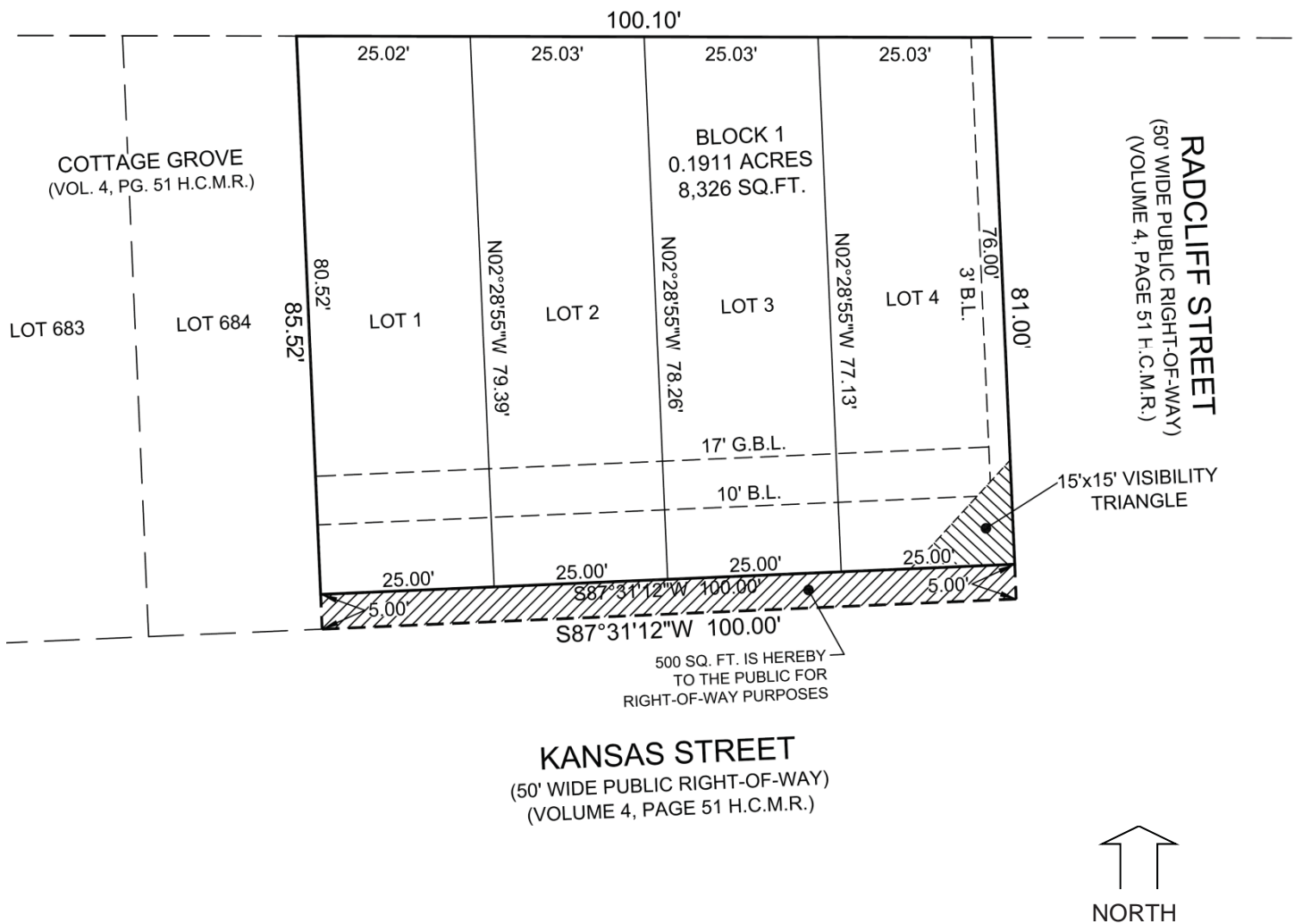
Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Kansas Trails at Cottage Grove

Applicant: Texas Legal Media

FENWAY DEVELOPMENT INC.  
H.C.C.F. NO. Y796672



D – Variances

Subdivision

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# Houston Planning Commission

**ITEM: 118**

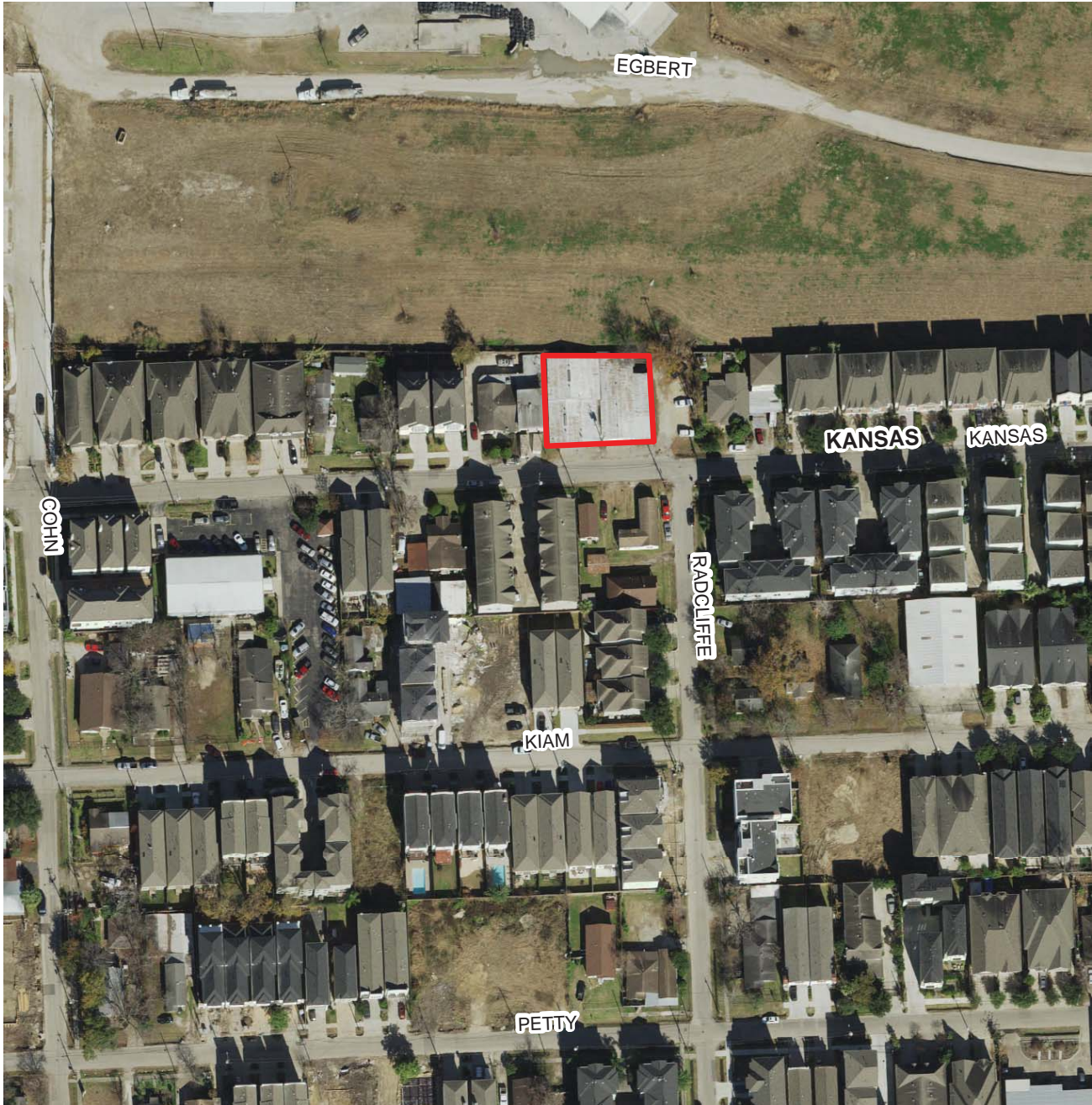
Planning and Development Department

Meeting Date: 12/17/2015

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**Subdivision Name: Kansas Trails at Cottage Grove**

**Applicant: Texas Legal Media**



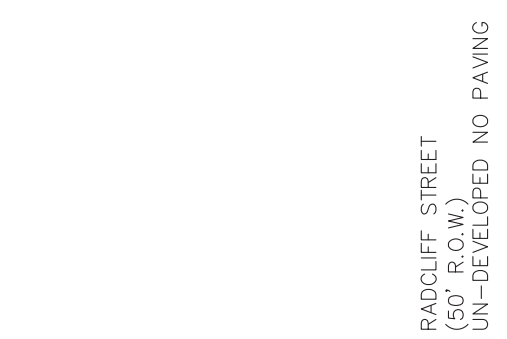
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**D – Variances**

**Aerial**

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$$\overline{1/4^n = 1' - 0^n}$$


5502 KANSAS ST.  
LOTS 685, 686, 687, & 688  
Houston, TX 77007

LUXURY HOME

DEC. 7, 2015

DEC. 7, 2015

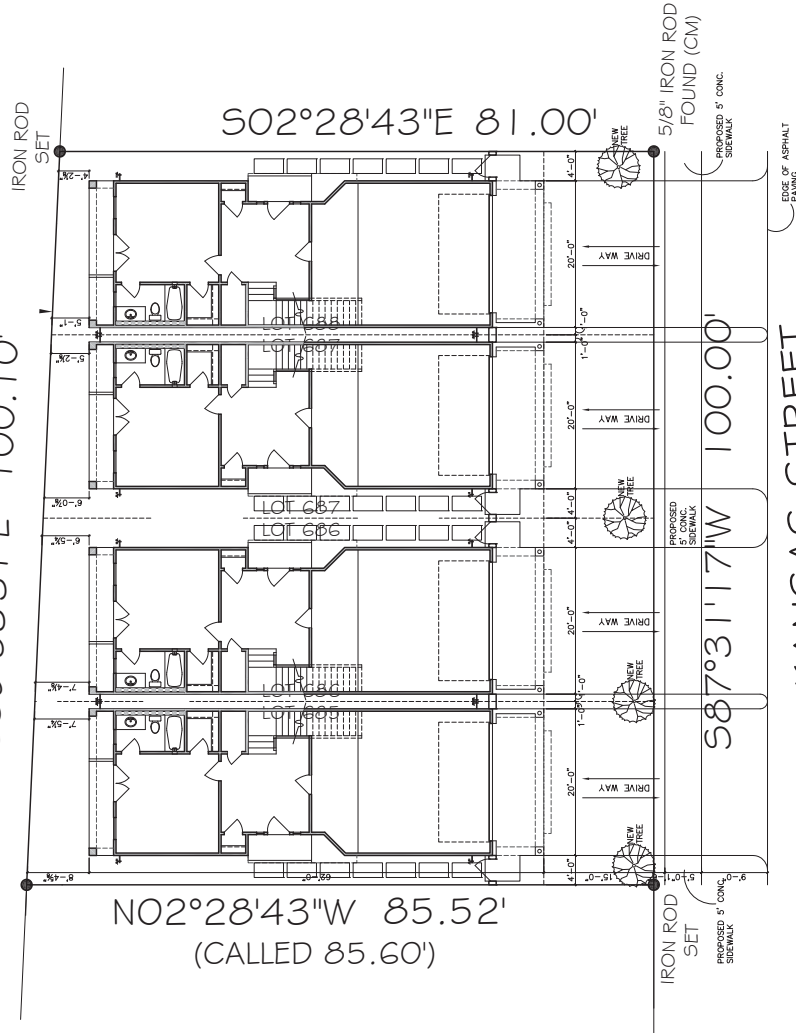
FENWAY DEVELOPMENT INC  
(H.C.C.F. NO. 20140164859)

(CALLED 100.00')

S89°53'31"E 100.10'

N02°28'43"W 85.52'  
(CALLED 85.60')

S02°28'43"E 81.00'



RADCLIFF STREET  
(50' R.O.W.)

KANSAS STREET  
(50' R.O.W.)

LOTS 685, 686, 687 & 688  
COTTAGE GROVE, SECTION 3  
ACCORDING TO THE MAP OR PLAT  
THEREOF  
RECORDED IN VOLUME 4, PAGE 51  
OF THE MAP RECORDS OF HARRIS  
COUNTY, TEXAS

**SITE PLAN**  
1/8" = 1' - 0"

A CUSTOM RESIDENCE FOR  
5502 KANSAS ST.  
LOTS 685, 686, 687, & 688  
Houston, TX 77007

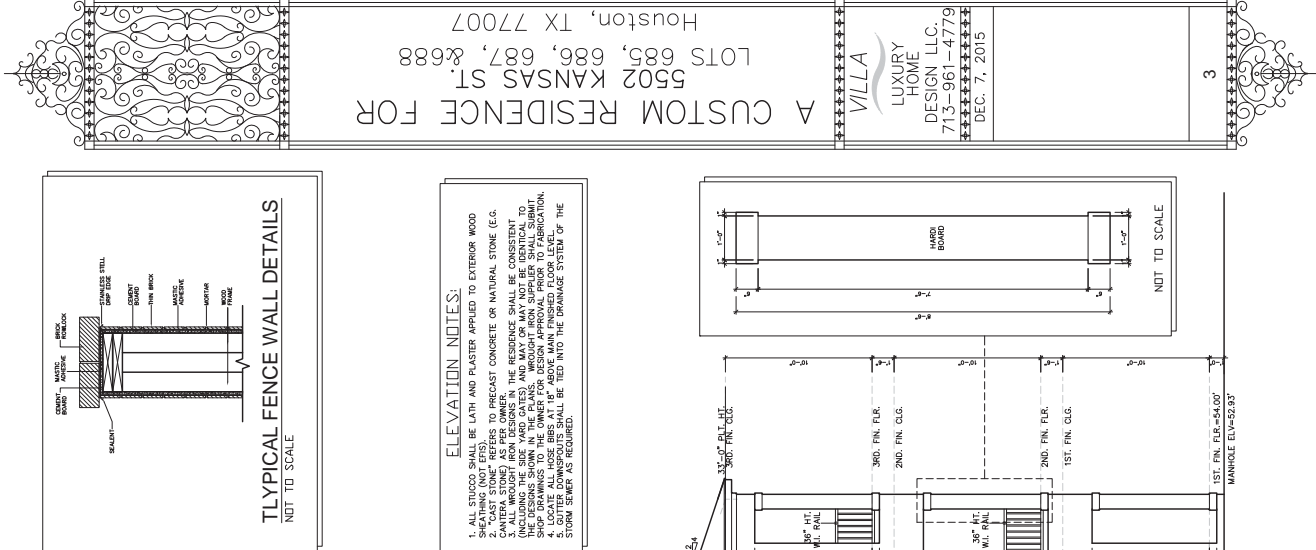
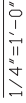
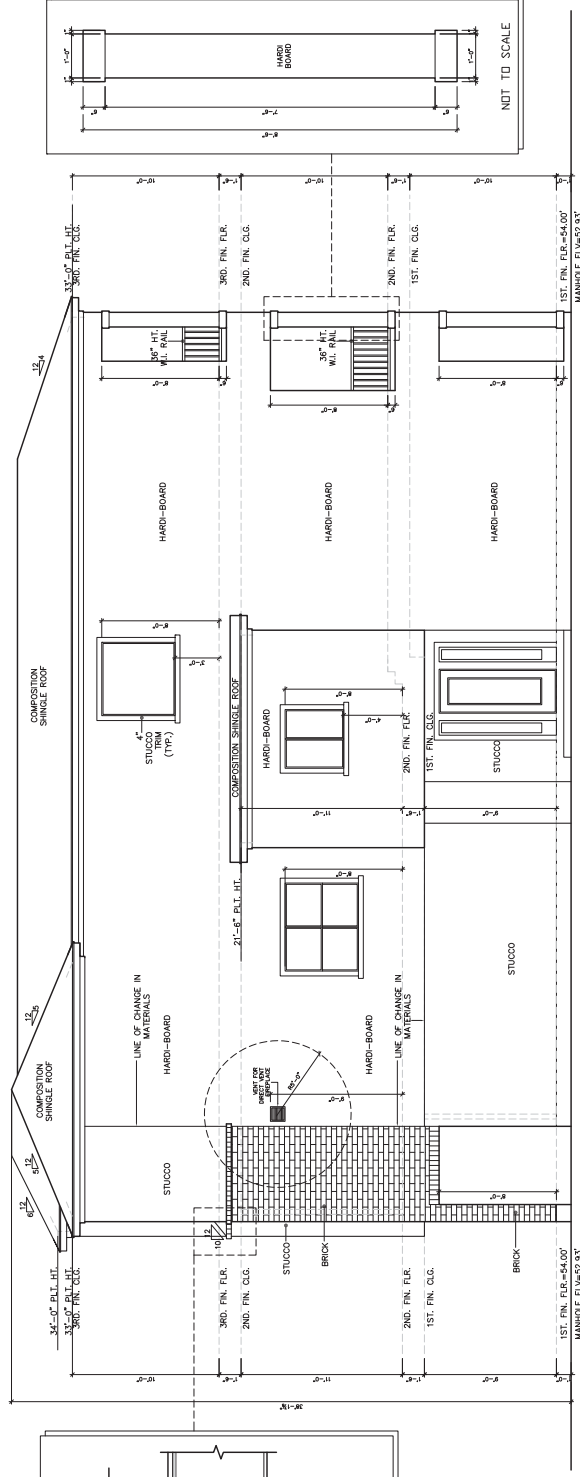
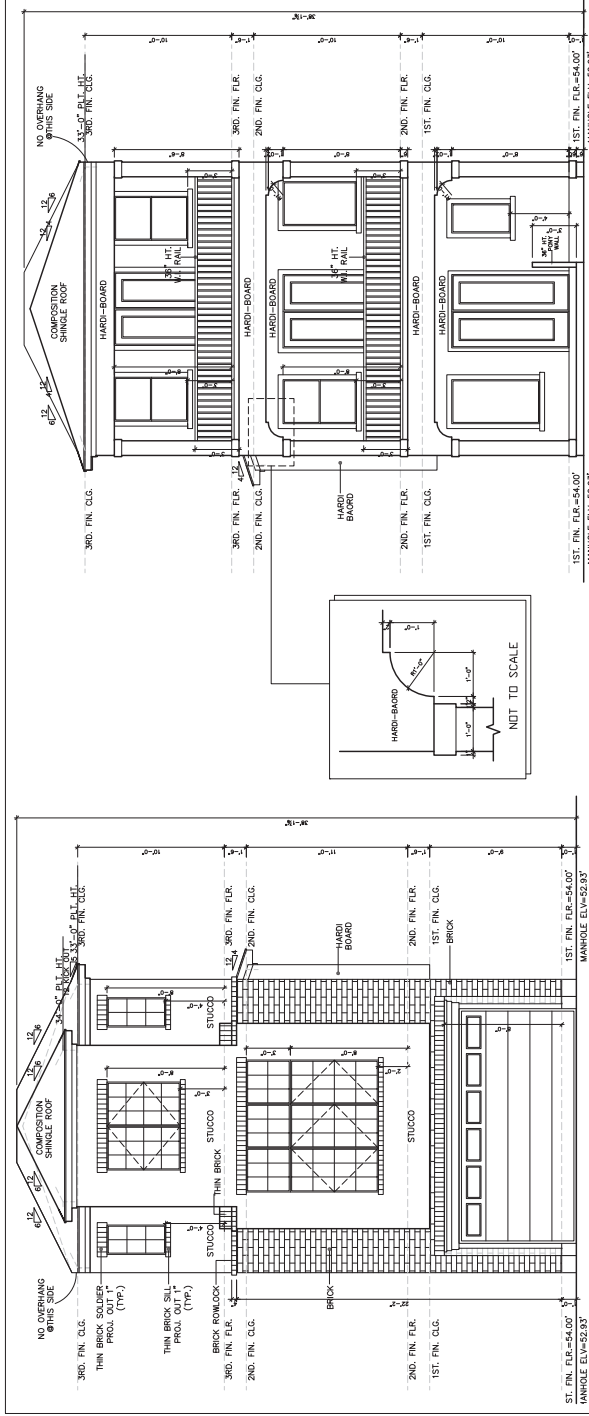
VILLA

LUXURY  
HOME

DESIGN LLC.

713-961-4779

DEC. 7, 2015





**Application Number:** 2015-2384

**Plat Name:** Kansas Trails at Cottage Grove

**Applicant:** Texas Legal Media

**Date Submitted:** 11/15/2015

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

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

Sec. 42-150. - Building line requirement. Proposed is a 3' Building Line along the East property line of Kansas Trails at Cottage Grove and the west right-of-way line of Radcliff Street abutting the existing Lot 688 of Cottage Grove Subdivision.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

Ch. 42-157 (b.) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: (1) Ten feet for the principal structure

### **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**

While there is no ordinance that specifically applies a side building line minimum to a corner lot, the above referenced Ch. 42-157 (b) applies closest to our lot configuration but imposes a building line minimum that would create an unbuildable lot width for lot 688 of Cottage Grove. In addition to a 10' building line coming off Radcliff Street creating an unbuildable lot, Radcliff Street is currently, has always been and has not been proposed as anything besides an unused and completely undeveloped right-of-way. The only use the section of ROW has ever been used for is as additional parking for the business that this relpat proposes to demolish and create ordinance compliant parking provisions for. It is likely that this portion of ROW will never be developed and eventually abandoned. In that case no building line would be imposed on the area we are asking for the variance in. Without this portion of ROW being utilized as a road there is no justification for any building line requirement and if, on day, the ROW were developed the requested 3' building line would provide a safe and aesthetically pleasing distance to the sidewalk, if ever it was decided to build one.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are a result of a subdivision that for over 100 years was designed to utilize 25' wide lots and an imposition of 10' side building line would not provide enough buildable room to develop lot 688 of the original subdivision.

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

The intent and general purposes of this chapter will be preserved and maintained. Most of the latest develop corner lots utilize a shared driveway so that either the 5' or 0' side building line shared driveway development ordinances could be put into effect. The proposed town homes would be restricted to taking vehicular access from Kansas Street and there side lots would be closer to the right-of-way just like in the existing surrounding developments in the area.

**(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. It will essentially be the exact same style, look and use as the existing and currently being constructed subdivisions.

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

Economic hardship is not the sole justification of the variance. The hardship of this variance is the undevelopable lot created by the imposition of a 10' side building line along the undeveloped and unused ROW of the adjacent section of Radcliff Street.



# Houston Planning Commission

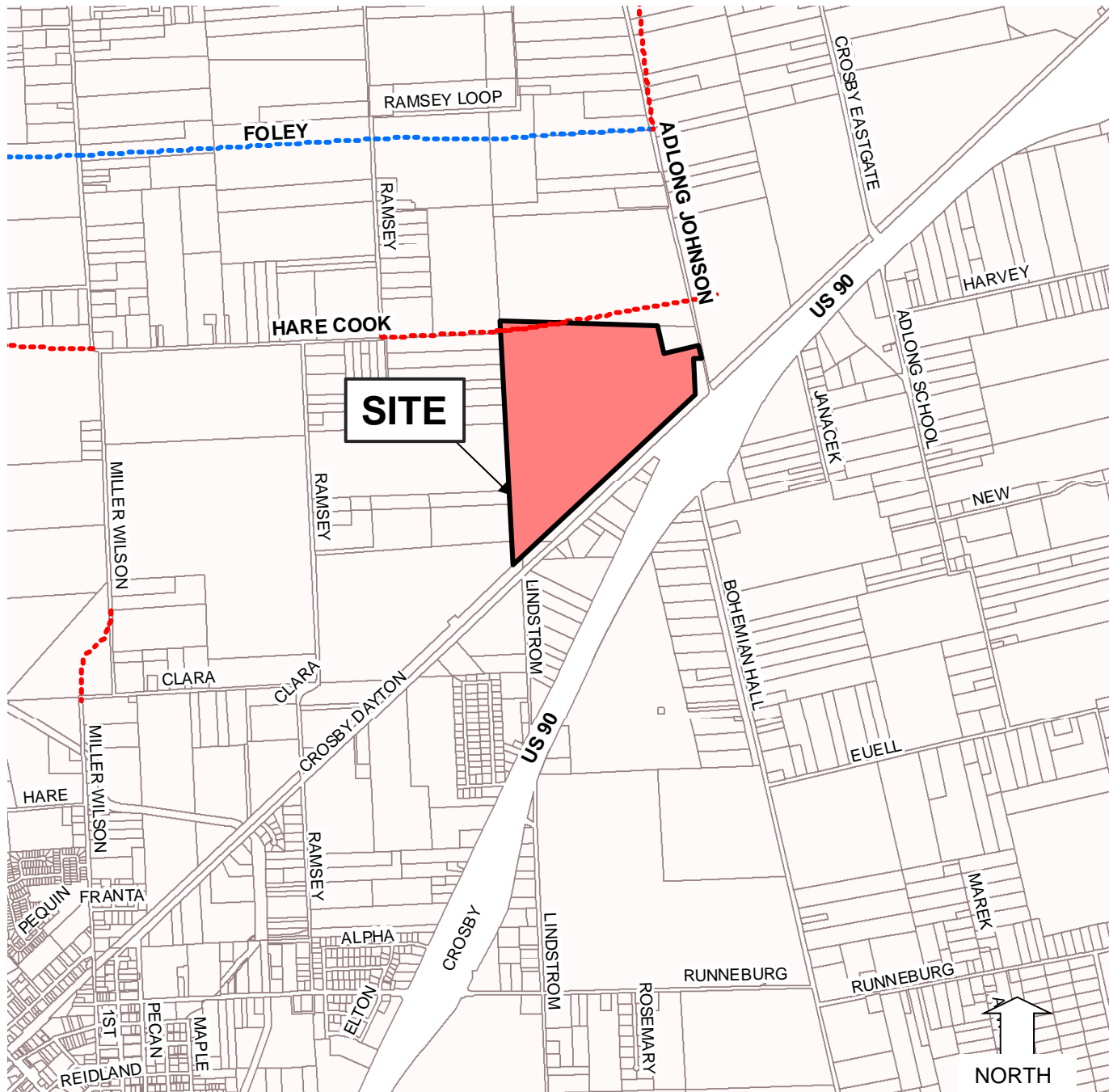
ITEM: 119

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Lehigh Hanson Crosby Rail Terminal GP

Applicant: LUPHER, LLC



D – Variances

Site Location

# Houston Planning Commission

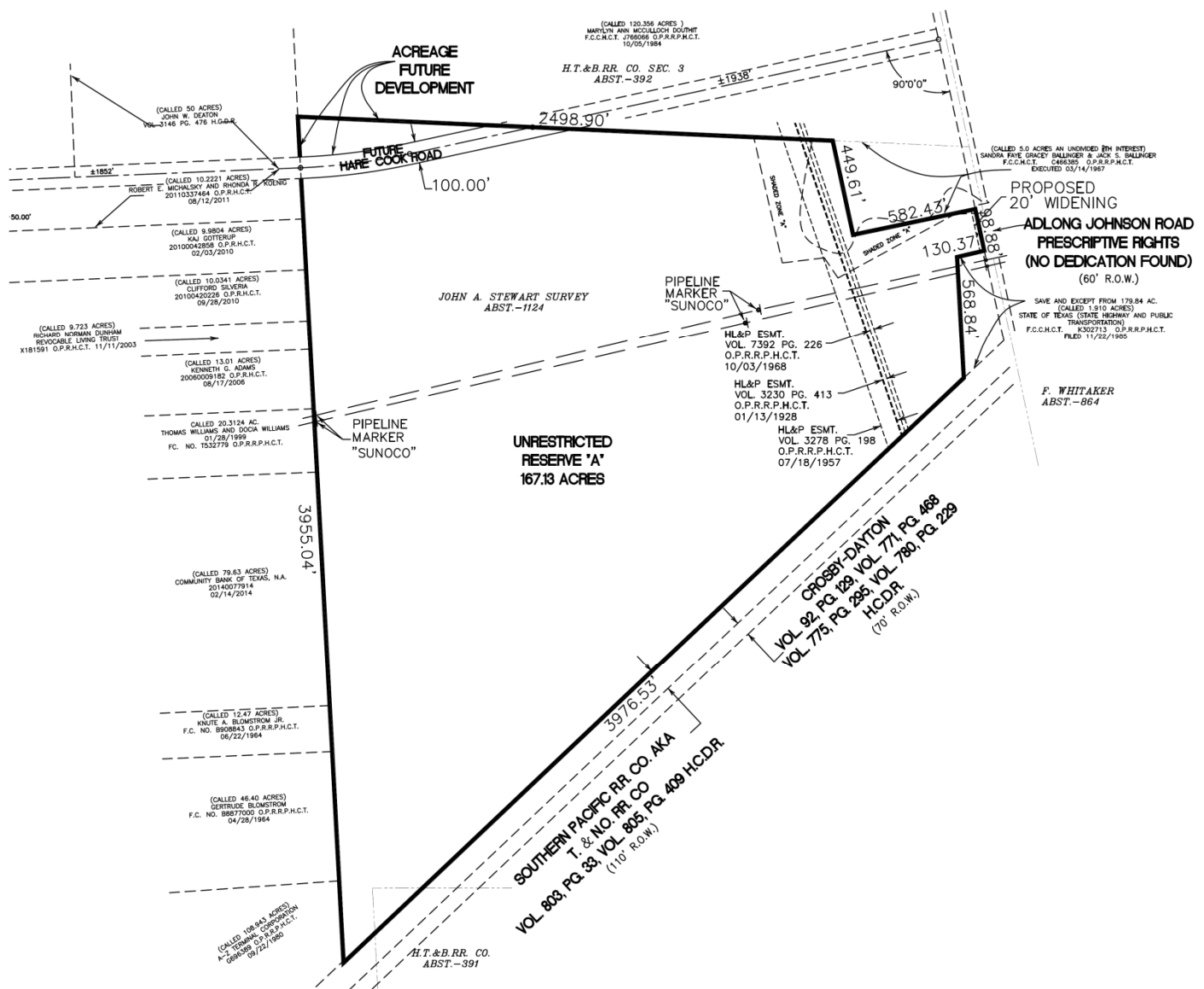
# ITEM: 119

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Lehigh Hanson Crosby Rail Terminal GP

Applicant: LUPHER, LLC



D – Variances

Subdivision

# Houston Planning Commission

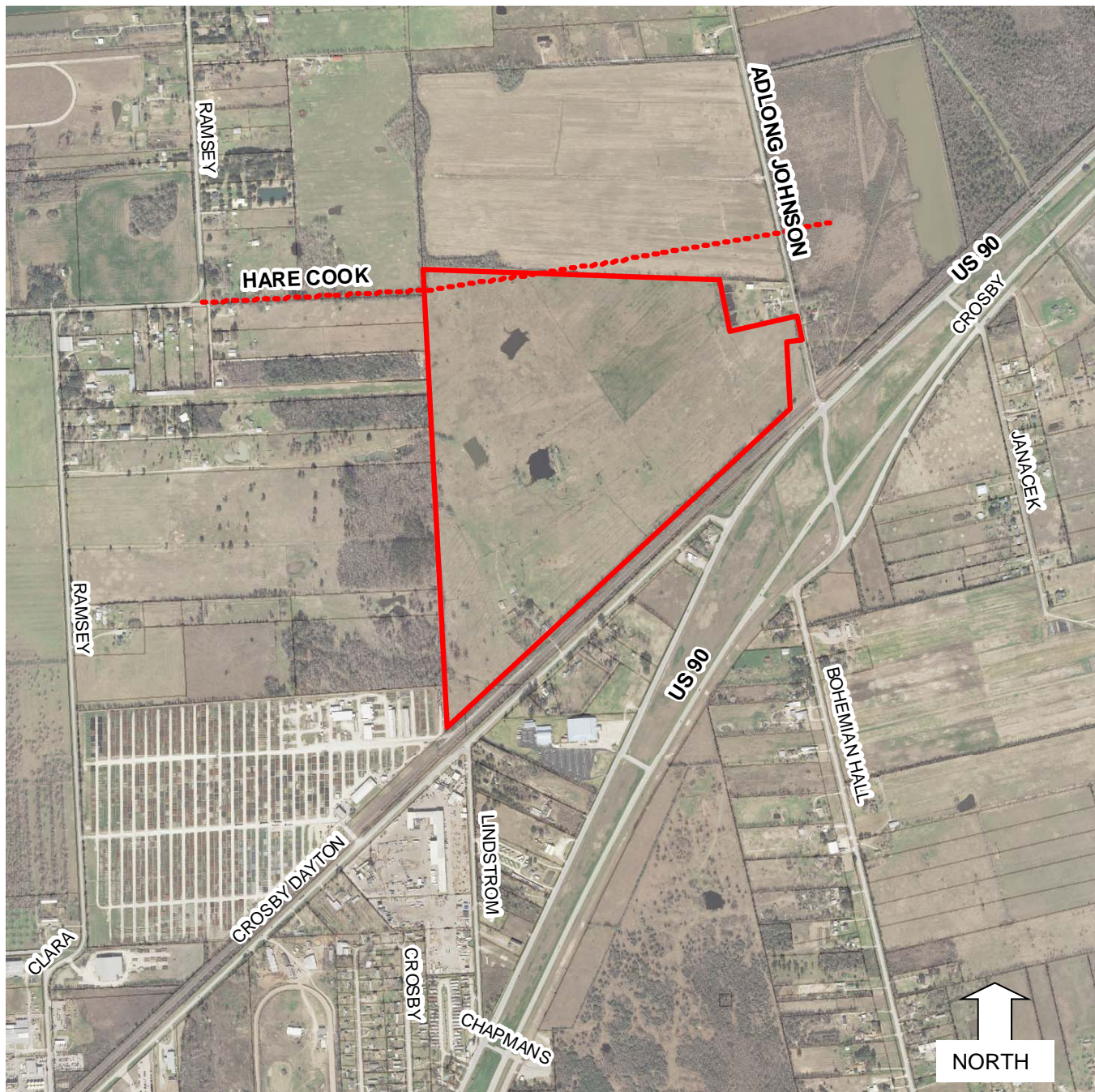
ITEM: 119

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Lehigh Hanson Crosby Rail Terminal GP

Applicant: LUPHER, LLC



D – Variances

Aerial







Application Number: 2015-2486

Plat Name: Lehigh Hanson Crosby Rail Terminal GP

Applicant: LUPHER,LLC

Date Submitted: 12/05/2015

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

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

Not to provide a major thoroughfare within the subject tract in a north-south or east-west direction in addition to the road already provided.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares

### Statement of Facts

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

The applicant is planning to utilize the entire site for a rail terminal. The rail has been designed to make one large loop through the property in order for the trains to make the minimum turning radius. If a north-south or east-west street is required the project will be terminated.

**(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 planned development is the construction and utilization of a large cement plant that will be required to use a large railroad loop for the rail cars. A north-south or east-west street would prevent the development of the loop and terminate the project. In addition, there is a railroad adjoining the south property line. The owner has stated that the railroad will not allow a crossing along the south line. Next, there are two pipelines crossing the middle of the site in an east west direction. Finally, there is no existing or planned east-west street along the west property line.

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

There is a railroad adjoining the south property line. The owner has stated that the railroad will not allow a crossing along the south line. Next, there are two pipelines crossing the middle of the site in an east west direction. Finally, there is no existing or planned east-west street along the west property line.

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

The owner has agreed to provide a 100-foot right-of-way dedication along a portion of the north property in order to preserve and maintain the traffic circulation and adhere to the Major Thoroughfare and Freeway plan. The dedication of this street will allow access to future developments for Fire and EMS.

**(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. The site is being developed as a rail terminal. Access to the site will be from Adlong Johnson should there be a need for Police, Fire, or EMS. In addition, the owner is dedicating a major thoroughfare along the north property. If the project is terminated the road may never be dedicated. The road being dedicated with this application will only help to serve the public.

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

Economic hardship has no bearing on the variance request. The owner needs a large site for the rail cars to circulate. That is the sole purpose for the variance request. In addition, the owner has agreed to provide a major thoroughfare in



the northerly part of the property. This is the only area that will not be utilized by the rail cars. The request is only being sought so the project can be constructed. See the site plan attached to the application.



**Application Number:** 2015-2486

**Plat Name:** Lehigh Hanson Crosby Rail Terminal GP

**Applicant:** LUPHER,LLC

**Date Submitted:** 12/05/2015

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

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

Not to provide a local street within the subject tract in a north-south or east-west direction in addition to the road already provided.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec. 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 applicant is planning to utilize the entire site for a rail terminal. The rail has been designed to make one large loop through the property in order for the trains to make the minimum turning radius. If a north-south or east-west street is required the project will be terminated.

**(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 planned development is the construction and utilization of a large cement plant that will be required to use a large railroad loop for the rail cars. A north-south or east-west street would prevent the development of the loop and terminate the project. In addition, there is a railroad adjoining the south property line. The owner has stated that the railroad will not allow a crossing along the south line. Next, there are two pipelines crossing the middle of the site in an east west direction. Finally, there is no existing or planned east-west street along the west property line.

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

There is a railroad adjoining the south property line. The owner has stated that the railroad will not allow a crossing along the south line. Next, there are two pipelines crossing the middle of the site in an east west direction. Finally, there is no existing or planned east-west street along the west property line.

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

The owner has agreed to provide a 100-foot right-of-way dedication along a portion of the north property in order to preserve and maintain the traffic circulation and adhere to the Major Thoroughfare and Freeway plan. The dedication of this street will allow access to future developments for Fire and EMS.

**(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. The site is being developed as a rail terminal. Access to the site will be from Adlong Johnson should there be a need for Police, Fire, or EMS. In addition, the owner is dedicating a major thoroughfare along the north property. If the project is terminated the road may never be dedicated. The road being dedicated with this application will only help to serve the public.

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

Economic hardship has no bearing on the variance request. The owner needs a large site for the rail cars to circulate. That is the sole purpose for the variance request. In addition, the owner has agreed to provide a major thoroughfare in

the northerly part of the property. This is the only area that will not be utilized by the rail cars. The request is only being sought so the project can be constructed. See the site plan attached to the application.

# Houston Planning Commission

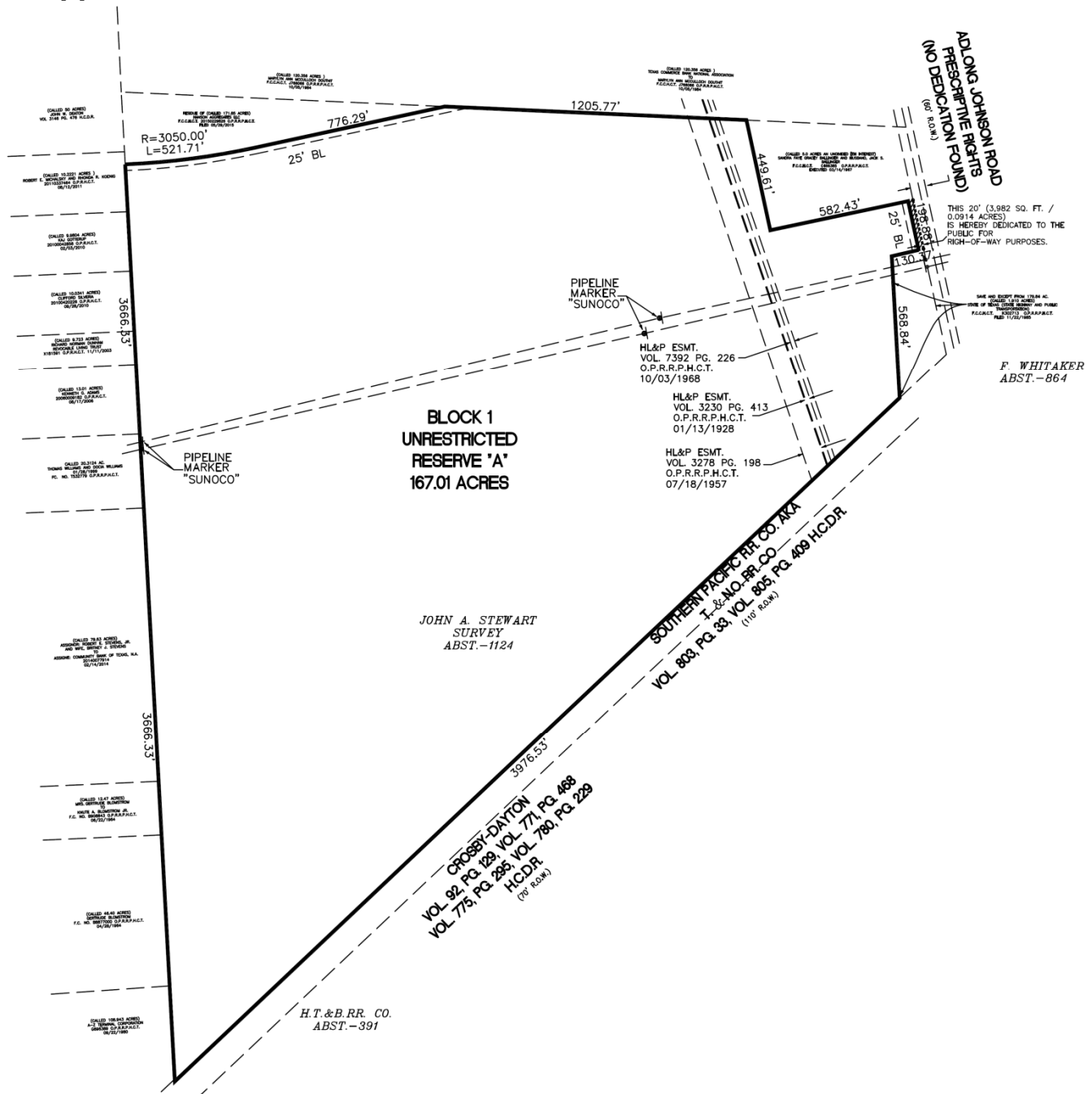
# ITEM: 120

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Lehigh Hanson Crosby Rail Terminal Sec 1

Applicant: LUPHER, LLC



D – Variances

Subdivision



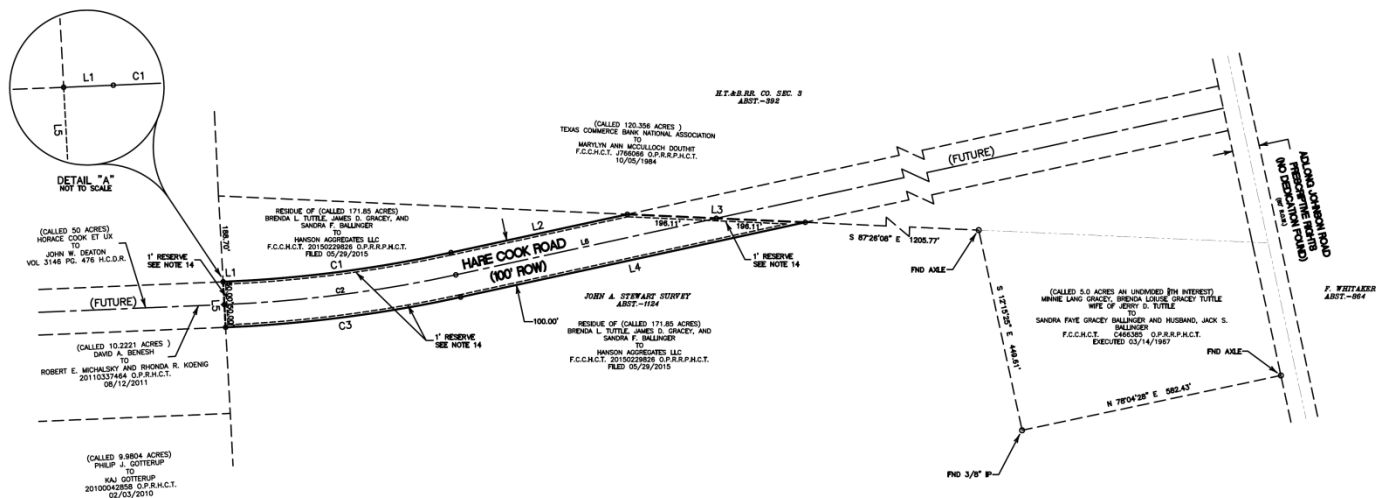
# Houston Planning Commission      ITEM: 121

## Planning and Development Department

**Meeting Date: 12/17/2015**

**Subdivision Name: Hare Cook Road Street Dedication Sec 1**

**Applicant: LUPHER, LLC**



## D – Variances

## Subdivision

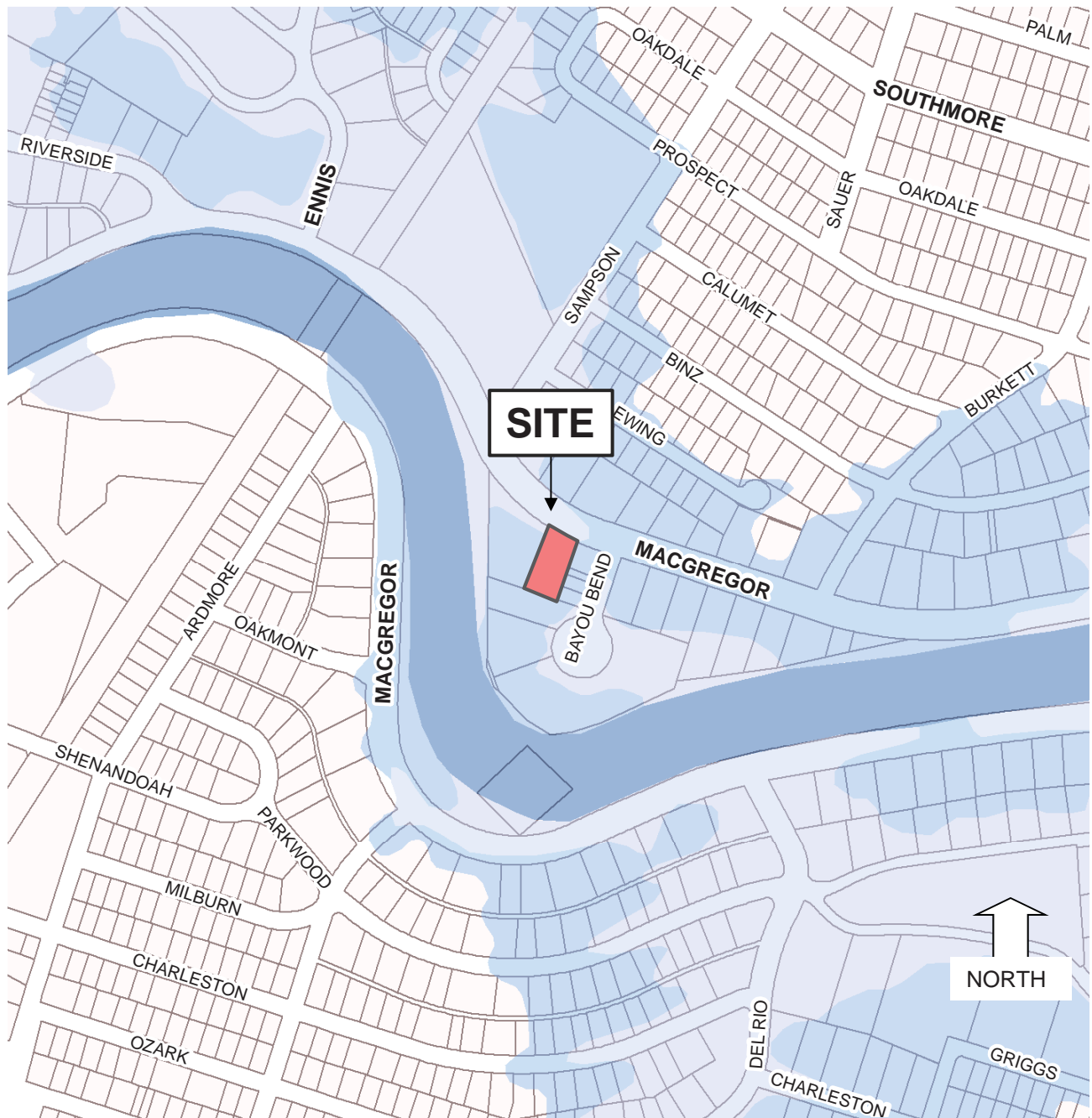
# Houston Planning Commission    ITEM: 122

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: North MacGregor Landing

Applicant: Total Surveyors, Inc.

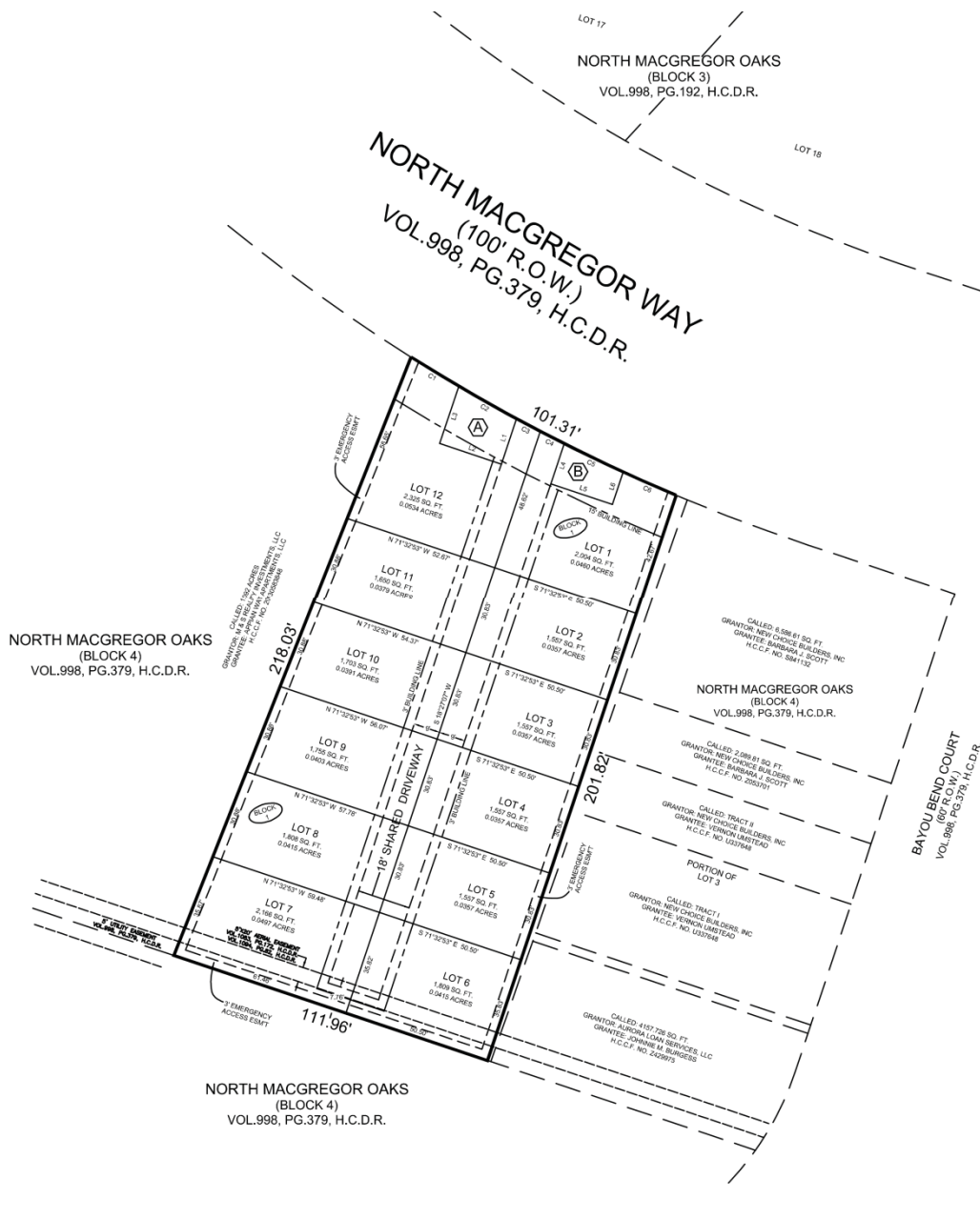


**D – Variances**

**Site Location**

**Meeting Date: 12/17/2015**

**Applicant: Total Surveyors, Inc.**



## Subdivision



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# Houston Planning Commission    ITEM: 122

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: North MacGregor Landing

Applicant: Total Surveyors, Inc.

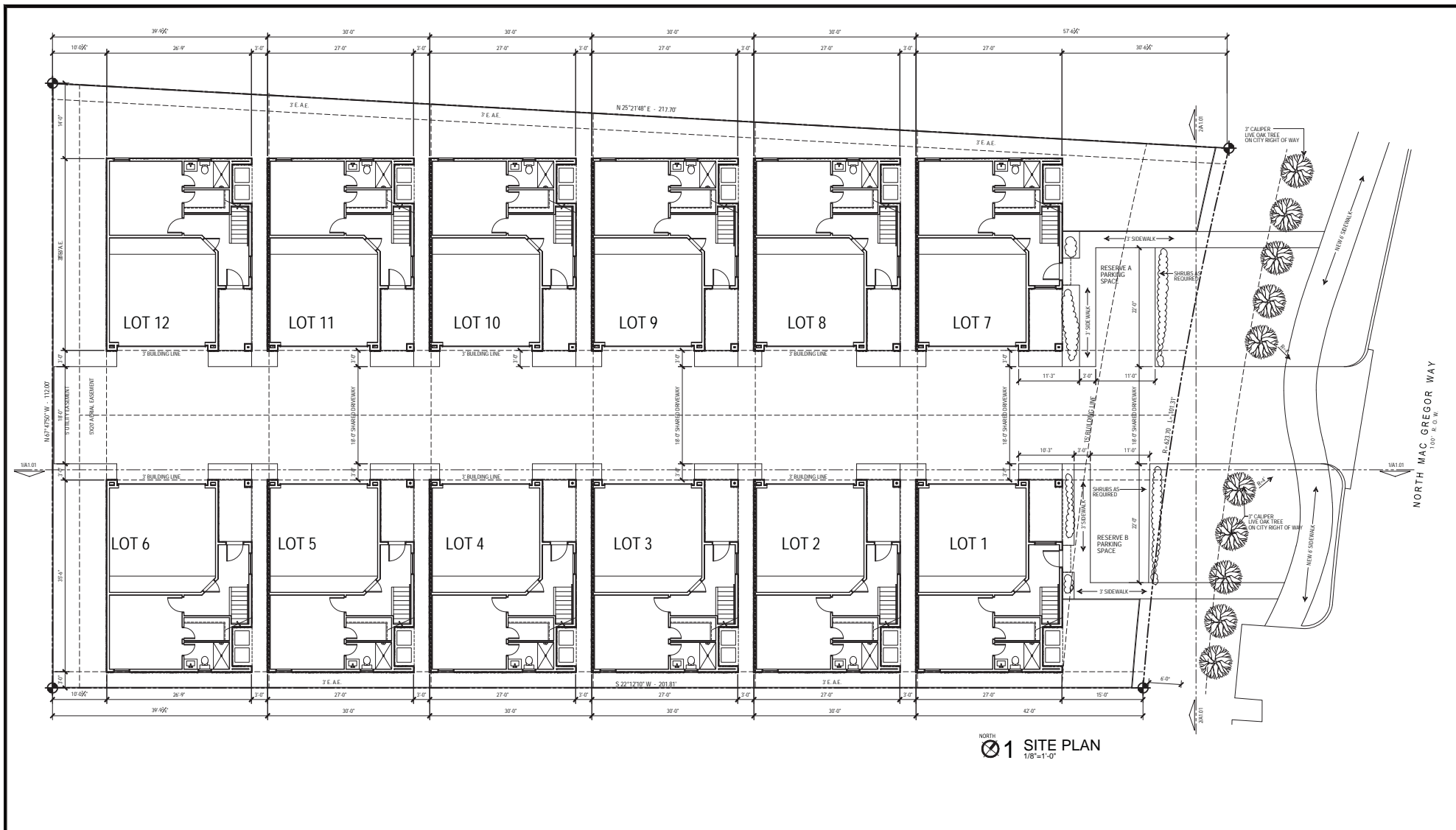


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**D – Variances**

**Aerial**

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01 SITE PLAN  
1/8"=1'-0"

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**METRO LIVING**

9610 Long Point Rd. Suite 220  
Houston, Texas 77055  
281.685.9951 Phone  
832.767.6272 Fax  
jose@metrolivingstudio.com

PROJECT: 15-72		
Patio Home Development		
3216 N. MACGREGOR WAY Houston, Texas 77004		
REV.	DATE	DESCRIPTION
08/24/15		FOR REVIEW
09/15/15		FOR REVIEW

SHEET TITLE:  
SITE PLAN

SHEET NO.

**A1.00**





**2 STREET VIEW**  
1/8"=1'-0"



**1 STREET SECTION**  
1/8"=1'-0"

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**METRO  
LIVING**

9610 Long Point Rd. Suite 220  
Houston, Texas 77055  
281.685.9951 Phone  
832.767.6272 Fax  
jose@metrolivingstudio.com

PROJECT: 15-72

Patio Home Development

3216 N. MACGREGOR WAY  
Houston, Texas 77004

REV.	DATE	DESCRIPTION
08/24/15	FOR REVIEW	
09/15/15	FOR REVIEW	

SHEET TITLE:  
STREET VIEW & SECTION

SHEET NO.

**A1.01**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-2536

**Plat Name:** North MacGregor Landing

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 12/07/2015

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

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

To allow a 15 foot building line, along a major throughfare, for the subject property.

**Chapter 42 Section: : 42-152**

**Chapter 42 Reference:**

Building Line Requirements along a Major Thoroughfare— a building line requirement of 25 feet.

**Statement of Facts**

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

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

This tract of land is located within North MacGregor Oaks, a subdivision recorded in Volume 998, Page 379, of the Map Records of Harris County, Texas. At the time that the plat was recorded North MacGregor Way, a major thoroughfare, was created with a 100' wide right-of-way, with no building lines established on the face of the plat or by deed restriction. The subject tract of land is located along the southerly right-of-way line of North MacGregor Way, and currently has a residential home, which has been converted into a commercial building on it. On the westerly side of the property is a newly renovated apartment complex that currently sits approximately 5' from the south right-of-way line of North Macgregor. On the easterly side is a single family residence, that is located 23' – 25' feet from south right-of-way line of North Macgregor. The proposed homes, adjacent to the south right-of-way line of North Macgregor on the easterly side of the development would sit a minimum of 48.3 feet from the existing back of curb line of the travel lanes of North Macgregor. All of the homes within this development will take vehicular access from a Shared Driveway and the homes along North MacGregor will have the front doors facing North Macgregor. With the required 25' building line the new homes would be set back a minimum of 58.3 feet from the existing curb line and that is extremely inconsistent with several of the existing developments along North Macgregor. A set-back of this nature is extreme and would cause the houses to be set back approximately 20 feet over the typical 35' – 38' distance from the existing curb line. The existing street section within the 100' foot wide right-of-way is a two lane asphalt roadway with a concrete curb having a pavement width of 32 feet. North MacGregor in this stretch of roadway does not function as a typical major thoroughfare. This section of roadway has a low traffic flow along with many single family residences that take direct vehicular access to North MacGregor. All of the residences would take vehicular access from a shared driveway from North MacGregor and the fronting units would take front door pedestrian access from North MacGregor. To promote a pedestrian friendly environment the developer intends to install 6' sidewalks, lush landscaping, larger caliper trees and iron fencing surrounding the project. By installing the upgraded landscaping, fencing and pedestrian improvements combined with the fro

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

The pattern of development was established several years prior to this developer owning the site. This variance request is based on the development pattern surrounding this site and the desire to be consistent with the nearby developments.

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

The intent and purposes of Chapter 42 include the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land

development patterns. The 15' building line proposed for this property is consistent with all of these purposes.

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

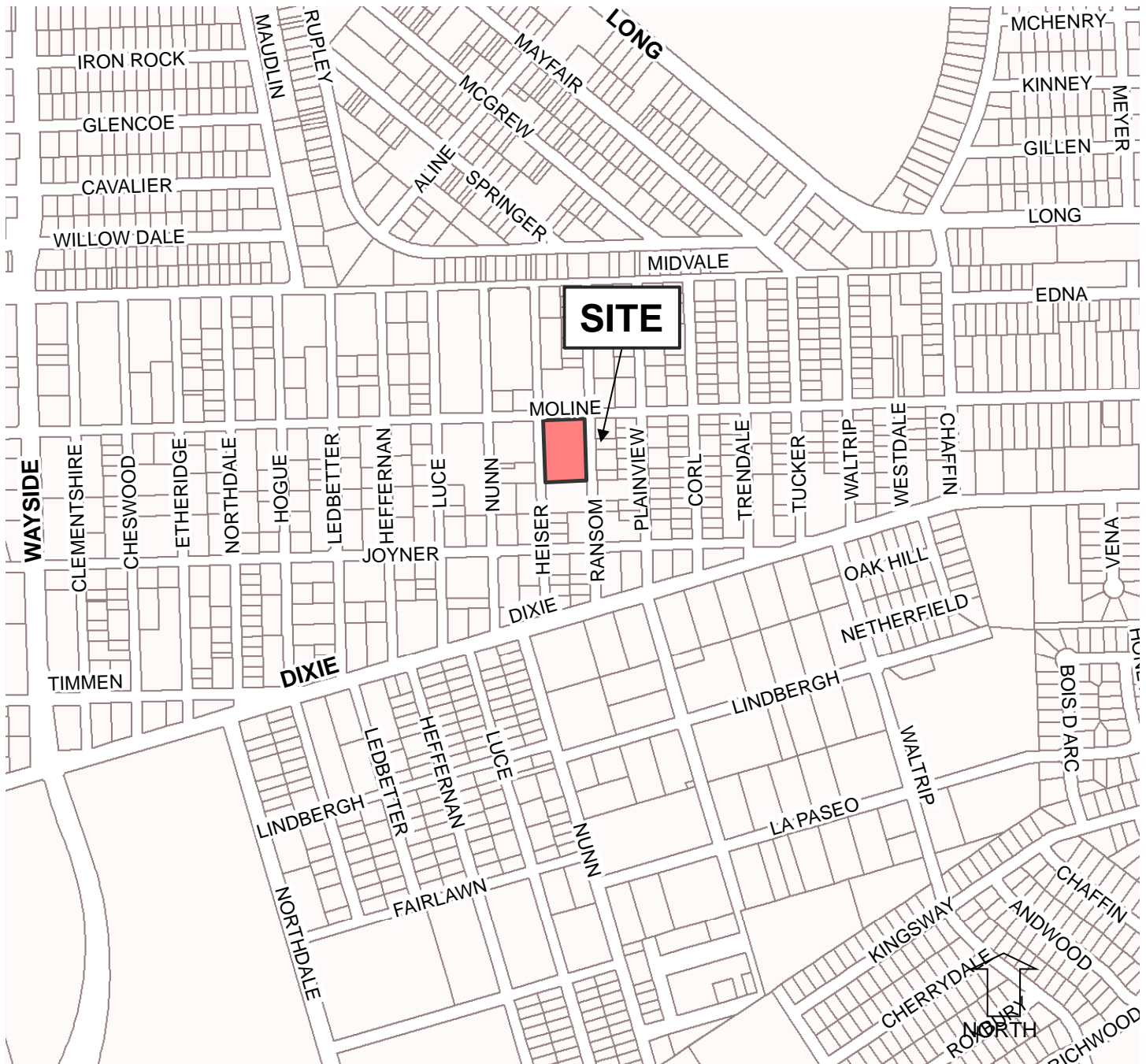
The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from an internal shared driveway system, accessing North Macgregor. This will promote safe pedestrian use of the sidewalks along North MacGregor, by limiting the number of driveway crossings.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.

**Meeting Date: 12/17/2015**

**Applicant: PROSURV**



## D – Variances

## Site Location

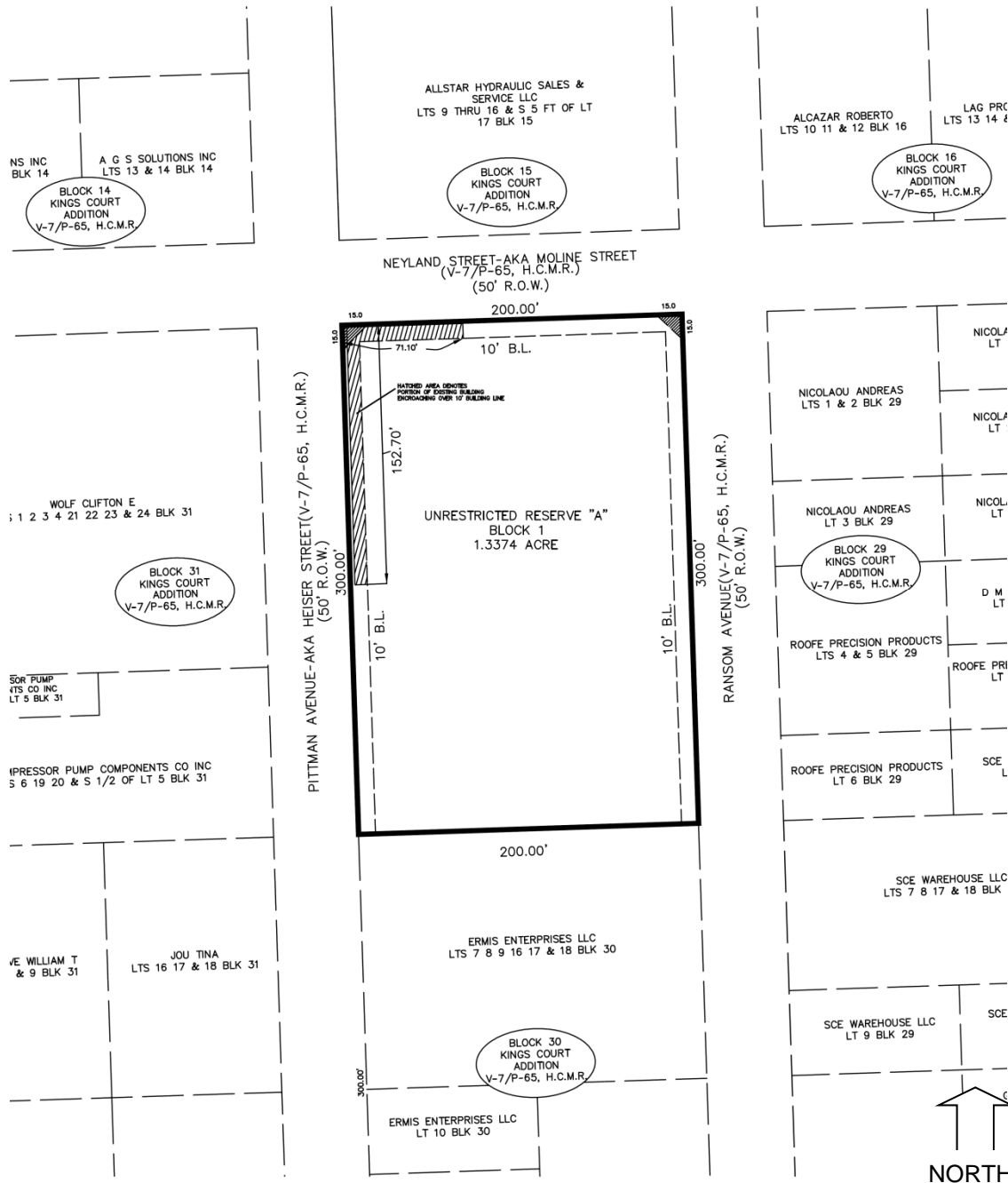
# Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Ransom Corner NW 5700

Applicant: PROSURV



D – Variances

Subdivision



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# Houston Planning Commission      ITEM: 123

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Ransom Corner NW 5700

Applicant: PROSURV



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**D – Variances**

**Aerial**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**VARIANCE  
Request Information Form**

**Application Number:** 2015-2335

**Plat Name:** Ransom Corner NW 5700

**Applicant:** PROSURV

**Date Submitted:** 11/02/2015

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

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

Specific variance is being sought and extent of variance: Specific variance is being sought and extent to allow no street widening dedication along Moline Street/Ransom Street/Heiser Street

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

42-122 – Right-of-Way Widths – Local Streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (1) 60 feet if Commercial 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**

This property has been in the current use and occupation to the right of way line for several years. The owner is looking to expand his building onto adjoining land and what is already used and under fence as one property and needs to replat to combine into one tract. There is no current time frame for the building expansion. Owner is seeking to keep the current lot size and configuration as has been occupied for several years. There is a property that was replatted one block to the East recorded as Hargrave Addition under Film Code Number 432129 and was replatted and leaving a 50 foot right of way. There is also a partial replat of Kings Court to the North recorded as Kings Court Partial replat No. 2 under Film Code No. 573233, which is bounded on the North by Midvale Street, a 30 foot right of way, on the West by Luce Avenue, 50 foot right of way, on the East by Nunn Avenue a 50 foot right of way, and on the South by Moline Street a 50 foot right of way. This area has been used for commercial and industrial property use for years and the replats done in the area have had no additional road widening done.

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

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of nearby surroundings and to be consistent with land use in immediate adjacent properties.

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

Yes. The applicant seeks to keep the property in current configuration. The Property is currently fenced and occupied at the current right of way line.

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

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as is presently built and occupied. The property owner over the years has contacted public works to request road repair to be done and was told there are no funds to repair the roads in the area or that they would be damaged by the trucks loading in the area. The property owner himself has paid for potholes and damage around his property to be repaired

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

No, economic hardship is not the sole justification of the variance. The goal of the addition to the current property is to be in line with current construction in the area. This is a very Industrial area with Long standing occupation to the current road right of way. which is being requested on the basis of a reasonable assessment of prior and nearby prevailing conditions. The goal of the requested for this property is to be consistent with other projects in the area. The property owner over the years has contacted public works to request road repair to be done and was told there are no funds to repair the roads in the area or that they would be damaged by the trucks loading in the area. The property owner himself has paid for potholes and damage around his property to be repaired





## VARIANCE Request Information Form

**Application Number:** 2015-2335

**Plat Name:** Ransom Corner NW 5700

**Applicant:** PROSURV

**Date Submitted:** 11/02/2015

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

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

Specific variance is being sought and extent to not being required to add a visibility triangle at the Southeast block corner of Heisser Street with the intersection of Moline Street.

**Chapter 42 Section: 161**

**Chapter 42 Reference:**

42-161 – The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

### Statement of Facts

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

**(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 has been in the current use and occupation to the right of way line for several years. The owner has recently renovated in 2013 and is replatting to get his property under one legal description officially. This area has been used for commercial and industrial property use for years and there are several buildings with a similar circumstance as to the location of buildings built at or near the property line.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on existing factors of the property when it was purchased and and to be consistent with land use in immediate adjacent properties.

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

Yes. The applicant seeks to keep the property in current configuration. The property is currently fenced and occupied at the current right of way line. The building has been existing in the area where a visibility triangle would need to be dedicated.

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

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as is presently built and occupied.

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

No, economic hardship is not the sole justification of the variance. The goal of the property owner is to keep the property as it is currently built and occupied. This is a very Industrial area with Long standing occupation to the current road right of way. which is being requested on the basis of a reasonable assessment of prior and nearby prevailing conditions.

# Houston Planning Commission

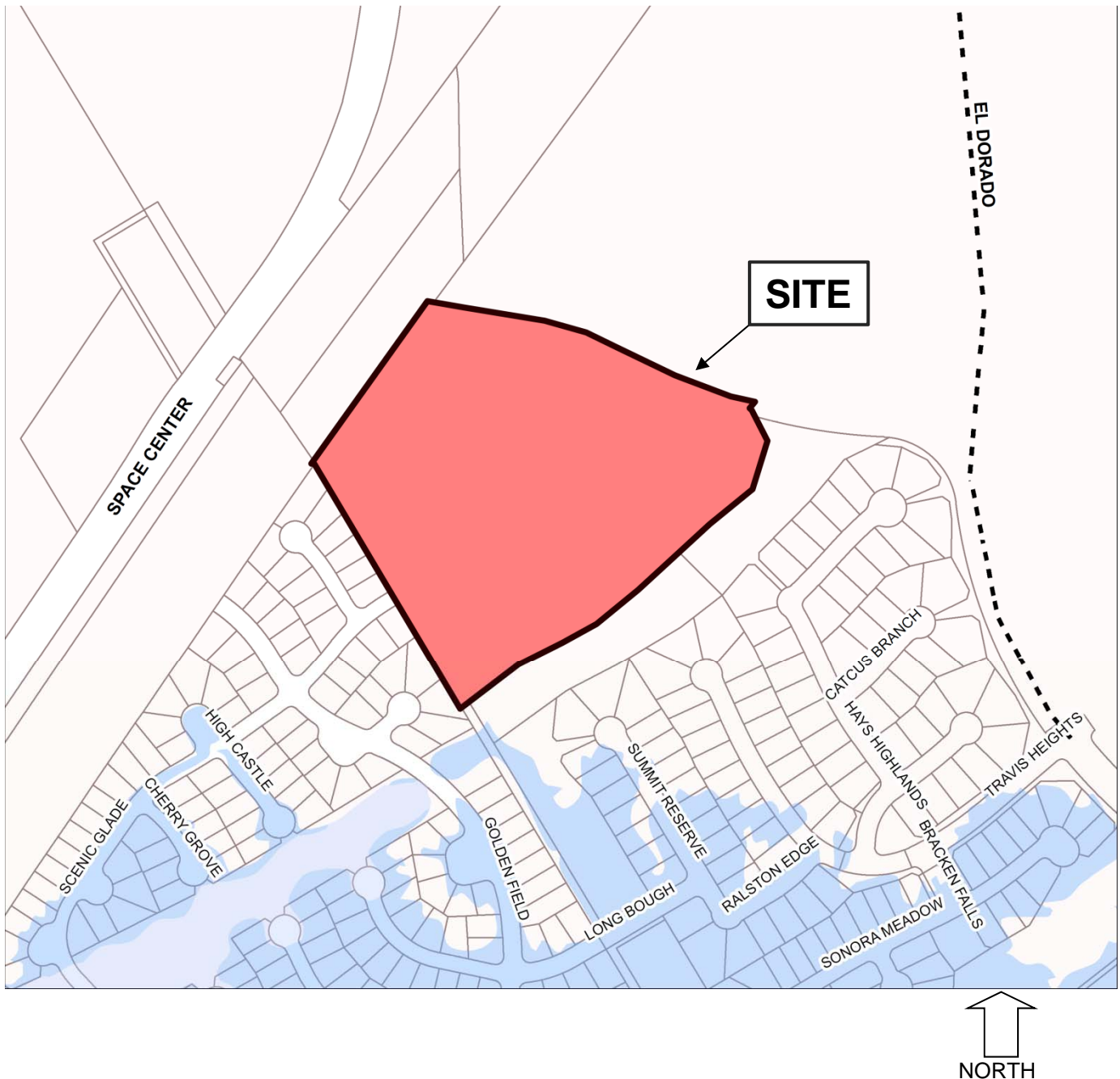
**ITEM: 124**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Reserve at Clear Lake City Sec 28**

**Applicant: BGE|Kerry R. Gilbert Associates**



**D – Variances**

**Site Location**



# Houston Planning Commission

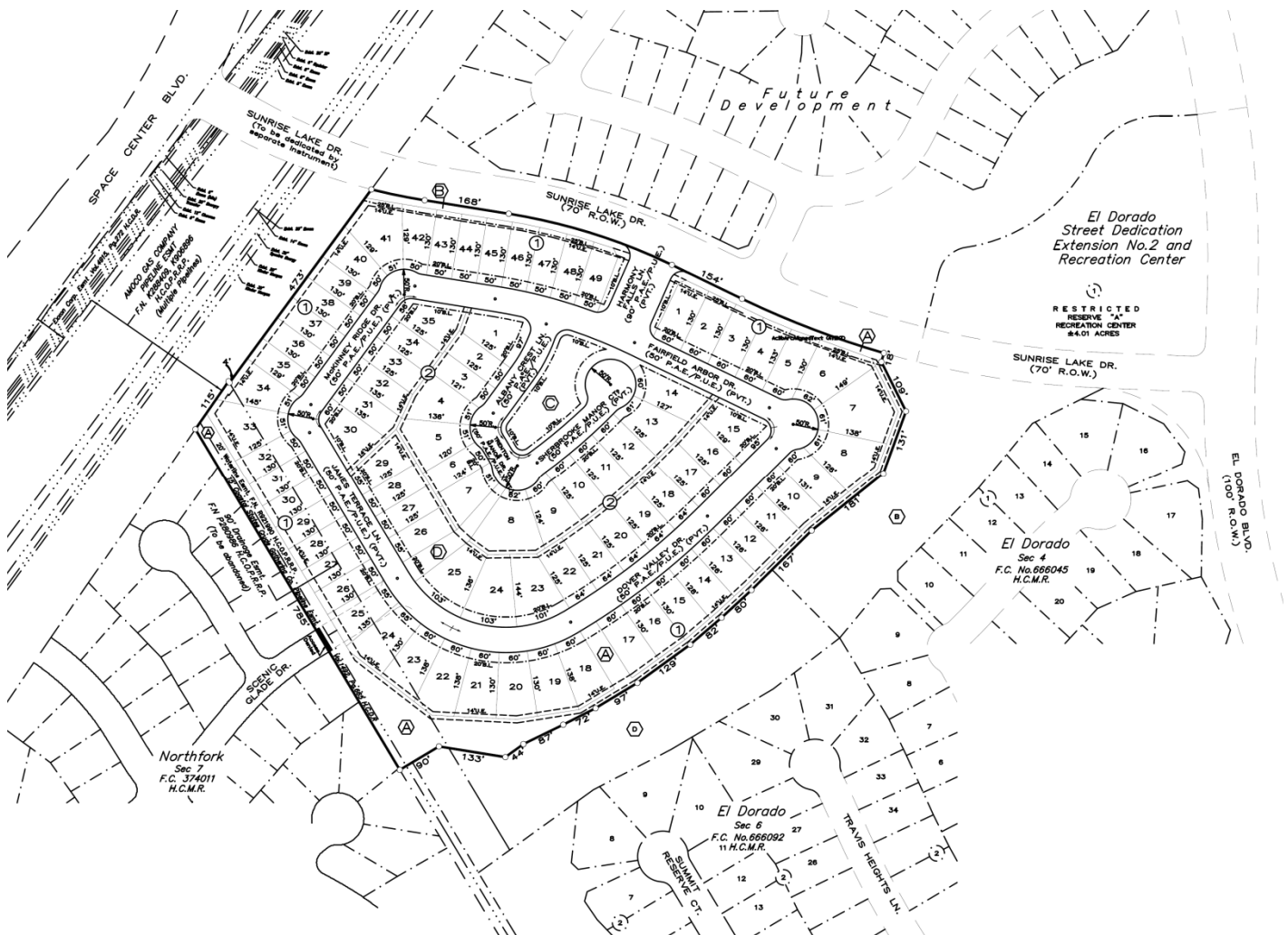
## ITEM: 124

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Reserve at Clear Lake City Sec 28

Applicant: BGE|Kerry R. Gilbert Associates



**D – Variances**

**Subdivision**

# Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Reserve at Clear Lake City Sec 28

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial

**Northfork Community Association, Inc.**

2615 Bay Area Blvd., Houston, Texas 77058

281-480-2563 voice 281-480-2508 fax

November 23, 2015

Daniel Gillham  
Trendmaker Homes, Inc.  
16340 Park Ten Place, Suite 250  
Houston, TX 77084

Dear Mr. Gillham;

I represent the Northfork Community Association and am writing concerning the proposed plat for development adjacent to Northfork (The Reserve at Clear Lake City).

The Northfork Community Association Board of Directors has reviewed the preliminary plat for Section 8 of The Reserve at Clear Lake City, and we support the proposal to eliminate the connection between the two communities at Scenic Glade.

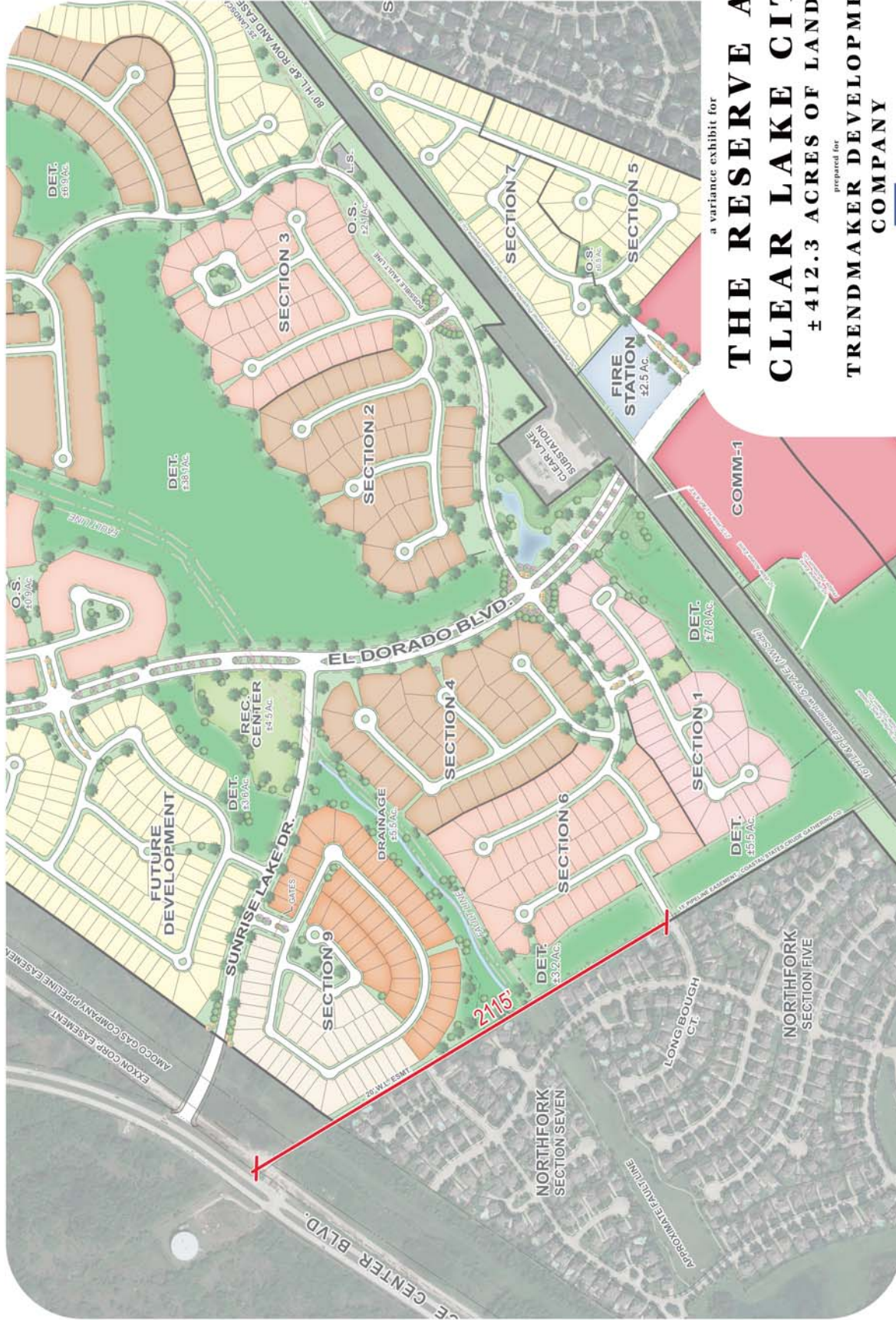
Please feel free to share this information with the appropriate entities as needed in order to obtain a variance to eliminate the Scenic Glade connection.

Sincerely,

A handwritten signature in cursive script that reads "Robert Warner".

Robert Warner, President  
Board of Directors  
Northfork Community Association, Inc.





a variance exhibit for

# THE RESERVE AT CLEAR LAKE CITY

± 412.3 ACRES OF LAND

prepared for

## TRENDMAKER DEVELOPMENT COMPANY



— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0040

OCTOBER 26, 2015  
KOA #211A



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**Application Number:** 2015-2469

**Plat Name:** Reserve at Clear Lake City Sec 28

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 12/04/2015

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

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

Not to extend or connect to (nor terminate with a cul-de-sac) the existing stub street Scenic Glade Drive, and to therefore exceed the 1400' minimum street intersection spacing within the subject site.

**Chapter 42 Section: 135**

**Chapter 42 Reference:**

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted..... And Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or.... (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### **Statement of Facts**

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

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

The Reserve at Clear Lake City is a + 412-acre master-planned community located southeast of central Houston in the Clear Lake area. The subject site is bounded by the Pine Brook and Bay Oaks neighborhoods to the southeast and south, the Northfork neighborhood to the southwest, a pipeline corridor to the northwest totaling approximately 380' in width, and a 100' H.L.&P. easement to the northeast. Beyond these easements to the northwest and northeast is a large acreage tract populated by multiple drill sites. The overall project is also divided into two tracts by a 100' pipeline corridor in the southern half of the development, and is encumbered by the presence of multiple fault lines. The primary access for the development is from the northern extension of El Dorado Boulevard, a 100' major thoroughfare that crosses Clear Lake City Boulevard to the south. Secondary access is proposed by a collector street that will connect from El Dorado Boulevard to Space Center Boulevard to the northwest. The proposed Reserve at Clear Lake City Section 8 is located at the western-most corner of the overall development, adjacent to the existing Northfork community and the 380'-wide pipeline corridor that divides the community from Space Center Blvd. The internal collector street Sunrise Lake Drive, which connects between El Dorado Blvd and Space Center Blvd, forms the northern boundary of the proposed Section 8. This collector street meets the requirements of Sec 42-128(a)(2) regarding local street intersection spacing. However, along the project boundary adjacent to the Northfork community, the distance between Space Center Blvd and the next public street connection is approximately ±115'. Along this distance, the public street Scenic Glade Drive extends to the project boundary from the Northfork community. The Northfork neighborhood is a long-established single-family residential community that has lots from several sections backing onto the subject site. The existing neighborhood provides multiple stub streets in different directions along the boundaries of the community, including the local street stub Long Bough Court, which has already been extended by the Reserve at Clear Lake City Section 6 further south. However, the extension of the local streets between Northfork and the Reserve at Clear Lake City provides no material benefit to circulation for either neighborhood. Northfork has a well-designed system of collector streets and well-established

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



The existing circulation is sufficient for the current and future residents, and additional connections between Northfork and the proposed Reserve at Clear Lake City Section 8 would be unsafe for the residents.

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

The extension of Scenic Glade Drive is not necessary for circulation and would create a hazard for the health, safety, and welfare of the single-family residential communities; therefore the granting of the variance will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will benefit the health, safety, and welfare of the single-family residential communities by preventing cut-through traffic.

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

The safety of the local residents and the impractical nature of the street extension are the supporting circumstances for this request.

# Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: Woodlands Ridge Business Park**

**Applicant: Glezman Surveying, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

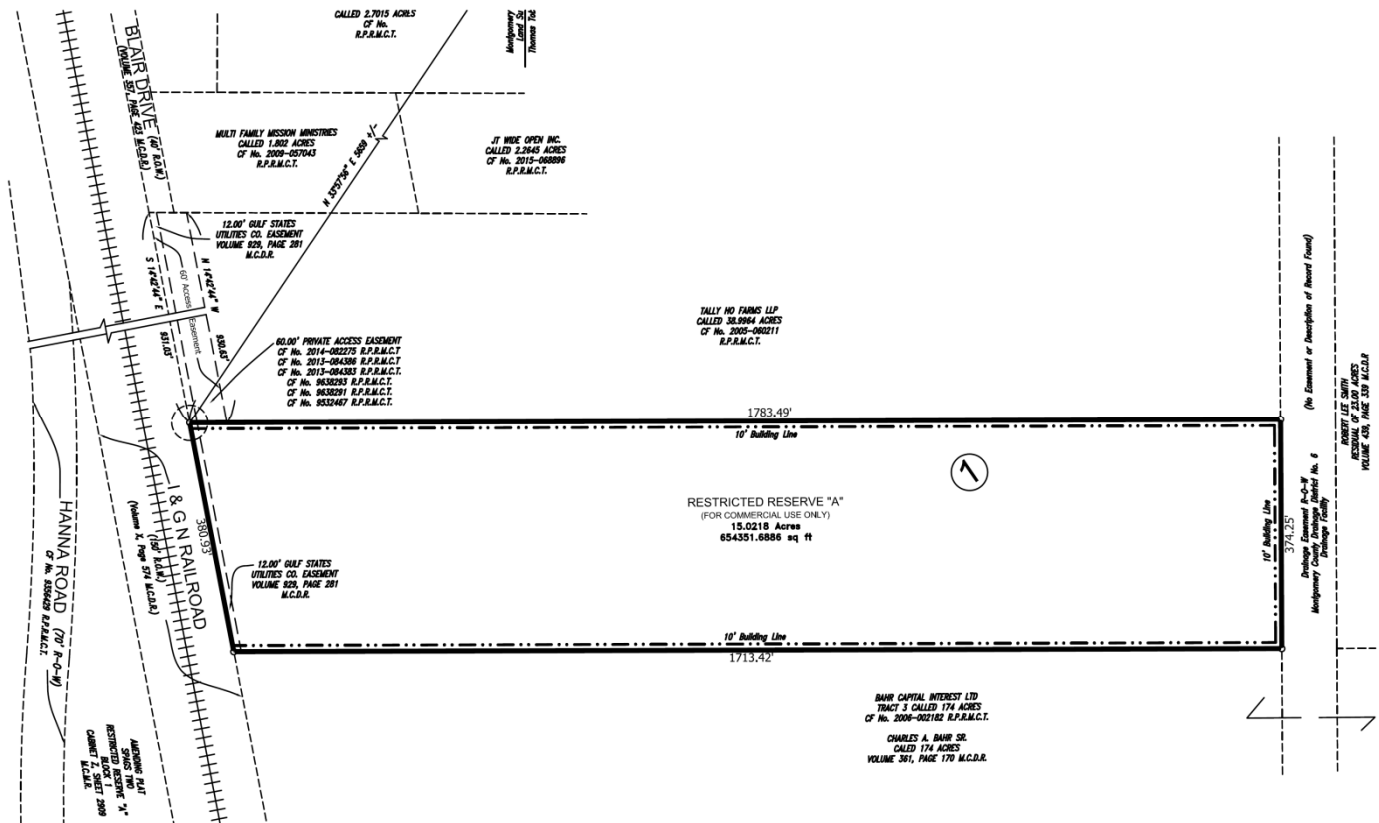
## ITEM: 125

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Woodlands Ridge Business Park

Applicant: Glezman Surveying, Inc.



D – Variances

Subdivision



# Houston Planning Commission

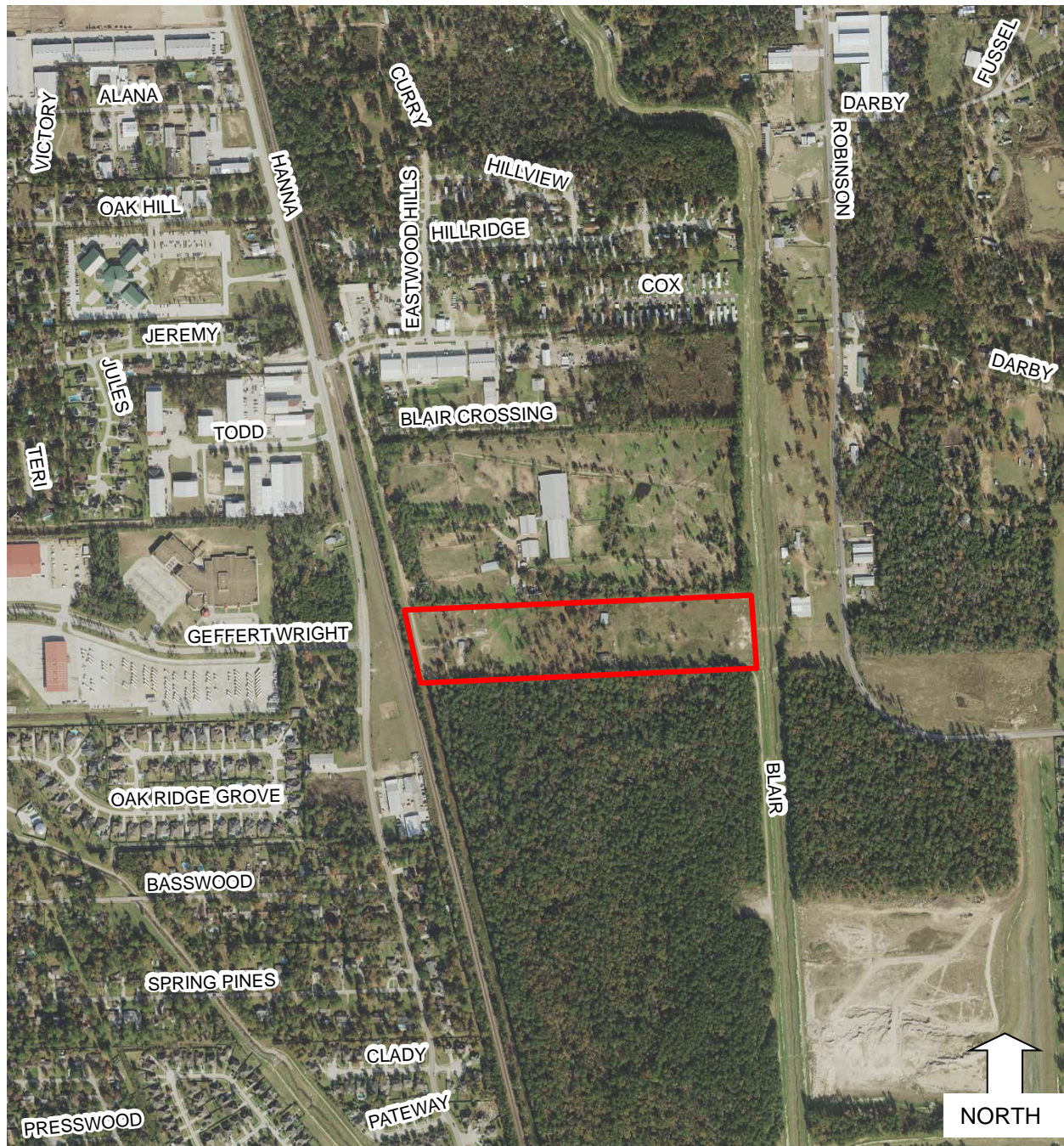
ITEM: 125

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Woodlands Ridge Business Park

Applicant: Glezman Surveying, Inc.



D – Variances

Aerial



**Application Number:** 2015-2375

**Plat Name:** Woodlands Ridge Business Park

**Applicant:** Glezman Surveying, Inc.

**Date Submitted:** 11/13/2015

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

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

To exceed local intersection spacing by not providing a north-south street through the subject property and having a block length greater than 1400 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

The access to this property is only along a 60 foot Access Easement as determined by SUMMARY JUDGEMENT, District Court of Montgomery County, Texas 284th Judicial District, No. 13-08-08756-CV, file December 26, 2013. A north to south street is not compatible with the proposed layout for the commercial reserve. The site will have reciprocal access easements as well as reciprocal parking agreements. There are no future roads anticipated in the acreage adjacent to the north. The only access is by the easement. A platted road to meet the block length requirement will cause an unnecessary physical blockage to the commercial site. Any proposed public right-of-way will result in a road that will not connect to existing or future rights-of-way. The proposed Reserve is 20% in excess of the maximum 1400 foot block length. The excessive 300 feet would be further restricted in its use if there is 60 foot wide section taken out of the center of the project. The area that would be unused (proposed 60 foot right-of-way) and would affect both the building set backs and drainage, and could not be developed.

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

N/A

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

The geographical location of the subject property and the Court's restrictions limit the possibility of future roadways. The Developer does not have ownership or control of the adjoining property to the North or South and cannot access across the existing railroad to the West and the existing drainage facilities on the East.

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

The development of the property as Commercial is compatible with the use of the surrounding properties. There is no negative impact and the intent and general purposes will be preserved and maintained with approval.

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

There are no public safety concerns as this property. The property is accessed from a commercial development area to the North and connects to Blair Drive, a dedicated 40 foot wide public right-of-way.

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

The request for variance is due to the Summary Judgment and the geographic constraints of the adjoining properties.





**Application Number:** 2015-2375

**Plat Name:** Woodlands Ridge Business Park

**Applicant:** Glezman Surveying, Inc.

**Date Submitted:** 11/13/2015

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

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

To allow a restricted reserve to not have the required frontage or access.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

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

### **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**

Owner does not have ownership or control over the property to the North and is limited by the SUMMARY JUDGEMENT.

**(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;**

Property is bounded as follows: West by a 150 foot wide I&GN Rail Road (a.k.a Missouri-Pacific Railroad); East by Drainage Easement Facility for Montgomery County Drainage District No. 6; North by Tally Ho Farms LLP, a 38.9964 acre property; and South by an undeveloped 174 acre tract of land. Exclusive access to the subject property and the adjoining north 38.9964 acres is along a 60 foot wide Private Access Easement as defined in the following documents: Montgomery County Clerk's File Numbers: 9532467, 9638291, 9638293, 2013084383, 2013084386, and 2014082275 Real Property Records of Montgomery County, Texas. The south tract, 174 acres, does not have access or use of the 60' Access Easement. This tract has other access points around its perimeter. This Access Easement connects to and abuts along its north 60 foot boundary, the south boundary of Blair Road, a 40 foot wide public right-of-way recorded in Volume 357, Page 423 of the Montgomery County Deed Records and is in a developed commercial area. Bayport Properties, LLC is "entitled to the use and enjoyment of the 60' Access Easement made subject to this suit" and is detailed in SUMMARY JUDGMENT, District Court of Montgomery County, Texas 284th Judicial District, No. 13-08-08756-CV, filed December 26, 2013. Requirements resulted in the unobstructed use of this access as an easement only and is not a public right-of-way and will not be dedicated by the land owner of the north 38.9964 acre tract. The 60' Access Easement has been paved from the end of Blair Drive to the north line of the subject property.

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

The restrictions placed on the Access Easement will not allow the 60 foot strip to be dedicated as a public road, subject to this suit" and is detailed in SUMMARY JUDGMENT, District Court of Montgomery County, Texas 284th Judicial District, No. 13-08-08756-CV, filed December 26, 2013.

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

There is no negative impact and the intent and general purposes will be preserved and maintained with approval. The existing easement meets the intent of the ordinance and has been substantiated by the aforementioned Summary Judgement.

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

There are no public safety concerns as this access is intended for the use of the 2 existing, large tract land owners.

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

The requirements set forth in Summary Judgment place restrictions on the Access Easement that will not allow the 60 foot strip to be dedicated as a public road, however the Private Access has been improved and paved and serves as unencumbered access to and from the development through the adjoining property to a dedicated 40 foot r-o-w for Blair Drive. A 24' paved surface with drainage ditches and shoulders has been constructed by the developer, Bayport Properties, LLC, of this tract pursuant to Montgomery County standards. The obligation of maintenance of the 60' Access Easement is through Bayport Properties, LLC.

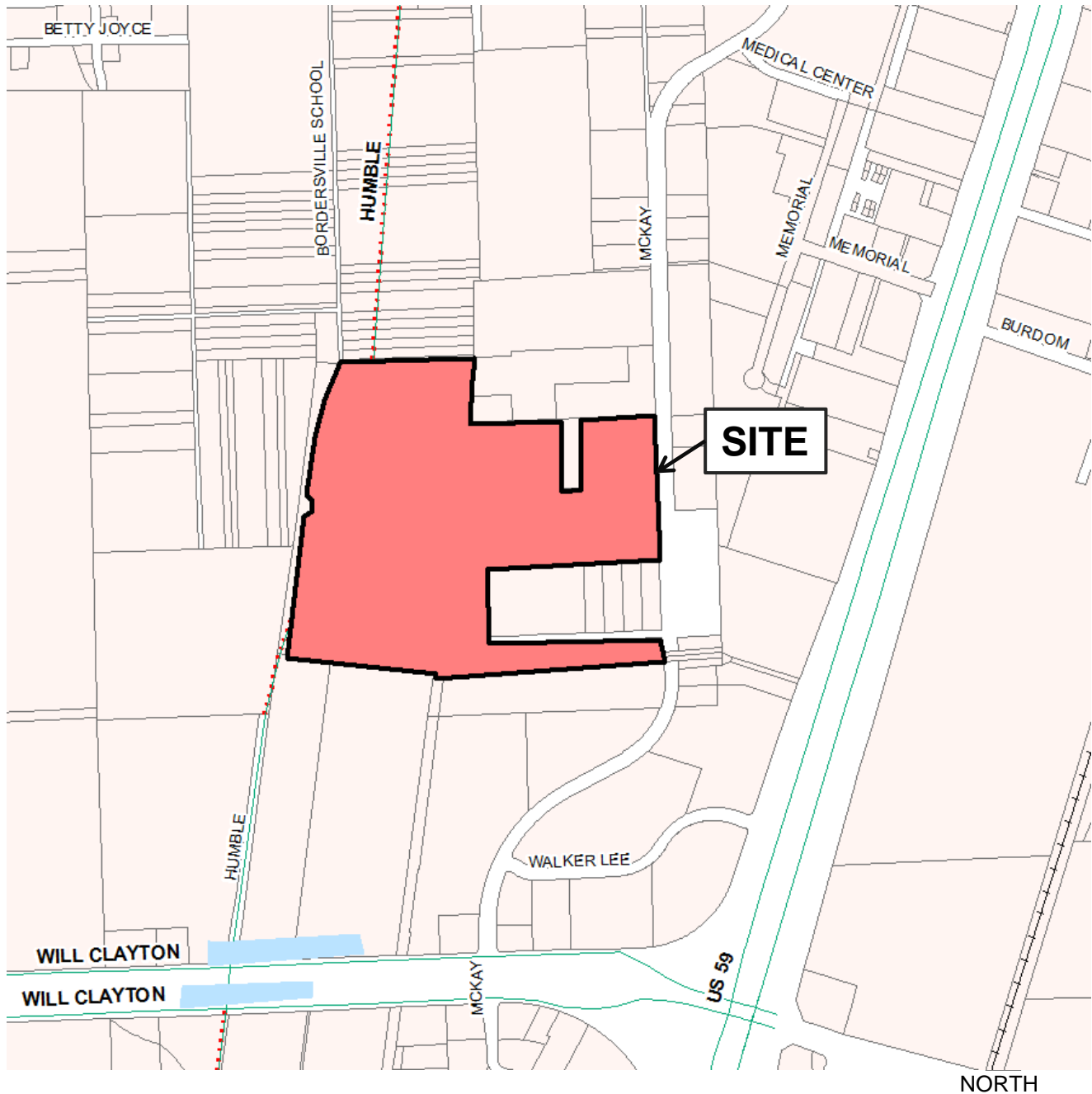
# Houston Planning Commission      ITEM: 126

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: McKay Intercontinental Trade Center Sec 1

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: McKay Intercontinental Trade Center Sec 1

Applicant: EHRA



F – Reconsideration of Requirements Subdivision



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# Houston Planning Commission      ITEM: 126

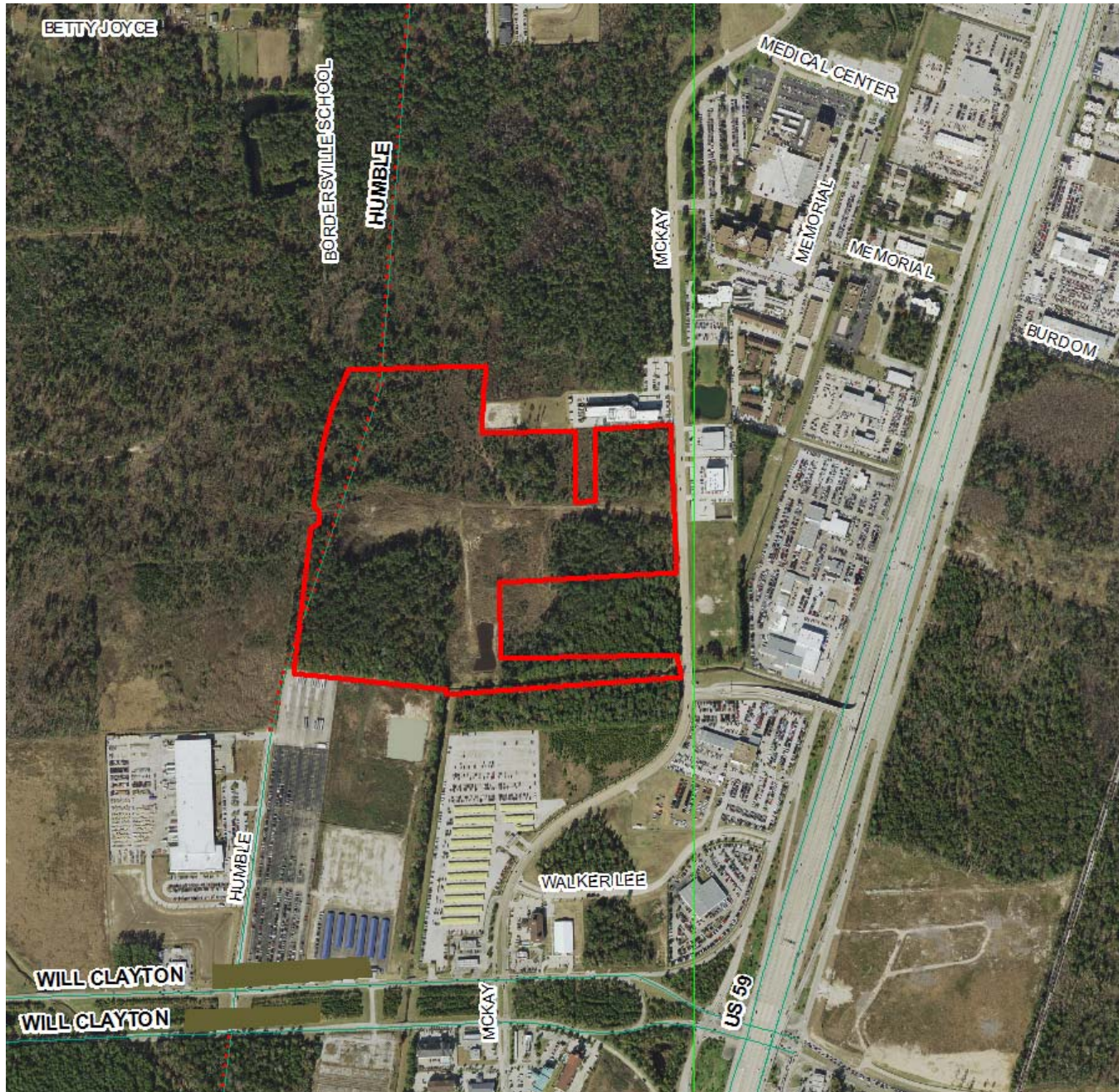
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: McKay Intercontinental Trade Center Sec 1

Applicant: EHRA



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F- Reconsideration of Requirements

Aerial

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

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**Application No:** 2015-2428  
**Plat Name:** McKay Intercontinental Trade Center Sec 1  
**Applicant:** EHRA  
**Date Submitted:** 11/16/2015

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

**Specific requirement or condition being sought:**

This is a request for reconsideration of the requirement to provide a north/south street in order to meet the 1,400' block length requirement of Chapter 42-128.

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 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 reconsideration of requirement request requires a variance. Please refer to the variance request form.





**Application Number:** 2015-2428

**Plat Name:** McKay Intercontinental Trade Center Sec 1

**Applicant:** EHRA

**Date Submitted:** 11/16/2015

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

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

A variance is requested for a 2,020' block length along McKay Center Crossing (previously McKay Crossing Drive) between future Humble Parkway and existing McKay Drive.

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### **Statement of Facts**

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

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

McKay Center Crossing was established in the McKay Intercontinental Trade Center Sec 1 preliminary plat to provide access through the 62 acre tract. This 2,020' long public street provides east/west connectivity between future Humble Parkway (a major thoroughfare) and existing McKay Drive. Although not a major thoroughfare, McKay Drive is a 100' ROW with 4 travel lanes, thus it is functionally a major thoroughfare. Since the distance between future Humble Parkway and McKay Drive is only 620' in excess of the 1,400' standard and the predominant land use for McKay Center Crossing will be distribution warehouses, it is unreasonable to require an additional north/south street on this tract. Additionally, if a north/south street were built in this location, it would be impossible to connect to any other streets due to recent platting activity in Broadmore Health GP (2015-1933) which received a variance not to provide any streets. To the south, two large rental car facilities and a minor drainage channel inhibit any street connection to Will Clayton Parkway.

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

The rental car facilities and drainage ditches to the south as well as the apartment project to the north predate the establishment of the McKay Intercontinental Trade Center. Recent platting activity in Broadmore Health GP does not allow for a north/south street connection per their approved variance request.

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

North/south public street connectivity will be adequately provided by McKay Drive and future Humble Parkway with a 2,020' interval and allow for continued development of warehouse distribution facilities as the predominant land use in this area.

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

Local vehicular circulation will not be negatively affected by an increase of only 620' in the block length requirement, thus public health, safety and welfare is not affected by granting this variance request.

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

Justification for this variance request is the fact that existing and proposed public streets are already in close proximity and existing development both north and south of the subject tract do not allow for additional north/south street connections.





# Houston Planning Commission

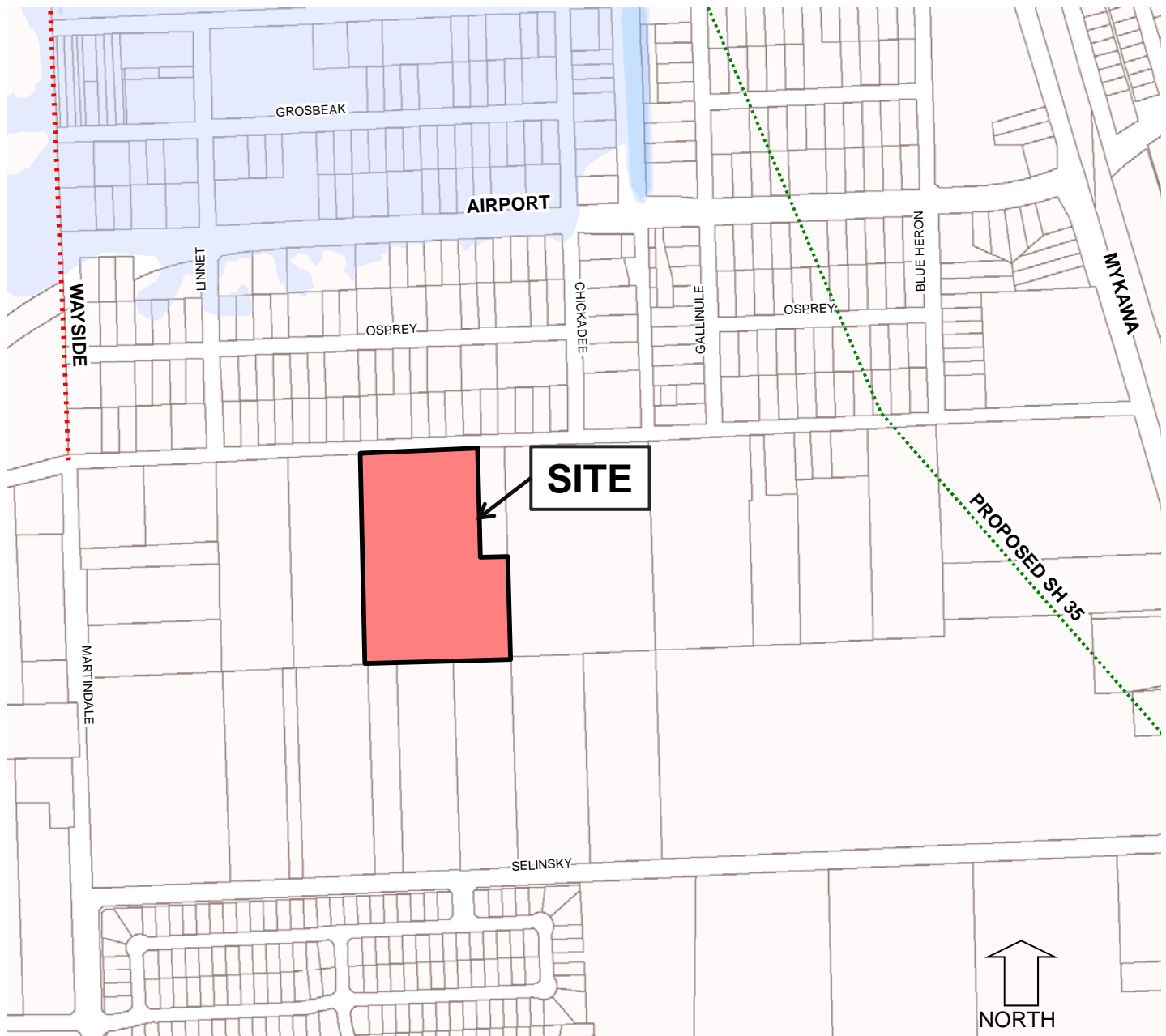
**ITEM: 127**

Planning and Development Department

Meeting Date: 12/17/2015

**Subdivision Name: South Acres Estates (DEF 1)**

**Applicant: The Interfield Group**



**F- Reconsideration of Requirements**

**Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 127

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: South Acres Estates (DEF 1)

Applicant: The Interfield Group



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F- Reconsideration of Requirements

Aerial

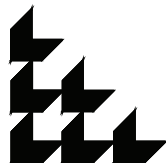
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**THE INTERFIELD GROUP**  
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300  
HOUSTON, TEXAS 77007

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



**TITLE**  
**PAVEMENT SECTION/SITE PLAN**

**PROJECT**  
**SOUTH ACRES ESTATES**

DATE: NOVEMBER, 2015 JOB #: 15107.06

DRAWN BY: OG

CHECKED BY: MLV

SHEET NO.

1





PLANNING &  
DEVELOPMENT  
DEPARTMENT

RECONSIDERATION OF REQUIREMENT  
Request Information Form

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Application No: 2015-2398  
Plat Name: South Acres Estates  
Applicant: The Interfield Group  
Date Submitted: 11/16/2015

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

**Specific requirement or condition being sought:**

Specific requirement and condition being sought, is to not extend a public street through subject tract.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

A. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. B. A street that intersects with a local street will satisfy the intersection length requirement of item (a) (1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. C. Intersections along local streets shall be spaced a minimum of 75 feet apart.

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

**STATEMENT OF FACTS:**



**Application Number:** 2015-2398

**Plat Name:** South Acres Estates

**Applicant:** The Interfield Group

**Date Submitted:** 11/16/2015

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

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

Specific variance is being sought and extent of condition is to not extend a public street through subject tract.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Chapter 42 Reference: Sec. 42-128. Intersections of local streets. A. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. B. A street that intersects with a local street will satisfy the intersection length requirement of item (a) (1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. C. Intersections along local streets shall be spaced a minimum of 75 feet apart.

### **Statement of Facts**

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

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

South Acres Estates is located north of Selinsky Road, west of Mykawa Road, east of Martindale Road and south of South Acres Drive. The original tract is currently shown to be owned by three (3) owners. A portion of the tract of land was recently subdivided by metes and bounds and sold to two (2) individuals. The individuals were then informed that the property would need to be platted. The first submitted plat of South Acres Estates (By others) was submitted and approved, with the condition that along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. This requirement placed a burden on one of the new owners, in that the location of the street would now need to be located entirely within her tract. This owner's tract is 110' x 785.08'; therefore, in providing a 50' right of way within her tract, owner would lose approximately 0.90-acres (39,254 SF) of land. The location of the 50' right of way would cause her land to be divided into two portions, on either side of the new street. These portions would be 50.45' x 785.08' and 9.56' x 785.08. This latter portion would be unbuildable, due to the depth of this portion of the land and building line which would be required along the 50' right of way. Therefore, making her total lose approximately 1.07-acres out of the recently purchased 1.9825-acres. In reviewing the street patterns in this area, please considering the following: 1. Tract is approximately 412' from Chickadee Lane and 562' from Linnet Lane. These streets are on the north side of South Acres Drive, and would most likely be the streets to be extended to the south. 2. The recent subdivision located to the south, along Selinsky Road provided the right of way of La Playa Drive. However, this street dead ends at single family residential lots also created by this plat. This leads us to believe that any further extension of this new street is not planned. 3. The block length between Linnet Lane and Chickadee Lane is approximately 1,354 feet. The block length between Chickadee Lane and Gallinule Lane, to the east, is approximately 524 feet. The block length between Gallinule Lane and Blue Heron, further east, is approximately 806 feet. All of these streets intersect with Airport Boulevard, to the north, and South Acres Drive. All of these block lengths do not exceed 1400 feet along South Acres Drive. We are of the opinion that there are existing streets in place which can be extended, to provide a satisfactory traffic pattern in the area, so as not to burden this one owner being impacted by the requirement to extend a street through her land. Owner would appreciate staff's and the Planning Commission's granting of this variance.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along South Acres Drive b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face.

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

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

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

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

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# Houston Planning Commission    ITEM: 128

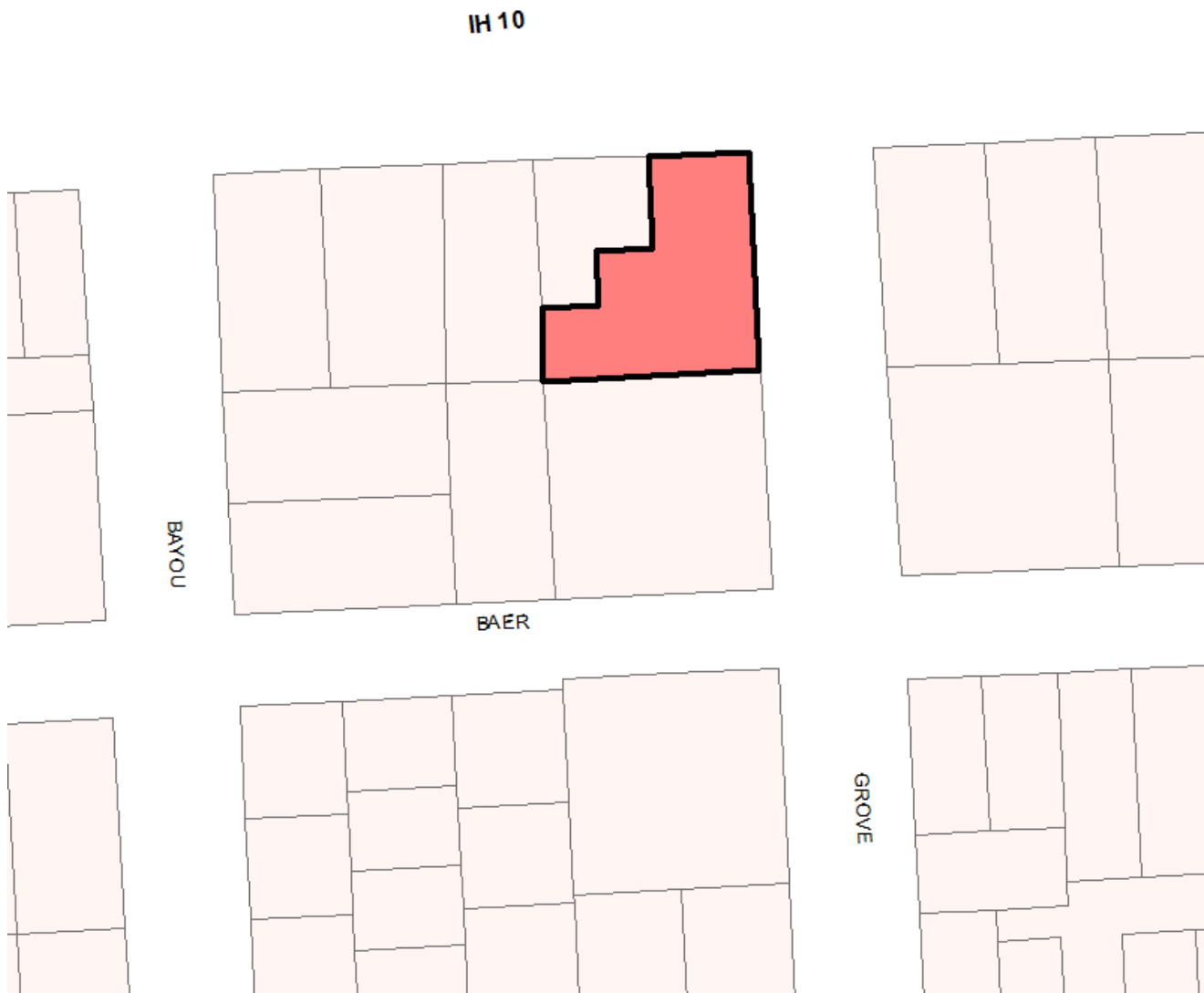
Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Trails on Nance Street

Applicant: ICMC GROUP INC



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**F- Reconsideration of Requirements**

**Site Location**

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# Houston Planning Commission ITEM: 128

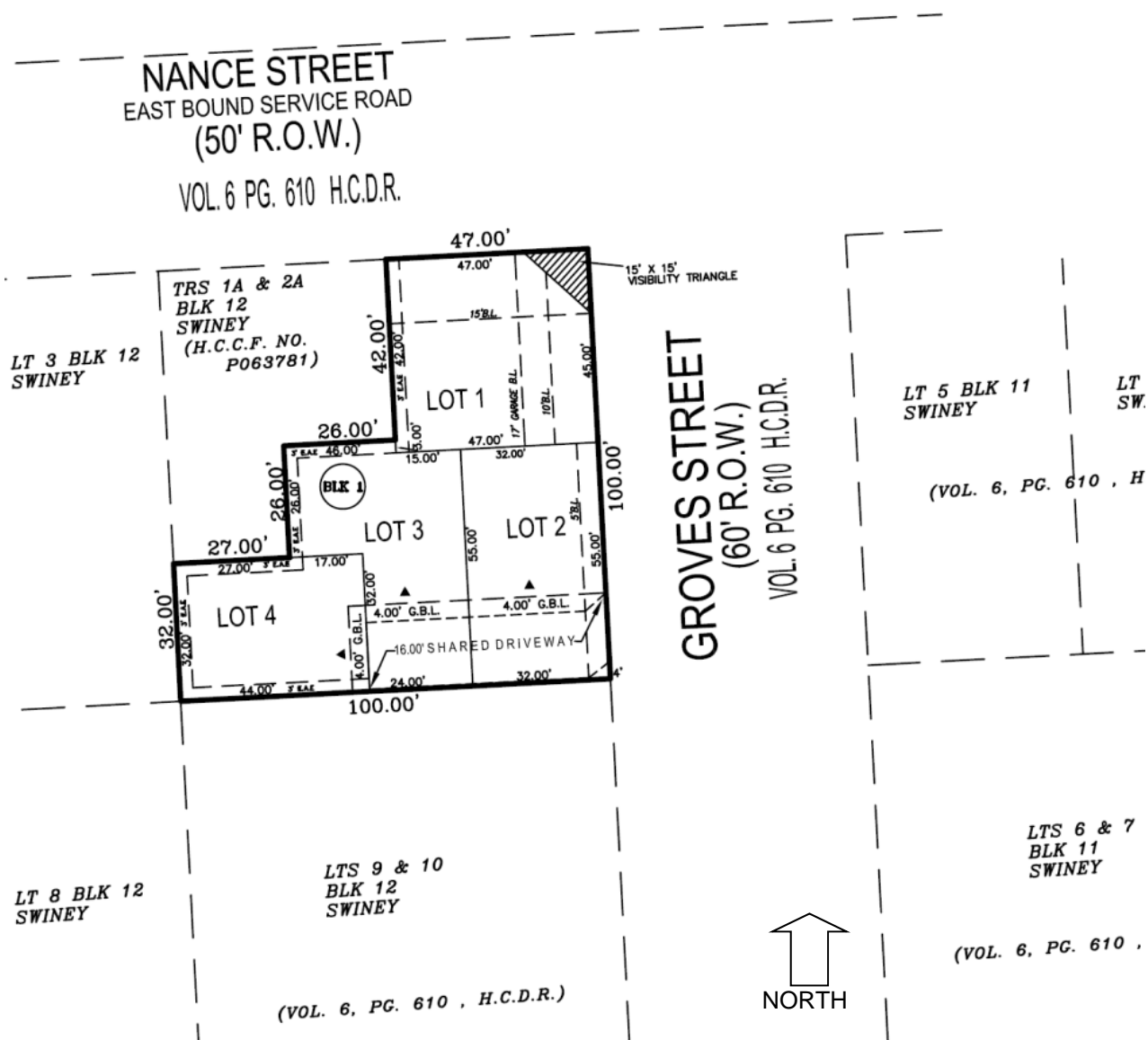
Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Trails on Nance Street

Applicant: ICMC GROUP INC

INTERSTATE HIGHWAY 10



F – Reconsideration of Requirements

Subdivision

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# Houston Planning Commission    ITEM: 128

Planning and Development Department

Meeting Date: 12/17/2015

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Subdivision Name: Trails on Nance Street

Applicant: ICMC GROUP INC



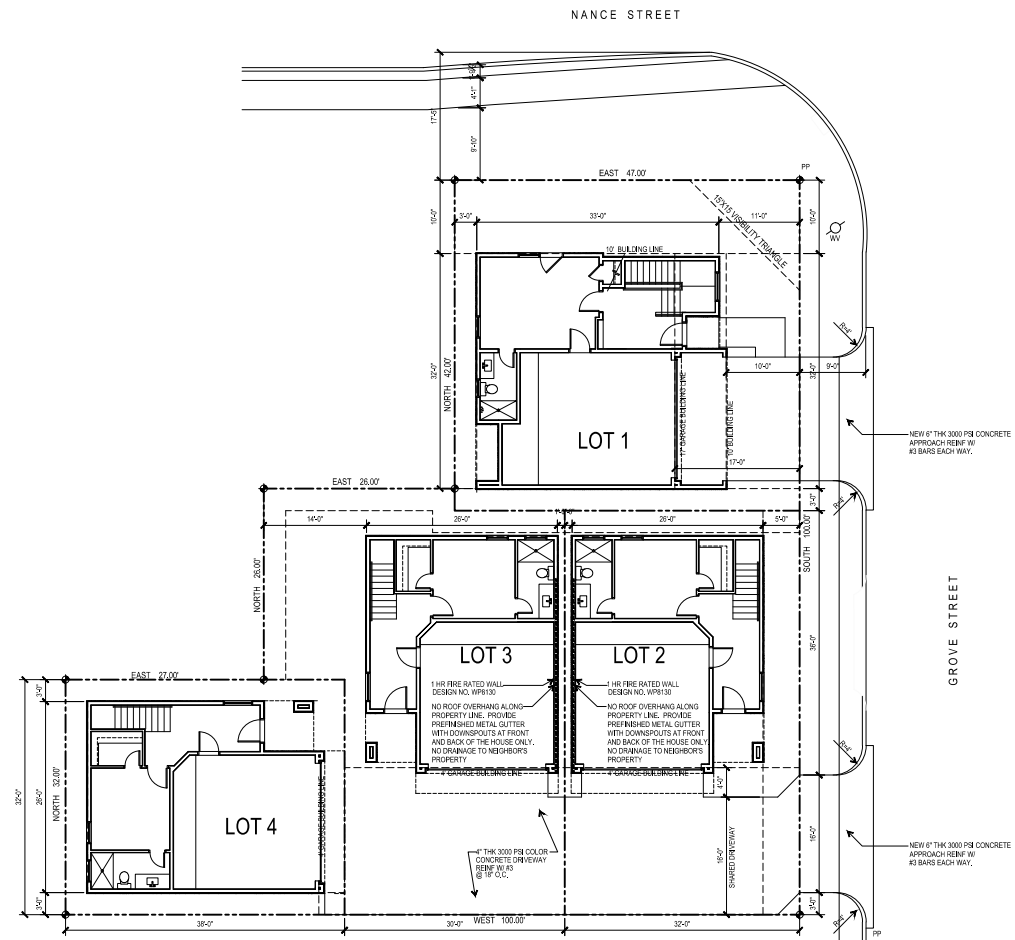
---

**F- Reconsideration of Requirements**

**Aerial**

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REV.	DATE	DESCRIPTION
08/12/15		FOR REVIEW



GENERAL NOTES:  
1. ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.  
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENT GUIDELINES.  
3. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.

⊕ 1 SITE PLAN  
1/8"=1'-0"

**METRO LIVING**

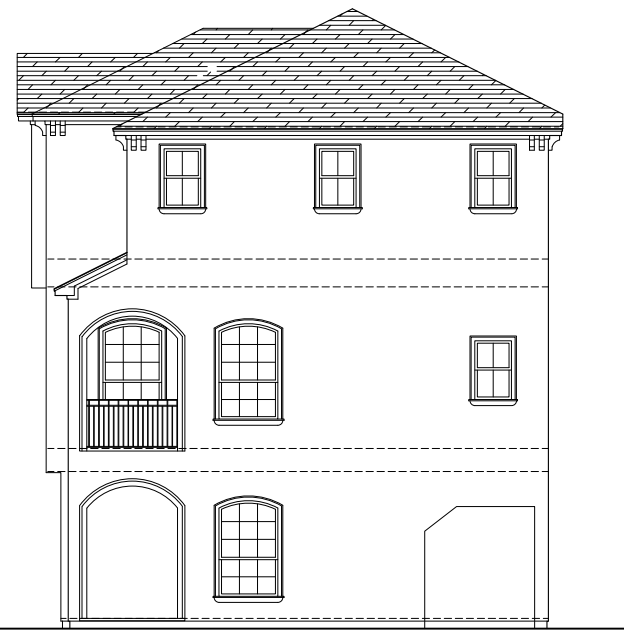
1622 Wycliffe Drive  
Houston, Texas 77043  
281.685.9561 Phone  
832-767-9272 Fax  
yamameto\_1@hotmail.com

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SHEET TITLE:  
SITE PLAN

SHEET NO.

A1.00



2 NANCE ELEVATION  
1/4"=1'-0"

PROJECT: 1626  
Pato Home Development  
  
0 Grove Street  
Houston, Texas 77020  
  
REV. DATE DESCRIPTION  
08/12/15 FOR REVIEW

**METRO LIVING**  
  
1622 Wycliffe Drive  
Houston, Texas 77043  
281.685.9561 Phone  
832.767.4272 Fax  
yamameto\_1@hotmail.com

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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:  
NANCE STREET VIEW

SHEET NO.  
**A3.00**





## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2015-2492  
Plat Name: Trails on Nance Street  
Applicant: ICMC GROUP INC  
Date Submitted: 12/06/2015

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(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 Nance Street for east bound service road of I-10

**Chapter 42 Section: 151**

**Chapter 42 Reference:**

TO Reduce Building Line along Major Thoroughfare from 25.00' to 15.00' Building line shall be as follows, subject is pursuant to section 42-151 of this Code

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



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2015-2492  
**Plat Name:** Trails on Nance Street  
**Applicant:** ICMC GROUP INC  
**Date Submitted:** 12/06/2015

---

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

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

Reduced building line requirement along Nance Street for East Bound Service Road of I-10

**Chapter 42 Section:** 151

**Chapter 42 Reference:**

The minimum required Building Line on Major Thoroughfare is 25.00' shall be as follows is pursuant to section 42-151 of this Code

### Statement of Facts

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

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

This lot location is located East Downtown Houston. There was minimum development going on at the time of purchase of lot. The lot was intend to be built as a dream home for the applicant who found the lot for sale on Google Earth from working a deployment in Afghanistan. The deployment process was put on hold for 2 years due to travels between countries. Two years later new development around took place and the community has improved with development. The idea is to build the same type of structured townhome as others around the community. It is the applicant's choice to build a townhome for personal live after spending 7 years between Iraq, Kuwait, and Afghanistan working with the U.S military. This Townhome will be occupied by the applicant for live, now deployments are coming to an end. Within close proximity of downtown, medical center, and museum district the applicant can commute to work and the city of Houston. The applicant is asking for a 15' feet building line to start building the townhome from the curb that run off Nance Street. There will be a sufficient space to accommodate pedestrian friendly amenities. Specifically, the applicant will provide a 6' sidewalk and a 3" caliper street located between the house and Grove Street. It will allow for easier neighborhood walkability of the main road of Nance and Grove Street for the fronting townhomes. Also will accommodate pedestrians waiting for bus stop inform of home placed by the city of Houston. In brief, the proposed dream townhome development will be 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 basic for this requested variance is required for build in the development in the area. The proposed 15' building line will allow sufficient space to start the build of the applicants dream townhome and accommodate pedestrian sidewalk along the side.

**(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 applicant. Specifically, the applicant will provide a 6' sidewalk and a 3" caliper street located between the house and Grove Street. Sidewalks, gates, and fence will allow for easier neighborhood walkability for the fronting of townhome. The proposed dream townhome development will be 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 will help to improve the area of where there's abandon homes and lots, This area now is just located where there is not much development now but soon will be. It will make the area more attractive and improve the

property value in the area. The development will be a new start of the applicants first dream home after serving 7 years in a war zone and having a place to call home. This will make for great pedestrian friendly environment a bus stop is right on in front of the vacant area. The sidewalks will make for new friendly environment for the neighborhood and the community park less than a 3 blocks away. 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 the proposed development will be consistent with the existing development characteristics in the area. This was a property bought by a Military worker who needed a home of own after deployment and found on Google Earth while form another country with intent to turn into a dream home. Once coming back to the states and finding out it is a now turned townhome community the applicant was excited to start building home in area.

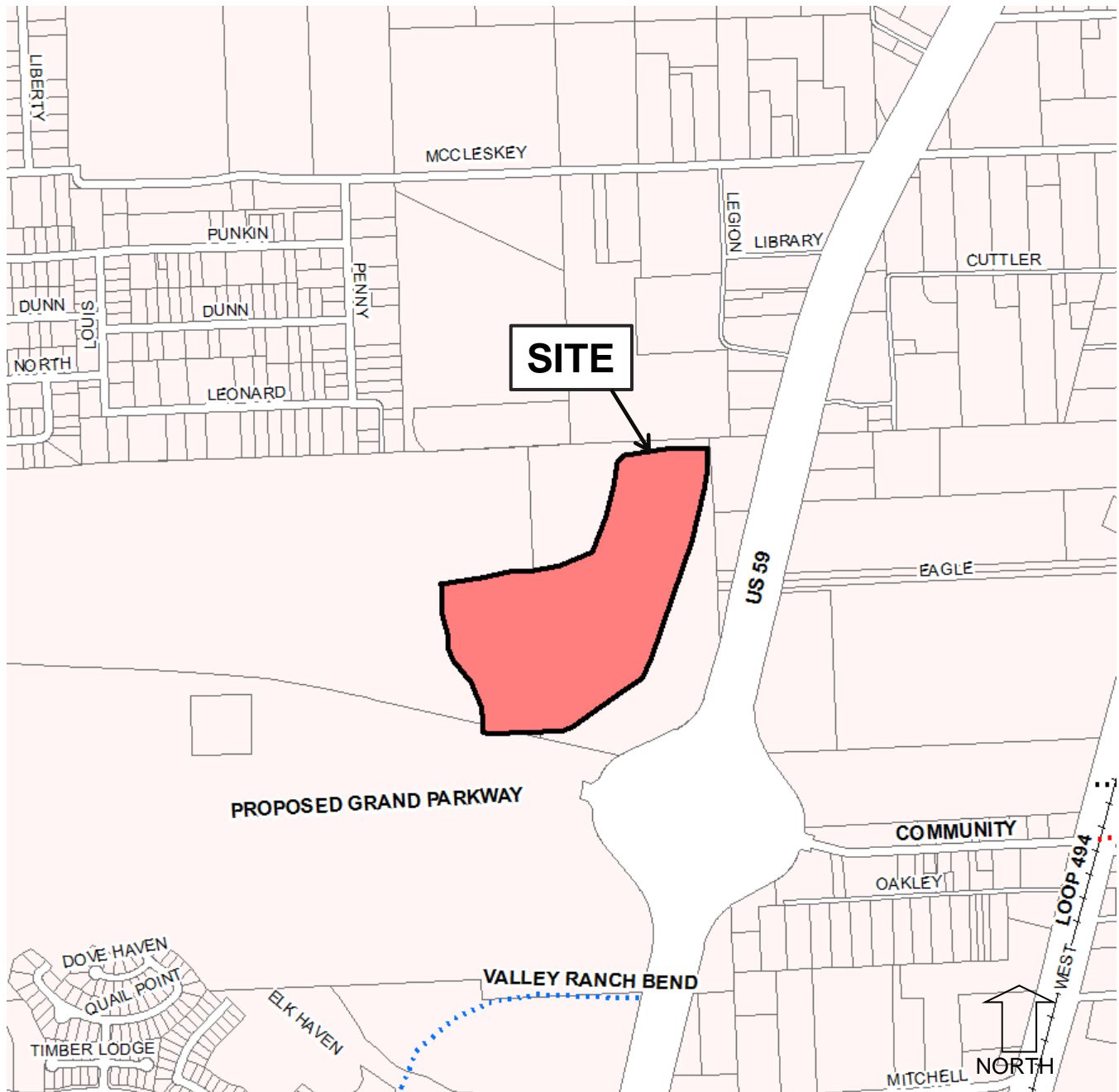
# Houston Planning Commission    ITEM: 129

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Valley Ranch Academy

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



F- Reconsideration of Requirements

Site Location



**Meeting Date: 12/17/2015**

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



# Houston Planning Commission

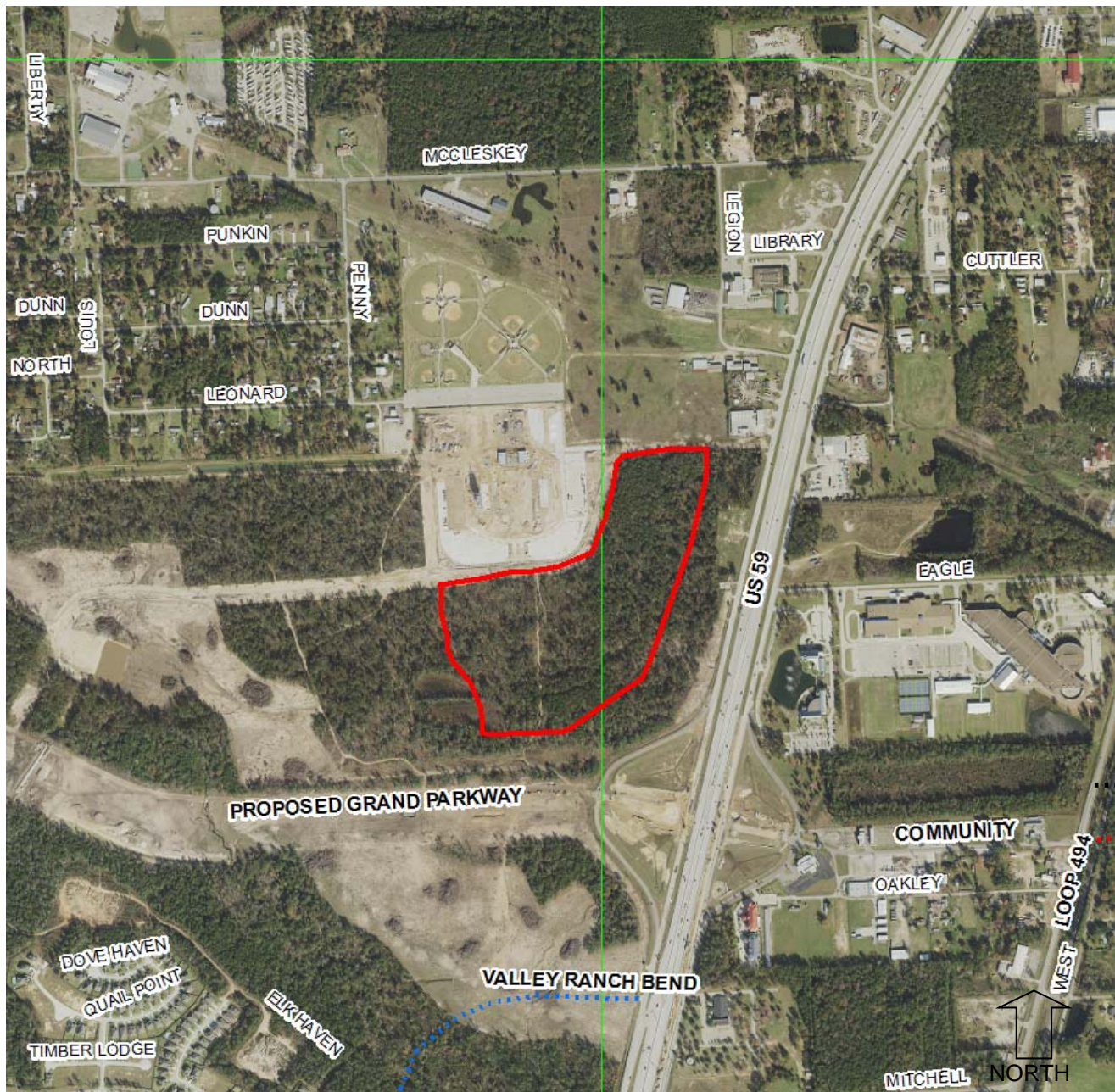
ITEM: 129

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Valley Ranch Academy

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



F- Reconsideration of Requirements

Aerial



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2015-2508  
**Plat Name:** Valley Ranch Academy  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**Date Submitted:** 12/07/2015

---

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

**Specific requirement or condition being sought:**

Reconsideration is requested To allow an excessive intersection of approx. 2,400' along Valley Ranch Parkway between Town Park Blvd. and Market St. and approx. 2,700' along Market St. between Town Park Blvd. and Valley Ranch Parkway.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**





**Application Number:** 2015-2508

**Plat Name:** Valley Ranch Academy

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

**Date Submitted:** 12/07/2015

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

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

To allow an excessive intersection of approx. 2,400' along Valley Ranch Parkway between Town Park Blvd. and Market St. and approx. 2,700' along Market St. between Town Park Blvd. and Valley Ranch Parkway.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### **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 Valley Ranch development is bisected east-west by the Grand Parkway. South of the Grand Parkway is primarily residential development. North of the Grand Parkway will be primarily commercial, retail, office, multi-family, institutional and similar development. No traditional single family lots are currently planned for the area north of the Grand Parkway; however, small pockets of patio homes, duplexes and/ or townhomes could be a future consideration to respond to market demands in the area. The hard, northwest corner of the Grand Parkway and US 59 intersection is an ideal location for a large tract, mixed use development. This tract will have parallel east-west collector streets; both streets deflecting to a more north-south direction to parallel US 59 and connecting to each other at each end. The majority of the northern most east-west collector street was designed as a 100' R.O.W. and built with a boulevard paving section; thus functioning as a "local" major thoroughfare for the development. Several other "connecting" collector streets will tie these two backbone collector streets together and tie them to both US 59 and the Grand Parkway. The resulting collector street system provides several "looping" streets within the development and provides a sufficient circulation system for this mixed use portion of the development. The Valley Ranch Academy plat represents the largest contiguous piece of what will be a unified retail development; with this portion featuring multiple anchor stores including an Academy, Target, Burlington and many other retailers. Parking for over 2500 vehicles will be provided for this area. Loading docks for these retailers will be located along the north side of the buildings, facing Valley Ranch Parkway. This will limit the amount of large truck traffic within the customer driving lanes and parking areas. Adding a north-south public street in the middle of this retail development will increase the amount of large truck traffic on Market St and the mid-block public street. This unified retail development will also highly encourage pedestrian foot traffic to and from multiple retailers in the development. The addition of a north-south public street will fragment the retail development, decrease pedestrian foot traffic and increase vehicle and large truck traffic between the east and west sides of the street. The increased vehicle traffic will also create a public safety issue for the remaining pedestrian traff

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

The increased vehicle and large truck traffic created by the addition of another north-south public street is not a hardship created by the applicant.

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

By not encouraging additional vehicular and large truck traffic through the middle of the retail development with an additional north-south public street, the intent and general purposes of this chapter are maintained.

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

By not encouraging additional vehicular and large truck traffic through the middle of the retail development with an additional north-south public street, the granting of the variance will not be injurious to the public health, safety or welfare.

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

Pedestrian safety is the main justification of the variance.



# Houston Planning Commission

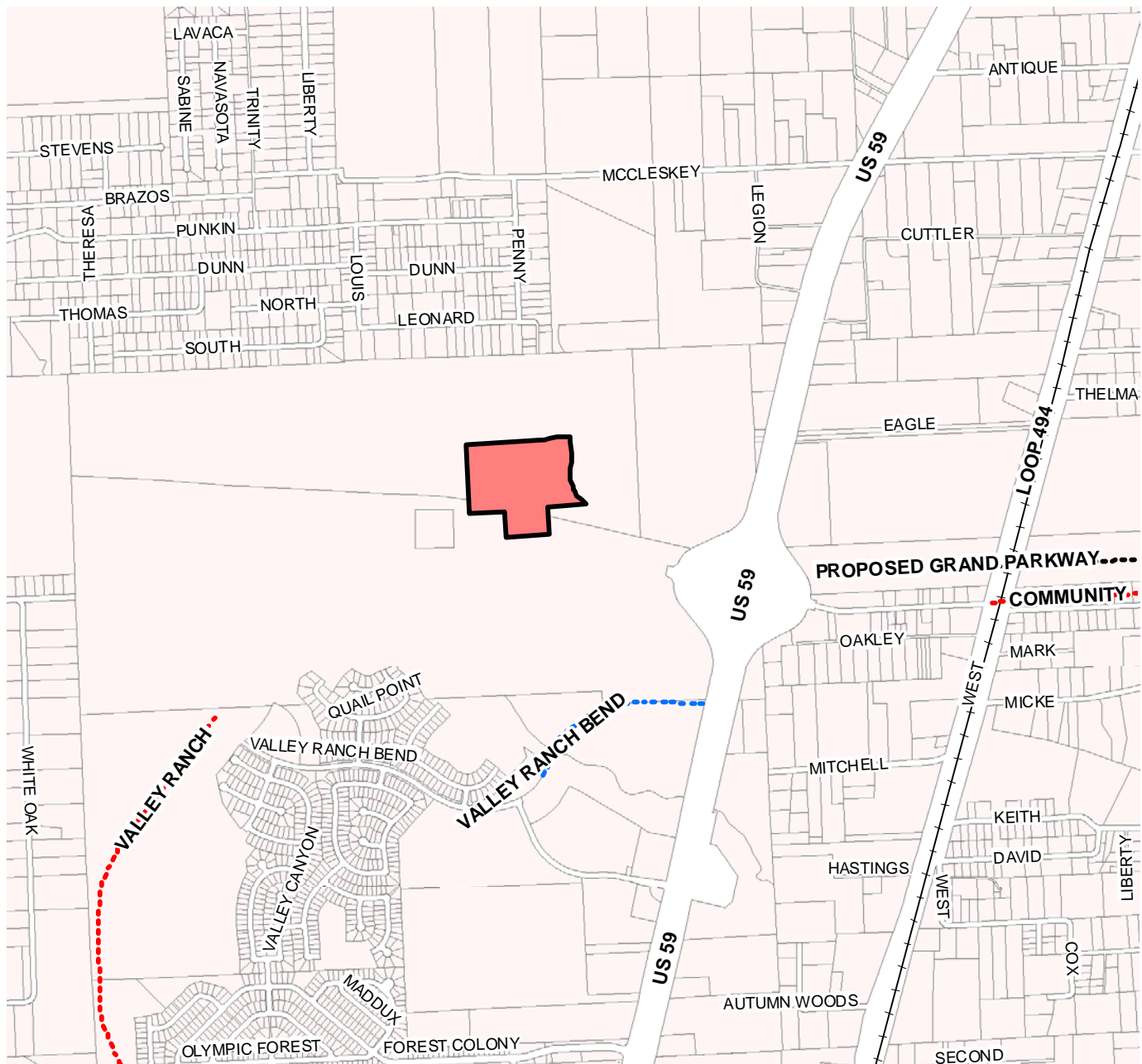
ITEM: 130

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Valley Ranch Kroger

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission      ITEM: 130

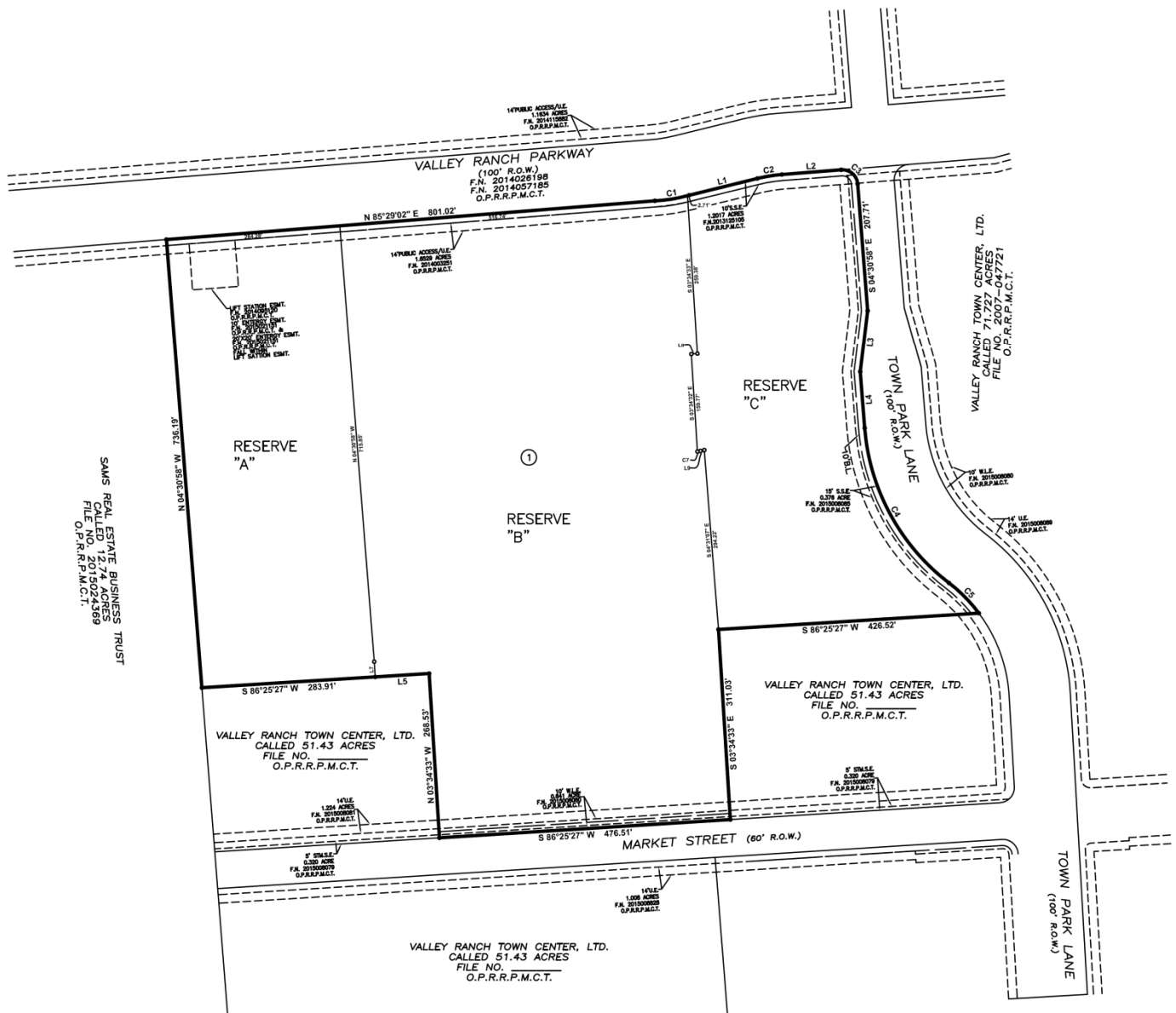
**ITEM: 130**

## Planning and Development Department

**Meeting Date: 12/17/2015**

**Subdivision Name: Valley Ranch Kroger**

**Applicant: LJA Engineering, Inc.**



## F – Reconsideration of Requirements

## Subdivision



# Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 12/17/2015

Subdivision Name: Valley Ranch Kroger

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

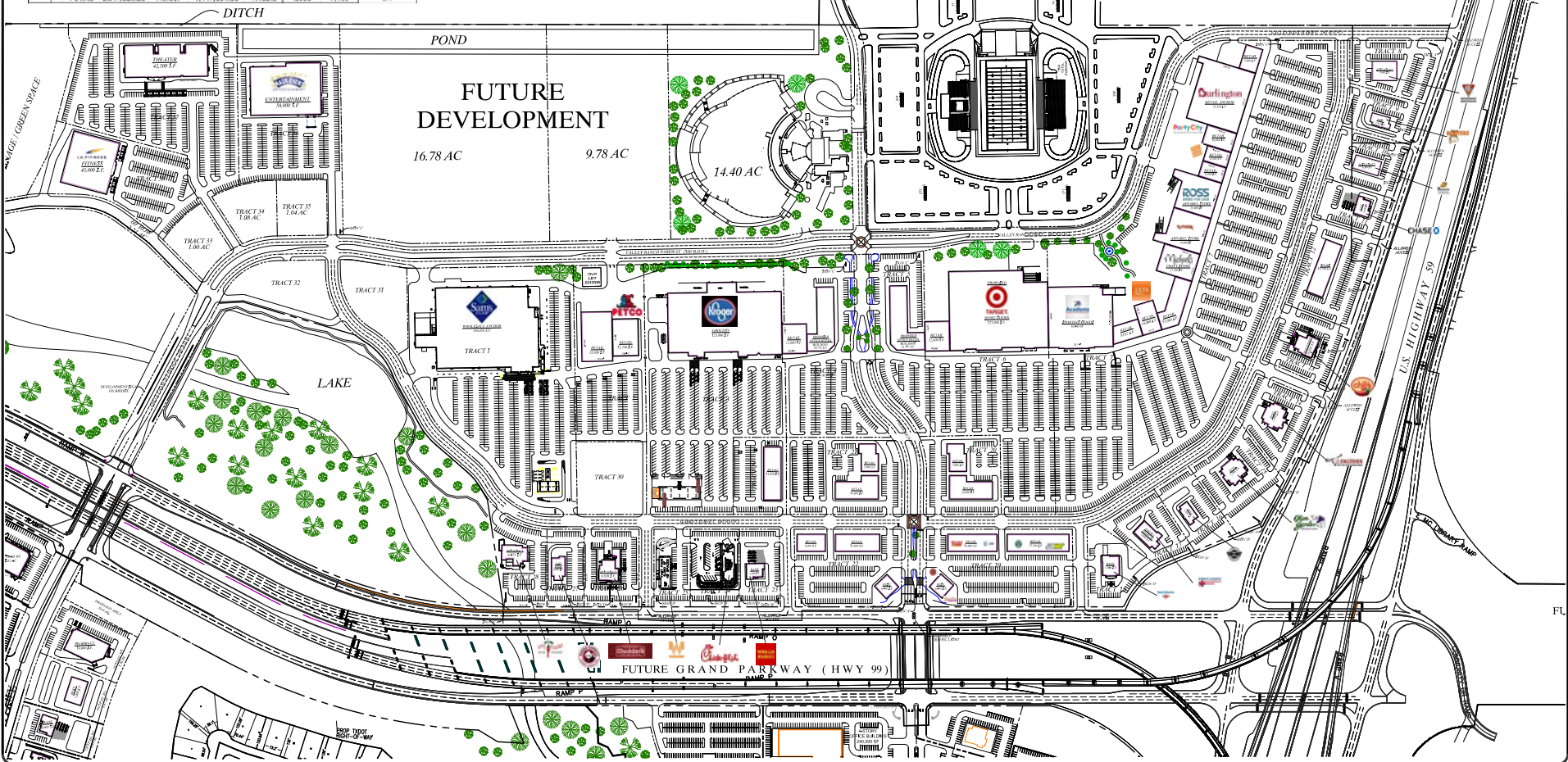
Aerial



Tract No.	Area (S.F.)	Area (AC)	Building Area (S.F.)	Density %	Parking Required	Parking Provided	Parking Ratio (Cars/1000 SF)
1	355,760.58	8.1759	138,454.00	24.55%	340	372	4.2
2	292,838.96	6.657	40,750.00	20.09%	183	184	4.5
3	304,455.69	11.581	123,000.00	24.38%	492	532	4.3
4	217,531.77	4.994	32,754.00	15.06%	131	185	5.6
5	136,180.85	3.172	22,717.00	16.44%	91	168	7.4
6	457,293.64	10.498	139,000.00	30.40%	556	576	4.1
7	1,303,322.09	29.920	248,763.00	18.09%	995	1,673	6.7
8	76,710.24	1.761	8,000.00	10.43%	64	108	13.5
9	51,925.41	1.192	3,500.00	9.74%	28	89	16.9
10	64,500.51	1.481	6,300.00	9.77%	50	76	12.1
11	45,975.26	1.055	4,000.00	3.70%	16	36	9.0
12	107,372.84	2.465	15,750.00	14.67%	63	168	19.2
13	66,960.32	1.563	6,628.00	9.74%	48	112	18.6
14	78,381.50	1.799	7,368.00	9.44%	59	120	16.2
15	93,410.60	2.144	7,368.00	7.92%	59	121	16.4
16	54,720.84	1.256	3,500.00	5.40%	28	85	15.7
17	59,389.63	1.363	7,000.00	11.79%	28	88	9.7
18	60,527.19	1.390	5,568.00	9.25%	22	32	5.7
19	185,404.23	4.256	36,400.00	19.63%	146	286	7.9
20	56,799.16	1.292	21,540.00	22.56%	87	97	4.4
21	143,103.77	3.285	21,540.00	15.26%	87	178	8.2
22	134,996.19	3.099	25,500.00	18.93%	102	185	7.2
23	51,514.70	1.183	4,000.00	7.76%	16	54	13.5
24	61,978.17	1.421	4,876.00	7.88%	39	71	14.6
25	46,302.70	1.056	5,300.00	11.72%	43	48	8.9
26	69,559.76	1.597	6,628.00	3.67%	48	106	17.6
27	46,978.34	1.078	4,800.00	10.22%	38	82	12.9
28	71,195.49	1.634	8,500.00	11.94%	68	91	10.7
29	66,519.47	1.527	15,263.00	22.62%	60	93	8.2
30	62,752.73	1.440					
31	70,997.16	1.628					
32	84,535.59	1.941					
33	43,384.34	0.996					
34	46,389.96	1.076					
35	45,326.71	1.041					
36	277,848.90	6.379	56,300.00	20.87%	232	325	5.6
37	378,561.46	8.691	42,300.00	11.23%	180	264	13.5
38	172,469.47	3.955	45,200.00	26.09%	180	281	4.5
TOTAL							6.4

SHOPPING CENTER NORTH TRACTS

N  
**VALLEY RANCH**  
 PRELIMINARY STUDY  
 HIGHWAY 59 & GRAND PARKWAY  
 MONTGOMERY COUNTY, TEXAS



NOT FOR PERMITTING, REVISION, OR APPROVAL OF CONSTRUCTION

DATE: 02/19/2015

**CDA Architects**

17000 Shaw Blvd, Suite 200  
 Houston, Texas 77058  
 281-977-9490 Fax: 281-977-9440

PRELIMINARY SITE PLAN

VALLEY RANCH TOWN CTR. - N  
 HWY 59 AT GRAND PARKWAY  
 MONTGOMERY COUNTY, TEXAS

SP-37



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

---

**Application No:** 2015-2507  
**Plat Name:** Valley Ranch Kroger  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**Date Submitted:** 12/07/2015

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

**Specific requirement or condition being sought:**

To allow an excessive intersection of approx. 2,200' along Valley Ranch Parkway between Town Park Blvd. and Market St.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

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:**





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2015-2507

**Plat Name:** Valley Ranch Kroger

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

**Date Submitted:** 12/07/2015

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

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

To allow an excessive intersection of approx. 2,200' along Valley Ranch Parkway between Town Park Blvd. and Market St.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### 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 Valley Ranch development is bisected east-west by the Grand Parkway. South of the Grand Parkway is primarily residential development. North of the Grand Parkway will be primarily commercial, retail, office, multi-family, institutional and similar development. No traditional single family lots are currently planned for the area north of the Grand Parkway; however, small pockets of patio homes, duplexes and/ or townhomes could be a future consideration to respond to market demands in the area. The hard, northwest corner of the Grand Parkway and US 59 intersection is an ideal location for a large tract, mixed use development. This tract will have parallel east-west collector streets; both streets deflecting to a more north-south direction to parallel US 59 and connecting to each other at each end. The majority of the northern most east-west collector street was designed as a 100' R.O.W. and built with a boulevard paving section; thus functioning "local" major thoroughfare for the development. Several other "connecting" collector streets will tie these two backbone collector streets together and tie them to both US 59 and the Grand Parkway. The resulting collector street system provides several "looping" streets within the development and provides a sufficient circulation system for this mixed use portion of the development. The Valley Ranch Kroger plat represents a significant portion of what will be a unified retail development; featuring multiple anchor stores including a Sam's Wholesale (under construction immediately to the west of the Kroger site), the Kroger's Grocery and other retailers. Parking for over 1700 vehicles will be provided for this area. Loading docks for these retailers will be located along the north side of the buildings, facing Valley Ranch Parkway. This will limit the amount of large truck traffic within the customer driving lanes and parking areas. Adding a north-south public street in the middle of this retail development will increase the amount of large truck traffic on Market St and the mid-block public street. This unified retail development will also highly encourage pedestrian foot traffic to and from multiple retailers in the development. The addition of a north-south public street will fragment the retail development, decrease pedestrian foot traffic and increase vehicle and large truck traffic between the east and west sides of the street. The increased vehicle traffic will also create a public safety iss

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

The increased vehicle and large truck traffic created by the addition of another north-south public street is not a hardship created by the applicant.

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

By not encouraging additional vehicular and large truck traffic through the middle of the retail development with an additional north-south public street, the intent and general purposes of this chapter are maintained.

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

By not encouraging additional vehicular and large truck traffic through the middle of the retail development with an additional north-south public street, the granting of the variance will not be injurious to the public health, safety or welfare.

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

Pedestrian safety is the main justification of the variance.



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Karen Rose Engineering & Surveying	Karen Rose	713-522-1244	krose7@kre-s.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2250 Albans Road	15130764	77005	5256	532C	C

HCAD ACCOUNT NUMBER(S):	054-101-000-0001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 39 Southampton Place
PROPERTY OWNER OF RECORD:	Sumit & Yvette P. Bhutani
ACREAGE (SQUARE FEET):	0.1672 Acres (7,284 square feet)
WIDTH OF RIGHTS-OF-WAY:	60' Greenbriar Drive & 60' Albans Road
EXISTING PAVING SECTION(S):	41' Greenbriar Drive & 26.1' Albans Road
OFF-STREET PARKING REQUIREMENT:	2 On-Site Parking Spaces
OFF-STREET PARKING PROVIDED:	2 On-Site Parking Spaces
LANDSCAPING REQUIREMENTS:	2 New or Preserved Trees
LANDSCAPING PROVIDED:	8 Preserved Trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence - 1,813 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence - 4,795 square feet

**PURPOSE OF VARIANCE REQUEST:**

To allow a 10' building line along Greenbriar Drive, a designated major thoroughfare, instead of the required 25' building line.

CHAPTER 42 REFERENCE(S): Chapter 42-152 - Building line requirements along major thoroughfares.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

### APPLICANT'S STATEMENT OF FACTS

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

A variance is being sought to allow for a 10-foot building line along Greenbriar Drive, a designated major thoroughfare, instead of the 25-foot required building line. The 10-foot building line conforms to the deed restrictions for Southampton Place enacted in 1923 and is appropriate to the lot size as created by the original plat of Southampton Place, recorded in 1924, prior to the City of Houston creating the Major Thoroughfare Plan. Vehicular access to the lot will be from the alley in the rear. The Southampton Civic Club has endorsed the variance request as an endeavor to maintain the existing character of the neighborhood.

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

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

The lot size and building setback requirements, therefore the buildable space on this lot, was originally established by a plan of development recorded in the Harris County Deed Records in 1923. The community has developed in conformance with this plan since that time with a robust civic club insuring adherence to the plan. Strict imposition of the 25-foot building line requirement would create an undue hardship for the lot owner by depriving him of the use of a portion of his land that was not foreseen when the original plan was created.

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

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

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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Building line requirements for major thoroughfares were not put in place by the City of Houston until the 1980's. Prior to that time all construction along Greenbriar Drive within Southampton Place adhered to the building lines called for in the deed restrictions. The size of the lots along Greenbriar Drive as created by the original plat of Southampton Place were based on the setback requirements created by the deed restrictions and did not provide for a setback requirement that would be applied some 60 years on.

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

The intent of Chapter 42 to promote the general welfare and orderly development of the City will be maintained. Southampton Place has adhered to the plan of development created in 1923 which has resulted in one of the most desirable neighborhoods in the City of Houston. The granting of the variance will allow the redevelopment of this lot to continue to adhere to that plan.

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

This portion of Greenbriar Drive, from US 59 to Rice Boulevard, was completely reconstructed in 2000 to maximize traffic safety and flow. Granting this variance will not have any negative impact on the results of the reconstruction. The proposed vehicular access to the lot will be from the alley not Greenbriar Drive. Existing street trees will be maintained.

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

The strict application of the 25-foot building line along Greenbriar Drive would not promote a residence designed and constructed in keeping with the same residential character of the adjoining Southampton Place neighborhood.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
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**ITEM: 152**

Meeting Date: 12/17/2015

## Houston Planning Commission

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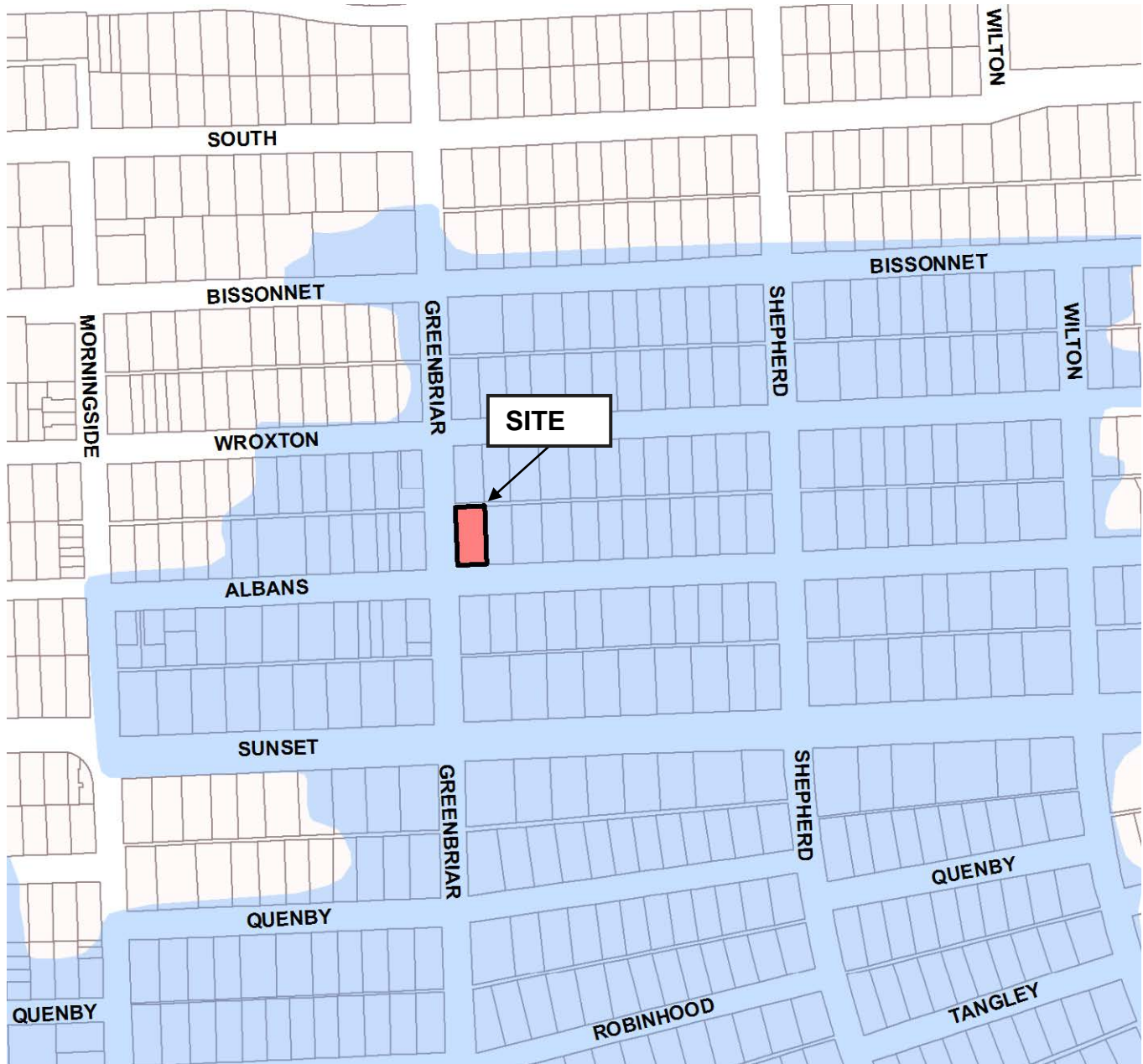
Location Map

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



# DEVELOPMENT PLAT VARIANCE











PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 152**

Meeting Date: 12/17/2015

## Houston Planning Commission

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Site Survey

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# DEVELOPMENT PLAT VARIANCE

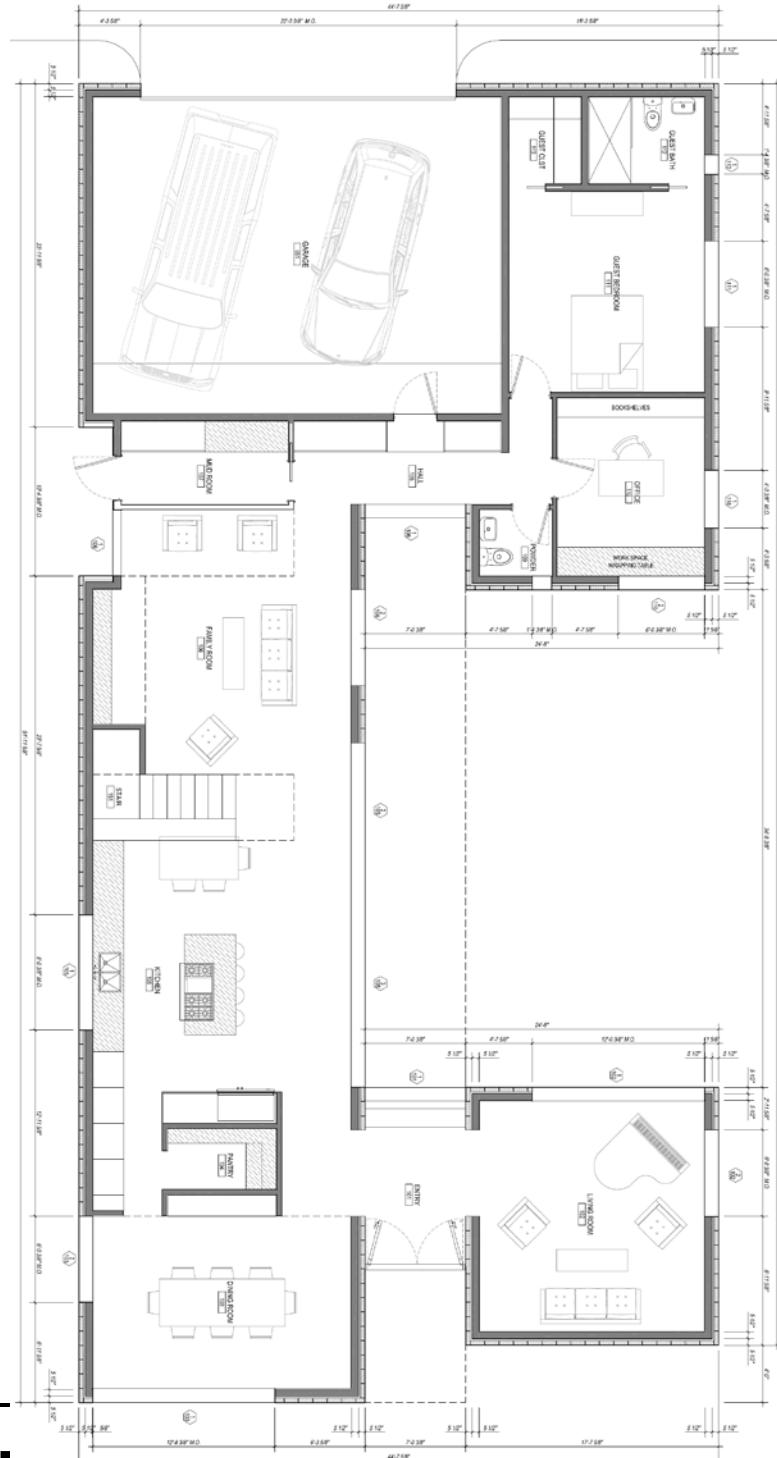


**ITEM: 152**  
Meeting Date: 12/17/2015



## Houston Planning Commission

### Ground Floor Plan



# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Exterior Elevations

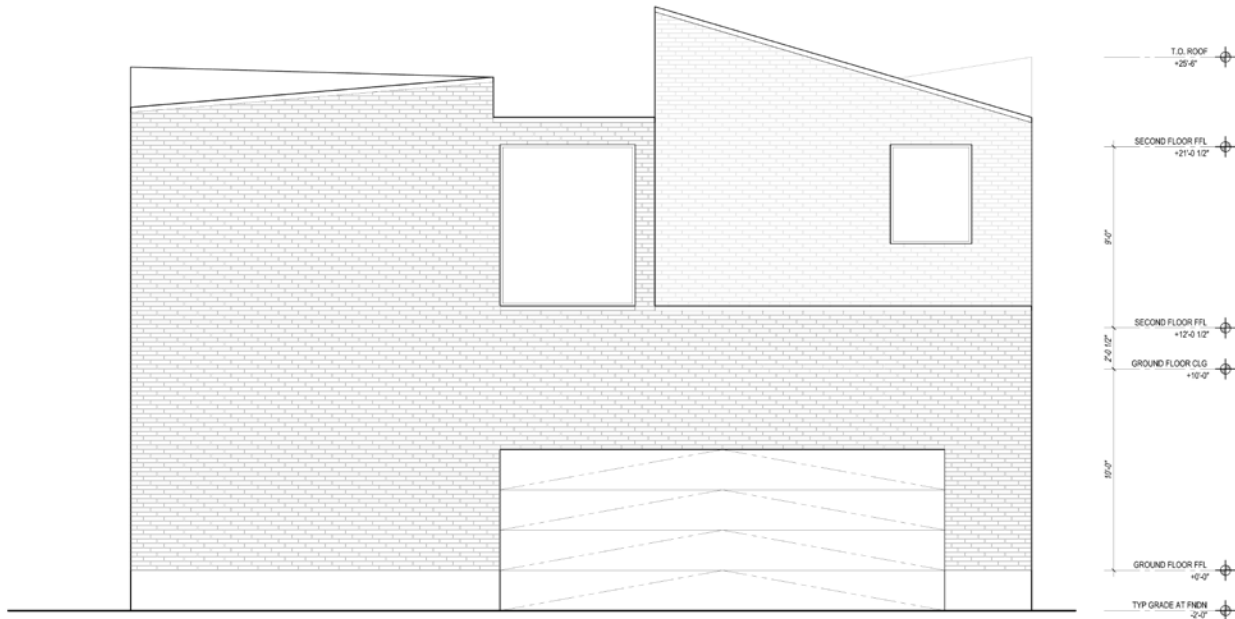


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

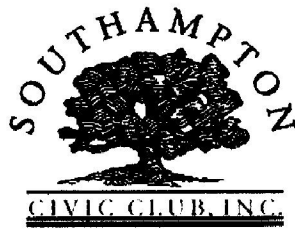
### Exterior Elevations (Cont.)



# DEVELOPMENT PLAT VARIANCE



Meeting Date: 12/17/2015



November 17, 2015

Dear Planning Commission and Planning Department Staff:

**The Southampton Civic Club supports the Chapter 42 setback variance request by Content Architecture for 2250 Albans.** Allowing garages and homes to be rebuilt in accordance with setbacks prescribed in the Southampton Place Deed Restrictions helps to preserve the character of the neighborhood. Applying a 25 foot setback along major thoroughfares in older residential neighborhoods irrevocably alters the character of our neighborhood and lowers our property values by rendering prime residential real estate unusable.

We urge you to approve this request for a variance. We would also encourage the Department to adopt administrative approval of similar variance requests in deed restricted residential neighborhoods such as ours.

Your consideration of this request is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Kathie Easterly".

Kathie Easterly, Executive Director  
On behalf of the Southampton Civic Club Board of Directors





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2301 Arabelle St	15126917	77007	5258D	492B	C

HCAD ACCOUNT NUMBER(S):	010-231-000-0108
PROPERTY LEGAL DESCRIPTION:	Lot 108, Cottage Grove Sec 4
PROPERTY OWNER OF RECORD:	Olympic
ACREAGE (SQUARE FEET):	0.12167
WIDTH OF RIGHTS-OF-WAY:	Arabelle 50'; Darling 50'
EXISTING PAVING SECTION(S):	Arabelle 18.1'; Darling 17.8'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1157.10 (includes 3 structures)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2800 sf

**PURPOSE OF VARIANCE REQUEST:** To allow a side building line of 3' instead of the required 10' along a local street

**CHAPTER 42 REFERENCE(S):** 42-156 (b) – Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

- (1) Ten feet along the back and side of a lot adjacent to a local street;

### APPLICANT'S STATEMENT OF FACTS

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

A variance is being requested for a 3 foot building along Arabelle Street. The proposed development is located at the corner of Darling and Arabelle Streets in the Cottage Grove subdivision platted in 1913. Per plat, Arabelle is a 50-foot right-of-way. There are no platted building lines. The proposed development will front on Darling Street. The paved section on Arabelle is 18.1' feet with 14.8' open ditch.

Per HCAD and survey, there were 3 – 1 story frame buildings, 385.7 sf each, constructed in 1960. Per Code Enforcement, sewer disconnect permits have been secured for 2301, 2303 and 2305 Arabelle in accordance with code requirements. Per survey in 2013, the structures were approximately 3 feet from property line on Arabelle Street.

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

- (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 lots in Cottage Grove are platted as 25' x 107.50' = 2,687.50 sf. Per Chapter 42, the corner lot requires a 10' building line for the principle structure along Darling and Arabelle. The owner is proposing to construct a 3-story townhouse to front on Darling Street with a front building line of 17-4' building line – house footprint is 933 sf.

The lot width is 25-feet. The imposition of a 10' building line along Arabelle will cause the owner to forfeit building on 1,075 sf of land and create 1,612.5 sf of buildable space and will be 14.8' feet from the edge of paving to the property line. However, a 3' building line will allow for construction on 2,365 sf. The proposed development will not exceed 75% lot coverage.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. With the open ditch, the distance from the edge of paving to the property line is 14.8 feet. A 3-foot building line will create 17.8 feet from edge of paving to building line. There are no proposed curb cuts along Arabelle.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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The intent and general purposes of this chapter will be preserved and maintained. The distance from the edge of paving to the structure will be 17.8 feet. The proposed development width dimension, 19-feet, is the same as the previous structures with 3-feet on each side.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
The proposed development will adhere to the 15' x 15' visibility triangle. The new development includes a new 5' sidewalk along Arabelle and Darling with new wheelchair ramp. Additional landscaping, 12 trees/shrubs along right-of-way will be added as a landscape buffer.

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

The sole justification is not economic hardship. The granting of the variance will allow the home to be consistent with the previous structures.

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# DEVELOPMENT PLAT VARIANCE



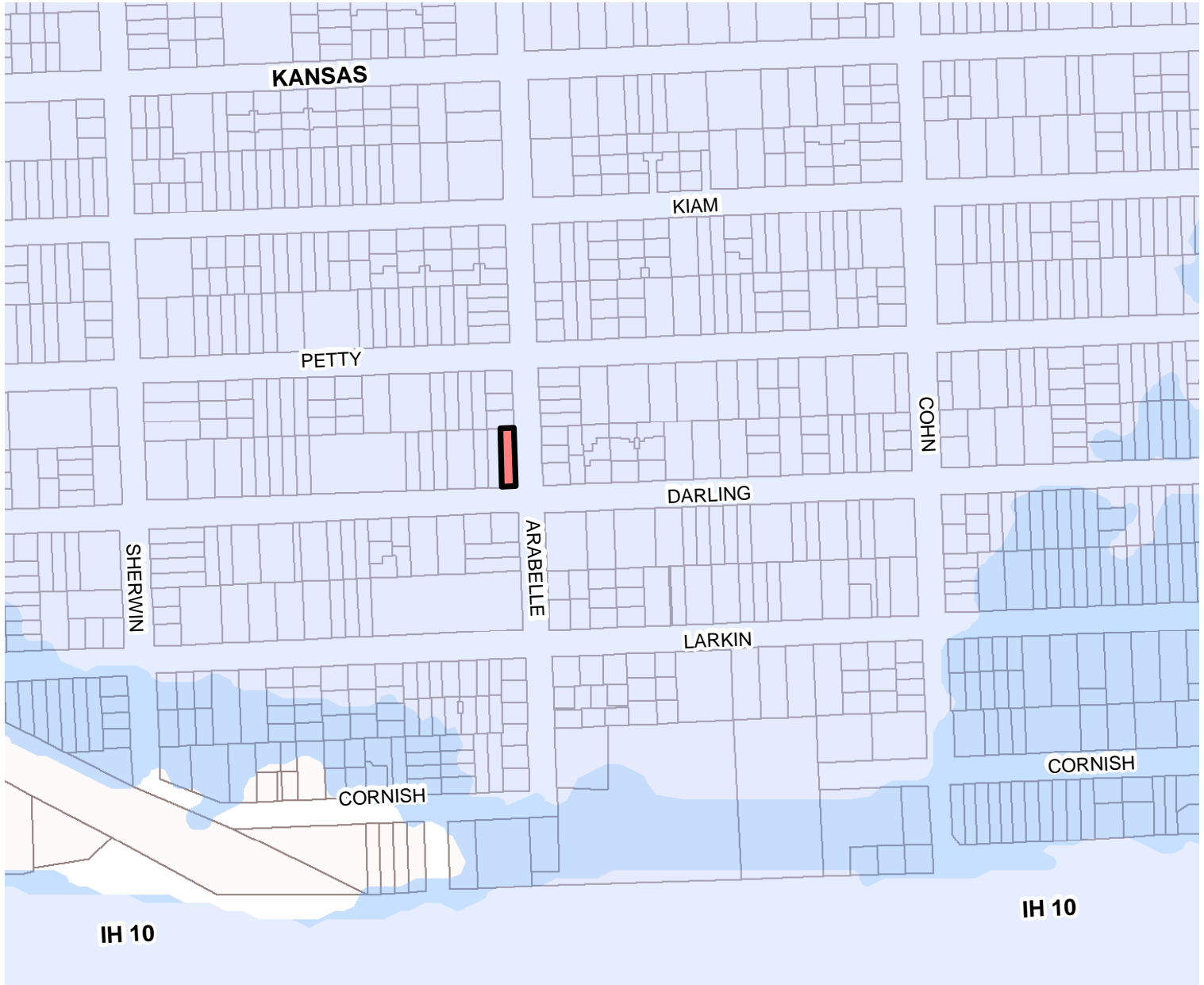
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 153**

Meeting Date: 12.17.15

Location Map



# DEVELOPMENT PLAT VARIANCE





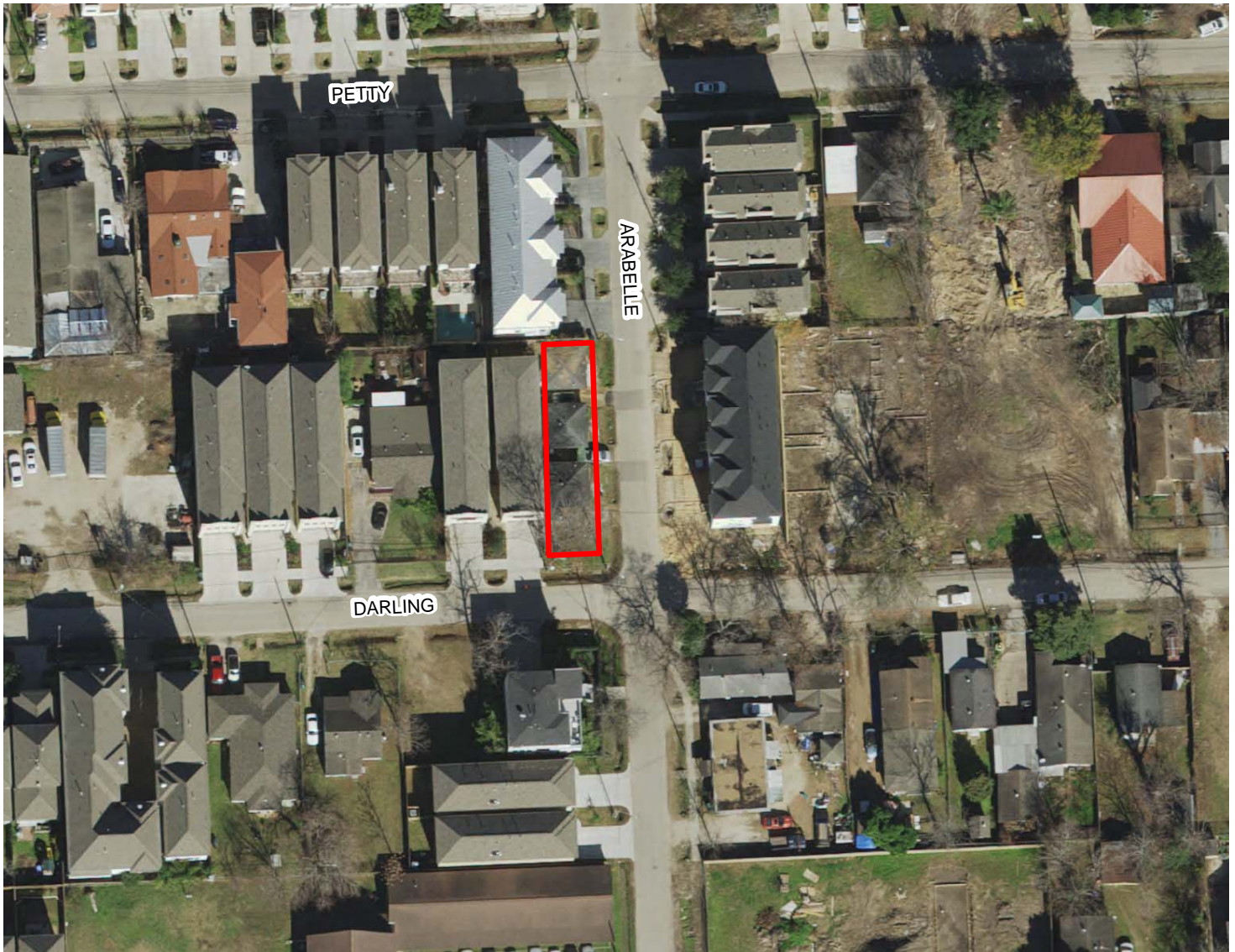
PLANNING &  
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DEPARTMENT

## Houston Planning Commission

**ITEM: 153**

Meeting Date: 12.17.15

Aerial Map



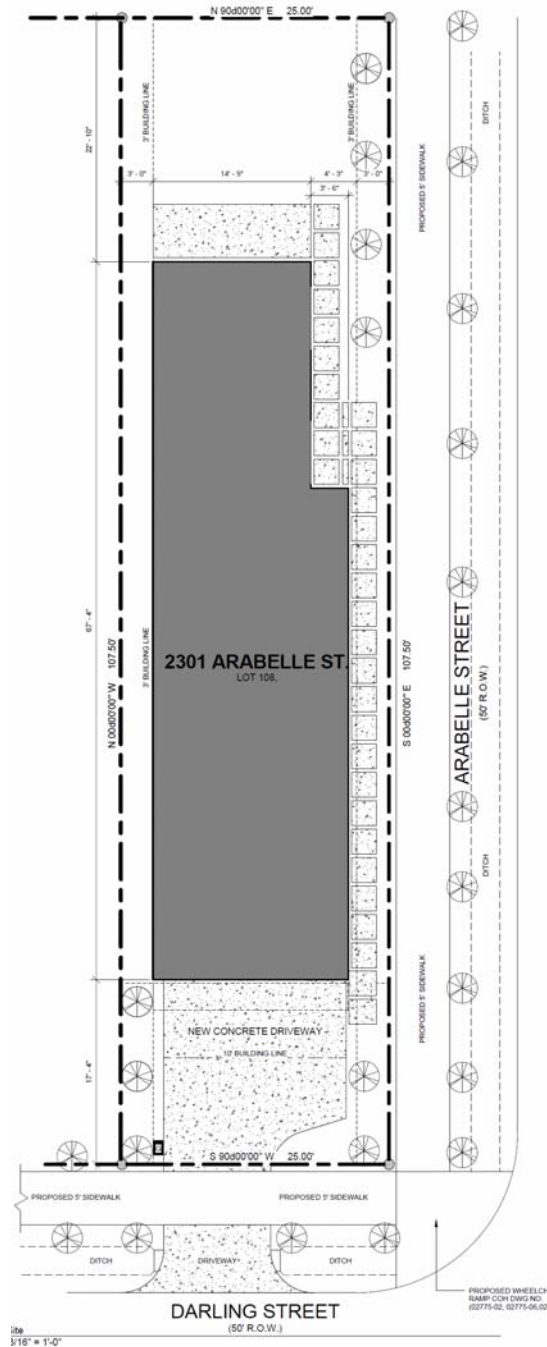
# DEVELOPMENT PLAT VARIANCE







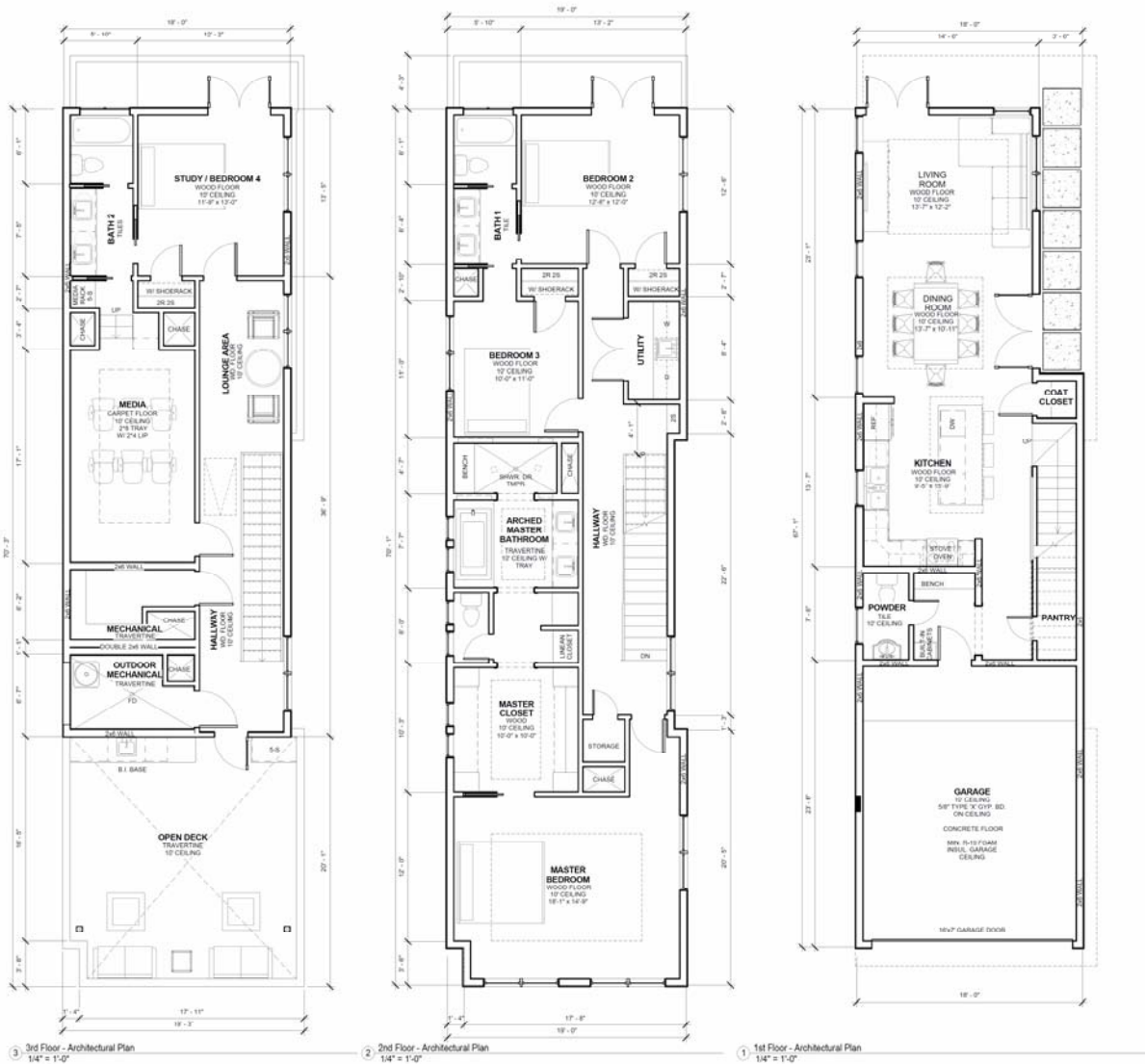
Site Plan



## DEVELOPMENT PLAT VARIANCE



Floor Plans



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**ITEM: 153**

Meeting Date: 12.17.15

### Elevations



# DEVELOPMENT PLAT VARIANCE



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### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Golden Sands General Contractors	Pablo Chavez	979-398-0374	Pablo.chavez@goldensandsgc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
101 E. Little York Rd. # A	15085619	77076	5362	413T	H

HCAD ACCOUNT NUMBER(S):	0461170000235
PROPERTY LEGAL DESCRIPTION:	TRS 24B 24C 24G 24H & 24I Cragin-Parkhill ABST 1016 H&TCRR SEC 4 BLK 1
PROPERTY OWNER OF RECORD:	White Plaza Shopping Center
ACREAGE (SQUARE FEET):	5.35 acres (234,948 sq ft)
WIDTH OF RIGHTS-OF-WAY:	Little York 80'; Airline 80'
EXISTING PAVING SECTION(S):	Little York 60'; Airline 60'
OFF-STREET PARKING REQUIREMENT:	253
OFF-STREET PARKING PROVIDED:	253
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S)	Strip Center; 81,860 Square Feet
PROPOSED STRUCTURE(S)	Kiosk; 75 Square Feet

**PURPOSE OF VARIANCE REQUEST:** Requesting a building line of 1' instead of the required 25' along Major Thoroughfares for a proposed Bank of America walk-up ATM Kiosk structure

## DEVELOPMENT PLAT VARIANCE





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**CHAPTER 42 REFERENCE(S):** Chapter 42-150 & 42-152 Division 3 (Building Lines); The portion of the lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** Both Bank of America and the owner of the property would like to install an ATM kiosk structure at the front of the property near Little York Road for maximum exposure and customer safety and security. No recorded plat with a 25' building set back exists. As per criteria 1a the 25' building setback deprives the bank and property owner reasonable use of the land.

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

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or** The owner of the property is constrained by the available parking he has to offer his customers. A drive up option ATM that would take up to nine parking spots is not an option due to limited parking. Because of that, it's important that he keeps all the parking spaces nearest the storefront available as a convenience to his customers. It makes more sense to our customer to have this kiosk away from the nearer parking spaces to the storefront.

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

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

The existing shopping center caters to a lower income demographic that currently lacks convenient and secure banking. In addition, this shopping center has limited parking in front of the existing storefront. The owner would like to provide this banking service to his customers without the inconvenience of taking away any of those parking spaces. By not allowing the install of the ATM kiosk on the outskirt of the parking lot, that would take away those parking spaces nearest to the storefront.

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

The bank and owner of the property simply want to provide their customers with convenient shopping and amenities. The bank understands should the city choose to expand Little York Road in the future it will remove or relocate it.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
The ATM kiosk will be located at the front of the existing parking lot on the proposed property. This will allow maximum exposure to traffic for safety and emergency personal. Also by providing a walk-up ATM kiosk instead of a drive up option, the potential vehicle buildup of stacking in the parking lot will prevent traffic building up at the nearest intersection. Additional security features include, security lighting, CCTV, traffic bollards, and accessible parking space.
- (5) **Economic hardship is not the sole justification of the variance.**  
As stated above by allowing the Bank to use the building setback area of property they are able to provide their customers with a safe and convenient banking option while limiting their impact on the existing parking lot.

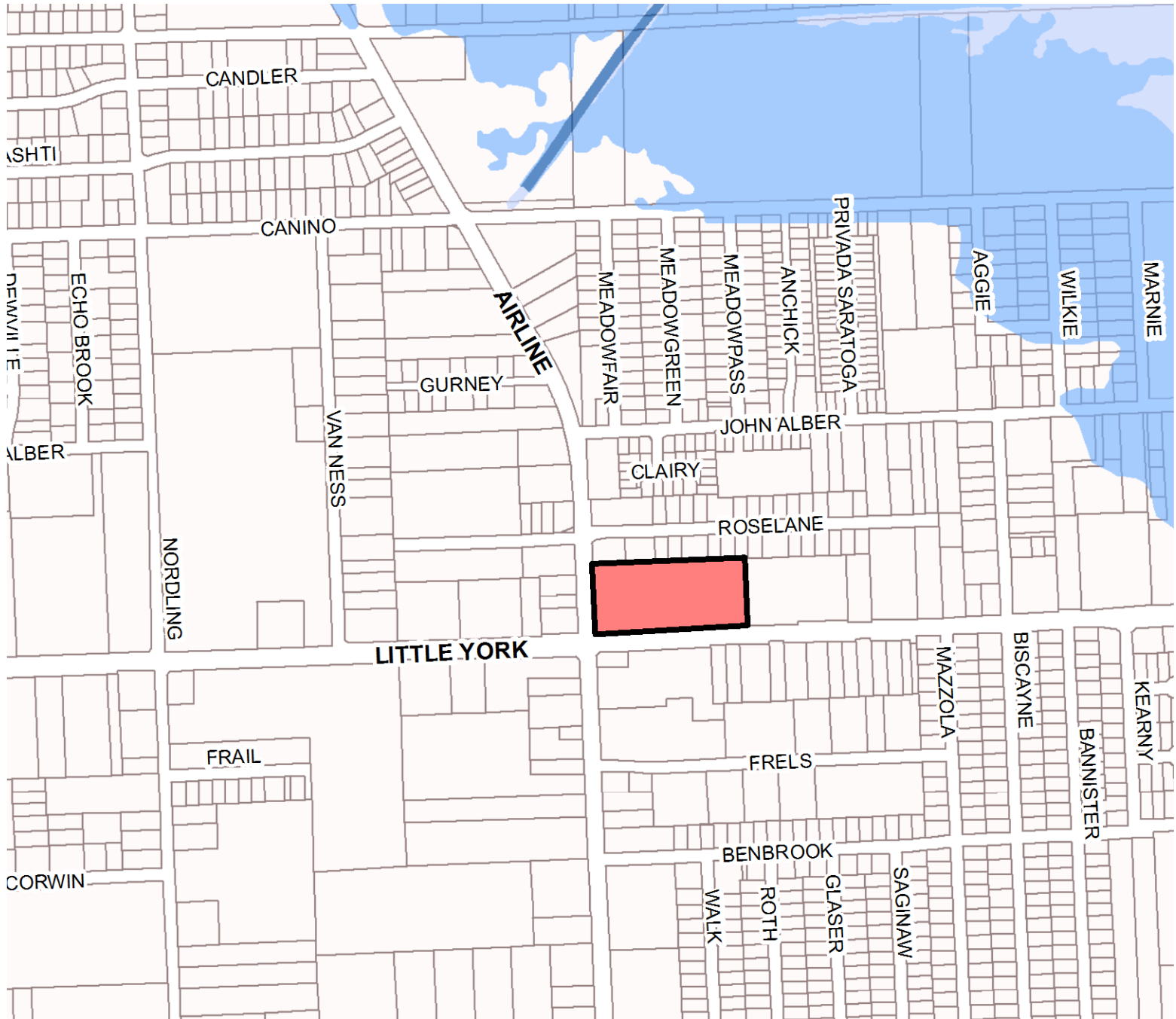
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## DEVELOPMENT PLAT VARIANCE



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Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
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**ITEM: 154**

Meeting Date: 12-17-15

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



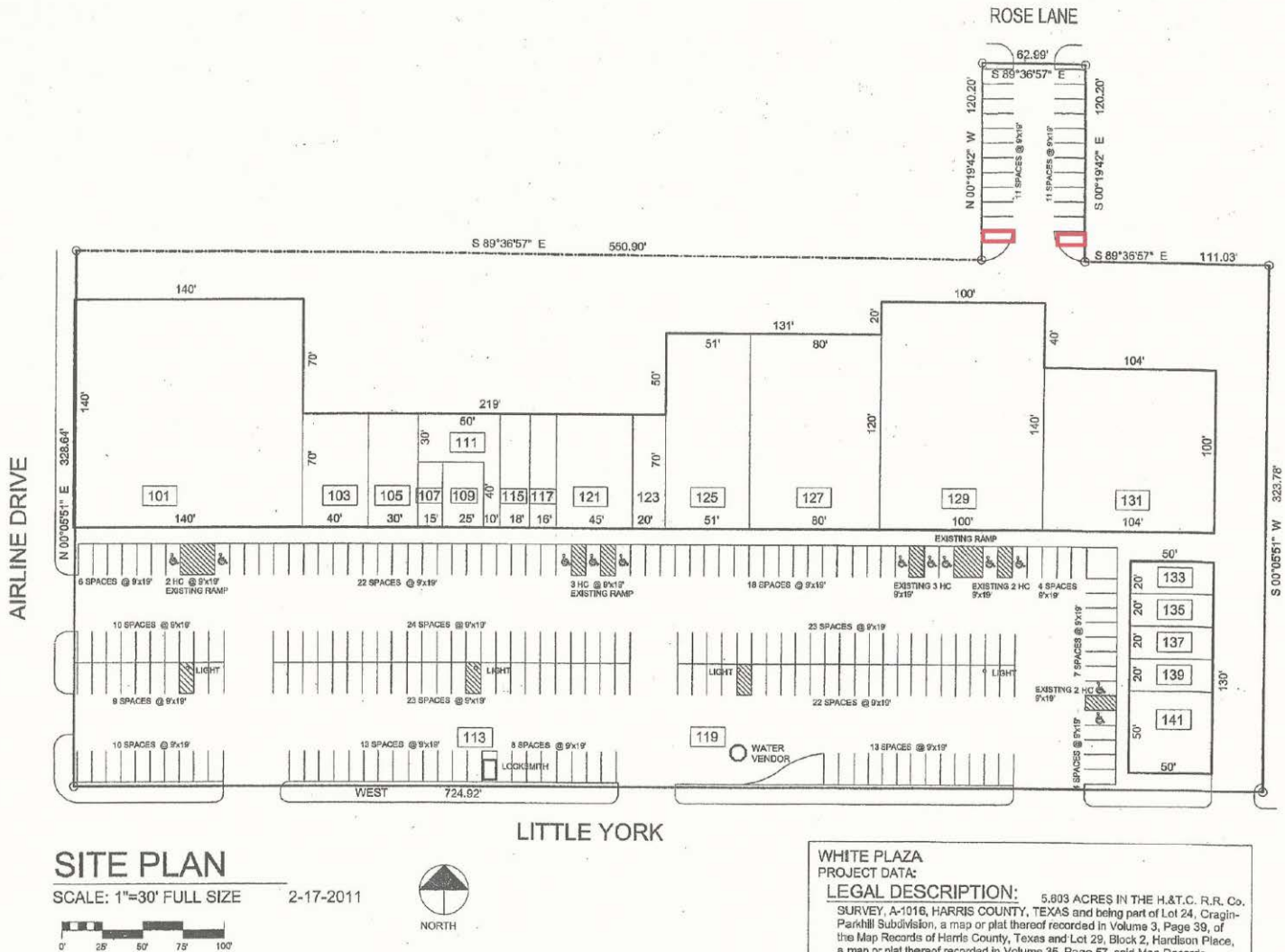


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## Houston Planning Commission

**ITEM: 154**

Meeting Date: 12-17-15



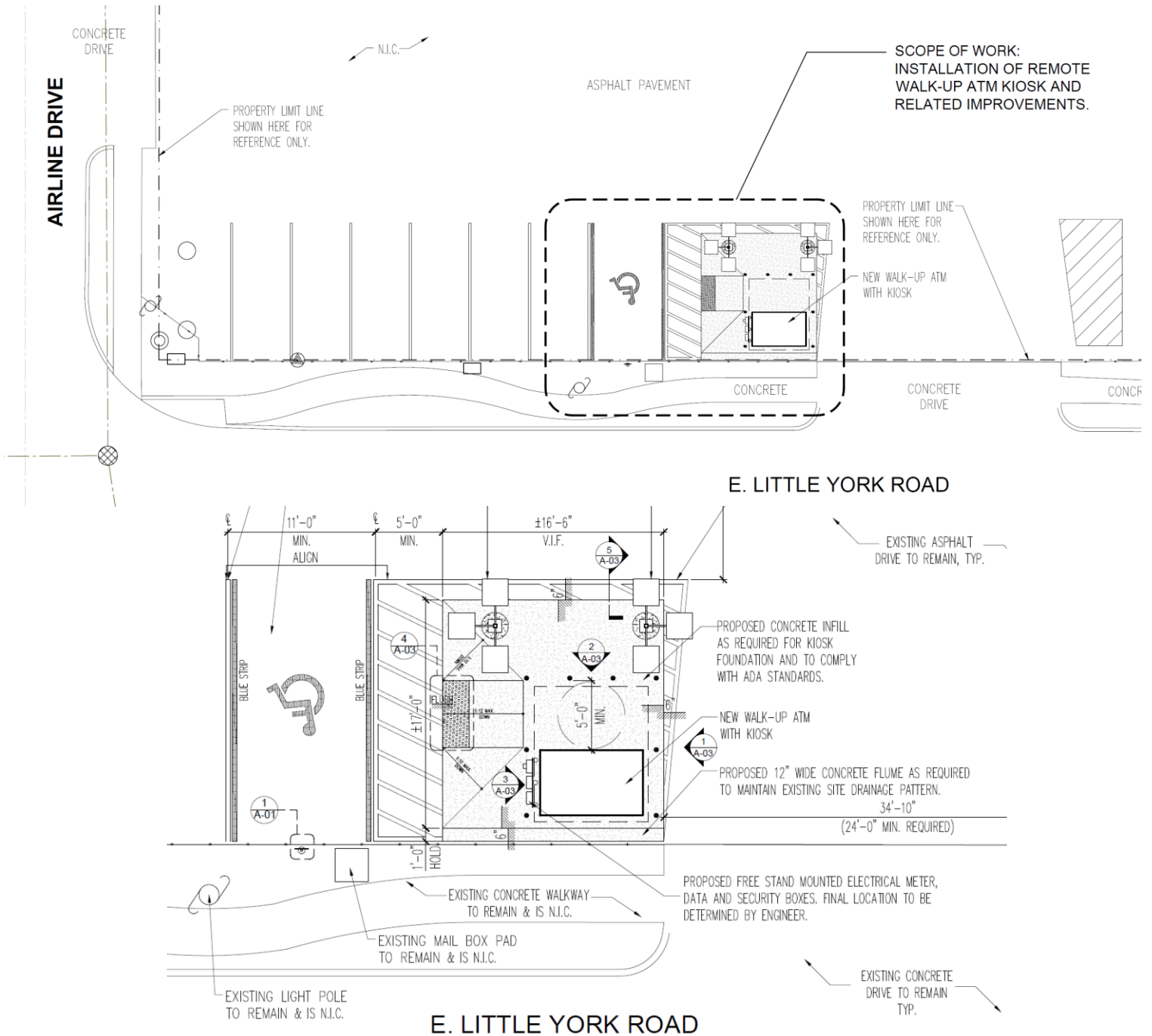
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Site Plan



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Contemporary Garden Homes, Ltd.	William A. Gray	832-771-4232	cghwagray@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5941 South Loop East, Bldgs. 9, 10, 11, 12, 13, 14, Houston, TX 77033	15055845	77033	5454B	534P	D

**HCAD ACCOUNT NUMBER(S):** 1272560090001, 1272560090002, 1272560090003, 1272560090004,  
1272560090005, 1272560100001, 1272560100002, 1272560100003, 1272560100004, 1272560100005,  
1272560110001, 1272560110002, 1272560110003, 1272560110004, 1272560110005, 1272560120001,  
1272560120002, 1272560120003, 1272560120004, 1272560120005, 1272560130001, 1272560130002,  
1272560130003, 1272560130004, 1272560130005, 1272560140001, 1272560140002, 1272560140003,  
1272560140004

**PROPERTY LEGAL DESCRIPTION:** Condominium units 901 through 905; 1001 through 1005; 1101 through 1105;  
1201 through 1203; 1301 through 1303; 1401 through 1403, Contemporary South  
Townhouse Condominiums, Film Code 193029 through 193055, Condominium  
Records of County Clerk Harris County, TX

**PROPERTY OWNER OF RECORD:** William A. Gray Real Estate Investments, Ltd.

**ACREAGE (SQUARE FEET):** 2.0465 AC, 89.146 SF

**WIDTH OF RIGHTS-OF-WAY:** 28'

**EXISTING PAVING SECTION(S):** Private Streets shown on attached site plan prepared for Performance  
Standards Review

**OFF-STREET PARKING REQUIREMENT:** 40 spaces

**OFF-STREET PARKING PROVIDED:** 48 spaces

**LANDSCAPING REQUIREMENTS:** 19 Street Trees, 4 Parking Lot Trees, 190 Shrubs

**LANDSCAPING PROVIDED:** Same As Above

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** None

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**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:**

24-1501 Square Foot living space attached townhouse condominiums with 2-car attached garage with fire sprinklers, in 6 condominium buildings

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**PURPOSE OF VARIANCE REQUEST:**

To allow an unrestricted reserve to take access from a Type II PAE

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**CHAPTER 42 REFERENCE(S):**

42-231(a): A development plat that contains a multi-family residential building shall provide at least one private street. The private street shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the private street.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

Contemporary South was established in 2005. The community is located at 5951 South Loop East (single-family residential) and 5941 South Loop East (residential condominiums) on the north side of IH 610 (South Loop) between Martin Luther King Blvd. and Mykawa St. The community is located in an area of Houston that has not experienced significant redevelopment in recent years. The development was envisioned as a community of affordable single family homes (\$130's) and residential condominiums (\$95's) located close to downtown, the Texas Medical Center, and petrochemical and refinery facilities located on the east side of Houston.

Subsequent to installation of streets and utilities, sales began in 2007 and are shown by year in the following table:

<u>Year</u>	<u>Single Family</u>	<u>Residential Condominiums</u>
2007	6	10
2008	5	7
2009	15	7
2010	-	7
2011	-	4
2012	-	4
2013	-	-
2014	-	-
2015	6	-
Presently Being Constructed-		
Contract	14	-
Speculative	11	-
Subtotal	<u>57</u>	<u>39</u>
Remaining Available	-	<u>24</u>

Activity in the community began at about the time the national economy started spiraling down. Sales in the 2007-2010 timeframe were closely associated with the \$8,000 Federal Income Tax Credit offered by the national administration as a means of spurring or even maintaining the pace of residential construction. The Tax Credit expired in 2010 and national and local residential sales dropped off to a very low level. Declining sales and grim economic news also resulted in a virtual non-availability of bank credit for new construction. Credit gradually returned in 2014-2015 and the company began building out its single family lots, many of which were contracted for before beginning construction or finalized at an early stage of construction.

## DEVELOPMENT PLAT VARIANCE



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The recovery in Houston residential construction coincided with a sharp upswing in building costs. Due to the increased costs of construction, the company was unable to continue the very small (1030 SF) residential condominium units on an economically profitable basis. In addition, Building Code changes since the initial permitting of the condominium units caused Code Enforcement officials of the City of Houston to require the repermitting of the remaining available condominium sites in the community. The repermitting effort has lead to the situation today where the Planning Department of the City of Houston has advised the Company that it must seek to have this Development Plat Variance approved to finalize the new permits.

The residential condominiums under discussion are located on an unrestricted reserve of the Contemporary South subdivision. The unrestricted reserve had access to the South Loop (IH 610) and the Planning Department now advises the Company that its condominium project should have taken access directly to the South Loop. Notwithstanding, the Company submitted and the City of Houston Code Enforcement and the Planning Department approved the Company's condominium plans taking access off the 28' Type II PAE known as Palm Center Drive.

The situation the Company finds itself in today is as follows:

1. 39 of the original 68 condominium sites have been built out, sold, and are occupied while taking access on the 28' Type II PAE.
2. The Company is unable to build out the remaining condominium sites under the original permit because of the passage of time and Building Code changes implemented since the original permitting.
3. Even though the original condominium plans were reviewed and approved by the Planning Department and Code Enforcement while taking access off the 28' Type II PAE, the Planning Department staff has advised the Company that it cannot repermit the remaining condominium sites without a Development Plat Variance which is the subject of this application.
4. As discussed below, denial of the proposed Development Plat Variance would deny applicant the reasonable use of the remaining land. The applicant submitted the original condominium plans in good faith and the plans and permits were approved by the then Planning Department officials and by Code Enforcement. The intent and general purposes of Chapter 42 will be preserved and maintained in that all 39 of the original condominium units were built and sold taking access off the PAE without any injurious consequences to the community. The granting of the variance will not detrimentally affect public health, safety, or welfare. The variance is not sought because of economic hardships but is requested to bring the community, which was originally permitted under a different set of rules, into conformity with currently existing rules.

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

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

(1a) Denial of access/ingress to and from the remaining six condominium buildings on the subdivision PAE (Private Access Easement) would create an undue hardship by depriving applicant the reasonable use of the land. The six remaining condominium buildings are subject to the original condominium declaration which provides for amendment only upon the 67% approval of all of the existing individual unit owners. 39 of the original units in 8

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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buildings are owned and occupied or rented by individuals. It would be extremely difficult for applicant to obtain 67% approval of the existing owners for this situation or nearly anything. In light of the above, applicant would not be able to replat subject property into building lots or divert the property to any other use.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant began permitting the condominium project in 2005 and obtained all necessary approvals and permits required by the Code Enforcement Division and Planning Department of the City of Houston. Applicant built and sold eight buildings with 39 dwelling units in compliance with the above described permits.

Subsequent to the great recession beginning in 2008 which caused the project to lie dormant until 2012 as a result of inability to finance new construction and subpar consumer demand for new residential product of this type in this geographic area, in the 2013-2014 timeframe, applicant began attempts to restart the project. The original permits provided for construction of two-story townhouse condominium units which at the time of the original permitting did not require fire sprinklers according to the building code in effect at the time. In addition, sharp increases in building costs for low square footage dwelling units made this type of construction no longer viable.

Due to the Building Code change in various requirements and the length of time since original permitting, applicant was advised by Mr. Earl Greer, Code Enforcement Director of Plan Checking, that future construction at the development would need to be re-permitted. Applicant began the re-permitting process viewing the procedure as a continuation of the previously permitted project.

The Planning Department staff, however, considers the re-permitting as a new development and advised applicant to submit a Performance Standards review. Upon its submission of this review, the Planning Department advised applicant that its project did not meet current multifamily rules as to accessing the multifamily project to and from a subdivision PAE (Private Access Easement). This requirement did not exist and/or was not enforced at the time of the initial permitting of the condominium project.

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

Because the original intent for the development was to access the condominiums off of the PAE (Private Access Easement) and the original permit was approved with this condition, and because 39 of the previously built and sold units employ this ingress/egress feature, the intent and general purposes of this chapter are preserved and maintained.

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

As previously reported, 39 of the built and sold units have used the PAE over a period of eight years without injury to public health, safety, or welfare. Allowing the remaining 24 units to do the same will not change the situation.

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

Economic hardships are not the sole justification of the variance. The variance is requested to bring the development, which was originally permitted under a different set of rules, into conformity with currently existing rules.

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# DEVELOPMENT PLAT VARIANCE



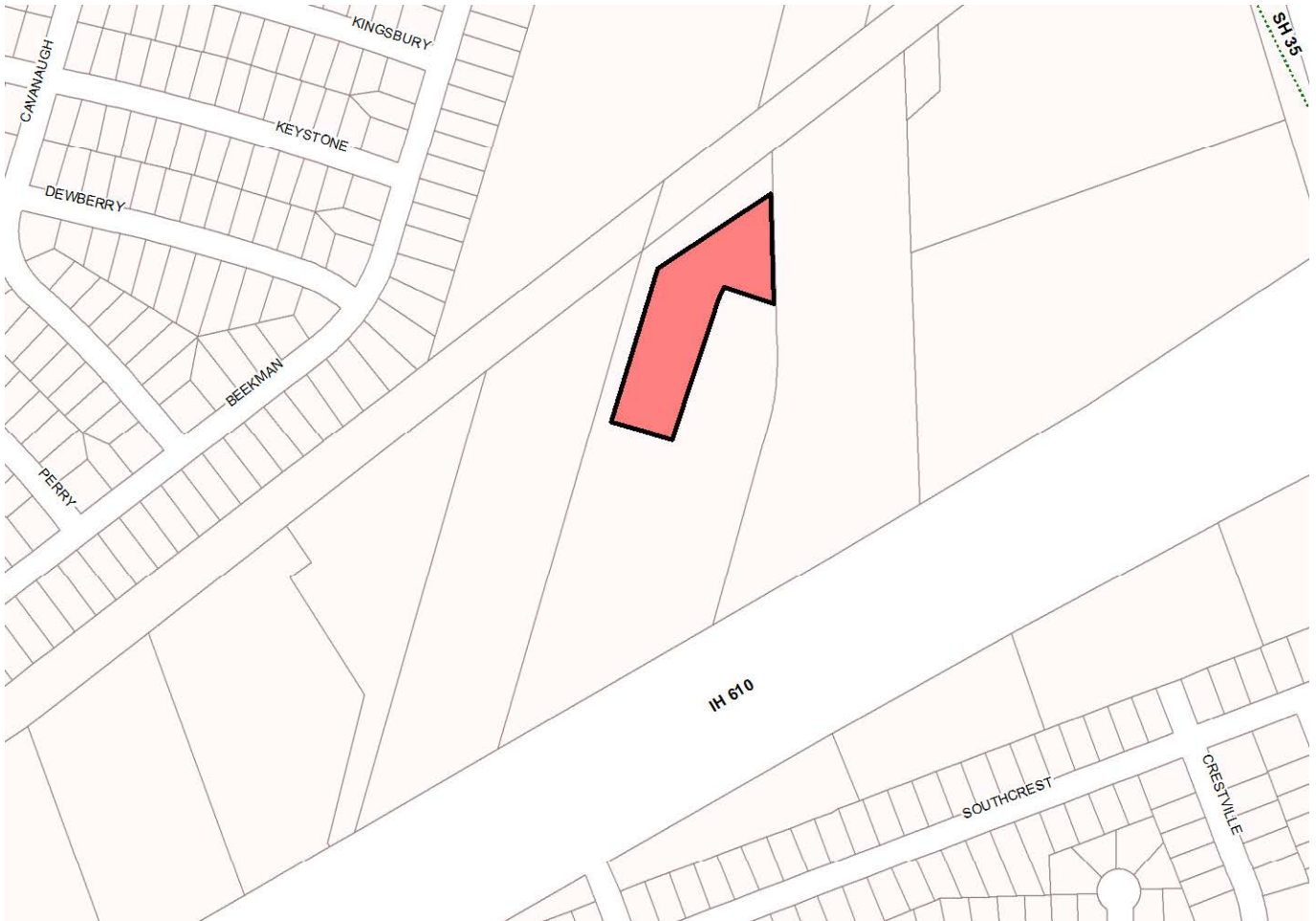
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 12/17/2015

## Houston Planning Commission

### LOCATION MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 12/17/2015

## Houston Planning Commission

AERIAL MAP – Contemporary South Subdivision



# DEVELOPMENT PLAT VARIANCE





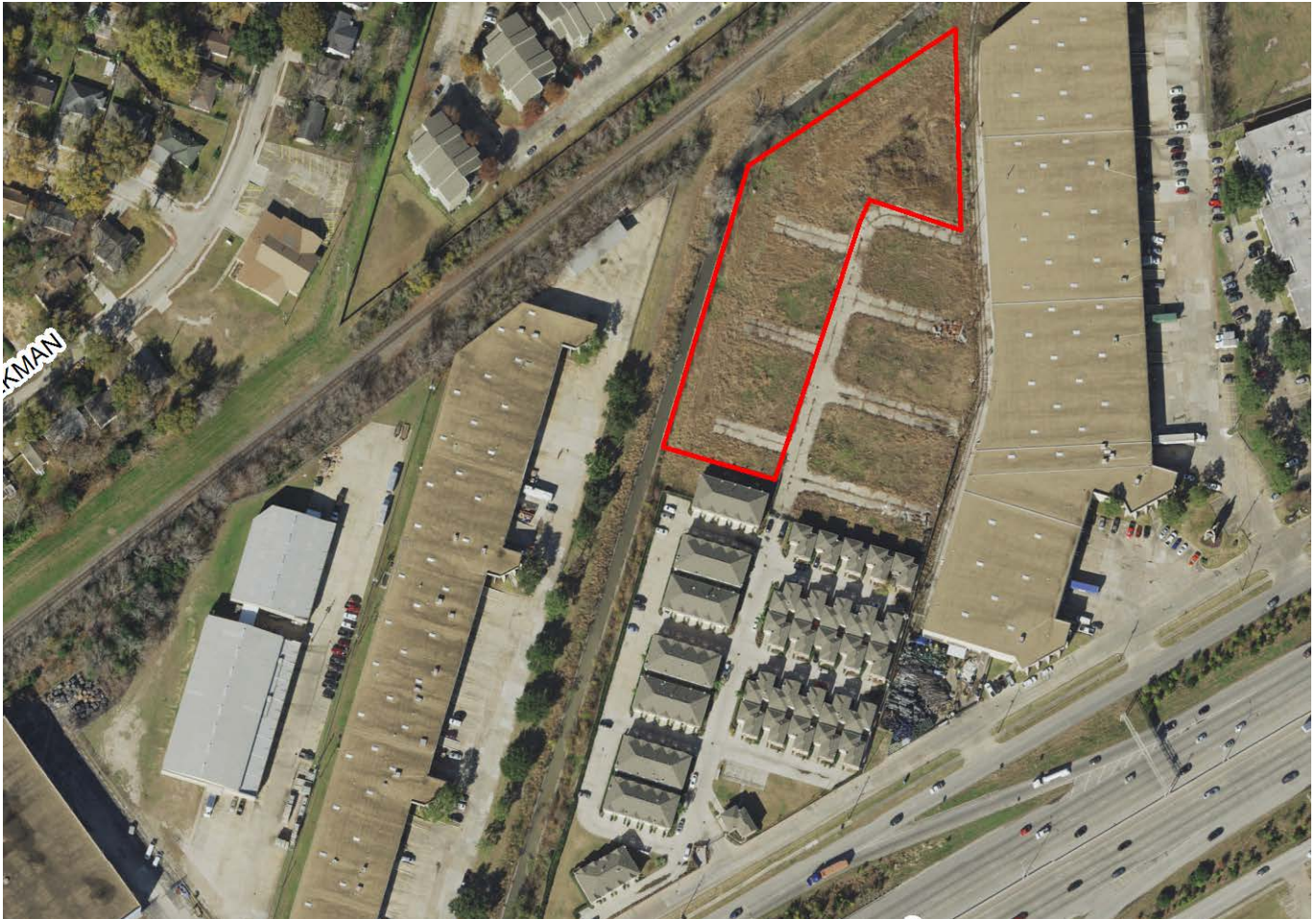
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 12/17/2015

## Houston Planning Commission

AERIAL MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 155**

Meeting Date: 12/17/2015

## Houston Planning Commission

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SITE PLAN

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# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### ELEVATION



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Houston ISD	Kedrick Wright	(713)446-8755	kwright@houstonisd.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
Eastwood Academy 1315 Dumble Street	15112352	77023	5456/5556	494X	I

HCAD ACCOUNT NUMBER(S):	1329500010001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1 HISD EASTWOOD ACADEMY
PROPERTY OWNER OF RECORD:	Houston Independent School District
ACREAGE (SQUARE FEET):	6.5 Acres (282,704 SF)
WIDTH OF RIGHTS-OF-WAY:	Dumble Street – 60'-0"; Leeland Street – 60'-0"; Hauser -35'-0"; Clay Street – 60'-0"
EXISTING PAVING SECTION(S):	Dumble Street – 28'-0"; Leeland Street – 28'-0"; Hauser -22.5'-0"; Clay Street – 26'-0" All are Concrete curb & gutter with asphalt overlay
OFF-STREET PARKING REQUIREMENT:	247 Parking Spaces
OFF-STREET PARKING PROVIDED:	130 Parking Spaces
LANDSCAPING REQUIREMENTS:	See Attached City of Houston Landscape Form

EXISTING STRUCTURE(S) [SQ. FT.]:	31,843 SQ FT
PROPOSED STRUCTURE(S) [SQ. FT.]:	37,897 SQ FT

PURPOSE OF VARIANCE REQUEST:	To allow 130 on-site parking spaces instead of the required 247 spaces per Chapter 26.
------------------------------	--

CHAPTER 26 REFERENCE(S):	Sec. 26-492 Parking Spaces for Certain Types of Use Classifications
Class 5: Religious and Educational c) School:	3. Senior High School – 1.0 parking space per every 3 occupants

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

Educational spaces are the top priority on all Houston Independent School District (HISD) campuses. The design of each new campus strives to optimize educational spaces, both inside the building and outdoor learning and physical education spaces. The addition to Eastwood Academy coupled with the existing structure is planned for student capacity of 588 and will be located on a 6.5 acre site. The architects have developed a plan that optimizes the site and meets the needs of the school. Building the required number of off-street parking spaces would have a detrimental impact on HISD's ability to optimize the educational programs at the Eastwood Academy campus.

Providing parking for 2 student drivers, 40 faculty/staff members, and any visitors requires significantly fewer spaces than are required by the ordinance. The site location offers very good access to public transportation, including 6 Metro bus lines and 2 Metro rail lines (on Harrisburg Blvd.). The scope of this project also provides for 36 secure bike rack spots for student, faculty, and visitor use. Our site is very small and maintaining space for an outdoor physical education area, which is to double as a community SPARK Park has made it very challenging to provide additional parking to meet the required 247 spaces.

#### 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](mailto: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;**

Providing the required off-street parking will unreasonably encroach upon the outdoor physical education space and the planned community SPARK Park. The design intent follows the ideals of a 21st Century learning environment. The SPARK Park is a community amenity for the surrounding neighborhood.

- (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;**

HISD is designing all new schools in the most compact footprint possible. Our square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they prepare the plans.

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

We propose to honor the requirement of providing sufficient off-street parking at all times the building is in use or occupied by providing significantly more spaces than our research indicates will be necessary to serve students, staff/faculty and visitors.

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

Our research indicates that of the 419 students who currently attend Eastwood Academy, only 2 have valid parking permits and drive to school. This accounts for less than 1% of the student population. The new

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

project will only be replacing existing outdated classrooms and ancillary spaces. The new addition will not result in an increase in student enrollment or faculty. The existing campus has 110 parking spaces and does not have a parking shortage. This project will increase the number of spaces to 130 while the population of the school remains the same.

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment (including magnet students)	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking No.	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent			
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Booker T. Washington	Science & Engineering	764	150	307	71	40%	110	14%	480	63%	200	310	310
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Davis HS	Career Magnet for Hotel and Restaurant Management and Media for Culinary Arts	1,700	316	578	316	34%	87	5%	1,035	61%	129	216	238
Yates HS	Communications	961	333	259	52	27%	25	3%	673	70%	115	140	478
Eastwood Academy	N/A	419	0	2	0	0.48%	2	0.48%	415	99%	42	44	106

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

The table is slightly more conservative projection of the anticipated parking needs of the new school.

Projected Transportation Requirements for new campus														
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	Student							Staff & visitors		X	Y	X + Y
			HISD Bus			Drive		Other		Staff parking	Visitor parking	Parking spaces needed	Event parking*	Total spaces needed
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity	Quantity			
Eastwood Academy	588	0	6	6	1%	6	1%	576	98%	42	21	69	20	89
*Because events using the "cafetorium" by visitors to campus will generally occur after school hours, we are providing 20 additional parking spaces as a buffer in case of an overlap by school and after hour events														

\*Because events using the "cafetorium" by visitors to campus will generally occur after school hours, we are providing 20 additional parking spaces as a buffer in case of an overlap by school and after hour events

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

Granting this variance would not be injurious to public health, safety or welfare. The current layout allows for adequate drop-off and pick-up of students as well as off street delivery of goods. The current layout also accommodates proper emergency vehicle access around the school.

**(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.**

We believe this variance is necessary to accomplish the purposes stated. Our site constraints, which include limited site area, and outdoor physical education space requirements have made it very challenging to provide additional parking to meet the 247 parking space requirement.

# 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: III

Meeting Date: 12-17-15

# Houston Planning Commission



Department of Public Works & Engineering  
Building Code Enforcement Branch



## REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

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

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

General Information			
1. School Name: Eastwood Academy High School		5. Date: 11/24/2015	
School District: Houston Independent School District			
2. Project Address 1315 Dumble Street, Houston, Texas 77023		6. Project Number: 15112352	
Mailing Address: same			
3. Contact Name: Alex Martinez		7. Phone: 713-977-6060	
Email: amartinez@prozign.com		Fax: 713-977-6086	
4. District Representative: Kedrick Wright		8. Phone:	
Email: kwright7@houstonisd.org		Fax:	
Occupant Load Calculation.			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	676
10. Number of Classrooms:	21	13. Assigned School Staff per building:	+ 42
11. Design Occupant Load:	1,429	14. Additional Occupant Load: **Optional**	+ 24
<b>DISTRICT REPRESENTATIVE SIGNATURE ** REQUIRED**</b> <i>Note: Applications without the signature will not be processed.</i>		15. Actual Occupant Load:	= 742
Comments and Explanations – Please list any additional information to assist with approval			

Reduced  
48%

### PART II. DEFINITIONS AND INSTRUCTIONS

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

**TEA** - The Texas Education Agency.

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

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

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

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

### PART III. FEES

STANDARD REQUEST \$71.55 (\$44.03 + \$27.52 Administrative Fee)

FOR OFFICE USE ONLY			
Approving Initials: <i>MBP</i>	Building Official: <i>Ed M...</i>	Date: <i>12/2/15</i>	Receipt #

Form No: CE-1131 rev 01/01/2015

(832) 394-9039

Public Works & Engineering

Page 1 of 1

# OFF-STREET PARKING VARIANCE



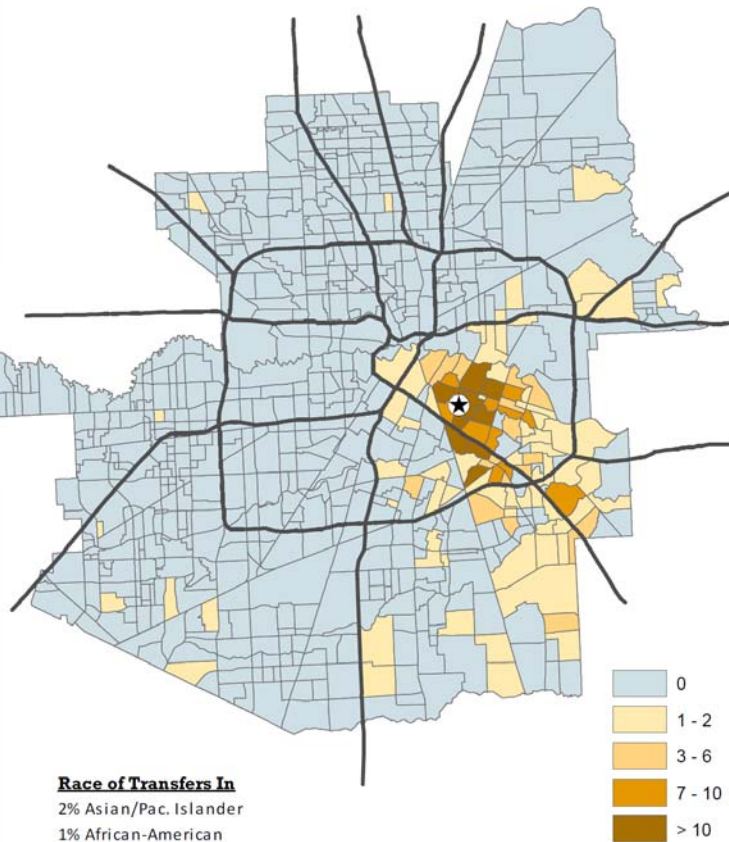
## Houston Planning Commission



### Eastwood Academy

Campus Enrollment and Capacity		
Snapshot 2014	Students	Share
Living in Zone	0	0%
Transfers In	424	100%
Membership	424	
Facility Capacity	525	
Facility Utilization	81%	
Group	Students	% Total
American Indian	1	0%
Asian/Pac. Islander	7	2%
African-American	5	1%
Hispanic	400	94%
Multi-Racial	1	0%
White	10	2%
Econ. Disadvantaged	349	82%
Immigrant	1	0%

Home Campus of Enrolled Students	
Campus	Students
Austin	266
Sterling	42
Milby	37
Chavez	29
Wheatley	11
Yates	11
Out of District	7
Furr	6
Worthing	5
Madison	2
Westbury	2
Scarborough	1
Sam Houston	1
Lee	1
Davis	1
Kashmere	1
Sharpstown	1
All Other Schools	0



**Race of Transfers In**  
2% Asian/Pac. Islander  
1% African-American  
94% Hispanic  
2% White  
0% Multi-Racial

## OFF-STREET PARKING VARIANCE









PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 12-17-15

## Houston Planning Commission

### AERIAL PLAN



## OFF-STREET PARKING VARIANCE



**ITEM: III**

## EXISTING SITE SURVEY

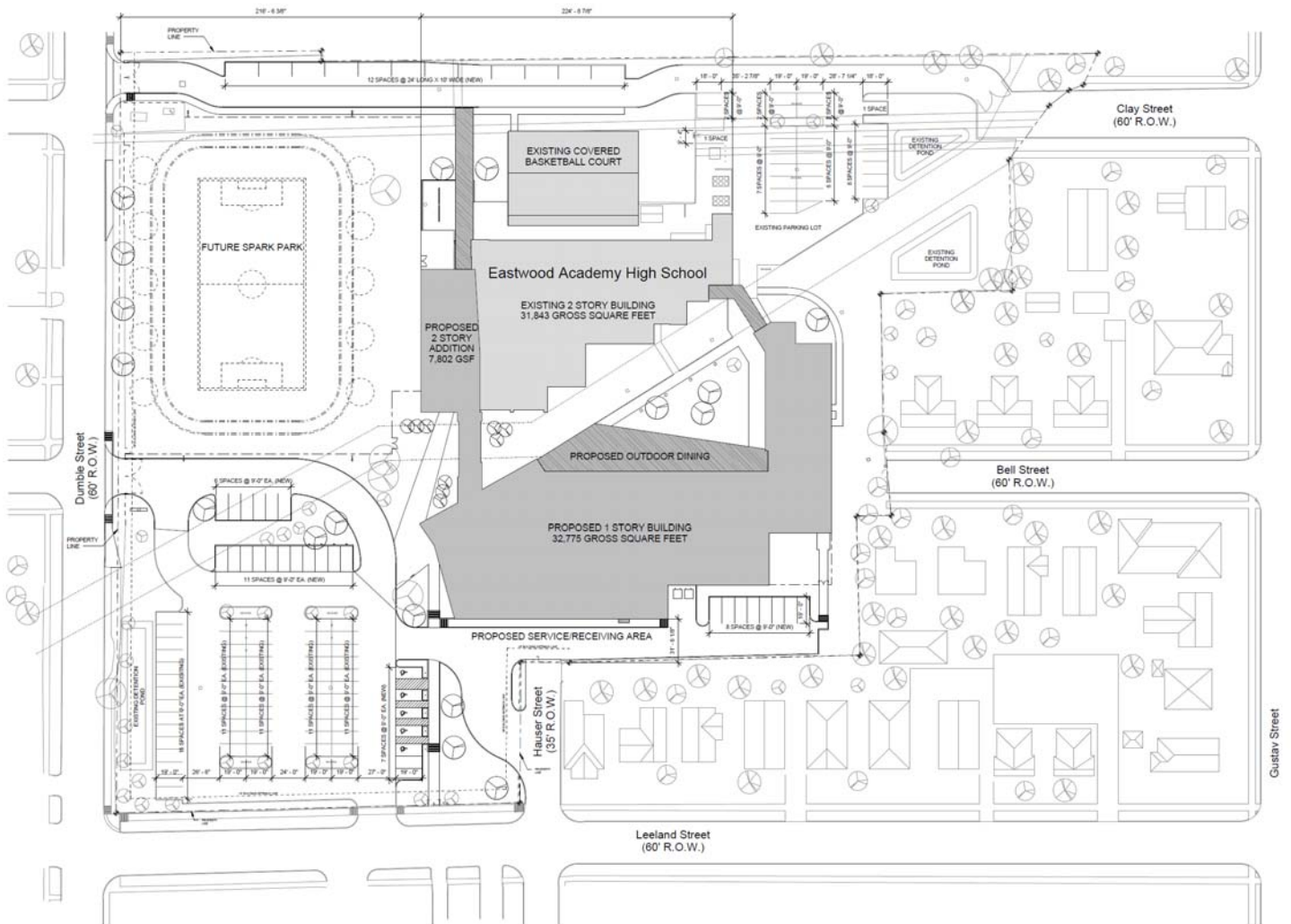






## Houston Planning Commission

### PROPOSED SITE



#### Off-Street Parking Requirements

Provided Off-Street Parking: 130 spaces

## OFF-STREET PARKING VARIANCE





# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

**MEETING DATE: December 17, 2015**

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
	000	77045	5152	571G	City

**NORTH OF:** Allum                      **EAST OF:** S. Post Oak  
**SOUTH OF:** S. Main                **WEST OF:** Hiram Clarke

**APPLICANT:** Mehul Rana & Nidhi Rana

**ADDRESS:** 12855 S Post Oak Rd

**EXISTING USE:** Vacant

**PROPOSED USE:** 51 unit La Fiesta Inn

**HOTEL / MOTEL APPLICATION DATE:** 12/09/15

**DIRECTOR DECISION:**

**BASIS OF DECISION:**

Failed to comply with section 28-202 location requirements:

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

(5) A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street

**PRIMARY ENTRANCE LOCATION:** S. Post Oak Rd

**PURPOSE OF REQUEST:** To allow the construction of a 51 unit La Fiesta Inn to be constructed in a residential area.

**STAFF ANALYSIS:** The site is located north of Allum, south of S. Main, and on the eastern side of South Post Oak Rd. The applicant is requesting a variance to allow the construction of a 51 unit La Fiesta Inn to be constructed in a residential area. The proposed hotel is located within Commercial Reserve A of Allum Development Project. Reserve A meets the access requirements of the ordinance, however, the hotel's site is in a residential area. Chapter 28 prevents hotels with a low room count from being within a certain proximity to residential neighborhoods. By denying this variance, the intent of the ordinance is maintained.

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** DECEMBER 17, 2015

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

MEETING DATE: DECEMBER 17, 2015

## CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

### HOTEL / MOTEL APPLICATION FORM

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

☐ Staff will complete shaded items.

1. HOTEL / MOTEL NAME: LA FIESTA INN  
2. HOTEL / MOTEL ADDRESS: 12855 SOUTH POST OAK Rd.  
3. PROJECT INFO.: File no.: \_\_\_\_\_ Survey: \_\_\_\_\_ Abstract no.: \_\_\_\_\_  
Lambert: \_\_\_\_\_ Census Tract: \_\_\_\_\_ School Dist.: \_\_\_\_\_  
Key Map: 5716 Zip Code: 77045 City Council Dist.: \_\_\_\_\_  
County: Harris Super Neighborhood: \_\_\_\_\_  
Project number: 15003361

#### 4. GEOGRAPHIC:

North of: San Pablo Gardens Dr. East of: Cardero Dr.  
South of: Allum Rd West of: South Post Oak Rd

#### 5. PROJECT DATA:

Total acreage: 1.497 AC. Total no. of rooms: 54  
Total no. of suites: \_\_\_\_\_

#### 6. CONTACTS:

Owner: METUL RANA  
Address: 1404 TUPELO AVE Phone: (331) 304-0409 Fax: \_\_\_\_\_  
City: PASADENA State: TX Zip: 77506  
Applicant: LOKESH KHOSLA (MAGNAN SOLUTIONS, LLC)  
Address: 14022 HEMSTRAW RD Phone: (713) 999-1919 Fax: (281) 667-3505  
City: HOUSTON State: TX Zip: 77040

#### 7. SUBMITTAL REQUIREMENTS

HM

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

[Signature]  
Applicant Signature

07/30/2015  
Date

Hot\_mot

07/04/15

### PLANNING COMMISSION ACTION

DECISION:     VARIANCE GRANTED     VARIANCE DENIED

DATE: DECEMBER 17, 2015

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

**AGENDA ITEM: IV**

**MEETING DATE: DECEMBER 17, 2015**

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

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**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 1 4 1 1 6 0 5 7

Applicant: Mehul Rana Phone: 337-304-0409

Address: 1404 Tupelo Ave Zip Code: 77506

Site Address: 12855 S. Post Oak Date Disapproved: \_\_\_\_\_

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

*Hotel/motel to be located in a residential test area exceeding 50% residential usage.*

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance: *The aforementioned site address (tract) is*

*Commercial property as determined by Harris County Appraisal District. We intend for the newly constructed to provide transient sleeping accommodations for the citizens of the City of Houston and guest in the Allum Development Project Subdivision.*

M Rana 12-1-14  
Signature of Applicant Date

**FOR DEPARTMENT USE ONLY**

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One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

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

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**PLANNING COMMISSION ACTION**

**DECISION:**      VARIANCE GRANTED      VARIANCE DENIED

**DATE:** DECEMBER 17, 2015

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

**AGENDA ITEM: IV**

**MEETING DATE: DECEMBER 17, 2015**

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

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**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 1 5 0 8 3 3 6 1

Applicant: Paragan Solutions, LLC Phone: 713-999-1919

Address: 14022 Hempstead Rd Zip Code: 77040

Site Address: 12855 S. Post Oak Rd, Houston, TX 77045 Date Disapproved: \_\_\_\_\_

Statement of the specific provision of the article from which the variance is requested:  
*SEC 28-201, The area around the hotel site contains more than 50% residential tracts that are wholly or partially situated in test area.*

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

*The proposed 51 room hotel is located on the irregular L-shaped tract next to numerous commercial properties, such as Jack-in-the-Box, Raceway Convenience Store, and Post Oak Auto Center. The residential properties that fall in the "test area" are in the outer portion, and furthest away from the property. This tract is completely surrounded by commercial properties. However, the owner will still provide a 10' landscaping buffer along the perimeter of the property. Lastly, this community currently does not have any quality branded hotel. Our proposed approved America's Best Value Inn would provide the economical boost needed without sacrificing quality or integrity.*

 12/13/2015  
Signature of Applicant Date

**FOR DEPARTMENT USE ONLY**

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One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

\_\_\_\_\_  
Date

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

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**PLANNING COMMISSION ACTION**

**DECISION:**     VARIANCE GRANTED     VARIANCE DENIED

**DATE:** DECEMBER 17, 2015

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

MEETING DATE: DECEMBER 17, 2015

The pertinent ordinance section is:

*SEC 28-201, The area around the hotel site contains more than 50% residential tracts that are wholly or partially situated in test area.*

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

*The project proposed is for 51 rentable units within a narrow L-Shaped lot at the intersection of S. Post Oak Rd and Allum Rd.*

.....

#### **The Variance Requests:**

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

*The property is ideal for hotel/motel use due to its shape and size. It does not have a large frontage view rendering it not appealing for retail and food services. Also the site is too large for service business such as convenience stores or print shops. This site allows for the quiet environment a hotel requires while still having space and access to major roads.*

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

*The addition of a branded hotel will allow the continued growth of the economy for the community. This hotel will provide jobs and increase revenue in the area thus allowing further positive growth of the community.*

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

*The intent purpose of this article is to protect residential areas from high commercial activity. However, due to the developing nature of the surrounding economy, this property is located amongst other commercial tracts, thus not affecting the residential areas in the surroundings in any negative manner.*

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

*The granting of America's Best Value Inn will not be injurious to the public. The property will have fencing located around the perimeter along with a 10 ft landscaping buffer.*

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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 17, 2015

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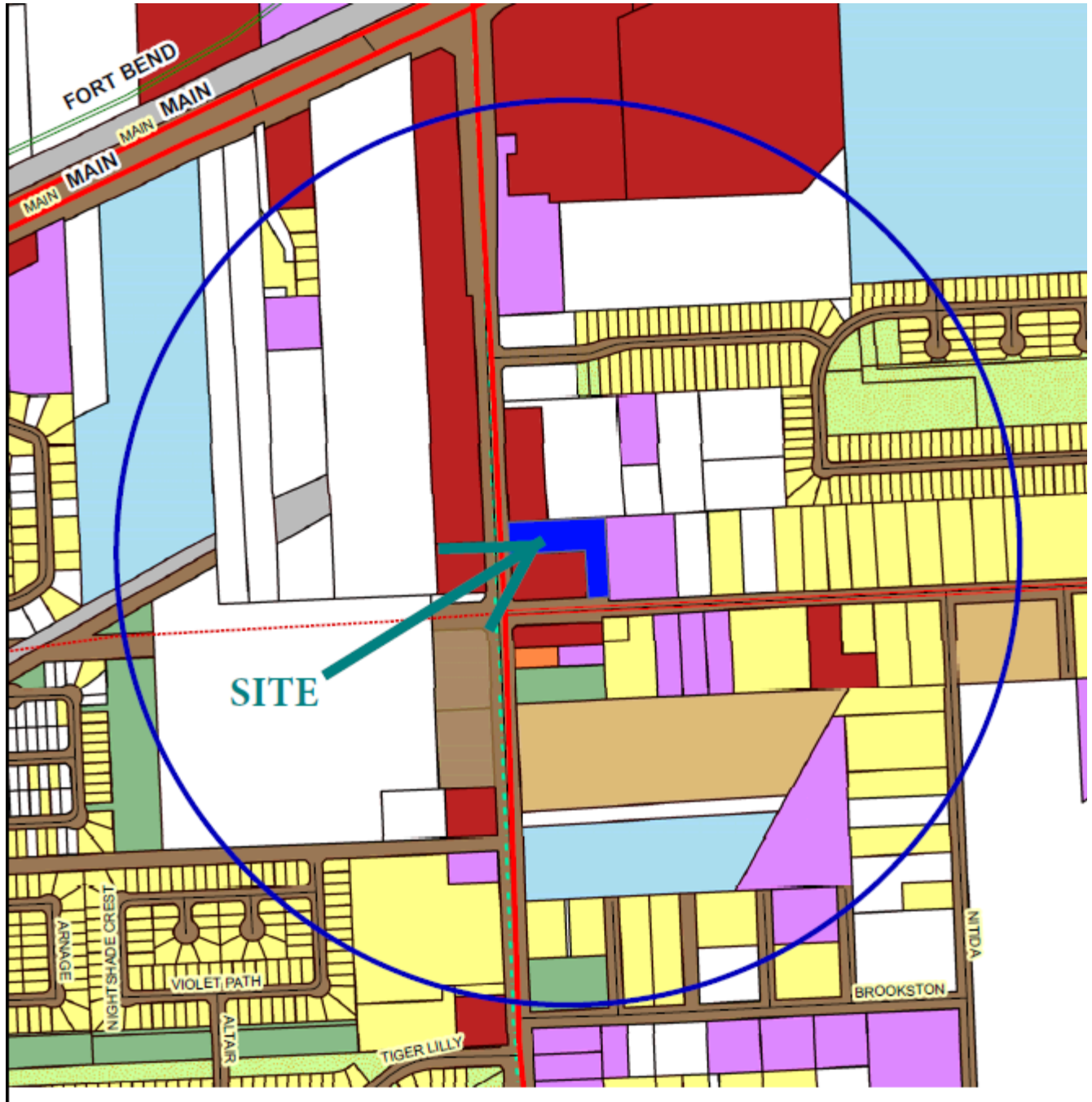
# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

MEETING DATE: December 17, 2015

Land Use Map with 1000' Radius



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 17, 2015

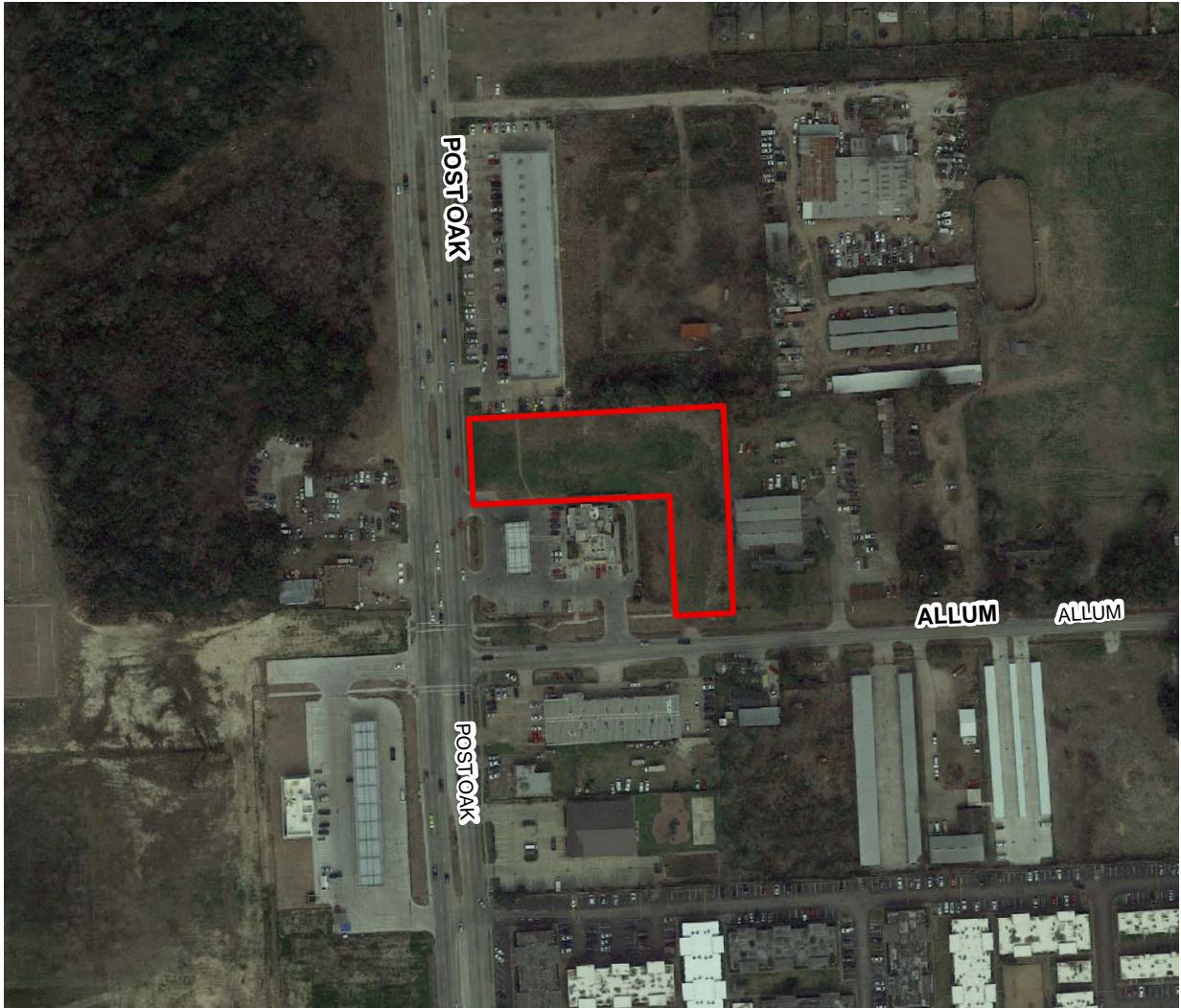
# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

MEETING DATE: DECEMBER 17, 2015

Aerial



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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 17, 2015

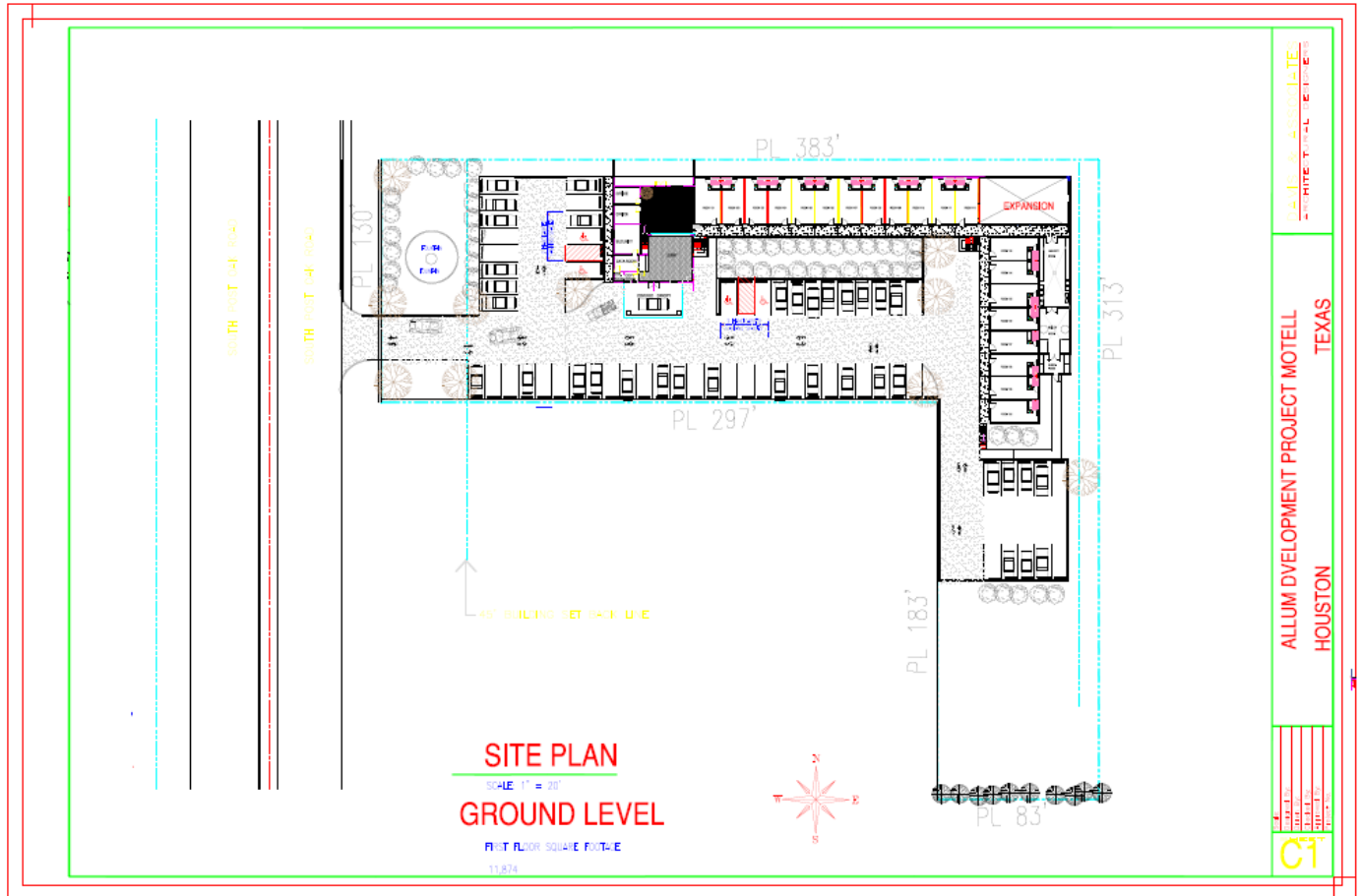
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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT

### AGENDA ITEM: IV

MEETING DATE: DECEMBER 17, 2015



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 17, 2015



## **AGENDA: V**

**SMLSB Application No. 587:** 4000-4100 block of Clarblak Lane, east and west sides, between Brickhouse Gully and end of street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4000-4100 block of Clarblak Lane, east and west sides, between Brickhouse Gully and end of street. Analysis shows that a minimum lot size of 43,560 sf exists for the blockface. A petition was signed by the owners of 83% of the property within the proposed Special Minimum Lot Size Block. Two protests were 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 blockface, 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 eight (8) lots along the 4000-4100 block of Clarblak Lane, east and west sides, between Brickhouse Gully and end of street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*  
The application comprises two blockfaces, the east and west sides of Clarblak Lane.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of six (6) single-family residential properties (representing 75% of the total lots within the boundary area), one (1) multi-family residential property, and one (1) commercial property.
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained six (6) of eight (8) signatures of support from property owners in the proposed SMLSB (owning 83% of the total area). There were two protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 43,560 sf exists on five (5) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was unrecorded and annexed into the City in 1956. The houses originate from the 1950s. The establishment of a 43,560 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Five (5) out of eight (8) lots (representing 78% of the application area) are at least 43,560 square feet in size.

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

### ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Map of Properties that Meet the New Minimum Lot Size
4. Map of Land Uses
5. Protest Letters
6. Application
7. Boundary Map

## Special Minimum Lot Size Block

Planning and Development Department

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	<b>587</b>		
Date Received:	<b>10/8/2015</b>	Date Complete:	<b>10/14/2015</b>
Street(s) Name:	<b>Clarblak Lane</b>	Lot(s)	<b>4000-4100 block Clarblak Lane</b>
Cross Streets:	<b>Brickhouse Gully</b>	and	<b>End of Clarblak Lane</b>
Side of street:	<b>east and west</b>		
<b>MINIMUM LOT SIZE:</b>			
<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4014 Clarblak (TR 25)	COM	Y	139,958
4015 Clarblak (TR 14L)	SFR	Y	23,740
4016 Clarblak (TR 14F)	SFR		43,560
4019 Clarblak (TR 14H)	MF		25,063
4020 Clarblak (TRS 14D & 14R)	SFR	Y	43,560
4023 Clarblak (TR 14G)	SFR	Y	43,560
4105 Clarblak (TR 14C)	SFR	Y	49,658
4108 Clarblak (TR 14E)	SFR	Y	42,688

# City of Houston

## Planning Commission Staff Report

### Special Minimum Lot Size Block

Planning and Development Department

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

Of	<b>411,787</b>	Square Feet in the Proposed Application Area	<b>343,164</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>83%</b>			

### Single Family Calculation:

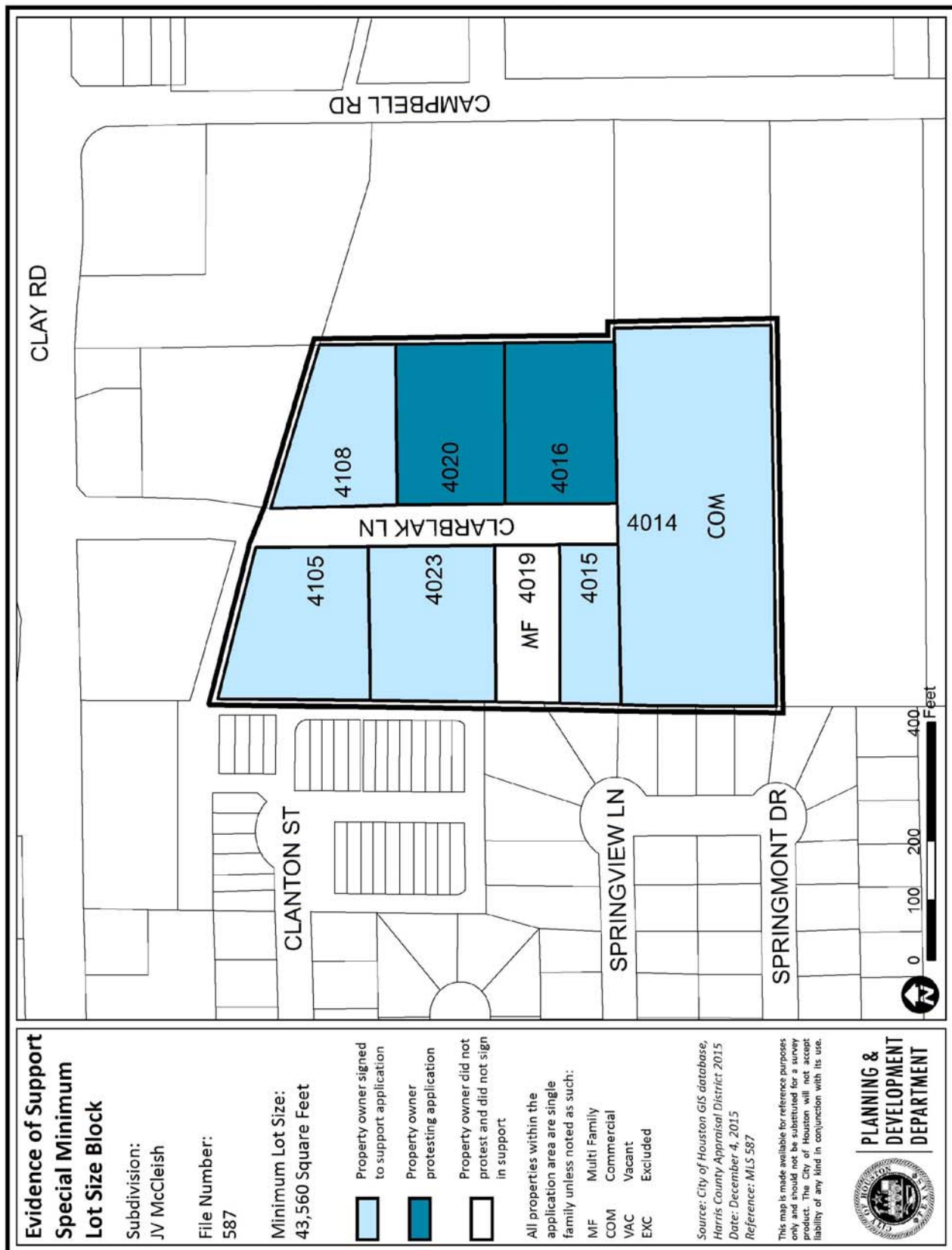
**Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):**

	6	Of	6	Total number of SFR lots in the Proposed Application Area	8	Total number of lots in the Proposed Application Area	75%
	# developed or restricted to no more than two SFR Units						
1	# of Multifamily lots						
1	# of Commercial lots						
0	# of Vacant Lots						
8	Total						

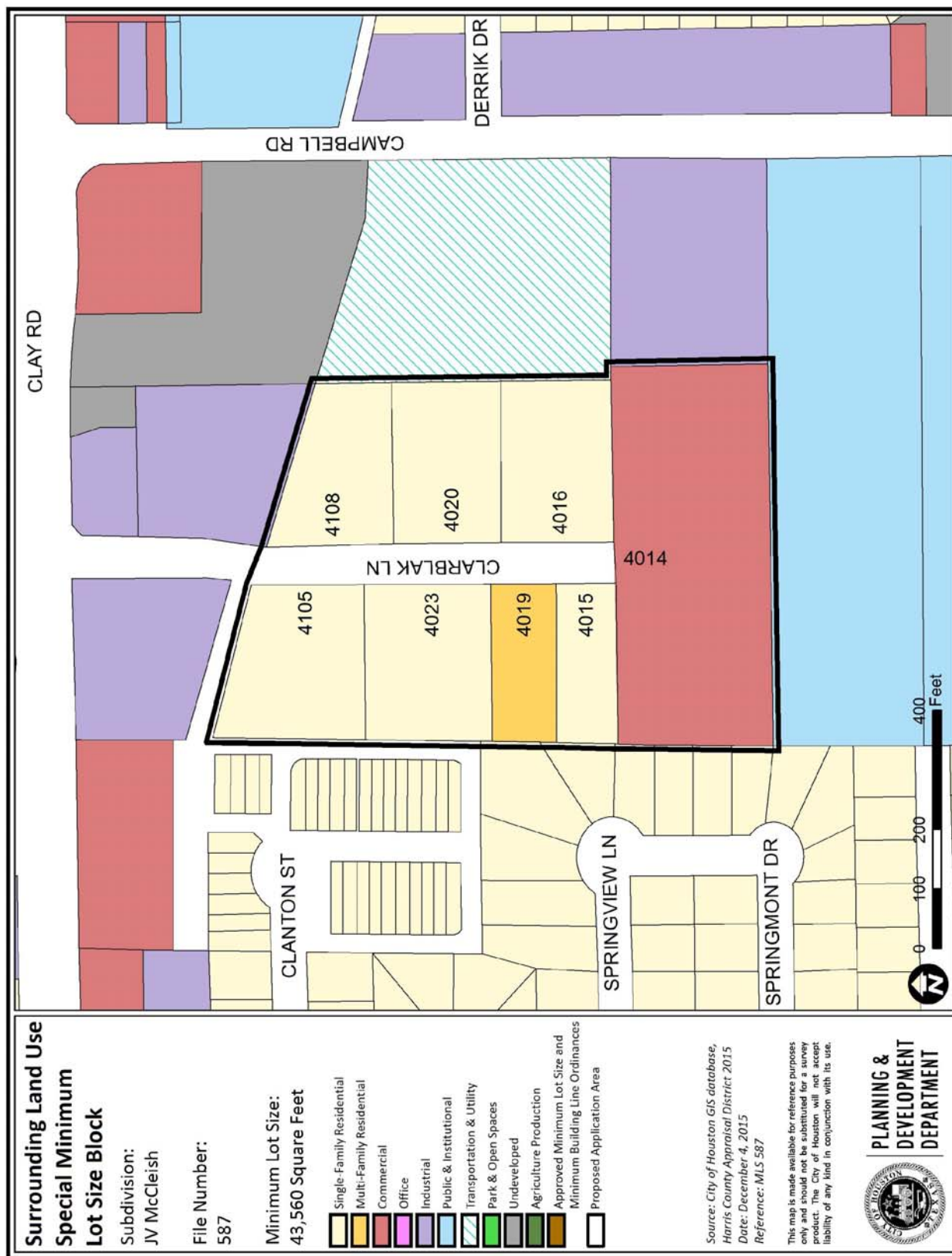
### Minimum Lot Size Calculations:

Total # of lots	8	Total sq. ft. =	411,787	/ # of lots =	51,473	average sq. ft.
					43,560	median sq. ft.
	<b>70 %</b>					
Lots ranked by size	Size	% by Area	Cumulative % by Area			
1	139,958	34.0%	34.0%			
2	49,658	12.1%	46.0%			
3	43,560	10.6%	56.6%			
4	43,560	10.6%	67.2%			
5	<b>43,560</b>	10.6%	<b>77.8%</b>			
6	42,688	10.4%	88.1%			
7	25,063	6.1%	94.2%			
8	23,740	5.8%	100.0%			
Total	411,787	100.0%				
This application qualifies for a		<b>43,560</b>	Square Feet Special Minimum Lot Size			









### Welch, David - PD

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**From:** Megan Dickey  
**Sent:** Wednesday, October 21, 2015 7:23 PM  
**To:** Welch, David - PD  
**Subject:** Special Minimum Lot Size - Clarblak Lane

Mr. Welch,

I am a property owner on Clarblak Lane (4016 Clarblak Lane), and today I received a letter in the mail from my neighbor MaryAnn Spencer informing me that a Special Minimum Lot Size Block application has been submitted to the city for review.

I would like to formally express my **opposition** to this action. I **do not agree** with a MLS for Clarblak Lane.

Please let me know if you have any questions or if there is further action I need to take to ensure my position is acknowledged.

Thank you,

Megan Dickey

4016 Clarblak Lane  
Houston, Tx 77080

### Welch, David - PD

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**From:** Henry Kubena  
**Sent:** Friday, November 06, 2015 11:33 AM  
**To:** Welch, David - PD  
**Subject:** Protest

I was mislead at the time I sign the application. This application covers the property located in the 4100-4200 block of Clarblak Lane, east and west sides, between Brick house Gully and end of street I was led to believe that the petition was to file for single-family dwelling only and not restricting the sale of any portion of my property. Therefore I am withdrawing my support for this "Minimum Lot Size" application.

Henry Kubena  
4020 Clarblak Lane  
Houston, TX 77080



### 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:

4000-4100 Blocks - Clarblak Ln - 77080

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

East and west sides of Clarblak Ln between  
Specific Legal Description Brickhouse Gulley and dead end of Clarblak.  
See page 4 of 9.

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

#### 2. Contacts:

Primary

Applicant

Thomas L. Spencer

Phone # 713-462-1769

Address

4015 Clarblek Ln

E-mail

City

Houston TX 77080-1313

State

Zip

Alternate

Applicant

Phone #

Address

E-mail

City

State

Zip

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

File #

587

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

A

#### 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)

(pgs 5a+b)

☒

Signed deed restriction statement (page 6)

☒

Copy of deed restrictions, if applicable

(4015 and 4023 Clarblak only)

☒

Sample of Notification Sign (page 8)

☒

Map or sketch showing the address, land use and size of all lots within boundary area

☒

Data showing the actual size of each lot

☒



## **AGENDA: VI.**

**SMLSA Application No. 570:** Highland Acres Homes Annex, Block 5, Block 8, Lots 1-3; White Oak Terrace Tract E, Lots 302, 303, and 329-331; Yorkdale Tract A; Yorkdale Tract B; Yorkdale Tract C; Yorkdale Tract D; Yorkdale Addition Section 1, Block 1, Block 2, Lots 14-56, Block 3, Block 6

## **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Yorkdale Subdivision. Analysis shows that a minimum lot size of 7,500 sq ft exists for the area. A petition was signed by the owners of 10% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

## **PROCEDURES:**

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

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

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

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

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

### STAFF ANALYSIS:

This application includes three-hundred eighty-six (386) properties in Yorkdale Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains twenty-nine (29) blockfaces with at least 5 lots on 5 blockfaces

- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*

Land use of the properties consists of three-hundred eighty-one (381) single-family residential properties representing 99.5% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*

The applicant obtained 64.6% support from property owners in the proposed SMLSA

- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*

A minimum lot size of 7,500 sq ft exists on two-hundred seventy-one (271) of three-hundred eighty-six (386) lots in the area.

- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*

The subdivisions were platted in 1950 and 1958, the unrecorded subdivisions were annexed in 1971, and some of the houses were constructed in the 1960s and 1970s. The establishment of a 7,500 sq ft minimum lot size will preserve the lot size character of the area.

- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*

Two-hundred seventy-one (271) out of three-hundred eighty-six (386) lots representing 73% of the application area is at least 7,500 square feet in size.

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

### ATTACHMENTS:

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



## SPECIAL MINIMUM LOT SIZE AREA YORKDALE SUBDIVISION

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3241 GARAPAN ST	24,950	0.83%	0.83%	Y		SFR
0 T C JESTER BLVD	22,647	0.75%	1.58%			VAC
2719 GARAPAN ST	20,400	0.68%	2.26%	Y		SFR
6402 T C JESTER BLVD	18,000	0.60%	2.86%	Y		VAC
2614 CARMEL ST	17,115	0.57%	3.42%			SFR
2615 CLIFFDALE ST	16,823	0.56%	3.98%	Y		SFR
3211 AREBA ST	15,000	0.50%	4.48%	Y		SFR
3010 CARMEL ST	15,000	0.50%	4.98%	Y	Y	SFR
2610 CARMEL ST	14,223	0.47%	5.45%			SFR
3239 AREBA ST (Lot 329)	13,961	0.46%	5.91%	Y		EXC
3239 AREBA ST (Lot 330)	13,961	0.46%	6.38%	Y		EXC
0 GARAPAN ST	13,950	0.46%	6.84%	Y		SFR
2510 AREBA ST	10,788	0.36%	7.20%			SFR
2511 AREBA ST	10,614	0.35%	7.55%			SFR
2618 CARMEL ST	10,557	0.35%	7.90%			SFR
2607 CLIFFDALE ST (Lot 42)	9,575	0.32%	8.22%			SFR
2607 CLIFFDALE ST (Lot 43)	9,575	0.32%	8.54%			SFR
2607 CLIFFDALE ST (Lot 44)	9,575	0.32%	8.86%			SFR
2606 CARMEL ST (Lot 40)	9,394	0.31%	9.17%	Y		SFR
2606 CARMEL ST (Lot 41)	9,394	0.31%	9.48%	Y		SFR
2511 AREBA ST	8,750	0.29%	9.77%			SFR
2514 AREBA ST	8,540	0.28%	10.05%	Y		SFR
3118 CLIFFDALE ST	8,275	0.27%	10.33%	Y		SFR
0 AREBA ST	8,125	0.27%	10.60%			SFR
0 AREBA ST	8,125	0.27%	10.87%	Y		SFR
3119 AREBA ST	8,125	0.27%	11.14%	Y		SFR
3203 AREBA ST	8,125	0.27%	11.41%	Y		SFR
3227 AREBA ST	8,125	0.27%	11.68%	Y		SFR
2623 CARMEL ST	8,125	0.27%	11.95%	Y		SFR
2719 CARMEL ST	8,125	0.27%	12.22%	Y		SFR
3103 CARMEL ST	8,125	0.27%	12.49%			SFR
3116 CARMEL ST	8,125	0.27%	12.76%	Y	Y	SFR
3207 CARMEL ST	8,125	0.27%	13.03%			SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
0 CLIFFDALE ST	8,125	0.27%	13.30%	Y		SFR
2602 CLIFFDALE ST	8,125	0.27%	13.57%	Y		SFR
2718 CLIFFDALE ST	8,125	0.27%	13.83%	Y		SFR
3115 CLIFFDALE ST	8,125	0.27%	14.10%	Y		SFR
3203 CLIFFDALE ST	8,125	0.27%	14.37%		Y	SFR
0 DALVIEW AVE	8,125	0.27%	14.64%	Y		SFR
3119 DALVIEW ST	8,125	0.27%	14.91%	Y		SFR
3203 DALVIEW ST	8,125	0.27%	15.18%	Y		SFR
2804 DRUID ST	8,125	0.27%	15.45%	Y		SFR
3118 DRUID ST	8,125	0.27%	15.72%	Y		SFR
0 NUBEN ST	8,125	0.27%	15.99%			SFR
6527 NUBEN ST	8,125	0.27%	16.26%			SFR
6635 NUBEN ST	8,125	0.27%	16.53%	Y	Y	SFR
6635 NUBEN ST	8,125	0.27%	16.80%	Y	Y	SFR
6703 NUBEN ST	8,125	0.27%	17.07%	Y		SFR
6530 YORKDALE DR	8,125	0.27%	17.34%	Y		SFR
2615 CLIFFDALE ST	8,113	0.27%	17.61%	Y		SFR
2506 AREBA ST	8,100	0.27%	17.88%	Y		SFR
2506 AREBA ST	8,100	0.27%	18.15%	Y		SFR
3231 CLIFFDALE ST	7,875	0.26%	18.41%			SFR
0 DALVIEW AVE	7,875	0.26%	18.67%			SFR
0 DALVIEW AVE	7,875	0.26%	18.93%			SFR
3115 CARMEL ST (Lot 153)	7,813	0.26%	19.19%	Y		SFR
3115 CARMEL ST (Lot 154)	7,813	0.26%	19.45%	Y		SFR
3202 CARMEL ST (Lot 228)	7,813	0.26%	19.71%			SFR
3202 CARMEL ST (Lot 229)	7,813	0.26%	19.97%			SFR
3202 DALVIEW ST (Lot 260)	7,813	0.26%	20.23%			SFR
3202 DALVIEW ST (Lot 261)	7,813	0.26%	20.49%			SFR
3202 DRUID ST (Lot 276)	7,813	0.26%	20.75%	Y		SFR
3202 DRUID ST (Lot 277)	7,813	0.26%	21.01%	Y		SFR
6535 NUBEN ST (Lot 104)	7,813	0.26%	21.27%	Y		SFR
6535 NUBEN ST (Lot 105)	7,813	0.26%	21.53%	Y		SFR
6615 NUBEN ST (Lot 138)	7,813	0.26%	21.79%	Y		SFR
6615 NUBEN ST (Lot 139)	7,813	0.26%	22.05%	Y		SFR
3227 CARMEL ST	7,808	0.26%	22.31%	Y	Y	SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3119 DRUID ST	7,800	0.26%	22.56%			SFR
3203 DRUID ST	7,800	0.26%	22.82%	Y		SFR
3118 GARAPAN ST	7,800	0.26%	23.08%	Y		SFR
3202 GARAPAN ST	7,800	0.26%	23.34%	Y		SFR
3226 GARAPAN ST	7,800	0.26%	23.60%	Y		SFR
3230 GARAPAN ST	7,800	0.26%	23.86%	Y		SFR
6605 NUBEN ST (Lot 135)	7,708	0.26%	24.12%	Y		SFR
6605 NUBEN ST (Lot 136)	7,708	0.26%	24.37%	Y		SFR
6605 NUBEN ST (Lot 137)	7,708	0.26%	24.63%	Y		SFR
3222 CARMEL AVE	7,626	0.25%	24.88%	Y	Y	SFR
3219 GARAPAN ST (Lot 297)	7,625	0.25%	25.13%	Y		SFR
3219 GARAPAN ST (Lot 298)	7,625	0.25%	25.39%	Y		SFR
3219 GARAPAN ST (Lot 299)	7,625	0.25%	25.64%	Y		SFR
3219 GARAPAN ST (Lot 300)	7,625	0.25%	25.89%	Y		SFR
3219 GARAPAN ST (Lot 301)	7,625	0.25%	26.15%	Y		SFR
3202 AREBA ST	7,605	0.25%	26.40%	Y		SFR
3231 DRUID ST	7,586	0.25%	26.65%	Y		SFR
0 AREBA ST	7,500	0.25%	26.90%			SFR
0 AREBA ST	7,500	0.25%	27.15%			SFR
0 AREBA ST	7,500	0.25%	27.40%	Y		SFR
2903 AREBA ST	7,500	0.25%	27.65%	Y		SFR
2903 AREBA ST	7,500	0.25%	27.90%	Y		SFR
2903 AREBA ST	7,500	0.25%	28.14%	Y		SFR
2915 AREBA ST	7,500	0.25%	28.39%	Y		SFR
3107 AREBA ST	7,500	0.25%	28.64%	Y		SFR
3107 AREBA ST	7,500	0.25%	28.89%	Y		SFR
3115 AREBA ST	7,500	0.25%	29.14%	Y		SFR
3217 AREBA ST	15,000	0.50%	29.64%	Y		SFR
3227 AREBA ST	7,500	0.25%	29.89%	Y		SFR
0 CARMEL AVE	7,500	0.25%	30.14%	Y		SFR
0 CARMEL AVE	7,500	0.25%	30.39%			SFR
0 CARMEL	7,500	0.25%	30.63%			SFR
0 CARMEL	7,500	0.25%	30.88%			SFR
2626 CARMEL ST	7,500	0.25%	31.13%		Y	SFR
2630 CARMEL ST (Lot 33)	7,500	0.25%	31.38%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
2630 CARMEL ST (Lot 34)	7,500	0.25%	31.63%	Y		SFR
2634 CARMEL ST	7,500	0.25%	31.88%			SFR
2635 CARMEL ST (Lot 103)	7,500	0.25%	32.13%			SFR
2635 CARMEL ST (Lot 104)	7,500	0.25%	32.38%			SFR
2702 CARMEL ST	7,500	0.25%	32.63%	Y		SFR
2702 CARMEL	7,500	0.25%	32.88%	Y		SFR
2707 CARMEL ST	7,500	0.25%	33.12%			SFR
2707 CARMEL	7,500	0.25%	33.37%			SFR
2710 CARMEL ST	7,500	0.25%	33.62%	Y		SFR
2710 CARMEL ST	7,500	0.25%	33.87%	Y		SFR
2719 CARMEL	7,500	0.25%	34.12%	Y		SFR
2719 CARMEL	7,500	0.25%	34.37%	Y		SFR
2810 CARMEL ST	7,500	0.25%	34.62%	Y		SFR
2819 CARMEL AVE (Lot 140)	7,500	0.25%	34.87%	Y		SFR
2819 CARMEL AVE (Lot 141)	7,500	0.25%	35.12%	Y		SFR
2827 CARMEL ST (Lot 142)	7,500	0.25%	35.37%	Y		SFR
2827 CARMEL ST (Lot 143)	7,500	0.25%	35.61%	Y		SFR
2906 CARMEL AVE	7,500	0.25%	35.86%	Y		SFR
2906 CARMEL ST	7,500	0.25%	36.11%	Y		SFR
2914 CARMEL ST	7,500	0.25%	36.36%	Y		SFR
2929 CARMEL ST (Lot 144)	7,500	0.25%	36.61%	Y	Y	SFR
2929 CARMEL ST (Lot 145)	7,500	0.25%	36.86%	Y	Y	SFR
3002 CARMEL ST	7,500	0.25%	37.11%			SFR
3003 CARMEL ST	7,500	0.25%	37.36%			SFR
3006 CARMEL ST	7,500	0.25%	37.61%	Y		SFR
3011 CARMEL ST (Lot 147)	7,500	0.25%	37.86%	Y		SFR
3011 CARMEL ST (Lot 148)	7,500	0.25%	38.10%	Y		SFR
3015 CARMEL ST	7,500	0.25%	38.35%			SFR
3102 CARMEL ST	7,500	0.25%	38.60%			SFR
3106 CARMEL ST	7,500	0.25%	38.85%			SFR
3111 CARMEL AVE	7,500	0.25%	39.10%	Y		SFR
3111 CARMEL ST	7,500	0.25%	39.35%	Y		SFR
3112 CARMEL AVE (Lot 156)	7,500	0.25%	39.60%	Y		SFR
3112 CARMEL AVE (Lot 157)	7,500	0.25%	39.85%	Y		SFR
3207 CARMEL AVE	7,500	0.25%	40.10%			SFR



## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3210 CARMEL ST (Lot 226)	7,500	0.25%	40.35%	Y	Y	SFR
3210 CARMEL ST (Lot 227)	7,500	0.25%	40.60%	Y	Y	SFR
3215 CARMEL ST	7,500	0.25%	40.84%	Y		SFR
3218 CARMEL ST	7,500	0.25%	41.09%			SFR
3219 CARMEL ST	7,500	0.25%	41.34%	Y		SFR
3221 CARMEL ST	7,500	0.25%	41.59%	Y		SFR
3222 CARMEL ST	7,500	0.25%	41.84%	Y	Y	SFR
3225 CARMEL ST	7,500	0.25%	42.09%	Y	Y	SFR
0 CLIFFDALE AVE	7,500	0.25%	42.34%			SFR
0 CLIFFDALE AVE	7,500	0.25%	42.59%	Y		SFR
0 CLIFFDALE AVE	7,500	0.25%	42.84%	Y		SFR
0 CLIFFDALE AVE	7,500	0.25%	43.09%	Y	Y	SFR
0 CLIFFDALE	7,500	0.25%	43.33%			SFR
0 CLIFFDALE ST	7,500	0.25%	43.58%	Y		SFR
0 CLIFFDALE ST	7,500	0.25%	43.83%	N		SFR
0 CLIFFDALE	7,500	0.25%	44.08%			SFR
0 CLIFFDALE ST	7,500	0.25%	44.33%	N		SFR
2628 CLIFFDALE ST	7,500	0.25%	44.58%			SFR
2635 CLIFFDALE ST (Lot 48)	7,500	0.25%	44.83%	Y	Y	SFR
2635 CLIFFDALE ST (Lot 49)	7,500	0.25%	45.08%	Y	Y	SFR
2639 CLIFFDALE ST	7,500	0.25%	45.33%	Y		SFR
2704 CLIFFDALE ST (Lot 114)	7,500	0.25%	45.58%	Y		SFR
2704 CLIFFDALE ST (Lot 115)	7,500	0.25%	45.82%	Y		SFR
2707 CLIFFDALE ST (Lot 53)	7,500	0.25%	46.07%			SFR
2707 CLIFFDALE ST (Lot 54)	7,500	0.25%	46.32%			SFR
2710 CLIFFDALE ST (Lot 112)	7,500	0.25%	46.57%	Y		SFR
2710 CLIFFDALE ST (Lot 113)	7,500	0.25%	46.82%	Y		SFR
2714 CLIFFDALE	7,500	0.25%	47.07%	Y		SFR
2826 CLIFFDALE ST	7,500	0.25%	47.32%	Y		SFR
2895 CLIFFDALE AVE	7,500	0.25%	47.57%			SFR
2903 CLIFFDALE AVE	7,500	0.25%	47.82%	Y		SFR
2907 CLIFFDALE ST	7,500	0.25%	48.07%	Y		SFR
2911 CLIFFDALE ST	7,500	0.25%	48.31%			SFR
2914 CLIFFDALE ST (Lot 130)	7,500	0.25%	48.56%	Y	Y	SFR
2914 CLIFFDALE ST (Lot 131)	7,500	0.25%	48.81%	Y	Y	SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
2915 CLIFFDALE ST	7,500	0.25%	49.06%	Y	Y	SFR
3003 CLIFFDALE ST	7,500	0.25%	49.31%	Y		SFR
3006 CLIFFDALE ST	7,500	0.25%	49.56%	Y	Y	SFR
3008 CLIFFDALE ST	7,500	0.25%	49.81%	Y	Y	SFR
3010 CLIFFDALE ST	7,500	0.25%	50.06%	Y	Y	SFR
3011 CLIFFDALE ST (Lot 114)	7,500	0.25%	50.31%	Y	Y	SFR
3011 CLIFFDALE ST (Lot 115)	7,500	0.25%	50.56%	Y	Y	SFR
3014 CLIFFDALE ST	7,500	0.25%	50.80%			SFR
3018 CLIFFDALE ST	7,500	0.25%	51.05%	Y		SFR
3022 CLIFFDALE ST	7,500	0.25%	51.30%	Y		SFR
3103 CLIFFDALE ST	7,500	0.25%	51.55%			SFR
3107 CLIFFDALE AVE	7,500	0.25%	51.80%			SFR
3107 CLIFFDALE ST (Lot 117)	7,500	0.25%	52.05%			SFR
3107 CLIFFDALE ST (Lot 118)	7,500	0.25%	52.30%			SFR
3110 CLIFFDALE ST	7,500	0.25%	52.55%	Y		SFR
3206 CLIFFDALE ST	7,500	0.25%	52.80%			SFR
3207 CLIFFDALE ST	7,500	0.25%	53.05%	Y		SFR
3210 CLIFFDALE ST	7,500	0.25%	53.29%	Y		SFR
3211 CLIFFDALE ST	7,500	0.25%	53.54%	Y		SFR
3211 CLIFFDALE ST	7,500	0.25%	53.79%	Y		SFR
3214 CLIFFDALE AVE	7,500	0.25%	54.04%			SFR
3218 CLIFFDALE ST	7,500	0.25%	54.29%	Y		SFR
3222 CLIFFDALE ST	7,500	0.25%	54.54%	Y		SFR
0 DALVIEW AVE	7,500	0.25%	54.79%			SFR
0 DALVIEW AVE	7,500	0.25%	55.04%			SFR
0 DALVIEW AVE	7,500	0.25%	55.29%			SFR
2810 DALVIEW ST	7,500	0.25%	55.54%	Y		SFR
2814 DALVIEW ST	7,500	0.25%	55.78%	Y		SFR
2815 DALVIEW AVE	7,500	0.25%	56.03%			SFR
2815 DALVIEW ST (Lot 72)	7,500	0.25%	56.28%			SFR
2815 DALVIEW ST (Lot 73)	7,500	0.25%	56.53%			SFR
2818 DALVIEW AVE	7,500	0.25%	56.78%	N		SFR
2822 DALVIEW AVE	7,500	0.25%	57.03%	Y		SFR
2822 DALVIEW ST	7,500	0.25%	57.28%	Y		SFR
2911 DALVIEW ST (Lot 75)	7,500	0.25%	57.53%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
2911 DALVIEW ST (Lot 76)	7,500	0.25%	57.78%	Y		SFR
2911 DALVIEW ST (Lot 77)	7,500	0.25%	58.03%	Y		SFR
2914 DALVIEW ST	7,500	0.25%	58.27%			SFR
3002 DALVIEW ST	7,500	0.25%	58.52%			SFR
3003 DALVIEW ST	7,500	0.25%	58.77%			SFR
3006 DALVIEW ST	7,500	0.25%	59.02%			SFR
3010 DALVIEW ST	7,500	0.25%	59.27%	Y		SFR
3011 DALVIEW AVE	7,500	0.25%	59.52%	Y		SFR
3011 DALVIEW ST	7,500	0.25%	59.77%	Y		SFR
3022 DALVIEW ST (Lot 91)	7,500	0.25%	60.02%	Y	Y	SFR
3022 DALVIEW ST (Lot 92)	7,500	0.25%	60.27%	Y	Y	SFR
3101 DALVIEW ST	7,500	0.25%	60.52%			SFR
3103 DALVIEW ST	7,500	0.25%	60.77%	Y		SFR
3106 DALVIEW ST	7,500	0.25%	61.01%	Y		SFR
3110 DALVIEW ST	7,500	0.25%	61.26%	Y		SFR
3110 DALVIEW ST	7,500	0.25%	61.51%	Y		SFR
3111 DALVIEW ST (Lot 84)	7,500	0.25%	61.76%	N		SFR
3111 DALVIEW ST (Lot 85)	7,500	0.25%	62.01%	N		SFR
3207 DALVIEW ST	7,500	0.25%	62.26%	Y		SFR
3211 DALVIEW ST	7,500	0.25%	62.51%	Y		SFR
3211 DALVIEW AVE	7,500	0.25%	62.76%	Y		SFR
3219 DALVIEW ST (Lot 266)	7,500	0.25%	63.01%	Y		SFR
3219 DALVIEW ST (Lot 267)	7,500	0.25%	63.26%	Y		SFR
3222 DALVIEW ST (Lot 250)	7,500	0.25%	63.50%	Y		SFR
3222 DALVIEW ST (Lot 251)	7,500	0.25%	63.75%	Y		SFR
3222 DALVIEW ST (Lot 256)	7,500	0.25%	64.00%	Y		SFR
3222 DALVIEW ST (Lot 257)	7,500	0.25%	64.25%	Y		SFR
0 DRUID ST	7,500	0.25%	64.50%			SFR
0 DRUID AVE	7,500	0.25%	64.75%	Y		SFR
2810 DRUID ST	7,500	0.25%	65.00%	Y		SFR
2902 DRUID AVE	7,500	0.25%	65.25%			SFR
2904 DRUID AVE	7,500	0.25%	65.50%	Y		SFR
2906 DRUID ST	7,500	0.25%	65.75%	Y		SFR
2914 DRUID AVE	7,500	0.25%	65.99%			SFR
3006 DRUID ST	7,500	0.25%	66.24%			SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3010 DRUID ST	7,500	0.25%	66.49%			SFR
3010 DRUID ST	7,500	0.25%	66.74%			SFR
3102 DRUID ST	7,500	0.25%	66.99%	Y		SFR
3110 DRUID ST (Lot 55)	7,500	0.25%	67.24%			SFR
3110 DRUID ST (Lot 56)	7,500	0.25%	67.49%			SFR
3112 DRUID ST	7,500	0.25%	67.74%			EXC
3210 DRUID AVE	7,500	0.25%	67.99%	Y	Y	SFR
3214 DRUID AVE	7,500	0.25%	68.24%			SFR
3218 DRUID ST	7,500	0.25%	68.48%	Y		SFR
3222 DRUID ST	7,500	0.25%	68.73%			SFR
0 GARAPAN AVE	7,500	0.25%	68.98%			SFR
2814 GARAPAN AVE	7,500	0.25%	69.23%	Y		SFR
2818 GARAPAN ST	7,500	0.25%	69.48%			SFR
2910 GARAPAN ST	7,500	0.25%	69.73%	N		SFR
3002 GARAPAN ST	7,500	0.25%	69.98%			SFR
6713 GOLDSPIER ST (Lot 1)	7,500	0.25%	70.23%			SFR
6713 GOLDSPIER ST (Lot 2)	7,500	0.25%	70.48%			SFR
6713 GOLDSPIER ST (Lot 3)	7,500	0.25%	70.73%			SFR
0 NUBEN ST	7,500	0.25%	70.97%			SFR
0 NUBEN ST	7,500	0.25%	71.22%	Y		SFR
0 NUBEN ST	7,500	0.25%	71.47%	Y		SFR
6407 NUBEN ST (Lot 34)	7,500	0.25%	71.72%			SFR
6407 NUBEN ST (Lot 35)	7,500	0.25%	71.97%			SFR
6407 NUBEN ST (Lot 36)	7,500	0.25%	72.22%			SFR
6523 NUBEN ST	7,500	0.25%	72.47%	Y		SFR
6626 NUBEN ST	7,500	0.25%	72.72%	Y		SFR
6635 NUBEN ST	7,500	0.25%	72.97%	Y	Y	SFR
6635 NUBEN ST	7,500	0.25%	73.22%	Y	Y	SFR
3230 AREBA ST	7,410	0.25%	73.46%			SFR
3230 AREBA ST	7,410	0.25%	73.71%			SFR
3227 CLIFFDALE ST	7,400	0.25%	73.95%	Y		SFR
0 DALVIEW AVE	7,400	0.25%	74.20%			SFR
3227 DALVIEW ST	7,400	0.25%	74.44%	Y		SFR
2627 CLIFFDALE ST	7,399	0.25%	74.69%	Y		SFR
2518 AREBA ST	7,320	0.24%	74.93%			SFR



## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
2519 AREBA ST	7,320	0.24%	75.18%			SFR
2519 AREBA ST	7,320	0.24%	75.42%			SFR
2604 AREBA ST	7,320	0.24%	75.66%			SFR
2607 AREBA ST	7,320	0.24%	75.91%	Y		SFR
2610 AREBA ST (Lot 8)	7,320	0.24%	76.15%	Y		SFR
2610 AREBA ST (Lot 9)	7,320	0.24%	76.39%	Y		SFR
2613 AREBA ST	7,320	0.24%	76.63%	Y		SFR
2614 AREBA ST	7,320	0.24%	76.88%			SFR
2615 AREBA ST	7,320	0.24%	77.12%	Y		SFR
2618 AREBA ST	7,320	0.24%	77.36%	Y		SFR
2619 AREBA ST	7,320	0.24%	77.61%			SFR
2702 AREBA ST	7,320	0.24%	77.85%	Y		SFR
2703 AREBA ST (Lot 22)	7,320	0.24%	78.09%	Y		SFR
2703 AREBA ST (Lot 23)	7,320	0.24%	78.34%	Y		SFR
2706 AREBA ST	7,320	0.24%	78.58%	Y	Y	SFR
2715 AREBA ST (Lot 24)	7,320	0.24%	78.82%			SFR
2715 AREBA ST (Lot 25)	7,320	0.24%	79.07%			SFR
3119 AREBA ST (Lot 1)	7,320	0.24%	79.31%	Y		SFR
3119 AREBA ST (Lot 2)	7,320	0.24%	79.55%	Y		SFR
3119 AREBA ST (Lot 3)	7,320	0.24%	79.79%	Y		SFR
2902 CLIFFDALE ST	7,320	0.24%	80.04%			SFR
0 CARMEL ST	7,273	0.24%	80.28%			SFR
0 AREBA ST	7,260	0.24%	80.52%			SFR
3231 DRUID AVE	7,229	0.24%	80.76%	Y		SFR
3118 AREBA ST (Lot 189)	7,209	0.24%	81.00%	Y		SFR
3118 AREBA ST (Lot 190)	7,209	0.24%	81.24%	Y		SFR
3118 AREBA ST (Lot 191)	7,209	0.24%	81.48%	Y		SFR
3118 AREBA ST (Lot 192)	7,209	0.24%	81.72%	Y		SFR
3118 AREBA ST (Lot 193)	7,209	0.24%	81.96%	Y		SFR
0 AREBA ST	7,200	0.24%	82.20%			SFR
0 AREBA ST	7,200	0.24%	82.43%	Y		SFR
0 AREBA ST	7,200	0.24%	82.67%			SFR
2910 AREBA ST	7,200	0.24%	82.91%	Y		SFR
2914 AREBA ST	7,200	0.24%	83.15%	Y		SFR
3002 AREBA ST	7,200	0.24%	83.39%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

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3006 AREBA ST	7,200	0.24%	83.63%			SFR
0 DRUID AVE	7,200	0.24%	83.87%			SFR
0 DRUID AVE	7,200	0.24%	84.11%			SFR
0 DRUID AVE	7,200	0.24%	84.35%			SFR
0 DRUID AVE	7,200	0.24%	84.59%			SFR
2811 DRUID ST	7,200	0.24%	84.83%	Y		SFR
2903 DRUID ST	7,200	0.24%	85.06%			SFR
2907 DRUID AVE	7,200	0.24%	85.30%			SFR
2907 DRUID ST	7,200	0.24%	85.54%			SFR
2915 DRUID AVE	7,200	0.24%	85.78%			SFR
2915 DRUID ST	7,200	0.24%	86.02%			SFR
3011 DRUID ST	7,200	0.24%	86.26%	Y		SFR
3011 DRUID ST	7,200	0.24%	86.50%	Y		SFR
3015 DRUID ST	7,200	0.24%	86.74%			SFR
3111 DRUID ST	7,200	0.24%	86.98%	N	Y	SFR
3112 DRUID AVE	7,200	0.24%	87.22%			SFR
3117 DRUID ST	7,200	0.24%	87.45%	Y		SFR
3207 DRUID ST	7,200	0.24%	87.69%	Y		SFR
3223 DRUID ST	7,200	0.24%	87.93%			SFR
3223 DRUID AVE	7,200	0.24%	88.17%			SFR
0 GARAPAN AVE	7,200	0.24%	88.41%			SFR
0 GARAPAN AVE	7,200	0.24%	88.65%			SFR
2812 GARAPAN AVE	7,200	0.24%	88.89%			SFR
2814 GARAPAN ST	7,200	0.24%	89.13%	Y		SFR
3110 GARAPAN ST (Lot 21)	7,200	0.24%	89.37%	Y	Y	SFR
3110 GARAPAN ST (Lot 22)	7,200	0.24%	89.61%	Y	Y	SFR
3110 GARAPAN ST (Lot 23)	7,200	0.24%	89.85%	Y	Y	SFR
3110 GARAPAN ST (Lot 24)	7,200	0.24%	90.08%	Y	Y	SFR
3114 GARAPAN ST	7,200	0.24%	90.32%	Y		SFR
3206 GARAPAN ST	7,200	0.24%	90.56%	Y		SFR
3214 GARAPAN ST (Lot 290)	7,200	0.24%	90.80%	Y		SFR
3214 GARAPAN ST (Lot 291)	7,200	0.24%	91.04%	Y		SFR
3222 GARAPAN ST (Lot 288)	7,200	0.24%	91.28%	Y		SFR
3222 GARAPAN ST (Lot 289)	7,200	0.24%	91.52%	Y		SFR
0 AREBA ST	7,140	0.24%	91.76%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

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0 AREBA ST	7,140	0.24%	91.99%	Y		SFR
6703 NUBEN ST	6,968	0.23%	92.22%			SFR
3206 AREBA ST	6,960	0.23%	92.46%	Y		SFR
3210 AREBA ST	6,960	0.23%	92.69%	Y	Y	SFR
3214 AREBA ST	6,960	0.23%	92.92%	Y		SFR
3218 AREBA ST	6,960	0.23%	93.15%	Y		SFR
3222 AREBA ST	6,900	0.23%	93.38%			SFR
2811 AREBA ST (Lot 174)	6,875	0.23%	93.61%	Y		SFR
2811 AREBA ST (Lot 175)	6,875	0.23%	93.83%	Y		SFR
3203 GARAPAN ST	6,825	0.23%	94.06%	Y		SFR
3226 CLIFFDALE ST (Lot 238)	6,715	0.22%	94.28%	Y		SFR
3226 CLIFFDALE ST (Lot 239)	6,715	0.22%	94.51%	Y		SFR
3115 GARAPAN ST (Lot 16)	6,650	0.22%	94.73%	Y		SFR
3115 GARAPAN ST (Lot 17)	6,650	0.22%	94.95%	Y		SFR
3115 GARAPAN ST (Lot 18)	6,650	0.22%	95.17%	Y		SFR
3222 CARMEL AVE	6,475	0.21%	95.38%	Y	Y	SFR
3003 AREBA ST (Lot 180)	6,450	0.21%	95.60%	N		SFR
3003 AREBA ST (Lot 181)	6,450	0.21%	95.81%	N		SFR
3231 CARMEL ST	6,345	0.21%	96.02%			SFR
3230 DRUID ST (Lot 270)	6,344	0.21%	96.23%	Y		SFR
3230 DRUID ST (Lot 271)	6,344	0.21%	96.44%	Y		SFR
0 GARAPAN AVE	6,300	0.21%	96.65%	Y		SFR
0 GARAPAN AVE	6,300	0.21%	96.86%	Y		SFR
2807 GARAPAN ST (Lot 1)	6,300	0.21%	97.07%	Y		SFR
2807 GARAPAN ST (Lot 2)	6,300	0.21%	97.28%	Y		SFR
2815 GARAPAN AVE	6,300	0.21%	97.49%	Y		SFR
2819 GARAPAN AVE	6,300	0.21%	97.70%	Y		SFR
2905 GARAPAN ST	6,300	0.21%	97.91%	Y		SFR
2909 GARAPAN ST	6,300	0.21%	98.12%	Y		SFR
2911 GARAPAN ST	6,300	0.21%	98.33%	Y	Y	SFR
2915 GARAPAN AVE	6,300	0.21%	98.54%	Y		SFR
2919 GARAPAN AVE	6,300	0.21%	98.74%	Y		SFR
3007 GARAPAN ST	6,300	0.21%	98.95%			SFR
3011 GARAPAN ST	6,300	0.21%	99.16%			SFR
3107 GARAPAN ST (Lot 14)	6,300	0.21%	99.37%	Y		SFR

## Special Minimum Lot Size Area

Planning and Development Department

ADDRESS	Lot size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
3107 GARAPAN ST (Lot 15)	6,300	0.21%	99.58%	Y		SFR
3207 GARAPAN ST	6,300	0.21%	99.79%			SFR
3215 GARAPAN ST	6,300	0.21%	100.00%	Y		SFR

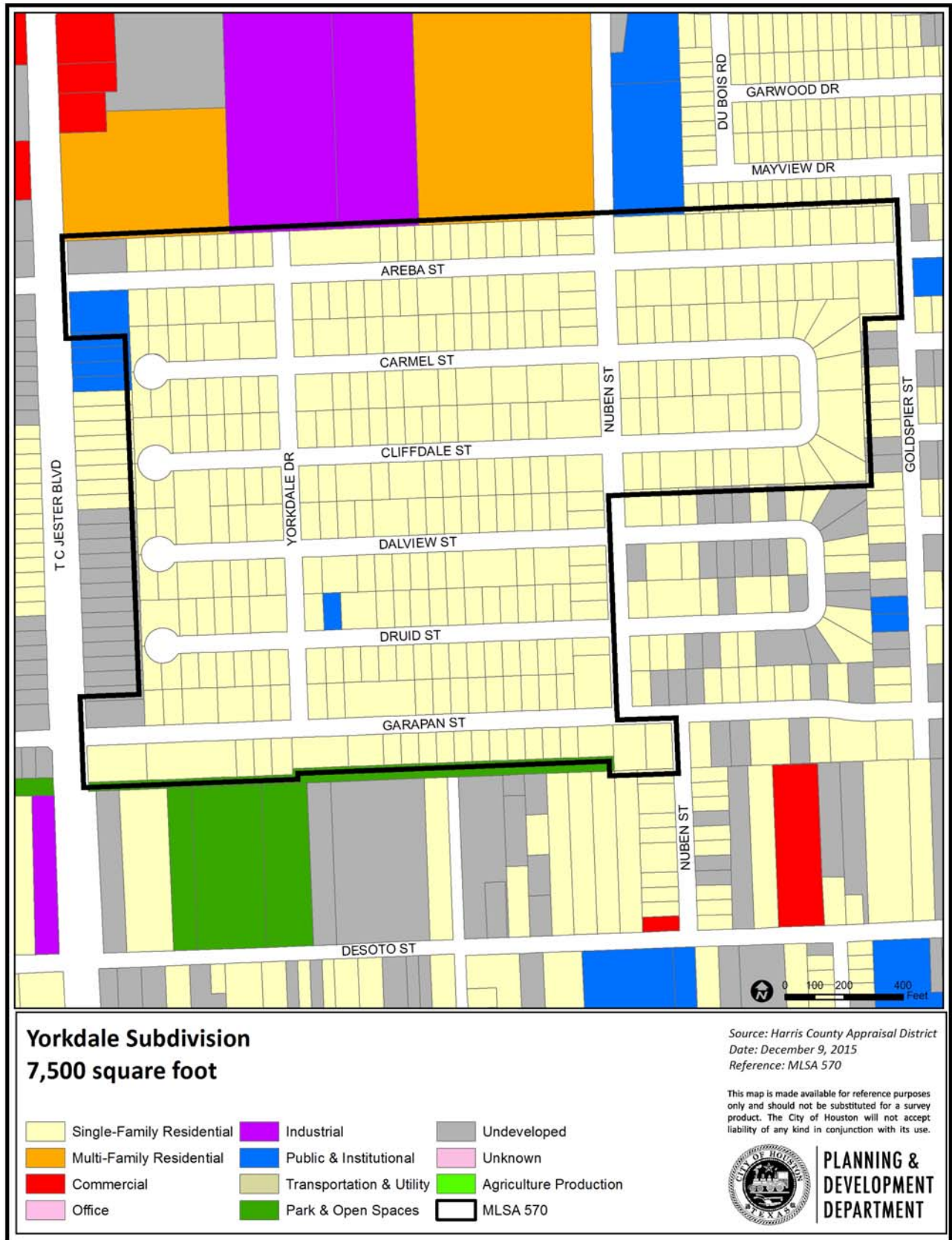
<b>This application qualifies for a Special Minimum Lot Size of:</b>	<b>7,500 sq ft</b>
<b>Response forms received in support of the SMLSA:</b>	<b>249</b>
<b>Response forms received in opposition of the SMLSA:</b>	<b>9</b>
<b>Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)</b>	<b>64.6%</b>
<b>Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)</b>	<b>10.1%</b>

<b># of developed or restricted to no more than two SFR Units</b>	<b>381</b>
<b># of Multifamily lots</b>	<b>0</b>
<b># of Commercial lots</b>	<b>0</b>
<b># of Vacant Lots</b>	<b>2</b>
<b># of Excluded Lots</b>	<b>3</b>
<b>TOTAL NUMBER OF LOTS</b>	<b>386</b>
<b>Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):</b>	<b>99.5%</b>

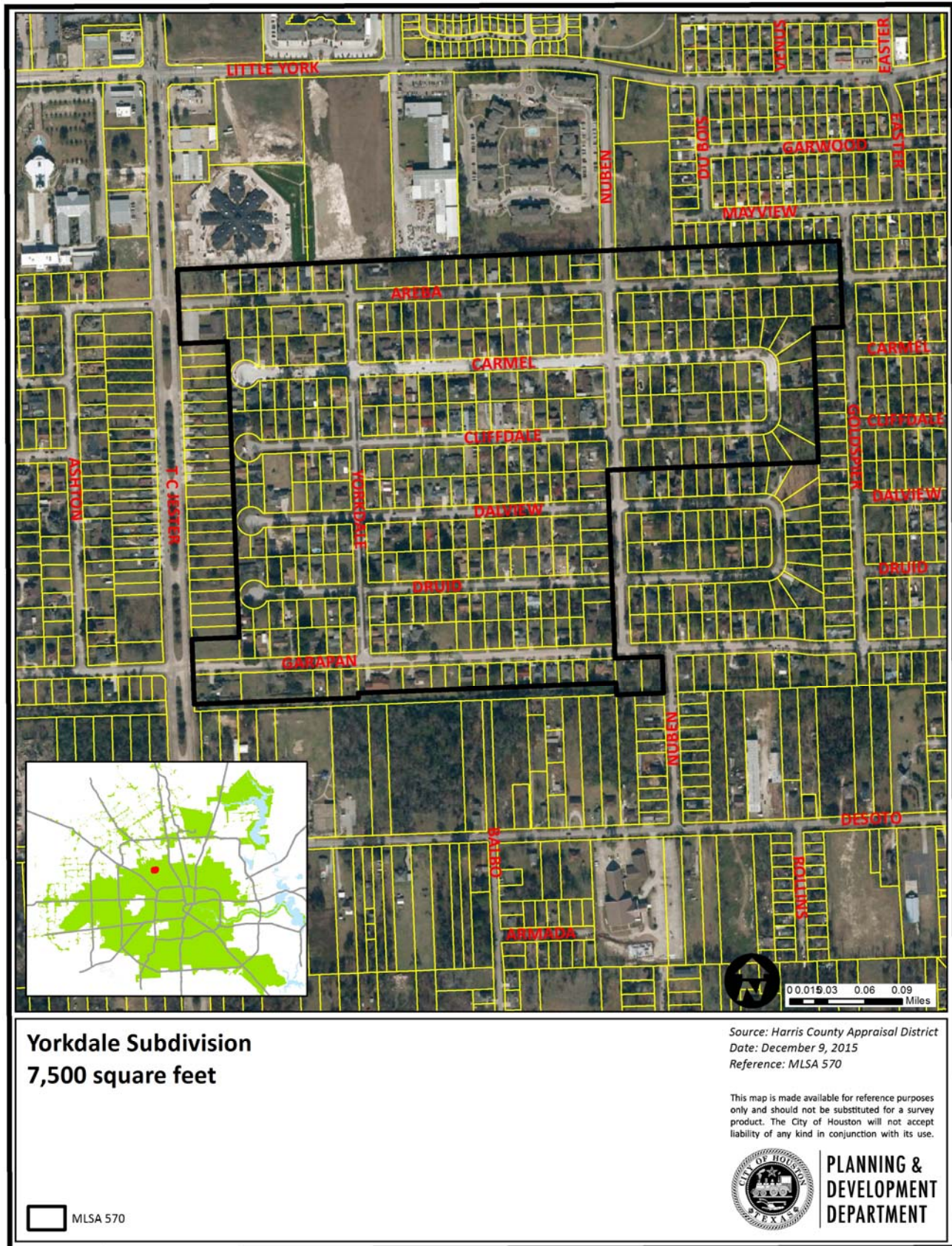












### Special Minimum Lot Size Area Application

According to

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

#### 1. Location:

Areba Ave - Lots 14 - 220; Carmel Ave - Lots 28 - 237; Cliffdale Ave - Lots 42 - 253; Dalview Ave - Lots 39 - 284;  
Druid Ave - Lots 38-285; Yorkdale - Lot 245; Nuben Street - 34-36, TR102B; Goldspier - Lots 1-25; Garapan - Lots 1 to 301  
in Yorkdale Subdivision. Boundaries: North Boundary - Areba Avenue (Blocks 2500-3200 ), East Boundary -  
Goldspier Street (Blocks 6400-6700), West Boundary - T.C. Jester Blvd.(Block 6600), and South Boundary -  
Garapan Avenue (Blocks 2600 - 3200).

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary  
Applicant Anita C. Jones Phone # (832) 894-5622  
Address 3227 Carmel Street E-mail \_\_\_\_\_  
City Houston State TX Zip 77091  
Alternate  
Applicant Chester Gibson Phone # (713) 726-6346  
Address 2706 Areba Street E-mail \_\_\_\_\_  
City Houston State TX Zip 77091

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

File # 570 Key Map # \_\_\_\_\_ TIRZ \_\_\_\_\_  
Lambert # 5161 Super N'hodd Census Tract Acres Homes  
City Council District B

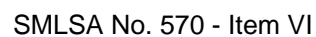
#### 4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Signed petition signed by the applicant (page 5)	<input checked="" type="checkbox"/>
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Three (3) recommended locations for a community meeting (page 7)	
Sample of Notification Sign (page 9)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and the size of all lots within boundary area	<input checked="" type="checkbox"/>



Planning Commission Staff Report  
Planning and Development Department





### AGENDA: VII.

**SMLSA Application No. 571:** Brooke Smith Second Addition Subdivision, Block 18, Lots 7-12, all lots on Block 19, Block 20, Lots 1-7, Block 21, Lots 1-7, Block 85, Lots 1-6, Block 86, Lots 1-6, Block 88, Lots 7-12.

### BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Brooke Smith Second Addition Subdivision. Analysis shows that a minimum lot size of 5,000 sq. ft. exists for the area. A petition was signed by the owners of 41.18% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### PROCEDURES:

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

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

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

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

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

### STAFF ANALYSIS:

This application includes fifty-one (51) properties in Brooke Smith Second Addition Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*

The application contains eight (8) blockfaces with at least 5 lots on 5 blockfaces

- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*

Land use of the properties consists of forty-eight (48) single-family residential properties representing 94% of the total lots.

- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 59% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sq. ft. exists on forty-seven (47) of fifty-one (51) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*

The subdivision was platted in 1906, and some of the houses were constructed in the 1910s and 1920s. The establishment of a 5,000 sq. ft. minimum lot size will preserve the lot size character of the area.

- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*

Forty-seven (47) out of fifty-one (51) lots representing 95% of the application area is at least 5,000 square feet in size.

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

### ATTACHMENTS:

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

## SPECIAL MINIMUM LOT SIZE AREA YOUR SUBDIVISION

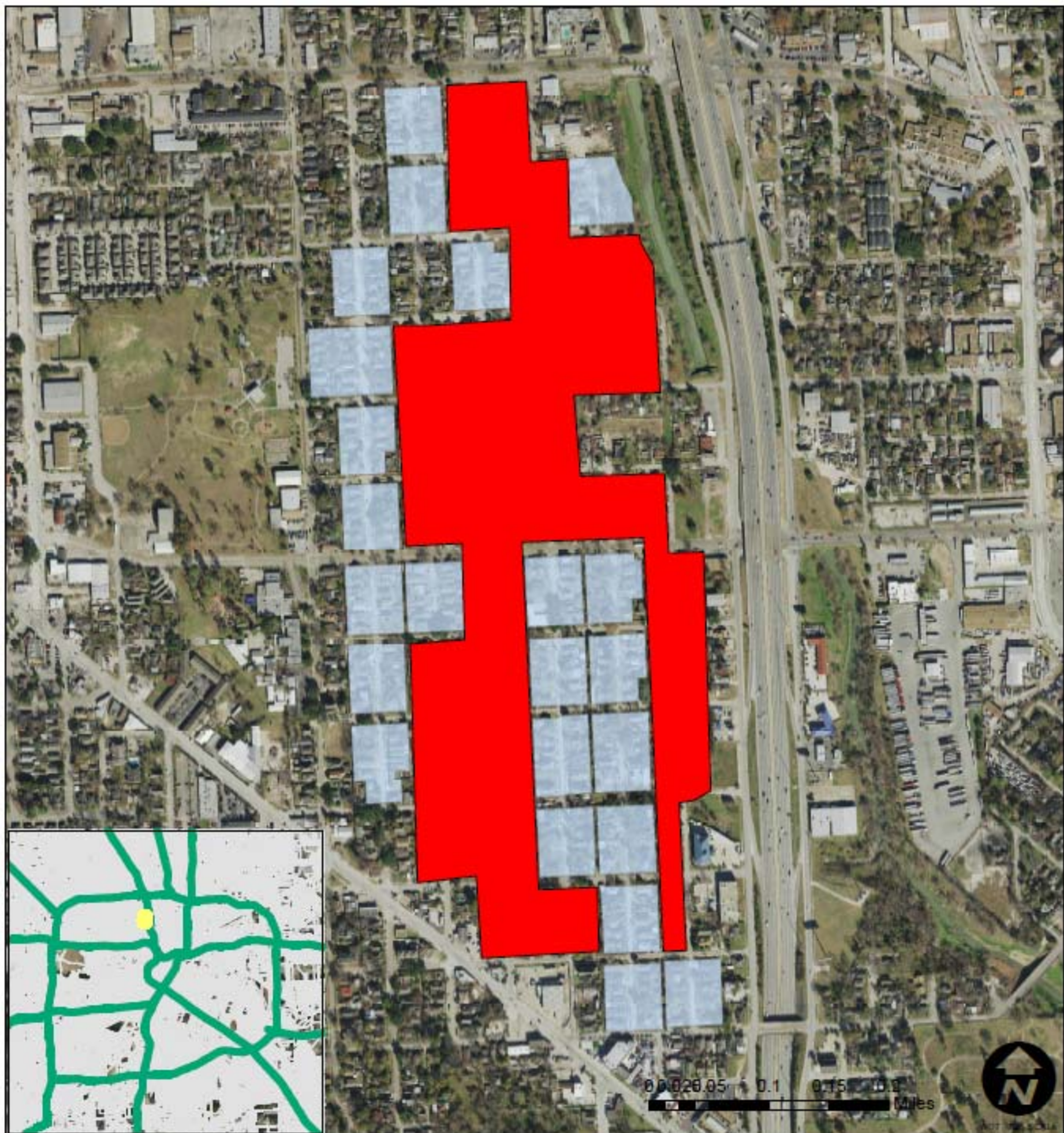
SITE ADDRESS	LAND AREA	% by Area	Cumulative % by Area	Response Form	Petition	LAND USE
710 ENID ST	7500	2.95%	2.95%			SFR
706 ENID ST	7500	2.95%	5.90%	Y		SFR
704 ENID ST	5000	1.97%	7.87%	Y	Y	SFR
702 ENID ST	5000	1.97%	9.84%		Y	SFR
700 ENID ST	5000	1.97%	11.81%			SFR
701 ENID ST	5000	1.97%	13.77%	Y	Y	SFR
701 ENID ST	5000	1.97%	15.74%	Y	Y	SFR
703 ENID ST	5000	1.97%	17.71%	Y	y	SFR
705 ENID ST	5000	1.97%	19.68%			SFR
707 ENID ST	5000	1.97%	21.65%			SFR
709 ENID ST	5000	1.97%	23.61%			SFR
711 ENID ST	5000	1.97%	25.58%			SFR
506 WALTON ST	5600	2.20%	27.78%	Y	Y	SFR
402 ENID ST	5500	2.16%	29.95%	Y	Y	SFR
902 MELWOOD ST	5000	1.97%	31.92%	Y	Y	SFR
902 MELWOOD ST	5000	1.97%	33.88%	Y	Y	SFR
406 ENID ST	5000	1.97%	35.85%	Y	Y	SFR
406 ENID ST	5000	1.97%	37.82%	Y	Y	SFR
508 WALTON ST	5000	1.97%	39.79%	Y	Y	SFR
415 FUGATE ST	5000	1.97%	41.76%			SFR
504 ENID ST	5000	1.97%	43.72%	Y	Y	SFR
512 ENID ST	5000	1.97%	45.69%	Y		SFR
506 ENID ST	5000	1.97%	47.66%	Y	Y	SFR
502 ENID ST	5000	1.97%	49.63%	Y		SFR
409 ENID ST	5000	1.97%	51.59%	Y		SFR
505 ENID ST	5000	1.97%	53.56%	Y	Y	SFR
503 ENID ST	5000	1.97%	55.53%	Y	Y	SFR
512 WALTON ST	5000	1.97%	57.50%	Y	Y	SFR
412 ENID ST	5000	1.97%	59.46%			SFR
511 ENID ST	5000	1.97%	61.43%	Y	Y	SFR
513 ENID ST	5000	1.97%	63.40%			SFR
413 ENID ST	5000	1.97%	65.37%			SFR
509 ENID ST	5000	1.97%	67.34%	Y	Y	SFR
501 ENID ST	5000	1.97%	69.30%			SFR
411 ENID ST	5000	1.97%	71.27%	Y		SFR
407 ENID ST	5000	1.97%	73.24%	Y		SFR
507 ENID ST	5000	1.97%	75.21%	N		MF
510 WALTON ST	5000	1.97%	77.17%	Y	Y	SFR
510 ENID ST	5000	1.97%	79.14%			SFR

## Special Minimum Lot Size Area

Planning and Development Department

410 ENID ST # 6	5000	1.97%	81.11%			MF
508 ENID ST	5000	1.97%	83.08%	Y		SFR
604 ENID ST	5000	1.97%	85.05%	Y		SFR
612 ENID ST	5000	1.97%	87.01%			SFR
610 ENID ST	5000	1.97%	88.98%			SFR
606 ENID ST # 3	5000	1.97%	90.95%	N		MF
608 ENID ST	5000	1.97%	92.92%	Y		SFR
602 ENID ST	5000	1.97%	94.88%	Y		SFR
404 ENID ST	4500	1.77%	96.65%	Y		SFR
504 WALTON ST	3500	1.38%	98.03%		Y	SFR
427 FUGATE ST	2500	0.98%	99.02%			SFR
429 FUGATE ST	2500	0.98%	100.00%			SFR

<b>Response Form received with support</b>	<b>30</b>
<b>Response Form received with opposed</b>	<b>2</b>
<b>Percentage of boundary area in favor of the MLSA (must be at least 55%)</b>	<b>58.82%</b>
<b>Signed Petition in Support</b>	<b>21</b>
<b>Property Owners Signing in Support of the Petition (must be at least 10%)</b>	<b>41.18%</b>
<b># developed or restricted to no more than two SFR Units</b>	<b>48</b>
<b># of Multifamily lots</b>	<b>3</b>
<b># of Commercial lots</b>	<b>0</b>
<b># of Vacant Lots</b>	<b>0</b>
<b># of Excluded Lots</b>	<b>0</b>
<b>TOTAL LOTS IN AREA</b>	<b>51</b>
<b>Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):</b>	<b>94%</b>



**Brooke Smith Second Addition  
Special Minimum Lot Size Area Designation  
5,000 Square Feet**

Existing Special Minimum Lot Size  
Original Boundary

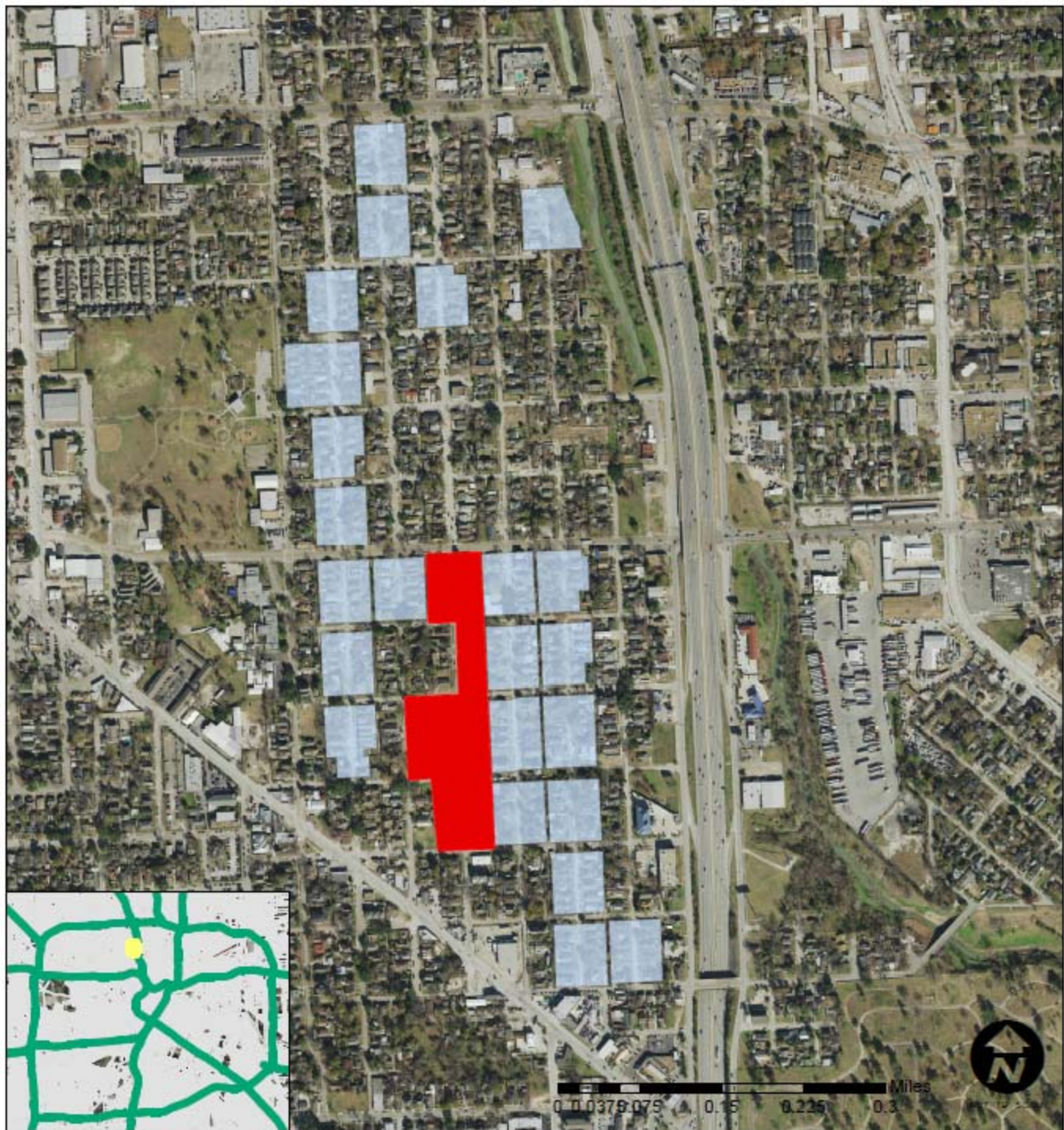
Source: Harris County Appraisal District  
Date: December 10, 2015  
Reference: MLSA 571

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.



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DEPARTMENT**





**Brooke Smith Second Addition  
Special Minimum Lot Size Area Designation  
5,000 Square Feet**

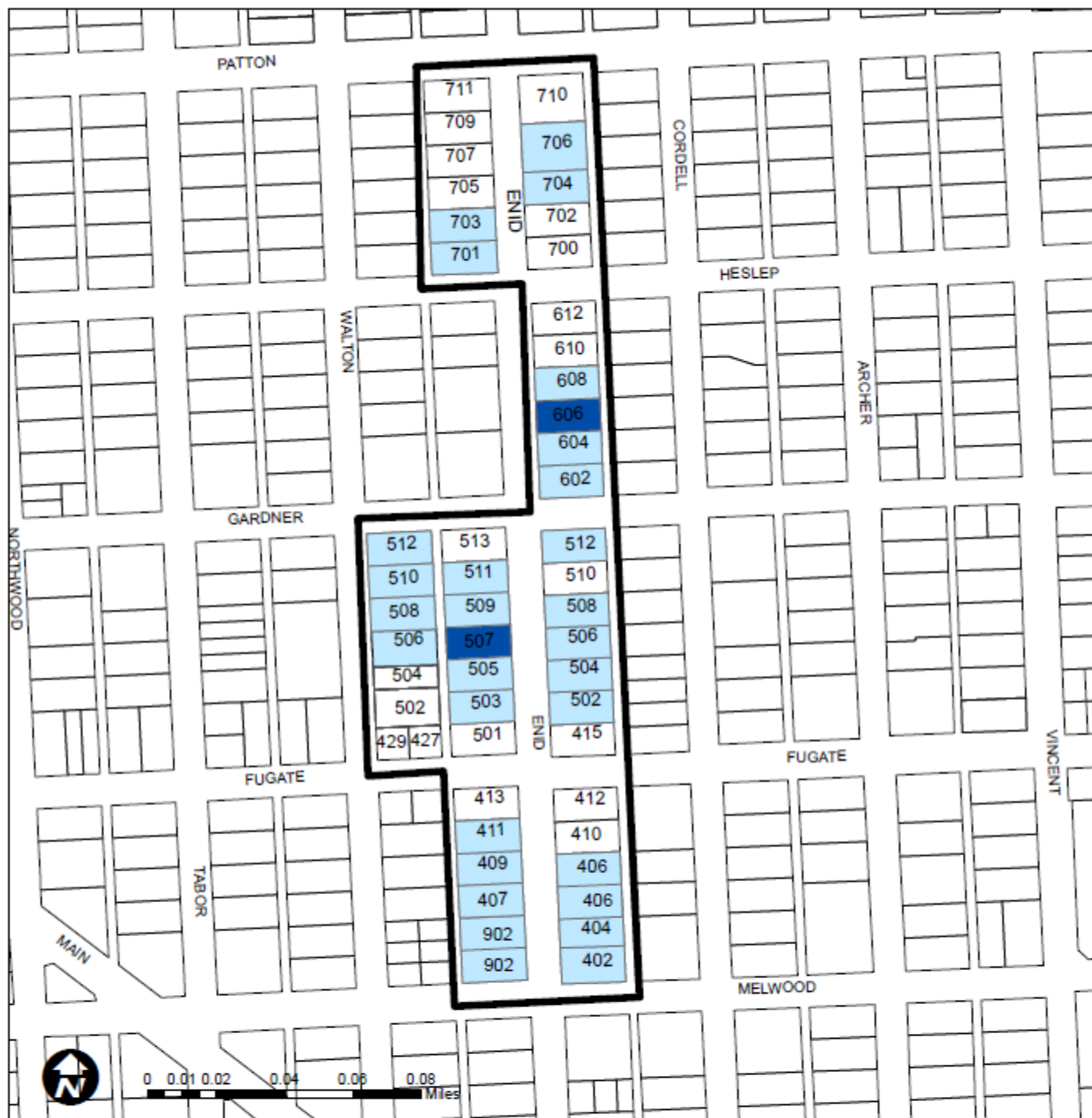
■ Modified Boundary  
■ Existing Special Minimum Lot Size

Source: Harris County Appraisal District  
Date: December 10, 2015  
Reference: MLSA 571

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.



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### Brooke Smith Seccod Addition Special Minimum Lot Size Area Designation 5,000 Square Feet

- Property Owner Signed in Support
- Property Owner Signed in Protest
- No Response

Source: City of Houston GIS database,  
Harris County Appraisal District 2015  
Date: December 10, 2015  
Reference: MLS 571

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 &  
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DEPARTMENT**





### Brooke Smith Second Addition Special Minimum Lot Size Area Designation 5,000 Square Feet

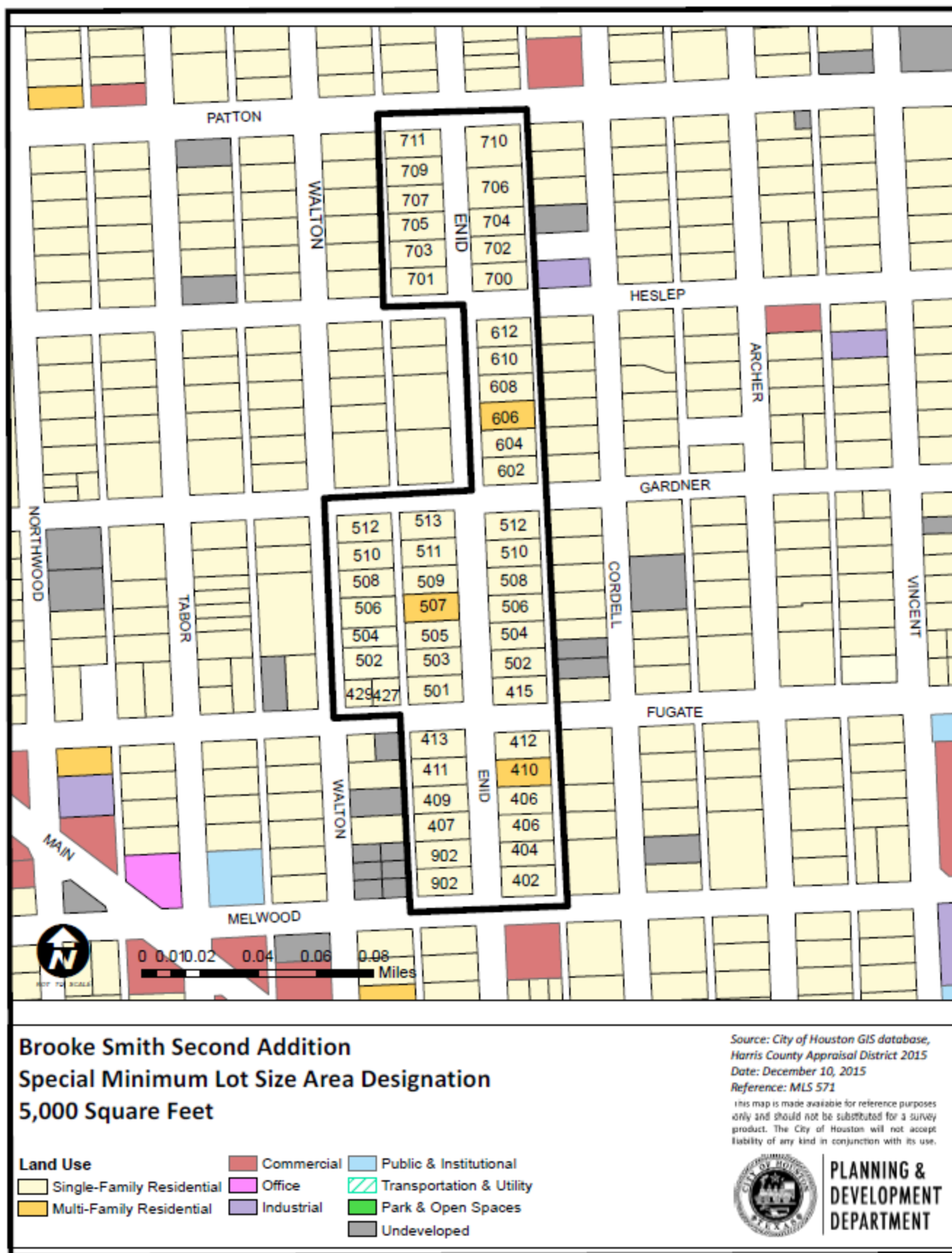
- Application Area
- Lots Greater than 5,000 Square Feet
- Lots Less Than 5,000 Square Feet

Source: Harris County Appraisal District  
Date: December 10, 2015  
Reference: MLSA 571

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**







**Brooke Smith Second Addition  
Special Minimum Lot Size Area Designation  
5,000 Square Feet**

 MLSA\_571

Source: Harris County Appraisal District  
Date: December 10, 2015

Reference: MLSA 571

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.



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DEPARTMENT**



### Special Minimum Lot Size Area Application

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

#### 2. Contacts:

Primary

Applicant JEFFREY HUTSON

Phone # 713-297-1449

Address 311 CORDELL ST.

Email [REDACTED]

City HOUSTON

State TX Zip 77009

Alternate

Applicant TIM GOINGS

Phone # 713-869-4662

Address 1308 ARCHER ST.

Email [REDACTED]

City HOUSTON

State TX Zip 77009

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

File # 571

Key Map #

TIRZ

Lambert #

Super N'hood Census Tract

City Council District H

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

☒

Signed petition signed by the applicant (page 5)

☒

Signed petition of support signed by 10% of lot owners within the boundary area (page 6)

☒

Signed deed restriction statement (page 6)

☒

Three (3) recommended locations for a community meeting (page 7)

☒

Sample of Notification Sign (page 9)

☒

Copy of deed restrictions, if applicable

☒

Map or sketch showing the address, land use and the size of all lots within boundary area

☒

☒

