HOUSTON PLANNING COMMISSION

AGENDA

JANUARY 21, 2016

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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

January 21, 2016

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

Call to Order

Director's Report

Approval of the January 7, 2016 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Christa Stoneham)
b. Replats (Christa Stoneham)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi)
d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Marlon Connley, Muxian Fang, Christa Stoneham)
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 February 18, 2016

a. Sunshine Ranch Estates partial replat no 1

III. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Briar Village Subdivision, Sections 1 and 4 –MLSA 579 (David Welch)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Briar Village Subdivision, Sections 1, 2 and 3 –MLSA 580 (David Welch)

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

January 7, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Fernando Brave	
Kenneth Bohan	Arrived at 2:43 p.m. during item #89
Antoine Bryant	Arrived at 2:49 item #91
Lisa Clark	
Algenita Davis	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Arrived at 2:36 p.m. during consent items
Linda Porras-Pirtle	
Shafik Rifaat	
Pat Sanchez	
Mark Sikes	
Martha Stein	
Eileen Subinsky	
Shaukat Zakaria	Arrived at 2:36 p.m. during consent items
Mark Mooney for Honorable James Noack	Arrived at 2:39 p.m. during item #86
Gerald P. Wilson for The Honorable Grady Prestage	Left at 4:03 p.m. during item #VI
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 DECEMBER 17, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 17, 2015 Planning Commission meeting minutes.
Motion: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **Alleman, Porras-Pirtle and Subinsky.**

I. PLATTING ACTIVITY (Consent items A and B, 1- 85)

Items removed for separate consideration: **16, 23, 41, 49, 66 and 71**

Staff recommendation: Approve staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.
Motion: **Sikes** Second: **Subinsky** Vote**: Unanimous** Opposing: **None**

Commissioners Alleman, Edminster and Porras-Pirtle recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **16, 23, 41, 49, 66 and 71** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approved items **16, 23, 41, 49, 66 and 71** subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote**: Unanimous** Abstaining: **None**

Commissioners Alleman, Edminster and Porras-Pirtle returned.

C PUBLIC HEARINGS

86 Amended Plat of Almeda Place partial replat no 7 **C3N** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

87 Ayrshire Addition Sec 1 partial replat no 1 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

88 Clay Estate partial replat no 3 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **Anderson**

89 Greenway Addition Gulfgate Dodge **C3N** **Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **Anderson**

90 Lindale Park Sec 2 partial replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **Anderson**

91 Newport Sec 8 partial replat no 2 **C3N** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**
Speaker: Perry Lopez - undecided

92 Windsor Estates Sec 1 partial replat no 1 and extension **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Wilson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

93 Aldine Westfield Self Storage GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

94 Fairgrounds Addition Block 43 partial replat no 1 **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

95 Kansas Trails at Cottage Grove **C2R** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

96 North MacGregor Landing C2R Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

97 Reserve at Clear Lake City Sec 8 C3P Approve
Staff recommendation: Deny the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Councilmember Dave Martin and Annette Dwyer – supportive

98 Riverside Park Reserve C2R Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
Motion: **Bryant** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

99, 100 and 101 were taken together at this time

99 Rosehill Reserve GP GP Approve
100 Rosehill Reserve Sec 1 C3F Approve
101 Rosehill Reserve Sec 4 C3F Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

102 Wabash North Shepherd C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance for two weeks for further study and review.
Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker: Betty Heacker, applicant and Kathryn Van der Pol – supportive

103 Woodlands Ridge Business Park 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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

104 Capital Business Park 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: **Anderson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

105 HISD Dowling Middle School C2R Approve
Staff recommendation: Grant the requested variance to exceed 1,400 intersection spacing and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Garza** Vote: **Unanimous** Opposing: **None**

Commissioner Edminster recused himself.

106 McKay Intercontinental Trade Center Sec 1 C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

107 Trails on Nance Street C2R Withdrawn

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

G EXTENSIONS OF APPROVAL

108	**Ahmed Realty**	**EOA**	**Approve**
109	**Commerce Court**	**EOA**	**Approve**
110	**Doan Property**	**EOA**	**Approve**
111	**Falls at Dry Creek Sec 3**	**EOA**	**Approve**
112	**Forestwood Enclave**	**EOA**	**Approve**
113	**Louetta Mini Storage**	**EOA**	**Approve**
114	**Mola Ventures**	**EOA**	**Approve**
115	**Uvalde Meadows**	**EOA**	**Approve**
116	**Ventana Lakes Reserves at Peek Road**	**EOA**	**Approve**
117	**Waller Estates**	**EOA**	**Approve**
118	**Willow Creek Industrial Park Sec 2**	**EOA**	**Approve**

H-NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

119	**27395 Spanish Oak**	**COC**	**Approve**
120	**25930 Lantern Lane**	**COC**	**Approve**
121	**23256 Cardinal Drive**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 108-121.
Commission action: Approved staff's recommendation for items 108-121.
Motion: **Sikes** Second: **Rifaat** Vote**: Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122 2301 Arabelle Street DPV Withdrawn

123 4020 Meadow Lake Lane DPV Approve
Staff recommendation: Approve the requested development plat variance application to allow a 5' rear building line along San Felipe Street instead of a 25' setback and to allow a 10' fence to be located along the rear property line.
Commission action: Approved the requested development plat variance application to allow a 5' rear building line along San Felipe Street instead of a 25' setback and to allow a 10' fence to be located along the rear property line.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

124 5941 South Loop East DPV Approve
Staff recommendation: Approve the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.
Commission action: Approved the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.
Motion: **Jard** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 4, 2016 FOR:
a. Bradford Place partial replat no 3
b. Monarch Estates Sec 2 partial replat no 1
c. Northborough Sec 2 partial replat no 1
d. Reinerman Townhomes Sec 2 replat no 1
e. Terraces On West 28th Street replat no 1
Staff recommendation: Establish a public hearing date of February 4, 2016 for items **II a-e.**
Commission action: Established a public hearing date of February 4, 2016 for items **II a-e.**
Motion: **Subinsky** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 9400 IRVINGTON BOULEVARD
Staff recommendation: Grant the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.
Commission action: Granted the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.
Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 12855 S. POST OAK ROAD - Withdrawn

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000-4100 BLOCK OF CLARBLAK LANE (east and west sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forwarded to City Council.

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

Speakers: Amy Peck, Chief of Staff for Councilmember Brenda Stardig and Katherine Barchfield – supportive

VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DALVIEW STREET (north and south sides)

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DRUID STREET (north and south sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forwarded to City Council.

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

Speaker: Cora Dawson, applicant and Maxine Titus – supportive

VIII. EXCUSE THE ABSENCES OF COMMISSIONER BOHAN

Commissioner Bohan was present; therefore, 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 4:07 p.m.

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

_____ _____

Mark A. Kilkenny, Chair **Patrick Walsh, Secretary**

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Alder Trails Saddle Springs Lane Sec 1	SP	
2	Alder Trails Sec 7	C3P	
3	Aliana Sec 44 replat no 1	C3F	
4	Ashford Grove East Sec 2	C3F	
5	Azalea District Sec 2	C3F	DEF1
6	Bingham Estates replat no 1 and extension	C3F	DEF1
7	Brookwood Forest Sec 4	C3P	
8	Brookwood Forest Sec 5	C3P	
9	Candlelight Estates partial replat no 1	C3F	
10	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	C3F	
11	City Park South Sec 2	C3F	
12	Clay Estate partial replat no 4	C3F	
13	Cypress Creek Park	C2	
14	Deca	C2	
15	FM 1960 Apartments	C3P	
16	Gessner Academy	C2	
17	Gleannloch Farms Apartments	C2	
18	Harvest Green Sec 9	C3F	
19	Harvest Green Sec 10	C3F	
20	Haven at Washington Avenue Apartments	C2	
21	Hyde Park Main Addition replat partial replat no 1	C3F	
22	Imperial Trace Sec 4	C3P	
23	Inter Nos One Sec 1 replat no 1	C3F	
24	Jacquelyn Oaks	C3F	
25	King Crossing Sec 10	C3F	
26	KSR Addition GP	GP	
27	Lacey Oaks	C3P	DEF1
28	Lindale Park Sec 2 partial replat no 1	C3F	
29	McKay Intercontinental Trade Center Sec 1	C3F	
30	Memorial Hermann Heights	C2	
31	Miramesa Sec 1	C3P	
32	Provision at Four Corners GP	GP	
33	Raintree Place Sec 3 replat no 1	C3F	
34	Richey Industrial Park	C2	
35	Sabine Street Grove	C2	
36	Salgado Heights	C2	
37	Sendero Tract Sec 1	C3F	
38	Silverglen North Sec 12	C3F	
39	Smart Living at Telephone Road	C2	
40	Sommerall Square Sec 1	C3F	
41	Sommerall Square Sec 2	C3P	
42	Sylvanwood Pines	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Telge Ranch GP	GP	
44	Telge Ranch Sec 1	C3P	
45	Valley Ranch Sec 4 partial replat no 1 and extension	C3F	
46	Valley Ranch Sec 7	C3F	
47	Varnett Public School	C2	DEF1
48	Vernon Acres	C2	
49	Village of Kings Lake Sec 4	C3F	
50	Westhaven Estates Sec 1 partial replat no 3	C3F	DEF1

B-Replats

51	Aragon View	C2R	
52	Buck Street Place	C2R	
53	Buena Vista	C2R	
54	Cortlandt Place	C2R	DEF1
55	CVS Spring Creek replat no 1	C2R	
56	Dahu Complex	C2R	
57	Dalwadi	C2R	
58	East 28th Street Manor	C2R	
59	Gonzalez Center	C2R	
60	Highland Heights Grove	C2R	
61	Iglesia de Dios de la Profecia La Santa Sion Aldine	C2R	
62	Iglesia de Dios Pentecostal Reserve on Laverne Street	C2R	
63	Inker Patio Homes	C2R	
64	Knoll Park GP	GP	
65	La Branch Estates	C2R	
66	Learning Place	C2R	DEF1
67	New Horizons Business Park	C2R	
68	Pagewood Business Park	C2R	
69	Provision at Four Corners	C2R	
70	Robin Hood Poultry Farms	C2R	
71	Shepnett Square	C2R	
72	Streamside	C2R	DEF1
73	Stripes on Schumacher Lane	C2R	
74	Treeline 290	C2R	
75	Tulane in the Heights	C2R	
76	Veterans Memorial Motel	C2R	
77	West Main Place	C2R	
78	West Road Express	C2R	

C-Public Hearings Requiring Notification

79	Ayrshire Addition Sec 1 partial replat no 1	C3N	DEF1
80	Briggs Estates	C3N	
81	Evlyn Court replat no 1	C3N	
82	Falls at Dry Creek Sec 1 partial replat no 1	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral
83	Gaut partial replat no 1	C3N	
84	Hyde Park Main Addition no 3 partial replat no 1	C3N	
85	Knoll Park replat no 1	C3N	
86	Shadyvilla Addition no 1 partial replat no 2	C3N	
87	Southmont Addition Annex no 4 partial replat no 1	C3N	
88	Viet Hoa Estates replat no 1	C3N	
89	Willowick Forest Sec 1 partial replat no 1	C3N	

D-Variances

90	Aldine Fire Station GP	GP	
91	Harlien Acres	C2	
92	Hidden Meadow East GP	GP	
93	Pearl Whole Foods	C2R	
94	Riverside Park Reserve	C2R	DEF1
95	Tran Residence	C2R	
96	Wabash North Shepherd	C2R	DEF1

E-Special Exceptions

97	Wrights Landing at Legends Trace Sec 3	C3P	

F-Reconsideration of Requirements

98	Elyson Sec 8	C3P	
99	U Pull and Pay Houston	C2R	
100	Union Park GP	GP	

G-Extensions of Approval

101	Alder Trails Sec 5	EOA	
102	Alder Trails Sec 6	EOA	
103	Azalea District Sec 3	EOA	
104	Beckner Place	EOA	
105	Castle Rock Reserve Southwest	EOA	
106	Northpointe Reach Drive Street Dedication Sec 1	EOA	
107	Pillot Gully Stormwater Detention Facility	EOA	
108	Pinafore Reserves partial replat no 1	EOA	
109	Spring Green Corners	EOA	
110	Spring Stuebner Apartments	EOA	
111	Sunrise Montrose	EOA	

H-Name Changes

None

Item No.	Subdivision Plat Name	App Type	Deferral

I-Certification of Compliance

112	0 Donegal Way	COC	
113	4055 Marisco Place	COC	
114	18226 Sentry Pine Ct	COC	

J-Administrative

None

K-Development Plats with Variance Requests

None

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Alder Trails Saddle Springs Lane Sec 1	2016-0008	SP	Harris	ETJ	367P	1.11	0.00	0	Taylor Morrison of Texas, Inc.	GBI Partners, LP
2	Alder Trails Sec 7	2016-0052	C3P	Harris	ETJ	367P	8.80	0.00	35	Taylor Morrison of Texas, Inc.	BGE|Kerry R. Gilbert Associates
3	Aliana Sec 44 replat no 1	2016-0048	C3F	Fort Bend	ETJ	566D	34.33	10.72	69	Aliana Development Company	LJA Engineering, Inc.-(West Houston Office)
4	Ashford Grove East Sec 2	2016-0001	C3F	Harris	ETJ	329B	9.15	1.95	44	Woodmere Development Co.	IDS Engineering Group
5	Azalea District Sec 2 (DEF1)	2015-2564	C3F	Montgomery	ETJ	296A	17.64	0.00	79	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
6	Bingham Estates replat no 1 and extension (DEF1)	2015-2571	C3F	Harris	City	493G	0.28	0.00	7	Ricardo Ramirez	Daram Engineers, Inc.
7	Brookwood Forest Sec 4	2016-0018	C3P	Montgomery	ETJ	295R	10.53	0.08	49	KB Home	RVi Planning + Landscape Architecture
8	Brookwood Forest Sec 5	2016-0019	C3P	Montgomery	ETJ	295V	11.06	0.37	57	KB Home	RVi Planning + Landscape Architecture
9	Candlelight Estates partial replat no 1	2016-0003	C3F	Harris	City	452E	0.16	0.00	1	CSF Consulting LP	CSF Consulting LP
10	Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension	2016-0073	C3F	Montgomery	ETJ	293G	13.13	7.87	27	Discovery Spring Trails, LLC	Jones & Carter, Inc. - The Woodlands
11	City Park South Sec 2	2016-0039	C3F	Harris	City	572R	12.46	0.11	81	D.R. Horton - Texas, LTD	AECOM
12	Clay Estate partial replat no 4	2016-0054	C3F	Harris	City	451X	0.87	0.01	13	Intownhomes, LTD	Vernon G. Henry & Associates, Inc.
13	Cypress Creek Park	2016-0074	C2	Harris	ETJ	332D	79.88	79.88	0	Timber Lane Utility District	Van De Wiele & Vogler, Inc.
14	Deca	2015-2495	C2	Harris	City	494J	0.62	0.00	11	GILLESPIE - JENSEN DEVELOPMENT LLC	ICMC GROUP INC
15	FM 1960 Apartments	2016-0014	C3P	Harris	ETJ	369P	32.88	31.82	0	Montco Lots, LLC	Brown & Gay Engineers, Inc.
16	Gessner Academy	2016-0022	C2	Harris	City	530P	5.07	5.07	0	National Retail Properties, LP.	Windrose Land Services, Inc.
17	Gleannloch Farms Apartments	2016-0076	C2	Harris	ETJ	289Y	10.96	10.96	0	Davis Development	R.G. Miller Engineers
18	Harvest Green Sec 9	2016-0036	C3F	Fort Bend	ETJ	566G	14.49	3.42	38	Johnson Development	Jones & Carter, Inc.
19	Harvest Green Sec 10	2016-0035	C3F	Fort Bend	ETJ	566B	13.90	3.00	30	Johnson Development	Jones & Carter, Inc.
20	Haven at Washington Avenue Apartments	2016-0012	C2	Harris	City	492A	3.62	3.62	0	Motorcars/BPI	The Pinnell Group, LLC
21	Hyde Park Main Addition replat partial replat no 1	2016-0024	C3F	Harris	City	492R	0.11	0.00	2	Novatecture Design Group	Daram Engineers, Inc.
22	Imperial Trace Sec 4	2016-0016	C3P	Harris	ETJ	332R	8.59	2.28	42	Elan Development, L.P.	McDonough Engineering Corporation

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
23	Inter Nos One Sec 1 replat no 1	2016-0013	C3F	Harris	ETJ	447J	19.97	0.55	115	Liberty Homes	Van De Wiele & Vogler, Inc.
24	Jacquelyn Oaks	2016-0080	C3F	Harris	City	451T	1.01	0.01	15	BGT Construction, LLC	Bates Development Consultants
25	King Crossing Sec 10	2016-0046	C3F	Harris	ETJ	404Z	40.93	18.74	117	Pulte Group	LJA Engineering, Inc.-(West Houston Office)
26	KSR Addition GP	2016-0043	GP	Harris	ETJ	329H	2.85	1.94	0	JPH Land Surveying, Inc.	JPH
27	Lacey Oaks (DEF1)	2015-2617	C3P	Harris	City	452G	2.77	0.26	24	Pinemont Residential Holdings, LLC	RP & Associates
28	Lindale Park Sec 2 partial replat no 1	2016-0034	C3F	Harris	City	453V	0.33	0.00	2	Power House Investors, Inc.	ICMC GROUP INC
29	McKay Intercontinental Trade Center Sec 1	2016-0053	C3F	Harris	City	335X	57.97	55.26	0	HITC Partners, LLC, A Texas Limited Liability Campany	EHRA
30	Memorial Hermann Heights	2016-0011	C2	Harris	City	493E	2.63	2.63	0	Studemont Venture, LP	Terra Associates, Inc.
31	Miramesa Sec 1	2015-2631	C3P	Harris	ETJ	406D	34.69	0.79	161	MERC LT Sterling Canyon, LLC	Jones & Carter, Inc.
32	Provision at Four Corners GP	2016-0026	GP	Fort Bend	ETJ	527V	19.98	0.00	0	Best Trash, LLC	Terra Surveying Company, Inc.
33	Raintree Place Sec 3 replat no 1	2016-0056	C3F	Harris	City	491R	0.83	0.02	6	5177 Builders, LTD	Vernon G. Henry & Associates, Inc.
34	Richey Industrial Park	2015-2655	C2	Harris	City	333R	9.58	9.58	0	HIGHHEELS TO HARDHATS	Texas Legal Media
35	Sabine Street Grove	2016-0060	C2	Harris	City	493F	0.23	0.00	4	R. Keck Investments, LLC	Total Surveyors, Inc.
36	Salgado Heights	2016-0009	C2	Harris	ETJ	285W	2.00	0.00	1	Jorge Palms	Survey 1, Inc.
37	Sendero Tract Sec 1	2016-0069	C3F	Fort Bend	ETJ	524R	29.07	5.35	104	Meritage Homes of Texas, LLC	Costello, Inc.
38	Silverglen North Sec 12	2015-2650	C3F	Harris	ETJ	371D	17.81	0.12	83	DS Silverglen North, LLC	IDS Engineering Group
39	Smart Living at Telephone Road	2016-0044	C2	Harris	City	534G	8.07	7.90	0	Windrose Land Services, Inc.	Windrose Land Services, Inc.
40	Sommerall Square Sec 1	2015-2625	C3F	Harris	ETJ	407R	8.31	1.01	52	K.B. Home Lone Star Inc	Pape-Dawson Engineers
41	Sommerall Square Sec 2	2016-0067	C3P	Harris	ETJ	407R	5.79	3.21	20	K.B. Home Lone Star Inc	Pape-Dawson Engineers
42	Sylvanwood Pines	2016-0057	C2	Harris	City	534C	0.58	0.00	4	Alpha Plans	PLS
43	Telge Ranch GP	2016-0031	GP	Harris	ETJ	328N	72.44	0.00	0	Woodmere Development Co., Ltd	Robert Doley, Planner
44	Telge Ranch Sec 1	2016-0040	C3P	Harris	ETJ	328N	28.57	12.80	72	Woodmere Development Co., Ltd	Robert Doley, Planner
45	Valley Ranch Sec 4 partial replat no 1 and extension	2016-0029	C3F	Montgomery	ETJ	256X	1.75	0.08	7	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
46	Valley Ranch Sec 7	2016-0028	C3F	Montgomery	ETJ	256X	14.01	0.23	61	Sig-Valley Ranch, Ltd.	Hovis Surveying Company Inc.
47	Varnett Public School (DEF1)	2015-2601	C2	Harris	City	455G	4.23	4.23	0	Varnett Public School	South Texas Surveying Associates, Inc.
48	Vernon Acres	2015-2570	C2	Montgomery	ETJ	256T	2.43	0.00	6	Jerry R. Vernon	Civil Concepts, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
49	Village of Kings Lake Sec 4	2016-0017	C3F	Harris	ETJ	416L	23.61	5.65	105	Gateway Land Development/Kings Lake, LP	Baseline Corporation
50	Westhaven Estates Sec 1 partial replat no 3 (DEF1)	2015-2597	C3F	Harris	City	491S	0.30	0.00	3	chateau Construction	South Texas Surveying Associates, Inc.

B-Replats

51	Aragon View	2016-0042	C2R	Harris	ETJ	331F	1.11	1.11	0	Windrose Land Services, Inc.	Windrose Land Services, Inc.
52	Buck Street Place	2016-0064	C2R	Harris	City	494F	0.46	0.00	7	Uvalde Center I, Ltd.	TKE Development Services, Ltd.
53	Buena Vista	2016-0020	C2R	Harris	ETJ	331K	4.08	4.08	0	Windrose Land Services, Inc.	Windrose Land Services, Inc.
54	Cortlandt Place (DEF1)	2015-2378	C2R	Harris	City	453N	0.14	0.14	0	Cortlandt Proeprty Investment, Inc	Overland (Surveyors) Consortium, Inc
55	CVS Spring Creek replat no 1	2015-2654	C2R	Harris	ETJ	292V	4.30	4.30	0	DAC ENGINEERS	AGS CONSULTANTS LLC
56	Dahu Complex	2016-0030	C2R	Harris	City	494H	0.19	0.19	0	Nedal Dahu	Owens Management Systems, LLC
57	Dalwadi	2015-2599	C2R	Fort Bend	ETJ	525G	3.39	3.39	0	Dalwadi Hospitality Management	South Texas Surveying Associates, Inc.
58	East 28th Street Manor	2016-0062	C2R	Harris	City	453S	0.17	0.00	4	Manco Associates, LC	RVi Planning + Landscape Architecture
59	Gonzalez Center	2016-0061	C2R	Harris	City	493D	0.46	0.46	0	Gonzalez & Associates Landholdings LLC	Action Surveying
60	Highland Heights Grove	2016-0059	C2R	Harris	City	452B	0.96	0.00	2	John Farrell	Total Surveyors, Inc.
61	Iglesia de Dios de la Profecia La Santa Sion Aldine	2015-2594	C2R	Harris	ETJ	414E	0.88	0.88	0	Hector Gonzales	Replat Specialists
62	Iglesia de Dios Pentecostal Reserve on Laverne Street	2015-2441	C2R	Harris	City	450U	1.86	1.86	0	iglesia de dios pentecostal	Replat Specialists
63	Inker Patio Homes	2016-0050	C2R	Harris	City	492G	0.12	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
64	Knoll Park GP	2016-0068	GP	Harris	City	450U	7.25	0.00	0	Friendswood Development Company	Jones & Carter, Inc. - The Woodlands
65	La Branch Estates	2015-2592	C2R	Harris	City	493X	0.19	0.00	2	Imagine Modern Homes LLC	Albany Studio LLC
66	Learning Place (DEF1)	2015-2549	C2R	Harris	City	412Y	1.48	1.48	0	Vatani Consulting Engineers	Vatani Consulting Engineers, PLLC
67	New Horizons Business Park	2015-2498	C2R	Harris	ETJ	369Z	3.62	3.62	0	Williamsburg Enterprises	Broussard Land Surveying, LLC
68	Pagewood Business Park	2015-2630	C2R	Harris	City	490Y	0.26	0.26	0	Civil Engineering	Gruller Surveying
69	Provision at Four Corners	2016-0025	C2R	Fort Bend	ETJ	527V	9.20	9.20	0	Best Trash, LLC	Terra Surveying Company, Inc.
70	Robin Hood Poultry Farms	2015-2462	C2R	Harris	City	574H	0.46	0.00	1	B&B Survey	City Errands

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
71	Shepnett Square	2015-2574	C2R	Harris	City	492H	0.74	0.74	0	Collaborative Projects	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.
72	Streamside (DEF1)	2015-2412	C2R	Harris	City	411Q	6.26	6.26	0	W Gulf Bank Investments LLC	Advance Surveying, Inc.
73	Stripes on Schumacher Lane	2016-0015	C2R	Harris	City	491X	1.12	1.12	0	Windrose Land Services, Inc.	Windrose Land Services, Inc.
74	Treeline 290	2016-0023	C2R	Harris	City	451Q	1.62	1.62	0	Windrose Land Services, Inc.	Windrose Land Services, Inc.
75	Tulane in the Heights	2015-2583	C2R	Harris	City	452Z	0.15	0.00	2	P48 Management	Survey 1, Inc.
76	Veterans Memorial Motel	2016-0065	C2R	Harris	ETJ	371Q	1.59	1.59	0	l & L Commerical Shores LLC	South Texas Surveying Associates, Inc.
77	West Main Place	2016-0038	C2R	Harris	City	492T	1.04	1.04	0	South Winstone, LLC	American-Lupher Land Surveyors, Inc.
78	West Road Express	2016-0027	C2R	Harris	ETJ	410E	1.06	1.06	0	TKYL & Associates	South Texas Surveying Associates, Inc.

C-Public Hearings Requiring Notification

79	Ayrshire Addition Sec 1 partial replat no 1 (DEF1)	2015-2068	C3N	Harris	City	532E	0.22	0.00	2	GRAYWOOD HOMES	ICMC GROUP INC
80	Briggs Estates	2015-2527	C3N	Harris	ETJ	379E	5.50	0.00	1	Rezcom	PLS
81	Evlyn Court replat no 1	2015-2509	C3N	Harris	City	493G	0.11	0.00	2	Barry Lynn	Owens Management Systems, LLC
82	Falls at Dry Creek Sec 1 partial replat no 1	2015-2468	C3N	Harris	ETJ	326K	1.42	1.42	0	RH of Texas Limited Partnership	Jones & Carter, Inc. - The Woodlands
83	Gaut partial replat no 1	2015-2523	C3N	Harris	City	491Q	1.00	0.01	10	Cisneros Design Studio	The Interfield Group
84	Hyde Park Main Addition no 3 partial replat no 1	2015-2241	C3N	Harris	City	492R	0.14	0.00	3	Covington Builders LLC	ICMC GROUP INC
85	Knoll Park replat no 1	2015-2533	C3N	Harris	City	450V	3.72	0.37	58	Lennar Homes of Texas and Construction, LTD.	Jones & Carter, Inc. - The Woodlands
86	Shadyvilla Addition no 1 partial replat no 2	2015-2408	C3N	Harris	City	451X	0.52	0.52	0	Corum Properties LTD	South Texas Surveying Associates, Inc.
87	Southmont Addition Annex no 4 partial replat no 1	2015-2361	C3N	Harris	City	572J	0.26	0.26	0	None	Tetra Surveys
88	Viet Hoa Estates replat no 1	2015-2491	C3N	Harris	ETJ	368H	3.42	0.00	3	VN Builder & Construction	Jalayer And Associates, Inc.
89	Willowick Forest Sec 1 partial replat no 1	2015-2484	C3N	Harris	ETJ	330F	0.79	0.00	2	Michelle Speetzen	Survey 1, Inc.

D-Variances

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
90	Aldine Fire Station GP	2016-0072	GP	Harris	ETJ	333J	13.62	0.00	0	Harris County Emergency Service District #24	Gessner Engineering
91	Harlien Acres	2015-2466	C2	Harris	ETJ	379V	11.36	0.00	4	Harlien, Inc.	Hutchison & Associates, Inc.
92	Hidden Meadow East GP	2016-0055	GP	Harris	ETJ	417W	146.75	0.00	0	Hill II Land Acquistions, LP	McKim & Creed, Inc.
93	Pearl Whole Foods	2016-0006	C2R	Harris	City	493T	1.89	1.89	0	Morgan Group Brazos/Rosalie, LLC	Vernon G. Henry & Associates, Inc.
94	Riverside Park Reserve (DEF1)	2015-2620	C2R	Harris	City	493E	0.67	0.67	0	J Blacks	Total Surveyors, Inc.
95	Tran Residence	2016-0037	C2R	Harris	ETJ	407Y	3.27	0.00	1	N/A	HRS and Associates, LLC
96	Wabash North Shepherd (DEF1)	2015-2600	C2R	Harris	City	452M	1.73	1.73	0	Freesia Group LLC	Karen Rose Engineering and Surveying
E-Special Exceptions											
97	Wrights Landing at Legends Trace Sec 3	2016-0021	C3P	Montgomery	ETJ	253T	34.30	5.37	173	Gracepoint Homes	BGE|Kerry R. Gilbert Associates
F-Reconsideration of Requirements											
98	Elyson Sec 8	2016-0063	C3P	Harris	ETJ	405S	18.60	0.68	65	Newland Communities	BGE|Kerry R. Gilbert Associates
99	U Pull and Pay Houston	2016-0051	C2R	Harris	City	575M	29.94	29.94	0	Donald Burkhardt	Jones & Carter, Inc. - The Woodlands
100	Union Park GP	2015-2585	GP	Harris	ETJ	379T	227.46	0.00	0	International Union of Operating Engineers	Action Surveying
G-Extensions of Approval											
101	Alder Trails Sec 5	2015-0178	EOA	Harris	ETJ	367P	8.84	0.20	33	Taylor Morrison of Texas, Inc.	GBI Partners, LP
102	Alder Trails Sec 6	2015-0180	EOA	Harris	ETJ	367P	9.52	2.06	25	Taylor Morrison of Texas, Inc.	GBI Partners, LP
103	Azalea District Sec 3	2014-3130	EOA	Montgomery	ETJ	296A	17.37	0.28	90	Sig-Valley	Hovis Surveying Company Inc.
104	Beckner Place	2015-0146	EOA	Harris	ETJ	329S	2.06	2.06	0	MICHAEL J. BECKNER	Atkinson Engineers
105	Castle Rock Reserve Southwest	2015-0165	EOA	Harris	ETJ	446S	33.59	33.59	0	Simpkins Group	Pape-Dawson Engineers
106	Northpointe Reach Drive Street Dedication Sec 1	2015-0010	EOA	Harris	ETJ	328K	1.35	0.10	0	Friendswood Development Company	LJA Engineering, Inc.-(West Houston Office)
107	Pillot Gully Stormwater Detention Facility	2015-0349	EOA	Harris	ETJ	329Q	17.88	17.87	0	Klein ISD	American-Lupher Land Surveyors, Inc.
108	Pinafore Reserves partial replat no 1	2014-3158	EOA	Harris	ETJ	413B	15.31	15.31	0	Ray Smith Construction	R.G. Miller Engineers
109	Spring Green Corners	2014-3120	EOA	Fort Bend	ETJ	524L	16.98	16.98	0	Sani Project One, LP	Brown & Gay Engineers, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
110	Spring Stuebner Apartments	2014-3188	EOA	Harris	ETJ	291P	25.51	25.51	0	Davis Development	R.G. Miller Engineers
111	Sunrise Montrose	2015-0012	EOA	Harris	City	493N	1.87	1.87	0	Sunrise Montrose Apartments, LLC.	Brown & Gay Engineers, Inc.

H-Name Changes

None

I-Certification of Compliance

112	0 Donegal Way	16-1099	COC	Harris	City	573Q				Rosa Castrejon	Rosa Castrejon
113	4055 Marisco Place	16-1100	COC	Montgomery	ETJ	217U				The Woodlands Township	The Woodlands Township
114	0 Willoway	16-1101	COC	Harris	ETJ	415R				Farid Galindo Gomez	Farid Galindo Gomez

J-Administrative

None

K-Development Plats with Variance Requests

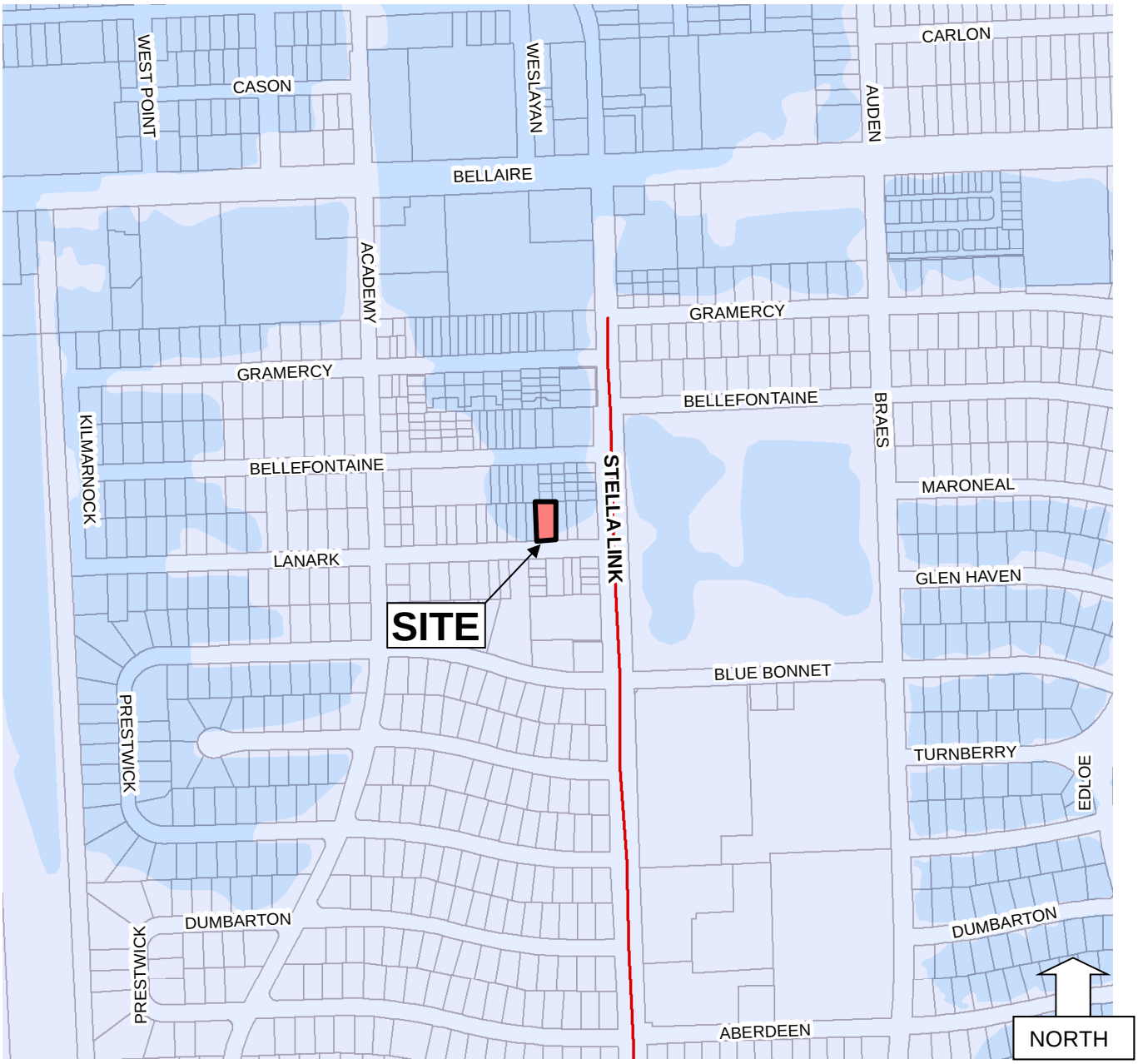
None

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 1 (DEF1)

Applicant: ICMC GROUP INC



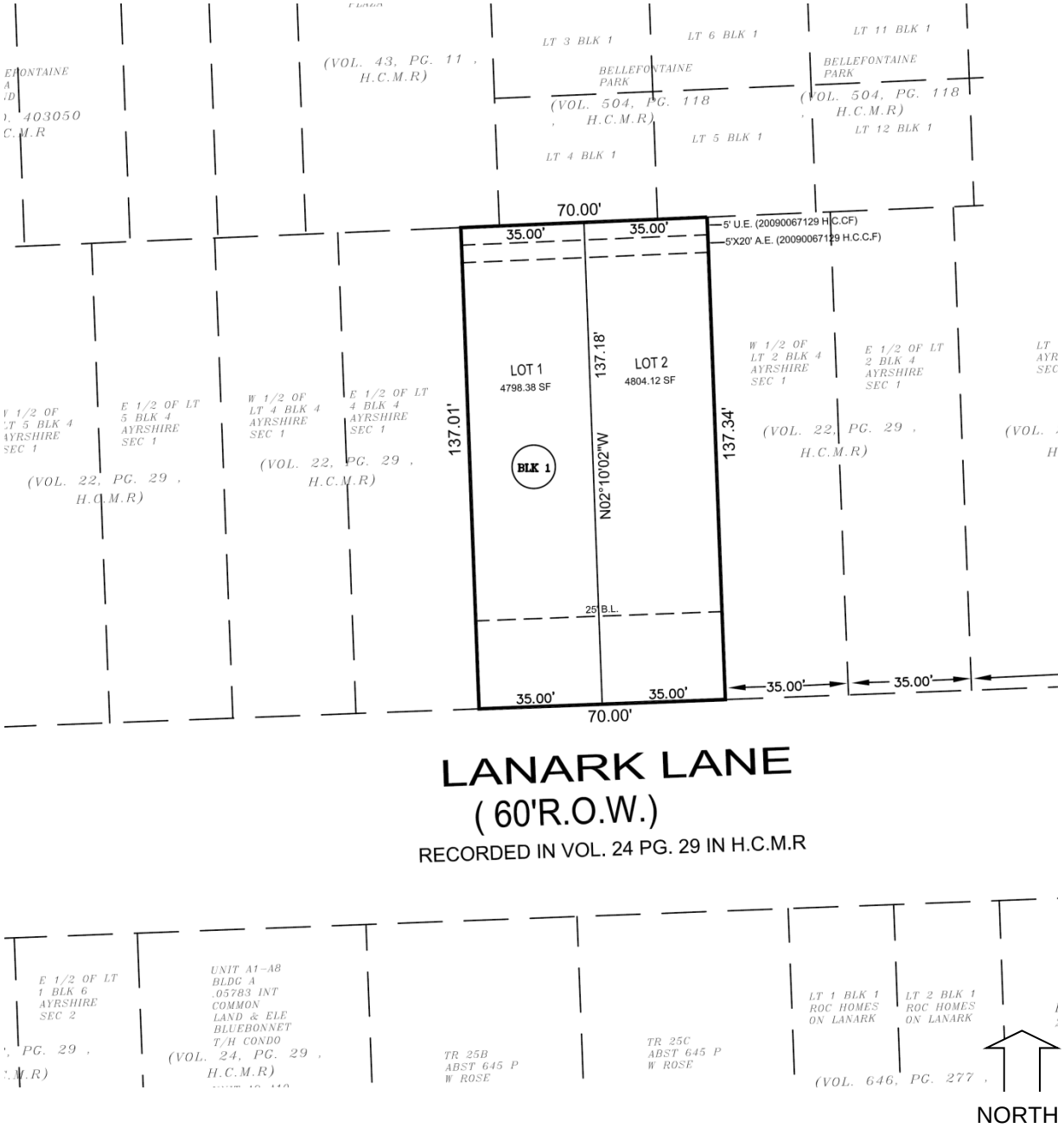
C – Public Hearings Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 1 (DEF1)

Applicant: ICMC GROUP INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Ayrshire Addition Sec 1 partial replat no 1 (DEF1)

Applicant: ICMC GROUP INC

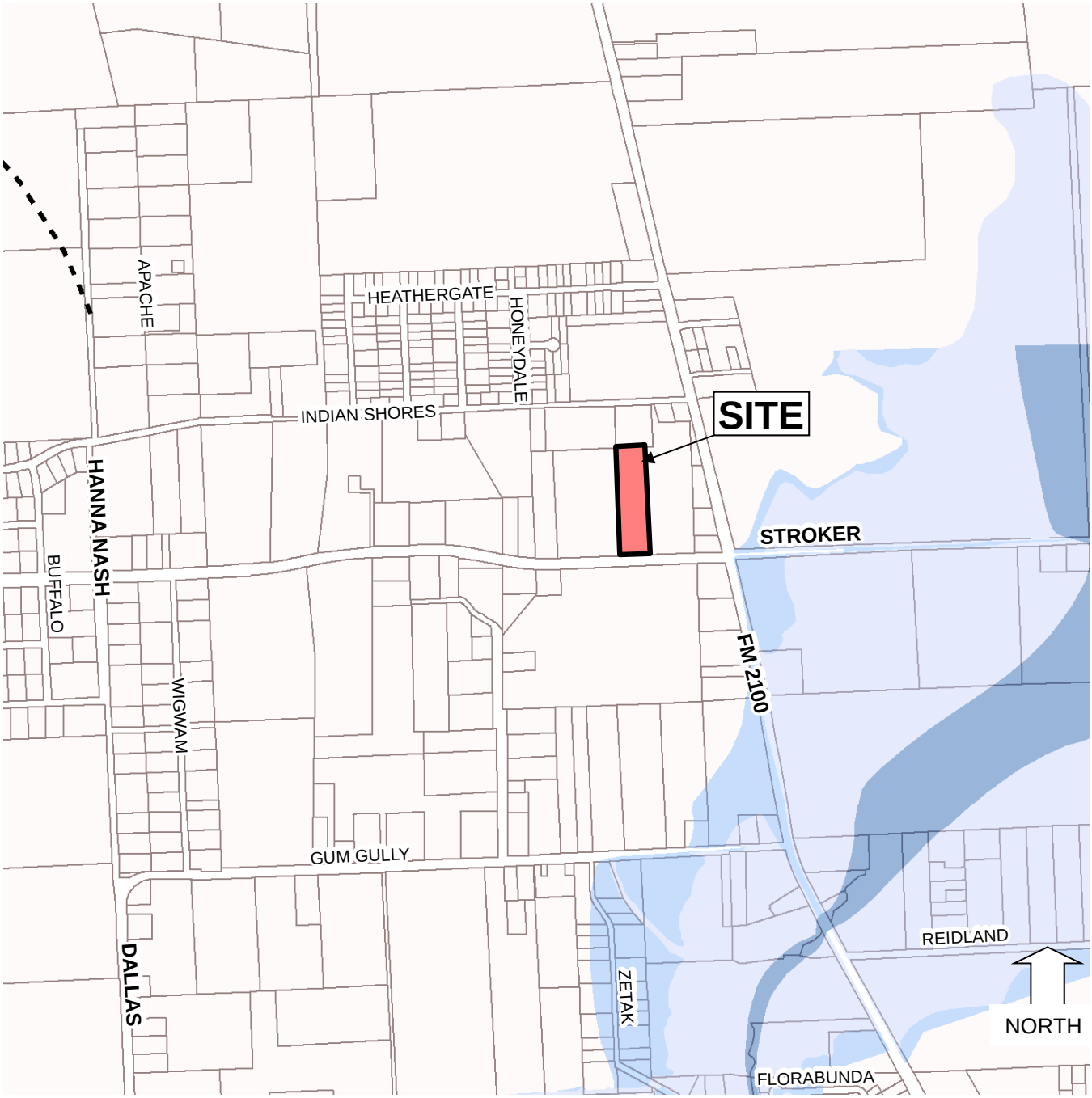
C – Public Hearings Aerial

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Briggs Estates

Applicant: PLS



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Briggs Estates

Applicant: PLS

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Briggs Estates

Applicant: PLS

C – Public Hearings Aerial

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Evlyn Court replat no 1

Applicant: Owens Management Systems, LLC

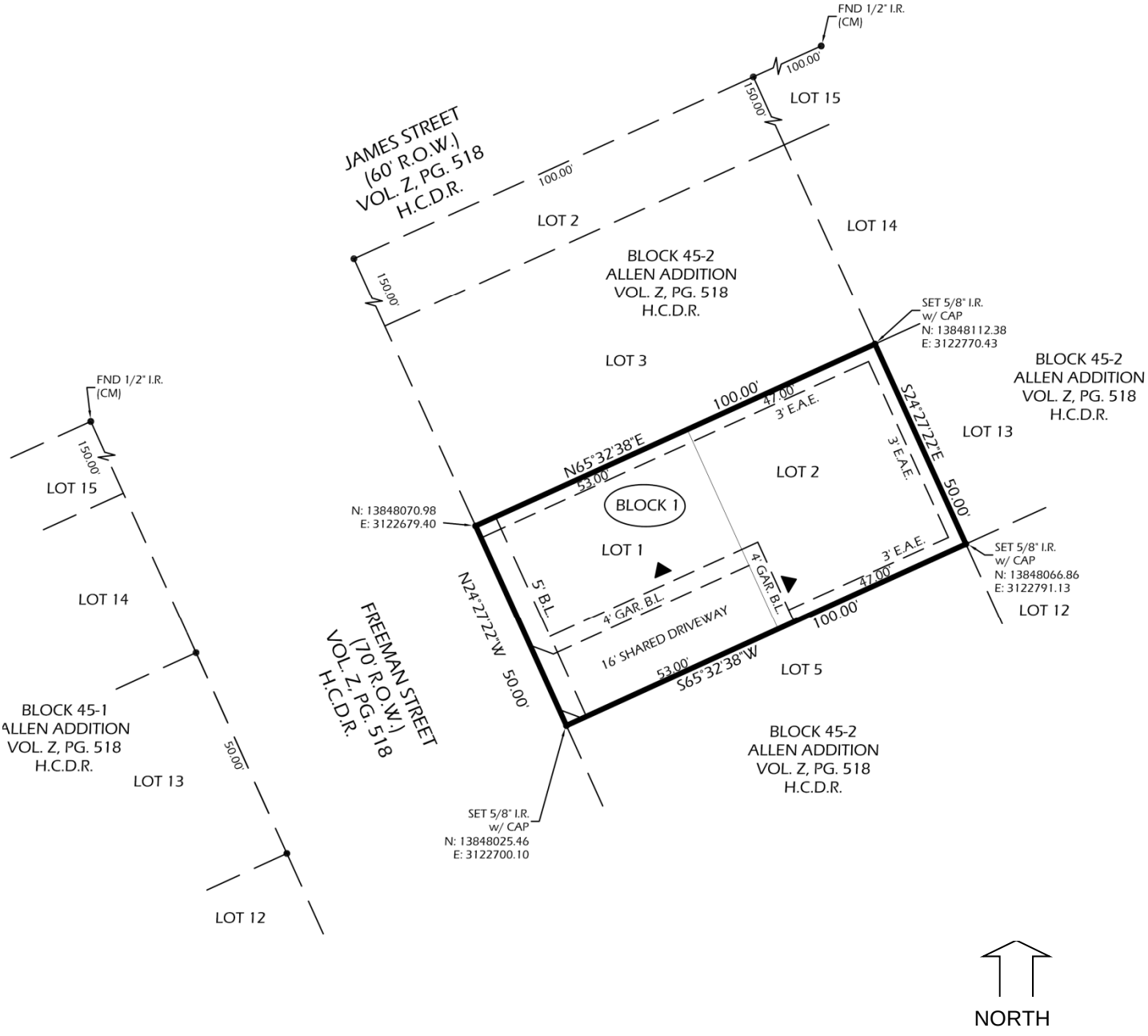
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Evlyn Court replat no 1

Applicant: Owens Management Systems, LLC



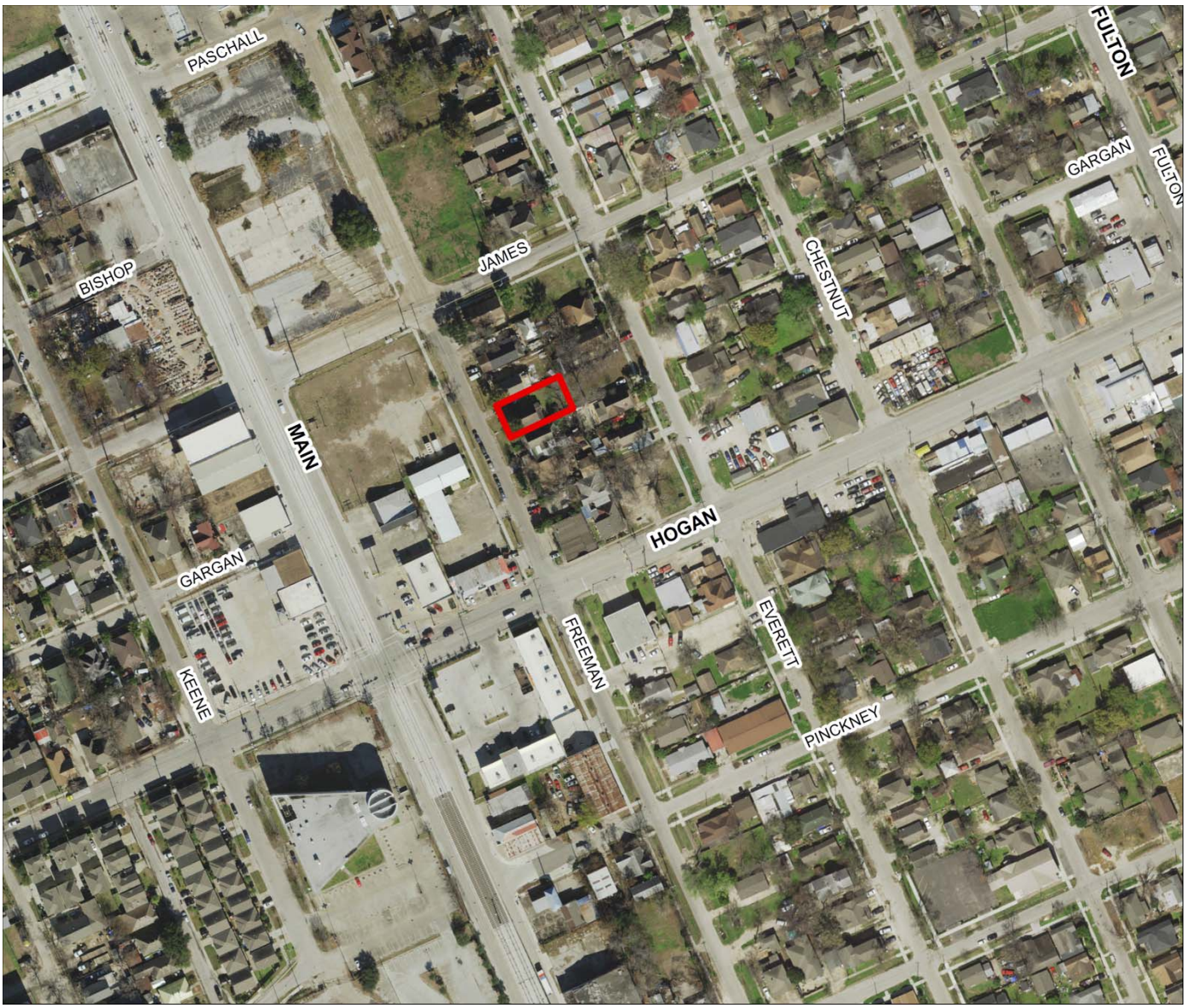
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Evlyn Court replat no 1

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings **Aerial**

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Falls at Dry Creek Sec 1 partial replat no 1

Applicant: Jones & Carter, Inc.

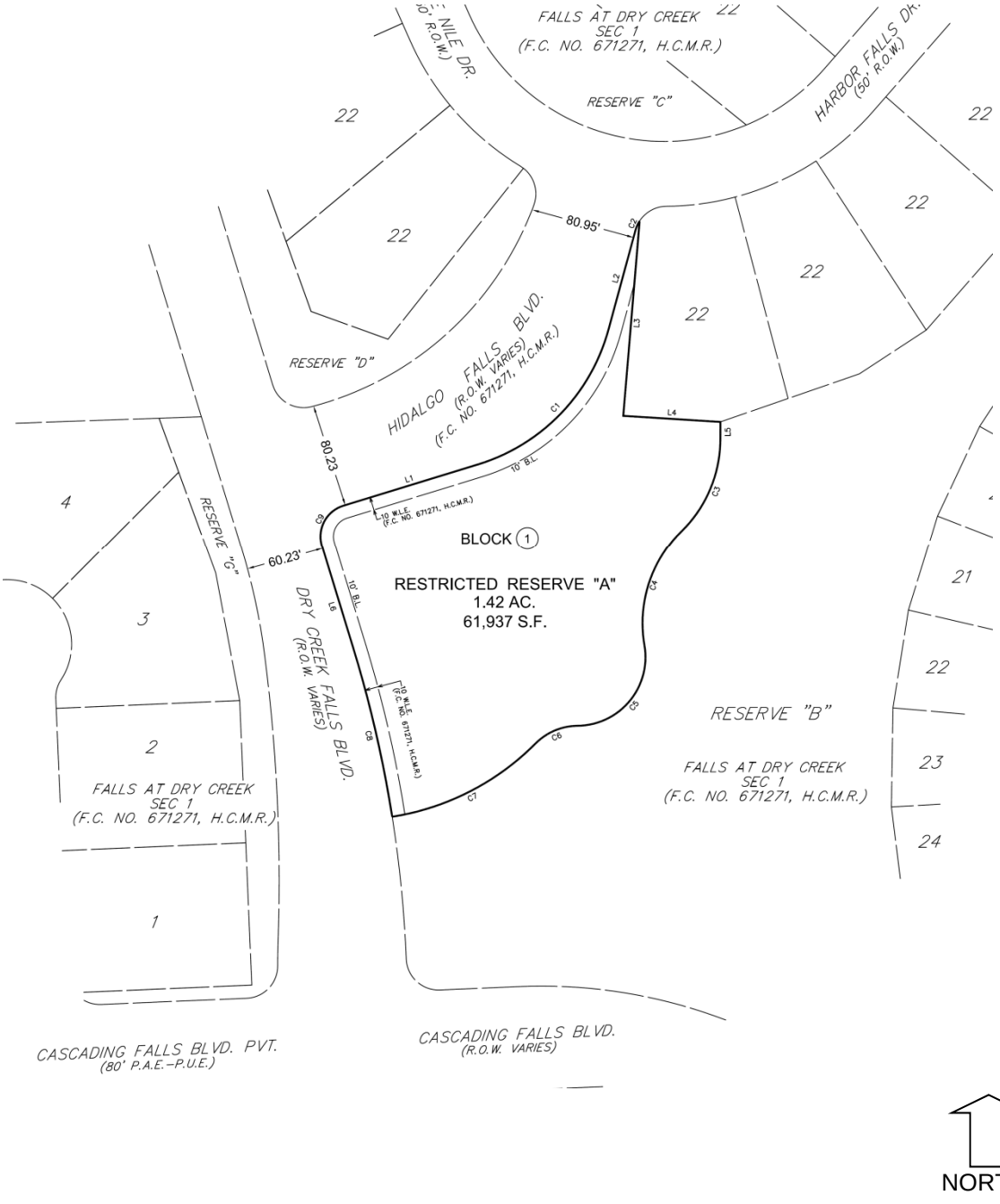
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Falls at Dry Creek Sec 1 partial replat no 1

Applicant: Jones & Carter, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Falls at Dry Creek Sec 1 partial replat no 1

Applicant: Jones & Carter, Inc.

NORTH

C – Public Hearings Aerial

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Gaut partial replat no 1

Applicant: The Interfield Group

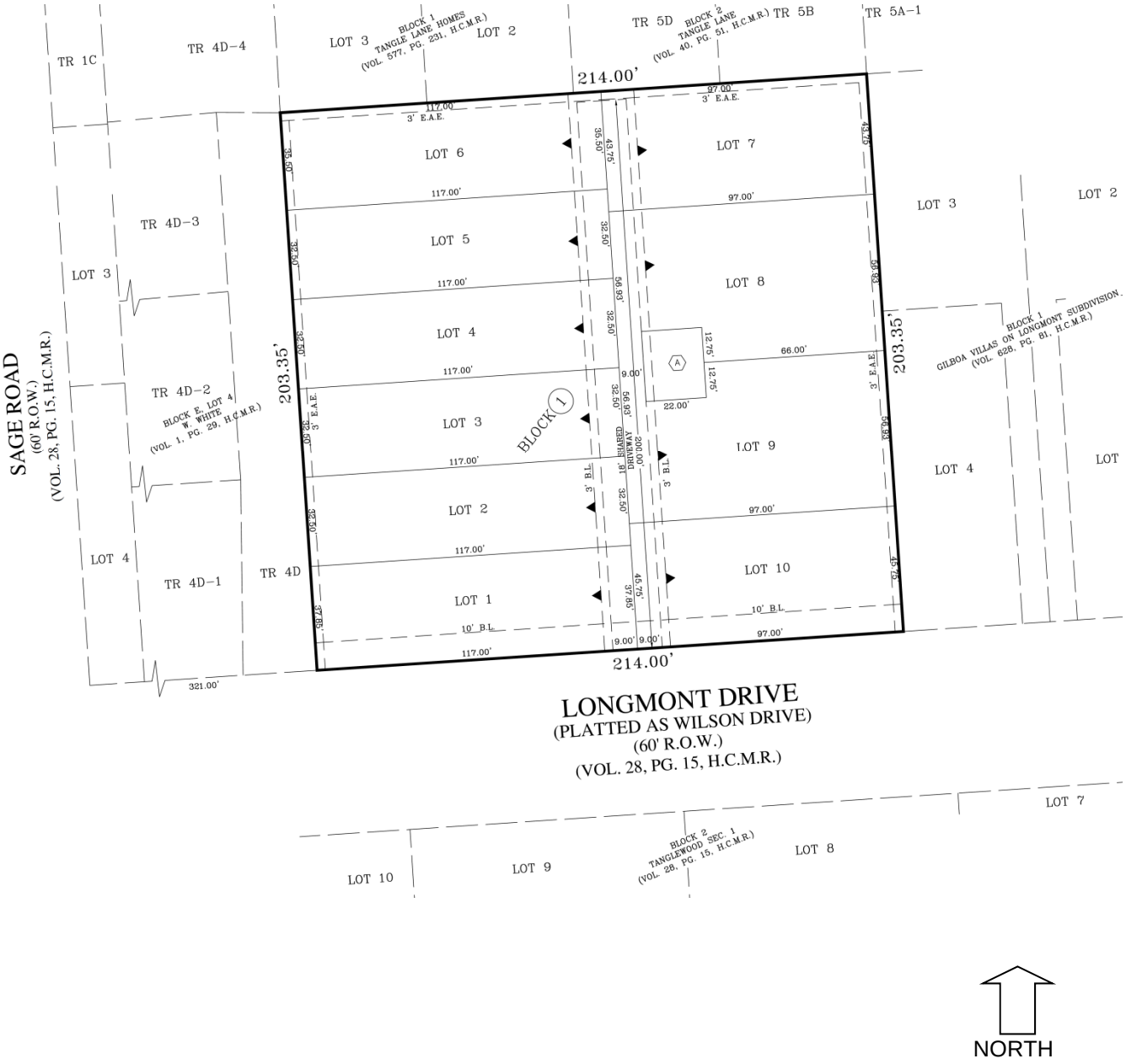
C – Public Hearings Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Gaut partial replat no 1

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Gaut partial replat no 1

Applicant: The Interfield Group

NORTH

C – Public Hearings Aerial

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Hyde Park Main Addition no 3 partial replat no 1

Applicant: ICMC GROUP INC

NORTH

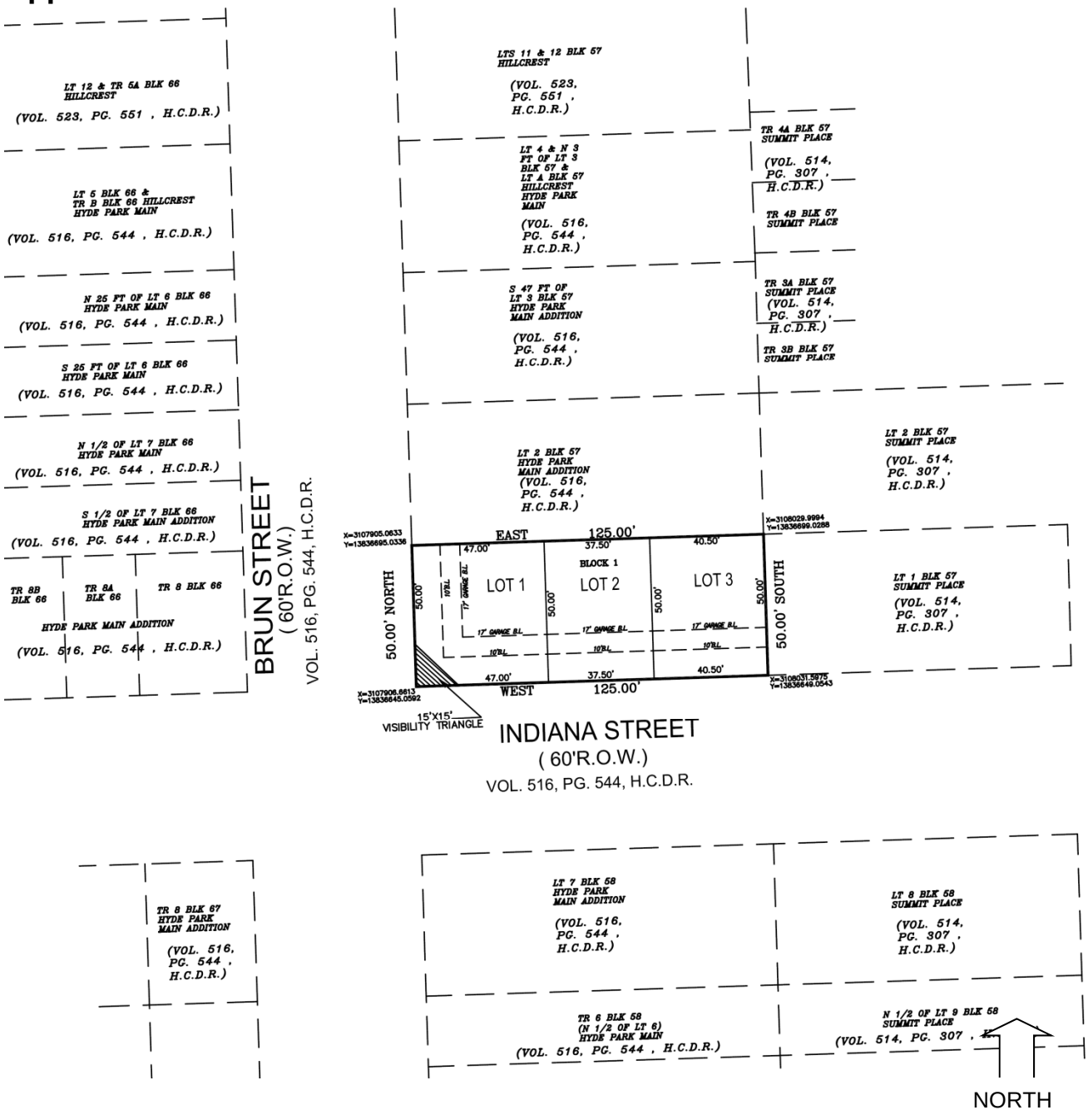
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Hyde Park Main Addition no 3 partial replat no 1

Applicant: ICMC GROUP INC



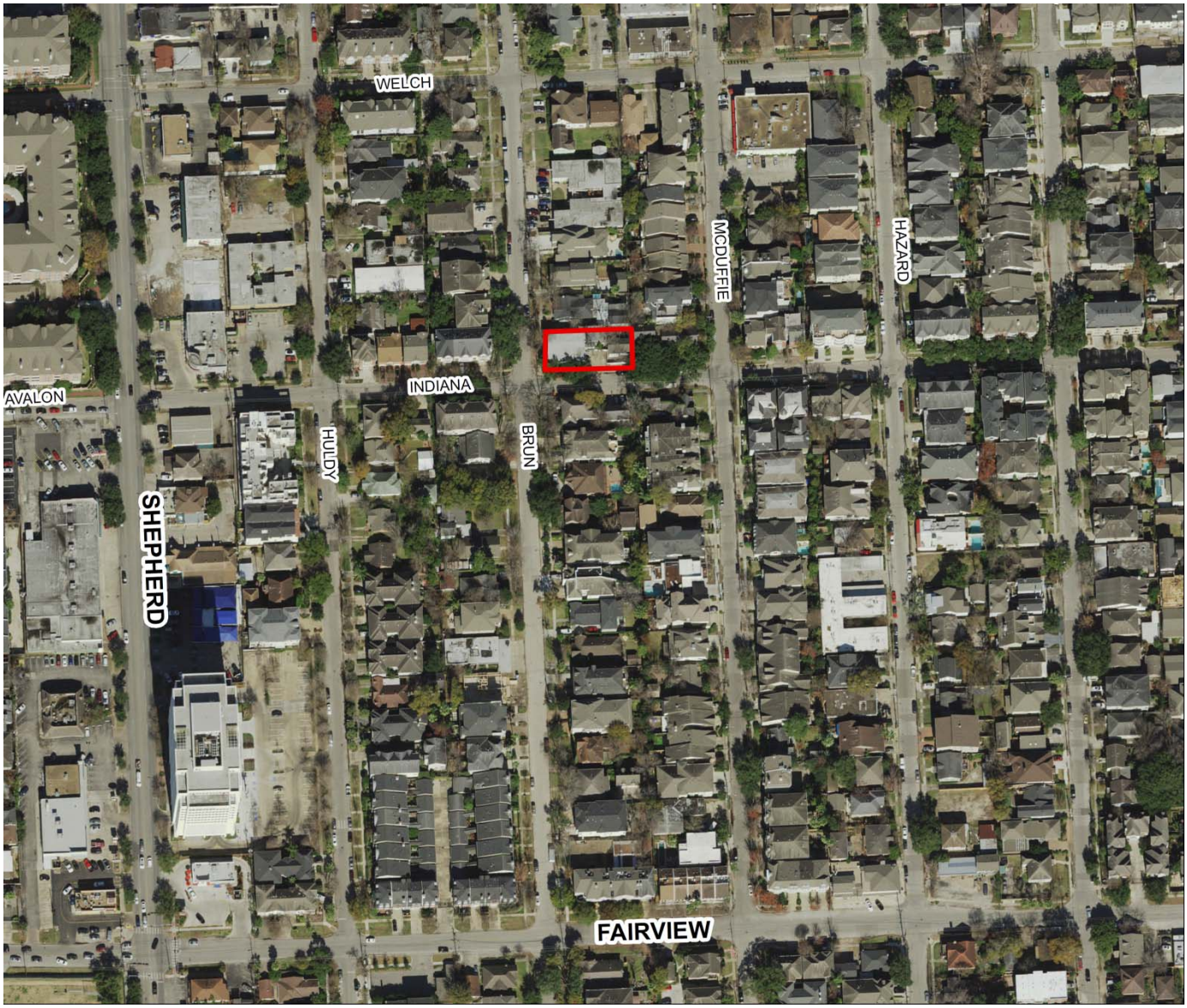
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Hyde Park Main Addition no 3 partial replat no 1

Applicant: ICMC GROUP INC



NORTH

C – Public Hearings

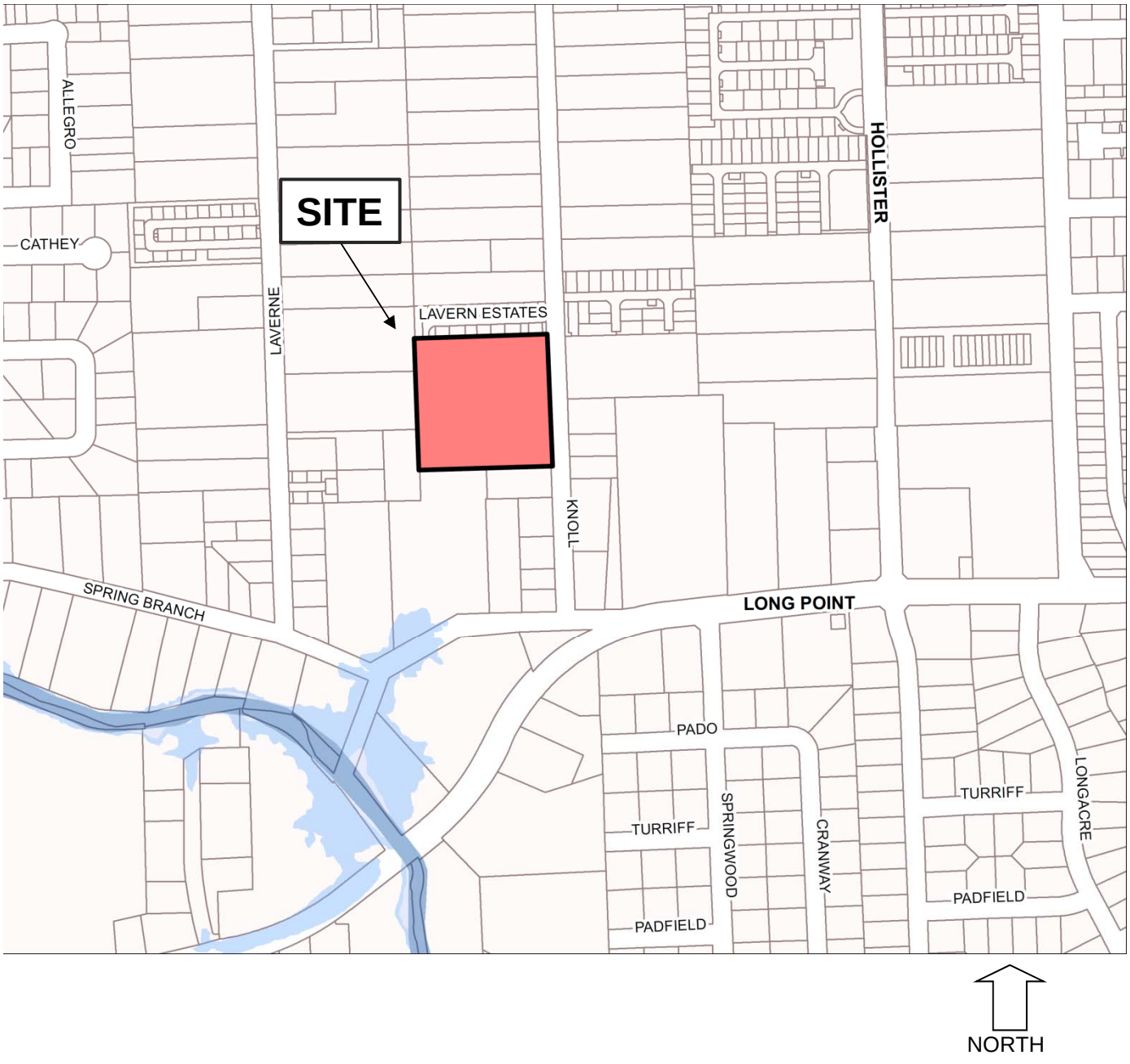
Aerial

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Knoll Park replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



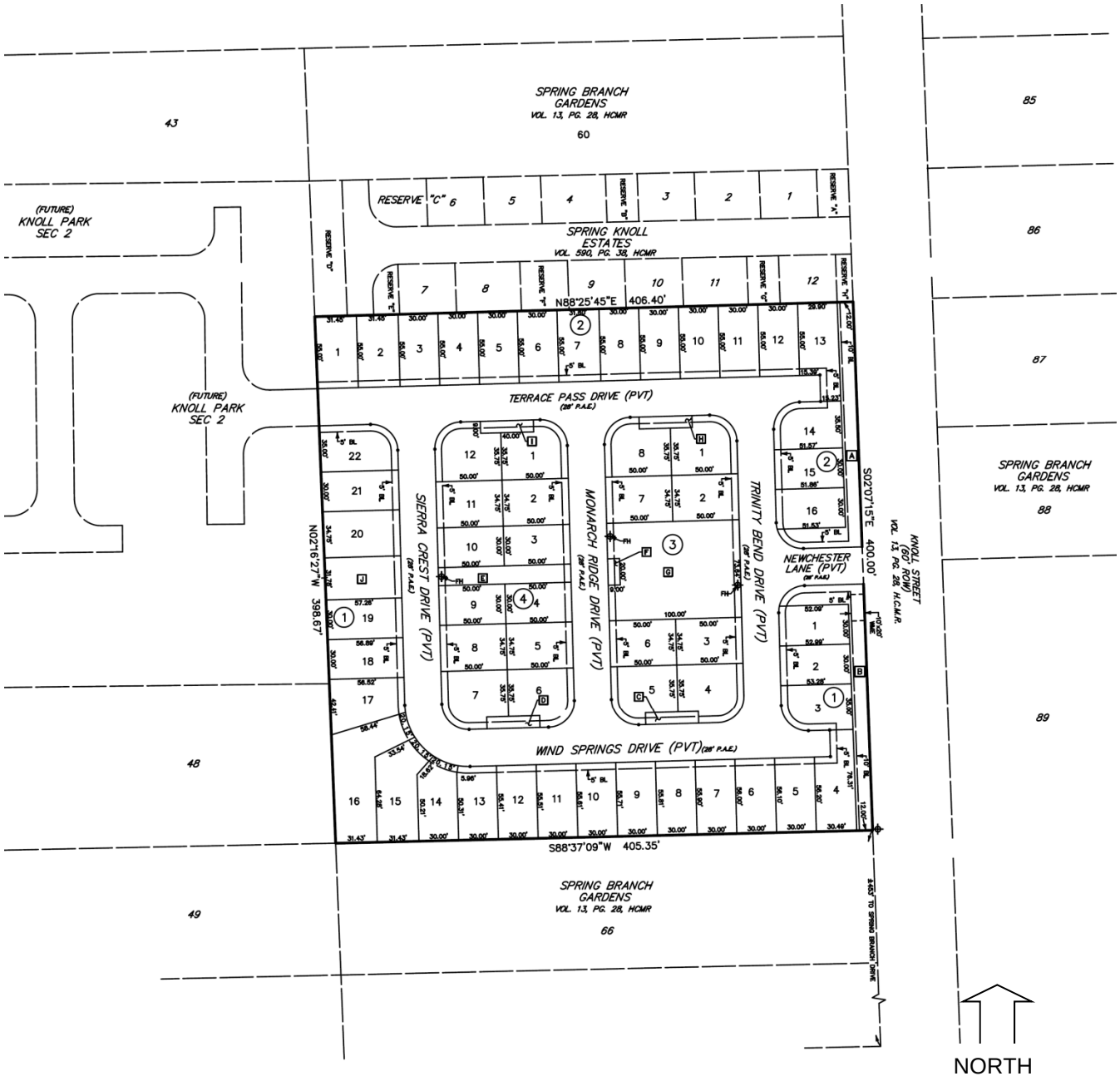
C – Public Hearings Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Knoll Park replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Knoll Park replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands

NORTH

C – Public Hearings

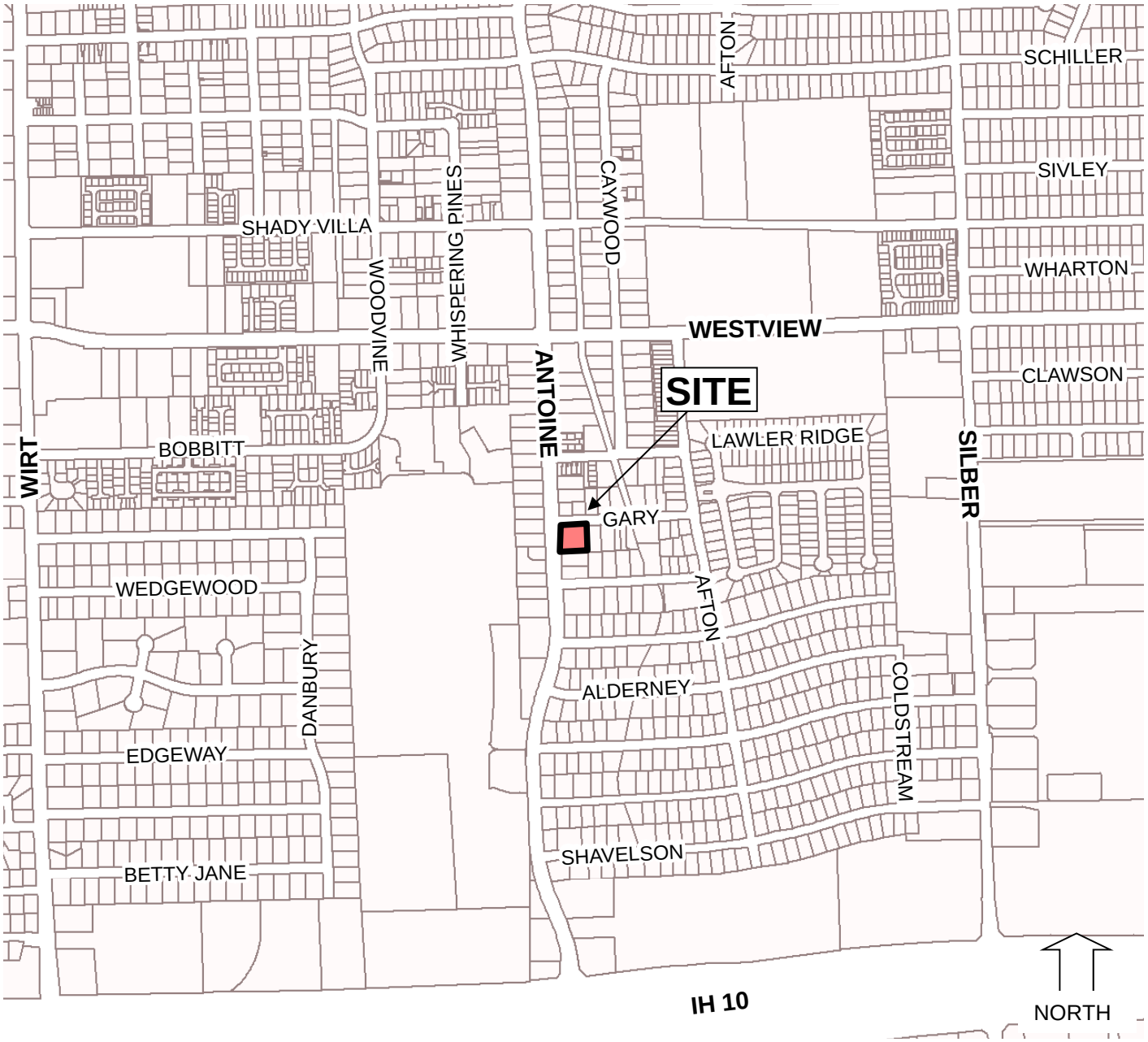
Aerial

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



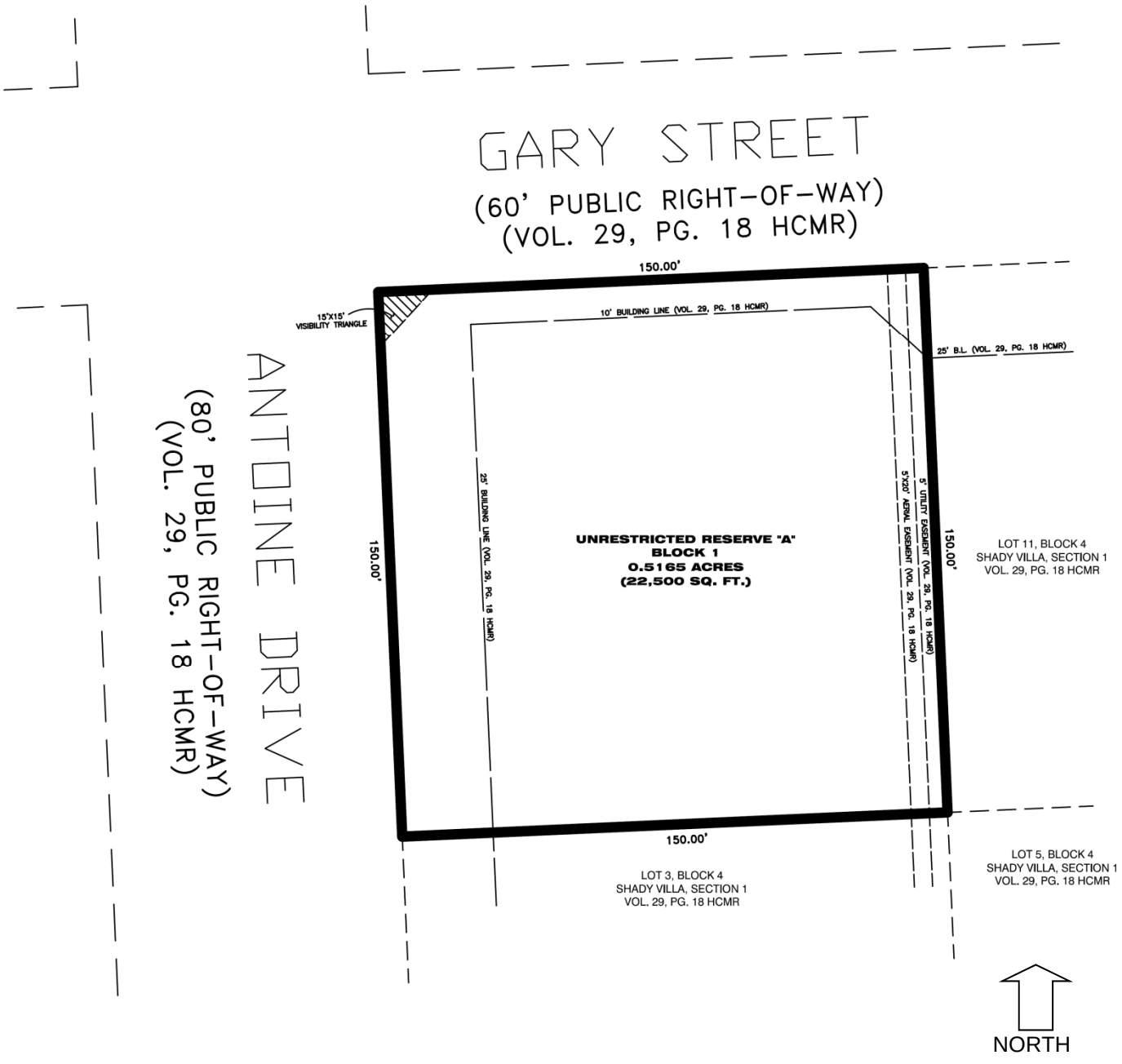
C – Public Hearings Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



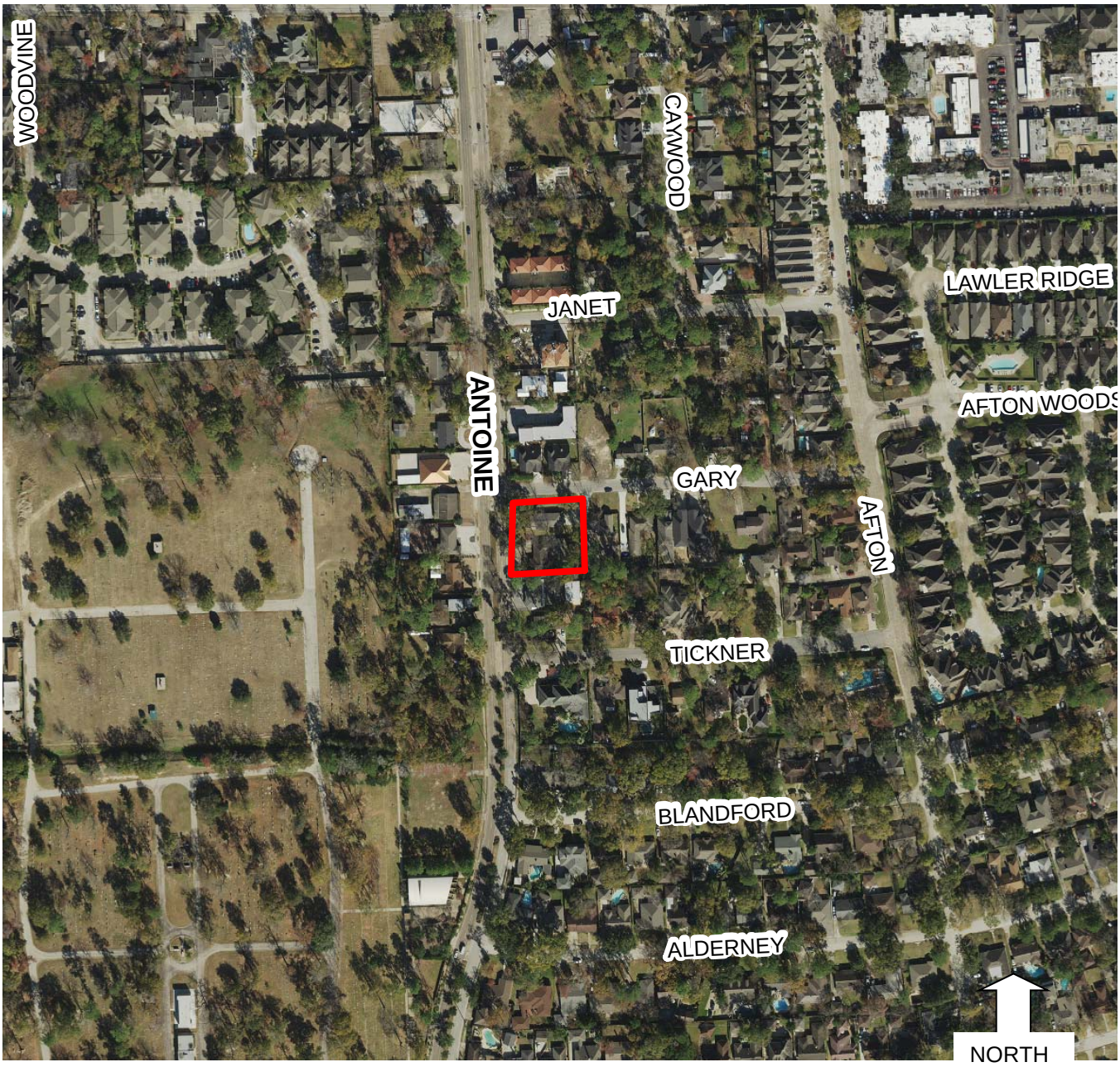
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Southmont Addition Annex no 4 partial replat no 1

Applicant: Tetra Surveys

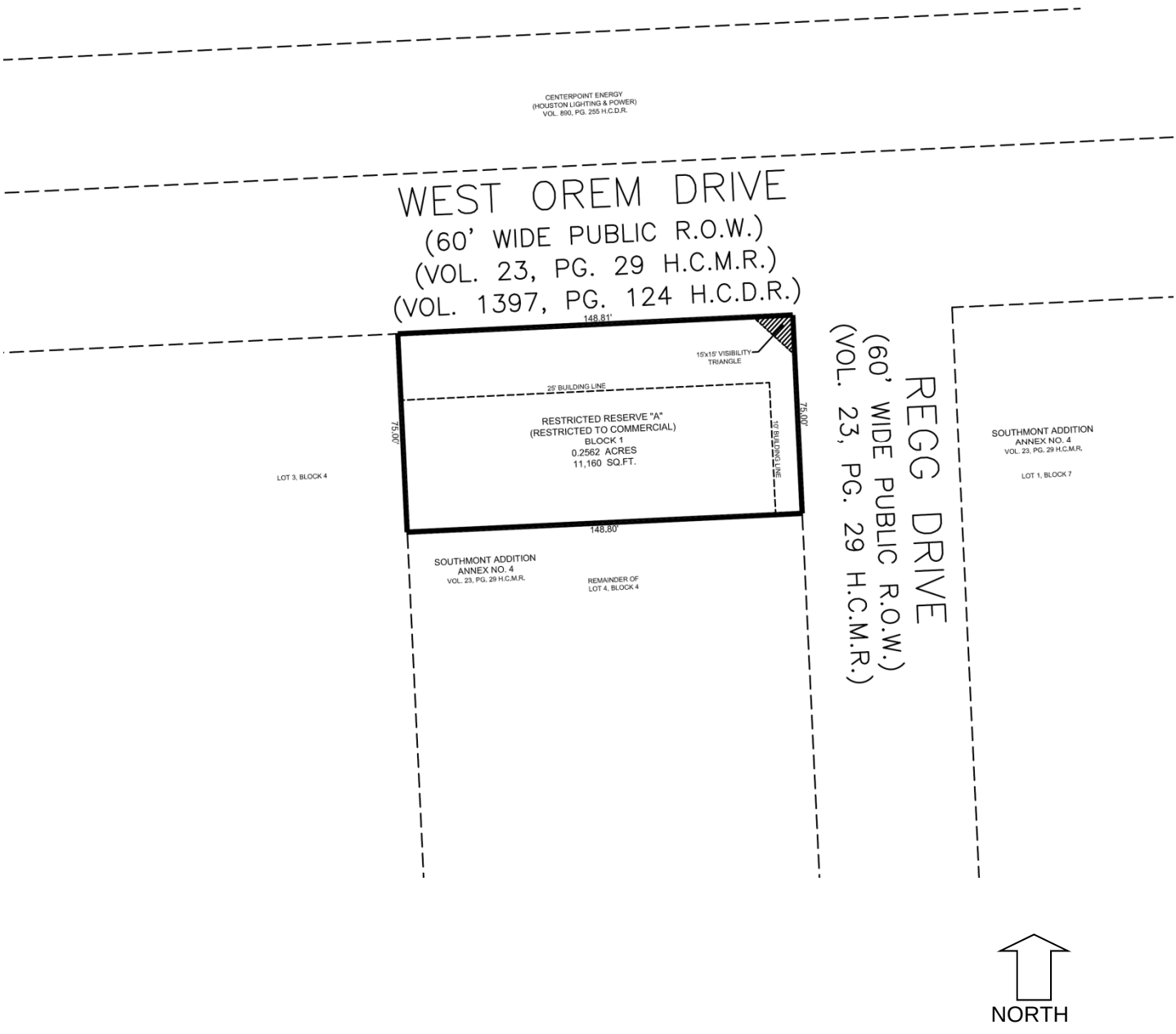
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Southmont Addition Annex no 4 partial replat no 1

Applicant: Tetra Surveys



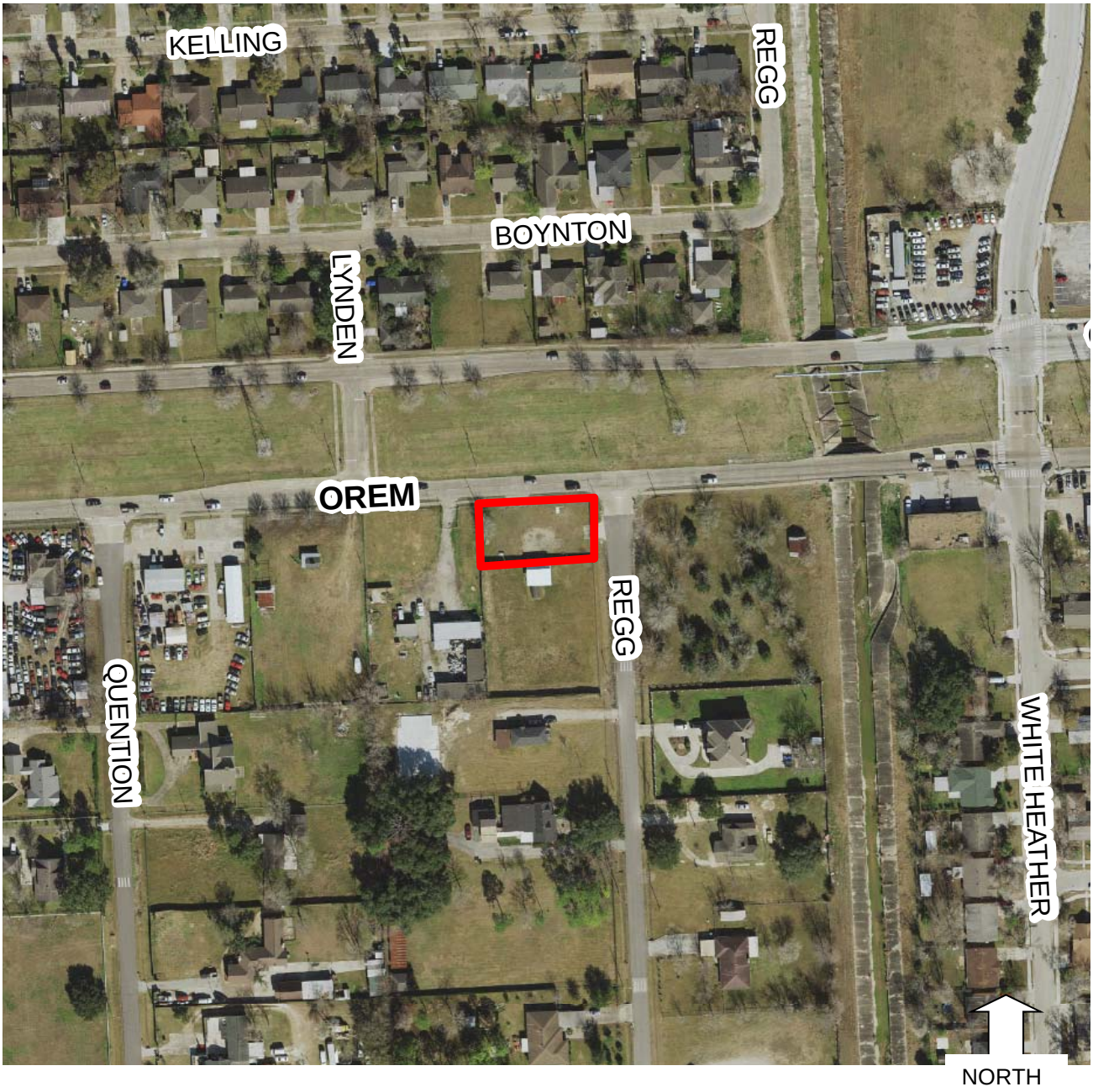
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Southmont Addition Annex no 4 partial replat no 1

Applicant: Tetra Surveys



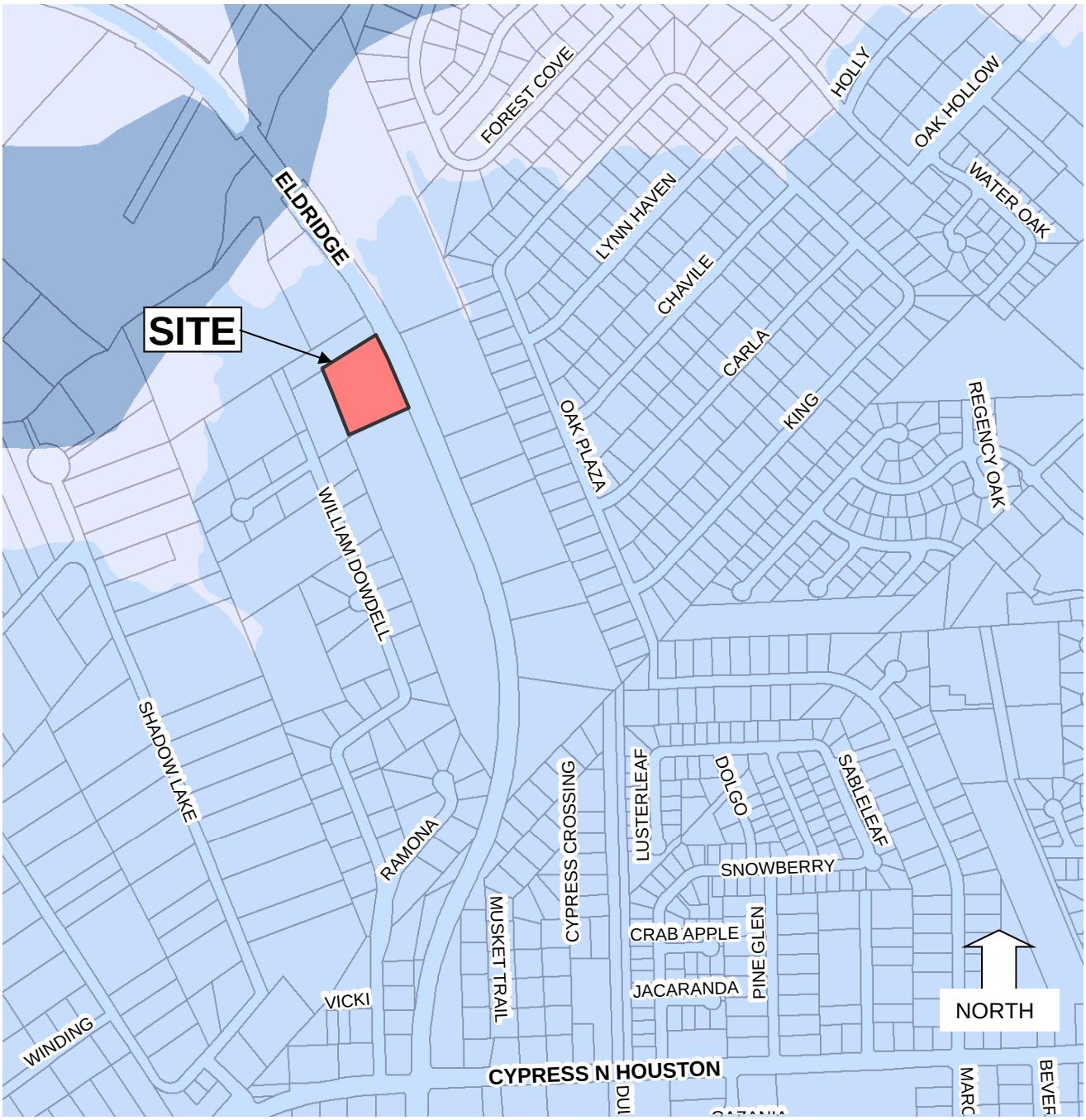
C – Public Hearings Aerial

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Viet Hoa Estates replat no 1

Applicant: Jalayer And Associates, Inc.



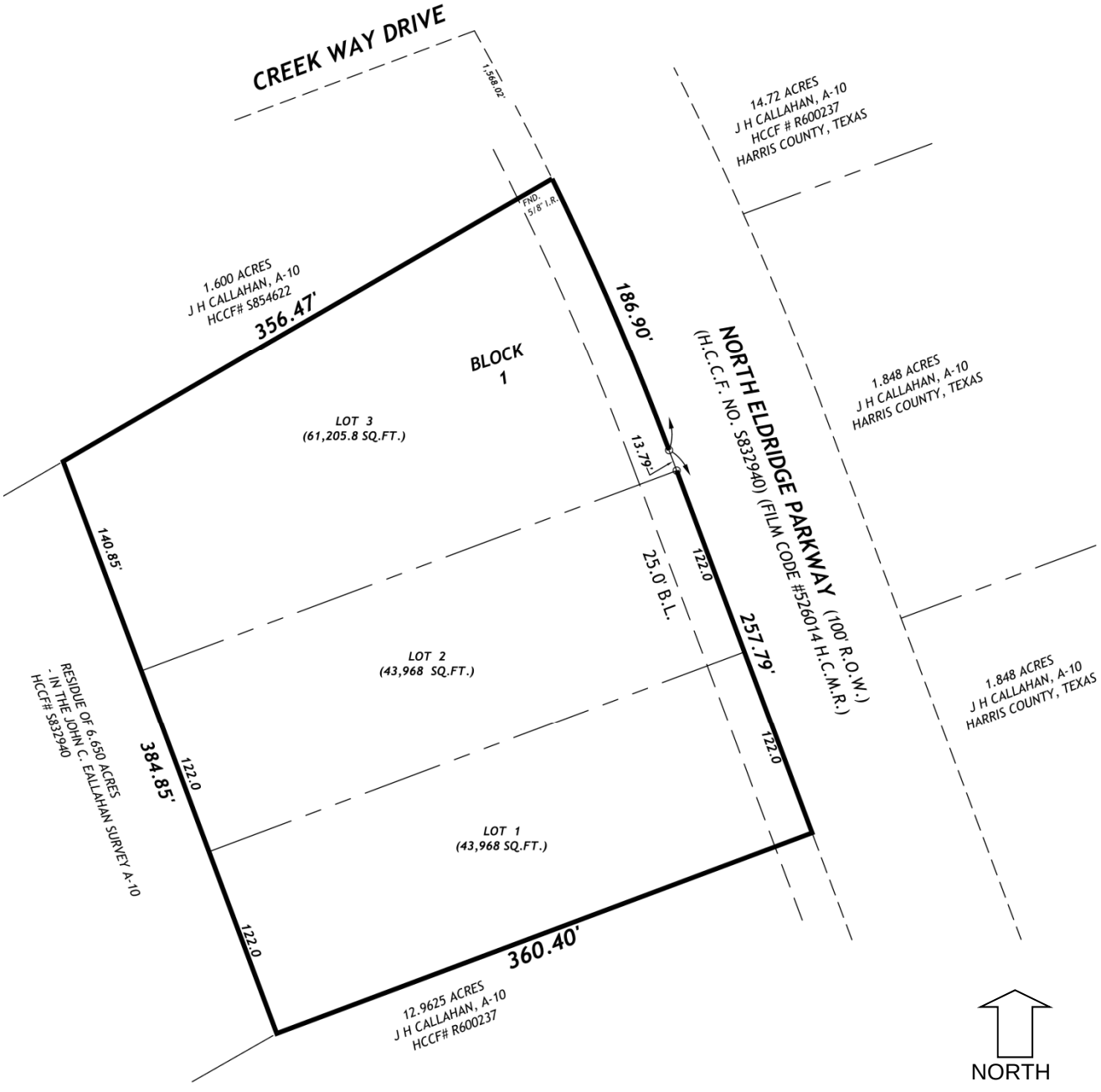
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Viet Hoa Estates replat no 1

Applicant: Jalayer And Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Viet Hoa Estates replat no 1

Applicant: Jalayer And Associates, Inc.

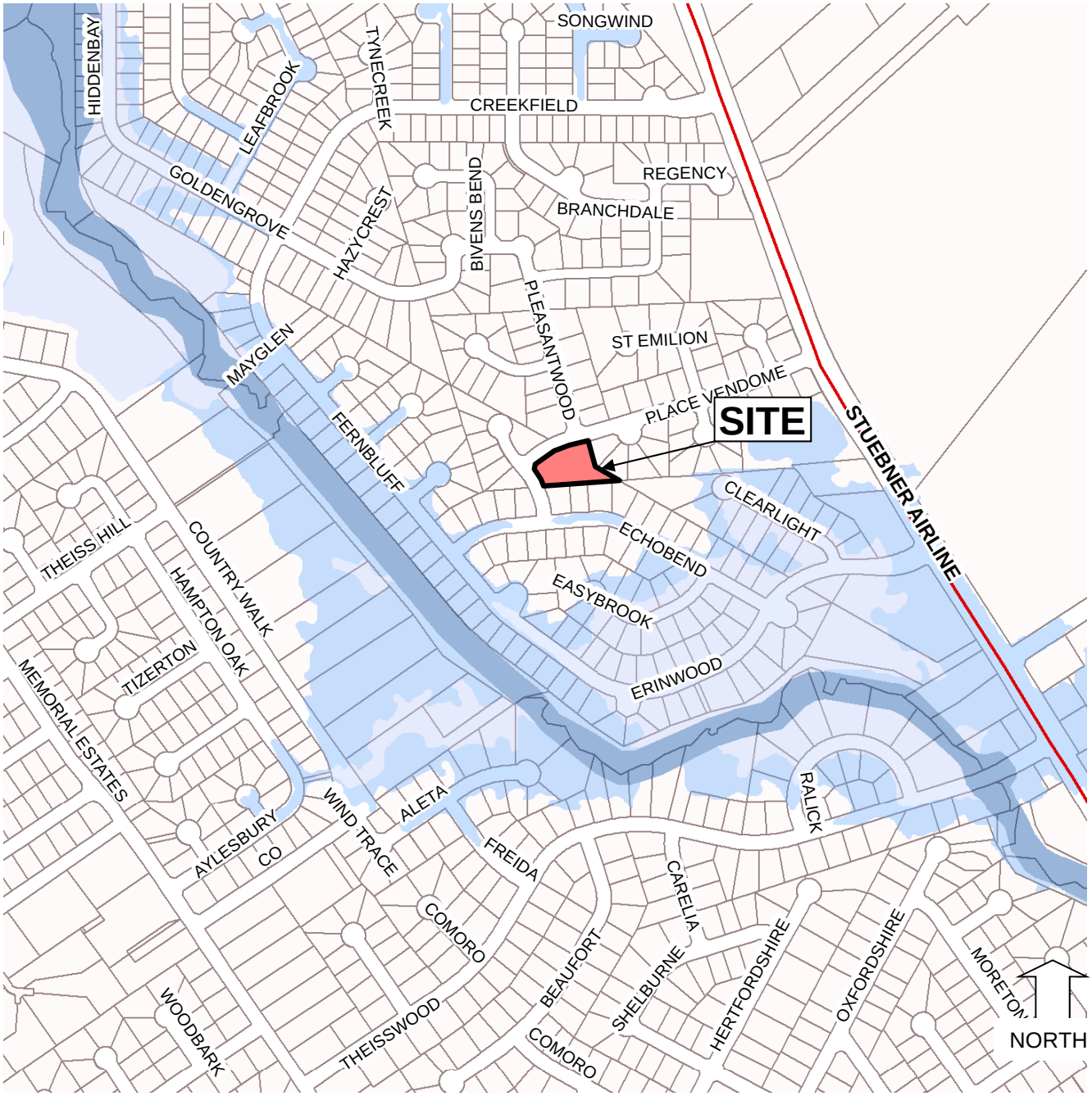
C – Public Hearings Aerial

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Willowick Forest Sec 1 partial replat no 1

Applicant: Survey 1, Inc.



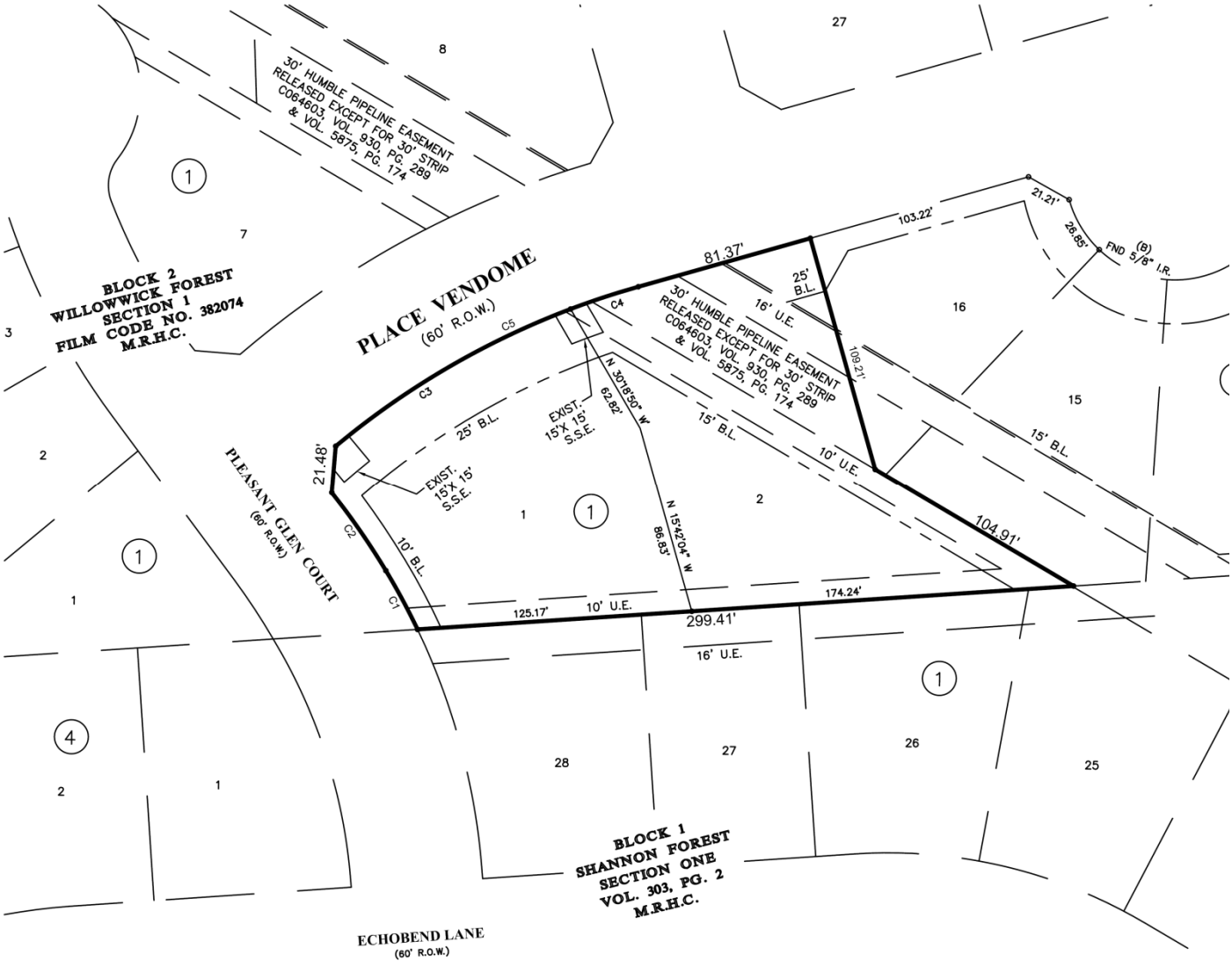
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Willowick Forest Sec 1 partial replat no 1

Applicant: Survey 1, Inc.



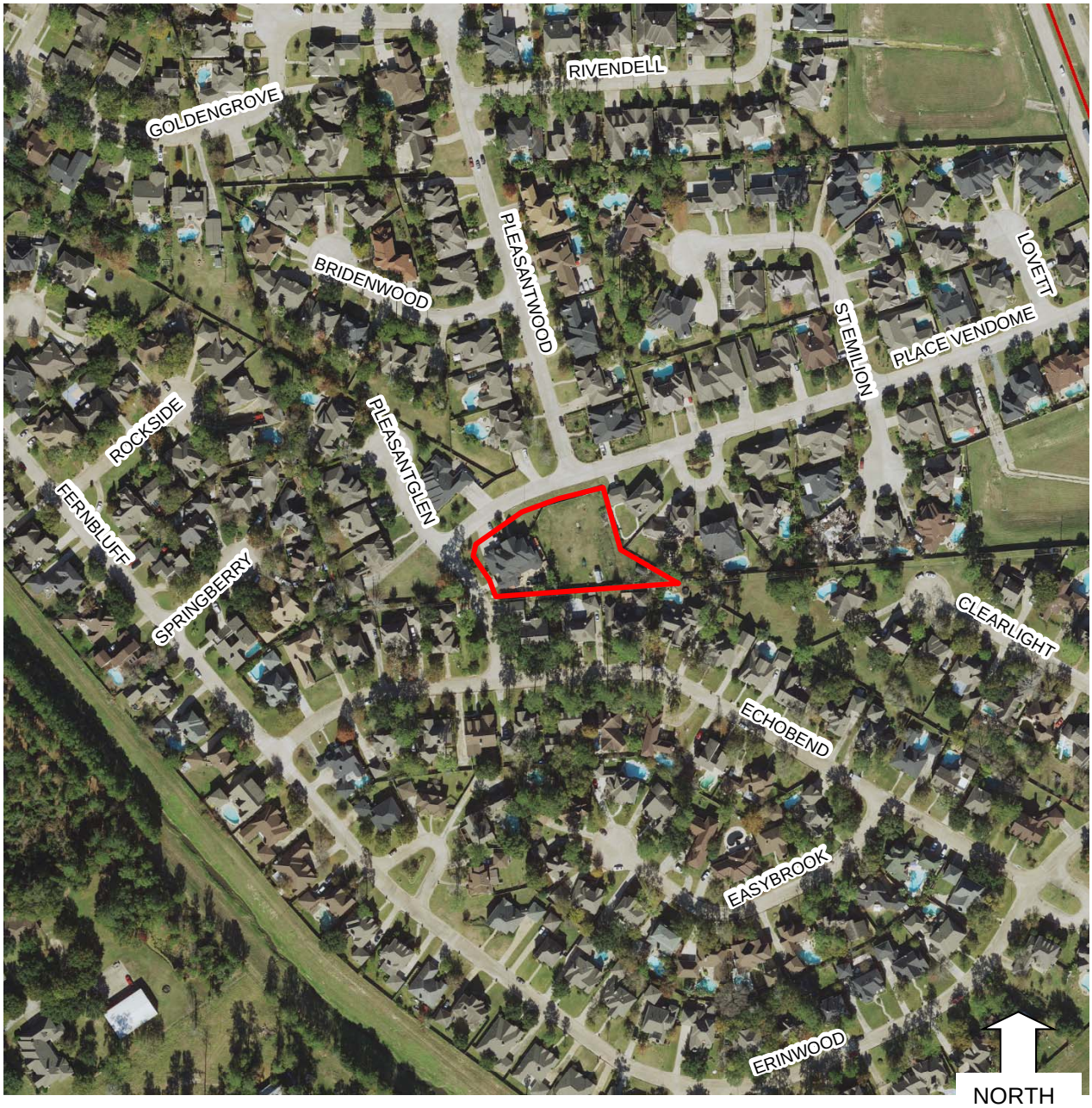
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Willowick Forest Sec 1 partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Aldine Fire Station GP

Applicant: Gessner Engineering

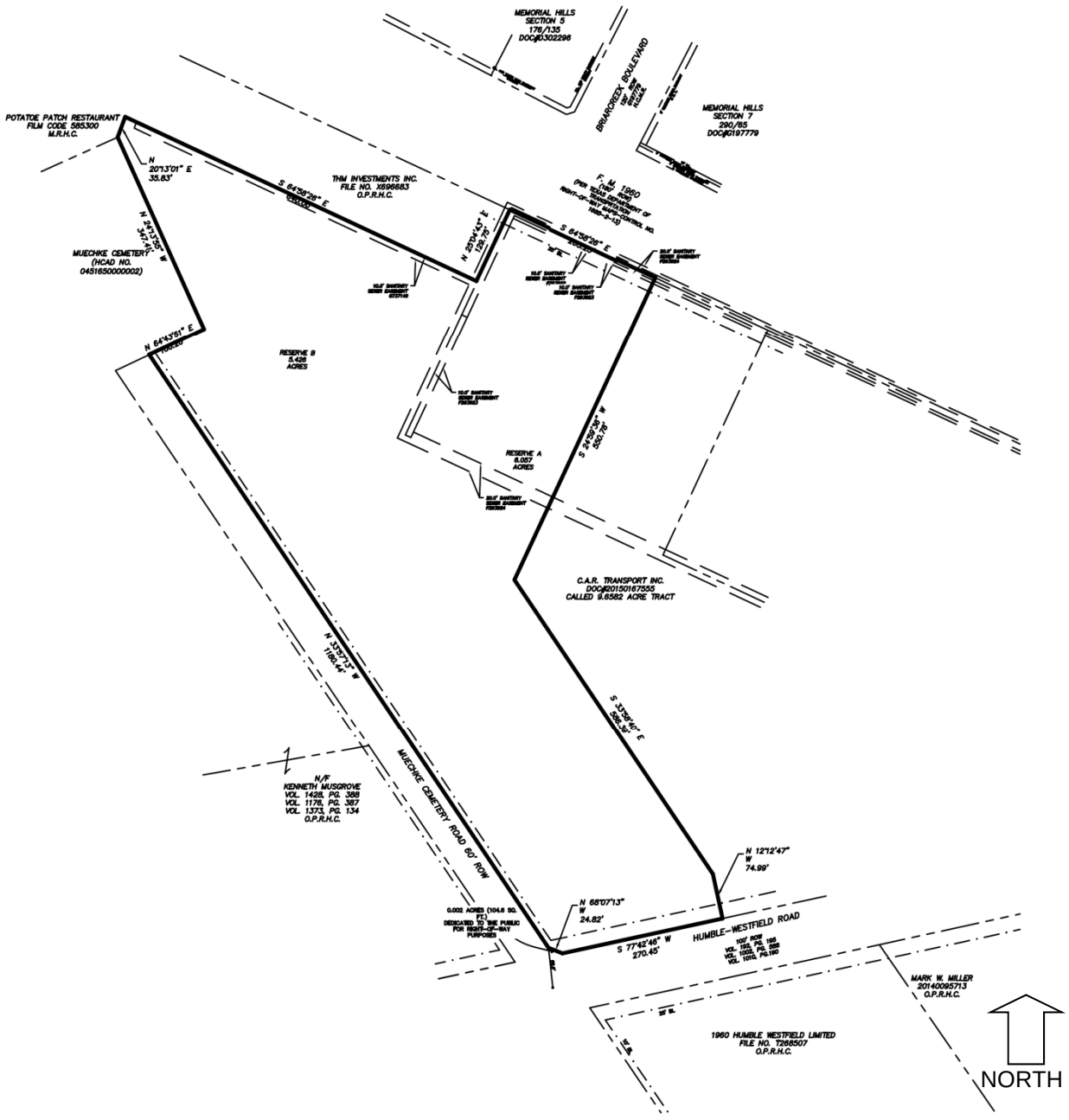
D – Variances **Site Location**

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Aldine Fire Station GP

Applicant: Gessner Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 90

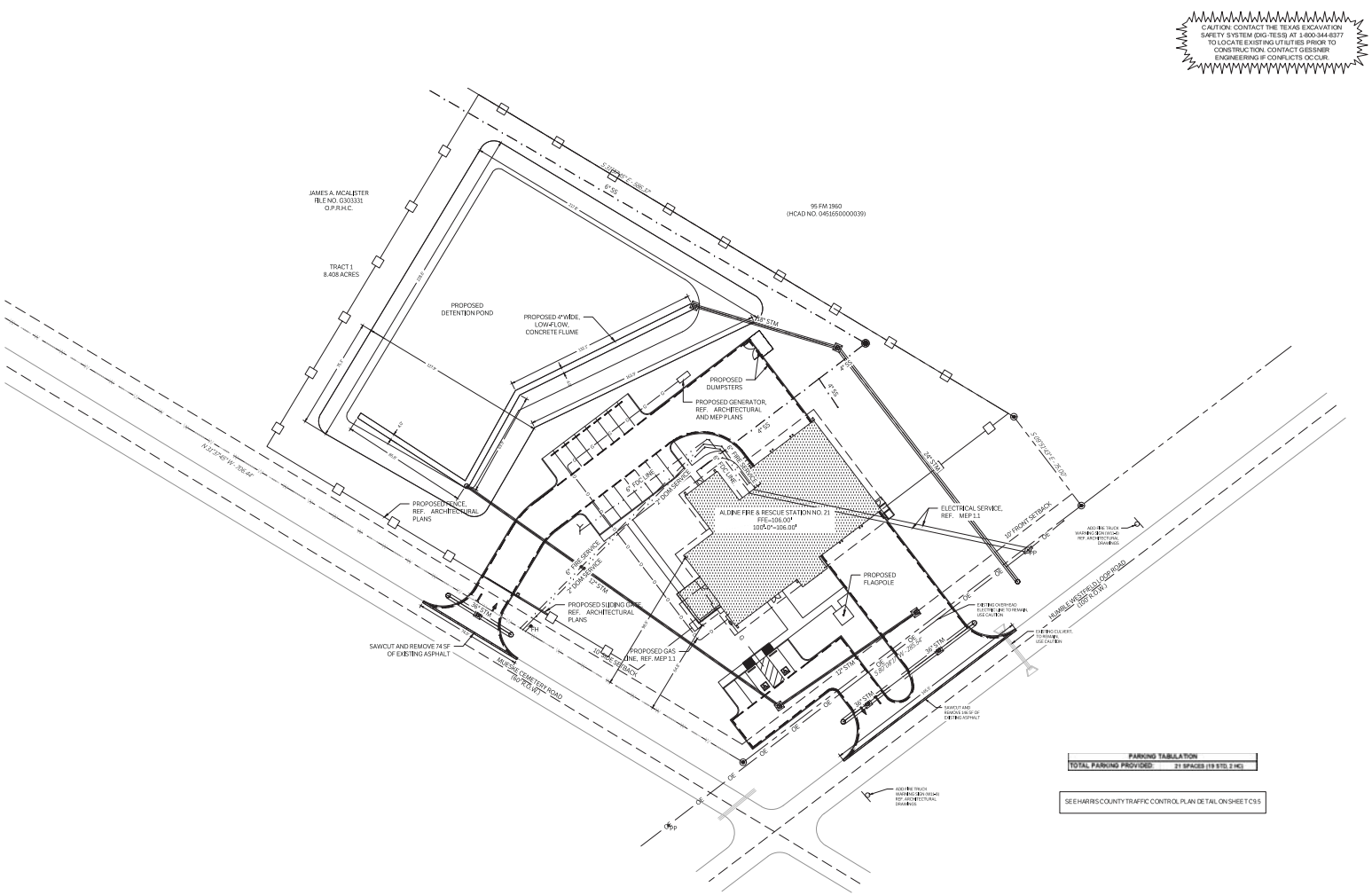
Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Aldine Fire Station GP

Applicant: Gessner Engineering

D – Variances

Aerial



DEMOLITION NOTES:

1. AREAS BENEATH REMOVED PAVEMENT SHALL BE CLEARED OF ALL LOOSE OR DISTURBED MATERIAL OR WATER. THE AREA SHALL BE MANUALLY COMPACTED AND REPLACED WITH SIMILAR MATERIALS PRIOR TO NEW CONCRETE PLACEMENT.
2. CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.

LEGEND

- DEMOLITION AREA
- PROPERTY LINE
- SAWCUT LINE

DIMENSION CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF PROJECT PLANS FOR CONSTRUCTION PURPOSES, WITH THE PERMISSION OF THE OWNER. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY GESSNER ENGINEERING, FOR THIS PROJECT IS CONSIDERED BY GESSNER ENGINEERING, TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THE MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THIS DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT GESSNER ENGINEERING, UPON RELEASE OF SUCH DATA, IS NOT LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB.
4. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.

LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRE LANE NO PARKING TOW-AWAY ZONE")
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED FENCE
- PROPOSED GAS LINE
- EXISTING MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT
- PROPOSED FIRE DEPT. CONNECTION

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
15. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
16. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
17. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
18. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
19. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.

BROWN REYNOLDS WATFORD
ARCHITECTS
2323 SOUTH VOSS ROAD FRWY SOUTH
SUITE 4000
HOUSTON, TEXAS 77057
979.694.1781
WWW.BRWARCH.COM

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com
FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLSF-10193910

HARRIS COUNTY ESD #24
ALDINE FIRE STATION NO. 21
2301 HUMBLE WESTFIELD RD.
HOUSTON, TEXAS 77073

REVISIONS	DATE	DRAWN BY	CHECKED BY
	06/22/2015	JNP/ASP	JNP

PROJECT NO. 214095.00

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C2.1

SITE, DEMO & DIMENSION CONTROL PLAN

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0072
Plat Name: Aldine Fire Station GP
Applicant: Gessner Engineering
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to create an intersection within the required 2,600 ft of a thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two 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

(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;

Harris County Emergency Service currently owns tracts of land located between F.M. 1960 and Humble-Westfield Road. The properties contain 5.591 Acres and 8.408 Acres. Harris County Emergency Service is the process of the developing said 5.591 Acres tract into a new Fire Station to benefit the surrounding community with plan to eventually develop the 8.408 into a fire training facility. The property is bounded by a cemetery and a privately owned access road. Any creation of the an intersection would have to pass between the soon to be constructed fire station and future fire training facility and tie into the above said private cemetery access road.

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

The cut through traffic would create unnecessary risk to the public which may result in possible injury and damage to personal property which is specifically stated as a condition in Sec. 42-81 (4)

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

The required in section 42-127 may be applied to an adjoining undeveloped property located the east of Harris County Emergency Service 5.591 Acre tract and provide a more direct access into Humble-Westfield Road.

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

By not granting this variance, it would be considered a risk to public. The specific uses of the facility have not been yet determined and could involve certain training measures involved that may affect the public in a negative way.

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

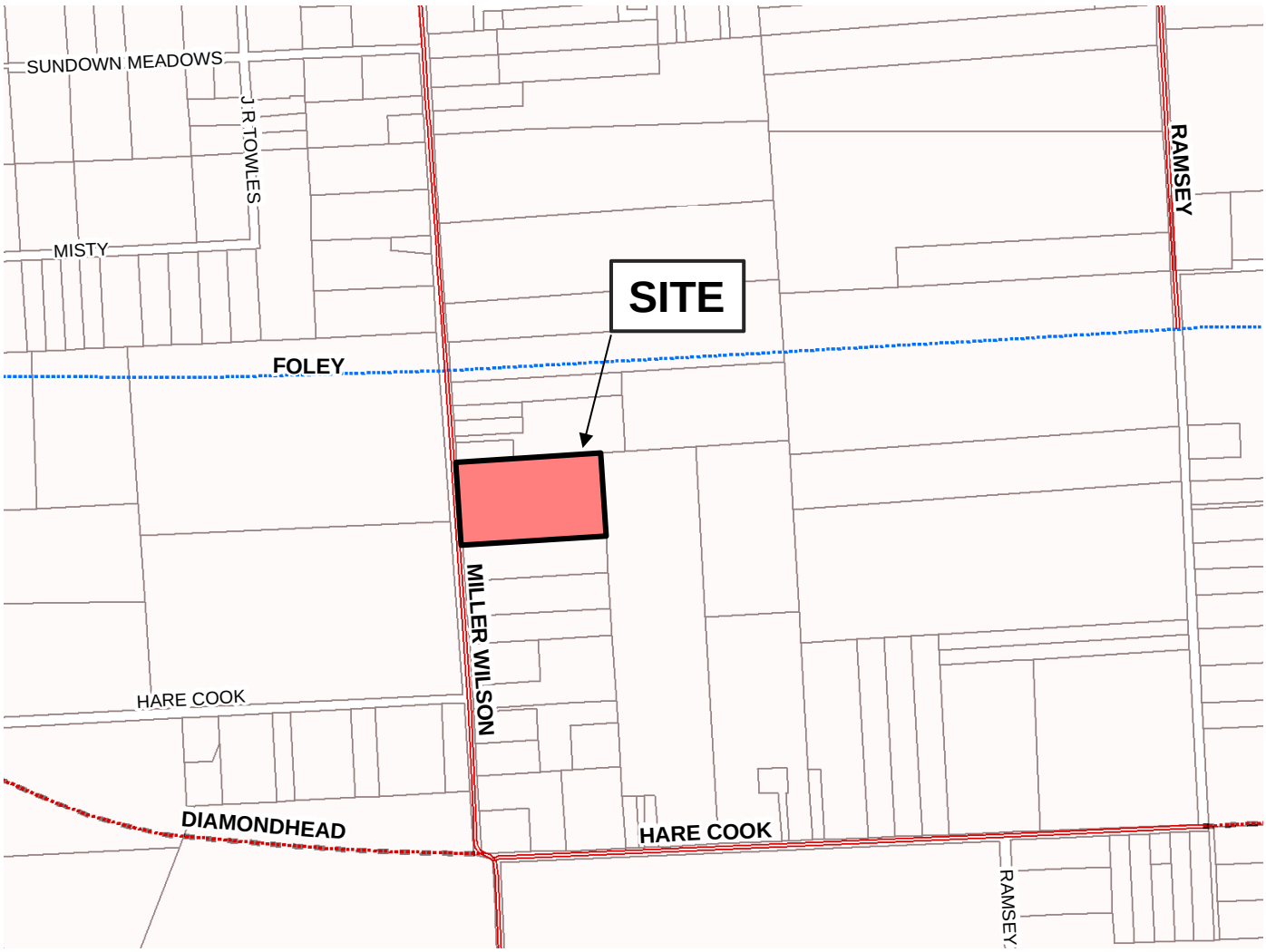
Justification of the hardships fall on the betterment of the community, safety of pedestrians, drivers, and bicyclists, and the proper application of tax dollars being the property is owned by a county organization.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Harlien Acres

Applicant: Hutchison & Associates, Inc.



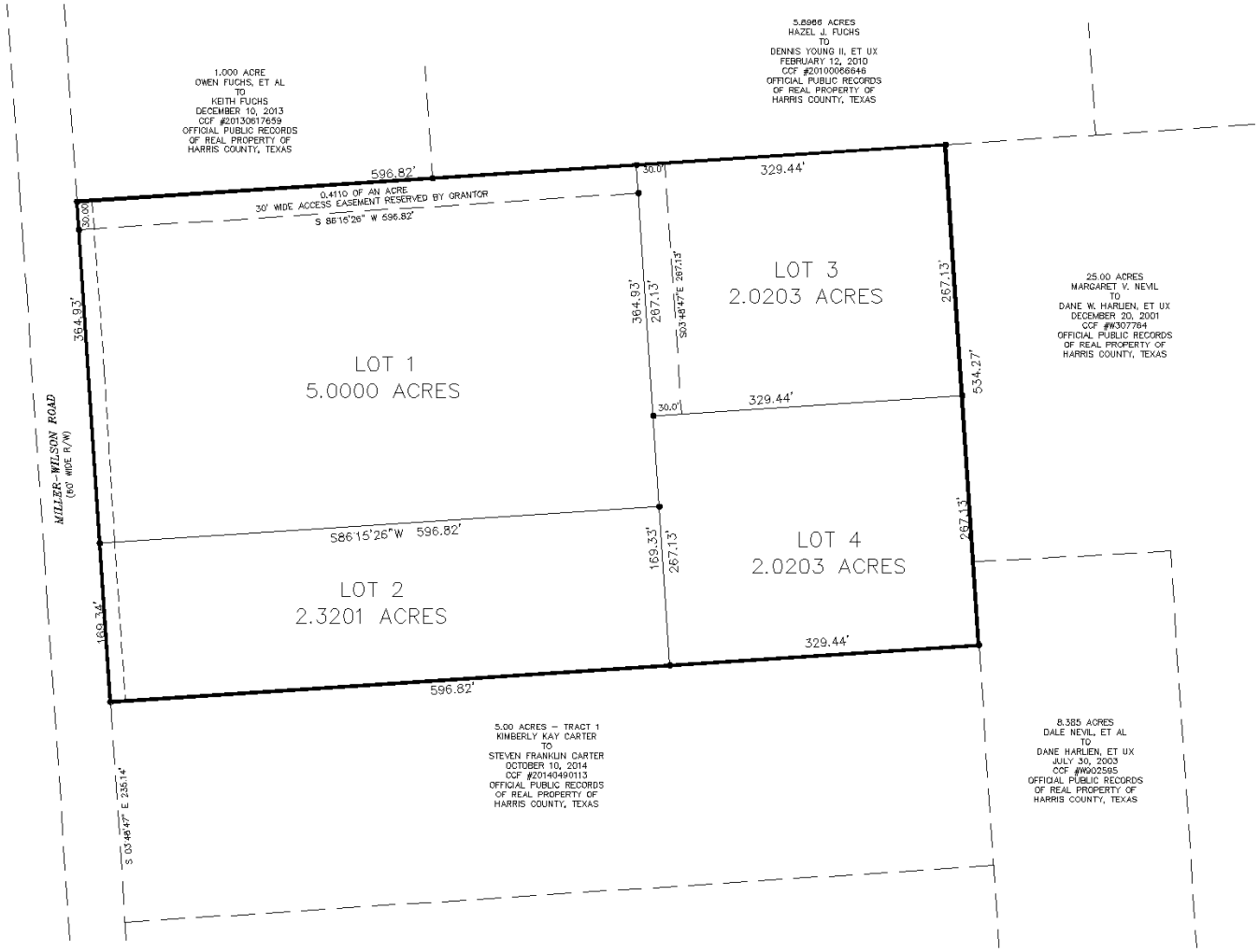
D – Variances **Site Location**

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Harlien Acres

Applicant: Hutchison & Associates, Inc.



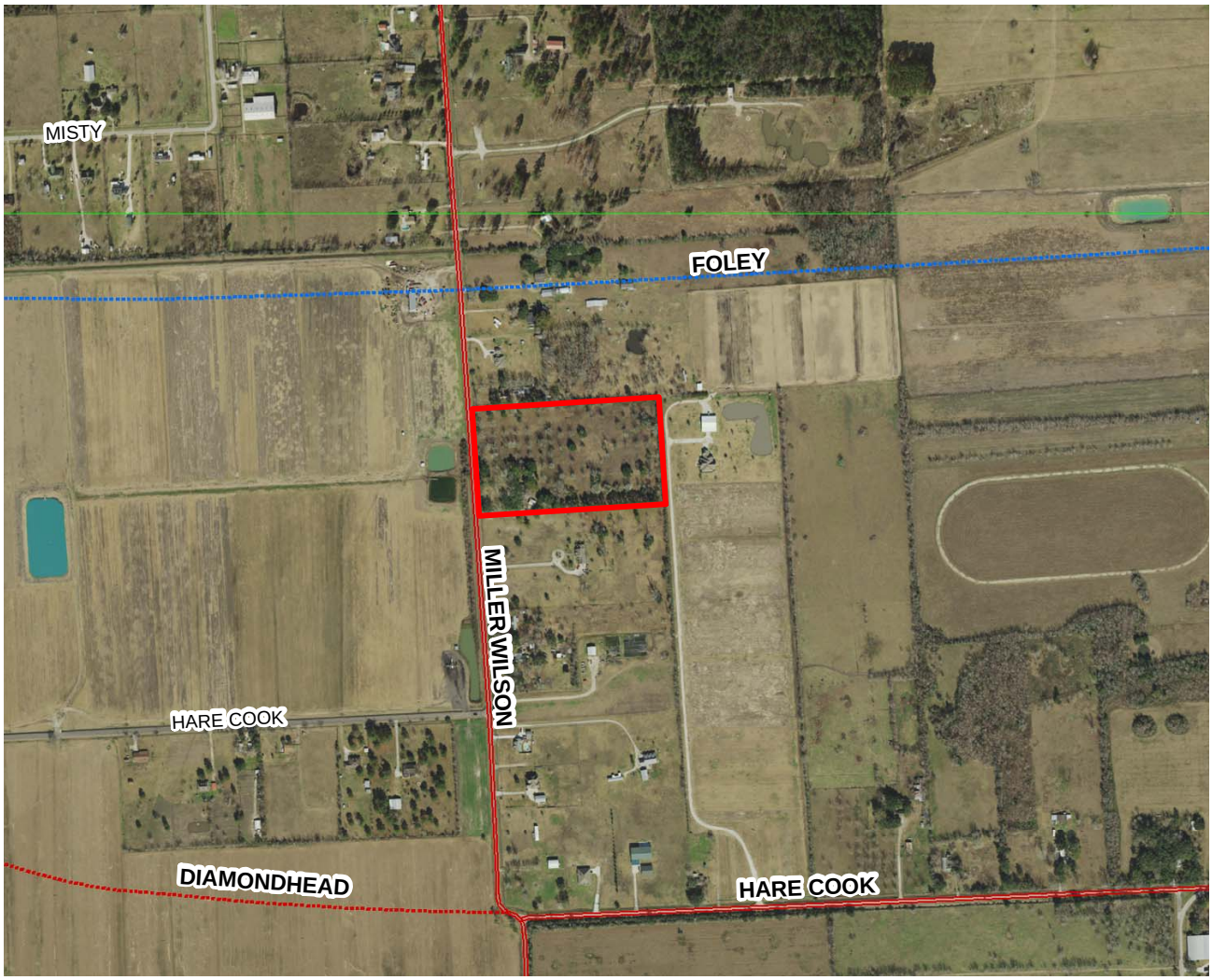
D – Variances Aerial

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Harlien Acres

Applicant: Hutchison & Associates, Inc.



NORTH

D – Variances **Subdivision**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-2466
Plat Name: Harlien Acres
Applicant: Hutchison & Associates, Inc.
Date Submitted: 12/04/2015

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to require an east/west street along a Major Thoroughfare every 2600', to allow 2 lots to take access from an access easement and not have street frontage and not to require widening along the Major Thoroughfare Miller Wilson Road.

Chapter 42 Section: 127 & 185

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2600' and the minimum width of any lot along a street or shared driveway shall be 20'

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

Giving up 60-80 feet additional right-of-way for a public roadway would deprive the applicant reasonable use of the land, inasmuch as, applicant owns most of acreage around the property and uses it now for agriculture; giving up an additional 20 feet of right-of-way for widening of Miller-Wilson Road would not be feasible unless said Road actually were to get widened as part of the major thoroughfare plan. Owners would consider dedication at that time.

(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 would be impractical, inasmuch as, the property is not likely to be developed to the extent that a County Road would be necessary and other property owners adjacent and in close proximity are not likely to be developing further and therefore would not be required to give additional right-of-way for an East/West public road at a future date; this would not be reasonable for current owners to be the only ones along Miller-Wilson to dedicate an additional 20 feet of right-of-way. This would, in my opinion, be unfair to the Harliens, inasmuch as, if the widening of Miller-Wilson was ever actually done the adjacent property owners would be compensated for their land and the Harliens would not be if they were required to donate the land at this time. Miller-Wilson Road may never be widened and giving up the right-of-way at this time would not be a reasonable request.

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

The applicant did not create this hardship; it was created by County regulations which are not feasible for this area at this time for dedication of additional right-of-way for an East/West public road nor for widening of Miller-Wilson Road.

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

The applicant does not seek to change the intent or general purpose of this chapter—just requests the right to continue maintaining and working their land as they currently do and to be fairly compensated for right-of-way if and when it becomes necessary and feasible to dedicate additional right-of-way for either a public East/West road or for widening of Miller-Wilson Road.

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

Inasmuch as the public health, safety and/or welfare are not being injured now as a result of the use of the land in its present state and will not be affected by the development of these 4 lots; applicant does not see that granting this variance will have much impact at all.

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

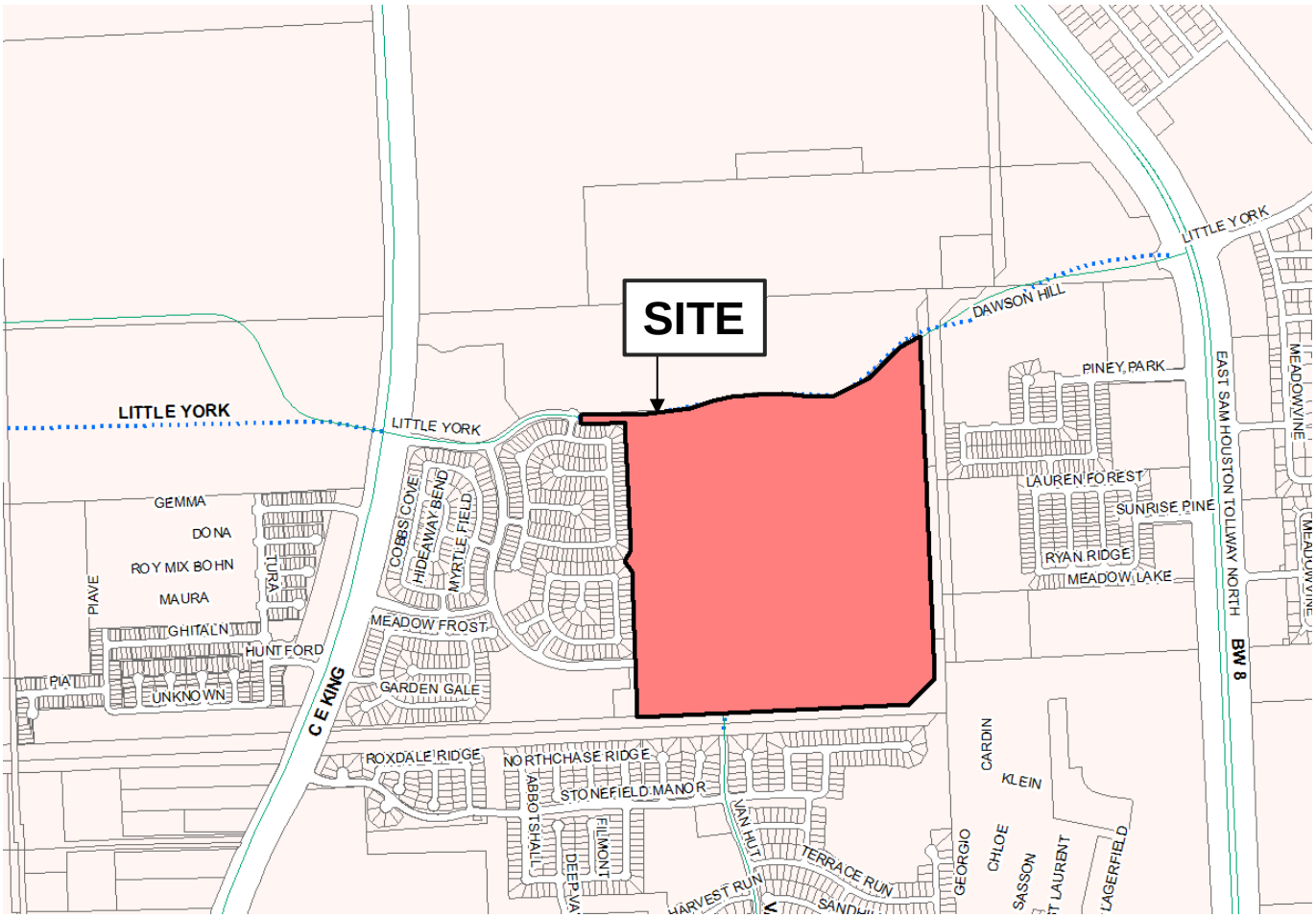
Economic hardship is not the sole justification for the variance—applicant has purchased acreage in hopes of enjoying a peaceful, relatively quiet way of life they desire—not for purposes of developing a large subdivision with excessive traffic. However, it would be unfair to require one owner to dedicate a large portion of their land for a project that may never happen and in the future the other land owners would more than likely be compensated for any land required to be dedicated by them.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Hidden Meadow East GP

Applicant: McKim & Creed, Inc.



NORTH

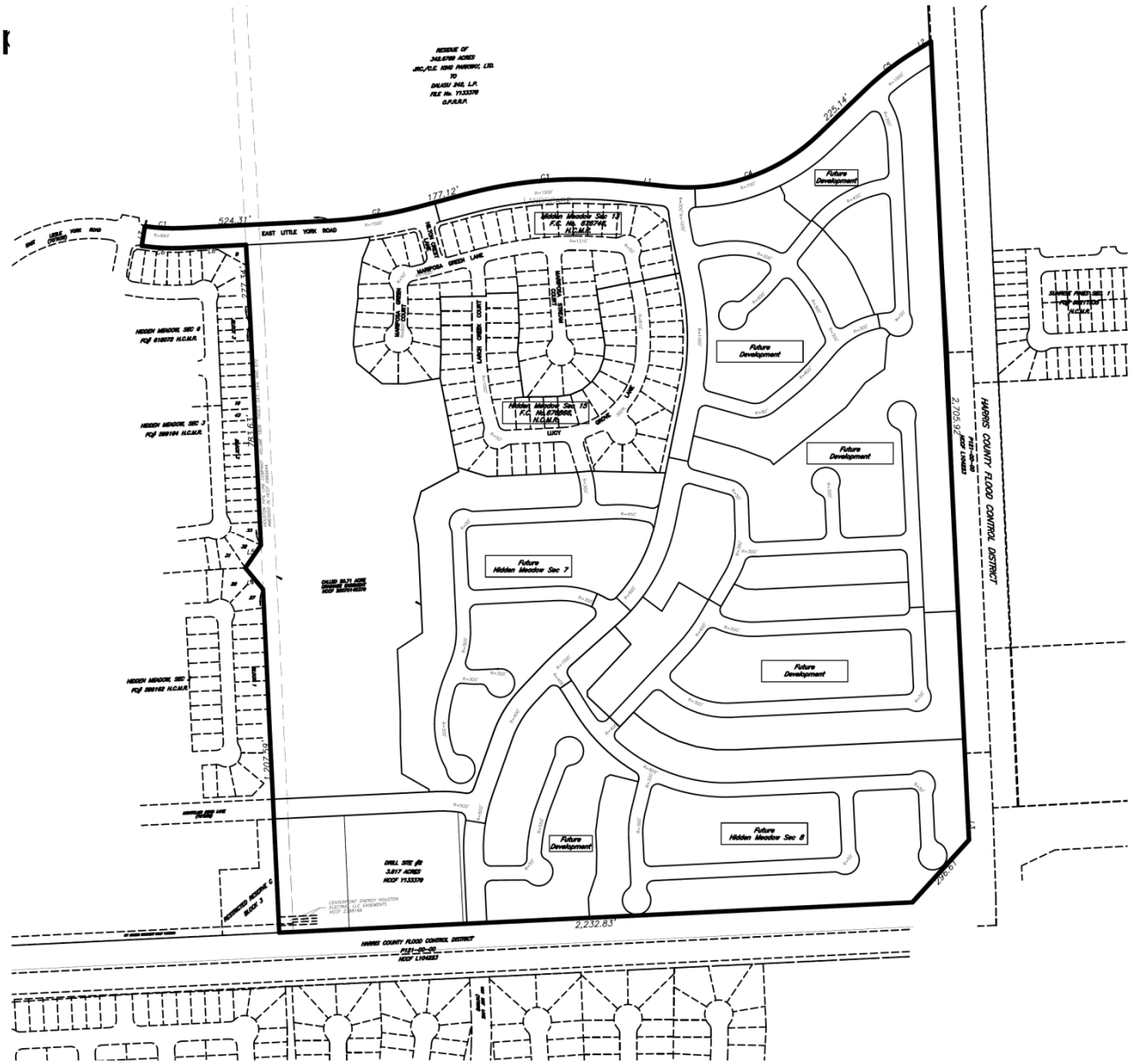
D – Variances **Site Location**

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Hidden Meadow East GP

Ap



NORTH

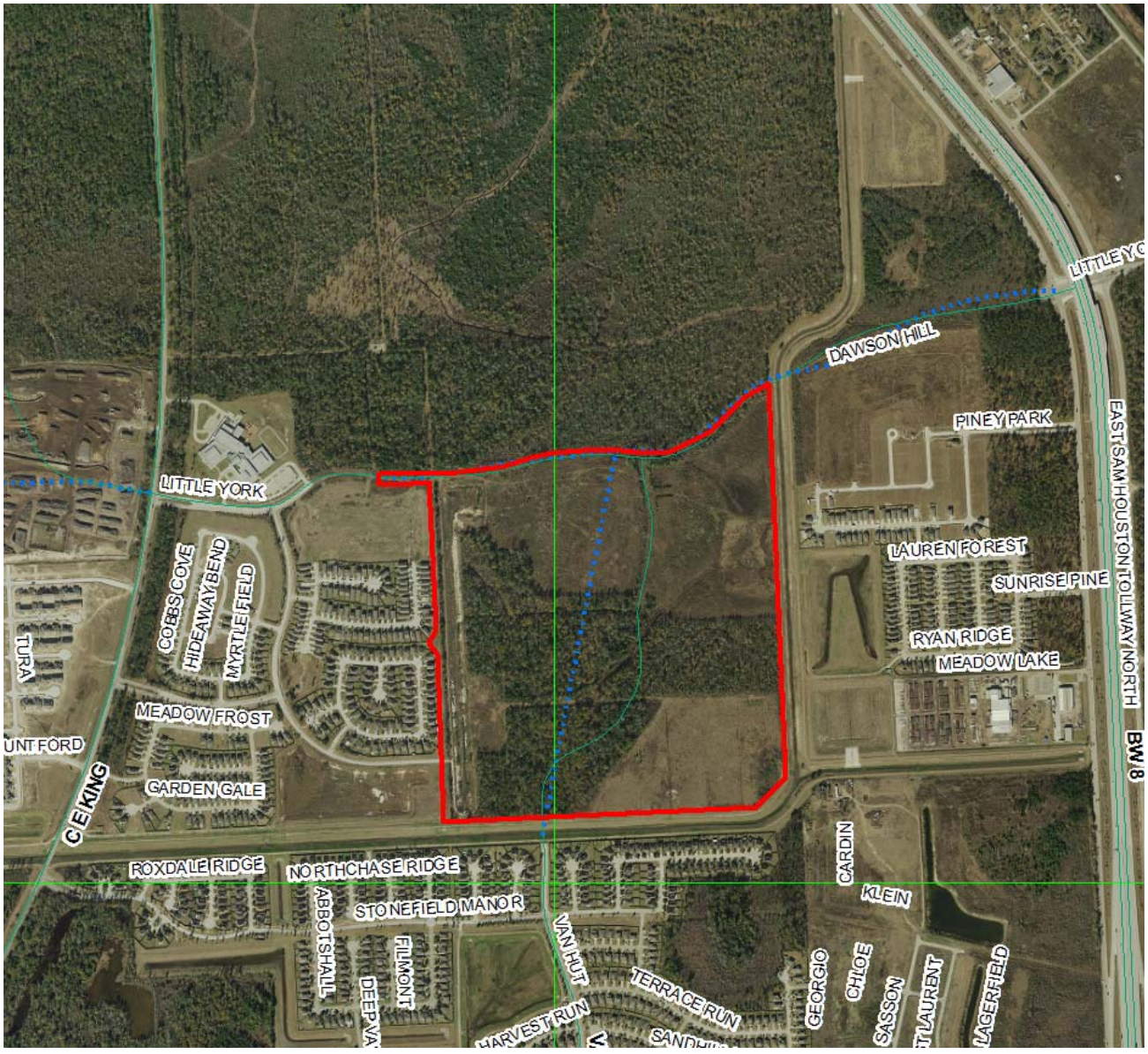
D – Variances **Subdivision**

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Hidden Meadow East GP

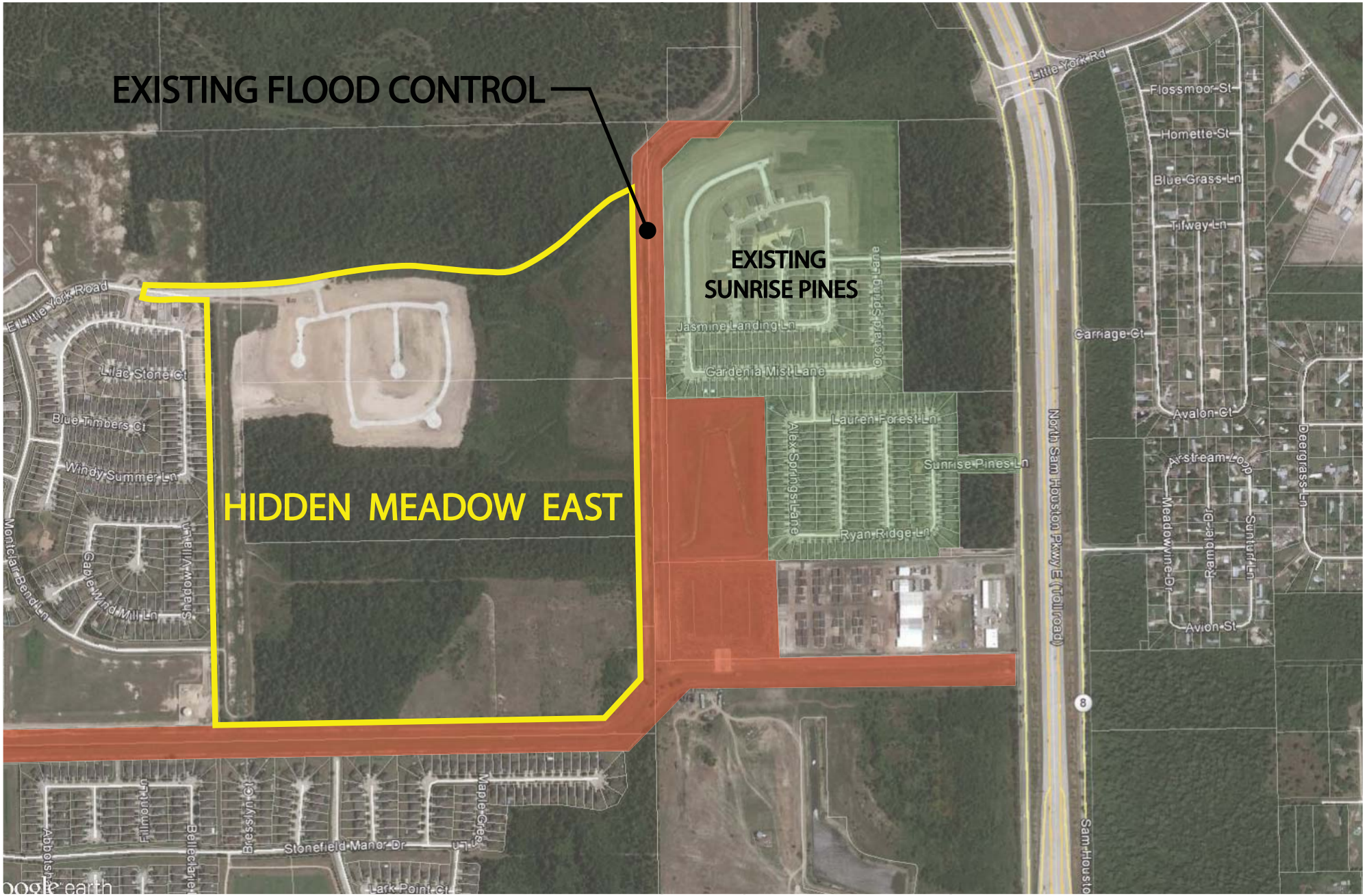
Applicant: McKim & Creed, Inc.



NORTH

D – Variances

Aerial


EXISTING FLOOD CONTROL
EXISTING SUNRISE PINES
HIDDEN MEADOW EAST
E Little York Road
Lilac Stone Ct
Blue Timbers Ct
Windy Summer Ln
Montclair Bend Ln
Gable Wind Mill Ln
Shadow Villa Ln
Jasmine Landing Ln
Gardenia Mist Lane
Orchard Spring Lane
Lauren Forest Ln
Alex Springs Lane
Sunrise Pines Ln
Ryan Ridge Ln
Little York Rd
Flossmoor St
Homette St
Blue Grass Ln
Tifway Ln
Garriage Ct
Avalon Ct
Airstream Loop
Meadowvine Dr
Rambler Dr
Sunturf Ln
Avion St
Deergrass Ln
North Sam Houston Pkwy E (Toll road)
Sam Housto
8
Abbotsha
Fillmont Ln
Belleclarie
Bresslyn Ct
Stonefield Manor Dr
Maple Gres
Lark Point Ct

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0055
Plat Name: Hidden Meadow East GP
Applicant: McKim & Creed, Inc.
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an intersection spacing exceeding 1,400' feet along the eastern plat boundary.
Chapter 42 Section: 128

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
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Harris County Flood Control ditch (HCCF L104223) bounds this property to the east, along with an existing subdivision Sunrise Pines east of the ditch. With the Sunrise Pines built out, it unlikely that a street would ever be extended through the existing lots. Therefore, the provision of a street "stub" would be impractical and contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending from the subject site across the Harris county flood control ditch would then also have to tie into an the existing subdivision Sunrise Pines, which is already built out without any stub street to tie into. The proposed street pattern within the revised general plan is consistent with the intent and general purposes of the Chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
In addition to providing adequate circulation, the proposed street pattern will allow for sufficient ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

(5) Economic hardship is not the sole justification of the variance.
The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question. ©

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Pearl Whole Foods

Applicant : Vernon G. Henry & Associates, Inc.

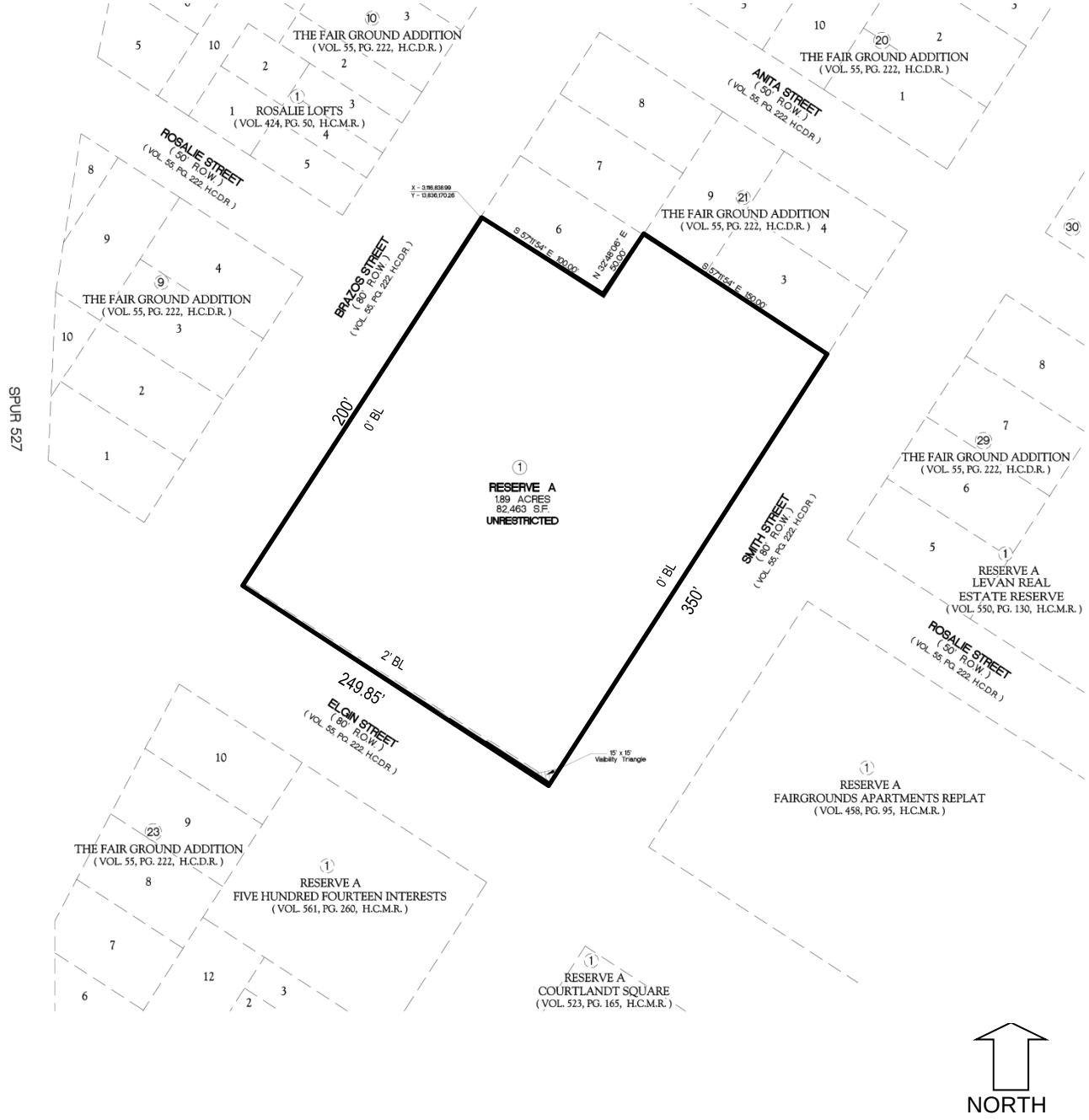
D – Variances **Site Location**

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Pearl Whole Foods

Applicant : Vernon G. Henry & Associates, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Pearl Whole Foods

Applicant : Vernon G. Henry & Associates, Inc.

D – Variances **Aerial**

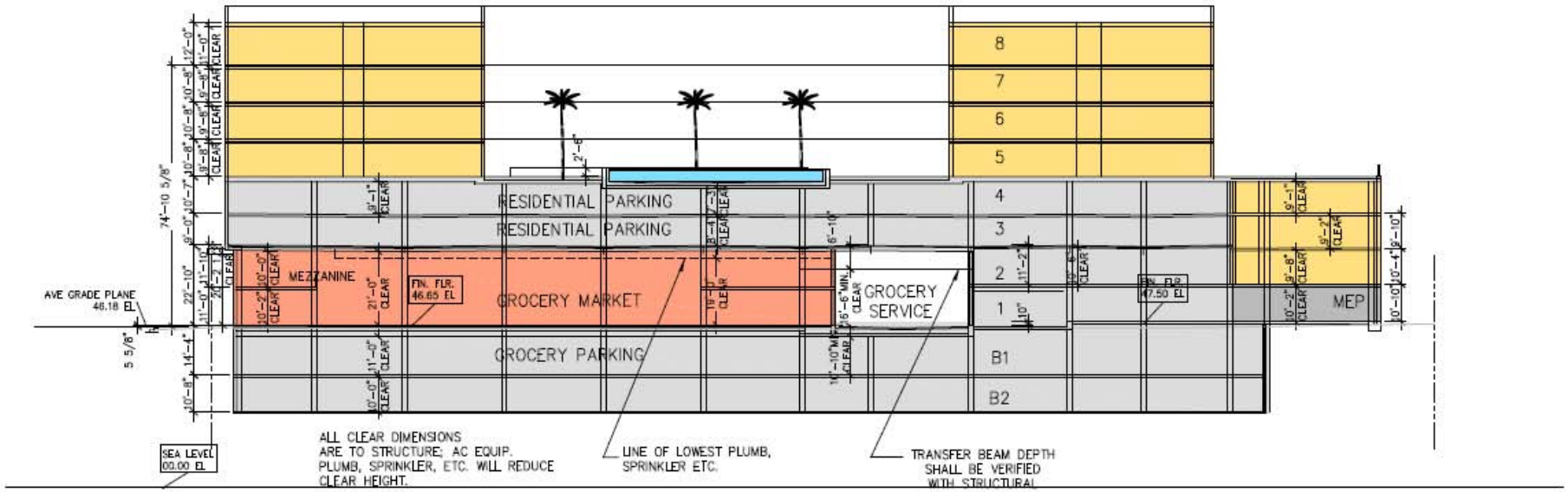
Pearl Midtown II Variance Presentation

Grocery-Anchored Mixed-Use Development in Midtown

January 2016

THE MORGAN GROUP INC.

CONFIDENTIAL



MORGAN SMITH STREET

BUILDING SECTION

CONFIDENTIAL

SOUTH ELEVATION
ELGIN STREET

NORTH ELEVATION

MORGAN SMITH STREET

BUILDING ELEVATIONS NORTH AND SOUTH -

SCALE: 1" = 30'-0"

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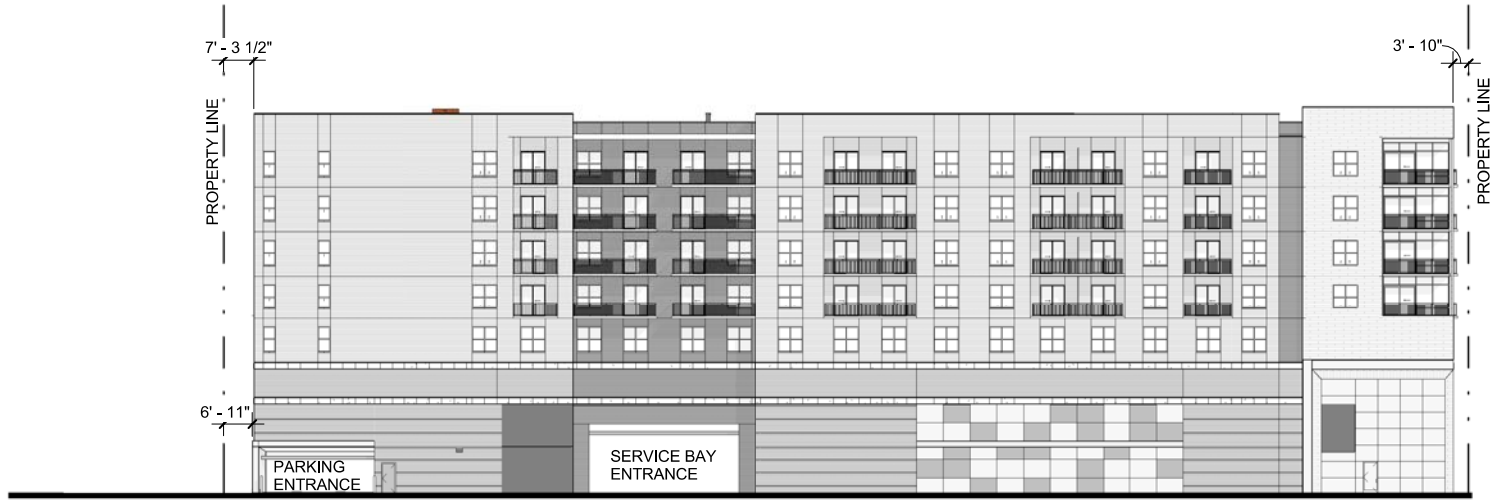
NOV 17, 2015



WEST ELEVATION
BRAZOS STREET

EAST ELEVATION
SMITH STREET

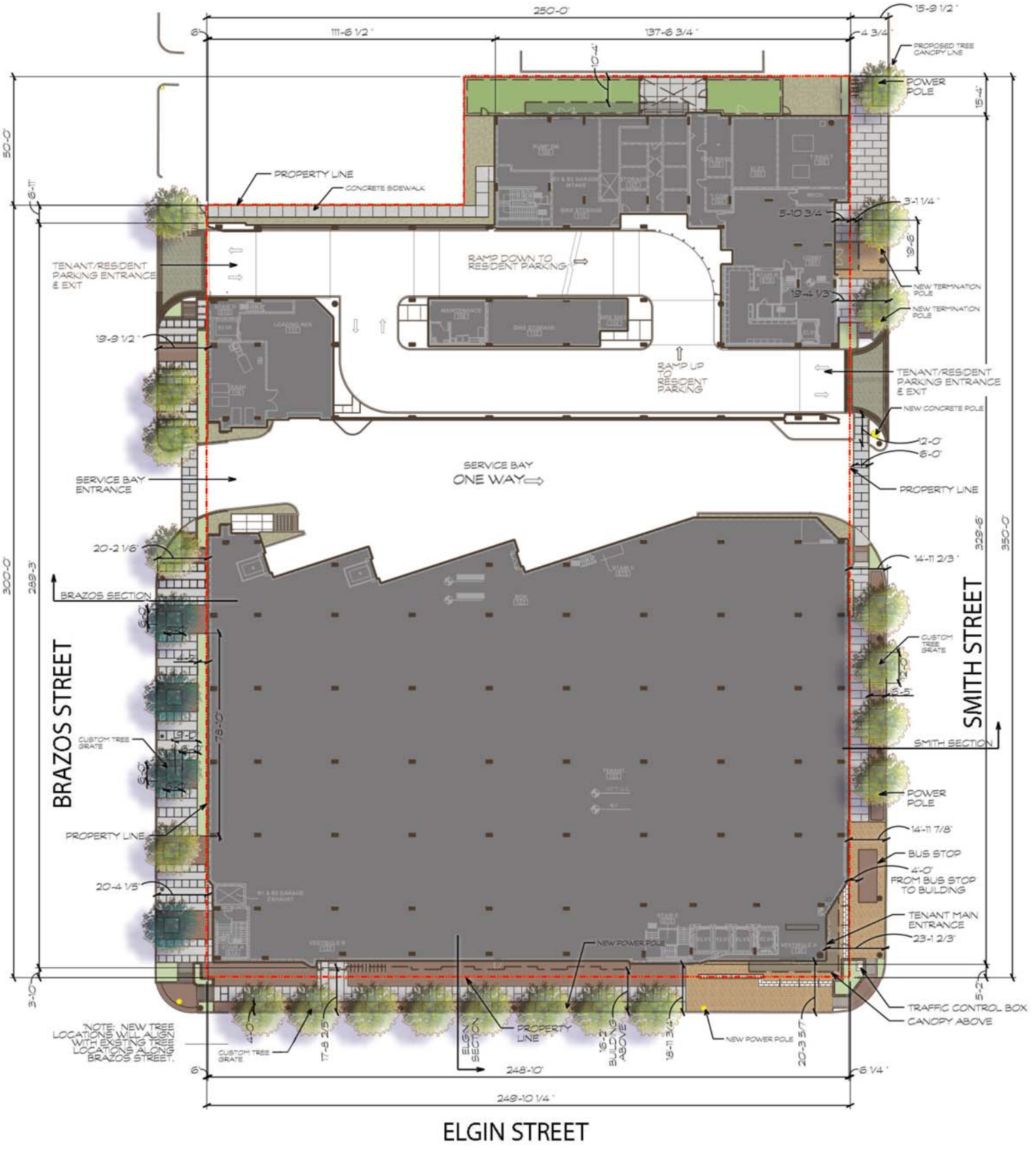
MORGAN SMITH STREET

BUILDING ELEVATIONS EAST AND WEST -

SCALE: 1" = 30'-0"

© ZCA RESIDENTIAL 2014. ALL RIGHTS RESERVED. ZIEGLER COOPER OWNS THE OVERALL CONCEPTURAL DESIGN PREPARED AND DEVELOPED FOR THE PROJECT AND THE INTANGIBLE EXCLUSIVE RIGHTS OR COPYRIGHTS HEREIN.

NOV 17, 2015



PLAN

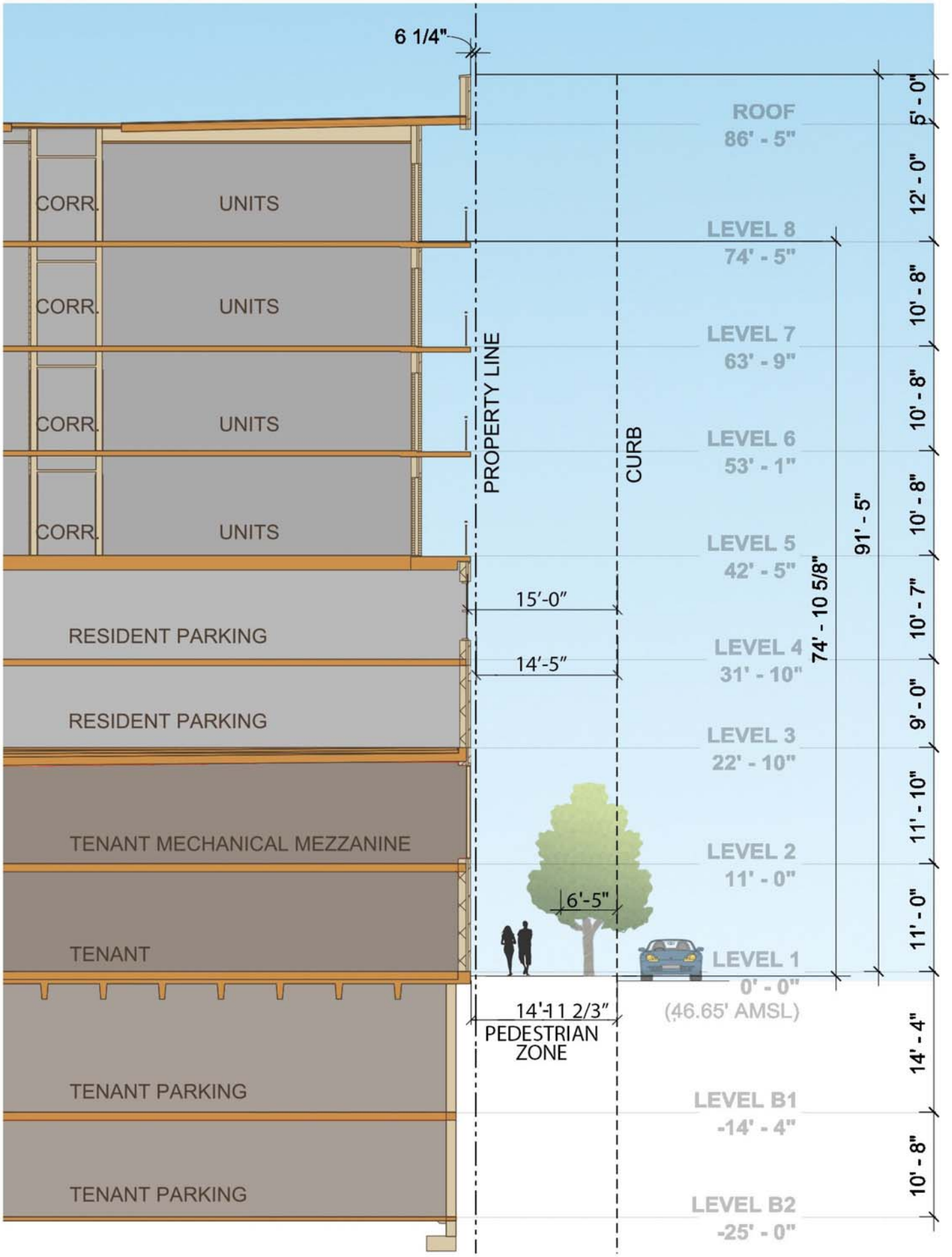
PEARL | WHOLE FOODS

Scale: 1"=40'-0"

Date: December 2015

The Morgan Group

KUDELA & WEINHEIMER



SMITH SECTION

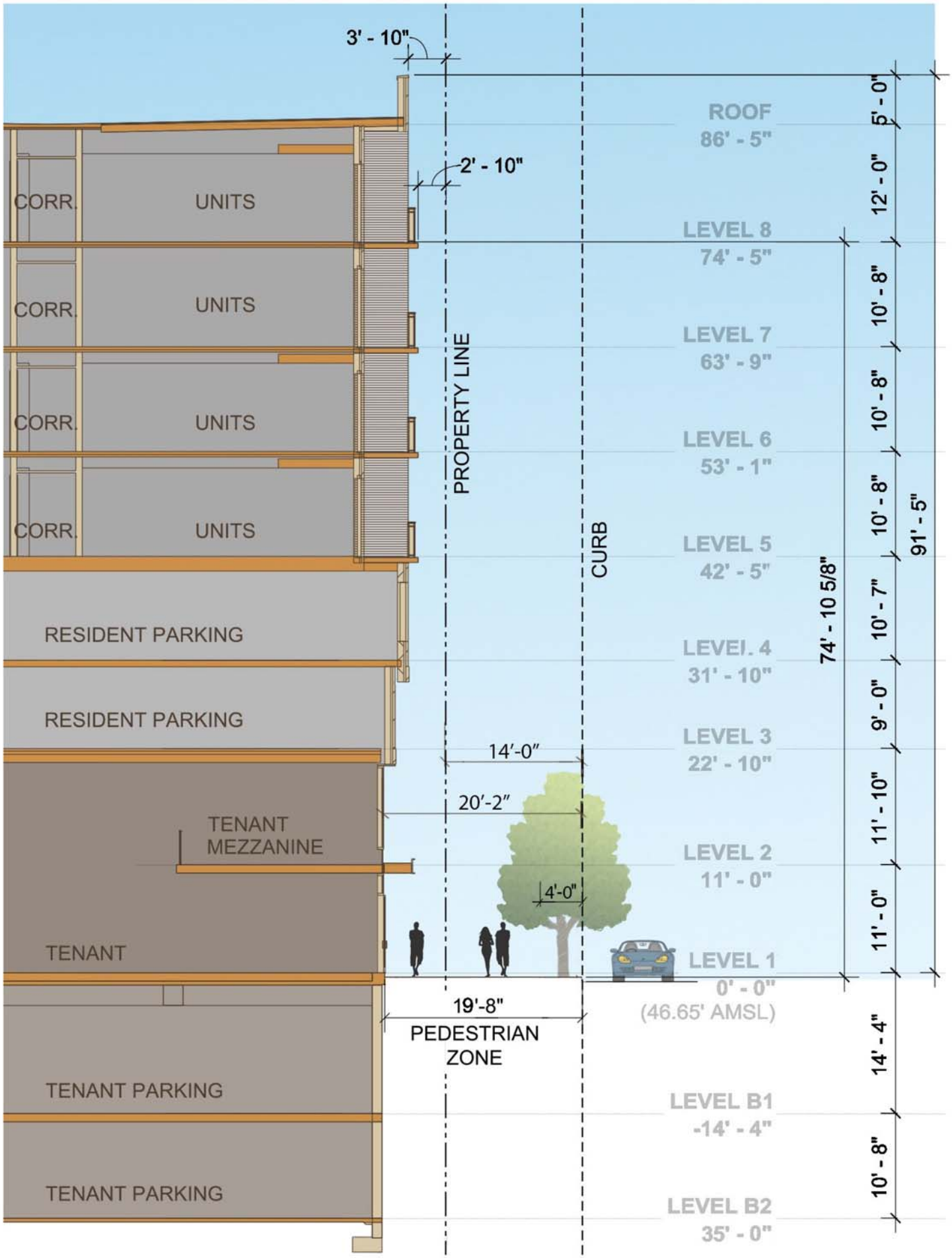
PEARL | WHOLE FOODS

Scale: 1"=10'-0"

Date: December 2015

The Morgan Group

KUDELA & WEINHEIMER



ELGIN SECTION

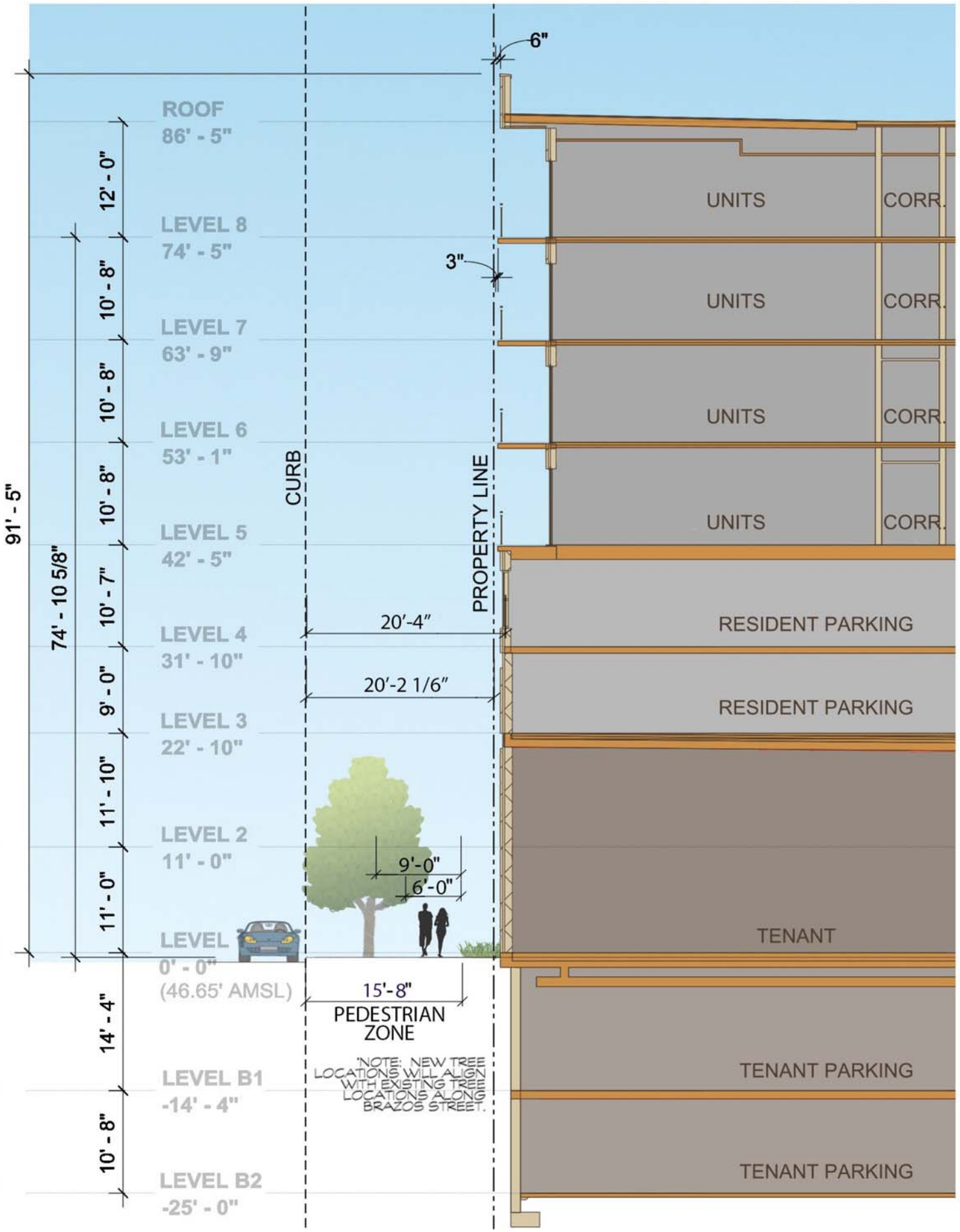
PEARL | WHOLE FOODS

Scale: 1"=10'-0"

Date: December 2015

The Morgan Group

KUDELA & WEINHEIMER



BRAZOS SECTION

PEARL | WHOLE FOODS

Scale: 1"=10'-0"

Date: December 2015

The Morgan Group

KUDELA & WEINHEIMER

SMITH PERSPECTIVE

PEARL | WHOLE FOODS

Date: December 2015

The Morgan Group

ELGIN PERSPECTIVE

PEARL | WHOLE FOODS

Date: December 2015

The Morgan Group

BRAZOS PERSPECTIVE

PEARL | WHOLE FOODS

Date: December 2015

The Morgan Group

Professional Preliminary Rendering

CONFIDENTIAL

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0006
Plat Name: Pearl Whole Foods
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 01/08/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Reduced building setback on Smith, and Brazos Streets to 0' and on Elgin to 2'; not to create visibility triangles on Elgin at Brazos

Chapter 42 Section: 150, 161

Chapter 42 Reference:

Sec. 42-152. Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. 42-155:The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

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

This property is to be developed for a grocery store at the ground level with apartments on four floors above. Garage parking for shoppers will be below the grocery store; parking for the residents will be in the garage floors between the store and the apartment floors. The service area/loading docks for the store will be within the building on the ground level. The property is within the Midtown TIRZ, which supports this project. The project plan for Midtown, as approved by City Council, called for new buildings to be constructed close to the street in order to create the kind of dense urban environment often found in sections of older cities in this country and abroad. Mixed use was also sought so that residents might be able to walk or take transit to restaurants, shops, museums, and places of employment rather than being totally car-dependent. Most of the development to date has been mixed horizontally rather than vertically, ad proposed in this project. Constructing the buildings close to the street is seen to be a major factor in creating a pedestrian-friendly streetscape – one which makes pedestrians feel safe and welcome and which is interesting and pleasant to walk along. When urban buildings are setback from the sidewalk, the area between the sidewalk and the street usually gets fenced and becomes an "np-man's land", keeping pedestrians out and building occupants in. This is usually felt to be an un-friendly environment which discourages walking and encourages everyone to drive from one location to the next. If the Commission grants the requested variance, this project will have a pedestrian zone on all three sides with enhanced paving materials, wider sidewalks, and larger street trees. Windows on two sides will give the pedestrians views into the grocery store and the entry/public area of the apartments. The pedestrian area along Smith will be 14'11 2/3" (the building will be 7"from the property line at the ground floor); along Elgin it will be 19'8" from the curb (3'10"" from the property line on upper floors and 5'8" from the property line on the ground floor); and along Brazos it will be 15'8" (1 ½"" from the property line). All streets will have enhanced paving to further make things more interesting for pedestrians. A mural is proposed on the Smith Street wall and a special material pattern on the Brazos ground floor facade. Windows will line the Elgin ground level. New street trees will be planted where they are current

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

The adopted plan for Midtown calls for the creation of pedestrian-friendly streetscapes, which require variances from the city-wide usual standards as well as extra and enhanced items within the pedestrian realm. A key part of the desired environment is having the buildings constructed close to the street.

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

One of the purposes of Chapter 42 is to support unique neighborhood character, which can be done by requesting variances from the standard requirements. The visibility triangles at intersections are intended to allow divers to see vehicles approaching at right angles to them. There are a very few one-way streets within the City and no special provisions were made for them even when the opposing traffic is on the opposite side of the street allowing for adequate visibility.

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

A reduced building setback promotes an urban environment that is friendly to pedestrians.

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

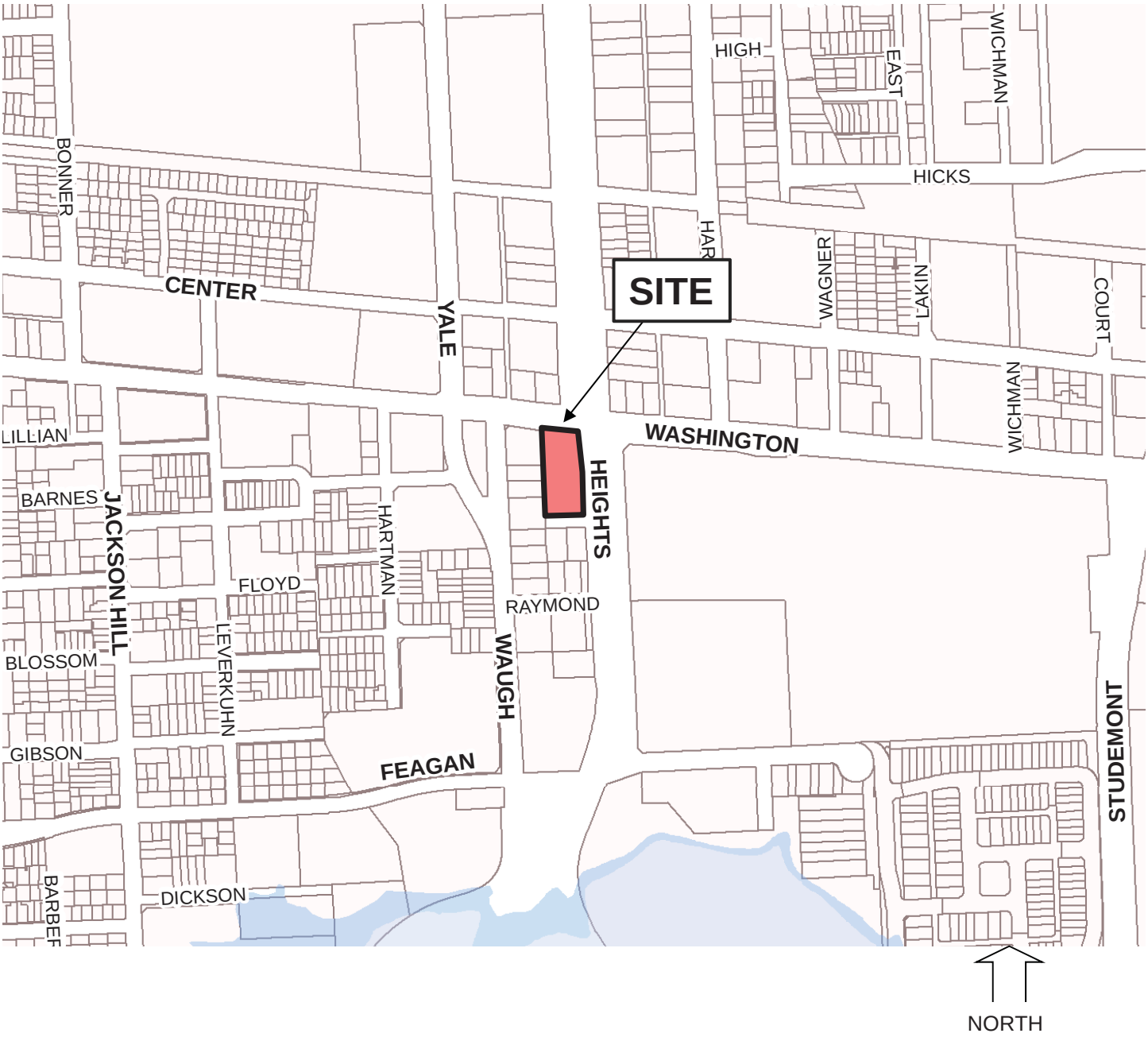
The justification for the variance is the creation of a pedestrian-friendly environment in accordance with the plan for Midtown.

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Riverside Park Reserve (DEF 1)

Applicant: Total Surveyors, Inc



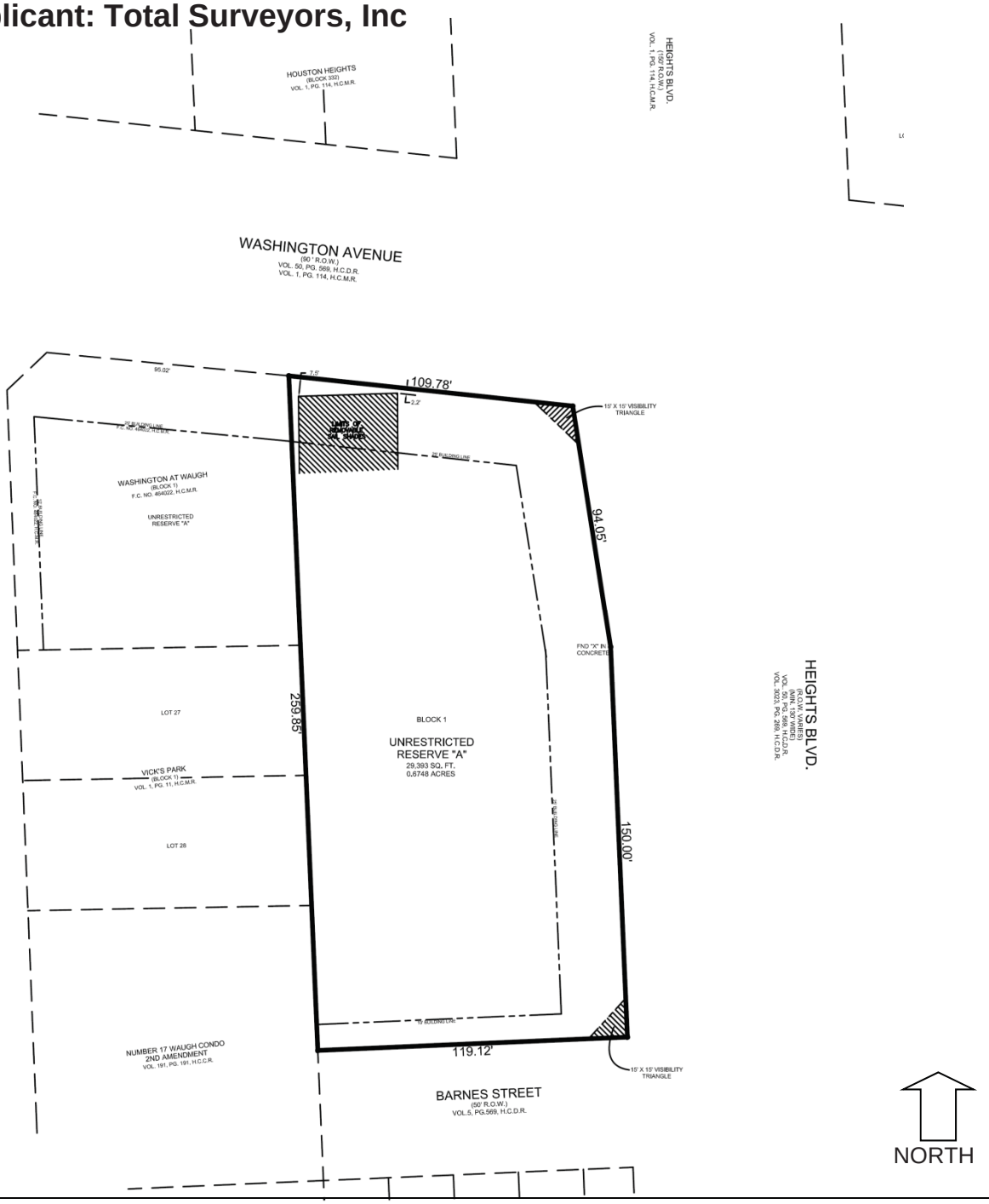
D – Variances **Site Location**

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Riverside Park Reserve (DEF 1)

Applicant: Total Surveyors, Inc



D – Variances **Subdivision**

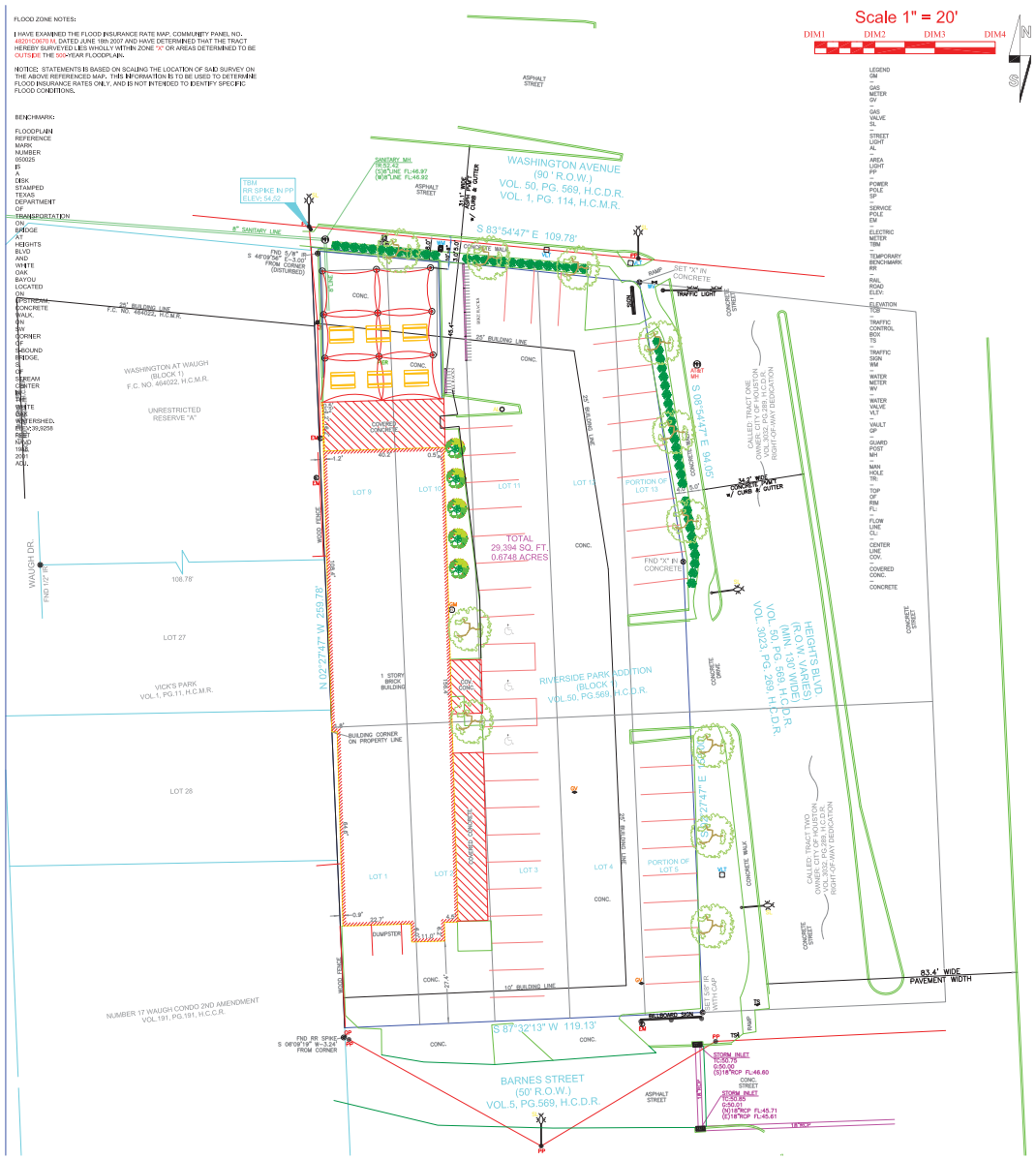
Houston Planning Commission ITEM: 94

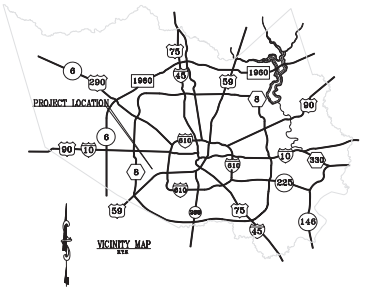
Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Riverside Park Reserve (DEF 1)

Applicant: Total Surveyors, Inc

D – Variances **Aerial**





NEW PARKING ANALYSIS				
OCCUPANCY A-2	EXIST (RESTAURANT)	6,071 sq.ft.	@ 8 SPACES / 1,000 sq.ft.	= 49 SPACES
	EXIST (PATIO)	555 sq.ft.	@ 8 SPACES / 1,000 sq.ft.	= 4 SPACES
PAVILION	TEMP CANOPY	1,825 sq.ft.	@ 1 SPACE PER PICNIC TABLE 6 TABLES	= 6 SPACES
			SPACES REQUIRED	= 59
BICYCLE	BICYCLE RACK	5 w/ 8 spaces ea.	@ REDUCTION OF	= 10 SPACES
			TOTAL REQUIRED	49 SPACES
COMPACT CAR	PER CODE @ 35% TOTAL PARKING REQUIRED OF 49			= 17 SPACES

NOTE:
CITY OF HOUSTON ORDINANCE
Sec. 26-492 Parking space for types of use:
Class 6 : Recreation & Entertainment
Pavilion - 1 parking space per picnic table

ORDINANCE Sec. 26-497 No. 2013-208 - Reduced parking space requirement for additional bicycle spaces.
REDUCTION OF 1 SPACE PER EVERY 4 BICYCLE's

ORDINANCE Sec. 26-585 Design standards for parking facilities for compact cars.
A MAXIMUM OF 35 PERCENT OF THE PARKING SPACES REQUIRED BY THIS ARTICLE MAY BE DESIGNED AND RESERVED FOR SMALL OR COMPACT CARS

REGULAR CAR 33 SPACES
COMPACT CAR 17 SPACES

BOUNDARY SURVEY
OF
0.6748 ACRES OF LAND
BEING KNOWN AS
LOTS 1-4, 9-12 AND PORITON OF LOTS 5 & 13, BLOCK 1
RIVERSIDE PARK ADDITION
AS RECORDED UNDER VOLUME 50, PAGE 569 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AND BEING FURTHER SITUATED WITHIN THE
J. AUSTIN SURVEY, A-1
HARRIS COUNTY, TEXAS

PROPERTY ADDRESS: 110 HEIGHTS BLVD. HOUSTON, TX 77007

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.9719 FAX: 281.930.8110
TBPLS FIRM REG. # 10075300

DATE: DECEMBER, 2015
DRAWN BY: D.MOON
CHECKED BY: KEV
SCALE 1" = 20'
JOB NO. 15-249
SHEET 1 OF 1

GENERAL NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ALL INFORMATION REGARDING RECORDED EASEMENTS AND ANY OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
4. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY, IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
5. THIS PROPERTY IS SUBJECT TO ANY BUILDING LINES, ZONING AND PLATTING LAWS AND ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, COUNTY OF HARRIS, TEXAS.

CERTIFICATION:

I, KEVIN K. KOLB, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS THE __ DAY OF _____ 2015.

KEVIN K. KOLB, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269

STATE OF TEXAS KEVIN K. KOLB 5269 REGISTERED PROFESSIONAL LAND SURVEYOR

POTEET DESIGN ASSOC.
P. D. A.
Houston, TX.
Sean Poteet 832.887.6272
Baxter Poteet 832.883.6549

J. BLACK'S

J. Black's Kitchen & Lounge
110 Heights Blvd., Houston, TX. 77007

© 2015

PROJECT
1. NEW SAIL CANVAS ADDITION

REVISED

DRAWN BY:

CHECKED

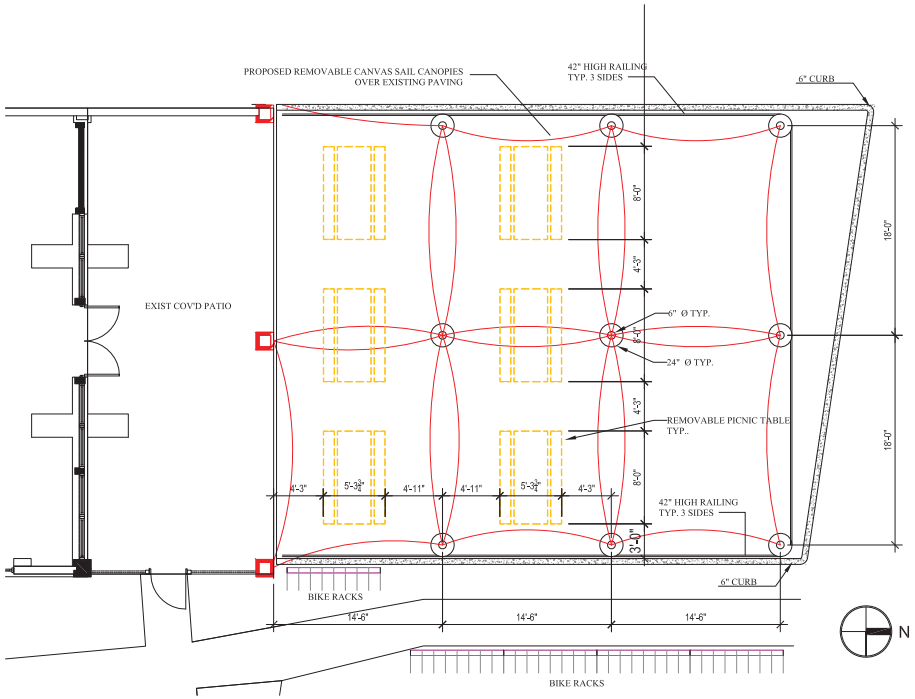
DATE RELEASED

CONTRACTOR

DESCRIPTION
SITE PLAN

PROJECT NUMBER

SHEET NUMBER
C1

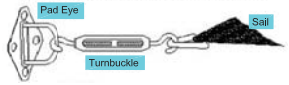


FLOOR PLAN (PROPOSED REMOVABLE CANVAS)

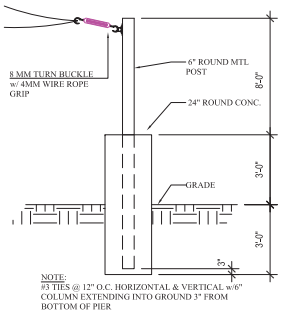
Scale 3/16" = 1'-0"

SHADE SAIL CONSTRUCTIONS – STYLES

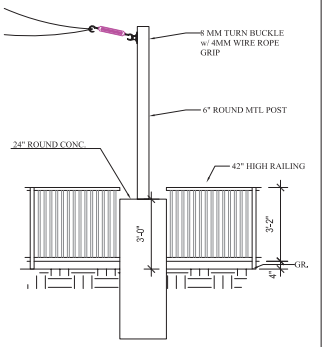
Some possible combinations of fixing accessories:



CONNECTION DETAIL



POST DETAIL (TYP, 9 Plcs.)



TYPICAL RAILING

POTEET DESIGN ASSOC.
P. D. A.
Houston, TX.
Sean Poteet
Baxter Poteet
832.887.6272
832.883.6549

J. BLACK'S

J. Black's Kitchen & Lounge
110 Heights Blvd., Houston, TX. 77007

© 2015

PROJECT
1. NEW SAIL CANVAS ADDITION

REVISED
10/21/2015

DRAWN BY:
Sean Poteet

CHECKED
CBP

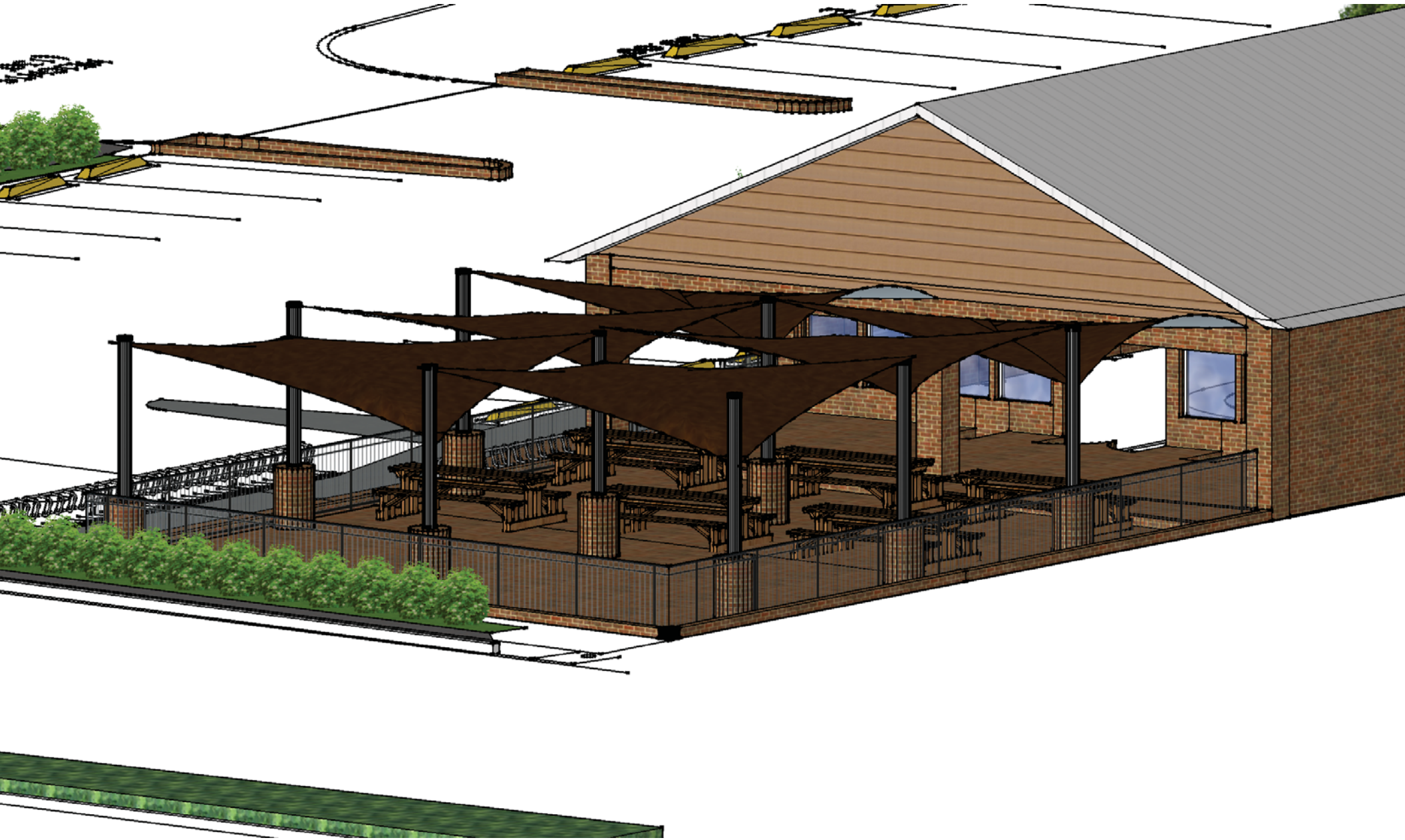
DATE RELEASED

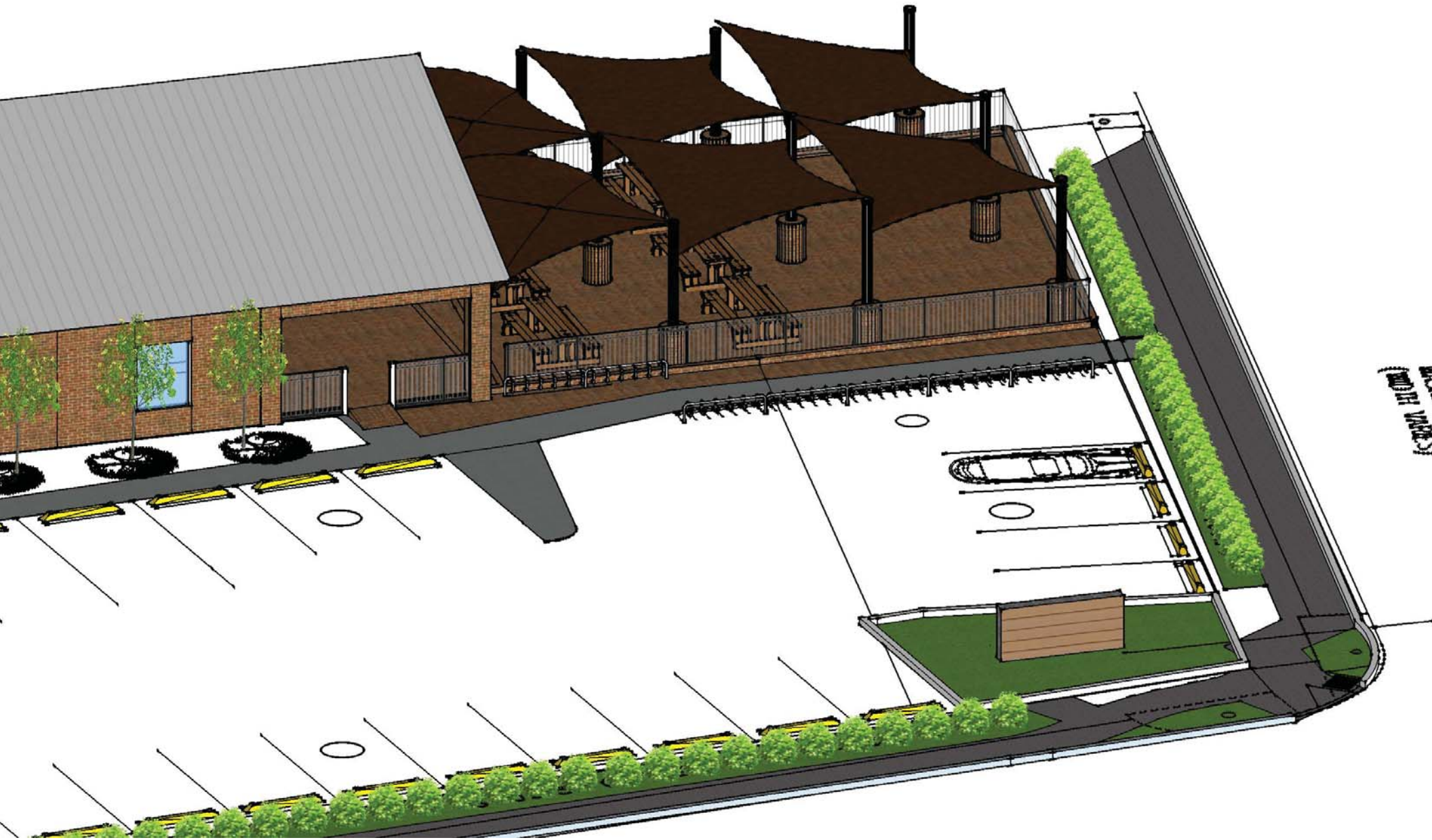
CONTRACTOR

DESCRIPTION
FLOOR PLAN

PROJECT NUMBER

SHEET NUMBER
A1





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-2620
Plat Name: Riverside Park Reserve
Applicant: Total Surveyors, Inc.
Date Submitted: 12/21/2015

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a dual building line along Washington Avenue. We are requesting a variance to allow a removable sail shade patio cover be constructed along Washington Avenue with a minimum 2.2' building line. The requested building line would only be for the life of the sail shade patio cover. Any other structure will adhere to the required 25' building line.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

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

This tract of land is located at the southwest corner of the intersection of Washington Avenue with Heights Boulevard, both classified as major thoroughfares. This property is located along the Washington Corridor, which has long been established as an entertainment and night life destination for the City of Houston. The current business located on this site is J. Black's, which is a restaurant and bar servicing the Washington Corridor for the last 3-4 years. The proposed site plan would erect six removable canvas sail shades, creating a covered patio area for moveable picnic tables. The closest corner of the proposed sail shade structure would be approximately 2.2' from the existing right-of-way line of Washington Avenue. The Washington Corridor is largely comprised of restaurants and bars, both on Washington Avenue and Heights Boulevard. Many of these establishments have been developed on a zero building line, with permanent improvements for a patio area. A good example of such an establishment is the Porch Swing Pub, located just north of Washington Avenue on Heights Boulevard. The Washington Corridor is an extremely active pedestrian realm with many people moving from establishment to establishment. This project will greatly enhance the pedestrian realm by providing enhanced landscaping along Washington Avenue, along a 42" wrought iron fence at the edge of the sail shade structure, to provide both safety and connectivity to the pedestrian realm. This proposed addition will also add approximately 40 bicycle parking spaces. The proposed structure will be comprised of 4" diameter metal poles anchored in concrete, with removable canvas sail shades for a roof. There will be no walls or sides to the proposed structure, as well, there will be no electricity permitted with this structure. This project will truly be removable. The site will take all vehicular access from Heights Boulevard and Barnes Street, thus limiting any potential vehicular exposer to the pedestrian realm and increasing the potential safety of the pedestrians. Pedestrian access to the new covered area will be taken down a new private sidewalk to the front door of the restaurant, this will provide greater security to both the pedestrians and restaurant staff.

(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 has been long established many 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, as wells as to improve the pedestrian realm to create a pleasing development.

(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 dual building line proposed for this property is consistent with all of these purposes. The proposed sail shade structure will be constructed with no walls as well as, away from the street intersection, thus not hampering any visibility along Washington Avenue.

(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 existing business will be from a private driveway, accessing from Heights Boulevard and Barnes Street. This will promote safe pedestrian use of the sidewalks along Washington Avenue, by eliminating any potential vehicular access. The proposed development will also make improvements to the pedestrian realm, creating a safer environment.

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

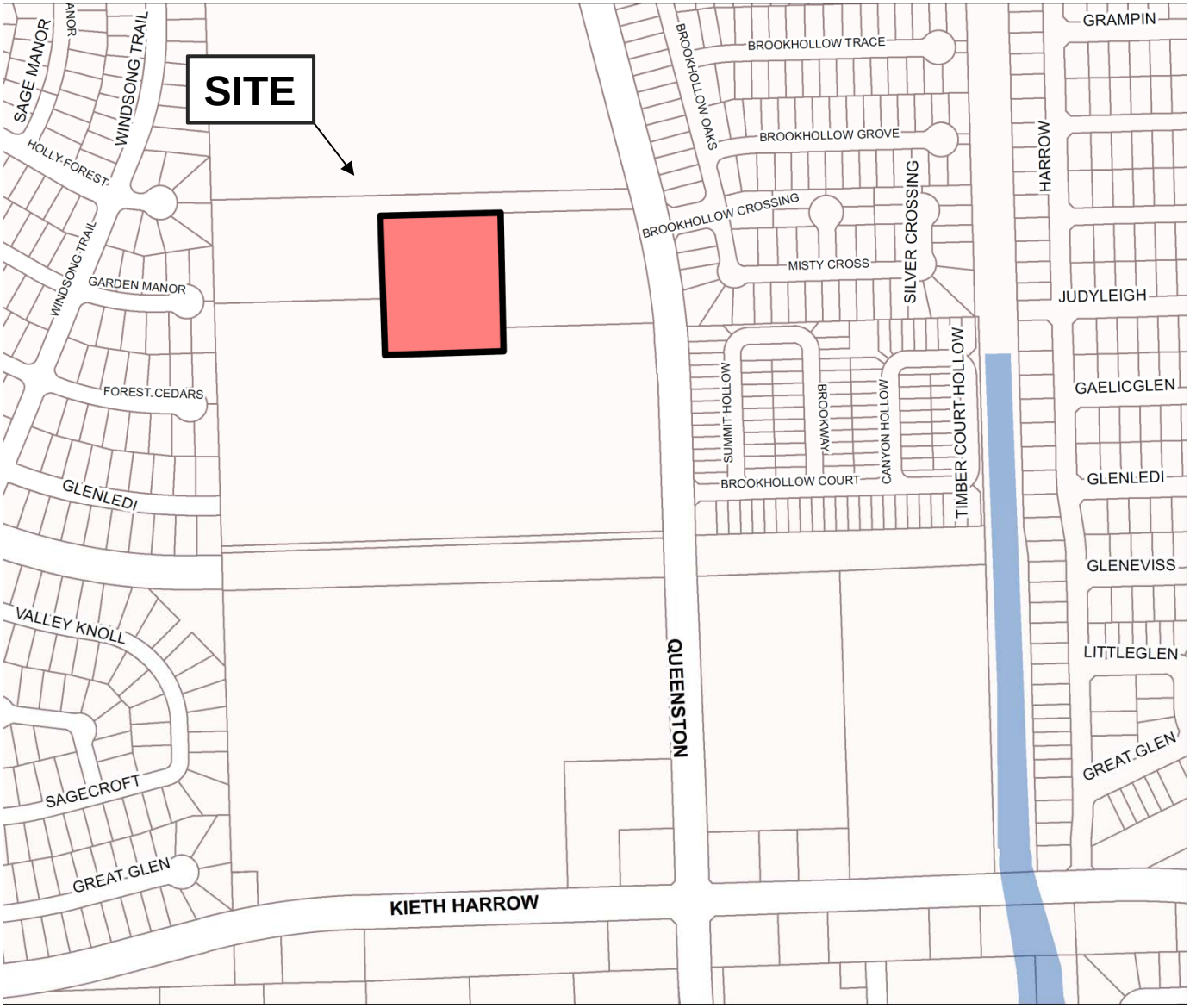
The justification of this variance is to obtain approval through the planning commission of a desirable commercial project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Tran Residences

Applicant: HRS and Associates, LLC



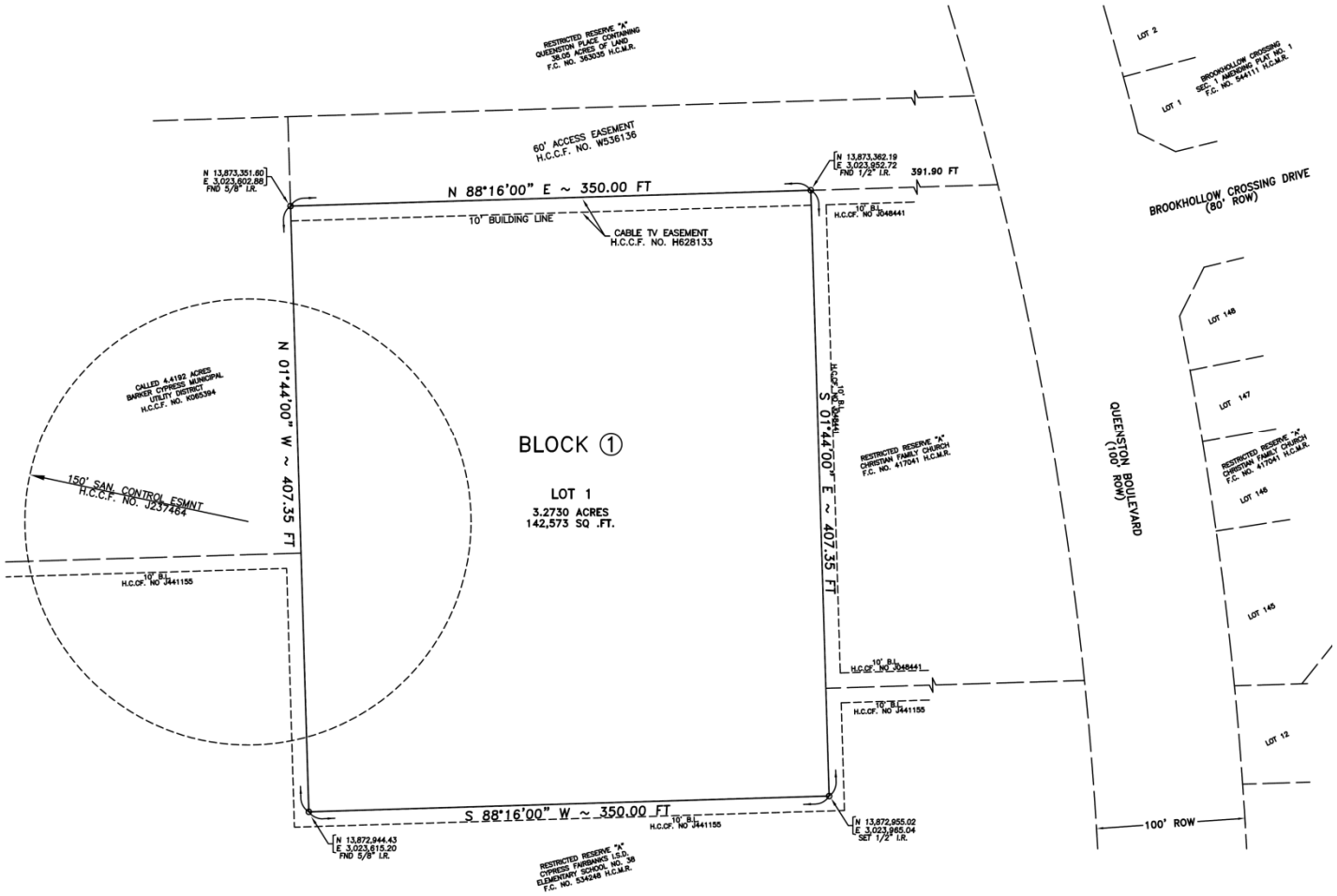
D – Variances **Site Location**

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Tran Residences

Applicant: HRS and Associates, LLC



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/21/2015**

Subdivision Name: Tran Residences

Applicant: HRS and Associates, LLC

NORTH

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0037
Plat Name: Tran Residence
Applicant: HRS and Associates, LLC
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Requesting for a variance from direct access to a street and a variance from providing 20-Ft of lot frontage along Queenston Boulevard. Allow legal access off of an existing Recorded Access Easement.

Chapter 42 Section: 47 & 81

Chapter 42 Reference:

42-180a (3) (Ensure that direct vehicular access is provided from a street, shared driveway, or alley). 42-185 (a)The minimum width of any lot along a street or shared driveway shall be 20 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

Requiring that the proposed single family lot have 20 feet of frontage along Queenston Boulevard is impossible at this time, because the property is currently land-locked. The access driveway immediately north of the proposed lot is owned by Barker Cypress Municipal Utility District (MUD) that needs the driveway for its own access to and from its Lift Station Facility. Requiring a street or 20-Ft of frontage would not allow the property to be developed at all.

(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 plat of Tran Residence is a replat of Dronet Queenston Reserve. This replat is a 3.273-acre tract being developed in the Houston ETJ, west of State Highway 6 and north of Keith Harrow Boulevard. The reason for the replat is to change a platted reserve to a single-family residence. The proposed lot is land-locked and has no legal access to a public street. The property is surrounded by Tipps Elementary School to the south, Christian Family Church to the east (blocking the access to Queenston Boulevard) and the Barker Cypress MUD to the west and north. The 60-Ft Access Easement to the north was dedicated by Barker Cypress MUD in March 2003 in order to provide ingress and egress privileges to Queenston Boulevard for this tract as well as their Lift Station Facilities.

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

Dronet Queenston Reserve was approved on March 20, 2014 with a variance to allow a reserve restricted to storage and related uses to take access from a 60-Ft Access Easement. This Access Easement was granted by Barker Cypress MUD in 2003 by a document recorded in H.C.C.F. No W536136. The Access Easement was granted to provide vehicular access needed for development of this tract. In 2014 planning commission granted a variance to allow access to a reserve restricted to storage facility. The property was not developed, then sold to another individual. The new owner, Mr. Tinh Gong Tran who has recently purchased this property is planning to build a residence and use it as a single-family lot. Harris County will not issue residential permits on a commercial reserve. The existing condition of the property supports the variance and is not a hardship imposed by the applicant.

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

On March 20, 2014 a variance was granted to allow a reserve restricted to storage and related uses to take access from a 60-Ft easement. Chapter 42-180a(3) states that direct vehicular access is provided from a street or shared driveway. The 60-Ft Access Easement that was granted by Barker Cypress MUD is a recorded agreement that is legal and the roadway serves as a shared driveway for this tract and for the lift station facility that accesses off of Queenston Boulevard. The shared access agreement supports that the intent and general purposes of this chapter will be preserved and maintained.

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

The proposed plat will not be injurious to the public health and safety of the area. The Houston Planning Commission granted the variance to allow a reserve restricted to storage access from a 60-Ft easement in 2014. A single-family residence would not create a public safety issue and is a low-impact use for 3.273 acres tract. The 60-Ft Access Easement is currently being used by Barker Cypress MUD facility that is situated directly to the west of this property.

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

Economic hardship is not the justification for the variance. The proposed plat is a 3.273-acre tract that can not be developed as a single family lot without a variance to allow the existing 60-Ft Access Easement as access. The existing condition of a “land-lock” property is the reason that this variance should be granted. The existing condition of no-access is probably the reason why the Planning Commission originally granted the variance to allow the 60-Ft Access Easement to be used for the Dronet Queenston Reserve Subdivision. This variance request is an extension of the original request.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Wabash North Shepherd (DEF 1)

Applicant: Karen Rose Engineering and Surveying

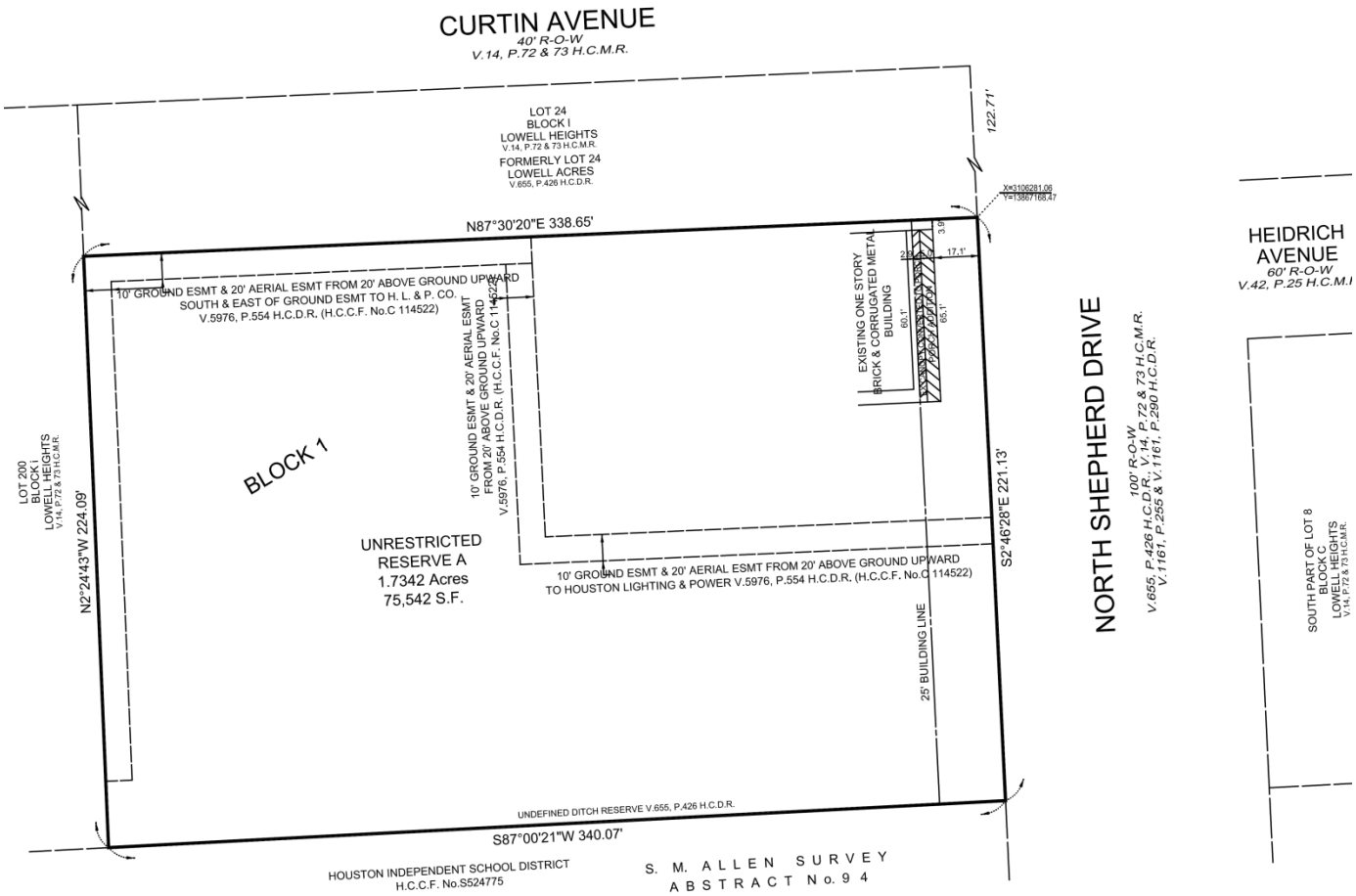
D – Variances **Site Location**

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Wabash North Shepherd (DEF 1)

Applicant: Karen Rose Engineering and Surveying



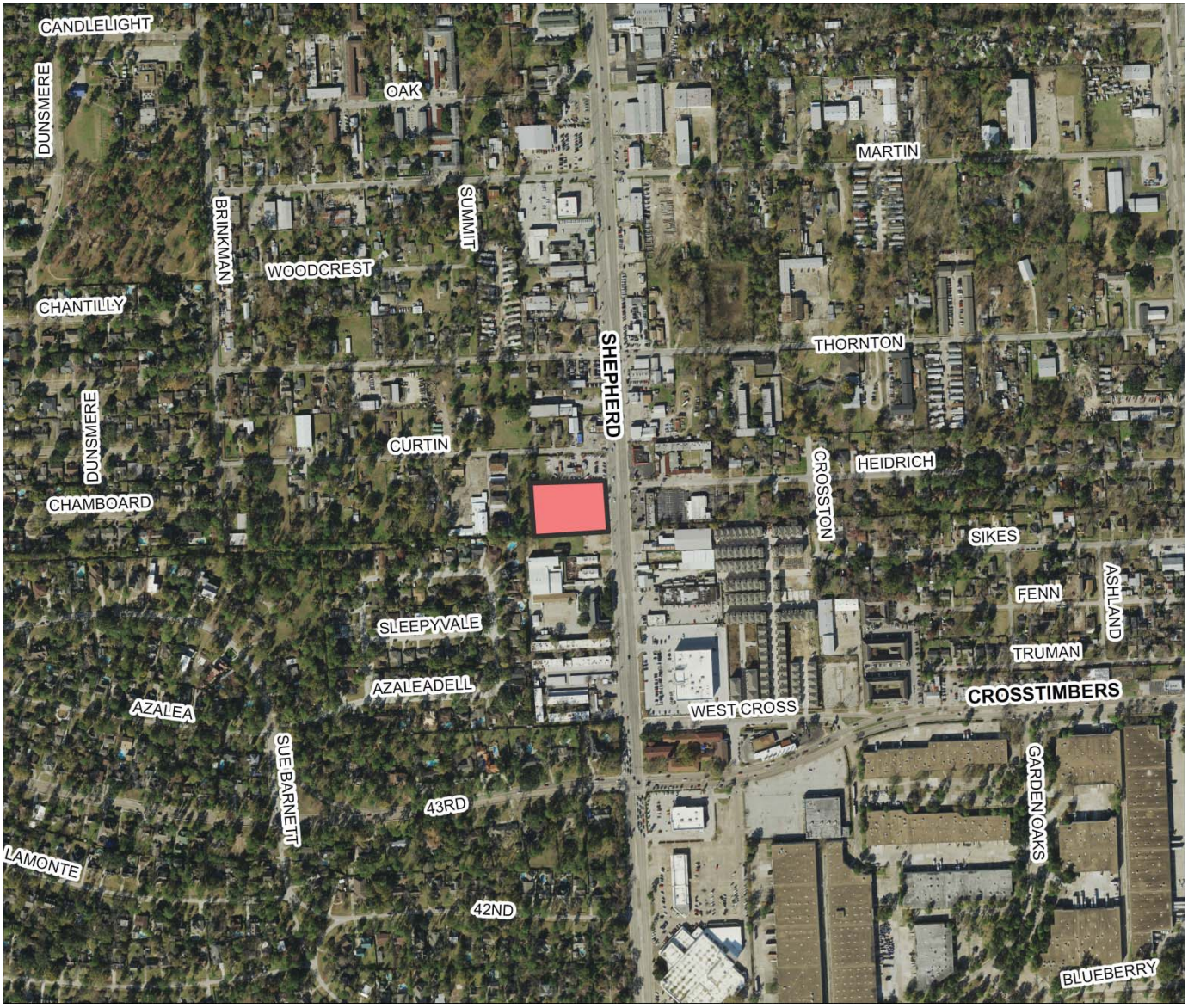
D – Variances **Subdivision**

Houston Planning Commission ITEM: 96

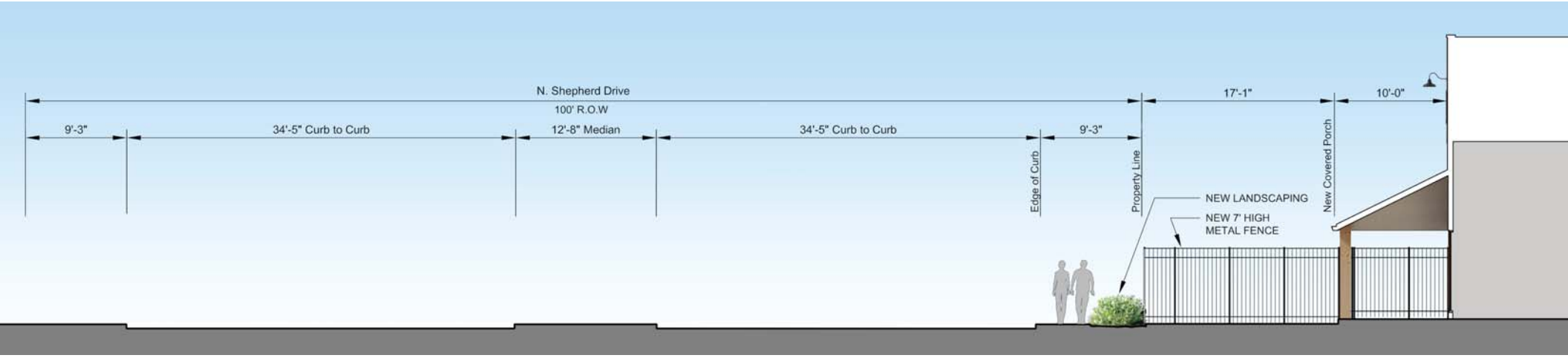
Planning and Development Department **Meeting Date: 01/21/2016**

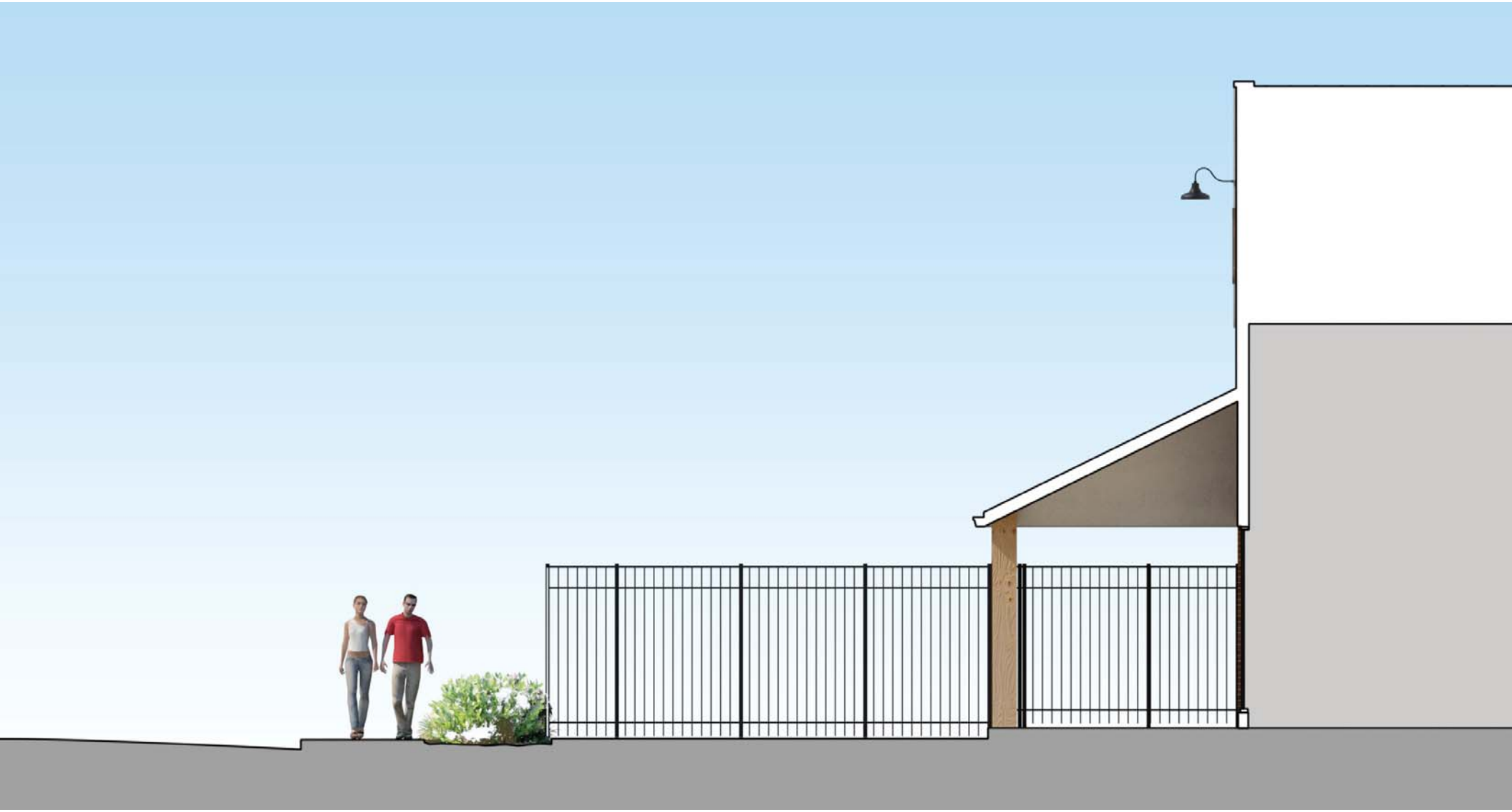
Subdivision Name: Wabash North Shepherd (DEF 1)

Applicant: Karen Rose Engineering and Surveying



D – Variances **Aerial**


N. Shepherd Drive
100' R.O.W
9'-3"
34'-5" Curb to Curb
12'-8" Median
34'-5" Curb to Curb
9'-3"
17'-1"
10'-0"
Edge of Curb
Property Line
New Covered Porch
NEW LANDSCAPING
NEW 7' HIGH
METAL FENCE



Wabash
Feed & Garden Store

LANDSCAPE ANALYSIS

CALCULATIONS

A. STREET TREES:
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC STREET(S).
STREET A) NORTH SHEPHERD DRIVE LENGTH = 221 LINEAL FEET
221 LINEAL FEET / 30 = 8 STREET TREES REQUIRED.

B. PARKING LOT TREES:
NUMBER OF PARKING STALLS TO BE CONSTRUCTED 45 / 10 = 5 PARKING LOT TREES REQUIRED.

C. TOTAL TREE REQUIREMENT:
A + B = 13 TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED.

D. SHRUBS:
(ARE REQUIRED FOR NEW OR EXPANDED PORTION OF PARKING LOTS)
TOTAL NUMBER OF STREET TREES REQUIRED, FROM "A" ABOVE 8 X 10 = 80 SHRUBS.

E. LANDSCAPE BUFFER:
A 6 FT HIGH WOOD, CONCRETE MASONRY OPAQUE SCREENING FENCE, OR 15 FT WIDE EVERGREEN PLANTING STRIP ALONG THE TOTAL LENGTH OF PROPERTY LINE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL, OR LIMIT OF EXPANSION ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL. (SITE PLAN SHOWS EXISTING LAND USES ON ALL SIDES OF THE PROPERTY)

TREE PRESERVATION

THERE ARE NO EXISTING TREES IN THE RIGHT-OF-WAY OR WITHIN THE BUILDING SETBACK AT THIS SITE.

PARKING ANALYSIS

TYPE OF USE CLASSIFICATION:
CLASS 8. RETAIL SERVICES, c. RETAIL STORE
SPACE REQUIREMENT = 4 SPACES PER 1,000 GFA

GROSS FLOOR AREA = 8,314 SF

SPACE REQUIREMENT FACTOR = 8,314 / 1000 = 9

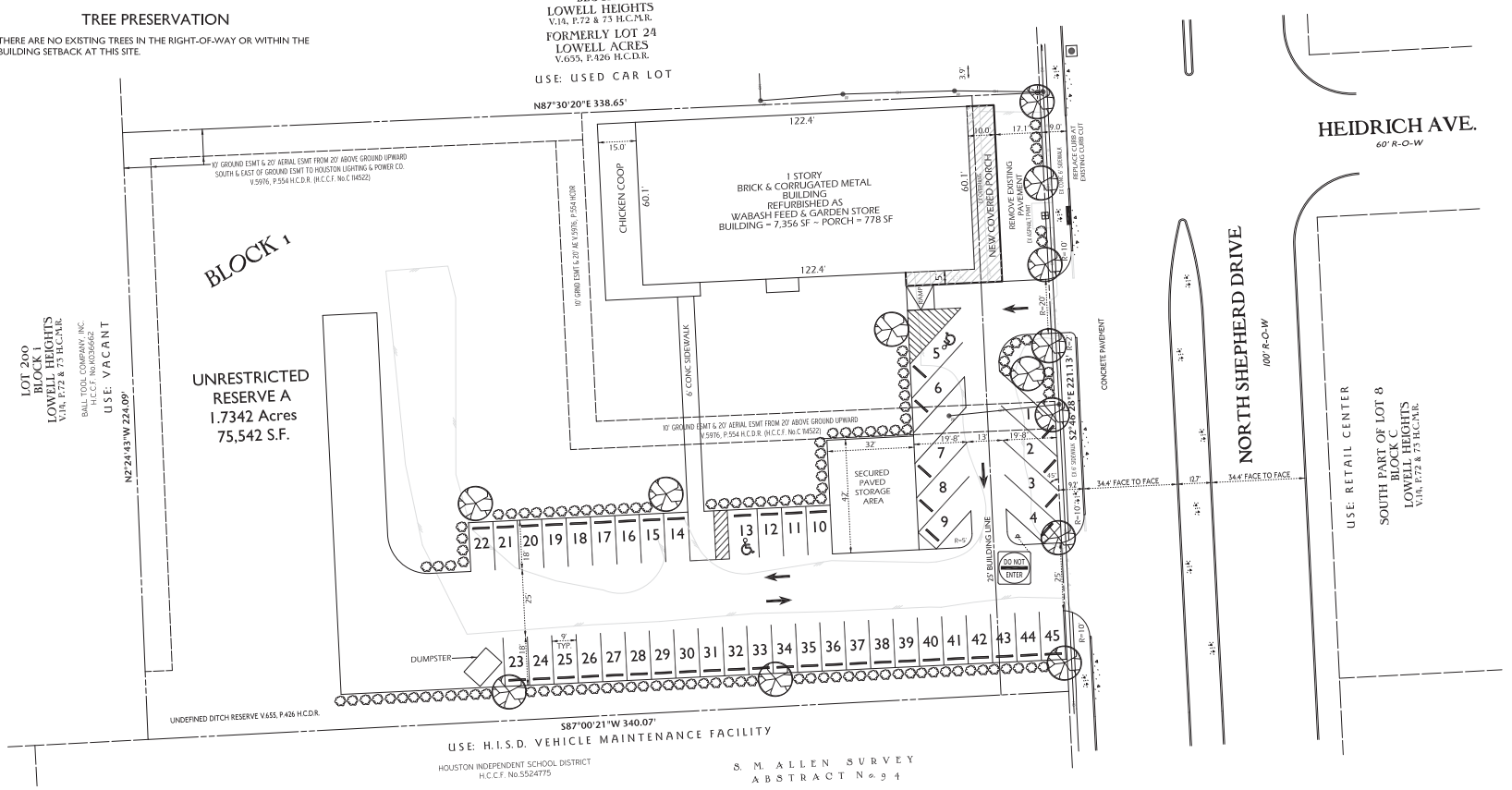
TOTAL SPACE REQUIRED = 4 X 9 = 36 SPACES

TOTAL SPACES PROVIDED = 45 SPACES

LANDSCAPE LEGEND

1-1/2" LIVE OAK (13 TOTAL)

INDIAN HAWTHORNE SHRUBS (80 TOTAL SHRUBS)



1 SITE PLAN
SCALE: 1" = 20' - 0"

N

REVISIONS

NO.	DATE:

WABASH FEED & GARDEN STORE
4537 NORTH SHEPHERD DRIVE
HOUSTON, TEXAS 77018

DATE: 11/11/2015
JOB NO.:
DESIGNED: AKS

SITE PLAN

SHEET NO.
A1

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-2600
Plat Name: Wabash North Shepherd
Applicant: Karen Rose Engineering and Surveying
Date Submitted: 12/20/2015

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The variance being requested is to allow for a dual building line for a new porch to be added to an existing building which will encroach 7.9 feet into the 25-foot building setback for 65.1 feet along North Shepherd Drive.

Chapter 42 Section: 42-152

Chapter 42 Reference:

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

Statement of Facts

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

This project is the refurbishment and embellishment of an existing building which has an existing overhang that currently encroaches 3 feet into the 25-foot building setback. The building was constructed in 1957, prior to current building line requirements for major thoroughfares. The Wabash Feed and Garden Store intends to move to this site from their current location on Washington Avenue and recreate the same kind of welcoming “country front porch” space here as they have at the Washington Avenue location. Currently the area between the front of the building and the back of the curb in North Shepherd Drive is entirely paved and has served as the parking lot and entrance for the building. As can be seen on the Site Plan this paving will be removed leaving a 6-foot wide sidewalk in North Shepherd Drive and a 3 foot strip for landscaping. The focus of the entrance will be moved to the south side of the porch where the customer parking will be located. This will eliminate one curb cut along North Shepherd Drive and some of the congestion and confusion at the intersection of North Shepherd and Heidrich Avenue. The remaining curb cut into the customer parking area will be one-way into the lot only with the appropriate striping and signage. The approval of the City of Houston traffic department for the proposed layout of the parking lot is attached.

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

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

The existing building which Wabash Feed and Garden Store wishes to refurbish and embellish was constructed prior to the City of Houston establishing building line requirements for major thoroughfares. The variance will only be for the life of the existing structure with the attached porch.

(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 of Houston will be maintained. A safer and more pleasant pedestrian area will be created across the frontage of the site adjacent to the existing building.

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

Public safety will be improved by the modifications to the existing parking lot by eliminating an extra curb cut in the intersection with Heidrich Avenue and by eliminating the sharing of the pedestrian sidewalk for North Shepherd Drive with the original parking area at the original entrance to the building. Pedestrians along North Shepherd Drive will now

be completely separated from the areas of vehicular movement on site.

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

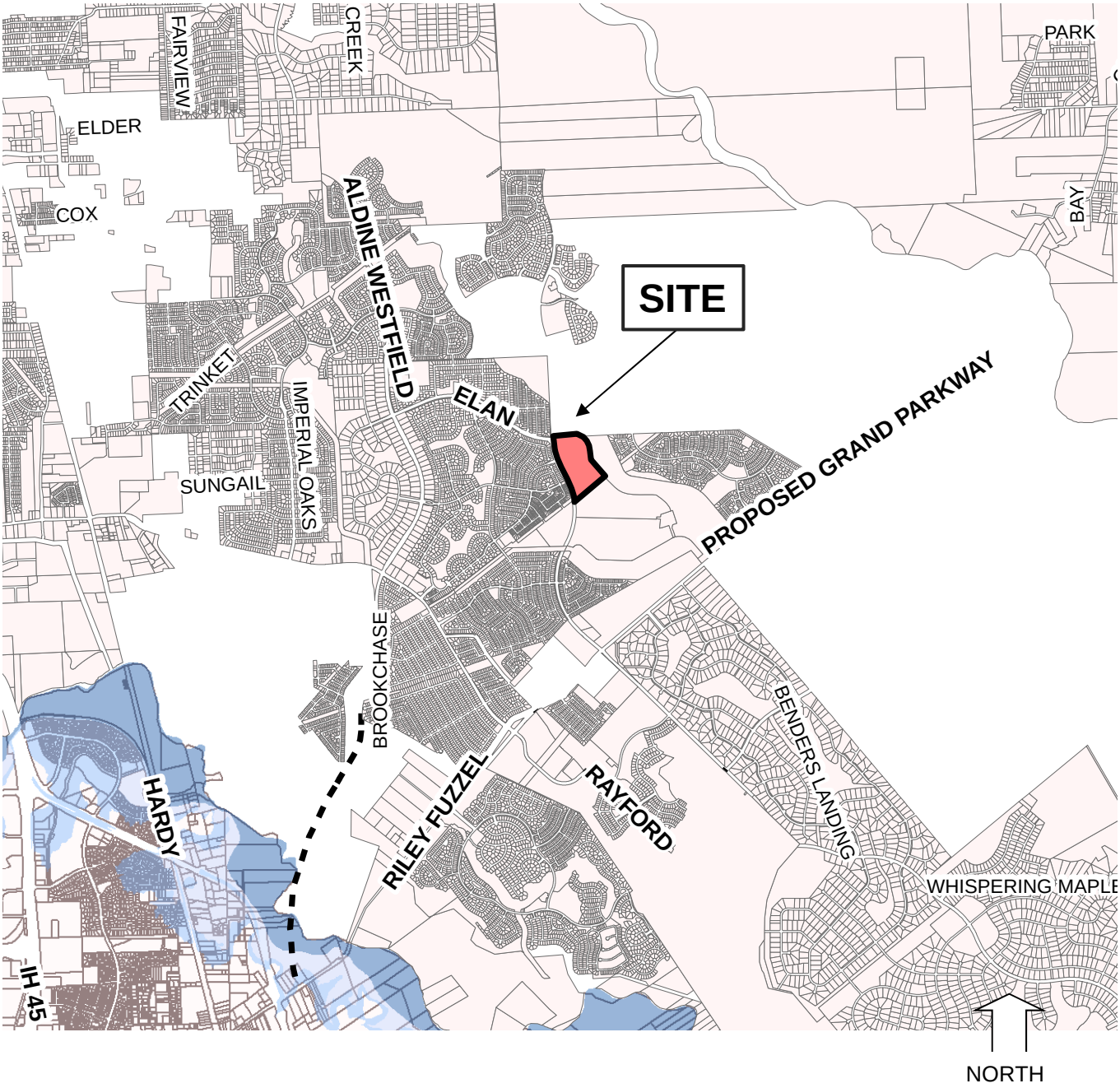
The granting of this variance will allow Wabash Feed and Garden Store to build a front porch structure on this building and re-orient the pedestrian and vehicular movement at this site which will also allow for a safer and more pleasant pedestrian experience along North Shepherd Drive. Without the granting of the variance the porch could not be constructed.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Wrights Landing at Legends Trace Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



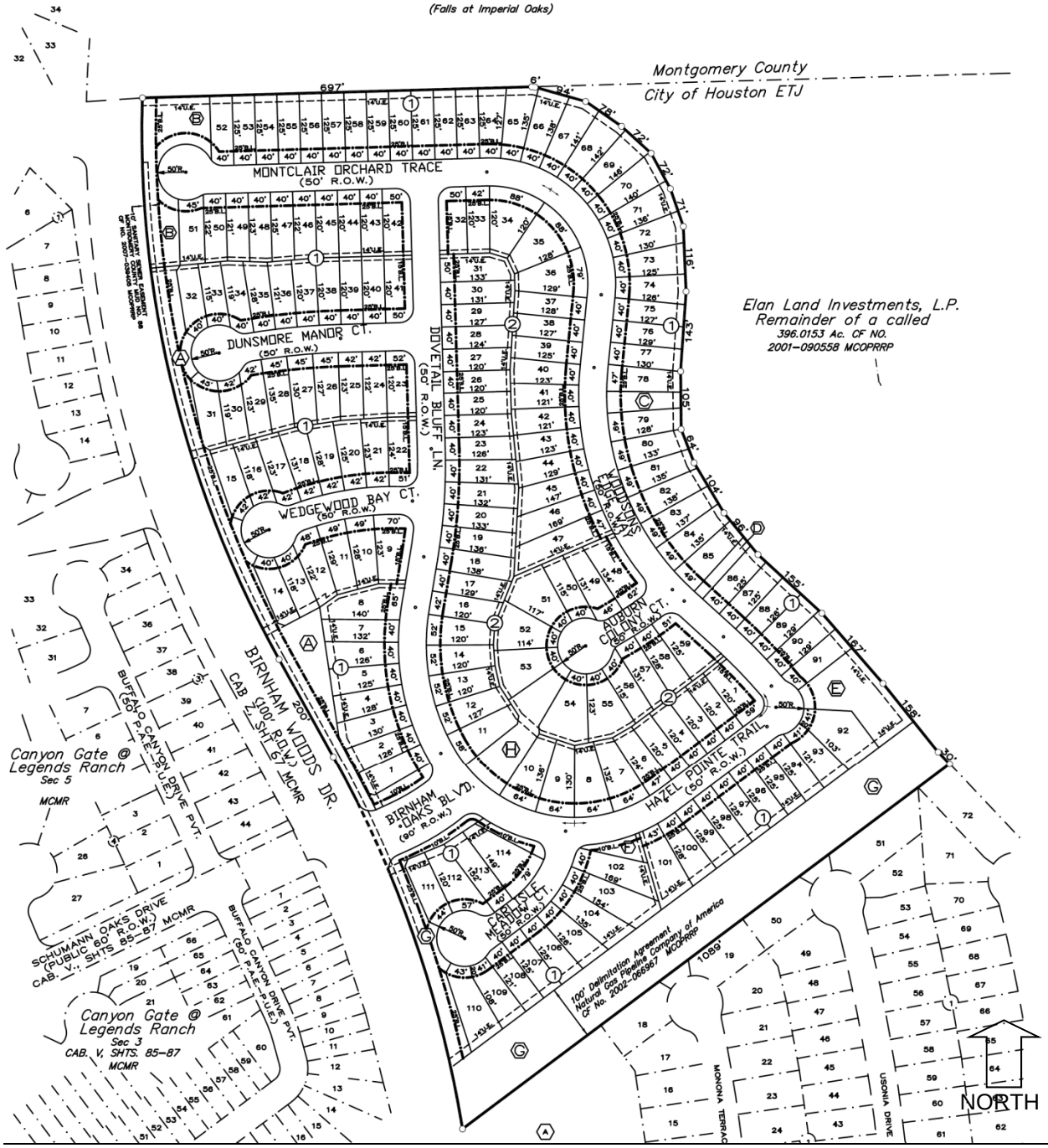
E – Special Exception **Site Location**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Wrights Landing at Legends Trace Sec 3

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exception **Subdivision**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Wrights Landing at Legends Trace Sec 3

Applicant: BGE|Kerry R. Gilbert Associates

E – Special Exception Aerial

PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION
Request Information Form

Application Number: 2016-0021
Plat Name: Wrights Landing at Legends Trace Sec 3
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 01/08/2016

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow 173 lots to have only one point of access, which is a boulevard entry street connecting to a major thoroughfare.
Chapter 42 Section: 189

Chapter 42 Reference:
Sec 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Wrights Landing is a ±35-acre single-family community located in Montgomery County, east of the Hardy Toll Road and about one mile north of the future Grand Parkway, on the major thoroughfare Birnham Woods Drive, which forms the western boundary of the development. The site is bounded on the east by Woodsons Gully and the limits of the City of Houston ETJ. The surrounding tracts are all developed or in the process of being developed as single-family residential communities. The subject site proposes 173 lots off of one point of access, which is a 15% deviation from the standard. These lots access the major thoroughfare Birnham Woods Drive via a boulevard entry street that serves the community, providing separate lanes for ingress and egress to accommodate peak traffic volumes and emergency situations. The internal street pattern is looped to allow for better circulation within the community as well.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The special exception will allow for a 15% deviation from the standard, with a design that accommodates safe and efficient traffic movement, which is a result contemplated by the standards of this Chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 15% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street layout and the configuration of the entry street onto the major thoroughfare will preserve and maintain the intent and general purposes of this chapter.

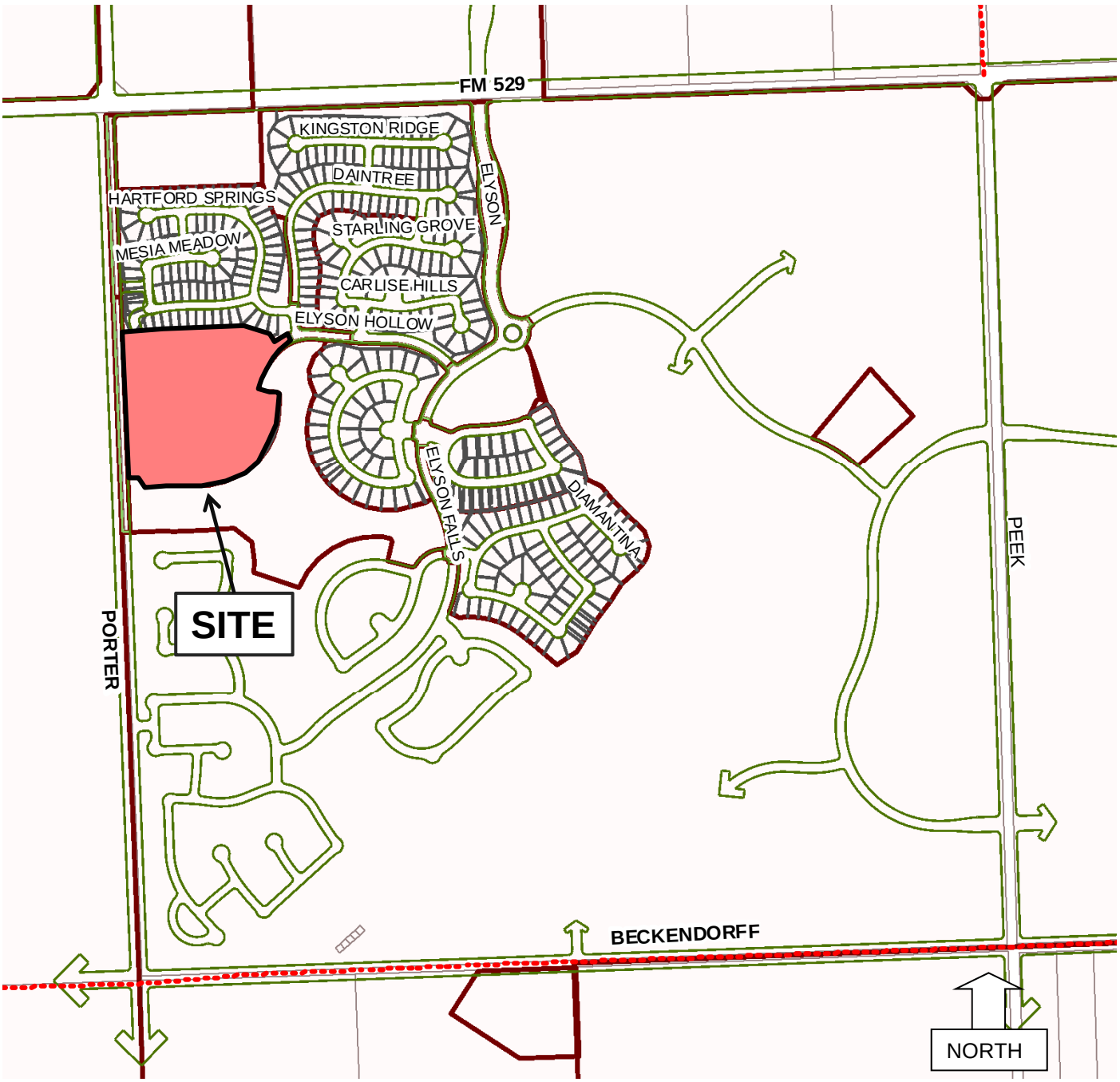
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The design of the street network is designed to provide safe and efficient traffic movement, and is not injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Elyson Sec 8

Applicant: BGE|Kerry R. Associates



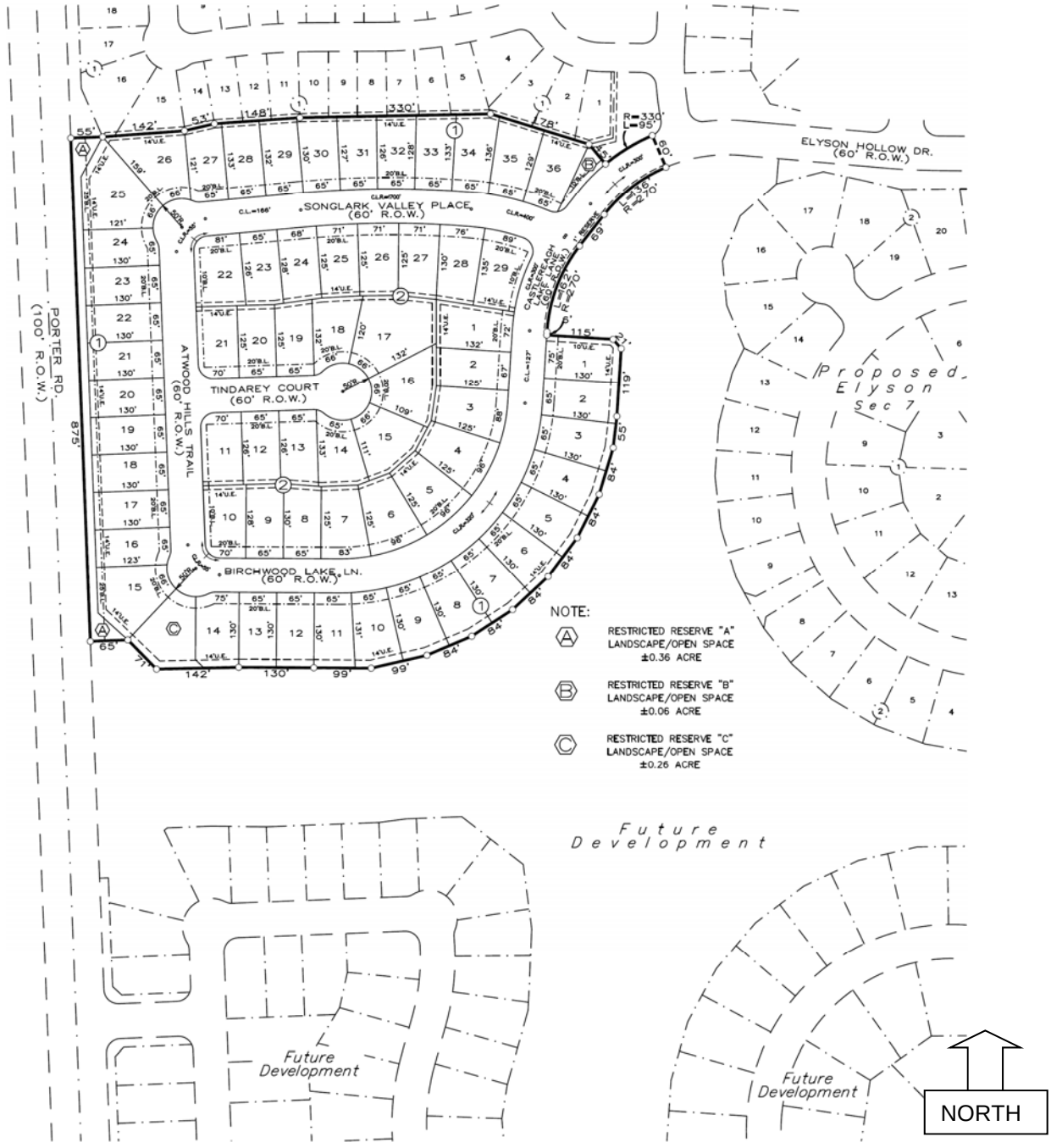
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Elyson Sec 8

Applicant: BGE|Kerry R. Associates



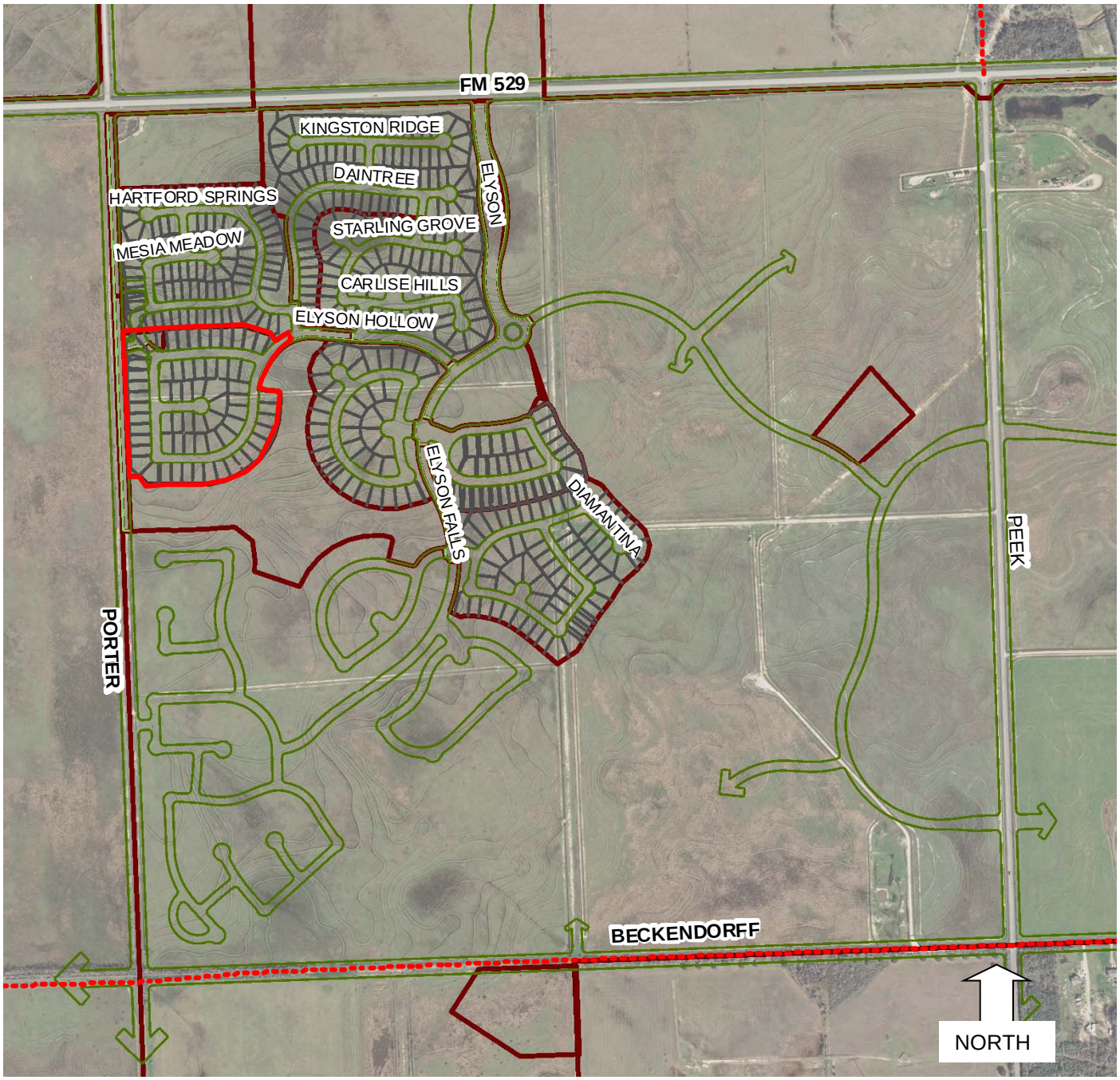
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Elyson Sec 8

Applicant: BGE|Kerry R. Associates



F- Reconsideration of Requirements Aerial

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a variance exhibit for

ELYSON

SECTION 8

prepared for

NEWLAND COMMUNITIES

BGE | KERRY R. GILBERT & ASSOCIATES

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

7000 North Mopac, Suite 330
Austin, TX 78731

2595 Dallas Parkway, Suite 204
Frisco, TX 75034

Tel: 281-579-0340

SCALE
0 75 150 300

OCTOBER 28, 2015
KGA #518

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BROWN & GAY ENGINEERS

Technical Memorandum

10/5/15

I.F. Joskowicz, PhD, PE, PTOE

BROWN & GAY ENGINEERS, INC.
TBPE FIRM REGISTRATION NO. 1046

To: City of Houston & Harris County

From: Isaac F. Joskowicz, PhD, PE, PTOE

Date: October 5, 2015

Subject: Elyson Section 8 – Pedestrian/Bicycle Connection

The purpose of this technical memorandum is to analyze the internal traffic circulation needs on the west side of the Elyson development south of FM 529. There is currently no planned connection between section 8 and section 9 of the proposed development for internal traffic. To gain access between section 8 and section 9, traffic would be required to use the major thoroughfare (Porter Road) or the collector street located approximately 1,900 feet east of Porter Road. Due to the City of Houston requirements, an additional through street would need to be located between Porter Road and the planned collector street. However, the spacing would be close between Porter Road and the additional through street. As a result, an analysis was conducted to evaluate the feasibility of a pedestrian/bicycle crossing to provide internal access between section 8 and section 9 in lieu of a street.

Study Area

Elyson is a residential development located in Harris County, Texas. The study area consists of sections 5, 8, 9, 11, and 13, all single family homes. These sections are served by FM 529 to the north, Beckendorf Road to the south, Porter Road to the west, and Peek Road to the east. FM 529 runs east-west through the development and serves as a major thoroughfare, connecting with the Grand Parkway to the east. Three minor access streets, Access Streets A, B, and C, will connect the residential subdivisions with Porter Road. The five sections will total 330 residential lots upon completion. A schematic development plan of the residential subdivision including the proposed pedestrian/bicycle crossing is shown in **Appendix A**.

Circulation

Vehicle traffic from section 8 and section 9 is assumed to have the following distribution:

- 10% to Porter Road from Section 5 (Access Street A)
- 5% to Porter Road from Section 9 (Access Street B)
- 10% to Porter Road from Section 11 (Access Street C)
- 70% to FM 529 from internal collector street
- 5% to Peek Road from internal collector street

The development plan for Elyson Section 8 includes an internal collector street located approximately 1,900 feet east of Porter Road, running parallel with Porter Road. This does not meet the City of Houston's requirement of 1,400 feet between through streets, which would require additional access between the two roadways.

Under the current planned roadway network, not including an additional through street, there could potentially be three internal traffic issues, as follows:

1. Avoid major intersection (FM 529 at Porter Road)
2. Cut-through traffic
3. Non-familiar visitor traffic

Due to the lack of internal access, Porter Road could serve as an internal roadway and carry internal traffic for the west side of the Elyson development. The lack of the internal connection could be expected to increase traffic on Porter Road, which could increase traffic at the intersection of FM 529 at Porter Road. As a result, the additional traffic may encourage cut-through traffic from Access Street B to Access Street A to avoid the intersection of FM 529 at Porter Road and travel east through the proposed development. In addition to the cut-through traffic, non-familiar visitor traffic could be expected to use Porter Road to travel between sections on the west side of the development. However, it is expected that these impacts would be minimal. In particular, it is expected that visitors would impact during off-peak periods. An alternative to an internal through street to meet the requirement would be a pedestrian/bicycle crossing.

In order to provide internal circulation between section 8 and section 9, and prevent internal traffic from using Porter Road, a pedestrian/bike crossing can allow access between sections 8 and 9. This pedestrian crossing would cross over a drainage basin, and ultimately satisfy the need to provide an internal connector between the two residential sections.

Pedestrian Demand Origin/Destination

The pedestrian trip estimation was based on the weekday PM peak vehicles per hour (VPH) since the highest number of pedestrian are reported during the PM peak period. The estimation of pedestrian trips, including cycling trips, is shown in **Table 1**. This table is based on the *Estimating Future Bicycle and Pedestrian Trips from a Travel Demand Forecasting Model* (ITE Boston 1997), which estimates pedestrian/bike trips and vehicular trips as follows:

- 5% of vehicles per hour in the vicinity area

The vicinity area consists of the area within the ¼ mile radius of the proposed pedestrian crossing. The vicinity area was divided into two areas. The first area (North Developments – sections 5 and 8), includes Access Street A, which serves 157 residential lots to the north of the proposed pedestrian crossing. The second area (South Developments – sections 9, 11, and 13), include Access Street B and Access Street C, which serve 173 residential lots south of the proposed pedestrian crossing. Currently, there is a hike/bike trail system that connects the east, west and south residential development. However, there is no connection between the north and south residential developments.

The vehicle trip generation was estimated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) for the PM peak hour of a typical weekday. **Appendix B** shows the estimated trip generation volumes for the two vicinity areas around the proposed pedestrian crossing. **Table 1** summarizes the vehicle demand per hour (VPH) and pedestrian/bike demand per hour (PPH) trips for the proposed pedestrian crossing. The vehicle demand per hour is the amount of vehicles that are expected to travel to/from the north and south residential developments.

Table 1: Vehicle and Pedestrian/Bike Demand

Vicinity area	Vehicle Demand Per Hour (VPH)	Pedestrian/Bike Demand Per Hour (PPH)	Total (Peds)
North Developments – Sections 5 and 8	5	10	10
South Developments – Sections 9, 11, and 13	7	14	14
Total Pedestrians during the PM peak hour			**24**

The total number of pedestrian/bike trips in the vicinity areas were used to warrant the proposed pedestrian crossing. The proposed pedestrian crossing will serve the immediate areas of homes generating pedestrian traffic as well as the hike/bike trail system. It is expected that the pedestrian/bike demand will be higher than the vehicle demand. Therefore, it is recommended that the pedestrian crossing be installed to achieve internal access between the two sections.

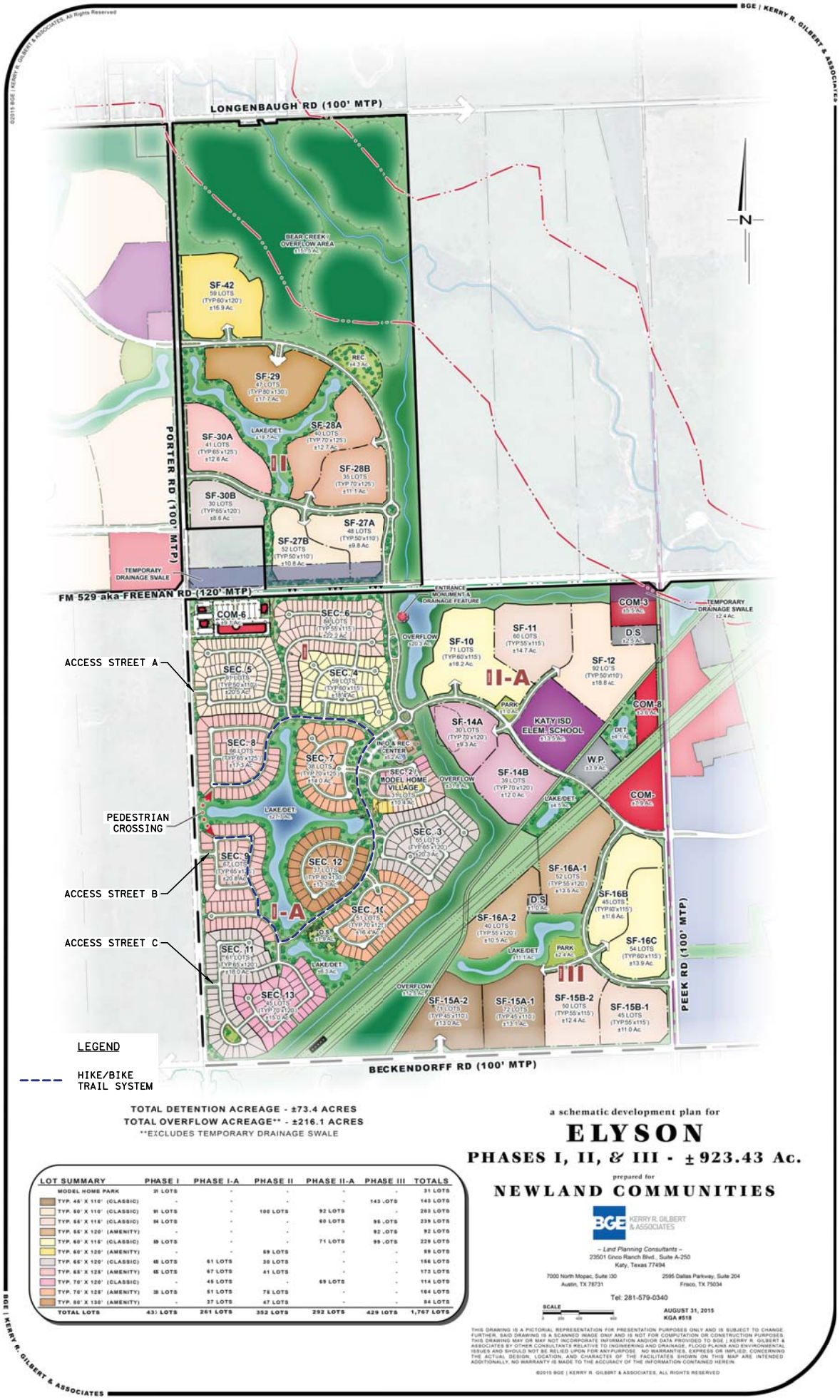
Conclusions

For the proposed development of Elyson Section 8, the distance between Porter Road and an internal collector street inside the development is approximately 1,900 feet, which exceeds the City of Houston's required distance of 1,400 feet. This would require an additional through street in-between the two roadways to reduce traffic using the development to avoid the major intersection of FM 529 at Porter Road, minimize cut-through traffic, and reduce the occasional non-familiar visitors to the development. However, since these impacts are expected to be minimal the additional through street should be replaced by a pedestrian/bicycle crossing.

The internal circulation between section 8 and section 9 can be achieved by constructing a pedestrian/bike crossing. The proposed pedestrian/bike crossing will provide access between the two residential sections, reduce the additional trips along Porter Road, as well as accommodate the pedestrian traffic expected between the two sections.

Appendix A

Schematic Development Plan



TOTAL DETENTION ACREAGE - ±73.4 ACRES
TOTAL OVERFLOW ACREAGE** - ±216.1 ACRES
**EXCLUDES TEMPORARY DRAINAGE SWALE

LOT SUMMARY	PHASE I	PHASE I-A	PHASE II	PHASE II-A	PHASE III	TOTALS
MODEL HOME PARK	31 LOTS	-	-	-	-	31 LOTS
TYP. 45' X 110' (CLASSIC)	-	-	-	-	143 .OTS	143 LOTS
TYP. 50' X 110' (CLASSIC)	91 LOTS	-	100 LOTS	92 LOTS	-	283 LOTS
TYP. 55' X 115' (CLASSIC)	84 LOTS	-	-	60 LOTS	95 .OTS	239 LOTS
TYP. 55' X 120' (AMENITY)	-	-	-	-	92 .OTS	92 LOTS
TYP. 60' X 115' (CLASSIC)	69 LOTS	-	-	71 LOTS	99 .OTS	229 LOTS
TYP. 60' X 120' (AMENITY)	-	-	59 LOTS	-	-	59 LOTS
TYP. 65' X 120' (CLASSIC)	65 LOTS	61 LOTS	30 LOTS	-	-	156 LOTS
TYP. 65' X 125' (AMENITY)	45 LOTS	67 LOTS	41 LOTS	-	-	173 LOTS
TYP. 70' X 120' (CLASSIC)	-	46 LOTS	-	69 LOTS	-	114 LOTS
TYP. 70' X 125' (AMENITY)	35 LOTS	61 LOTS	78 LOTS	-	-	164 LOTS
TYP. 80' X 130' (AMENITY)	-	37 LOTS	47 LOTS	-	-	84 LOTS
TOTAL LOTS	433 LOTS	261 LOTS	352 LOTS	292 LOTS	429 LOTS	1,767 LOTS

a schematic development plan for

ELYSON

PHASES I, II, & III - ±923.43 Ac.

prepared for

NEWLAND COMMUNITIES

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SCALE

AUGUST 31, 2015
KGA #518

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Appendix A. Schematic Development Plan

Appendix B

Trip Generation Analysis

Project Information	
Project Name:	North Elyson Lots
No:	
Date:	9/21/2015
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday		Weekday AM		Weekday PM	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	20.5 Acres	267	267	16	34	37	19
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		267	267	16	34	37	19
210 - Single-Family Detached Housing - 1	17.3 Acres	225	225	14	30	31	16
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		225	225	14	30	31	16
Total		492	492	30	64	68	35
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		492	492	30	64	68	35
Total		**984**		**94**		**103**	

Project Information	
Project Name:	Elyson South lots
No:	
Date:	9/21/2015
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	BGE
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday		Weekday AM		Weekday PM	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	15 Acres	196	195	12	27	27	14
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		196	195	12	27	27	14
210 - Single-Family Detached Housing - 1	18 Acres	235	234	14	31	32	17
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		235	234	14	31	32	17
210 - Single-Family Detached Housing - 2	20.8 Acres	271	271	16	34	38	19
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		271	271	16	34	38	19
Total		702	700	42	92	97	50
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		702	700	42	92	97	50
Total		**1402**		**134**		**147**	

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2016-0063
Plat Name: Elyson Sec 8
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To not provide the internal local street connection as previously required, and to therefore exceed the maximum internal / local street intersection spacing by allowing a distance of ±1970' between a major thoroughfare and an internal collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or, (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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:

See Variance Request, addressing markup to provide an internal street connection on previously approved plat.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0063
Plat Name: Elyson Sec 8
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed the maximum internal / local street intersection spacing by allowing a distance of ±1970' between a major thoroughfare and an internal collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or, (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

Elyson is a ±3,619.4-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The site includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The development is encumbered by multiple pipelines, drill sites and well sites, a 220'-wide power line easement, and two creeks: Bear Creek and South Mayde Creek. The site is also inundated by the overflow storm water of Cypress Creek (located north of the subject site) during storm events. The overflow storm water of Cypress Creek creates a unique condition in this region that would ordinarily render the subject site undevelopable. The solution to this situation has been described in detail as a part of variances requested under the Elyson GP (2014-2601), relating to the fact that the overflow solution creates several instances where meeting the normal intersection spacing requirements would be highly impractical. One of these instances impacts Elyson Section 8, the subject plat, which is a part of Phase I of the overall development. Elyson Phase I includes the first 8 single-family sections south of FM 529 and east of Porter Rd, as well as the first phase of storm water facilities necessary to begin establishing the drainage solution that captures, detains, and redirects the overflow storm water that impacts the region. Section 8 is the southwestern-most residential section in Phase I, located along Porter Rd which forms the western plat boundary. To the south and east of Section 8 is one of the primary drainage / detention facilities of the overflow system. This lake / detention facility provides primary capacity for the ultimate configuration of the overflow system as it directs water to South Mayde Creek. To fulfill these purposes, the drainage / detention capacity requirements for the lake are extremely large. At its greatest extent, the lake spans approximately ±1970' east-to-west, as measured in a straight line between Porter Rd and the internal north-south collector street. This lake also connects to the temporary drainage facilities that run parallel to Porter Rd and catch the overflow water coming from the northwest. The temporary drainage swale directs the overflow water into the large lake facility south of Section 8, and is instrumental in removing the overflow storm water impact from the areas of Phase I. The overall design of Elyson includes several internal collector streets which feed traffic from the individual residential sections to and from the major thoroughfare network. One of these collector streets abuts the eastern edge of the detention lake south of Phase I. This collector street comes south from FM 529 but does not make a direct connection to Porter Rd; instead, the single-family sections adjacent to Porter Rd establish "back door" connections to the major thoroughfare, while primary traffic utilizes the collector street system. This design reflects several aspects of regional

traffic circulation that differ from the normal circumstances of a thoroughfare grid. First, the vast majority of east-west traffic in the region will be moving along FM 529, which is the nearest thoroughfare with ramp access to the Grand Parkway. Longenbaugh to the north and Beckendorff to the south both cross under the Grand Parkway in this area. Second, Porter Rd does not currently exist as a continuous north-south thoroughfare through the region, and is not likely to be extended in the near future, so the only traffic being carried by Porter Rd for some time will be "back door" traffic from Elyson itself. Per the attached Technical Memo studying the traffic projections of Elyson, the amount of traffic generated by these "back door" trips would be negligible - estimated at 5 trips per hour from Sections 5 and 8 combined. In the long term, on a regional thoroughfare grid supplemented by collector streets, these are miniscule impacts. In the short term, since Porter Rd does not yet connect to the rest of the thoroughfare network, this would be the sole traffic utilizing Porter Rd to the foreseeable future. Therefore, all the traffic from Elyson Phase I is designed to utilize the collector street network feeding back to FM 529, rendering an internal street connection across the lake unnecessary. In lieu of an internal street connection across the lake, Elyson Sec 8 proposes a pedestrian/bicycle trail connection to accommodate "house-to-house" trips between Elyson Phase I and the future sections to the south of the lake. This trail connection would encourage local "house-to-house" trips to occur on foot/bicycle instead of by car, therefore increasing pedestrian activity and promoting a healthier lifestyle for community residents, with the added benefit of reducing total vehicle trips on the vehicular street network. The proposed trail connection therefore eliminates the need for the internal local street to meet intersection offset requirements, while positively benefiting both traffic circulation and the health and welfare of the residents.

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

The overflow storm water from Cypress Creek is a hardship that impacts the entire region. The proposed regional drainage swale system is required in order to handle the overflow water and make the project developable, and is therefore not a hardship created or imposed by the applicant. Furthermore, the existing and future thoroughfare system and the traffic patterns established by the Grand Parkway are all factors that are influenced by multiple entities, not solely under the control of the applicant.

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

The pedestrian trail provides internal circulation for the projected number of internal trips, while also removing vehicular trips from the thoroughfare system, which preserves the overall circulation of the region and therefore 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 be of direct benefit to the public health, safety, and welfare by encouraging pedestrian activity in lieu of vehicular trips on the major thoroughfare network.

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

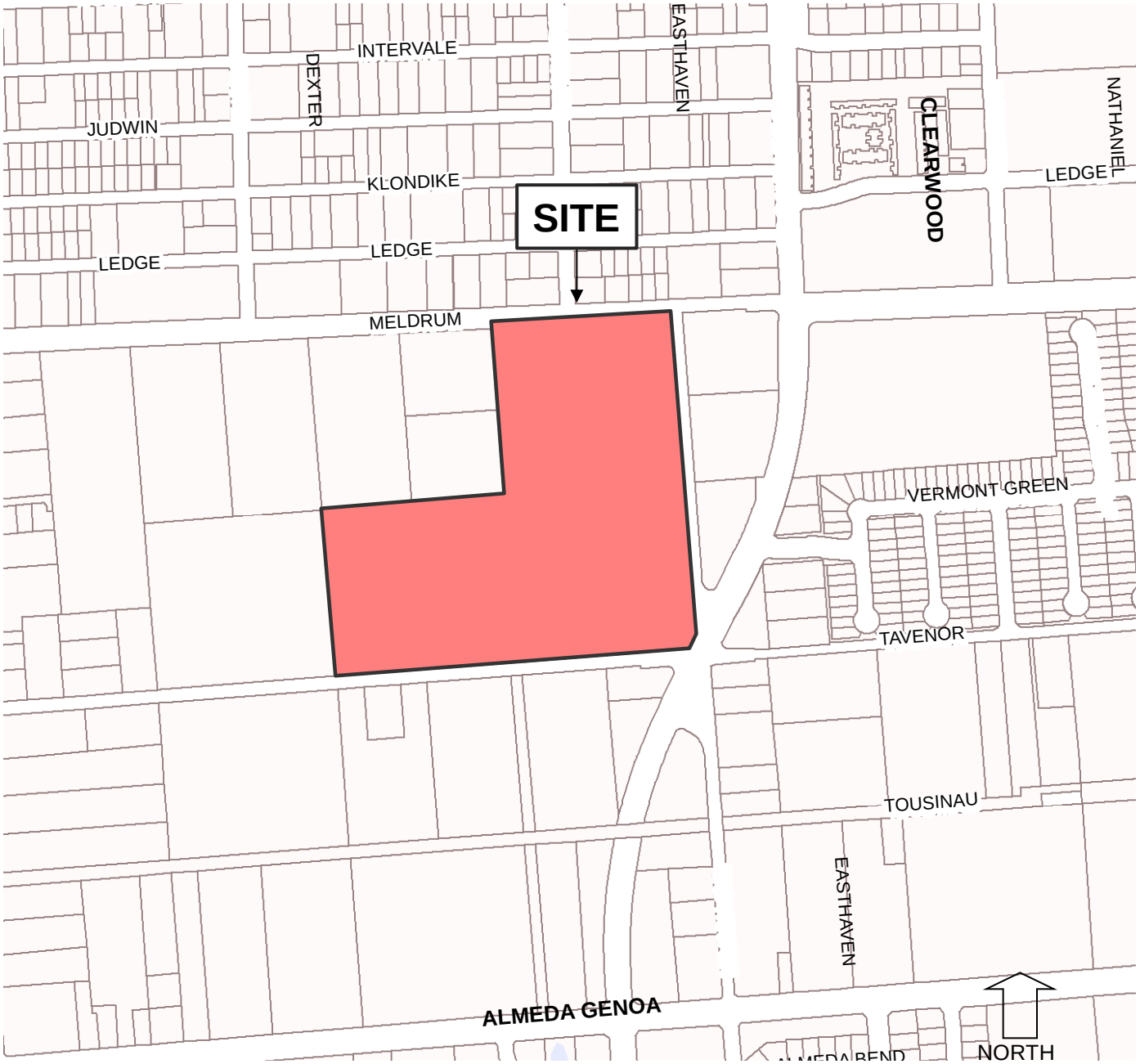
The overflow of Cypress Creek and the regional drainage swale system, as well as the projected traffic patterns for the region, are the supporting circumstances for this request.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/22/2016**

Subdivision Name: U Pull And Pay Houston

Applicant: Jones & Carter, Inc. - The Woodlands



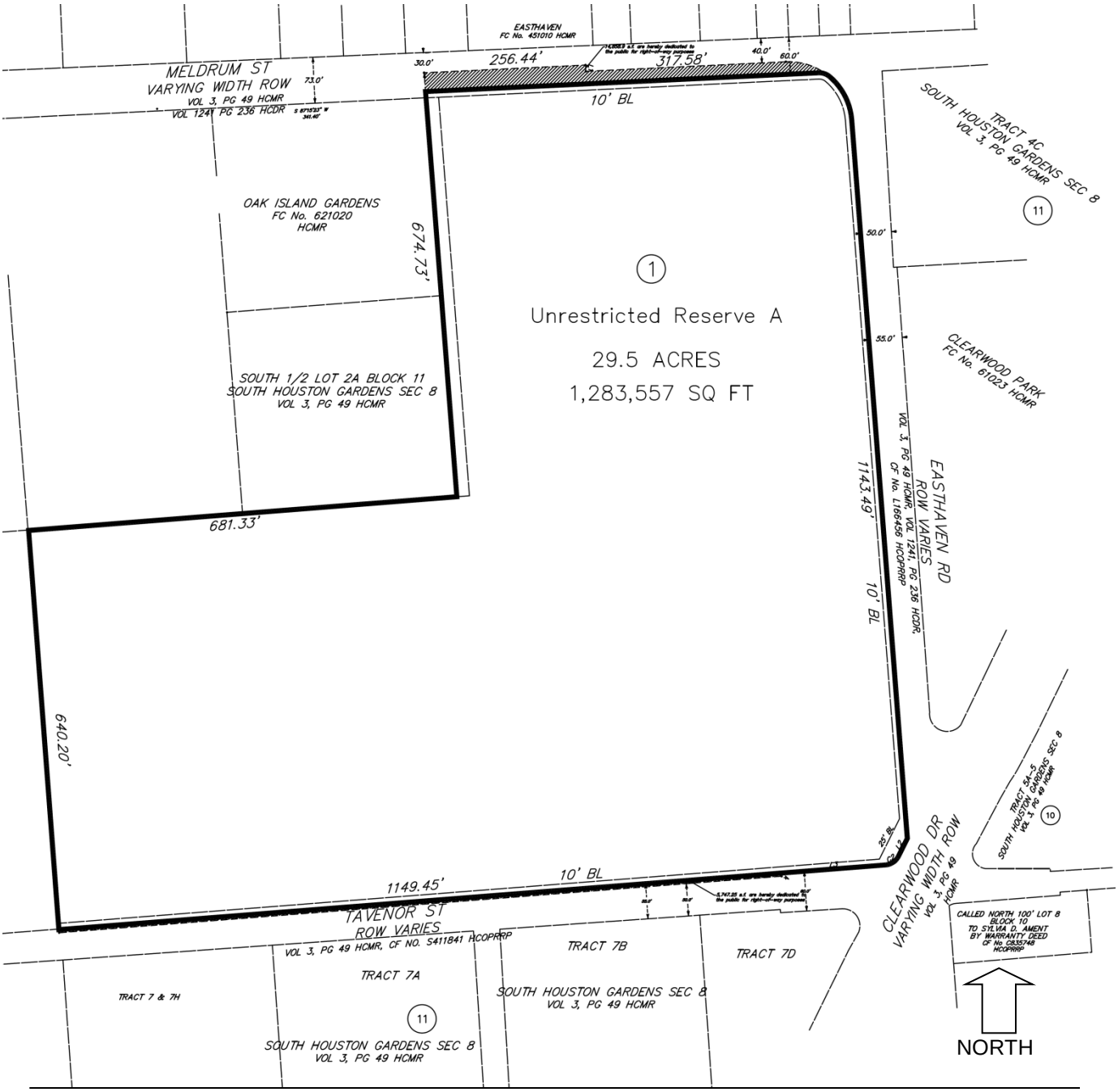
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/22/2016**

Subdivision Name: U Pull And Pay Houston

Applicant: Jones & Carter, Inc. - The Woodlands



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/22/2016**

Subdivision Name: U Pull And Pay Houston

Applicant: Jones & Carter, Inc. - The Woodlands

F – Reconsideration of Requirements Aerial

UPAP Easthaven Road

±29.9 Acres in
Harris County, Texas

JONES | CARTER

Final Concept Plan

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2016-0051
Plat Name: U Pull and Pay Houston
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 01/11/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed 1,400' intersection spacing by not providing a north-south public street through the site.
Chapter 42 Section: 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;
The proposed subdivision represents a replat of several unrestricted lots per 1910 South Houston Gardens No. 8 subdivision which established the block length of approximately 2,700' between Easthaven Boulevard and Radio Road. The purpose of the replat is to create a single tract for a future non-residential development. The block which encompasses the subject site features several large tracts under common ownership used for either residential or non-residential/industrial use. The larger single family tracts (immediately west of the site) take access from the portion of Meldrum Road, east of Dexter Road. While categorized as singly family, these tracts seem to also have some non-residential operations on site. The larger non-residential tracts utilize Tavenor Road for access to north-south major thoroughfares Airport Boulevard and Clearwood Drive. Smaller, single family developments also exist to the west along Radio Road. Requiring a north south public street through the proposed subdivision will not significantly improve traffic circulation and distribution in the area. Any required street through this site will be a 'street to nowhere' and will not connect to Meldrum Lane, until the adjacent tracts redevelop and provide for the extension of the street. The existing street grid established by the original 1910 South Houston Gardens No. 8 plat provides an adequate right-of-way network for addressing traffic concerns. Providing a 'street to nowhere' will not improve traffic circulation in the area. Further, potential negative impacts, especially on adjacent single family developments, include opportunities for illegal dumping and mixing of residential and non-residential traffic. The site will be taking access from Tavenor Lane and Easthaven Boulevard. There are existing non-residential developments in the same block that currently take access from Tavenor Lane. Future development of the site would not significantly increase traffic demands in the immediate area. As an alternative to providing a portion of a north-south street, improving traffic circulation in the area may be best addressed by paving several unimproved right-of-ways that were platted and recorded with the original 1910 South Houston Gardens No. 8 and 1929 Easthaven subdivisions. Currently, Meldrum Road is unimproved from Dexter Road to a point approximately 500' west of Radio Road. Should this portion of the street be constructed, street connectivity and funcfunctionality in the area would be maximized. Single family residents south of Meldrum Road can travel north to the adjacent Easthaven subdivision and vice versa.

(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 the existing street network which provides a framework to adequately address traffic circulation and distribution. Any required street through this site will be a 'street to nowhere' and will not connect to Meldrum Lane, until the adjacent tracts redevelop and provide for the extension of the street. The adjacent singe family tracts are currently developed and are unlikely to redevelop in the future.

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

The intent and purpose of 42-128 is to provide street connection to address traffic circulation and distribution. The street network in the overall area was created with the 1910 South Houston Gardens No. 8 and 1929 Easthaven subdivisions and provides a framework to adequately address traffic circulation and distribution.

(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 adversely affected by this replat. The proposed development will take access from Easthaven Boulevard and Tavenor Road.

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

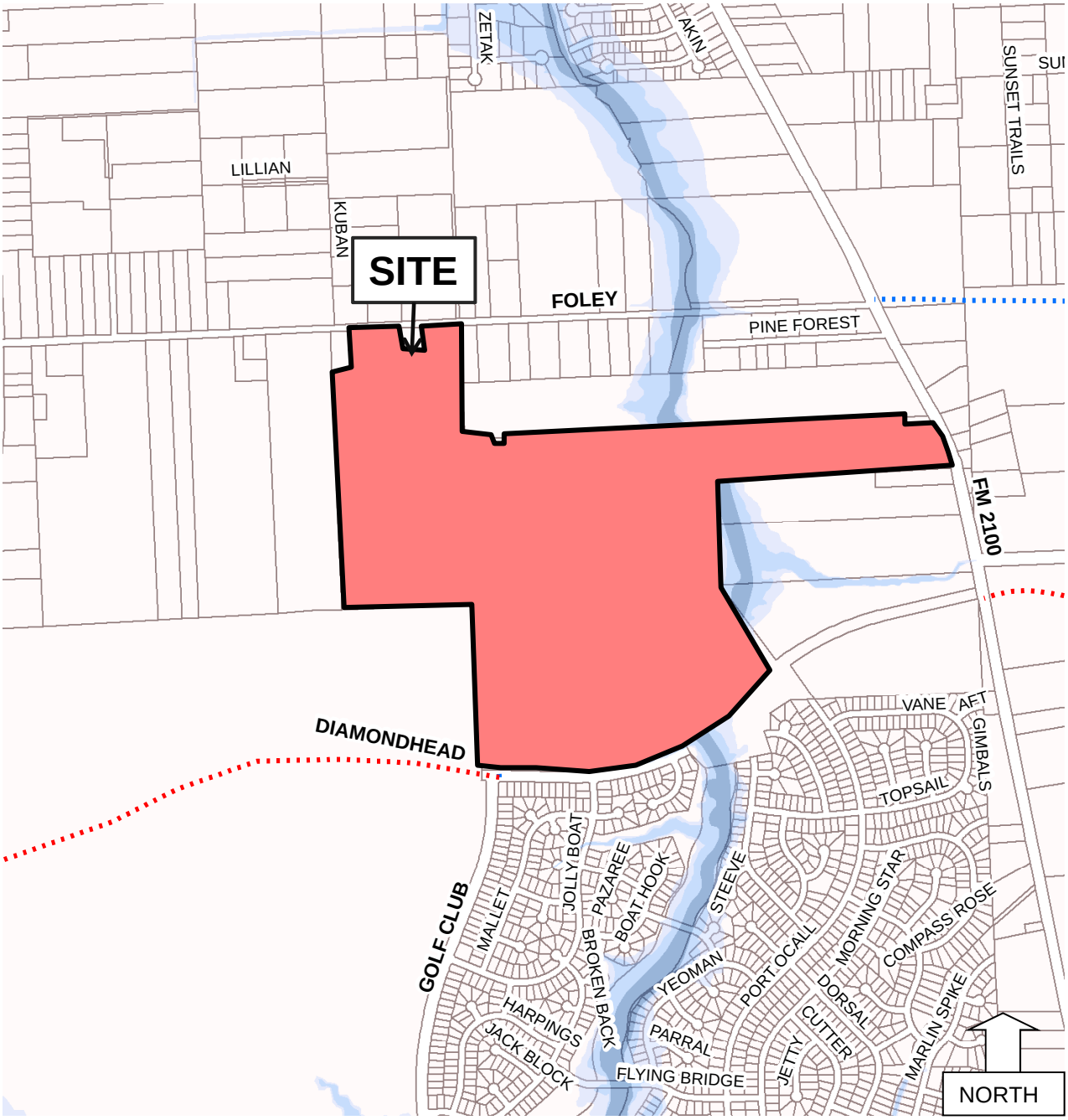
Economic hardship is not the justification of the variance. Any required north-south street through the site would dead end into the adjacent single family developed tracts. The existing street network provides a framework to adequately address traffic circulation and distribution.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Union Park GP

Applicant: Action Surveying



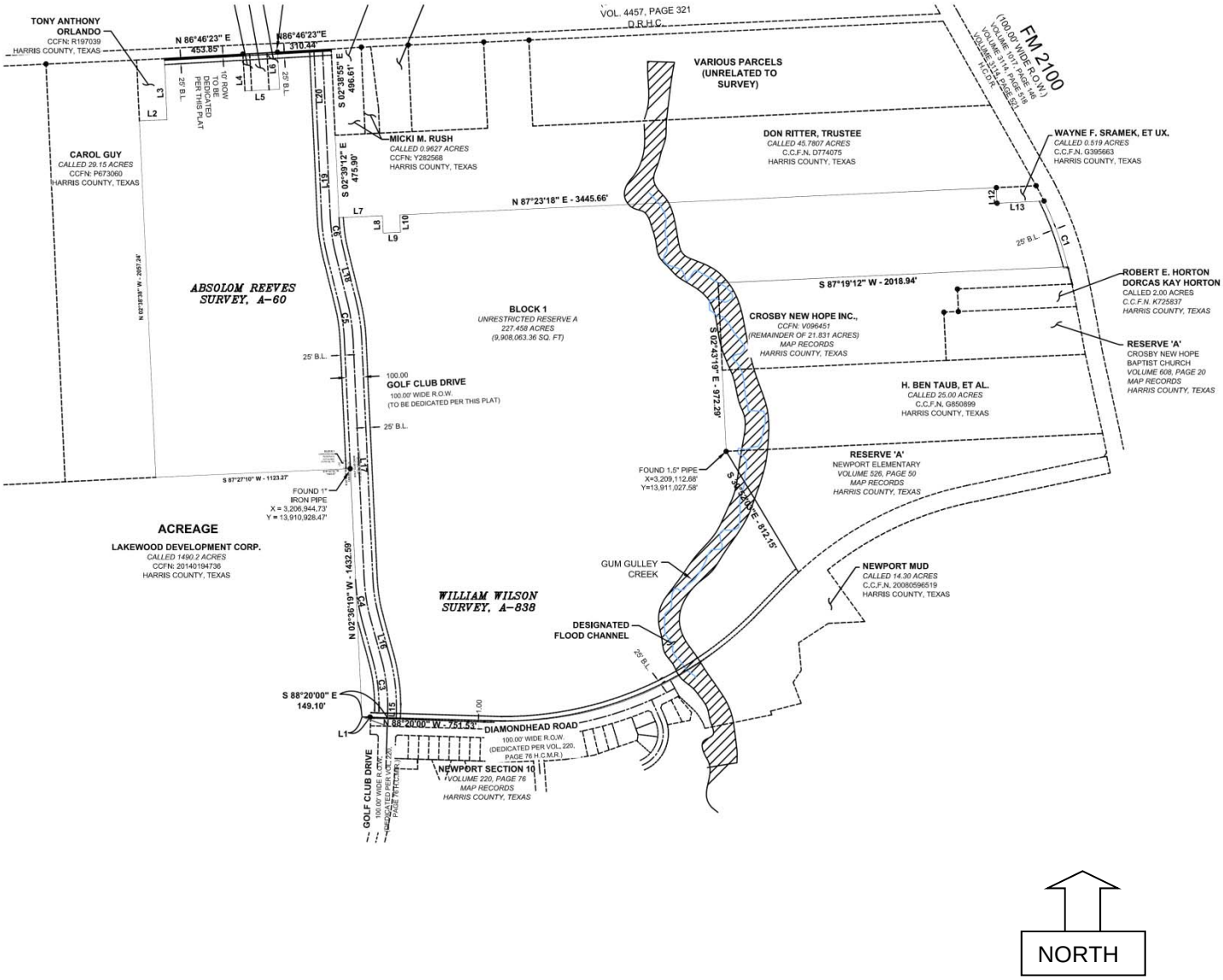
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Union Park GP

Applicant: Action Surveying



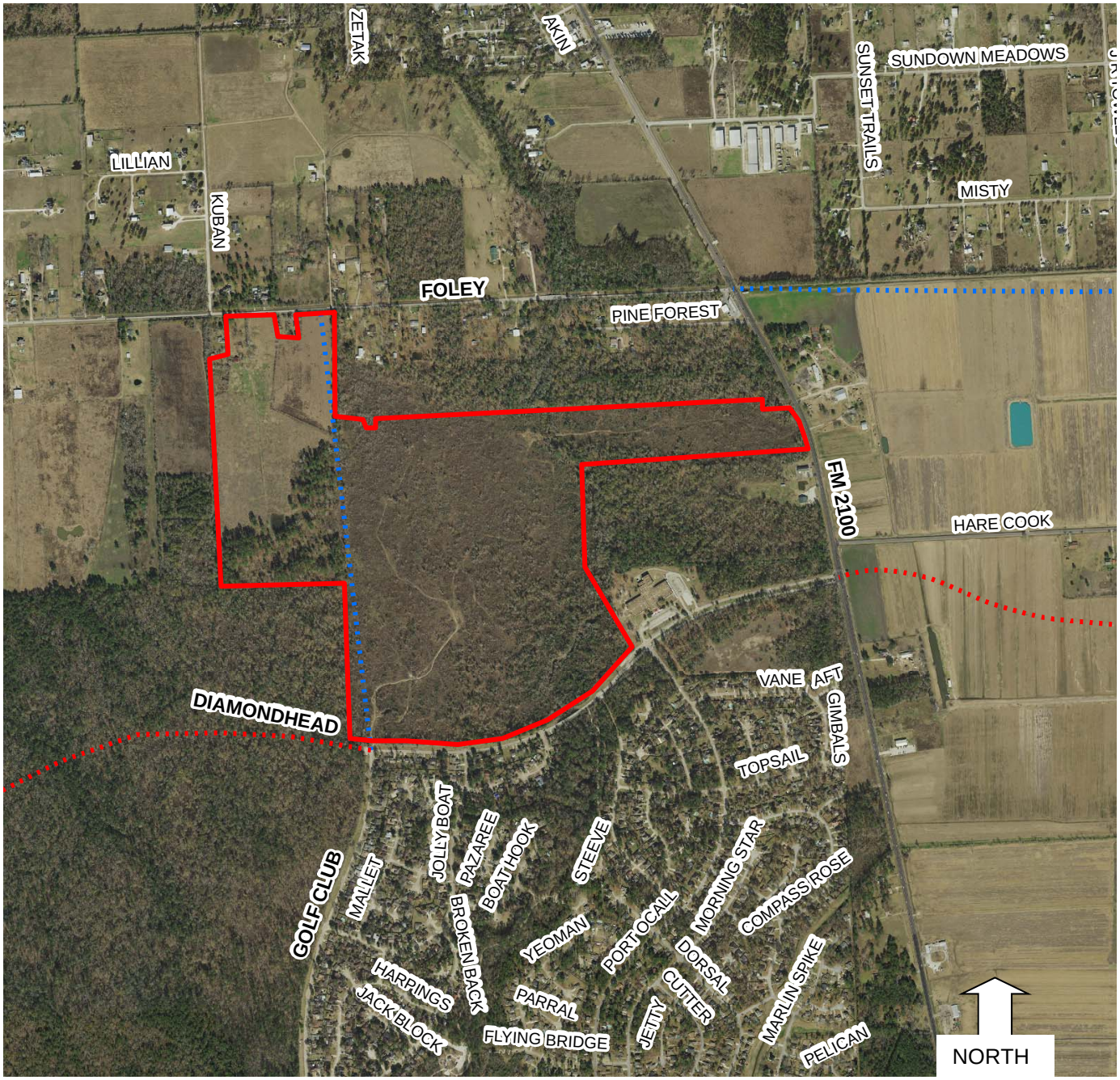
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/21/2016**

Subdivision Name: Union Park GP

Applicant: Action Surveying



F- Reconsideration of Requirements Aerial

Overall Site Plan

Calvin J. Coatsworth
Architects, P.C.

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2015-2585
Plat Name: Union Park GP
Applicant: Action Surveying
Date Submitted: 12/18/2015

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

A variance is being requested to not require a local street intersection or collector street every 1,400' along Golf Club Drive and North Diamondhead Boulevard.

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 International Union of Operating Engineer's facility being proposed is a unique development where students from around the country will come to Harris County to learn how to operate heavy equipment. The project will provide a dormitory for the students to sleep, a cafeteria and class rooms for the students as well as locations where the students can run the new equipment in the field. The proposed usage of all land east of the proposed extension of Golf Club Drive will be for heavy equipment training. Any proposed east-west collector street from FM 2100 to the new Golf Club Drive would bisect the undeveloped areas where large equipment will be located and training exercises performed. There are safety concerns for the public for unauthorized vehicles traveling through site via a collector street during heavy equipment exercises. In addition, an existing natural drainage gully that runs north-south would require a significant bridge to be designed, engineered and constructed. The construction cost of such a bridge would put a financial strain on this project that would, effectively, bring the feasibility of this project into serious question. This unique project has the opportunity to encourage economic growth in the Crosby area and Harris County by providing local jobs to the community. Lastly, the residential development to the south does not have cross streets across the existing gully at 1,400' spacing as required in 42-128.a.1. The nearest bridge is found 1.92 miles to the south of North Diamondhead Boulevard.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2015-2585
Plat Name: Union Park GP
Applicant: Action Surveying
Date Submitted: 12/18/2015

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The Variance requested is to not require a local street intersection every 1,400' along Golf Club Drive and North Diamondhead Boulevard.

Chapter 42 Section: 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; or

Statement of Facts

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

The requirement of having collector streets along Golf Club Drive would require the construction of a large bridge that would have to extend several hundred feet over the existing natural drainage feature Gum Gulley. Extensive design and construction of a bridge over said Gum Gulley, that runs north-south through our property, would be very costly and would bring the feasibility of this project into serious question. The open land on this property is used for training of large machinery and would be dramatically minimized by new roads bisecting the property.

(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;

Gum Gulley is an existing major natural drainage channel that is a few hundred feet in width and must remain intact. This project is being designed with the understanding that the gulley will remain as a natural drainage feature for the area.

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

The intent and general purposes of this particular chapter will be maintained if this variance is granted because without additional collector streets, undue stress (due to additional drainage) will not be put on Gum Gulley and thus the variance helps preserve the natural drainage pattern for the area that Gum Gulley provides.

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

The Golf Club Drive extension will mostly serve the proposed facility in addition to provide access to Foley Road for the general public from North Diamondhead Boulevard. There would be no need for vehicles on Golf Club Drive to access FM 2100. If a cross-street were to be required, its existence may create hazardous conditions itself as there will be training with large machinery on both sides of any east-west collector street through the property. Therefore, removing the requirement for this street would eliminate the possibility of endangering the public and promote public safety or welfare.

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

The purpose of this facility is to train student operators on large equipment and heavy machinery. This site is attractive because of all the unused land in the project area. By requiring collector streets to cut through the site this would,

decrease the amount of usable training land, in addition to putting innocent bystanders in areas of heavy equipment training exercises run by student operators which could have a potential for public safety concerns.

AGENDA: III

SMLSA Application No. 579: Abstract 80 Joel Wheaton Survey, Tracts 2N, 3B, and 3B-1; Briar Village Section 1, Blocks 6, 7, 5, 9, 10, 11, and 13; Briar Village Section 2, Block 11, Lot 74, Block 13, Lots 15-17, Block 20, Lot 1; Briar Village Section 4; Briarworth Section 1

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Briar Villages Sections 1 and 4 Subdivision. Analysis shows that a minimum lot size of 8,050 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 two hundred forty (240) properties in the Briar Village Sections 1 and 4 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-four (24) 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 two hundred thirty-seven (237) single-family residential properties representing 99% of the total lots, two (2) vacant lots, and one (1) commercial lot.
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 60% 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 8,050 sq ft exists on one hundred fifty-nine (159) of two hundred forty (240) 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 1970, 1971, 1974, and 1976. Most of the homes were constructed in the 1970s. The establishment of an 8,050 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.*
  One hundred fifty-four (154) out of two hundred forty (240) lots representing 70% of the application area are at least 8,050 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
BRIAR VILLAGE SECTIONS 1 AND 4 SUBDIVISION

ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
0 BRIARWORTH DR	64,033	2.97%	2.97%			VAC
0 BRIARWORTH DR	37,897	1.76%	4.72%			VAC
14526 PIPING ROCK LN	27,569	1.28%	6.00%			COM
2118 BRIARVIEW DR	14,840	0.69%	6.69%	Y	Y	SFR
13922 BRIARWORTH DR	14,685	0.68%	7.37%	Y		SFR
14106 BRIAR PLACE DR	14,077	0.65%	8.02%	Y		SFR
14102 BRIAR PLACE DR	13,770	0.64%	8.66%			SFR
2010 BRIARTURN DR	13,542	0.63%	9.29%	Y		SFR
13918 BRIARWORTH DR	13,448	0.62%	9.91%	Y		SFR
2006 BRIARTURN DR	13,440	0.62%	10.53%			SFR
13910 BRIARWORTH DR	13,117	0.61%	11.14%			SFR
1903 BRIARLEE DR	12,730	0.59%	11.73%	Y		SFR
13914 BRIARWORTH DR	12,546	0.58%	12.31%			SFR
2114 BRIARGREEN DR	12,360	0.57%	12.88%			SFR
2003 BRIARTURN DR	12,250	0.57%	13.45%	Y		SFR
2002 BRIARTURN DR	12,220	0.57%	14.02%	Y		SFR
14327 ELLA LEE LN	12,065	0.56%	14.58%			SFR
2110 BRIARGREEN DR	11,775	0.55%	15.12%	Y		SFR
2007 BRIARTURN DR	11,520	0.53%	15.66%	Y		SFR
13915 BRIARWORTH DR	11,206	0.52%	16.18%	Y		SFR
14211 CHEVY CHASE DR	10,860	0.50%	16.68%	Y		SFR
14111 BRIAR PLACE DR	10,665	0.49%	17.17%	Y		SFR
2102 BRIARGREEN DR	10,515	0.49%	17.66%		Y	SFR
2106 BRIARGREEN DR	10,330	0.48%	18.14%		Y	SFR
14014 BRIAR PLACE DR	10,296	0.48%	18.62%			SFR
14411 BURGOYNE RD	10,280	0.48%	19.09%			SFR
14206 BURGOYNE RD	10,230	0.47%	19.57%	Y	Y	SFR
13914 BRIAR PLACE DR	10,200	0.47%	20.04%	Y		SFR
1907 BRIARLEE DR	10,020	0.46%	20.50%	Y		SFR
1907 BRIARTURN DR	9,900	0.46%	20.96%	Y		SFR
14402 PIPING ROCK LN	9,860	0.46%	21.42%	Y		SFR
14215 CHEVY CHASE DR	9,780	0.45%	21.87%	Y		SFR
14010 BRIAR PLACE DR	9,690	0.45%	22.32%	Y		SFR
1919 BRIARLEE DR	9,680	0.45%	22.77%	Y		SFR
13911 BRIARWORTH DR	9,608	0.45%	23.22%	Y		SFR
14506 PIPING ROCK LN	9,542	0.44%	23.66%			SFR
1915 BRIARTURN DR	9,496	0.44%	24.10%	Y		SFR

Special Minimum Lot Size Area

ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
14202 PIPING ROCK LN	9,460	0.44%	24.54%	Y		SFR
2114 BRIARVIEW DR	9,410	0.44%	24.97%	N		SFR
14207 CHEVY CHASE DR	9,380	0.43%	25.41%	Y		SFR
1922 BRIARTURN DR	9,360	0.43%	25.84%			SFR
14410 CHEVY CHASE DR	9,325	0.43%	26.27%			SFR
14203 CHEVY CHASE DR	9,310	0.43%	26.70%	Y		SFR
2410 BRIARVIEW DR	9,280	0.43%	27.13%			SFR
1918 BRIARTURN DR	9,240	0.43%	27.56%			SFR
1902 BRIARTURN DR	9,240	0.43%	27.99%			SFR
14114 CHEVY CHASE DR	9,213	0.43%	28.42%			SFR
13919 BRIARWORTH DR	9,179	0.43%	28.84%	Y		SFR
14406 BURGOYNE RD	9,170	0.42%	29.27%	Y		SFR
14219 CHEVY CHASE DR	9,125	0.42%	29.69%	Y		SFR
14006 BRIAR PLACE DR	9,082	0.42%	30.11%	Y		SFR
1915 BRIARLEE DR	9,075	0.42%	30.53%	Y		SFR
14202 CHEVY CHASE DR	9,075	0.42%	30.95%			SFR
1911 BRIARLEE DR	9,075	0.42%	31.37%	Y	Y	SFR
14203 BURGOYNE RD	9,005	0.42%	31.79%	Y		SFR
14322 PIPING ROCK LN	8,932	0.41%	32.20%	Y		SFR
13922 BRIAR PLACE DR	8,892	0.41%	32.62%	Y		SFR
14002 BRIAR PLACE DR	8,863	0.41%	33.03%	Y		SFR
2203 BRIARVIEW DR	8,855	0.41%	33.44%	Y		SFR
14214 CHEVY CHASE DR	8,805	0.41%	33.84%	Y		SFR
14414 LOCKE LN	8,800	0.41%	34.25%			SFR
14210 BURGOYNE RD	8,780	0.41%	34.66%	Y	Y	SFR
14214 PIPING ROCK LN	8,778	0.41%	35.07%	Y		SFR
13918 BRIAR PLACE DR	8,755	0.41%	35.47%	Y		SFR
14210 CHEVY CHASE DR	8,670	0.40%	35.87%	Y		SFR
14411 CHEVY CHASE DR	8,665	0.40%	36.27%	Y	Y	SFR
14202 ELLA LEE LN	8,660	0.40%	36.68%	Y		SFR
1910 BRIARTURN DR	8,640	0.40%	37.08%	Y		SFR
1906 BRIARTURN DR	8,640	0.40%	37.48%	Y		SFR
14107 BRIAR PLACE DR	8,625	0.40%	37.88%	Y		SFR
14403 BURGOYNE RD	8,625	0.40%	38.28%			SFR
13919 BRIAR PLACE DR	8,625	0.40%	38.68%			SFR
1911 BRIARTURN DR	8,625	0.40%	39.08%	Y		SFR
14406 CHEVY CHASE DR	8,625	0.40%	39.48%		Y	SFR
14103 BRIAR PLACE DR	8,550	0.40%	39.87%			SFR
14015 BRIAR PLACE DR	8,550	0.40%	40.27%	Y		SFR
14003 BRIAR PLACE DR	8,550	0.40%	40.66%	Y		SFR

Special Minimum Lot Size Area

ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
14011 BRIAR PLACE DR	8,550	0.40%	41.06%			SFR
14007 BRIAR PLACE DR	8,550	0.40%	41.46%			SFR
14406 PIPING ROCK LN	8,550	0.40%	41.85%	Y		SFR
14002 BRIARWORTH DR	8,520	0.39%	42.25%	Y		SFR
1914 BRIARTURN DR	8,520	0.39%	42.64%			SFR
14323 BURGOYNE RD	8,510	0.39%	43.04%	Y		SFR
14007 BRIARWORTH DR	8,496	0.39%	43.43%	Y		SFR
13915 BRIAR PLACE DR	8,475	0.39%	43.82%	Y		SFR
14206 PIPING ROCK LN	8,449	0.39%	44.21%			SFR
13923 BRIARWORTH DR	8,449	0.39%	44.61%	Y		SFR
14103 BRIARWORTH DR	8,424	0.39%	45.00%			SFR
13906 BRIAR PLACE DR	8,400	0.39%	45.39%			SFR
14015 BRIARWORTH DR	8,400	0.39%	45.77%	Y		SFR
14410 PIPING ROCK LN	8,393	0.39%	46.16%	Y		SFR
2214 BRIARPORT DR	8,389	0.39%	46.55%	Y		SFR
13927 BRIARWORTH DR	8,378	0.39%	46.94%	Y	Y	SFR
14003 BRIARWORTH DR	8,378	0.39%	47.33%	Y		SFR
14111 BRIARWORTH DR	8,360	0.39%	47.72%	Y		SFR
14011 BRIARWORTH DR	8,330	0.39%	48.10%	Y		SFR
13910 BRIAR PLACE DR	8,325	0.39%	48.49%	Y		SFR
14323 ELLA LEE LN	8,324	0.39%	48.87%	Y		SFR
14211 BURGOYNE RD	8,300	0.38%	49.26%	Y	Y	SFR
14218 BURGOYNE RD	8,280	0.38%	49.64%	Y		SFR
14314 BURGOYNE RD	8,280	0.38%	50.03%			SFR
14310 BURGOYNE RD	8,280	0.38%	50.41%	Y		SFR
14222 BURGOYNE RD	8,280	0.38%	50.79%	Y		SFR
14318 BURGOYNE RD	8,280	0.38%	51.18%	Y		SFR
14314 PIPING ROCK LN	8,280	0.38%	51.56%			SFR
14402 BURGOYNE RD	8,280	0.38%	51.94%	Y		SFR
14326 BURGOYNE RD	8,280	0.38%	52.33%	Y		SFR
14306 PIPING ROCK LN	8,280	0.38%	52.71%	Y		SFR
14310 PIPING ROCK LN	8,280	0.38%	53.09%	Y		SFR
14318 PIPING ROCK LN	8,280	0.38%	53.48%	Y		SFR
14226 BURGOYNE RD	8,280	0.38%	53.86%			SFR
14322 BURGOYNE RD	8,280	0.38%	54.25%	Y	Y	SFR
14214 BURGOYNE RD	8,280	0.38%	54.63%			SFR
14302 BURGOYNE RD	8,280	0.38%	55.01%			SFR
14306 BURGOYNE RD	8,280	0.38%	55.40%			SFR
14323 PIPING ROCK LN	8,250	0.38%	55.78%	Y		SFR
2026 BRIARVIEW DR	8,250	0.38%	56.16%			SFR

Special Minimum Lot Size Area

ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
13911 BRIAR PLACE DR	8,225	0.38%	56.54%			SFR
14302 PIPING ROCK LN	8,208	0.38%	56.92%	Y		SFR
14222 PIPING ROCK LN	8,208	0.38%	57.30%	Y		SFR
14311 CHEVY CHASE DR	8,165	0.38%	57.68%	Y		SFR
14227 CHEVY CHASE DR	8,165	0.38%	58.06%	N		SFR
14319 CHEVY CHASE DR	8,165	0.38%	58.44%	Y		SFR
14307 CHEVY CHASE DR	8,165	0.38%	58.82%	Y		SFR
14223 CHEVY CHASE DR	8,165	0.38%	59.19%	Y		SFR
14403 CHEVY CHASE DR	8,165	0.38%	59.57%	Y		SFR
14315 CHEVY CHASE DR	8,165	0.38%	59.95%	Y		SFR
14235 CHEVY CHASE DR	8,165	0.38%	60.33%			SFR
14303 CHEVY CHASE DR	8,165	0.38%	60.71%	Y		SFR
14407 CHEVY CHASE DR	8,165	0.38%	61.09%	Y		SFR
14231 CHEVY CHASE DR	8,165	0.38%	61.46%	Y	Y	SFR
14323 CHEVY CHASE DR	8,165	0.38%	61.84%	Y		SFR
14318 CHEVY CHASE DR	8,165	0.38%	62.22%	Y		SFR
13907 BRIAR PLACE DR	8,136	0.38%	62.60%			SFR
14218 PIPING ROCK LN	8,136	0.38%	62.98%	Y		SFR
14203 PIPING ROCK LN	8,080	0.37%	63.35%	Y		SFR
14107 BRIARWORTH DR	8,064	0.37%	63.72%	Y		SFR
14207 BURGOYNE RD	8,060	0.37%	64.10%			SFR
14203 ELLA LEE LN	8,060	0.37%	64.47%	Y		SFR
14226 CHEVY CHASE DR	8,050	0.37%	64.84%	Y		SFR
14302 CHEVY CHASE DR	8,050	0.37%	65.22%	Y	Y	SFR
14215 BURGOYNE RD	8,050	0.37%	65.59%	Y	Y	SFR
14223 BURGOYNE RD	8,050	0.37%	65.96%			SFR
14407 BURGOYNE RD	8,050	0.37%	66.34%			SFR
14307 BURGOYNE RD	8,050	0.37%	66.71%	Y		SFR
14311 BURGOYNE RD	8,050	0.37%	67.08%	Y		SFR
14222 CHEVY CHASE DR	8,050	0.37%	67.45%	Y		SFR
14303 BURGOYNE RD	8,050	0.37%	67.83%			SFR
14227 BURGOYNE RD	8,050	0.37%	68.20%	Y		SFR
14315 BURGOYNE RD	8,050	0.37%	68.57%	Y		SFR
14319 BURGOYNE RD	8,050	0.37%	68.95%	Y	Y	SFR
14219 BURGOYNE RD	8,050	0.37%	69.32%	Y		SFR
14230 CHEVY CHASE DR	8,050	0.37%	69.69%	Y	Y	SFR
14402 CHEVY CHASE DR	8,050	0.37%	70.07%			SFR
14314 CHEVY CHASE DR	8,050	0.37%	70.44%			SFR
14322 CHEVY CHASE DR	8,050	0.37%	70.81%	Y		SFR
14310 CHEVY CHASE DR	8,050	0.37%	71.18%	Y		SFR

Special Minimum Lot Size Area

ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
14306 CHEVY CHASE DR	8,050	0.37%	71.56%	Y	Y	SFR
14326 CHEVY CHASE DR	8,050	0.37%	71.93%	Y		SFR
14218 CHEVY CHASE DR	8,015	0.37%	72.30%	Y		SFR
14210 PIPING ROCK LN	7,910	0.37%	72.67%	Y		SFR
13902 BRIAR PLACE DR	7,883	0.37%	73.03%	Y	Y	SFR
14014 BRIARWORTH DR	7,865	0.36%	73.40%	Y		SFR
14010 BRIARWORTH DR	7,800	0.36%	73.76%	Y		SFR
14106 BRIARWORTH DR	7,800	0.36%	74.12%	Y		SFR
14006 BRIARWORTH DR	7,800	0.36%	74.48%	Y		SFR
14102 BRIARWORTH DR	7,800	0.36%	74.84%	Y		SFR
2202 BRIARVIEW DR	7,700	0.36%	75.20%	Y		SFR
13903 BRIAR PLACE DR	7,700	0.36%	75.56%			SFR
14322 ELLA LEE LN	7,700	0.36%	75.91%	Y		SFR
2211 BRIARVIEW DR	7,700	0.36%	76.27%			SFR
2219 BRIARVIEW DR	7,700	0.36%	76.63%			SFR
2214 BRIARVIEW DR	7,700	0.36%	76.99%			SFR
2202 BRIARPORT DR	7,700	0.36%	77.34%			SFR
2206 BRIARVIEW DR	7,700	0.36%	77.70%	Y		SFR
2207 BRIARVIEW DR	7,700	0.36%	78.06%			SFR
2227 BRIARVIEW DR	7,700	0.36%	78.41%	Y		SFR
2215 BRIARVIEW DR	7,700	0.36%	78.77%	Y		SFR
2223 BRIARVIEW DR	7,700	0.36%	79.13%	Y		SFR
2210 BRIARVIEW DR	7,700	0.36%	79.48%	Y	Y	SFR
2110 BRIARVIEW DR	7,700	0.36%	79.84%	Y		SFR
2106 BRIARVIEW DR	7,700	0.36%	80.20%	Y	Y	SFR
2102 BRIARVIEW DR	7,700	0.36%	80.55%			SFR
2030 BRIARVIEW DR	7,700	0.36%	80.91%			SFR
14114 BRIARWORTH DR	7,680	0.36%	81.27%	N		SFR
14110 BRIARWORTH DR	7,680	0.36%	81.62%			SFR
14206 BRIARWORTH DR	7,680	0.36%	81.98%	Y		SFR
14202 BRIARWORTH DR	7,680	0.36%	82.33%			SFR
14206 ELLA LEE LN	7,675	0.36%	82.69%			SFR
14207 ELLA LEE LN	7,597	0.35%	83.04%	Y		SFR
14307 PIPING ROCK LN	7,590	0.35%	83.39%	Y		SFR
14319 PIPING ROCK LN	7,590	0.35%	83.74%			SFR
14307 ELLA LEE LN	7,590	0.35%	84.10%	Y		SFR
14303 ELLA LEE LN	7,590	0.35%	84.45%			SFR
14223 PIPING ROCK LN	7,590	0.35%	84.80%	Y		SFR
14311 PIPING ROCK LN	7,590	0.35%	85.15%			SFR
14319 ELLA LEE LN	7,590	0.35%	85.50%			SFR

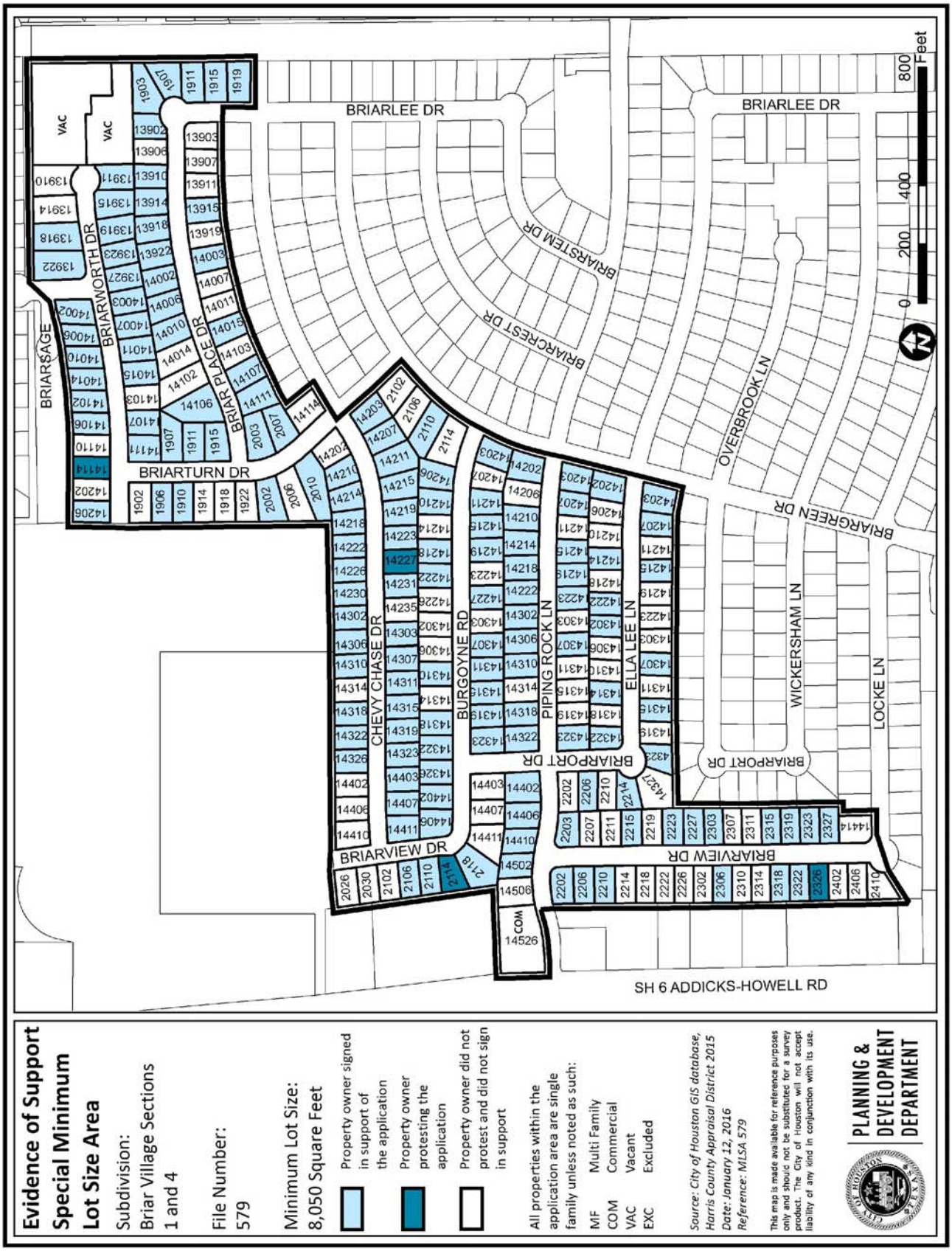
Special Minimum Lot Size Area

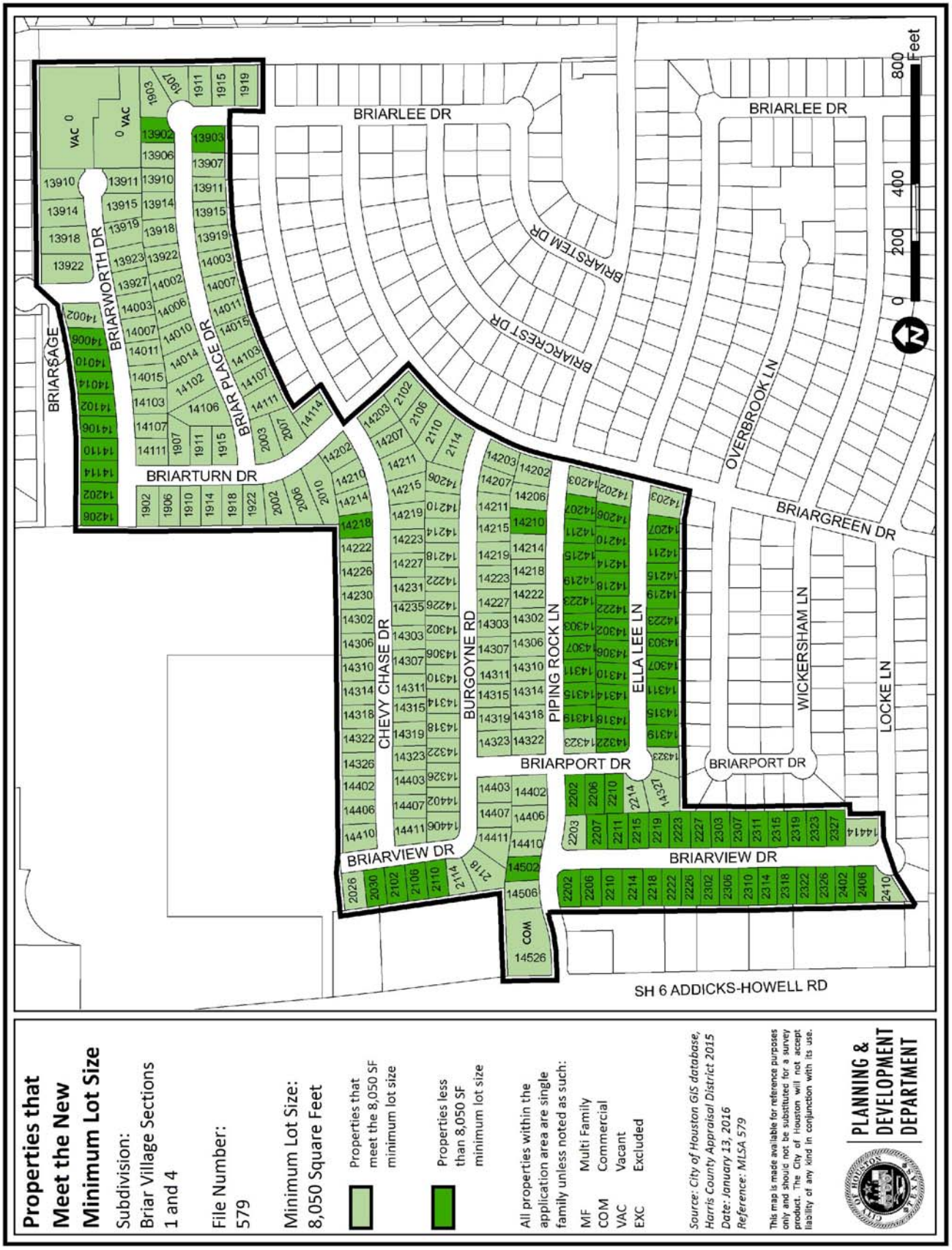
ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
14315 PIPING ROCK LN	7,590	0.35%	85.85%			SFR
14223 ELLA LEE LN	7,590	0.35%	86.21%			SFR
14303 PIPING ROCK LN	7,590	0.35%	86.56%			SFR
14219 PIPING ROCK LN	7,590	0.35%	86.91%	Y		SFR
14315 ELLA LEE LN	7,590	0.35%	87.26%	Y		SFR
14311 ELLA LEE LN	7,590	0.35%	87.61%			SFR
14215 PIPING ROCK LN	7,521	0.35%	87.96%	Y		SFR
14211 PIPING ROCK LN	7,521	0.35%	88.31%			SFR
14502 PIPING ROCK LN	7,500	0.35%	88.66%	Y		SFR
14207 PIPING ROCK LN	7,383	0.34%	89.00%	Y		SFR
14222 ELLA LEE LN	7,370	0.34%	89.34%	Y		SFR
14215 ELLA LEE LN	7,370	0.34%	89.68%	Y		SFR
14219 ELLA LEE LN	7,370	0.34%	90.02%			SFR
14302 ELLA LEE LN	7,370	0.34%	90.37%	Y		SFR
14314 ELLA LEE LN	7,370	0.34%	90.71%	Y	Y	SFR
14310 ELLA LEE LN	7,370	0.34%	91.05%			SFR
14218 ELLA LEE LN	7,370	0.34%	91.39%			SFR
14318 ELLA LEE LN	7,370	0.34%	91.73%			SFR
14306 ELLA LEE LN	7,370	0.34%	92.07%			SFR
2226 BRIARVIEW DR	7,150	0.33%	92.40%			SFR
2222 BRIARVIEW DR	7,150	0.33%	92.74%			SFR
2307 BRIARVIEW DR	7,150	0.33%	93.07%			SFR
2327 BRIARVIEW DR	7,150	0.33%	93.40%	Y		SFR
2314 BRIARVIEW DR	7,150	0.33%	93.73%			SFR
2319 BRIARVIEW DR	7,150	0.33%	94.06%	Y	Y	SFR
14211 ELLA LEE LN	7,150	0.33%	94.39%			SFR
2210 BRIARPORT DR	7,150	0.33%	94.72%			SFR
2311 BRIARVIEW DR	7,150	0.33%	95.06%			SFR
2303 BRIARVIEW DR	7,150	0.33%	95.39%	Y		SFR
2322 BRIARVIEW DR	7,150	0.33%	95.72%	Y		SFR
2310 BRIARVIEW DR	7,150	0.33%	96.05%			SFR
2302 BRIARVIEW DR	7,150	0.33%	96.38%			SFR
2326 BRIARVIEW DR	7,150	0.33%	96.71%	N		SFR
2318 BRIARVIEW DR	7,150	0.33%	97.04%	Y		SFR
2323 BRIARVIEW DR	7,150	0.33%	97.37%	Y	Y	SFR
2218 BRIARVIEW DR	7,150	0.33%	97.71%			SFR
2406 BRIARVIEW DR	7,150	0.33%	98.04%			SFR
2402 BRIARVIEW DR	7,150	0.33%	98.37%			SFR
2206 BRIARPORT DR	7,150	0.33%	98.70%	Y	Y	SFR
2306 BRIARVIEW DR	7,150	0.33%	99.03%	Y		SFR

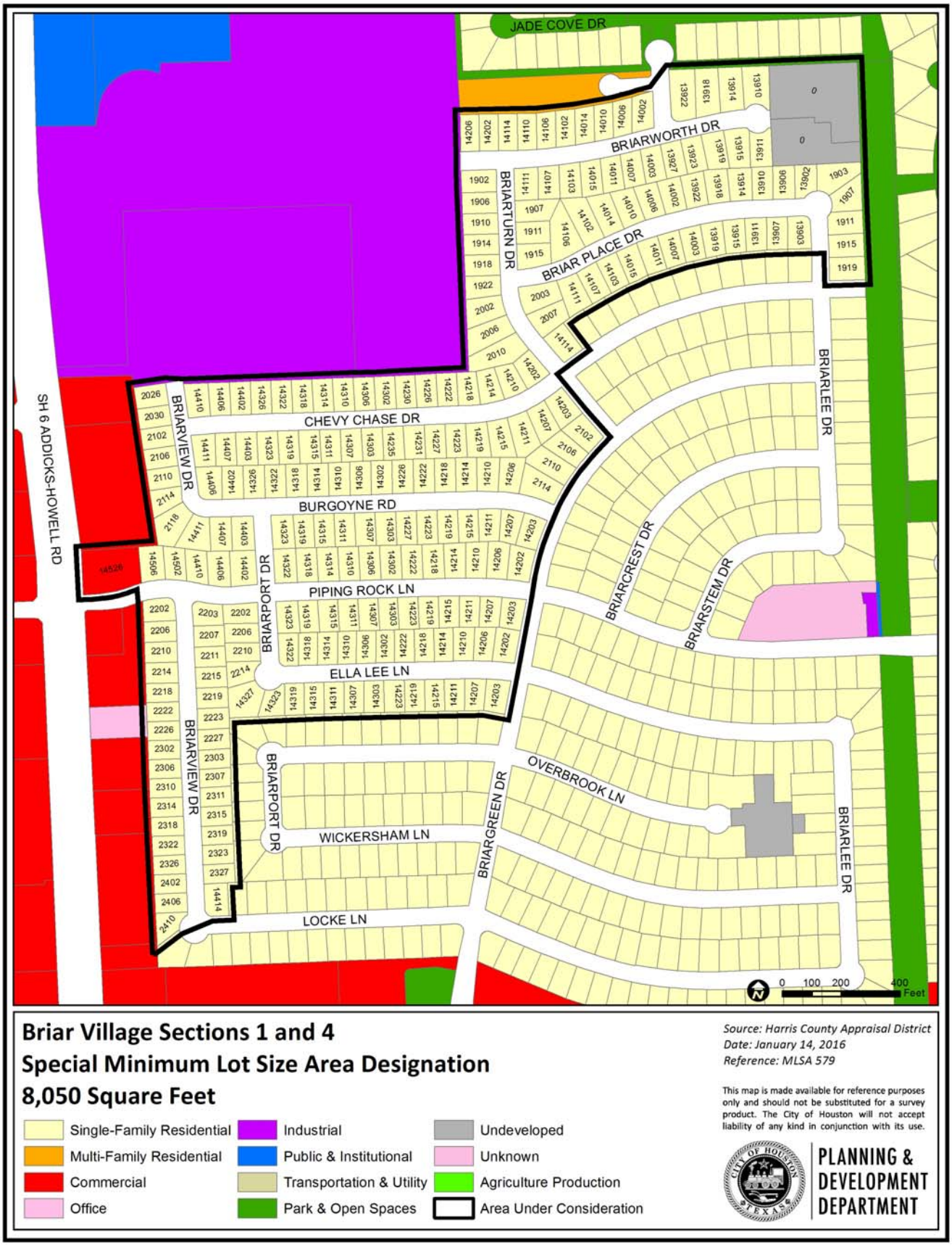
ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
2315 BRIARVIEW DR	7,150	0.33%	99.36%	**Y**		**SFR**
14214 ELLA LEE LN	6,930	0.32%	99.68%	**Y**		**SFR**
14210 ELLA LEE LN	6,832	0.32%	100.00%			**SFR**

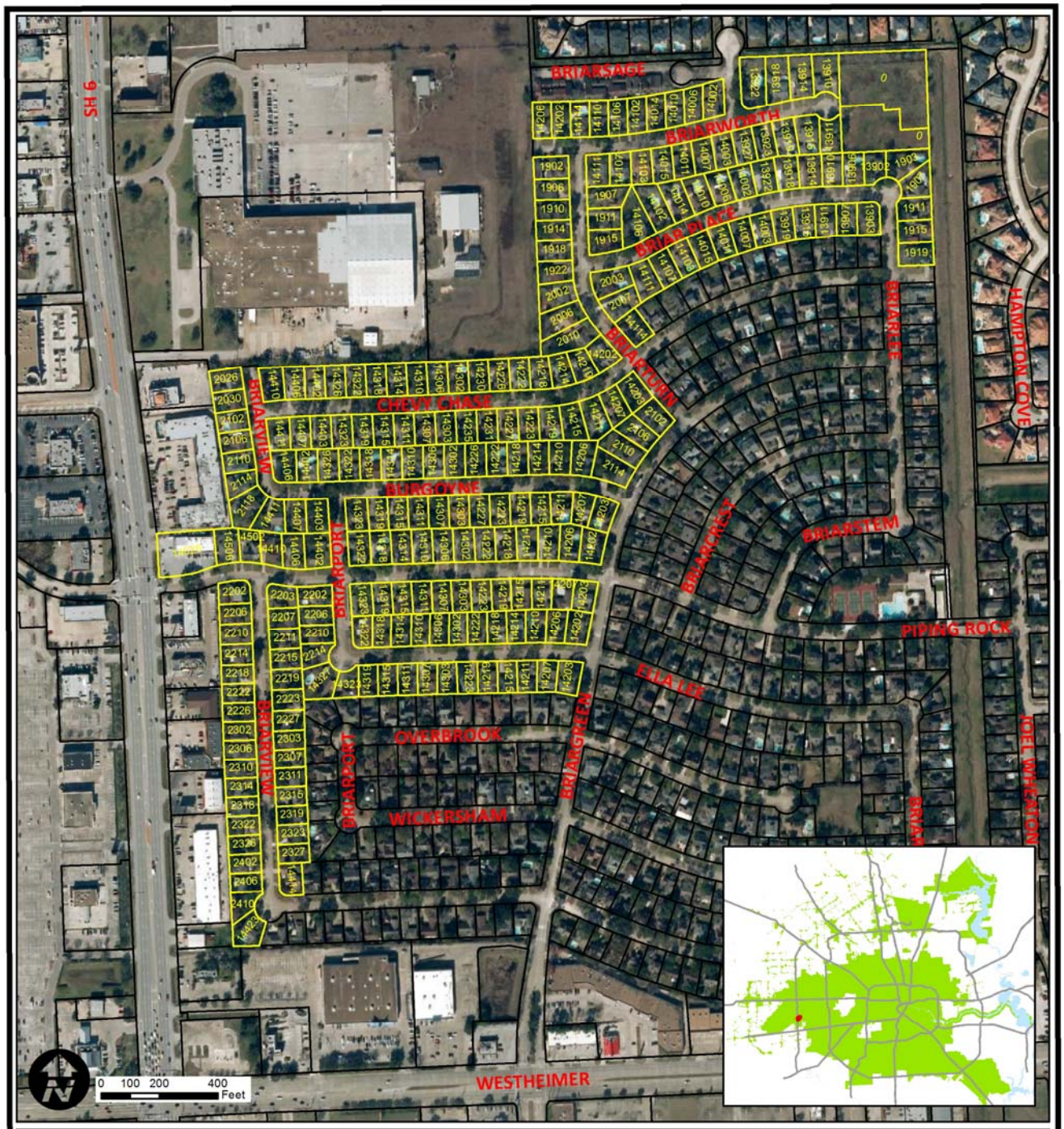
This application qualifies for a Special Minimum Lot Size of:	**8,050 sq ft**
Response forms received in support of the SMLSA:	**150**
Response forms received in opposition of the SMLSA:	**4**
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	**60%**
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	**10%**

# of developed or restricted to no more than two SFR Units	**237**
# of Multifamily lots	**0**
# of Commercial lots	**1**
# of Vacant Lots	**2**
# of Excluded Lots	**0**
TOTAL NUMBER OF LOTS	**240**
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	**99%**


BRIARLEE DR
BRIARLEE DR
BRIARSTEM DR
BRIARCREST DR
OVERBROOK LN
BRIARGREEN DR
WICKERSHAM LN
LOCKE LN
BRIARPORT DR
BRIARPORT DR
PIPING ROCK LN
ELLA LEE LN
BURGOYNE RD
CHEVY CHASE DR
BRIARVIEW DR
BRIARVIEW DR
BRIARTURN DR
BRIAR PLACE DR
BRIARWORTH DR
BRIARSAGE
SH 6 ADDICKS-HOWELL RD
VAC
VAC
COM
800
400
200
0
Feet
N
Evidence of Support
Special Minimum
Lot Size Area
Subdivision:
Briar Village Sections
1 and 4
File Number:
579
Minimum Lot Size:
8,050 Square Feet
Property owner signed in support of the application
Property owner protesting the application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2015
Date: January 12, 2016
Reference: MLSA 579
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


BRIARLEE DR
BRIARLEE DR
BRIARSTEM DR
BRIARCREST DR
OVERBROOK LN
BRIARGREEN DR
WICKERSHAM LN
LOCKE LN
BRIARWORTH DR
BRIAR PLACE DR
BRIARSAGE
BRIARTURN DR
CHEVY CHASE DR
BURGOYNE RD
PIPING ROCK LN
ELLA LEE LN
BRIARPORT DR
BRIARPORT DR
BRIARVIEW DR
BRIARVIEW DR
SH 6 ADDICKS-HOWELL RD
COM
VAC
800
400
200
0
Feet
N
Properties that Meet the New Minimum Lot Size
Subdivision:
Briar Village Sections 1 and 4
File Number:
579
Minimum Lot Size:
8,050 Square Feet
Properties that meet the 8,050 SF minimum lot size
Properties less than 8,050 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2015
Date: January 13, 2016
Reference: MLSA 579
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


JADE COVE DR
BRIARWORTH DR
BRIARTURN DR
BRIAR PLACE DR
CHEVY CHASE DR
BRIARVIEW DR
BURGOYNE RD
PIPING ROCK LN
ELLA LEE LN
BRIARPORT DR
WICKERSHAM LN
LOCKE LN
OVERBROOK LN
BRIARGREEN DR
BRIARCREST DR
BRIARSTEM DR
BRIARLEE DR
SH 6 ADDICKS-HOWELL RD
0 100 200 400 Feet
Briar Village Sections 1 and 4
Special Minimum Lot Size Area Designation
8,050 Square Feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Unknown
Agriculture Production
Area Under Consideration
Source: Harris County Appraisal District
Date: January 14, 2016
Reference: MLSA 579
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



Briar Village Sections 1 and 4
8,050 square feet

Source: Harris County Appraisal District
Date: January 13, 2016
Reference: MLSA 579

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.

MLSA 579 HCAD

PLANNING & DEVELOPMENT 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:

Briar Village Section 1, Briar Village Section 4 and Briarworth Section 1

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant Karen Avery Phone
Address 2206 Briarport E-mail
City Houston State TX Zip 77077

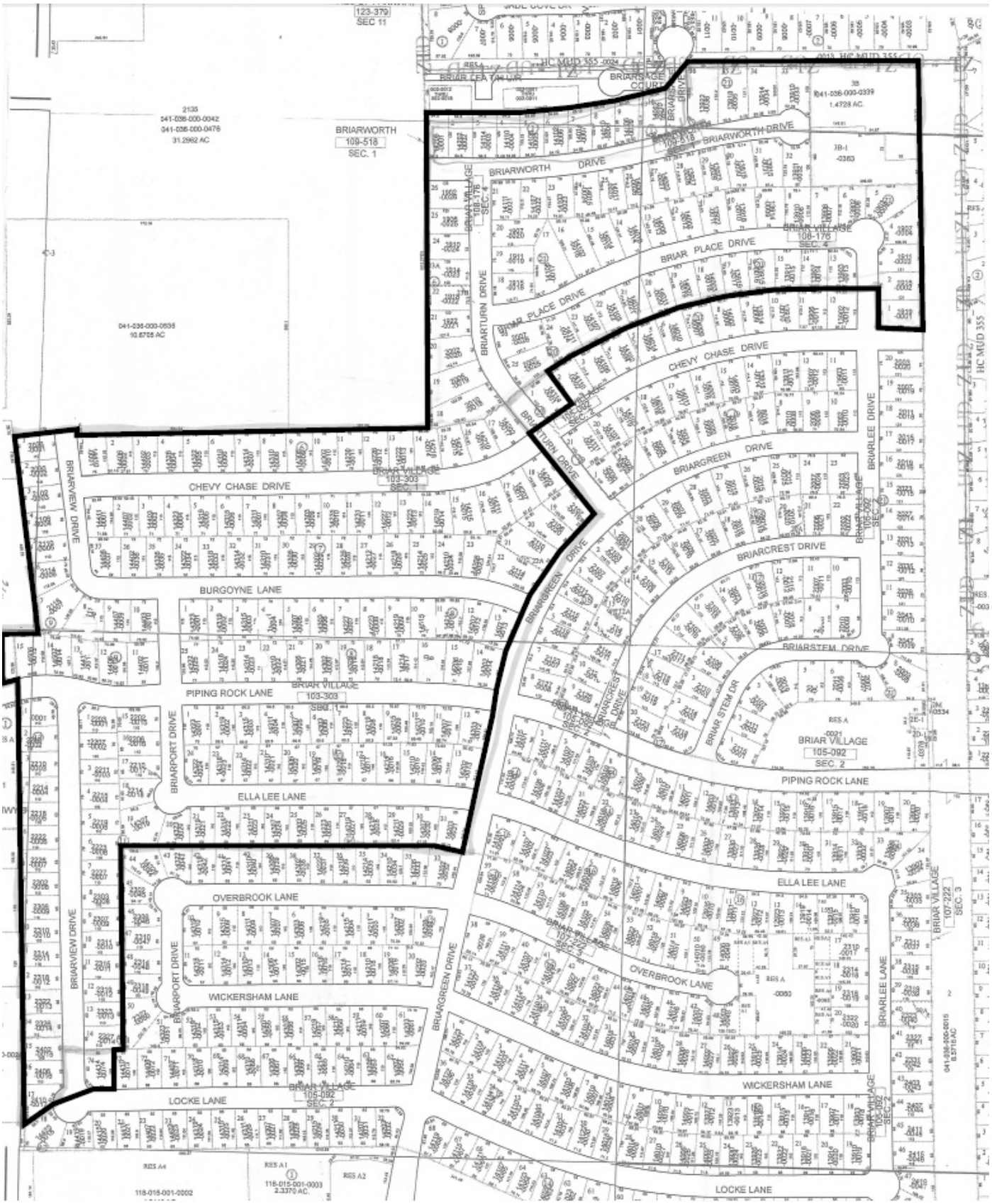
Alternate Applicant Derek Lewis Phone
Address 2315 Briarlee E-mail
City Houston State TX Zip 77077

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

File # 579 Key Map # TIRZ
Lambert # Super N'hood Census Tract
City Council District

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 10)	
Copy of deed restrictions, if applicable	
Map or sketch showing the address, land use and the size of all lots within boundary area	

Special Minimum Lot Size Area Page 3 of 11


BRIARWORTH DRIVE
BRIAR PLACE DRIVE
CHEVY CHASE DRIVE
BRIARGREEN DRIVE
BRIARCREST DRIVE
BRIARSTEM DRIVE
BRIARLEE DRIVE
BRIARTURN DRIVE
BRIARVIEW DRIVE
BRIARPORT DRIVE
BURGOYNE LANE
PIPING ROCK LANE
ELLA LEE LANE
OVERBROOK LANE
WICKERSHAM LANE
LOCKE LANE
BRIAR VILLAGE
105-092
SEC. 2
103-303
SEC. 1
108-176
SEC. 4
107-222
SEC. 3
BRIARWORTH
109-518
SEC. 1
HC MUD 355

AGENDA: IV

SMLSA Application No. IV: Briar Village Section 1, Block 14, Lots 1-7, Block 16, Lots 1-3, Block 18, Lots 1-10; Briar Village Section 2, Block 11, Lots 32-74, all of Block 12, Block 13, Lots 18-32, Block 14, Lots 8-20 and Lots 41-68, all of Block 15, Block 16, Lots 21-37, all of Block 17, Block 18, Lots 11-30, all of Block 19, Block 20, Lots 1-12 and all of Block 21; Briar Village Section 3, Block 14, Lots 21-40, Block 16, Lots 1-59

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Briar Village Section 1, 2 and 3 Subdivisions. Analysis shows that a minimum lot size of 7,495 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 forty-six (346) properties in Briar Village Section 1, 2 and 3 Subdivisions.

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-seven (27) 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 forty-four (344) single-family residential properties representing 99% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 60% 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 7,495 sq. ft. exists on two hundred thirty (230) of three hundred forty-six (346) 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 1970, 1971 and 1973. Some of the houses were constructed in the 1970s. The establishment of a 7,495 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 thirty (230) out of three hundred forty-six (346) lots representing 70% of the application area is at least 7,495 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
BRIAR VILLAGE SEC. 1, 2 & 3 SUBDIVISIONS

SITE ADDRESS	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
0 OVERBROOK LN	40018	1.42%	1.42%			VAC
14006 OVERBROOK LN	16697	0.59%	2.01%	Y		SFR
13919 ELLA LEE LN	13036	0.46%	2.47%	Y		SFR
2003 BRIARSTEM DR	12899	0.46%	2.92%			SFR
14003 OVERBROOK LN	11953	0.42%	3.35%	Y		SFR
13903 LOCKE LN	11727	0.41%	3.76%	Y		SFR
14323 WICKERSHAM LN	11324	0.40%	4.16%	Y		SFR
2322 BRIARLEE DR	10990	0.39%	4.55%	Y	Y	SFR
2322 BRIARPORT DR	10946	0.39%	4.94%			SFR
14423 LOCKE LN	10776	0.38%	5.32%	Y		SFR
2047 BRIARLEE DR	10255	0.36%	5.68%			SFR
14326 OVERBROOK LN	10185	0.36%	6.04%			SFR
13906 ELLA LEE LN	10146	0.36%	6.40%			SFR
13907 LOCKE LN	9947	0.35%	6.75%	Y		SFR
2314 BRIARLEE DR	9837	0.35%	7.10%	Y		SFR
2007 BRIARSTEM DR	9535	0.34%	7.44%	Y		SFR
2020 BRIARGREEN DR	9435	0.33%	7.77%	Y		SFR
2107 BRIARSTEM DR	9425	0.33%	8.11%	Y		SFR
2006 BRIARCREST DR	9311	0.33%	8.44%	Y		SFR
2018 BRIARSTEM DR	9280	0.33%	8.76%	Y		SFR
2003 BRIARGREEN DR	9266	0.33%	9.09%	Y		SFR
14111 CHEVY CHASE DR	9240	0.33%	9.42%			SFR
13914 CHEVY CHASE DR	9213	0.33%	9.74%			SFR
14102 CHEVY CHASE DR	9213	0.33%	10.07%			SFR
14114 CHEVY CHASE DR	9213	0.33%	10.40%	Y		SFR
2006 BRIARGREEN DR	9213	0.33%	10.72%	Y		SFR
2024 BRIARGREEN DR	9213	0.33%	11.05%	Y	Y	SFR

2028 BRIARGREEN DR	9213	0.33%	11.37%	**Y**		SFR
13902 CHEVY CHASE DR	9153	0.32%	11.70%		**Y**	SFR
2022 BRIARSTEM DR	9125	0.32%	12.02%	**Y**		SFR
2102 BRIARSTEM DR	9125	0.32%	12.34%	**Y**		SFR
13910 CHEVY CHASE DR	9102	0.32%	12.67%	**Y**		SFR
14002 CHEVY CHASE DR	9102	0.32%	12.99%	**Y**	**Y**	SFR
14006 CHEVY CHASE DR	9102	0.32%	13.31%	**Y**		SFR
14106 CHEVY CHASE DR	9102	0.32%	13.63%	**Y**		SFR
14110 CHEVY CHASE DR	9102	0.32%	13.95%	**Y**		SFR
2002 BRIARGREEN DR	9102	0.32%	14.28%	**Y**		SFR
2010 BRIARGREEN DR	9102	0.32%	14.60%			SFR
2014 BRIARGREEN DR	9102	0.32%	14.92%			SFR
2003 BRIARLEE DR	9075	0.32%	15.24%	**Y**		SFR
2419 BRIARLEE DR	9075	0.32%	15.56%			SFR
14122 WICKERSHAM LN	9072	0.32%	15.88%			SFR
14202 LOCKE LN	9045	0.32%	16.20%			SFR
2003 BRIARCREST DR	9040	0.32%	16.52%			SFR
14014 CHEVY CHASE DR	9020	0.32%	16.84%	**Y**	**Y**	SFR
14318 WICKERSHAM LN	9020	0.32%	17.16%			SFR
14319 OVERBROOK LN	9020	0.32%	17.48%	**Y**		SFR
13902 ELLA LEE LN	9016	0.32%	17.80%			SFR
14419 LOCKE LN	8975	0.32%	18.12%			SFR
2110 BRIARCREST DR	8970	0.32%	18.43%	**Y**		SFR
14202 WICKERSHAM LN	8960	0.32%	18.75%			SFR
2023 BRIARGREEN DR	8937	0.32%	19.07%	**Y**		SFR
2027 BRIARGREEN DR	8937	0.32%	19.38%	**Y**		SFR
2011 BRIARCREST DR	8930	0.32%	19.70%	**Y**		SFR
2019 BRIARCREST DR	8930	0.32%	20.01%	**Y**		SFR
2023 BRIARCREST DR	8930	0.32%	20.33%	**Y**		SFR

2103 BRIARCREST DR	8930	0.32%	20.65%	**Y**		SFR
2107 BRIARCREST DR	8930	0.32%	20.96%	**Y**		SFR
2111 BRIARCREST DR	8930	0.32%	21.28%	**Y**		SFR
2123 BRIARCREST DR	8930	0.32%	21.59%			SFR
2010 BRIARSTEM DR	8927	0.32%	21.91%	**Y**		SFR
2106 BRIARSTEM DR	8920	0.32%	22.23%	**Y**		SFR
13903 PIPING ROCK LN	8910	0.32%	22.54%			SFR
2030 BRIARGREEN DR	8900	0.31%	22.86%	**N**		SFR
14203 OVERBROOK LN	8870	0.31%	23.17%	**Y**		SFR
2118 BRIARSTEM DR	8860	0.31%	23.48%			SFR
2019 BRIARGREEN DR	8859	0.31%	23.80%	**Y**		SFR
2026 BRIARGREEN DR	8856	0.31%	24.11%	**Y**		SFR
14118 OVERBROOK LN	8855	0.31%	24.42%	**Y**		SFR
14414 LOCKE LN	8800	0.31%	24.73%			SFR
14119 LOCKE LN	8783	0.31%	25.05%			SFR
14010 CHEVY CHASE DR	8769	0.31%	25.36%		**Y**	SFR
14107 CHEVY CHASE DR	8769	0.31%	25.67%	**Y**		SFR
2018 BRIARGREEN DR	8769	0.31%	25.98%			SFR
2015 BRIARGREEN DR	8763	0.31%	26.29%	**Y**		SFR
2102 BRIARCREST DR	8760	0.31%	26.60%			SFR
2302 BRIARPORT DR	8718	0.31%	26.90%			SFR
14202 OVERBROOK LN	8705	0.31%	27.21%			SFR
14207 OVERBROOK LN	8690	0.31%	27.52%			SFR
2007 BRIARGREEN DR	8689	0.31%	27.83%	**Y**		SFR
2029 BRIARGREEN DR	8683	0.31%	28.13%			SFR
2011 BRIARGREEN DR	8674	0.31%	28.44%	**Y**	**Y**	SFR
2127 BRIARGREEN DR	8664	0.31%	28.75%	**Y**		SFR
2002 BRIARCREST DR	8644	0.31%	29.05%	**Y**		SFR
2115 BRIARGREEN DR	8610	0.30%	29.36%	**N**		SFR

2119 BRIARGREEN DR	8610	0.30%	29.66%	**Y**		SFR
2114 BRIARCREST DR	8600	0.30%	29.97%	**Y**		SFR
2126 BRIARCREST DR	8550	0.30%	30.27%			SFR
2106 BRIARCREST DR	8530	0.30%	30.57%	**Y**		SFR
2007 BRIARCREST DR	8520	0.30%	30.87%			SFR
2014 BRIARCREST DR	8515	0.30%	31.17%	**Y**		SFR
2018 BRIARCREST DR	8515	0.30%	31.48%	**Y**		SFR
2022 BRIARCREST DR	8515	0.30%	31.78%	**Y**		SFR
2026 BRIARCREST DR	8515	0.30%	32.08%	**Y**		SFR
2115 BRIARCREST DR	8475	0.30%	32.38%	**Y**		SFR
2118 BRIARCREST DR	8475	0.30%	32.68%	**Y**		SFR
2119 BRIARCREST DR	8475	0.30%	32.98%			SFR
2007 BRIARLEE DR	8470	0.30%	33.28%	**Y**	**Y**	SFR
2011 BRIARLEE DR	8470	0.30%	33.58%	**Y**		SFR
2015 BRIARLEE DR	8470	0.30%	33.88%			SFR
2019 BRIARLEE DR	8470	0.30%	34.18%	**Y**		SFR
2023 BRIARLEE DR	8470	0.30%	34.48%			SFR
2027 BRIARLEE DR	8470	0.30%	34.77%			SFR
2031 BRIARLEE DR	8470	0.30%	35.07%			SFR
2035 BRIARLEE DR	8470	0.30%	35.37%	**Y**		SFR
2039 BRIARLEE DR	8470	0.30%	35.67%	**Y**		SFR
2043 BRIARLEE DR	8470	0.30%	35.97%	**Y**		SFR
2019 BRIARSTEM DR	8450	0.30%	36.27%	**Y**		SFR
14003 LOCKE LN	8401	0.30%	36.57%			SFR
13935 LOCKE LN	8367	0.30%	36.87%			SFR
14007 LOCKE LN	8335	0.29%	37.16%	**Y**		SFR
2123 BRIARGREEN DR	8330	0.29%	37.46%			SFR
14018 OVERBROOK LN	8281	0.29%	37.75%			SFR
13931 LOCKE LN	8276	0.29%	38.04%	**Y**		SFR

2103 BRIARGREEN DR	8260	0.29%	38.33%			SFR
2111 BRIARGREEN DR	8260	0.29%	38.63%			SFR
13915 LOCKE LN	8255	0.29%	38.92%			SFR
13919 LOCKE LN	8255	0.29%	39.21%			SFR
13923 LOCKE LN	8255	0.29%	39.50%			SFR
13927 LOCKE LN	8255	0.29%	39.79%	**Y**		SFR
2310 BRIARLEE DR	8250	0.29%	40.09%	**Y**	**Y**	SFR
2014 BRIARSTEM DR	8249	0.29%	40.38%			SFR
2114 BRIARSTEM DR	8249	0.29%	40.67%	**Y**		SFR
2122 BRIARCREST DR	8236	0.29%	40.96%	**Y**		SFR
14115 OVERBROOK LN	8229	0.29%	41.25%			SFR
14014 OVERBROOK LN	8213	0.29%	41.54%			SFR
2107 BRIARGREEN DR	8190	0.29%	41.83%	**N**		SFR
14011 LOCKE LN	8188	0.29%	42.12%	**Y**		SFR
2110 BRIARSTEM DR	8176	0.29%	42.41%			SFR
14015 LOCKE LN	8167	0.29%	42.70%	**Y**		SFR
14007 CHEVY CHASE DR	8094	0.29%	42.99%	**Y**	**Y**	SFR
14110 ELLA LEE LN	8050	0.28%	43.27%	**Y**		SFR
2318 BRIARPORT DR	8050	0.28%	43.56%			SFR
2323 BRIARLEE DR	8050	0.28%	43.84%			SFR
14322 OVERBROOK LN	8041	0.28%	44.13%	**Y**		SFR
14003 CHEVY CHASE DR	8023	0.28%	44.41%	**Y**		SFR
2306 BRIARPORT DR	8020	0.28%	44.69%			SFR
14123 WICKERSHAM LN	8018	0.28%	44.98%	**Y**		SFR
13935 ELLA LEE LN	8013	0.28%	45.26%			SFR
13910 LOCKE LN	8005	0.28%	45.54%			SFR
13911 LOCKE LN	7995	0.28%	45.83%			SFR
13918 ELLA LEE LN	7993	0.28%	46.11%	**Y**		SFR
14003 ELLA LEE LN	7986	0.28%	46.39%	**Y**		SFR

14022 OVERBROOK LN	7980	0.28%	46.67%			SFR
14011 CHEVY CHASE DR	7952	0.28%	46.95%	**Y**		SFR
14102 ELLA LEE LN	7944	0.28%	47.24%	**Y**		SFR
13902 WICKERSHAM LN	7920	0.28%	47.52%			SFR
14026 OVERBROOK LN	7920	0.28%	47.80%			SFR
2010 BRIARCREST DR	7910	0.28%	48.08%	**Y**		SFR
2011 BRIARSTEM DR	7910	0.28%	48.36%			SFR
2015 BRIARSTEM DR	7910	0.28%	48.64%			SFR
2031 BRIARGREEN DR	7910	0.28%	48.92%	**Y**		SFR
2111 BRIARSTEM DR	7910	0.28%	49.20%	**Y**		SFR
14019 OVERBROOK LN	7894	0.28%	49.47%	**Y**		SFR
13915 CHEVY CHASE DR	7881	0.28%	49.75%	**Y**		SFR
14015 CHEVY CHASE DR	7881	0.28%	50.03%	**Y**		SFR
14103 CHEVY CHASE DR	7881	0.28%	50.31%	**Y**	**Y**	SFR
14011 ELLA LEE LN	7876	0.28%	50.59%	**Y**		SFR
14023 OVERBROOK LN	7876	0.28%	50.87%			SFR
14203 WICKERSHAM LN	7865	0.28%	51.15%	**Y**		SFR
13931 ELLA LEE LN	7839	0.28%	51.42%	**Y**		SFR
14023 LOCKE LN	7838	0.28%	51.70%			SFR
13903 WICKERSHAM LN	7810	0.28%	51.98%	**Y**		SFR
13907 CHEVY CHASE DR	7810	0.28%	52.25%			SFR
13911 CHEVY CHASE DR	7810	0.28%	52.53%		**Y**	SFR
14106 ELLA LEE LN	7809	0.28%	52.81%			SFR
14206 OVERBROOK LN	7805	0.28%	53.08%	**Y**		SFR
14011 OVERBROOK LN	7802	0.28%	53.36%	**Y**		SFR
14010 OVERBROOK LN	7801	0.28%	53.63%			SFR
14007 ELLA LEE LN	7800	0.28%	53.91%	**Y**		SFR
13903 CHEVY CHASE DR	7797	0.28%	54.19%			SFR
14114 OVERBROOK LN	7789	0.28%	54.46%			SFR

14015 OVERBROOK LN	7776	0.28%	54.74%			SFR
14019 PIPING ROCK LN	7770	0.27%	55.01%			SFR
14203 LOCKE LN	7762	0.27%	55.29%	**Y**		SFR
14019 LOCKE LN	7759	0.27%	55.56%	**Y**		SFR
13922 ELLA LEE LN	7753	0.27%	55.84%	**Y**	**Y**	SFR
13926 ELLA LEE LN	7753	0.27%	56.11%	**Y**		SFR
13930 ELLA LEE LN	7753	0.27%	56.38%	**Y**	**Y**	SFR
14002 ELLA LEE LN	7753	0.27%	56.66%	**Y**		SFR
14006 ELLA LEE LN	7753	0.27%	56.93%	**Y**	**Y**	SFR
14010 ELLA LEE LN	7753	0.27%	57.21%	**Y**	**Y**	SFR
14015 PIPING ROCK LN	7743	0.27%	57.48%	**Y**		SFR
14122 LOCKE LN	7743	0.27%	57.75%	**y**		SFR
14022 ELLA LEE LN	7742	0.27%	58.03%	**Y**		SFR
14027 OVERBROOK LN	7734	0.27%	58.30%			SFR
14007 OVERBROOK LN	7722	0.27%	58.58%			SFR
13914 ELLA LEE LN	7700	0.27%	58.85%		**Y**	SFR
14027 LOCKE LN	7700	0.27%	59.12%	**Y**		SFR
14103 OVERBROOK LN	7700	0.27%	59.39%	**Y**		SFR
14107 OVERBROOK LN	7700	0.27%	59.66%			SFR
14107 PIPING ROCK LN	7700	0.27%	59.94%	**Y**		SFR
2303 BRIARLEE DR	7700	0.27%	60.21%	**Y**		SFR
14011 PIPING ROCK LN	7664	0.27%	60.48%	**Y**		SFR
14102 OVERBROOK LN	7656	0.27%	60.75%	**Y**		SFR
14014 ELLA LEE LN	7655	0.27%	61.02%	**Y**	**Y**	SFR
13919 PIPING ROCK LN	7644	0.27%	61.29%			SFR
13927 ELLA LEE LN	7643	0.27%	61.56%	**N**		SFR
14103 PIPING ROCK LN	7634	0.27%	61.83%	**Y**		SFR
13923 PIPING ROCK LN	7630	0.27%	62.10%			SFR
14111 ELLA LEE LN	7616	0.27%	62.37%	**Y**		SFR

14002 WICKERSHAM LN	7603	0.27%	62.64%	Y		SFR
14006 WICKERSHAM LN	7603	0.27%	62.91%	N		SFR
14010 WICKERSHAM LN	7603	0.27%	63.18%	Y	Y	SFR
14014 WICKERSHAM LN	7603	0.27%	63.45%	Y	Y	SFR
14018 WICKERSHAM LN	7603	0.27%	63.72%	Y	Y	SFR
13931 PIPING ROCK LN	7593	0.27%	63.99%	Y		SFR
14007 PIPING ROCK LN	7593	0.27%	64.25%	Y		SFR
14006 LOCKE LN	7592	0.27%	64.52%	Y		SFR
14010 LOCKE LN	7592	0.27%	64.79%	Y		SFR
14014 LOCKE LN	7592	0.27%	65.06%	Y		SFR
14018 LOCKE LN	7592	0.27%	65.33%	Y		SFR
14022 LOCKE LN	7592	0.27%	65.60%	Y		SFR
14102 LOCKE LN	7592	0.27%	65.87%	Y		SFR
14106 LOCKE LN	7592	0.27%	66.14%			SFR
14003 PIPING ROCK LN	7591	0.27%	66.40%	Y		SFR
13907 PIPING ROCK LN	7590	0.27%	66.67%			SFR
13911 PIPING ROCK LN	7590	0.27%	66.94%	Y		SFR
13915 PIPING ROCK LN	7590	0.27%	67.21%			SFR
14206 WICKERSHAM LN	7590	0.27%	67.48%	Y	Y	SFR
13906 CHEVY CHASE DR	7571	0.27%	67.75%		Y	SFR
2115 BRIARSTEM DR	7571	0.27%	68.01%	Y		SFR
14002 LOCKE LN	7560	0.27%	68.28%			SFR
14018 ELLA LEE LN	7555	0.27%	68.55%	Y		SFR
13927 PIPING ROCK LN	7552	0.27%	68.82%	Y		SFR
13922 WICKERSHAM LN	7537	0.27%	69.08%	Y		SFR
14102 WICKERSHAM LN	7535	0.27%	69.35%		Y	SFR
14106 WICKERSHAM LN	7516	0.27%	69.61%	Y	Y	SFR
14110 LOCKE LN	7496	0.27%	69.88%	Y		SFR
13911 ELLA LEE LN	7495	0.27%	70.14%			SFR

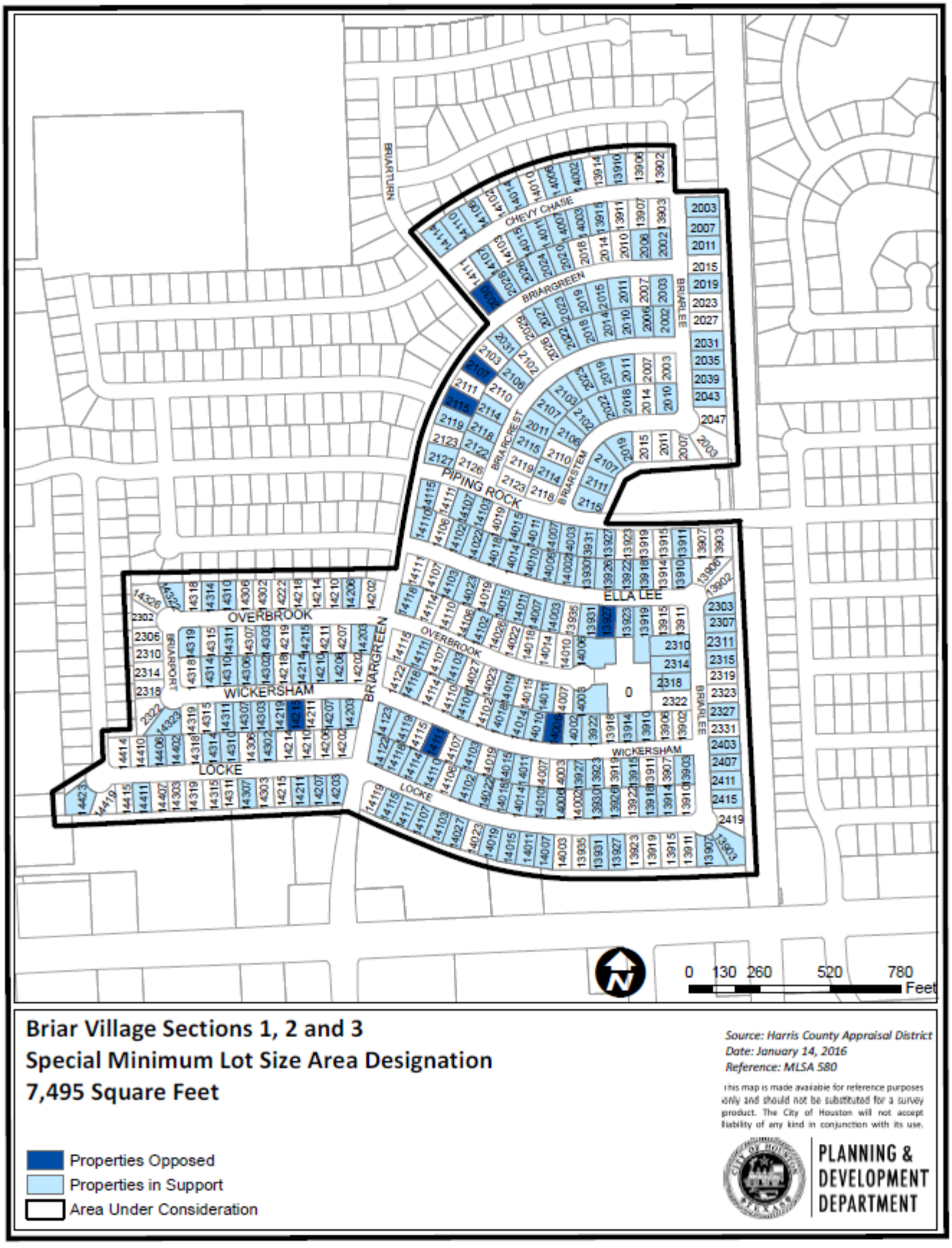
14115 PIPING ROCK LN	7490	0.26%	70.41%	**Y**		SFR
14015 ELLA LEE LN	7484	0.26%	70.67%	**Y**		SFR
13914 LOCKE LN	7480	0.26%	70.94%	**Y**		SFR
13918 LOCKE LN	7480	0.26%	71.20%	**Y**		SFR
13922 LOCKE LN	7480	0.26%	71.47%			SFR
13926 LOCKE LN	7480	0.26%	71.73%	**Y**		SFR
13927 WICKERSHAM LN	7480	0.26%	72.00%	**Y**		SFR
14110 WICKERSHAM LN	7480	0.26%	72.26%		**Y**	SFR
14114 LOCKE LN	7480	0.26%	72.53%	**Y**		SFR
14114 WICKERSHAM LN	7480	0.26%	72.79%			SFR
14118 LOCKE LN	7480	0.26%	73.06%	**Y**		SFR
14118 WICKERSHAM LN	7480	0.26%	73.32%	**Y**		SFR
14206 LOCKE LN	7480	0.26%	73.59%			SFR
14210 LOCKE LN	7480	0.26%	73.85%			SFR
14211 OVERBROOK LN	7480	0.26%	74.11%	**y**		SFR
14214 LOCKE LN	7480	0.26%	74.38%			SFR
14215 OVERBROOK LN	7480	0.26%	74.64%	**Y**		SFR
14219 OVERBROOK LN	7480	0.26%	74.91%			SFR
14302 LOCKE LN	7480	0.26%	75.17%	**Y**		SFR
14303 OVERBROOK LN	7480	0.26%	75.44%	**Y**		SFR
14306 LOCKE LN	7480	0.26%	75.70%			SFR
14307 OVERBROOK LN	7480	0.26%	75.97%	**Y**		SFR
14310 LOCKE LN	7480	0.26%	76.23%	**Y**		SFR
14311 OVERBROOK LN	7480	0.26%	76.50%	**Y**		SFR
14314 LOCKE LN	7480	0.26%	76.76%	**Y**		SFR
14315 OVERBROOK LN	7480	0.26%	77.03%			SFR
14318 LOCKE LN	7480	0.26%	77.29%			SFR
14402 LOCKE LN	7480	0.26%	77.55%	**Y**		SFR
14406 LOCKE LN	7480	0.26%	77.82%	**Y**		SFR

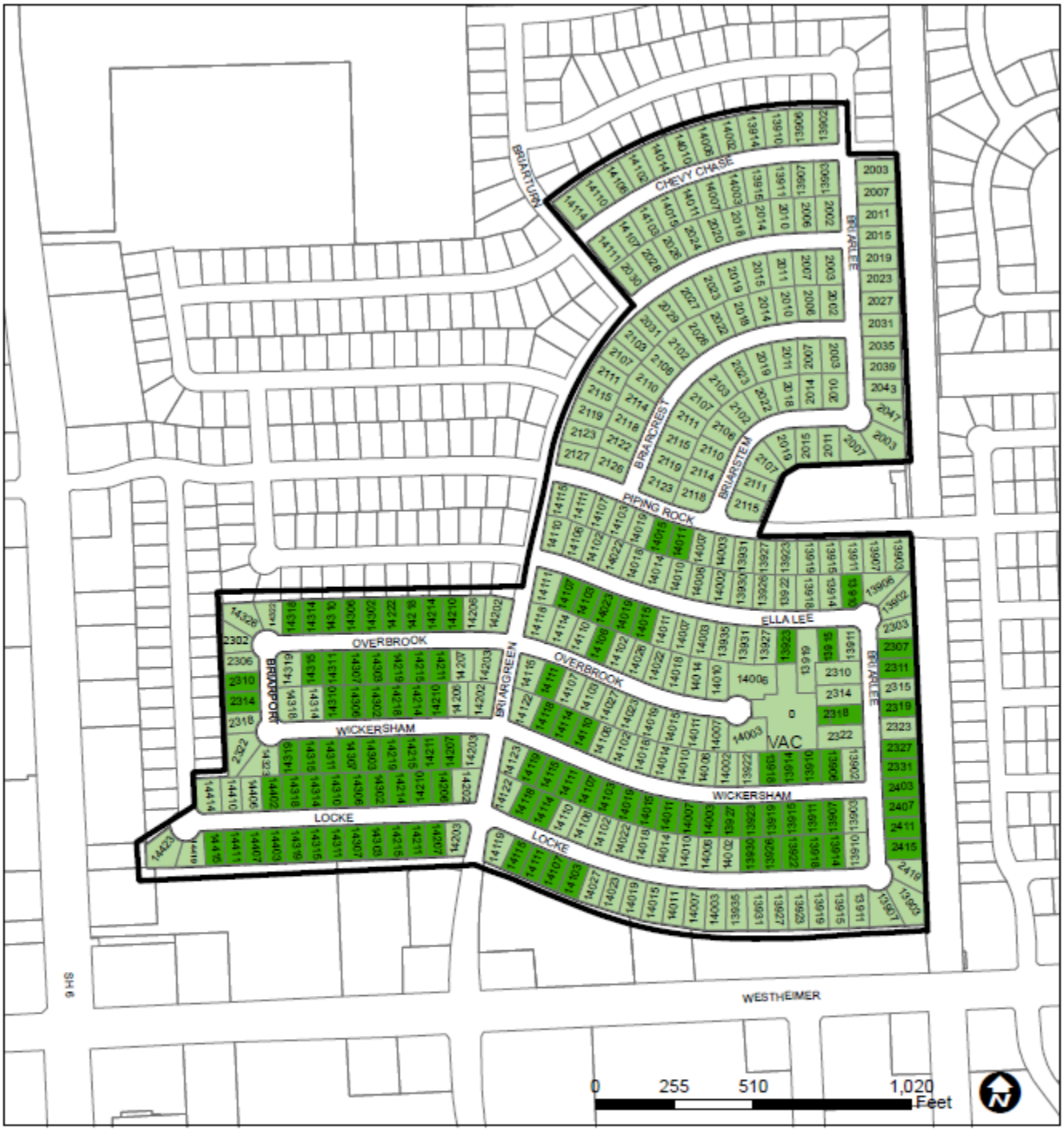
14410 LOCKE LN	7480	0.26%	78.08%			SFR
2307 BRIARLEE DR	7475	0.26%	78.35%	**Y**		SFR
2311 BRIARLEE DR	7475	0.26%	78.61%	**y**	**Y**	SFR
2315 BRIARLEE DR	7475	0.26%	78.88%	**Y**	**Y**	SFR
2327 BRIARLEE DR	7475	0.26%	79.14%	**Y**		SFR
2331 BRIARLEE DR	7475	0.26%	79.41%	**Y**		SFR
2403 BRIARLEE DR	7475	0.26%	79.67%	**Y**		SFR
2407 BRIARLEE DR	7475	0.26%	79.94%	**Y**		SFR
2411 BRIARLEE DR	7475	0.26%	80.20%	**Y**		SFR
2415 BRIARLEE DR	7475	0.26%	80.46%	**Y**		SFR
14111 OVERBROOK LN	7447	0.26%	80.73%	**Y**		SFR
13923 WICKERSHAM LN	7425	0.26%	80.99%	**Y**		SFR
13910 ELLA LEE LN	7415	0.26%	81.25%	**Y**	**Y**	SFR
14107 LOCKE LN	7409	0.26%	81.51%	**Y**		SFR
14019 ELLA LEE LN	7401	0.26%	81.78%	**N**	**Y**	SFR
14106 OVERBROOK LN	7392	0.26%	82.04%			SFR
14023 ELLA LEE LN	7386	0.26%	82.30%	**Y**		SFR
13906 WICKERSHAM LN	7370	0.26%	82.56%			SFR
13910 WICKERSHAM LN	7370	0.26%	82.82%	**Y**	**Y**	SFR
13914 WICKERSHAM LN	7370	0.26%	83.08%	**Y**		SFR
13918 WICKERSHAM LN	7370	0.26%	83.34%			SFR
14103 LOCKE LN	7355	0.26%	83.60%	**Y**		SFR
14003 WICKERSHAM LN	7344	0.26%	83.86%			SFR
14007 WICKERSHAM LN	7344	0.26%	84.12%			SFR
14011 WICKERSHAM LN	7344	0.26%	84.38%	**Y**	**Y**	SFR
14015 WICKERSHAM LN	7344	0.26%	84.64%	**Y**	**Y**	SFR
14019 WICKERSHAM LN	7344	0.26%	84.90%			SFR
14103 WICKERSHAM LN	7344	0.26%	85.16%	**Y**	**Y**	SFR
14107 WICKERSHAM LN	7344	0.26%	85.42%			SFR

13930 LOCKE LN	7339	0.26%	85.68%	**Y**		SFR
13923 ELLA LEE LN	7282	0.26%	85.94%	**Y**		SFR
14207 LOCKE LN	7280	0.26%	86.20%	**Y**		SFR
14211 LOCKE LN	7280	0.26%	86.45%	**Y**		SFR
14215 LOCKE LN	7280	0.26%	86.71%			SFR
14303 LOCKE LN	7280	0.26%	86.97%			SFR
14307 LOCKE LN	7280	0.26%	87.23%	**Y**		SFR
13907 WICKERSHAM LN	7260	0.26%	87.48%			SFR
13911 WICKERSHAM LN	7260	0.26%	87.74%			SFR
13915 WICKERSHAM LN	7260	0.26%	88.00%			SFR
13919 WICKERSHAM LN	7260	0.26%	88.25%			SFR
14110 OVERBROOK LN	7260	0.26%	88.51%			SFR
14111 WICKERSHAM LN	7260	0.26%	88.77%	**Y**		SFR
14115 WICKERSHAM LN	7260	0.26%	89.02%		**Y**	SFR
14119 WICKERSHAM LN	7260	0.26%	89.28%	**Y**		SFR
14210 WICKERSHAM LN	7260	0.26%	89.54%	**Y**		SFR
14214 WICKERSHAM LN	7260	0.26%	89.79%	**Y**		SFR
14218 WICKERSHAM LN	7260	0.26%	90.05%			SFR
14302 WICKERSHAM LN	7260	0.26%	90.31%	**Y**		SFR
14306 WICKERSHAM LN	7260	0.26%	90.57%	**Y**		SFR
14310 WICKERSHAM LN	7260	0.26%	90.82%	**Y**		SFR
14314 WICKERSHAM LN	7260	0.26%	91.08%	**Y**		SFR
14311 LOCKE LN	7215	0.26%	91.33%			SFR
14315 LOCKE LN	7215	0.26%	91.59%			SFR
14319 LOCKE LN	7215	0.26%	91.84%			SFR
14403 LOCKE LN	7215	0.26%	92.10%			SFR
14407 LOCKE LN	7215	0.26%	92.36%			SFR
14411 LOCKE LN	7215	0.26%	92.61%	**Y**		SFR
14415 LOCKE LN	7215	0.26%	92.87%			SFR

14111 PIPING ROCK LN	7169	0.25%	93.12%			SFR
14111 LOCKE LN	7150	0.25%	93.37%	**Y**		SFR
14115 LOCKE LN	7150	0.25%	93.63%	**Y**		SFR
14207 WICKERSHAM LN	7150	0.25%	93.88%	**Y**		SFR
14211 WICKERSHAM LN	7150	0.25%	94.13%			SFR
14214 OVERBROOK LN	7150	0.25%	94.38%			SFR
14215 WICKERSHAM LN	7150	0.25%	94.64%	**N**		SFR
14218 OVERBROOK LN	7150	0.25%	94.89%			SFR
14219 WICKERSHAM LN	7150	0.25%	95.14%	**Y**		SFR
14222 OVERBROOK LN	7150	0.25%	95.40%	**Y**		SFR
14302 OVERBROOK LN	7150	0.25%	95.65%	**Y**		SFR
14303 WICKERSHAM LN	7150	0.25%	95.90%	**Y**		SFR
14306 OVERBROOK LN	7150	0.25%	96.15%			SFR
14307 WICKERSHAM LN	7150	0.25%	96.41%	**Y**		SFR
14310 OVERBROOK LN	7150	0.25%	96.66%	**Y**		SFR
14311 WICKERSHAM LN	7150	0.25%	96.91%	**Y**		SFR
14314 OVERBROOK LN	7150	0.25%	97.17%	**Y**		SFR
14315 WICKERSHAM LN	7150	0.25%	97.42%			SFR
14318 OVERBROOK LN	7150	0.25%	97.67%			SFR
2310 BRIARPORT DR	7150	0.25%	97.93%			SFR
2314 BRIARPORT DR	7150	0.25%	98.18%			SFR
2318 BRIARLEE DR	7150	0.25%	98.43%	**Y**		SFR
13915 ELLA LEE LN	7085	0.25%	98.68%			SFR
14319 WICKERSHAM LN	7075	0.25%	98.93%			SFR
14107 ELLA LEE LN	7062	0.25%	99.18%	**Y**		SFR
2319 BRIARLEE DR	6900	0.24%	99.43%			SFR
14103 ELLA LEE LN	6820	0.24%	99.67%	**Y**		SFR
14210 OVERBROOK LN	6710	0.24%	99.90%			SFR
2318 BRIARLEE DR	2693	0.10%	100.00%	**Y**		VAC

Response Form received with support	**207**
Response Form received with opposed	**7**
Percentage of boundary area in favor of the MLSA (must be at least 55%)	**59.35%**
Signed Petition in Support	**35**
Property Owners Signing in Support of the Petition (must be at least 10%)	**10.10%**
# developed or restricted to no more than two SFR Units	**344**
# of Multifamily lots	**0**
# of Commercial lots	**0**
# of Vacant Lots	**2**
# of Excluded Lots	**0**
TOTAL LOTS IN AREA	**346**
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	**99%**


BRIARLEN
CHEVY CHASE
BRIARGREEN
BRIARLEE
BRIARCREST
BRIARSTEM
PIPING ROCK
ELLA LEE
OVERBROOK
WICKERSHAM
LOCKE
BRIARPORT
0 130 260 520 780
Feet
Briar Village Sections 1, 2 and 3
Special Minimum Lot Size Area Designation
7,495 Square Feet
Source: Harris County Appraisal District
Date: January 14, 2016
Reference: MLSA 580
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.
Properties Opposed
Properties in Support
Area Under Consideration
PLANNING & DEVELOPMENT DEPARTMENT



Briar Village Sections 1, 2 & 3
Special Minimum Lot Size Area Designation
7,495 Square Feet

Lots More than 7,495 Square Feet
Lots Less Than 7,495 Square Feet
Area Under Consideration

Source: Harris County Appraisal District
Date: January 14, 2016
Reference: MLSA 580

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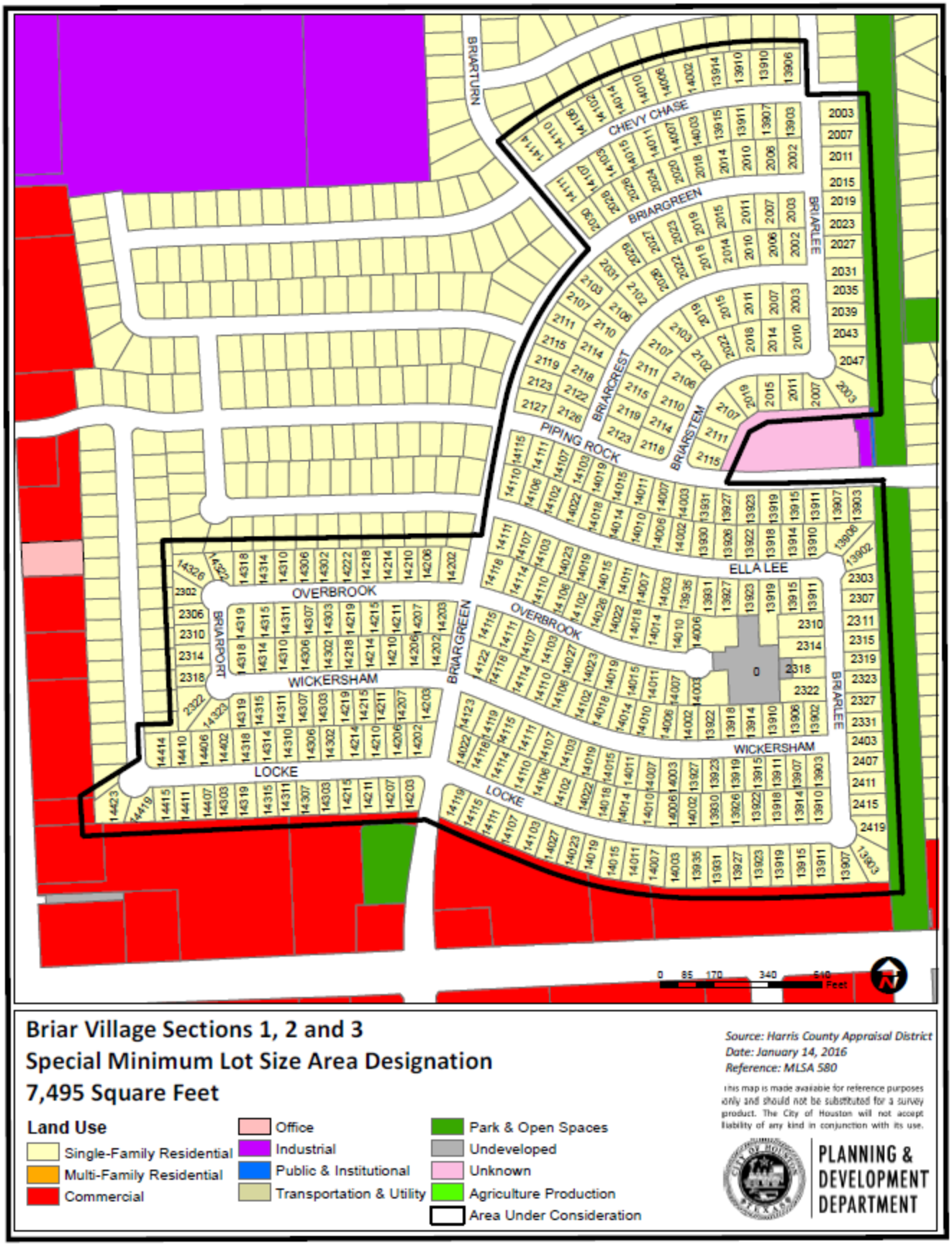
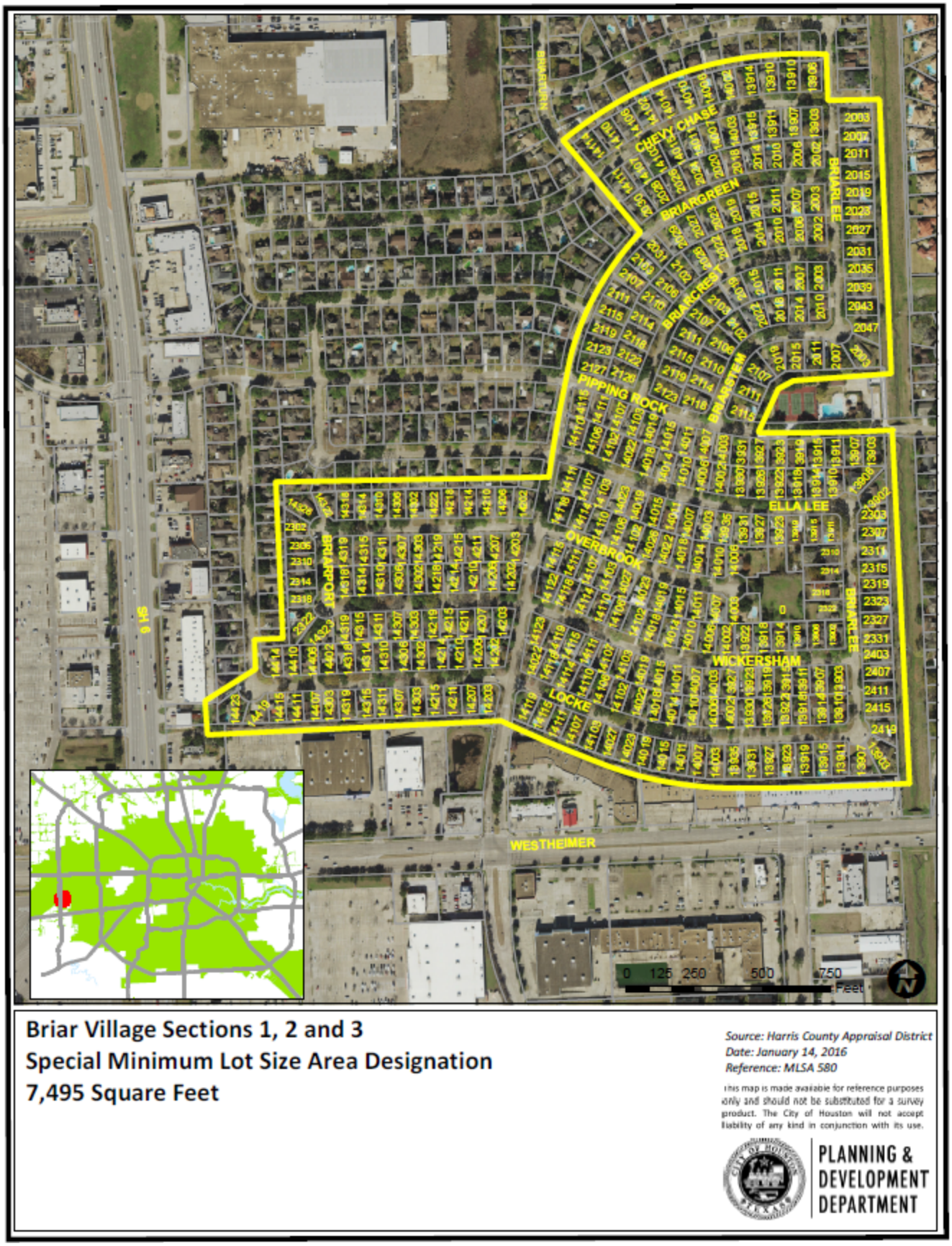
PLANNING & DEVELOPMENT DEPARTMENT


BRIARTURN
CHEVY CHASE
BRIARGREEN
BRIARLEE
BRIARCREST
BRIARSTEM
PIPING ROCK
ELLA LEE
OVERBROOK
WICKERSHAM
LOCKE
BRIARPORT
0 85 170 340 510 Feet
Briar Village Sections 1, 2 and 3
Special Minimum Lot Size Area Designation
7,495 Square Feet
Land Use
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Unknown
Agriculture Production
Area Under Consideration
Source: Harris County Appraisal District
Date: January 14, 2016
Reference: MLSA 580
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



Briar Village Sections 1, 2 and 3
Special Minimum Lot Size Area Designation
7,495 Square Feet

Source: Harris County Appraisal District
Date: January 14, 2016
Reference: MLSA 580

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PLANNING & DEVELOPMENT 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:

Briar Village Section 2 and
Briar Village Section 3

Example: Blocks 15 - 19, Lots 1-37, in Cocker Spaniel Subdivision

2. Contacts:

Primary Applicant Derk Lewis — Phone # [redacted]
Address 2315 Briarlee — E-mail [redacted]
City Houston — State TX Zip 7707[illegible]

Alternate Applicant Ray Ledbetter — Phone #
Address 14015 Wickersham Ln — E-mail [redacted]
City Houston — State TX Zip 77077

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

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

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	☐

Special Minimum Lot Size Area — Page 3 of 9

BRIARWORTH
SEC. 1
BRIARWORTH DRIVE
BRIAR PLACE DRIVE
CHEVY CHASE DRIVE
BRIARCREST DRIVE
BRIARSTEM DRIVE
BRIAR VILLAGE
SEC. 2
BURGOYNE LANE
PIPING ROCK LANE
BRIARPORT DRIVE
ELLA LEE LANE
OVERBROOK LANE
WICKERSHAM LANE
LOCKE LANE
BRIARVIEW DRIVE
BRIARGLEN DRIVE
BRIARLEE LANE
JOEL WHEATON DRIVE
WESTHEIMER HWY 6
NORTHEAST PLAZA