

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 18, 2016



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
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.
Charles O. Dean, P.E.
Fort Bend County
Raymond J. Anderson, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

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

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

February 18, 2016

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

Call to Order

Director's Report

Approval of the February 4, 2016 Planning Commission Meeting Minutes

I. Houston Bike Plan presentation

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Chad Miller)
- b. Replats (Chad Miller)
- 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 (Marlon Connley)
- 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)

III. Establish a public hearing date of March 17, 2016

- a. Estates at Blalock Road
- b. Neuen Manor partial replat no 1
- c. North Post Oak Terrace partial replat no 1
- d. Palmetto Oaks replat no 1
- e. Simms Woods partial replat no 1 and extension
- f. Spring Forest Sec 1 partial replat no 1
- g. Tallow Wood Sec 4 partial replat no 1

IV. Consideration of an Off-Street Parking Variance for a property located at 3815 Gulf Freeway (Muxian Fang)

V. Consideration for designation of a Special Parking Area for the Montrose Parking Management District (Dipti Mathur)

VI. Excuse the absence of Commissioner Patricio Sanchez

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

February 4, 2016
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark A. Kilkenny called the meeting to order at 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza Absent

Susan Alleman Absent

Fernando Brave

Kenneth Bohan

Antoine Bryant

Arrived at 3:21 p.m. during item #19

Lisa Clark

Algenita Davis

Arrived at 2:34 p.m. during the Director's Report

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:40 p.m. during item II

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

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 JANUARY 21, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 21, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

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

Motion: **Zakaria**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

II. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

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

Motion: **Zakaria**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1-100)

Include item **20** with variance item **119**. Items removed for separate consideration: **30, 31, 35 and 60**.

Staff recommendation: Approve staff's recommendations for items **1 - 100** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 100** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendation to approve items **30, 31, 35 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **30, 31, 35 and 60** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

C PUBLIC HEARINGS

**101 Ayrshire Addition Sec 1
partial replat no 1**

C3N

Deny

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Edminster**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

102 Bradford Place **C3N** **Approve**
partial replat no 3
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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

103 Briggs Estates **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

104 Gaut **C3N** **Defer**
partial replat no 1
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Bohan** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

105 Monarch Estates Sec 2 **C3N** **Defer**
partial replat no 1
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Subinsky** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

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

107 Reinerman Townhomes Sec 2 **C3N** **Defer**
replat no 1
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

108 Southmont Addition Annex no 4 **C3N** **Approve**
partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speaker: Donald Williams – undecided

109 Terraces On West 28th Street **C3N** **Approve**
replat no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

110 Aldine Fire Station 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: **Edminster**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

111 Harlien Acres

C2

Withdrawn

112 Hidden Meadow East 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: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

113 Pearl Whole Foods

C2R

Defer

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

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

Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

114 Provision at Four Corners GP

GP

Withdrawn

115 Sanchez Addition on Becker Road

C2

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: **Anderson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

116 University Place First partial replat no 2

C2R

Defer

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

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

Motion: **Bohan**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **Porras-
Pirtle**

117 Villas on Polk

C2

Defer

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

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

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

118 Westfield Properties

C2

Approve

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

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

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS NONE

F RECONSIDERATION OF REQUIREMENTS

Items 119 and 20 were taken together at this time.

119	Reserves at FM 529 and Kentwick	C3P	Approve
20	Gordon Crossing	C2	Approve

Staff recommendation: Grant the requested special exceptions to exceed 1,400 intersection spacing and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested special exceptions to exceed 1,400 intersection spacing and approved the plats subject to the CPC 101 form conditions.

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

120	U Pull and Pay Houston	C2R	Approve
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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 to exceed 1,400 intersection spacing and approved the plat subject to the CPC 101 form conditions.

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

Items G and H were taken together at this time.

G EXTENSIONS OF APPROVAL

121	City Centre at Midtown	EOA	Approve
122	Cypress Creek Lakes Sec 22	EOA	Approve
123	Cypress Creek Lakes Sec 24	EOA	Approve
124	Cypress Gardens Reserve	EOA	Approve
125	Hampton Creek Sec 8	EOA	Approve
126	Laurel Park Sec 3	EOA	Approve
127	Pinnacle at Parkway Lakes	EOA	Approve
128	Willow Creek Industrial Park Sec 1	EOA	Approve

H NAME CHANGES

129	Uptown Houston Development West 23rd Street Townhomes (prev. Uptown Houston Development West 22nd Street Townhomes)	NC	Approve
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Staff recommendation: Approve staff's recommendation for items 121-129

Commission action: Approved staff's recommendation for items 121-129

Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **Anderson,
Item #128**

I CERTIFICATES OF COMPLIANCE

Item 132 was taken out of order and discussed at this time.

130	22732 Keith Dr.	COC	Approve
131	7403 Greenyard Dr.	COC	Approve
132	Miller Wilson Rd	COC	Approve
133	25447 Needham	COC	Defer

Staff recommendation: Approve staff's recommendation for items 130-133.

Commission action: Approved staff's recommendation for items 130-133.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134 4006 Meadow Lake Lane

DPV

Deny

Staff recommendation: Deny the requested development plat variances 1) to allow a 18 foot rear building line along San Felipe Street instead of the required 25 foot setback and 2) not to provide 5 feet of right of way widening along San Felipe.

Commission action: Denied the requested development plat variances 1) to allow a 18 foot rear building line along San Felipe Street instead of the required 25 foot setback and 2) not to provide 5 feet of right of way widening along San Felipe.

Motion: **Subinsky**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mario Colina, applicant and John Wawrose – supportive

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 3, 2016 FOR:

- a. Cypress Creek Lakes Commercial Reserves partial replat no 1
- b. Hidden Meadow Sec 15 partial replat no 1
- c. Knoll Park Sec 2
- d. Kolbe Farms partial replat no 1
- e. Kolbe Farms partial replat no 2
- f. Kolbe Farms partial replat no 3
- g. Langwood Sec 3 partial replat no 3
- h. North Kingwood Forest partial replat no 1
- i. Wonderland Educational Estate Association
- j. Woodland Acres partial replat no 4

Staff recommendation: Establish a public hearing date of March 3, 2016 for items **IV a-j**.

Commission action: Established a public hearing date of March 3, 2016 for items **IV a-j**.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2605 REED ROAD**

Staff recommendation: Grant the requested consideration of an off-street parking variance to allow 193 off-street parking spaces, instead of the required 276 off-street parking space.

Commission action: Granted the requested consideration of an off-street parking variance to allow 193 off-street parking spaces, instead of the required 276 off-street parking space.

Motion: **Stein**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 2000 BLOCK OF BRENTWOOD DRIVE (north and south sides)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 Block of Brentwood Drive, north and south sides and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000 Block of Brentwood Drive, north and south sides and forwarded to City Council.

Motion: **Brave**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Jonathan Havens, Welcome Wilson Jr., and Tim McCauley – supportive

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:55 p.m.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aldine Westfield Self Storage	C2	DEF1
2	Barkat	C2	
3	Benfer Business Park	C2	
4	Bridgeland Hidden Creek Sec 20	C3F	
5	Bridgeland Mason Road Street Dedication Sec 2	SP	
6	Bridgeland Parkland Village Sec 3	C3F	DEF1
7	Bridgeland Parkland Village Sec 4	C3F	DEF1
8	Cambridge Falls Sec 9	C3P	
9	Carpenters Landing Detention Reserve	C3F	
10	Cypress Creek Park Sec 1	C2	DEF2
11	Cypress Vet Hospital	C2	
12	Enclave at Kolbe Farms	C2	DEF1
13	Fallbrook Drive Street Dedication Sec 2	SP	
14	Galena Park ISD North Shore Elementary	C2	
15	Gleannloch Commercial Development	C2	
16	Grand Vista Sec 25	C3F	
17	Grand Vista Wastewater Treatment Plant	C2	
18	Hyde Park partial replat no 4	C3F	
19	Imperial Trace Sec 5	C3P	
20	Jermar Gulf Pointe	C2	
21	Jermar Gulf Pointe at Dickinson	C2	
22	Katy Manor Sec 4	C3P	
23	Lakes of Bella Terra Sec 36	C3F	
24	Lakes of Bella Terra Sec 37	C3F	
25	Lakes of Bella Terra Sec 38	C3F	
26	Meadow Hill Commercial Park	C2	
27	Mission Trace Sec 6	C3F	
28	Morton Creek Ranch GP	GP	DEF1
29	Northwest Park Colony GP	GP	
30	Northwest Park Colony Sec 2	C3P	
31	Old Greenhouse Road Business Park	C2	
32	Parkway Beechnut West	C3F	
33	Public Storage Clay Road	C3P	
34	Public Storage Fall Creek	C2	
35	Qmart Memorial	C2	
36	Redeemed Christian Church of God Mercy Hall	C3P	DEF1
37	Reserves at FM 529 and Kentwick	C3F	
38	Rosehill Reserve Wastewater Treatment Plant	C3F	
39	Shearn Villas	C2	
40	Shops at Gleannloch Crossing	C2	
41	Terra Rica Estates	C2	DEF1
42	Terraces On West 28th Street replat no 1	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Towne Lake Sec 42	C3P	
44	Viet Hoa Estates replat no 1	C3F	
45	Westway Park Equity Sec 1	C3F	
46	Willowick Forest Sec 1 partial replat no 1	C3F	
47	Wilson Farms	C3F	DEF1
48	Winter Vista	C2	

B-Replats

49	Andrews Park Villas	C2R	
50	Archer Place	C2R	DEF1
51	Bellfort Plaza	C2R	
52	Bhagyashree Farms	C2R	
53	Buck Street Place	C2R	DEF2
54	Casoma Properties	C2R	
55	CVS Spring Creek replat no 1	C2R	DEF2
56	Deca	C2R	DEF2
57	Dorothy Patio Homes	C2R	DEF1
58	Estates at Richton Street	C2R	DEF1
59	Estates at Wakefield	C2R	
60	Foxwood Meadows Sec 1	C3R	
61	Hare Street Villas	C2R	
62	K Town Plaza	C2R	
63	McKay Intercontinental Trade Center Sec 3	C3R	
64	Mills Road Reserves	C3R	
65	North Hempstead Plaza	C2R	DEF1
66	Parvizian Metouri Estate	C3R	
67	Portsmouth Reserve	C2R	
68	Robin Hood Poultry Farms partial replat no 1	C2R	DEF2
69	Solea Copperfield	C2R	
70	Texas South Central Unrestricted Reserve	C2R	
71	Vantage	C2R	
72	Wabash North Shepherd	C2R	
73	West 23rd Street Landing	C2R	

C-Public Hearings Requiring Notification

74	Gaut partial replat no 1	C3N	DEF2
75	Monarch Estates Sec 2 partial replat no 1	C3N	DEF1
76	Reinerman Townhomes Sec 2 replat no 1	C3N	DEF1
77	Sunshine Ranch Estates partial replat no 1	C3N	

D-Variances

78	Austin at US 59 Townhomes	C2R	
79	Briar Club replat no 1	C2R	

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
80	Cypress Creek Park GP	GP	
81	Dowling Street Townhomes	C2	
82	Dowling Street Villas	C2R	
83	Hadley Street Villas	C2R	
84	Kurz Properties	C2	
85	Long Meadow Farms GP	GP	
86	McIlhenny Street Villas	C2R	
87	Pearl Whole Foods	C2R	DEF2
88	Sanchez Addition on Becker Road	C2	DEF1
89	Sharpstown Country Club Terrace Sec 3 partial replat no 1	C2R	
90	Somerset Green Sec 6	C3R	
91	Somerset Green Sec 7	C3R	
92	Towne Lake Sec 44	C3P	
93	University Place First partial replat no 2	C2R	DEF1
94	Villas on Polk	C2	DEF1
95	Yale Street Plaza at Twenty First Street	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

96	CMT Spring Cypress	C2R
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G-Extensions of Approval

97	Aldine ISD Greenspoint Complex	EOA
98	Plantation Lakes Sec 23	EOA
99	Rocking Ranch replat no 1	EOA
100	Stone Creek Ranch Sec 10	EOA
101	Towne Lake Parkway Street Dedication Sec 2	EOA

H-Name Changes

102	Sommerall Square GP (prev. Villas at Copperwood GP)	NC
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I-Certification of Compliance

103	7403 Greenyard Drive	COC
104	616 Hill Road	COC
105	24322 Cunningham Drive	COC
106	27665 Peach Creek	COC
107	26629 Briar Lane	COC
108	5130 Hartwick Road	COC

Item		App	
No.	Subdivision Plat Name	Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

109	1475 West Gray Street	DPV	
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III-Off-street Parking Variance

110	3815 Gulf Freeway	PV	
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Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

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

A-Consent

1	Aldine Westfield Self Storage (DEF1)	2016-0093	C2	Montgomery	ETJ	253N	7.95	7.95	0	AMWK Storage Associates LLC	Town and Country Surveyors
2	Barkat	2016-0242	C2	Harris	ETJ	444R	2.00	2.00	0	Kolu Business Inc	South Texas Surveying Associates, Inc.
3	Benfer Business Park	2016-0194	C2	Harris	ETJ	330Z	0.86	0.86	0	Alpine Engineering and Construction, LLC	Gruller Surveying
4	Bridgeland Hidden Creek Sec 20	2016-0200	C3F	Harris	ETJ	366N	20.26	3.22	76	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
5	Bridgeland Mason Road Street Dedication Sec 2	2016-0221	SP	Harris	ETJ	365V	3.09	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
6	Bridgeland Parkland Village Sec 3 (DEF1)	2016-0160	C3F	Harris	ETJ	366S	22.41	4.12	48	Bridgeland Development, LP	McKim & Creed, Inc.
7	Bridgeland Parkland Village Sec 4 (DEF1)	2016-0163	C3F	Harris	ETJ	366S	14.33	2.27	48	Bridgeland Development, LP	McKim & Creed, Inc.
8	Cambridge Falls Sec 9	2016-0236	C3P	Fort Bend	ETJ	611S	11.19	0.00	60	Fresno Lakes, Ltd.	LJA Engineering, Inc.- (West Houston Office)
9	Carpenters Landing Detention Reserve	2016-0195	C3F	Harris	ETJ	457R	31.38	31.38	0	Harris County MUD 285	LJA Engineering, Inc.- (West Houston Office)
10	Cypress Creek Park Sec 1 (DEF2)	2016-0074	C2	Harris	ETJ	332D	79.88	79.88	0	Timber Lane Utility District	Van De Wiele & Vogler, Inc.
11	Cypress Vet Hospital	2016-0187	C2	Harris	ETJ	368M	2.67	2.65	0	Cypress Veterinary Hospital, PLLC	Half Associates, Inc.
12	Enclave at Kolbe Farms (DEF1)	2016-0110	C2	Harris	City	450R	0.60	0.01	14	Lovett Homes	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.
13	Fallbrook Drive Street Dedication Sec 2	2016-0183	SP	Harris	ETJ	372X	3.78	0.00	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.
14	Galena Park ISD North Shore Elementary	2016-0216	C2	Harris	ETJ	497C	14.99	14.99	0	Brooks and Sparks, Inc.	West Belt Surveying, Inc.
15	Gleannloch Commercial Development	2016-0191	C2	Harris	ETJ	289X	7.24	7.24	0	FORESITE	Miller Survey Group
16	Grand Vista Sec 25	2016-0254	C3F	Fort Bend	ETJ	526Q	2.45	0.06	10	Taylor Morrison	Costello, Inc.
17	Grand Vista Wastewater Treatment Plant	2016-0248	C2	Fort Bend	ETJ	526R	6.10	5.99	0	TAYLOR MORRISON OF TEXAS INC.	Costello, Inc.
18	Hyde Park partial replat no 4	2016-0189	C3F	Harris	City	493S	0.36	0.36	0	Ewald Architects	Terra Surveying Company, Inc.
19	Imperial Trace Sec 5	2016-0202	C3P	Harris	ETJ	332R	13.19	2.23	70	Elan Development, L.P.	McDonough Engineering Corporation
20	Jermar Gulf Pointe	2016-0259	C2	Harris	City	576U	0.69	0.69	0	Jermar Company L.C.	Hovis Surveying Company Inc.

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
21	Jermar Gulf Pointe at Dickinson	2016-0256	C2	Harris	City	576U	0.29	0.29	0	Jermar Company L.C.	Hovis Surveying Company Inc.
22	Katy Manor Sec 4	2016-0185	C3P	Harris	ETJ	444C	7.69	0.41	29	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
23	Lakes of Bella Terra Sec 36	2016-0232	C3F	Fort Bend	ETJ	525J	5.95	0.37	24	L.O.B. Limited Partnership	Benchmark Engineering Corp.
24	Lakes of Bella Terra Sec 37	2016-0234	C3F	Fort Bend	ETJ	525J	12.61	1.44	37	L.O.B. Limited Partnership	Benchmark Engineering Corp.
25	Lakes of Bella Terra Sec 38	2016-0241	C3F	Fort Bend	ETJ	525J	9.02	0.68	41	L.O.B. Limited Partnership	Benchmark Engineering Corp.
26	Meadow Hill Commercial Park	2016-0205	C2	Harris	ETJ	291U	3.05	3.05	0	Kolu Business Inc	South Texas Surveying Associates, Inc.
27	Mission Trace Sec 6	2016-0217	C3F	Fort Bend	ETJ	527S	21.17	1.50	92	DR HORTON	IDS Engineering Group
28	Morton Creek Ranch GP (DEF1)	2016-0130	GP	Harris	ETJ	445K	520.57	0.00	0	Woodmere Development Co., Ltd	Robert Doley, Planner
29	Northwest Park Colony GP	2016-0229	GP	Harris	ETJ	411A	40.20	0.00	0	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
30	Northwest Park Colony Sec 2	2016-0230	C3P	Harris	ETJ	411A	8.60	0.88	41	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
31	Old Greenhouse Road Business Park	2016-0249	C2	Harris	ETJ	447A	14.81	13.81	1	OGR Business Park	Owens Management Systems, LLC
32	Parkway Beechnut West	2016-0222	C3F	Fort Bend	ETJ	525Q	4.52	4.19	0	Ferguson 100, Ltd.	R.G. Miller Engineers
33	Public Storage Clay Road	2016-0192	C3P	Harris	ETJ	445H	2.55	2.55	0	Public Storage	Bury
34	Public Storage Fall Creek	2016-0186	C2	Harris	ETJ	375V	3.15	3.15	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
35	Qmart Memorial	2016-0159	C2	Harris	City	488H	0.92	0.91	0	Skylark Construction, LLC	TRI-TECH SURVEYING CO., L.P./BEC-LIN ENGINEERING, L.P./GLOBAL SURVEYORS, INC.
36	Redeemed Christian Church of God Mercy Hall (DEF1)	2016-0005	C3P	Fort Bend	ETJ	485J	2.38	2.38	0	Redeemed Christian Church of God Mercy Hall	The Redeemed Christian Church of God, Mercy Hall
37	Reserves at FM 529 and Kentwick	2016-0261	C3F	Harris	ETJ	408N	12.26	10.38	0	13.20 Acre Ground Lease, L.P.	Terra Associates, Inc.
38	Rosehill Reserve Wastewater Treatment Plant	2016-0196	C3F	Harris	ETJ	286V	6.60	3.41	0	ROSEHILL RESERVE, LTD.	Costello, Inc.
39	Shearn Villas	2016-0260	C2	Harris	City	493G	0.17	0.00	2	Roadrunner, Ltd.	The Interfield Group
40	Shops at Gleannloch Crossing	2016-0204	C2	Harris	ETJ	289Y	9.93	9.93	0	ALJ Lindsey, LLC	Windrose Land Services, Inc.
41	Terra Rica Estates (DEF1)	2016-0045	C2	Harris	ETJ	282D	5.00	5.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
42	Terraces On West 28th Street replat no 1	2016-0246	C3F	Harris	City	452V	0.34	0.00	9	Fusion Bama, LLC	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
43	Towne Lake Sec 42	2016-0223	C3P	Harris	ETJ	367S	41.78	9.00	113	CW SCOA West, L.P., a Texas Limited Partnership	EHRA
44	Viet Hoa Estates replat no 1	2016-0211	C3F	Harris	ETJ	368H	3.42	0.00	3	VN Builder & Construction	Jalayer And Associates, Inc.
45	Westway Park Equity Sec 1	2016-0265	C3F	Harris	City	449H	1.46	0.00	0	Cobb, Fendley & Associates	AGS CONSULTANTS LLC
46	Willowick Forest Sec 1 partial replat no 1	2016-0203	C3F	Harris	ETJ	330F	0.79	0.00	2	Michelle Speetzen	Survey 1, Inc.
47	Wilson Farms (DEF1)	2016-0125	C3F	Harris	ETJ	259S	1.85	0.00	1	Protus Wilson	Stewart Engineering
48	Winter Vista	2016-0197	C2	Harris	City	493F	0.11	0.00	2	THRIVING BEYOND INVESTMENTS, LLC	replats.com

B-Replats

49	Andrews Park Villas	2016-0252	C2R	Harris	City	493P	0.12	0.00	2	AHB Development, LLC	The Interfield Group
50	Archer Place (DEF1)	2015-2653	C2R	Harris	City	453T	0.14	0.00	3	Real Acquisitions	Bates Development Consultants
51	Bellfort Plaza	2016-0198	C2R	Harris	City	571B	0.67	0.67	0	Milton Architects	Texas Engineering And Mapping Company
52	Bhagyashree Farms	2016-0233	C2R	Harris	ETJ	371L	2.43	2.43	0	Dilip Patel	Hovis Surveying Company Inc.
53	Buck Street Place (DEF2)	2016-0064	C2R	Harris	City	494F	0.46	0.00	7	Uvalde Center I, Ltd.	TKE Development Services, Ltd.
54	Casoma Properties	2016-0190	C2R	Harris	City	528M	0.74	0.74	0	Casoma Properties LLC	Hovis Surveying Company Inc.
55	CVS Spring Creek replat no 1 (DEF2)	2015-2654	C2R	Harris	ETJ	292V	4.30	4.30	0	DAC ENGINEERS	AGS CONSULTANTS LLC
56	Deca (DEF2)	2015-2495	C2R	Harris	City	494J	0.62	0.00	11	GILLESPIE - JENSEN DEVELOPMENT LLC	ICMC GROUP INC
57	Dorothy Patio Homes (DEF1)	2016-0164	C2R	Harris	City	492D	0.14	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
58	Estates at Richton Street (DEF1)	2016-0127	C2R	Harris	City	492Y	0.13	0.00	2	Rezcom	PLS
59	Estates at Wakefield	2016-0215	C2R	Harris	City	452Q	0.85	0.01	16	Rezcom	PLS
60	Foxwood Meadows Sec 1	2016-0218	C3R	Harris	ETJ	334Q	9.87	3.24	46	Adam and Jowana LLC	IDS Engineering Group
61	Hare Street Villas	2016-0235	C2R	Harris	City	494F	0.45	0.00	5	Uvalde Center I, Ltd.	TKE Development Services, Ltd.
62	K Town Plaza	2016-0032	C2R	Harris	ETJ	486F	6.92	6.92	0	K Town Plaza LLC	Jalayer And Associates, Inc.
63	McKay Intercontinental Trade Center Sec 3	2016-0227	C3R	Harris	City	335X	2.63	2.17	0	HITC Partners, LLC. A Texas Limited Liability Company	EHRA
64	Mills Road Reserves	2016-0244	C3R	Harris	ETJ	369K	15.90	15.90	0	Anbeta LLC	R.G. Miller Engineers
65	North Hempstead Plaza (DEF1)	2016-0145	C2R				2.28	2.28	0	Advance Surveying	Advance Surveying, Inc.

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
66	Parvizian Metouri Estate	2016-0201	C3R	Harris	City	452M	0.75	0.75	0	4504 Yale, LLC	Windrose Land Services, Inc.
67	Portsmouth Reserve	2016-0077	C2R	Harris	City	492Z	1.99	1.99	0	4310 DUNLAVY LLC	Benchmark Engineering Corp.
68	Robin Hood Poultry Farms partial replat no 1 (DEF2)	2015-2462	C2R	Harris	City	574H	0.46	0.00	1	B&B Survey	City Errands
69	Solea Copperfield	2016-0247	C2R	Harris	ETJ	407G	5.76	5.76	0	EPC Stream Copperfield	Windrose Land Services, Inc.
70	Texas South Central Unrestricted Reserve	2016-0124	C2R	Harris	City	454D	1.03	1.03	0	The Porter Drafting Co	The Porter Drafting Co.
71	Vantage	2016-0255	C2R	Harris	City	491Q	1.53	1.53	0	Class A Investors	Vernon G. Henry & Associates, Inc.
72	Wabash North Shepherd	2016-0199	C2R	Harris	City	452M	1.73	1.73	0	Freesia Group LLC	Karen Rose Engineering and Surveying
73	West 23rd Street Landing	2016-0226	C2R	Harris	City	452U	0.25	0.00	3	John Michael, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

74	Gaut partial replat no 1 (DEF2)	2015-2523	C3N	Harris	City	491Q	1.00	0.01	10	Cisneros Design Studio	The Interfield Group
75	Monarch Estates Sec 2 partial replat no 1 (DEF1)	2015-2518	C3N	Harris	City	572V	0.74	0.00	5	Vidal Garcia	Owens Management Systems, LLC
76	Reinerman Townhomes Sec 2 replat no 1 (DEF1)	2015-2634	C3N	Harris	City	492G	0.11	0.00	3	Windrose Land Services, Inc.	Windrose Land Services, Inc.
77	Sunshine Ranch Estates partial replat no 1	2015-2524	C3N	Harris	City	450R	2.22	2.22	0	St. Jerome Catholic Parish	John G. Thomas and Associates, Inc. dba Thomas Land Surveying

D-Variances

78	Austin at US 59 Townhomes	2016-0245	C2R	Harris	City	493X	0.27	0.27	5	HSL Group, LLC	Windrose Land Services, Inc.
79	Briar Club replat no 1	2016-0239	C2R	Harris	City	492S	5.59	5.59	0	The Briar Club	Windrose Land Services, Inc.
80	Cypress Creek Park GP	2016-0193	GP	Harris	ETJ	332D	146.83	0.00	0	timber lane utility district	Van De Wiele & Vogler, Inc.
81	Dowling Street Townhomes	2016-0121	C2	Harris	City	493V	0.60	0.00	15	Dan investments, LLC	Tetra Surveys
82	Dowling Street Villas	2016-0120	C2R	Harris	City	493U	0.23	0.01	6	Dan investments, LLC	Tetra Surveys
83	Hadley Street Villas	2016-0123	C2R	Harris	City	493U	0.11	0.00	3	Dan investments, LLC	Tetra Surveys
84	Kurz Properties	2016-0225	C2	Harris	ETJ	449G	2.96	2.96	0	Kurz Properties, Inc.	Windrose Land Services, Inc.
85	Long Meadow Farms GP	2016-0143	GP	Fort Bend	ETJ	565D	1362.93	0.00	0	LM Development, LP	Knudson, LP
86	McIlhenny Street Villas	2016-0122	C2R	Harris	City	493U	0.11	0.00	3	Dan investments, LLC	Tetra Surveys
87	Pearl Whole Foods (DEF2)	2016-0006	C2R	Harris	City	493T	1.89	1.89	0	Morgan Group Brazos/Rosalie, LLC	Vernon G. Henry & Associates, Inc.

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
88	Sanchez Addition on Becker Road (DEF1)	2016-0070	C2	Harris	ETJ	325A	3.80	3.80	0	Appian Way Pavers	PROSURV
89	Sharpstown Country Club Terrace Sec 3 partial replat no 1	2016-0169	C2R	Harris	City	529H	1.88	1.88	0	Chinatown Business Center I, LP	Hovis Surveying Company Inc.
90	Somerset Green Sec 6	2016-0219	C3R	Harris	City	492A	4.35	0.85	50	Development Houston In Town, L.P.	Jones & Carter, Inc. - The Woodlands
91	Somerset Green Sec 7	2016-0220	C3R	Harris	City	492A	6.36	0.18	86	Development Houston In Town, L.P.	Jones & Carter, Inc. - The Woodlands
92	Towne Lake Sec 44	2016-0262	C3P	Harris	ETJ	407A	9.11	1.19	81	CC Lakeway Shores, L.P., a Texas limited partnership	EHRA
93	University Place First partial replat no 2 (DEF1)	2016-0105	C2R	Harris	City	532H	1.38	1.38	0	Medistar Houston Medical Center, LTD.	Vernon G. Henry & Associates, Inc.
94	Villas on Polk (DEF1)	2015-2606	C2	Harris	City	493V	0.52	0.00	13	Polk Place Interests, LLC	TKE Development Services, Ltd.
95	Yale Street Plaza at Twenty First Street	2016-0170	C2R	Harris	City	452V	0.35	0.35	0	Wellington 21 LTD	South Texas Surveying Associates, Inc.

E-Special Exceptions

None

F-Reconsideration of Requirements

96	CMT Spring Cypress	2016-0224	C2R	Harris	ETJ	367C	10.78	10.78	0	CMT Spring Cypress, LLC	Hovis Surveying Company Inc.
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G-Extensions of Approval

97	Aldine ISD Greenspoint Complex	2015-0434	EOA	Harris	ETJ	373J	26.10	26.10	0	Aldine ISD	Jones Carter
98	Plantation Lakes Sec 23	2015-0443	EOA	Harris	ETJ	406Z	19.06	1.30	100	JNC Development, Inc	AECOM
99	Rocking Ranch replat no 1	2015-0233	EOA	Harris	ETJ	379N	1.74	0.00	1	South Texas Surveying Associates, Inc.	South Texas Surveying Associates, Inc.
100	Stone Creek Ranch Sec 10	2015-0204	EOA	Harris	ETJ	325T	34.18	0.00	121	Becker Road, LP	Brown & Gay Engineers, Inc.
101	Towne Lake Parkway Street Dedication Sec 2	2015-0184	EOA	Harris	ETJ	367S	3.72	0.00	0	CW SCOA West, L.P., a Texas Limited Partnership	EHRA

H-Name Changes

Platting Summary**Houston Planning Commission****PC Date: February 18, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
102	Sommerall Square GP (prev. Villas at Copperwood GP)	2015-0963	NC	Harris	ETJ	407R	27.26	0.00	0	KB Home Lone Star, Inc.	Pape-Dawson Engineers

I-Certification of Compliance

103	7403 Greenyard Dr.	16-1103	COC	Harris	ETJ	371S				Concepcion Ramirez	Concepcion Ramirez
104	616 Hill Dr	16-1106	COC	Harris	ETJ	413K				Guadalupe S Perez	Guadalupe S Perez
105	24322 Cunningham Drive	16-1107	COC	Montgomery	ETJ	296K				James W. and Darlene Scott	James W. Scott
106	27665 Peach Creek	16-1108	COC	Montgomery	ETJ	258K				Nairobi A. Ramirez	Nairobi A. Ramirez
107	26629 Briar Lane	16-1109	COC	Montgomery	ETJ	257M				Gustavo Campos	Gustavo Campos
108	5130 Hartwick Road	16-1110	COC	Harris	ETJ	414Q				Ramon Martinez	Ramon Martinez

J-Administrative

None

K-Development Plats with Variance Requests

109	1475 West Gray Street	15048422 DPV		Harris	City	492R				White Oak Studio	Travis Peiffer
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III-Off-street Parking Variance

110	3815 Gulf Freeway	15075968 & 15134371	PV	Harris	City	494W				Smith & Company Architects	Juarez White
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Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Gaut partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

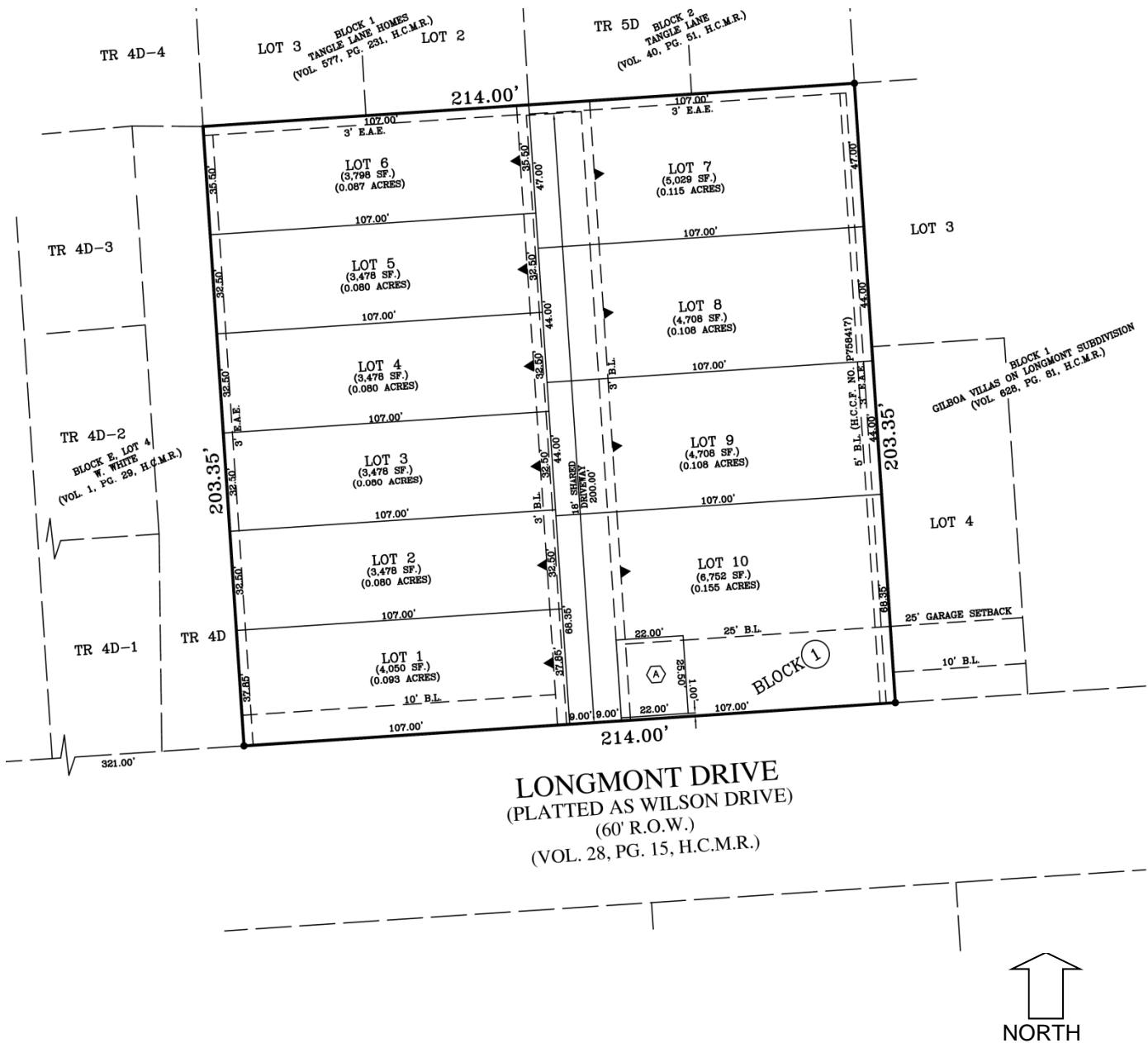
ITEM: 74

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Gaut partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Gaut partial replat no 1 (DEF2)

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

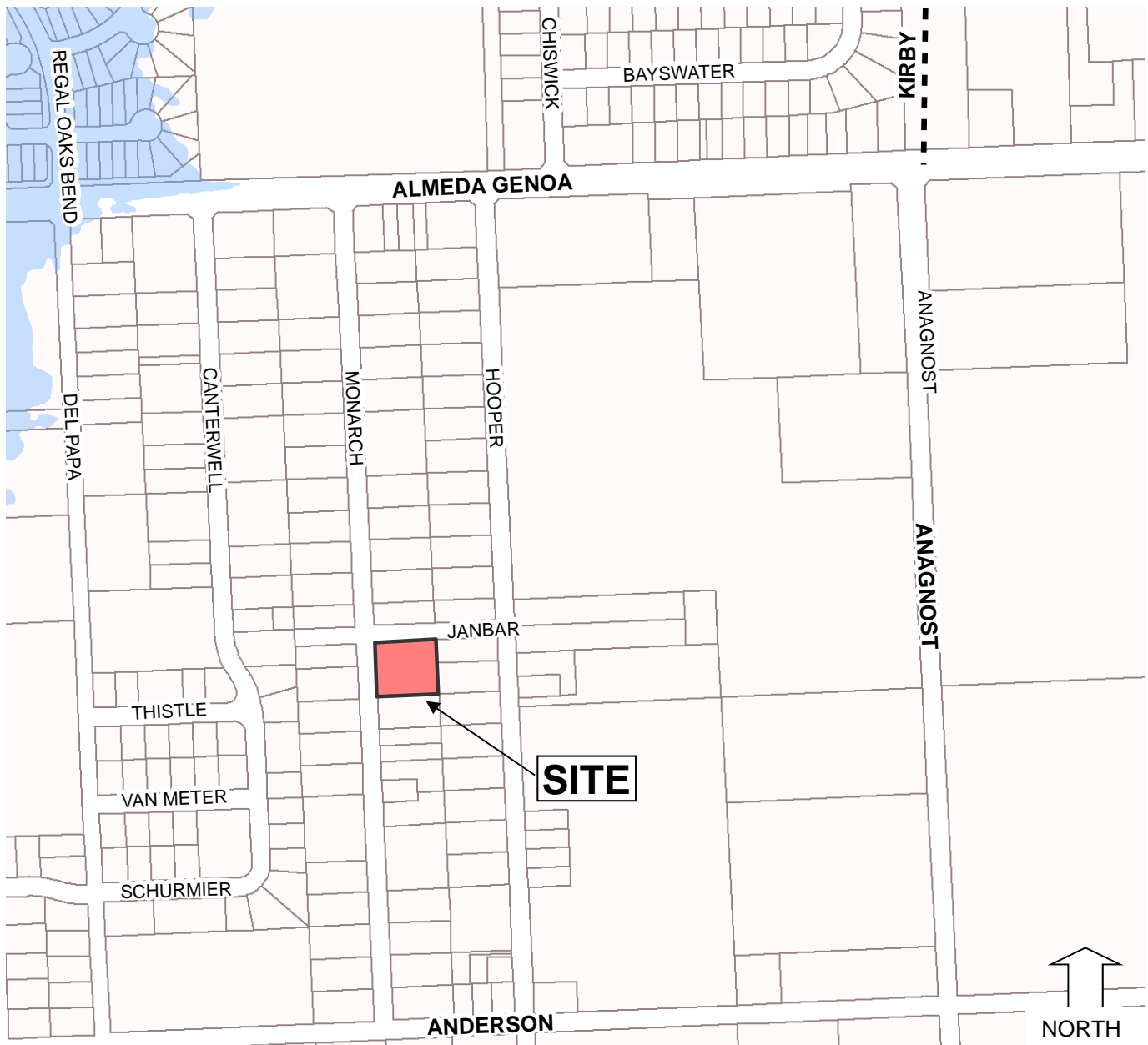
ITEM: 75

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Monarch Estates Sec 2 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Monarch Estates Sec 2 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Reinerman Townhomes Sec 2 replat no 1 (DEF1)

Applicant: Windrose Land Services, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

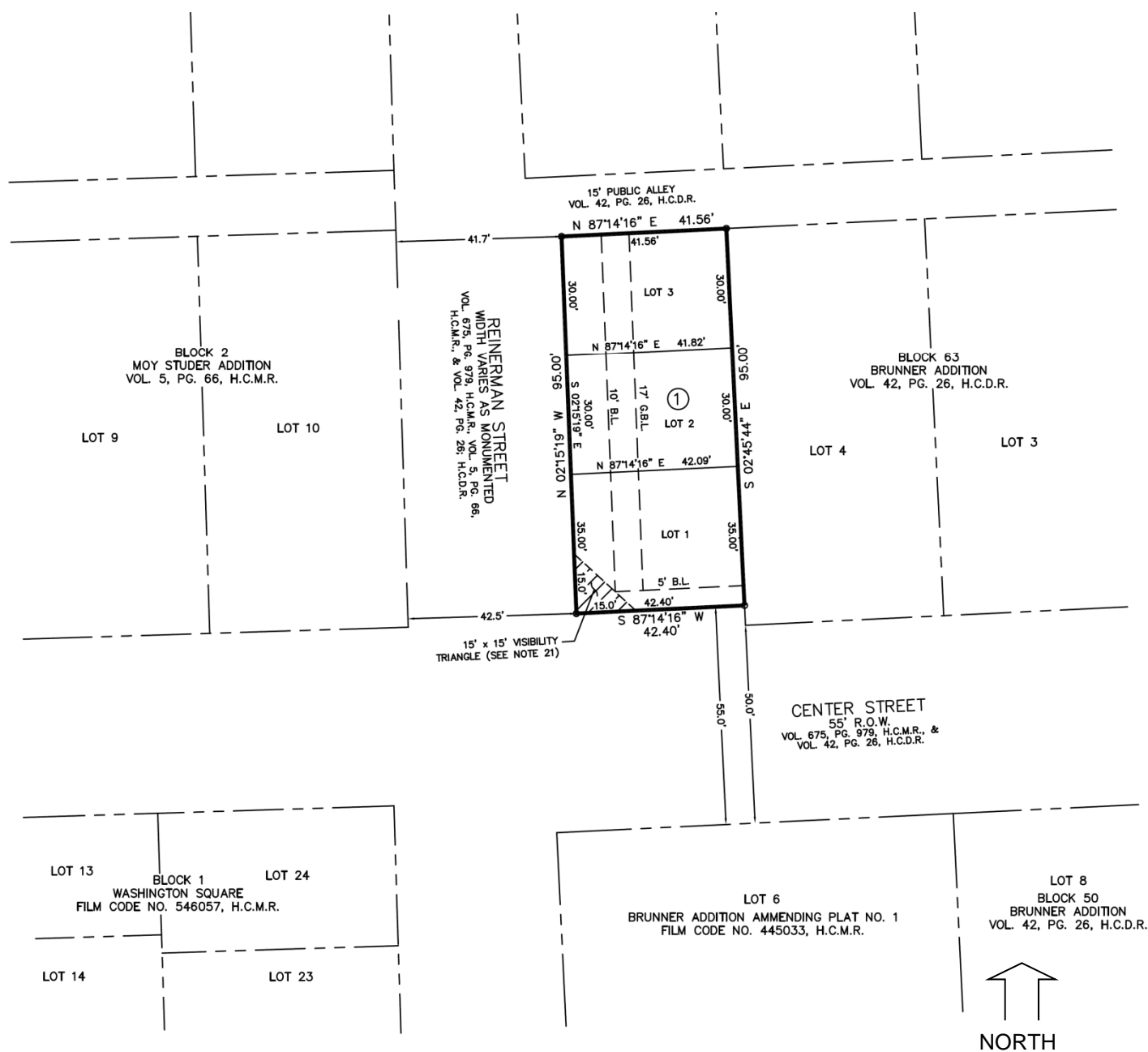
ITEM: 76

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Reinerman Townhomes Sec 2 replat no 1 (DEF1)

Applicant: Windrose Land Services, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

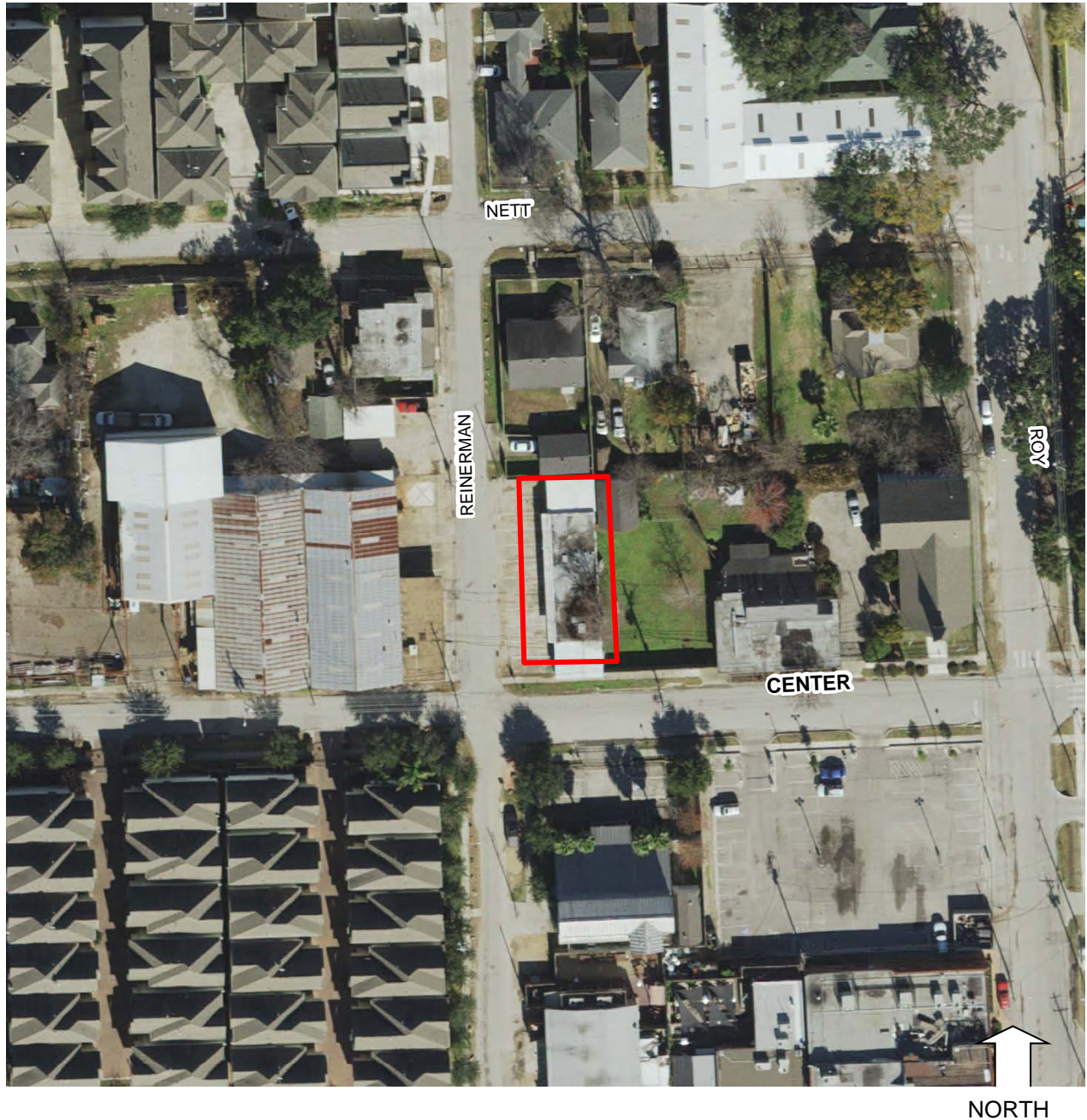
ITEM: 76

Planning and Development Department

Meeting Date: 02/18/2016

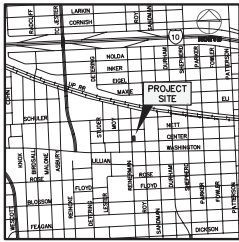
Subdivision Name: Reinerman Townhomes Sec 2 replat no 1 (DEF1)

Applicant: Windrose Land Services, Inc.

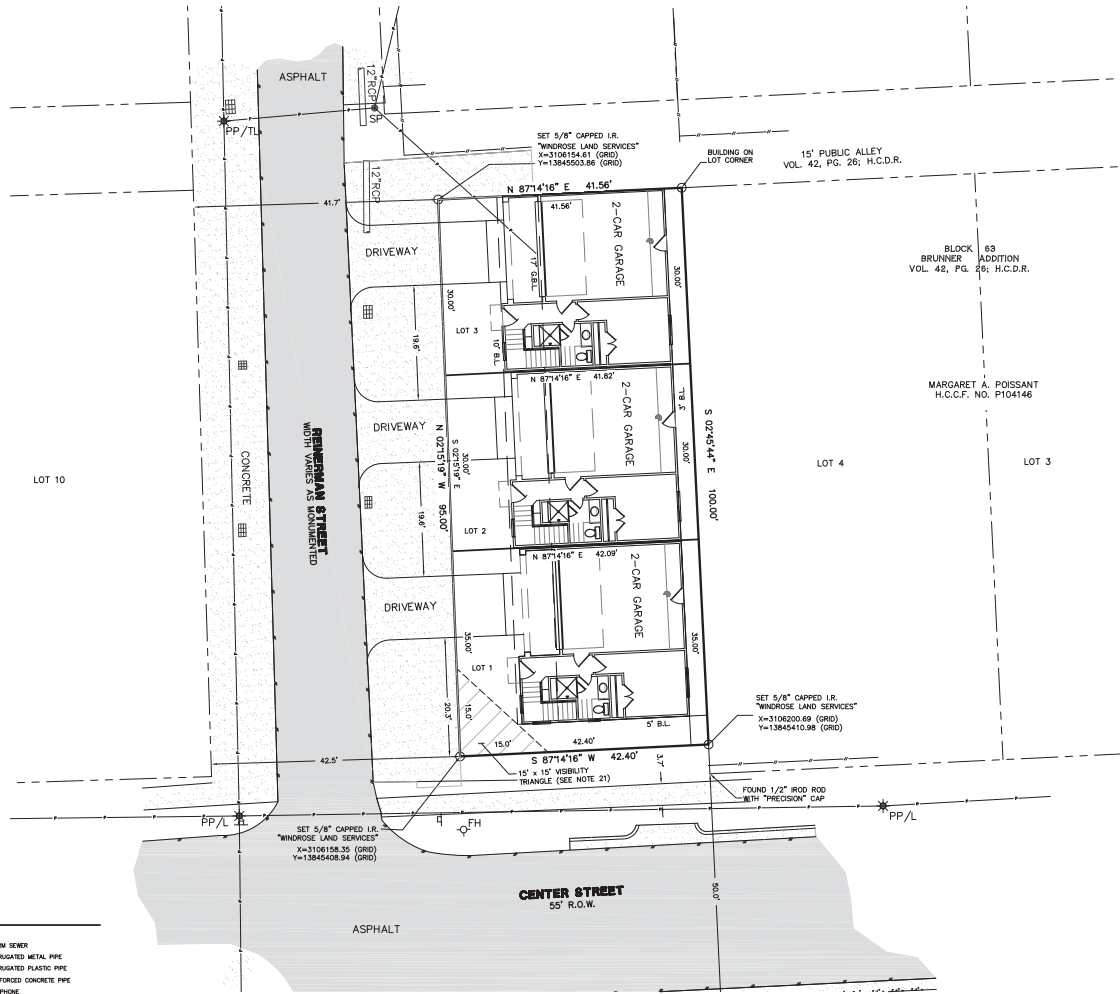


C – Public Hearings with Variance

Aerial



HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 1/4 MILE



GENERAL NOTES

- EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM A THIRD PARTY PROVIDER IN THE FORM OF A CITY PLANNING LETTER, PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 2015-0177, DATED JUNE 8, 2015. WINDROSE IS NOT RESPONSIBLE, NOR WILL BE HELD LIABLE FOR ANY INCOMPLETE OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN SAID CITY PLANNING LETTER.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 880300010001, DATED JUNE 09, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN AN UNDESIGNATED ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC FOOTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE DAMAGED FROM FLOODING OR FLOOD DAMAGE OR HAVE OCCASIONAL FLOODING AND PRE-COOL AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2015-343 WHICH STIPULATES PLAYING AND SETBACK CONSTRAINTS. PROPOSED LOCUS OF THE TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN NEIGHBOR LOCATIONS.
- ALL COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES, SOUTH CENTRAL ZONE (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999994001.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

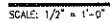
1.80	- BOLLARD	1.80	- SERVICE POLE	STW.SMB.	- STORM SEWER
1.80	- HANDCAP	1.80	- GUY ANCHOR	OMP	- CORRUGATED METAL PIPE
1.80	- GAS METER	1.80	- OVERHEAD POWER LINE	OMP	- CORRUGATED PLASTIC PIPE
1.80	- GAS VALVE	1.80	- BARBED WIRE FENCE	ROP	- REINFORCED CONCRETE PIPE
1.80	- FIRE HYDRANT	1.80	- WROUGHT IRON FENCE	TEL	- TELEPHONE
1.80	- WATER METER	1.80	- WOOD FENCE	SWT	- SOUTHWESTERN BELL TELEPHONE CO.
1.80	- WATER VALVE	1.80	- CHAIN-LINK FENCE	WTR	- WATER
1.80	- IRRIGATION CONTROL VALVE	1.80	- GATE POST	UG	- UNDERGROUND
1.80	- GRAVE INLET	1.80	- PER PLANS	UND	- FOUND
1.80	- GRAVE INLET	1.80	- APPROXIMATE	H.C.F.	- HARRIS COUNTY CEM. FILE
1.80	- MANHOLE	1.80	- HIGHBANK	H.C.F.	- HARRIS COUNTY DEED RECORDS
1.80	- CLEANOUT	1.80	- SIGN	H.C.F.	- HARRIS COUNTY MAP RECORDS
1.80	- TELEPHONE PEDESTAL	1.80	- PIPELINE MARKER	IP	- IRON PIPE
1.80	- ELECTRIC BOX	1.80	- UNDERGROUND CABLE SIGN	IR	- IRON ROD
1.80	- TRAFFIC SIGNAL BOX	1.80	- CATHODIC TEST LEAD	NO	- NUMBER
1.80	- LIGHT POLE	1.80	- MONITORING WELL	PL	- PAIR
1.80	- TRAFFIC LIGHT POLE	1.80	- PIN FLAG/PAINT MARK	R.O.W.	- RIGHT-OF-WAY
1.80	- GROUND/SPOT LIGHT	1.80	- TOP OF CURB	SQ. FT.	- SQUARE FEET
1.80	- POWER POLE	1.80	- GUTTER	VOL.	- VOLUME
1.80	- POWER POLE W/TRANSFORMER	1.80	- TOP OF GRAVE	F.C.	- FILM CODE
1.80	- POWER POLE W/SPLIT	1.80	- FLOW LINE	BL.	- BUILDING LINE
1.80	- POWER POLE W/TRANSFORMER AND LIGHT	1.80	- HIGHBANK	LC.	- UTILITY CASKET
1.80	- SANITARY SEWER	1.80	- TREE/SHRUB		

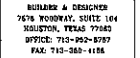
REVISIONS

DATE	REASON	BY

**PRELIMINARY SITE PLAN
RENNERMAN TOWNHOMES sec 1
SITUATED IN THE
JOHN AUSTIN SURVEY
ABSTRACT NO. 1
HARRIS COUNTY, TEXAS**

FIELD BY: DB	CHECKED BY: RK	JOB NO. 52484
DRAWN BY: AA	DATE: 02/01/2016	SHEET NO. 1 OF 1





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ORIGINAL, DATE: 13 JUL 2015
DRAWN BY: HSC

[illegible]

City/Jurisdiction
HOUSTON

Title
REAR ELEVATION

Plan Number
BLDG. A

SHEET No:
A-9





Application Number: 2015-2634

Plat Name: Reinerman Townhomes Sec 2 replat no 1

Applicant: Windrose Land Services, 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 reduced building line along a minor collector (Center Street).

Chapter 42 Section: 42-157

Chapter 42 Reference:

Optional performance standards for collector streets and local streets, Single-family residential, paragraph (2), subparagraph (b) states, "The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be Ten feet for the principal structure."

Statement of Facts

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

The site is located at the northeast corner of Reinerman Street and Center Street within the Washington Urban Development District. The site, being one block north of Washington Avenue and squarely between Shepherd Drive and T.C. Jester Boulevard, is ideal for a high-density, pedestrian-friendly multi-family project. The applicant desires to construct such a development in accordance with the Houston-Galveston Area Council Livable Centers Study completed in August 2010. This project is the second phase of the Reinerman Townhomes GP located at both corners of Reinerman and Center. Section 1 across the street has 5-foot building lines along Center Street as do other townhome developments in the area (i.e. Center Street Lofts at the northeast corner of Center and Detering Street). The justification for the variance is the impact of the right-of-way dedication along Center Street and Reinerman Street that makes the development exactions unreasonable without building line relief along Center Street. Because the applicant is taking their sole access from Reinerman Street, they must have a 5-foot setback along Center Street to leave adequate building area after the right-of-way dedication takes place. Center Street was reclassified as a minor collector on November 24th, 2014, well after the applicant began development of the Reinerman Townhomes project. The applicant will dedicate the required 5-feet of right-of-way per the collector reclassification in order to facilitate required pavement section and sidewalk improvements. Once the right-of-way for Center Street is widened to the ultimate 60 foot right-of-way width, the applicant's development will be consistent with the existing development on the block if the 5-foot building line variance is granted. Without the variance, the code-required building setback on Center Street would result in a building setback that would preclude development on Lot 1 and would transform the high-density townhome development into a two-lot, low-density development that would not be feasible for the developer nor consistent with the City's vision for urban, transit-oriented development. As such, the hardship imposed on the site is the unusual physical characteristics that make it impossible to match the desired development model for this area. By approving the variance, the City would be promoting a development that is complimentary and compatible to other development in Washington Avenue community. Without the variance, the developer cannot provide the density and form necessary to create a viable pedestrian-oriented residential subdivision that is compatible with the other development in the area.

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

In order to provide the square footage necessary for a viable pedestrian-focused townhome subdivision, a variance for the building setback along Center Street is required. Reinerman Street will function as the site's sole point of access and other subdivision with these same restrictions and design considerations have reduced their building line from 10 feet to 5 feet to match the dense, pedestrian-focused style of development consistent with the Washington Avenue area. Due to the relatively recent reclassification of Center Street to a Minor collector, the applicant is required to dedicate 5 feet of right-of-way and increase the building setback from what was originally planned. While the applicant has no issues dedicating the right-of-way along Center and Reinerman, allowing a reduction in the building setback is the only way to

enable them to continue with the planned townhome concept. More importantly, not granting the variance would prevent the applicant or any subsequent developer from matching the City's and HGAC's public policy goals of developing the Washington Avenue area as a pedestrian-friendly, urban transit designed corridor.

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

The development constraints caused by the reclassification of Center Street and the subsequent increase in the building line are circumstances that are not self-imposed by the applicant and that support the granting of the variance. Without the allowance from the City, the proposed development will either not occur in this location or be far from the type of development that the City and HGAC have envisioned for the Washington corridor.

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

Center Street, while recently reclassified to a Minor collector in November 2014, will be widened in conjunction with the right-of-way acquisitions to include the applicant's 5-foot dedication. In general, the mobility adjacent to the site is excellent and is currently adequate to accommodate traffic movement for the applicant's project. The applicant's goal for this project is to provide a development that is aesthetically pleasing, safe and fully integrated with and complimentary to the pedestrian realm. The existing and forthcoming transit-oriented and livable center type development along Washington, Shepherd and Durham, combined with the existing pedestrian traffic volume, create a significant demand for the type of project that the applicant is proposing. The requested variance will allow the developer to achieve a pedestrian-focused development that is in keeping with the intent of the ordinance and the expansion of the urban corridor.

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

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The sole point of access for the development will be from Reinerman Street, so the reduction of the building setback along Center Street from 10-feet to 5-feet will have no negative impacts on circulation to and from the residential lots nor will it affect the City's ability to maintain or expand Center Street. Additionally, there will be no encroachment in to the 15-foot by 15-foot visibility triangle at the intersection of Center Street and Reinerman Street. The planned improvements along the adjacent streets will increase the efficiency and safety of pedestrian movement in the area and hopefully catalyze similar developments that will be just as beneficial to the public's health, safety and welfare.

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

The primary justifications for the requested variance are the unusual physical and development characteristics affecting the property. The site's location, urban setting, and proposed type of development make it an ideal candidate for redevelopment subject to a reduced building line along Center Street. By granting the variance, the City will be promoting a modern, integrated facility with a strong local identity that will be economically healthy, vibrant, connected, and walkable.

Houston Planning Commission

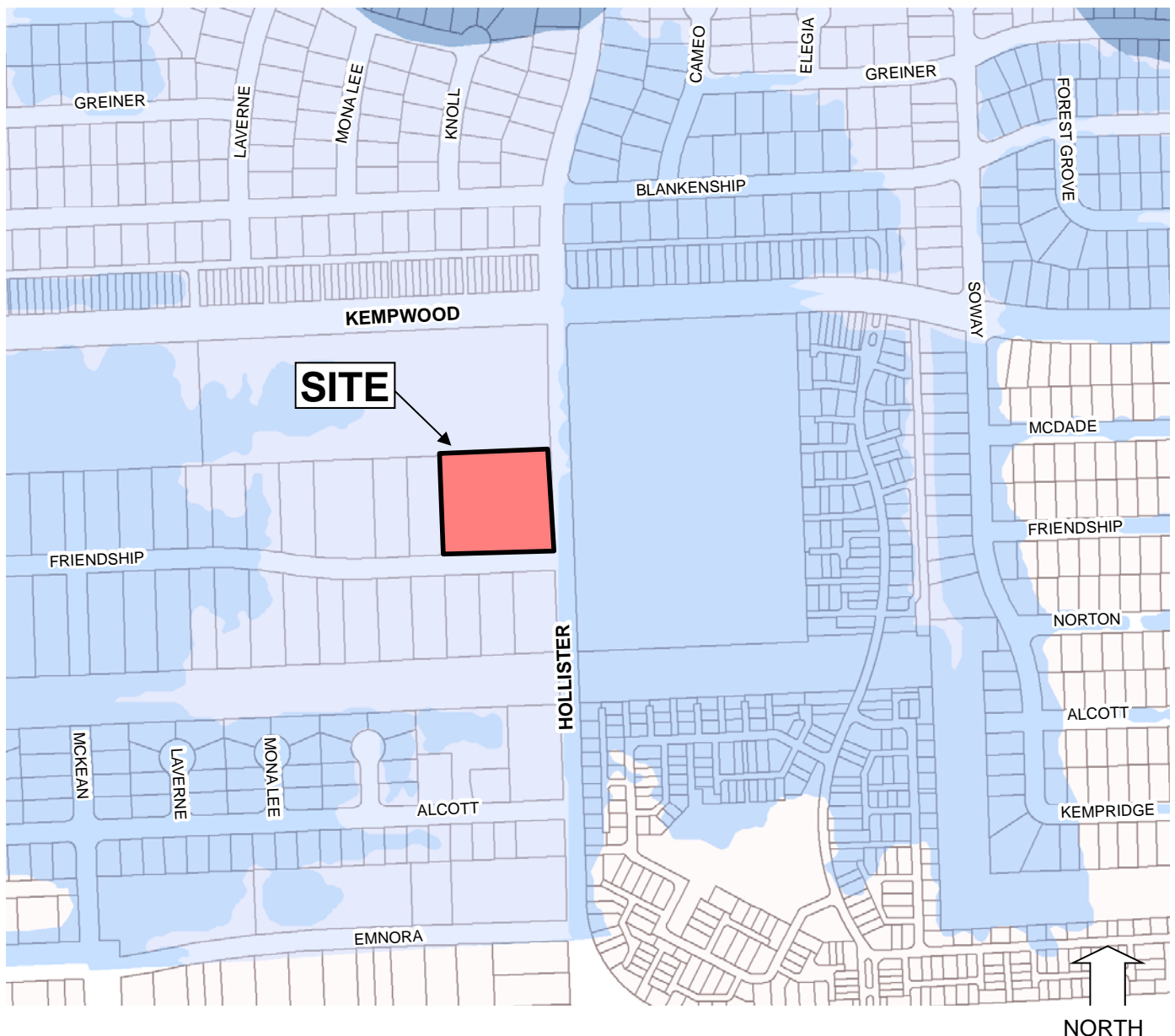
ITEM: 77

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sunshine Ranch Estates partial replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

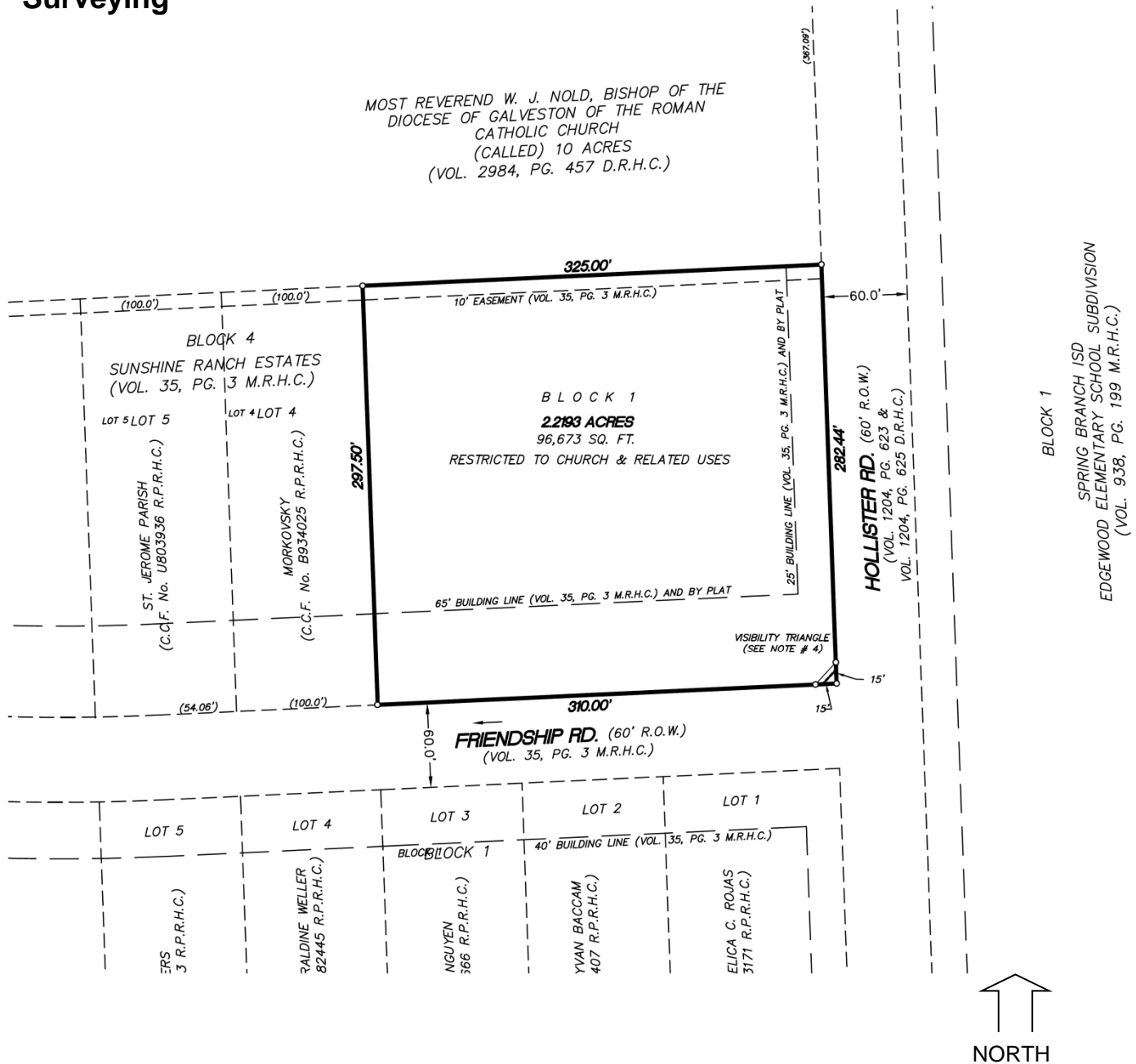
ITEM: 77

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sunshine Ranch Estates partial replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

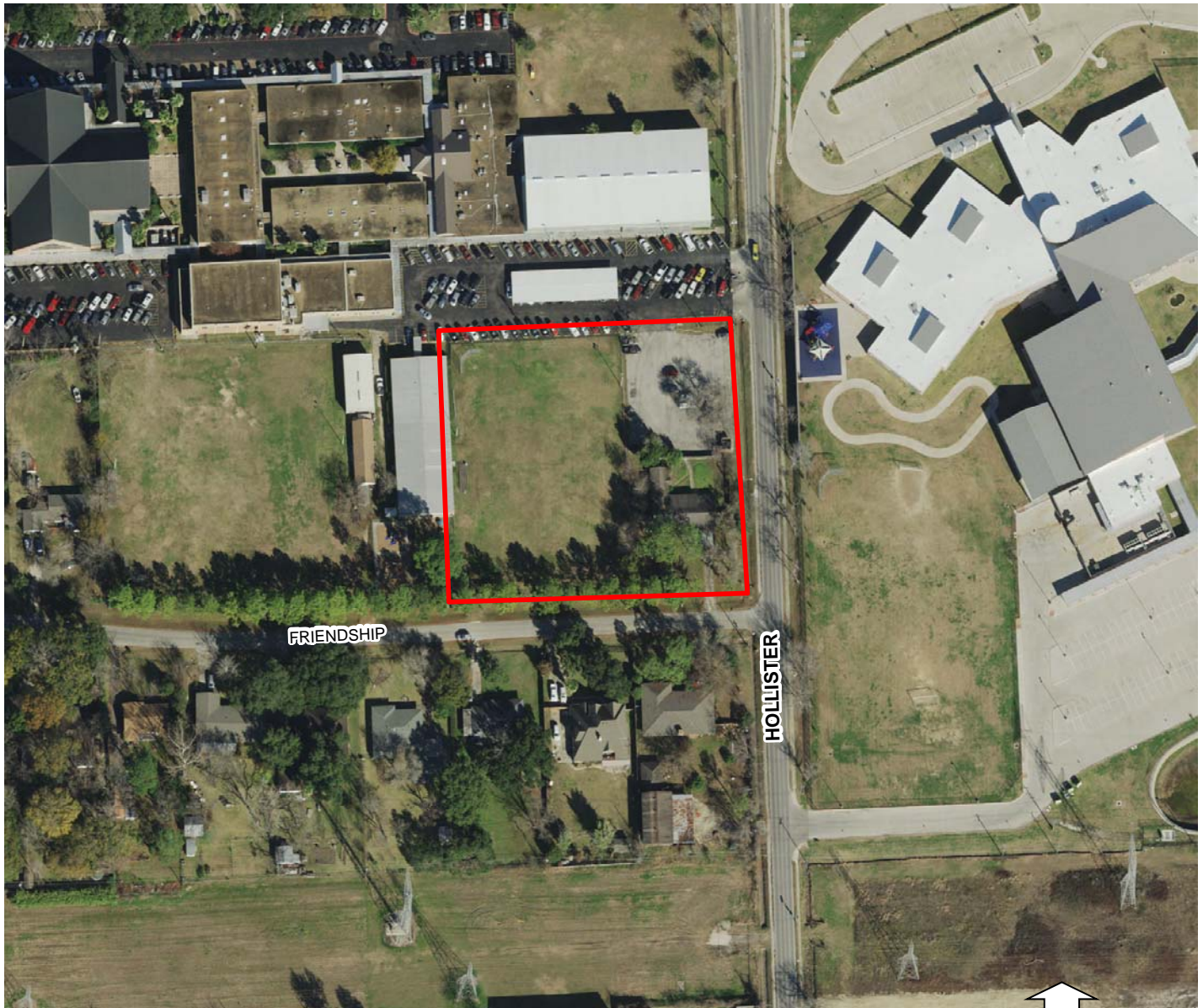
ITEM: 77

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sunshine Ranch Estates partial replat no 1

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



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Austin at US 59 Townhomes

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Austin at US 59 Townhomes

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



Application Number: 2016-0245

Plat Name: Austin at US HWY 59 Townhomes

Applicant: Windrose Land Services, Inc.

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow a reduced building line along a major thoroughfare (US Highway 59).

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. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the major thoroughfare.

Statement of Facts

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

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

The site is located at the southeast corner of Austin Street and the underside of the US Highway 59 grade separation. Because of its centralized location, ease of access to several major thoroughfares, and proximity to similar urban development, the applicant believes that this site's highest and best use is high-density single-family residential development. The applicant desires to construct five single-family residential dwelling units on the site. However, the requirement to provide a 25-foot building setback along the US Highway 59 right-of-way is incompatible with the proposed land use and is frankly unnecessary. This portion of US Highway 59 is elevated and there is no access road. This means that the 25-foot setback imposed against the highway is not consistent with the impact of the roadway on the development. The applicant is requesting a variance to reduce the required building setback along US Highway 59 from 25-feet to 10-feet. The variance will enable the developer to provide the high-density type development that is appropriate for the area while maintaining adequate separation from adjacent roadways, to include a building separation that is more than 25-feet from the driving lane of US Highway 59. The applicant's development will be consistent with the dozens of townhome developments within a half-mile radius. Without the variance, the code-required building setback on US Highway 59 would result in a building footprint that is setback in excess of 26 feet from a roadway that has no real impact on the development. The hardship imposed on the site is the unusual physical characteristics associated with the highway grade separation. By approving the variance, the City would be promoting a development that is complimentary and compatible to other development in the downtown area. Without the variance, the developer cannot provide the density and form necessary to create a viable townhome site. The unusual physical characteristics caused by the interaction of the highway grade separation make the imposition of the 25-foot building setback unreasonable and contrary to sound public policy. The elevated highway section has no real impact on the development. Further, the applicant can maintain a vehicular/building separation in excess of the 25-foot standard with a 10-foot building setback.

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

The highway grade separation and the resulting 25-foot building setback are certainly not a hardship created or imposed by the applicant. The property is being negatively affected by the existence of a thoroughfare that is effectively not adjacent to the site. These development constraints result in circumstances that are not self-imposed by the applicant and that support the granting of the variance. The applicant believes that high-density single-family is the best use for

the property and that the variance is most appropriate way to adjust the development regulations to match the real-world conditions.

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

The applicant's goal for this project is to provide a development that is aesthetically pleasing, safe and fully integrated with and complimentary to the pedestrian realm. The requested variance will allow the developer to achieve the density that compliments the proximity to the downtown area while upholding the intent of the ordinance. The goal of implementing an enhanced building setback against a thoroughfare street is to mitigate the impacts that the active driving lanes have on the subject building. Because this segment of US Highway 59 is elevated and there is no access road, the highway has no impact whatsoever on the site and the 25-foot building setback is not appropriate. Additionally, even if you consider US Highway 59 adjacent for purposes of active traffic lane mitigation, the current separation is more than adequate. The active traffic lane of the southernmost driving lane will be 26.1 feet away from the closest building on site (10-foot building setback + 11.1-foot separation from the elevated highway edge + 5-foot road-side shoulder separation between the highway edge and the driving lane).

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

The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be available, including access for emergency vehicles. The reduction of the building line on US Highway 59 will not impede the City's ability to access the site or for TxDOT to access or maintain their right-of-way.

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

The justifications for the requested variance are the unusual physical and development characteristics caused by the highway grade separation. The site's location, urban setting, and proposed type of development make it an ideal candidate for high-density single-family development. The fact that the highway grade separation has no impact on the development makes the reduction from a 25-foot to a 10-foot building setback reasonable and consistent with the City's code of ordinances.

Houston Planning Commission

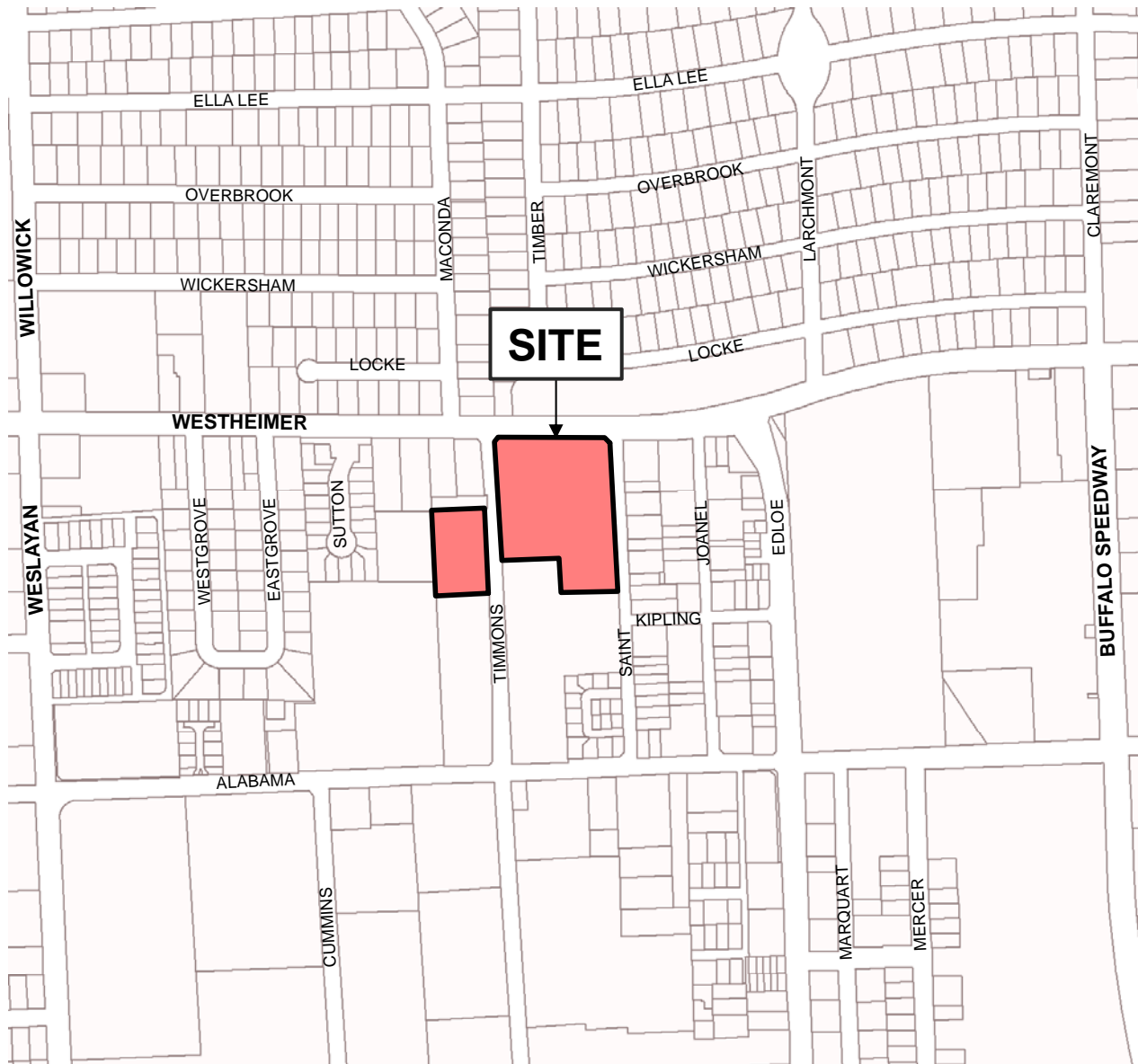
ITEM: 79

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Briar Club replat no 1

Applicant: Windrose Land Services, Inc.



D – Variances

Site Location

Houston Planning Commission

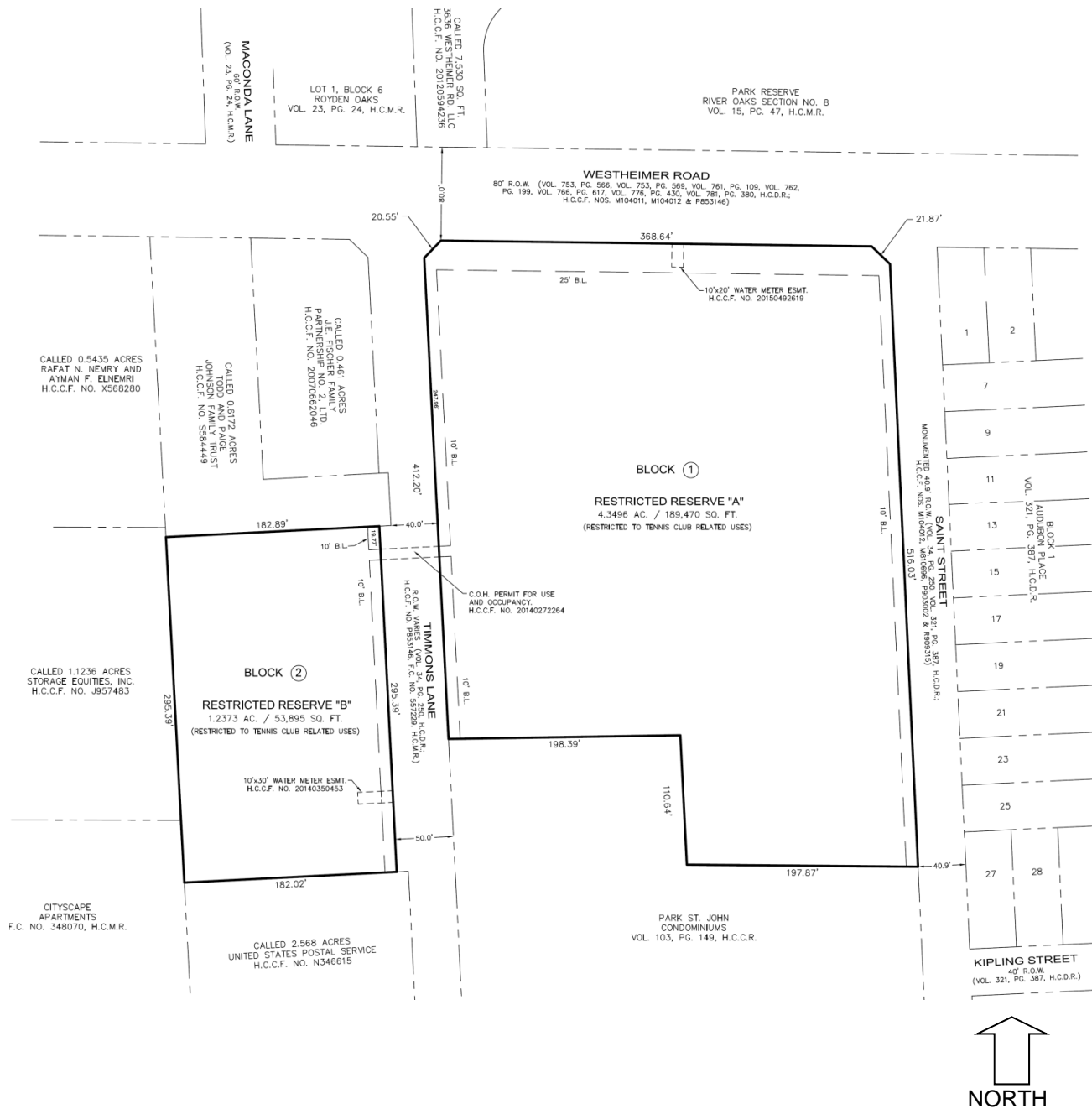
ITEM: 79

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Briar Club replat no 1

Applicant: Windrose Land Services, Inc.



D – Variances

Subdivision

Houston Planning Commission

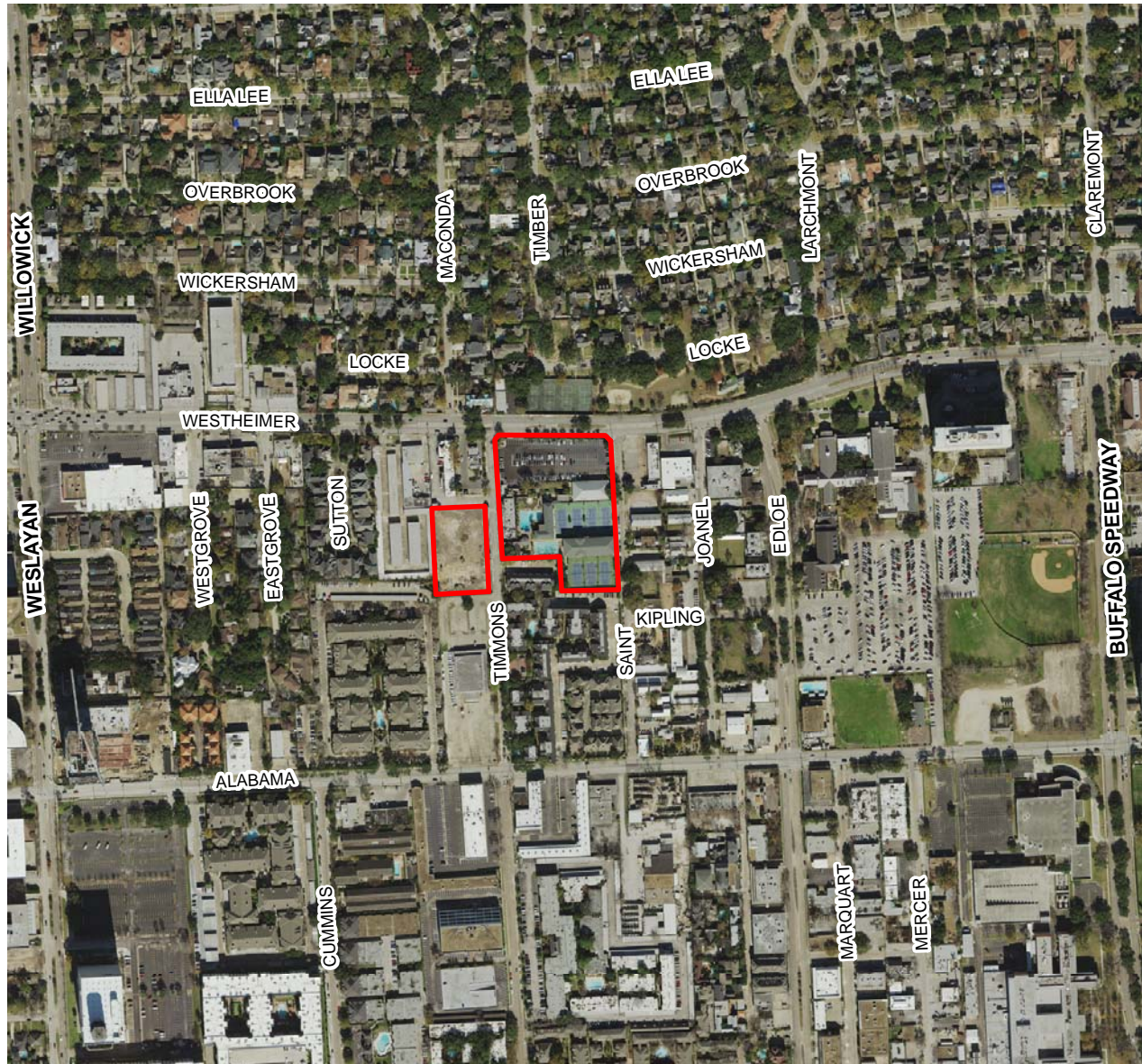
ITEM: 79

Planning and Development Department

Meeting Date: 02/18/2016

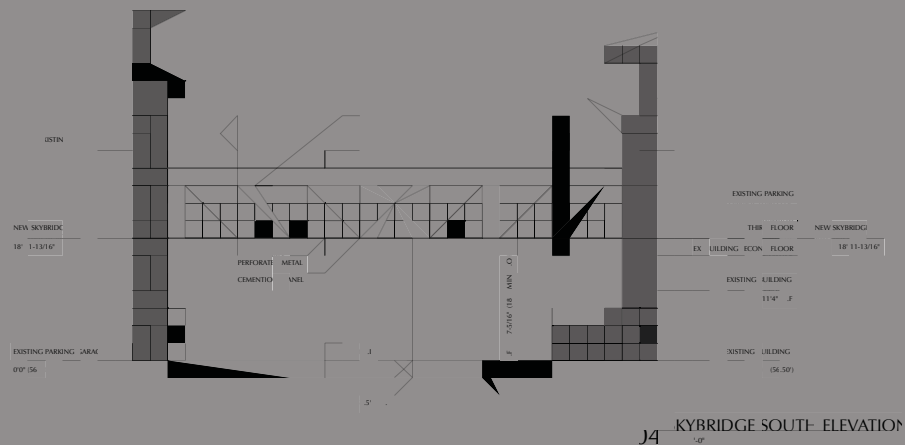
Subdivision Name: Briar Club replat no 1

Applicant: Windrose Land Services, Inc.

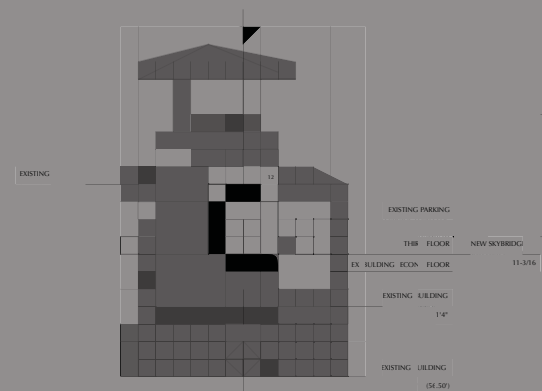


D – Variances

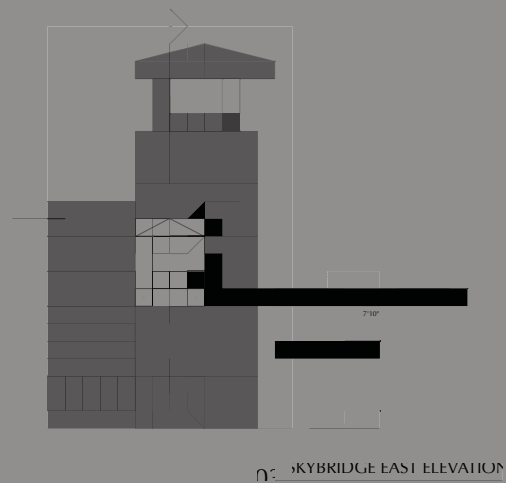
Aerial



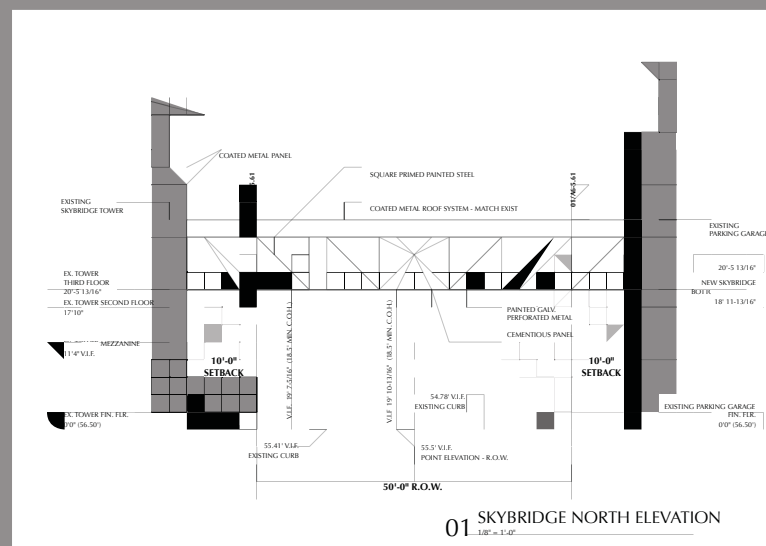
04 SKYBRIDGE SOUTH ELEVATION
1/8" = 1'-0"



02 SKYBRIDGE NORTH ELEVATION
1/8" = 1'-0"



03 SKYBRIDGE EAST ELEVATION
1/8" = 1'-0"



01 SKYBRIDGE NORTH ELEVATION
1/8" = 1'-0"

260 TIMMON LANE

ACKSON RYA ARCHITECTS

PROJECT MANAGER
Woodward Str 500

1654 Woodhead Street Year 2000

Richmond Ave Suite 700 Karl Ross Suite 270

2001 Wilkes Suite 200

BROOKSTON CONSTRUCTION



project ACKSON

drawing architect

exterior as project except agreement writing self application

consulting review job the architect will responsible

SK Skybridge

46-5 51



Application Number: 2016-0239

Plat Name: Briar Club replat no 1

Applicant: Windrose Land Services, Inc.

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow a pedestrian sky bridge to encroach in to the existing building setbacks on Timmons Lane.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building Line Requirement

Statement of Facts

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

The site is the Briar Club, a not-for-profit recreational facility located at the southeast corner of Westheimer Road and Timmons Lane. The applicant has secured a building permit to construct an elevated pedestrian bridge between the main club facility on the east side of Timmons Lane and the parking garage on the west side of Timmons. This project has been vetted with numerous City departments and is widely regarded as a very viable public safety improvement project. The country club use has continued to grow at this location since 1960. When the Briar Club constructed their parking garage in 2014, the need for more off-street parking was critical and the space available on the facility's main block east of Timmons was limited. However, the separation between the parking facility and the main club area now encourages pedestrians – many of whom are small children attending with their families or after-school programs – to cross a very busy public street at a mid-block crossing. Timmons Lane connects US Highway 59 to Westheimer. There are numerous high-density residential and commercial developments along the route that make traffic a major safety concern for the club. The applicant is seeking a variance to allow the elevated sky bridge to encroach in to the 10-foot building setbacks on either side of Timmons Lane so that the pedestrians can have a safe route to the main facility. The hardship imposed on the site is the unusual physical characteristics of the club that makes it impossible to ensure the safety of the club patrons without the sky bridge.

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

Not allowing the constant and safe flow of pedestrians associated with the club to be separated from the public roadway is contrary to sound public policy. As all of the parking to service the site is housed in the parking structure on the West side of Timmons Lane, without the sky bridge, the club's patrons will all be forced to use the mid-block street crossing to access the club facility. This places the pedestrians in an extremely compromising situation, especially on a dangerous cut-through street like Timmons Lane where traffic is constantly and rapidly shifting from high density residential areas to the commercial nodes and major roadways like Westheimer and US Highway 59.

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

The traffic patterns in the area – which are completely out of the applicant's control – make the mid-block crossing from the parking garage to the main facility a dangerous situation that should be addressed in the best interest of the club's patrons and the general public who have and will continue to come in to conflict with one another.

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

The general intent of the City regulations is to preserve the health, safety and general welfare of the public while ensuring that development occurs in an orderly and compatible fashion. Aside from the health/safety implications, which are discussed below, the sky bridge project itself is very much in line with the City's development regulations. The main building facades will continue to respect the building setbacks and all pedestrian improvements at ground-level will either

remain or be enhanced as part of the Briar Club redevelopment project. Further, the sky bridge has been properly permitted with all respective City departments and it will meet or exceed all design standards.

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

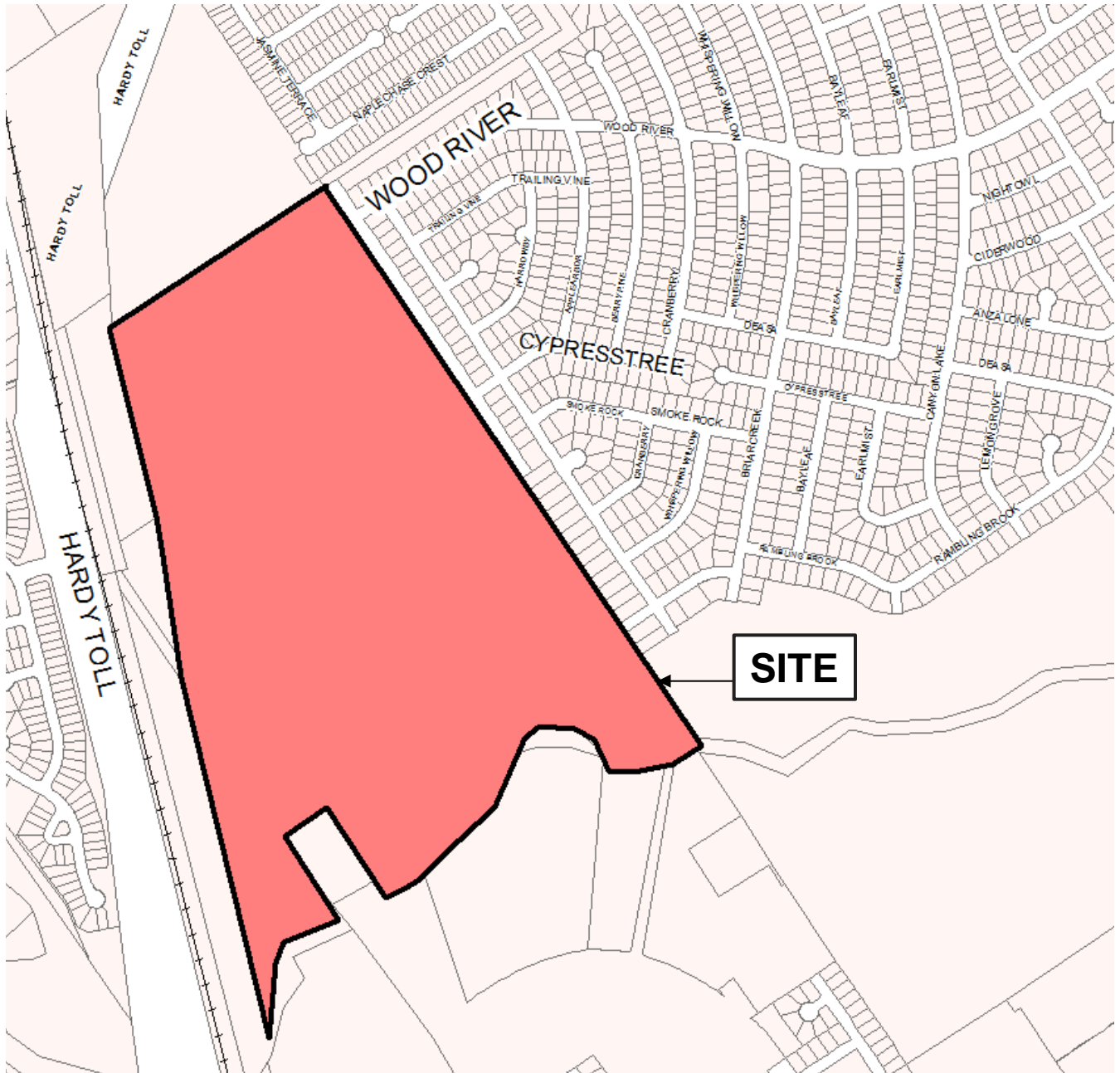
The proposed sky bridge ensures that the safety and general welfare of the club's patrons are preserved and it reduces the number of mid-block crossings within the existing vehicular/pedestrian conflict node in the City's transportation network. The bridge will be elevated to a minimum of 19'6" above the grade of the existing Timmons Lane paving section. This elevated crossing will not create any conflicts with emergency vehicles, or high-roofed commercial and residential vehicles. Not granting the variance would perpetuate a currently dangerous situation that represents a very direct threat to the safety of the club's members and the drivers on Timmons Lane who would otherwise not be expecting a high-volume, mid-block pedestrian crossing.

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

The justification for the requested variance is the unusual physical characteristics of the Briar Club that requires a unique and safer approach to ensure the safety of its members.

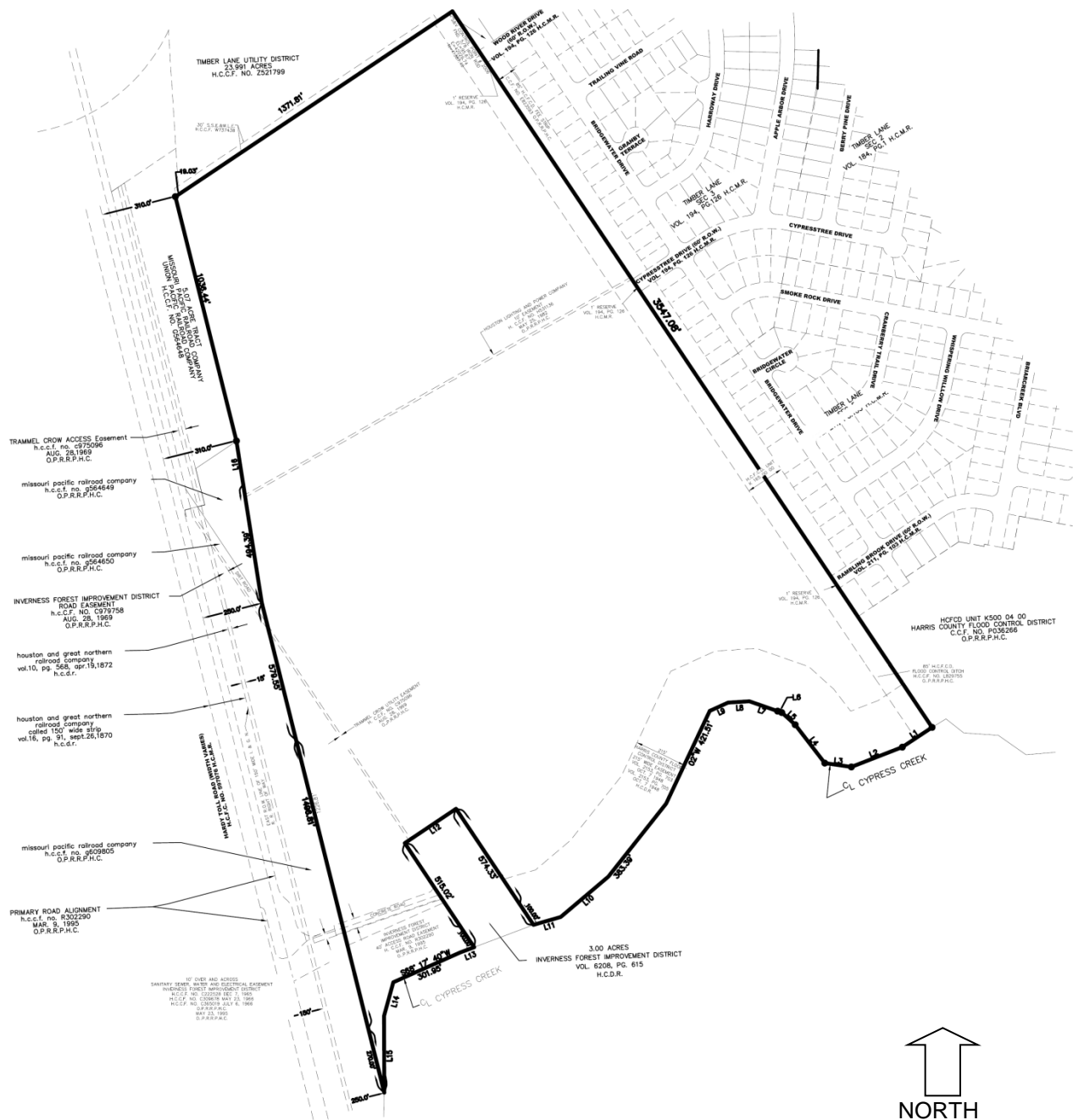
Subdivision Name: Cypress Creek Park GP

Applicant: Van De Wiele & Vogler, Inc.



Subdivision Name: Cypress Creek Park GP

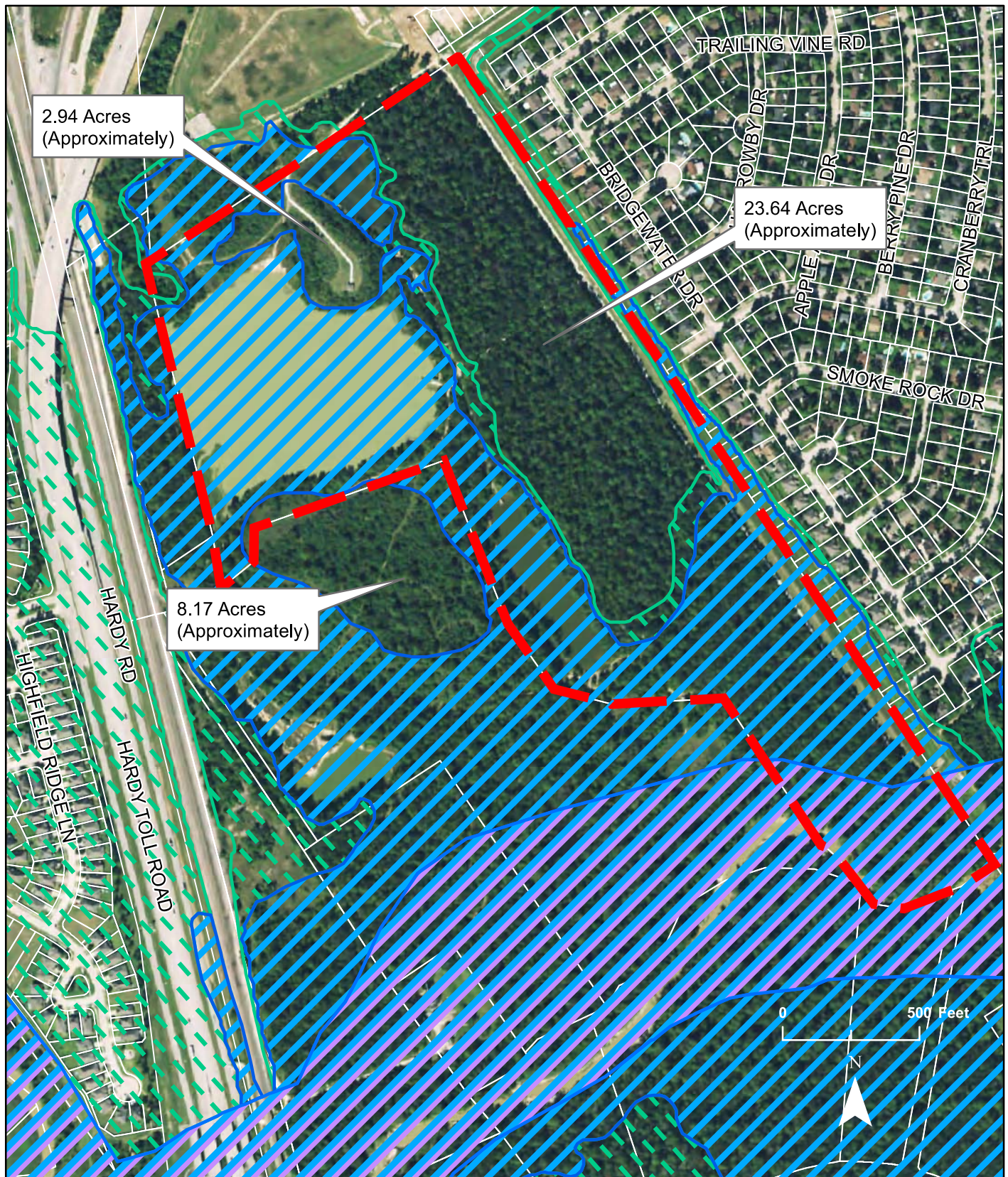
Applicant: Van De Wiele & Vogler, Inc.



Subdivision Name: Cypress Creek Park GP

Applicant: Van De Wiele & Vogler, Inc.





Legend

- | | | | |
|---|--------------------------|---|-----------------------------|
|  | Floodway |  | 500-Year Flood Zone |
|  | 100-Year Flood Zone |  | Area Protected by Levee |
|  | Coastal High Hazard Area |  | Proposed Cypress Creek Park |

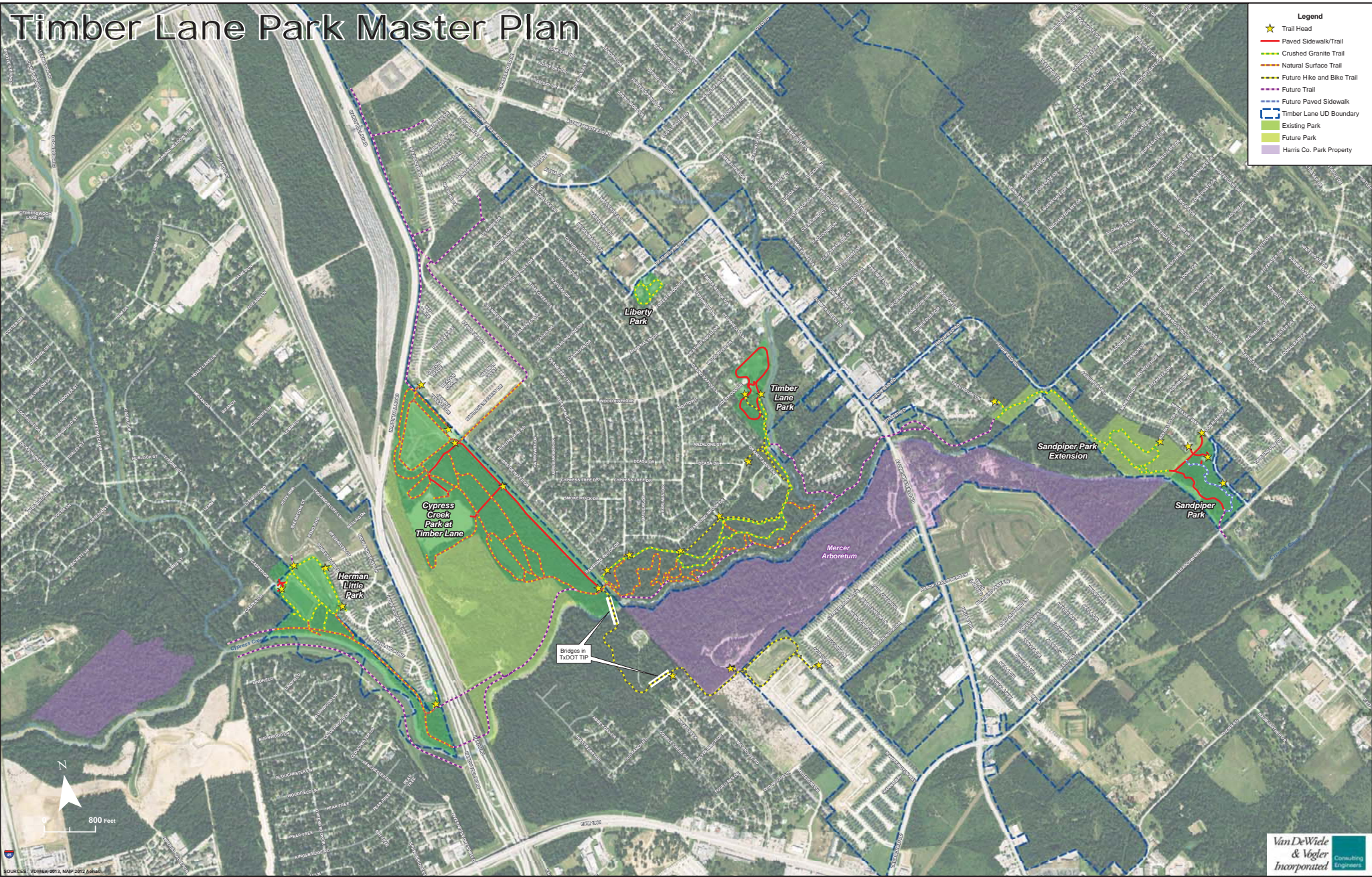
Proposed Cypress Creek Park - Flood Plain

Exhibit "A"

*VanDeWiele
& Vogler
Incorporated*

Consulting
Engineers

Timber Lane Park Master Plan



Houston Planning Commission ITEM: 10

ITEM: 10

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Cypress Creek Park Sec 1

Applicant: Van De Wiele & Vogler, Inc.



D – Variances and related Consent Item

Aerial



Application Number: 2016-0193

Plat Name: Cypress Creek Park GP

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/05/2016

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

Specific Variance is being sought and extent of variance:

To allow platting of this park without any streets dedicated through it in the north-south direction.

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

Chapter 42 Reference:

(1) Each local street shall intersect with a public street at least every 1400 feet

Statement of Facts

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

Unrestricted Reserve "A"'s proposed use is a park. It is a heavily wooded area and there are existing hiking and biking trails, decks and wetlands; located to the north just outside the plat boundary is a pavilion with picnic tables, restrooms and parking that supports the proposed park. Access is from the east where there are three 60' ROW's running east to west, which are Wood River Drive, Cypress Tree Drive and Rambling Brook Drive. In lieu of extending any of the 60' ROW's to meet the required 1400', we are proposing that no ROW's be installed and a pedestrian bridge be installed at Wood River Drive to compliment the existing pedestrian bridge located at Rambling Brook Drive; this would provide additional pedestrian access and preserve the character of the proposed park. The reason why we are platting the park is to remove the 1' reserve at the end of Wood River Drive to provide access for the proposed pedestrian bridge there.

(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;

There is limited access to the proposed park which has a controlled access road (Hardy Road) located to the North and to the West that does not allow ROW's to be tied into their ROW without special permission. The tract is landlocked by a detention pond, railroad and creek on three sides. There are wetlands on the property; existing trails and observation decks have been constructed.

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

The park created will not cause a problem because we are providing pedestrian access at Wood River Drive and Rambling Brook Drive in the east to west direction which connects to an 8' wide crushed granite trail that runs the entire length of the proposed park in the north south direction. There will be no development to cause increased traffic through the property; emergency vehicles can use the parking lot just north of park or the pedestrian bridges.

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

The existing and proposed park facilities are and will be designed according to current regulations to preserve the public's health, safety and welfare.

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

The justification for the variance is that the proposed Unrestricted Reserve "A" tract is currently being used as a park and there are plans to provide additional amenities in the future. The extension of 1400' ROW's into the proposed park would destroy its character and disrupt its current intended use, which is to provide additional park space to the community. In

addition, it is publicly owned by a Utility District (Timber Lane UD) and they have plans to purchase adjacent tracts 1A and 1B in the General Plan in the future to continue to expand the proposed park. Finally, the characteristics of the site were the primary reasons the MUD purchased the tract and uses it as a park. The majority of the heavily wooded tract is located in the 100 and 500 year flood plains, the floodway, and there are also large drainage channels located to the east and south on the tract that are owned by the Harris County Flood Control District ;26.58 acres or 33% of the tract is located outside the flood plain and floodway and is developable, 52.942 acres or 67% of the tract is located in the flood plain or floodway and is undevelopable (see exhibit "A"); 15.14 acres or 18% is wetlands and 9.406 acres or 12% of the tract is flood control drainage channels (see exhibit "B"). A large portion of the tract is in the floodplain or are wetlands and is unlikely to be developed because of the substantial cost to build above the 100 year flood elevation; the 100 year flood elevation at the location of the proposed pedestrian bridge on Wood River Drive is 92.40' (NAVD 88; 2001, ADJ); (see exhibit "C"). The highest elevation on the tract beside a small mound at 110' is 94'; 1.6' above the flood elevation, the midpoint elevations on the tract range from 92' to 78'; .40' to 14.4' below the flood elevation and the lowest elevation on the tract is 68'; 24.4' below the flood elevation (see exhibit "D"). While the tract is being platted as an Unrestricted Reserve, the MUD has no intentions of developing it; the heavily wooded area and high probability of flooding makes its ideal use a park; Timber Lane UD recognizes this and the tract is currently being used for that purpose.



Application Number: 2016-0193

Plat Name: Cypress Creek Park GP

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/05/2016

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

Specific Variance is being sought and extent of variance:

To allow platting of this park without any streets dedicated through it in the east west direction.

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

Chapter 42 Reference:

(1) Each local street shall intersect with a public street at least every 1400 feet

Statement of Facts

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

Unrestricted Reserve "A"'s proposed use is a park. It is heavily wooded area and there are existing hiking and biking trails, decks and wetlands; located to the north just outside the plat boundary is a pavilion with picnic tables, restrooms and parking that supports the proposed park. There is no access to the proposed park in the north to south direction, however, there is an existing drainage channel running in the north to south direction that is owned by Harris County Flood Control District, which has to be crossed to access the proposed park. In lieu of installing an intersecting 60' ROW in the north to south direction at the required 1400', we are proposing that no ROW be dedicated. Access in that direction can be provided by an existing 8' wide crushed granite trail that runs the entire length of the proposed park along the high bank of the drainage channel, all of which would preserve the character of the proposed park.

(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;

There is limited access to the proposed park which has a controlled access road (Hardy Road) located to the North and to the West that does not allow ROW's to be tied into their ROW without special permission. The tract is landlocked by a detention pond, railroad and creek on three sides. There are wetlands on the property; existing trails and observation decks have been constructed.

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

The park created will not cause a problem because we are providing pedestrian access at Wood River Drive and Rambling Brook Drive in the east to west direction which connects to an 8' wide crushed granite trail that runs the entire length of the proposed park in the north south direction. There will be no development to cause increased traffic through the property; emergency vehicles can use the parking lot just north of park or the pedestrian bridges.

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

The existing and proposed park has and will be designed according to current regulations to preserve the public's health, safety and welfare.

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

The justification for the variance is that the proposed Unrestricted Reserve "A" tract is currently being used as a park and there are plans to provide additional amenities in the future. The extension of 1400' ROW's into the proposed park would destroy its character and disrupt its current intended use, which is to provide additional park space to the community. In

addition, it is publicly owned by a Municipal Utility District (MUD) and they have plans to purchase adjacent tracts 1A and 1B in the General Plan in the future to continue to expand the proposed park. Finally, the characteristics of the site were the primary reasons the MUD purchased the tract and uses it as a park. The majority of the heavily wooded tract is located in the 100 and 500 year flood plains, the floodway, and there are also large drainage channels located to the east and south on the tract that are owned by the Harris County Flood Control District ;26.58 acres or 33% of the tract is located outside the flood plain and floodway and is developable, 52.942 acres or 67% of the tract is located in the flood plain or floodway and is probably undevelopable (see exhibit "A"); 15.14 acres or 18% is wetlands and 9.406 acres or 12% of the tract is flood control drainage channels (see exhibit "B"). A large portion of the tract is in the floodplain or are wetlands and is unlikely to be developed because of the substantial cost to build above the 100 year flood elevation; the 100 year flood elevation at the location of the proposed pedestrian bridge on Wood River Drive is 92.40' (NAVD 88; 2001, ADJ); (see exhibit "C"). The highest elevation on the tract beside a small mound at 110' is 94'; 1.6' above the flood elevation, the midpoint elevations on the tract range from 92' to 78'; .40' to 14.4' below the flood elevation and the lowest elevation on the tract is 68'; 24.4' below the flood elevation (see exhibit "D"). While the tract is being platted as an Unrestricted Reserve, the MUD has no intentions of developing it; the heavily wooded area and high probability of flooding makes its ideal use a park; the MUD recognizes this and the tract is currently being used for that purpose.

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Dowling Street Townhomes

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

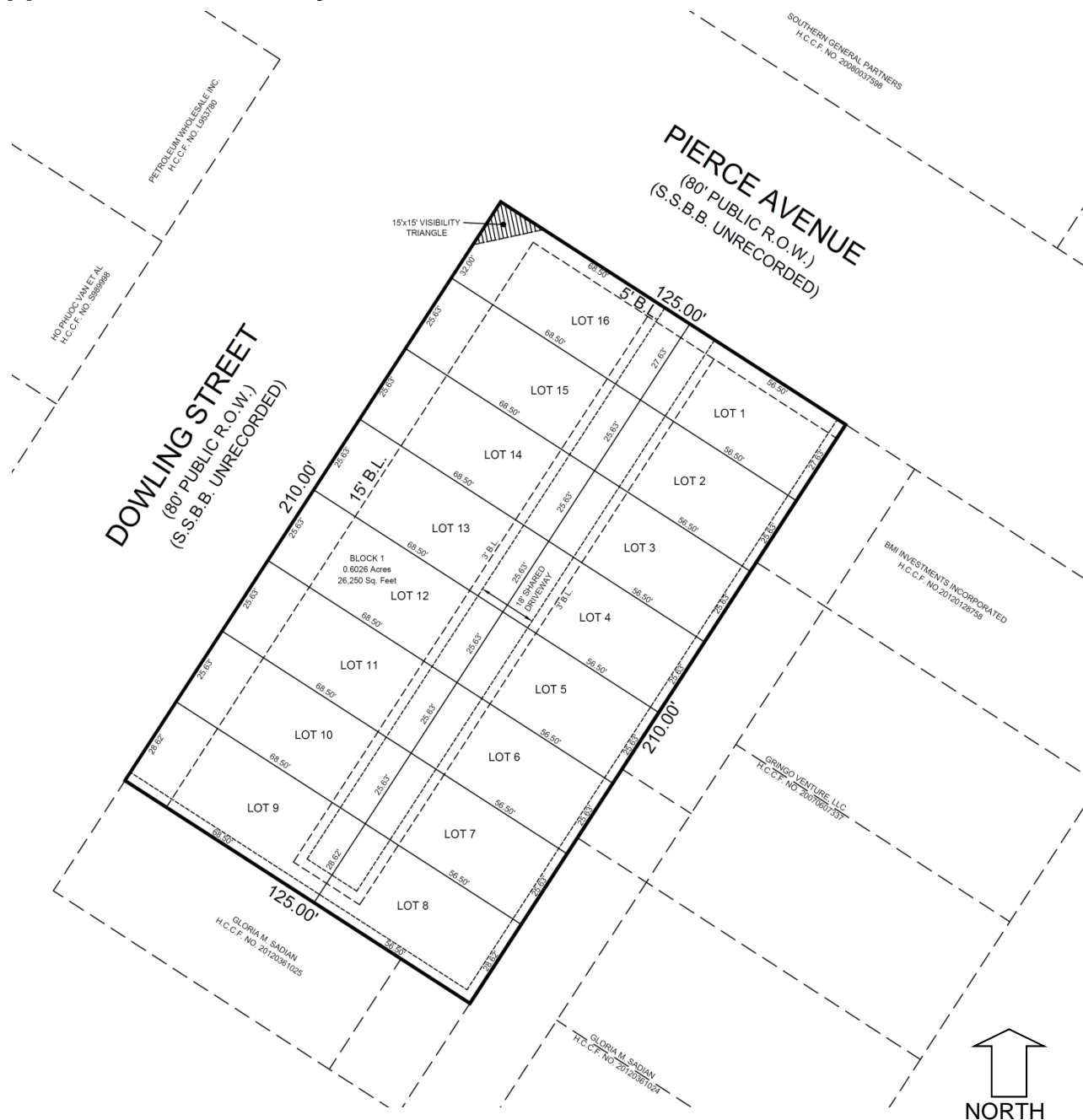
ITEM: 81

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Dowling Street Townhomes

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 02/18/2016

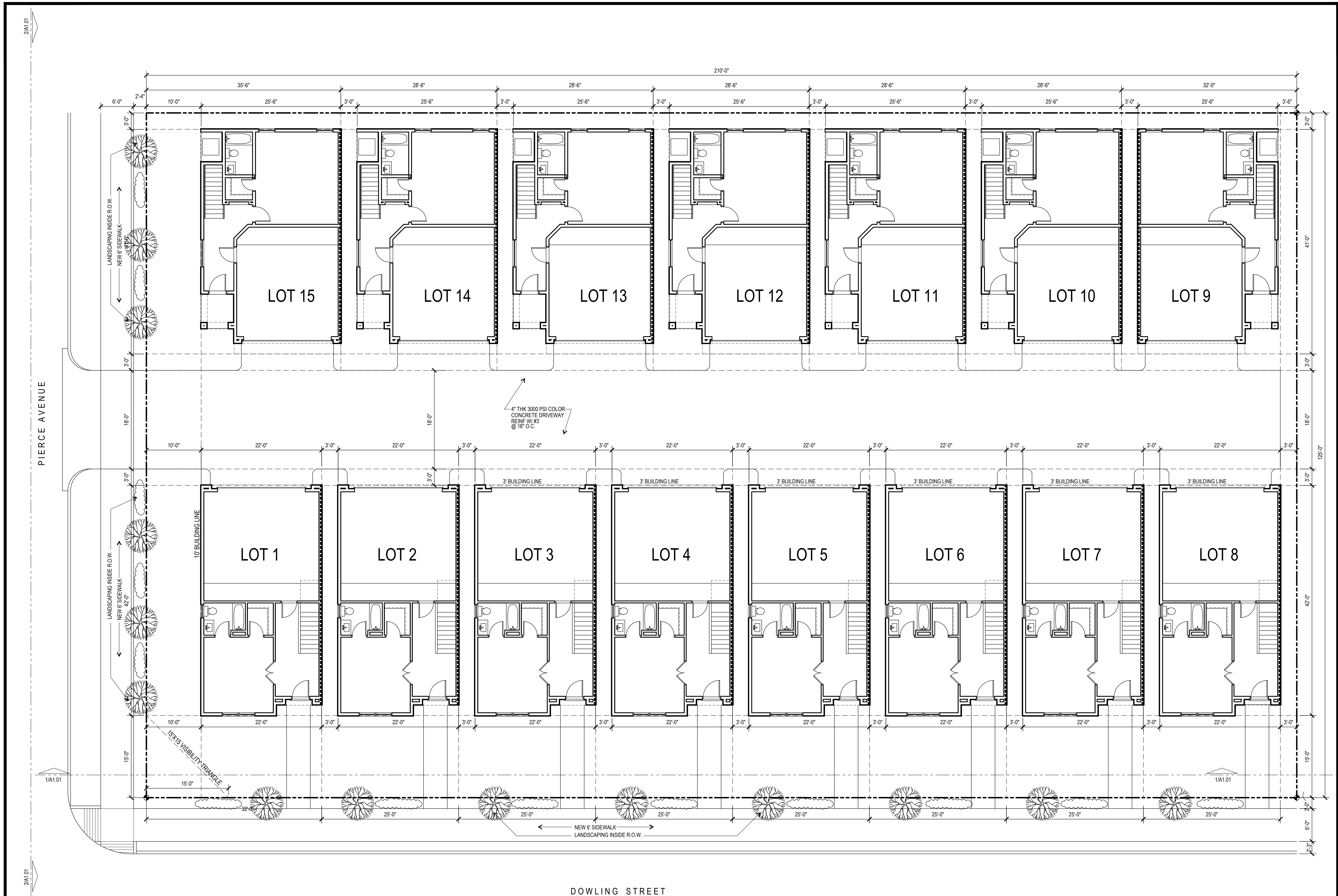
Subdivision Name: Dowling Street Townhomes

Applicant: Tetra Surveys



D – Variances

Aerial



PROJECT: 15-71		
Patio Home Development		
Dowling St. At Pierce Av.		
2001 Dowling Street		
Houston, Texas 77003		
REV.:	DATE:	DESCRIPTION:
10/27/15	02/08/16	FOR REVIEW FOR PLAT APPROVAL



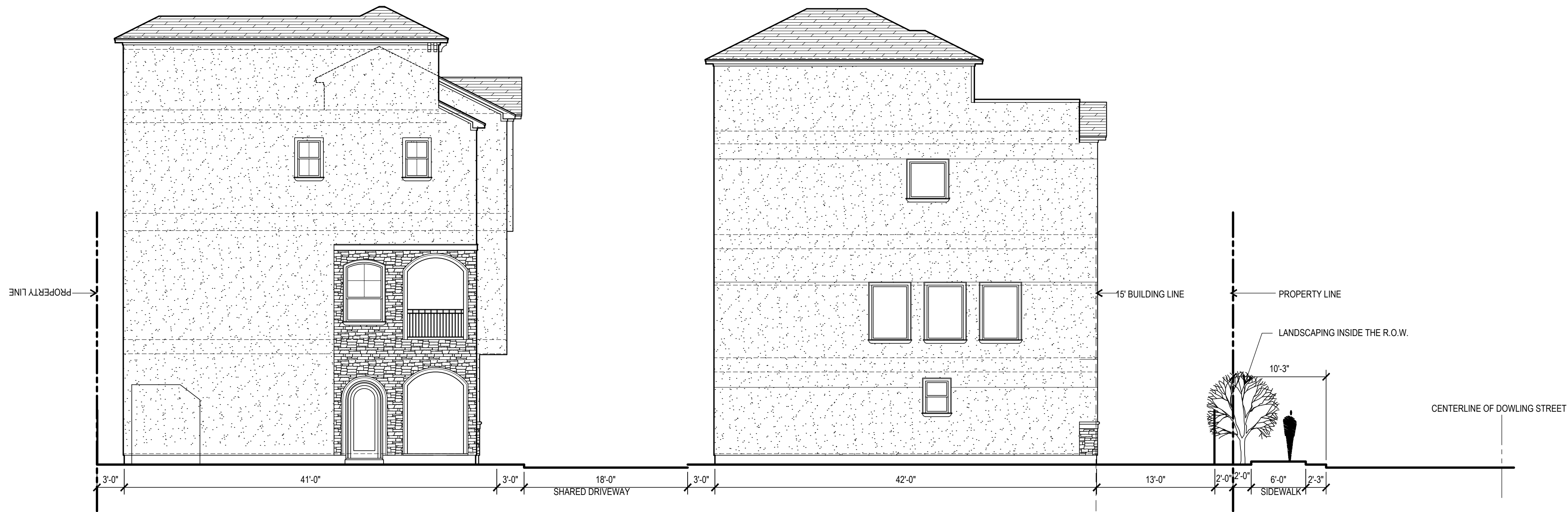
9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com

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SHEET TITLE:
OPTION 1
SITE PLAN

SHEET NO:
A1.00



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



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



Application Number: 2016-0121

Plat Name: Dowling Street Townhomes

Applicant: Tetra Surveys

Date Submitted: 01/24/2016

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

Specific Variance is being sought and extent of variance:

Reduced (15 foot) building line along Dowling Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 plat is located in the 2000 block of Dowling, between Pierce Avenue and Gray Avenue. Due to the existing separation between the property line and roadway a 15' building line provides for the construction of homes in line with owner's expectations while still maintaining a defined pedestrian between the property and the roadway. The parking lane along Dowling Street allows the developer to maintain a safe buffer between the nearest travel lane and the proposed houses.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The request is based on factors such as maintaining conformity with the existing developments while meeting future needs for denser housing given the growth in this area.

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

By maintaining a defined pedestrian area between the existing roadway and the property line the 15 foot setback would still allow for the preservation of the intent and general purpose of this chapter and a development that meets the expectations of the public.

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

A well defined pedestrian area in combination with a 15 foot setback would allow the developer to maintain the health, safety and welfare of the public and provide a desirable development.

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

Economic hardship is not the sole justification for the requested variance. The desire to provide a development that fits in well with existing and future developments that meets the expectations of the public while maintain the safety and integrity of this chapter are the justification for the variance.

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Dowling Street Villas

Applicant: Tetra Surveys



D – Variances

Site Location

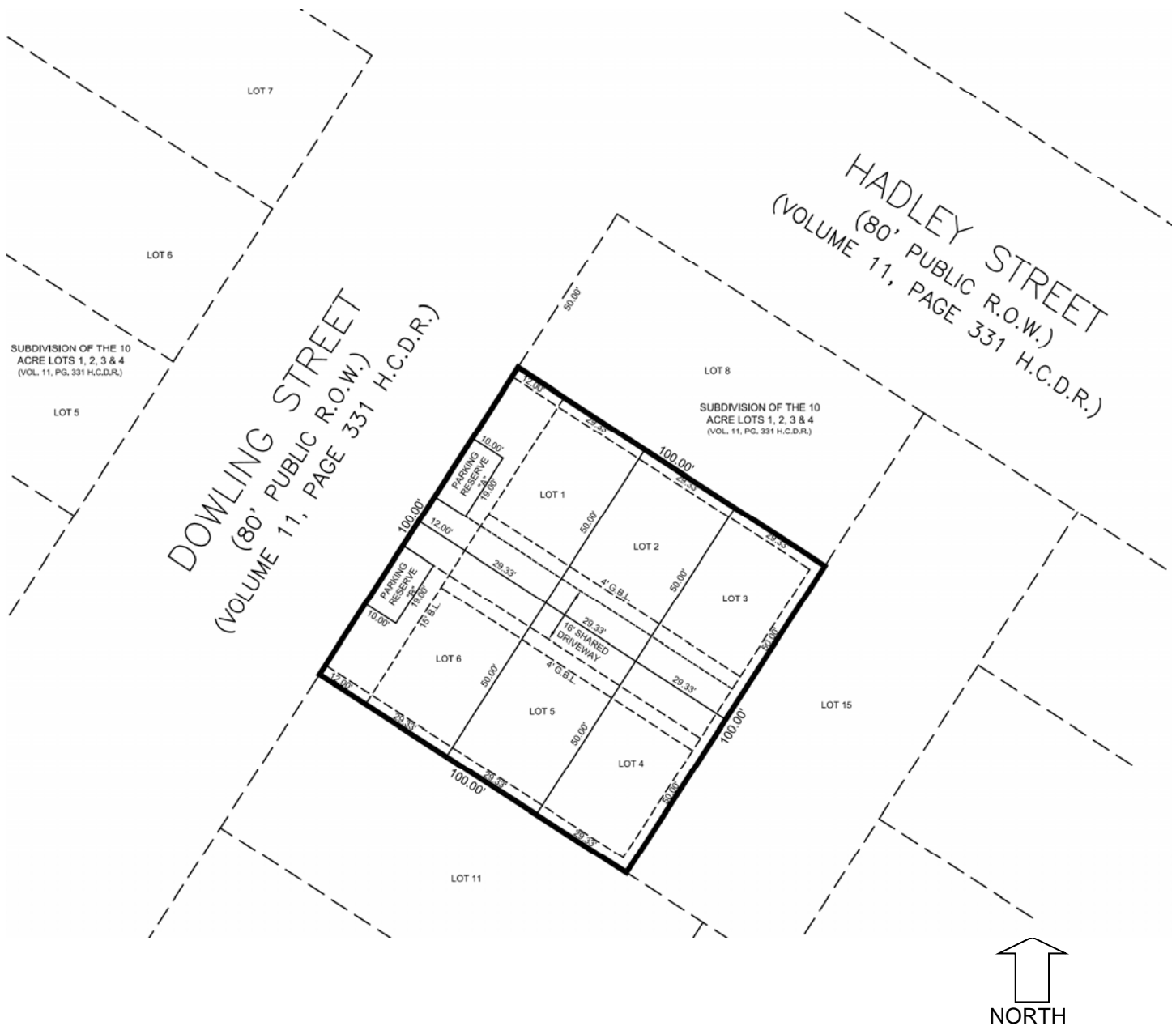
Planning and Development Department

ITEM: 82

Meeting Date: 02/18/2016

Subdivision Name: Dowling Street Villas

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Dowling Street Villas

Applicant: Tetra Surveys



D – Variances

Aerial



9610 Long Point Rd. Suite 220
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jose@metrolivingstudio.com

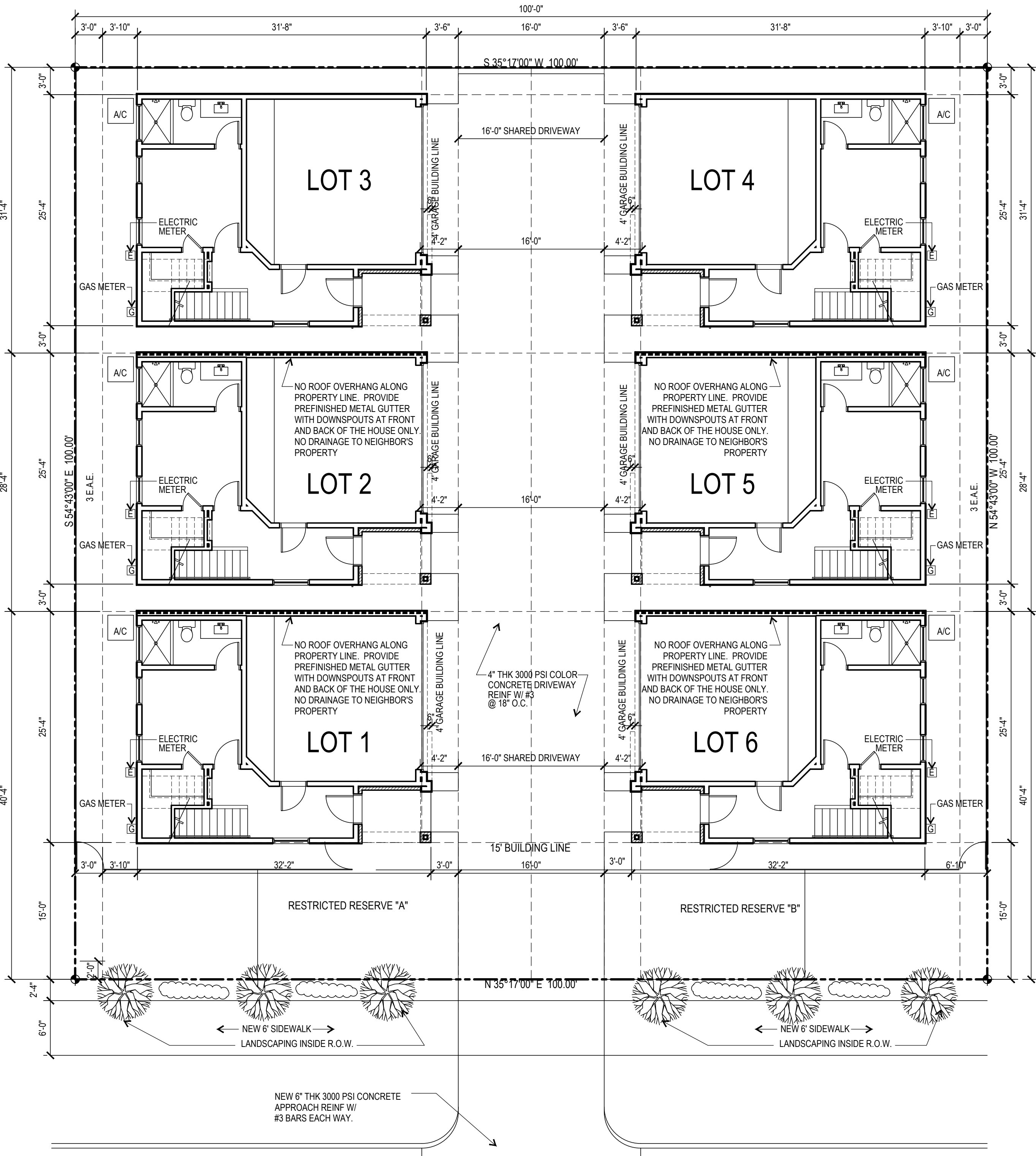
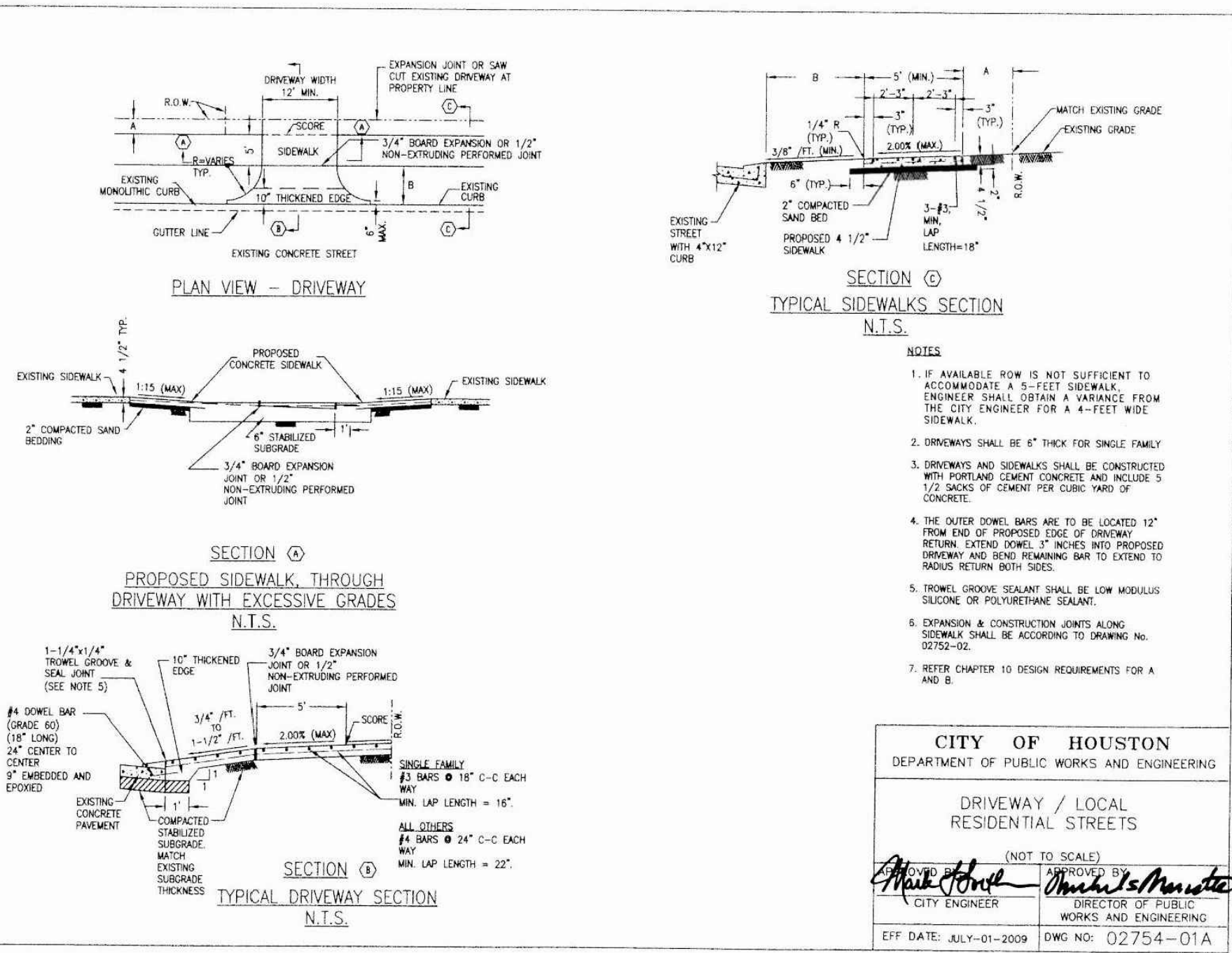
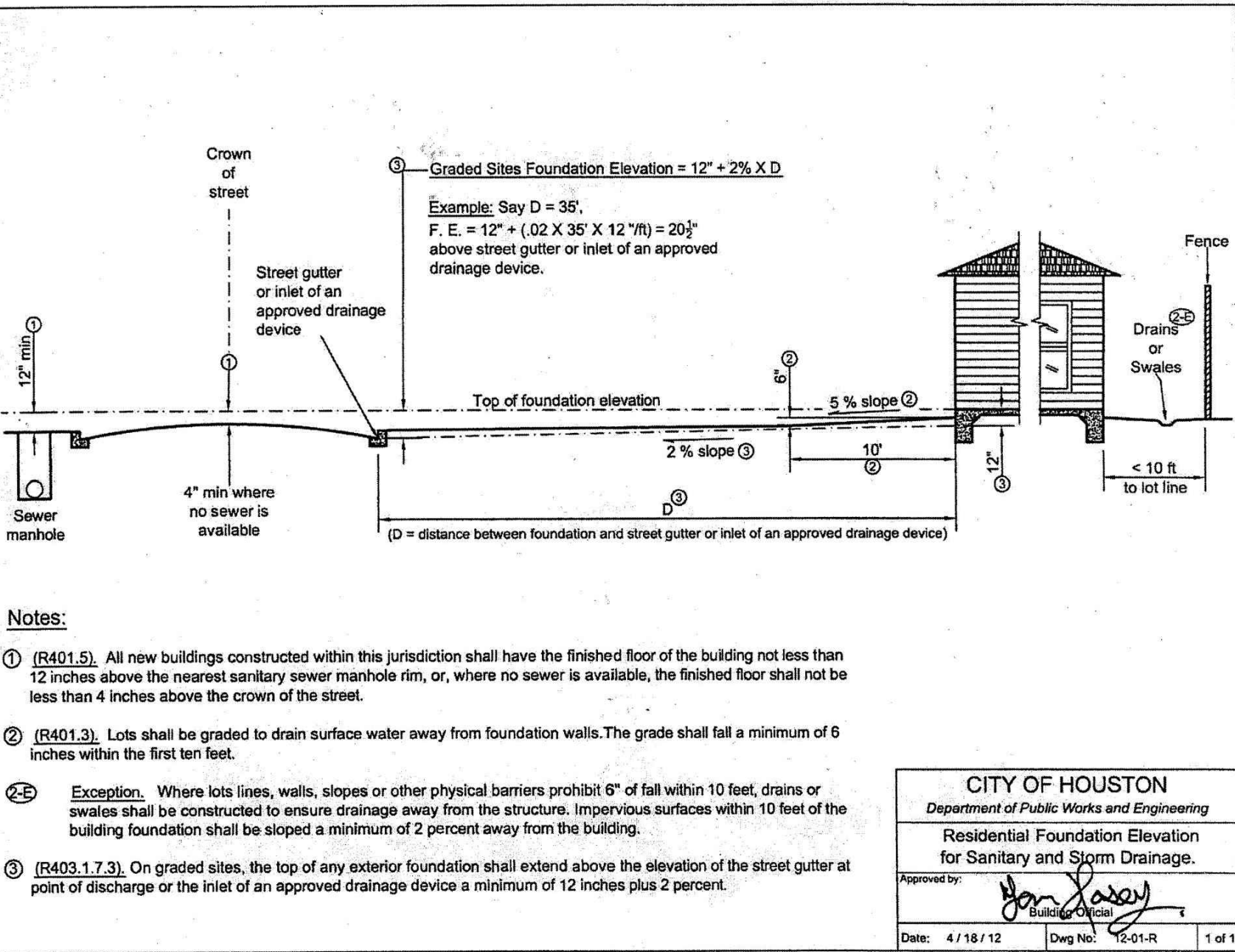
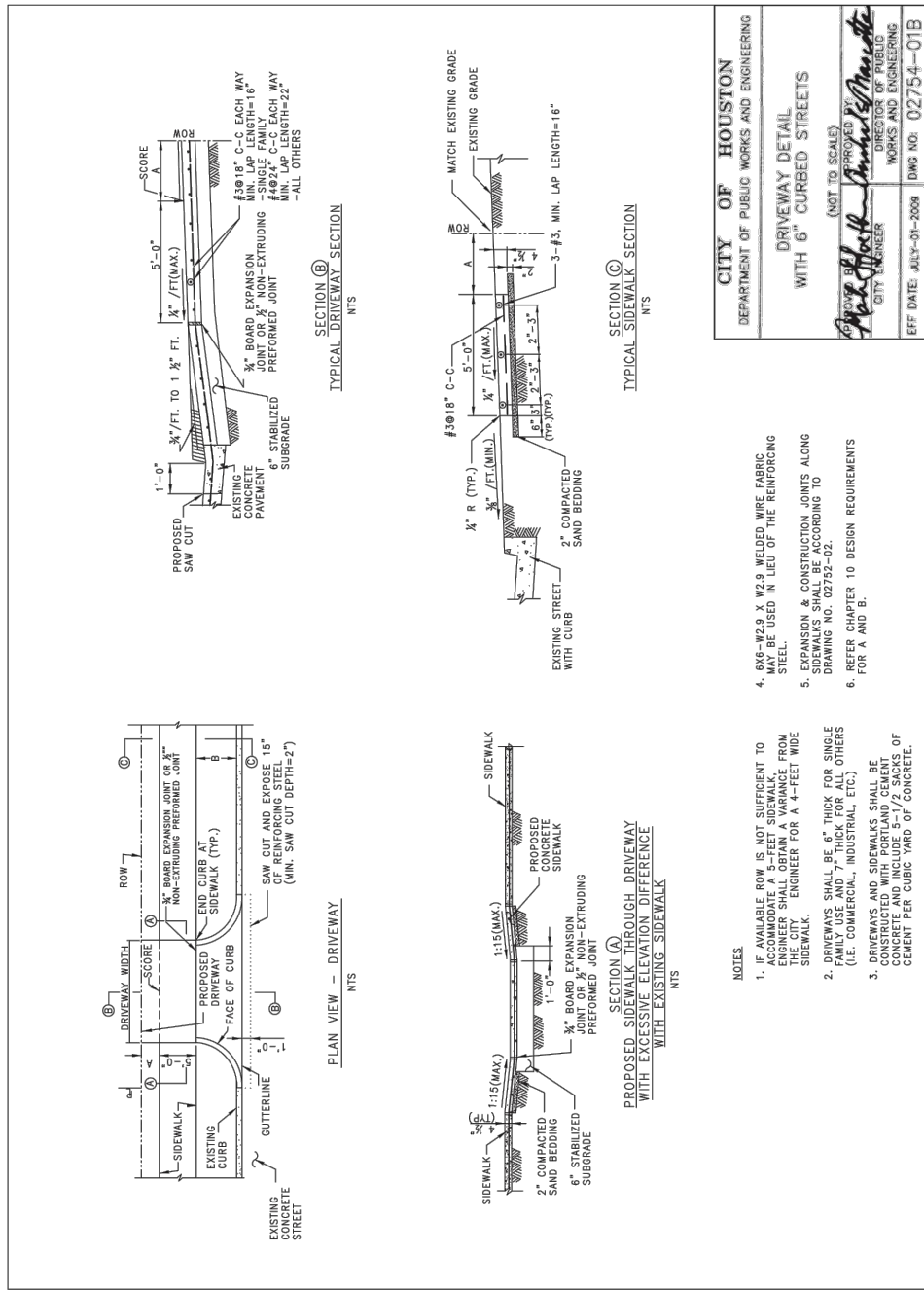
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SHEET TITLE:
2303 & 2305 DOWLING STREET
SITE PLAN & DETAILS

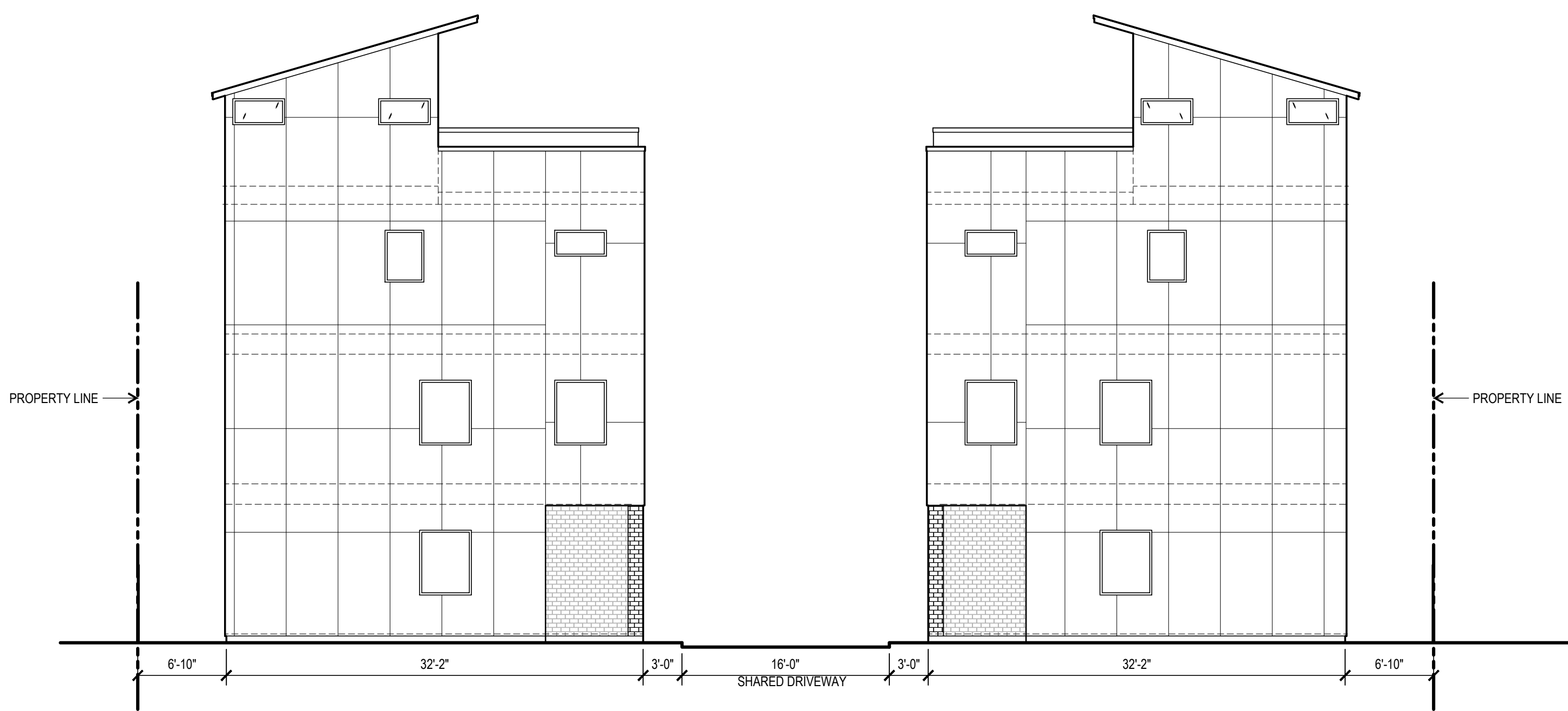
SHEET NO:

A1.00



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

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
DRIVEWAY / LOCAL
RESIDENTIAL STREETS
(NOT TO SCALE)
CITY ENGINEER
DIRECTOR OF PUBLIC
WORKS AND ENGINEERING
EFF DATE: JULY-01-2009 DWG NO: 02754-01A



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



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

PROJECT: 15-88

2303 & 2305 Dowling Street
Houston, TX 77004

REV.:	DATE:	DESCRIPTION:
10/29/15		FOR REVIEW



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SHEET TITLE:
STREET VIEWS

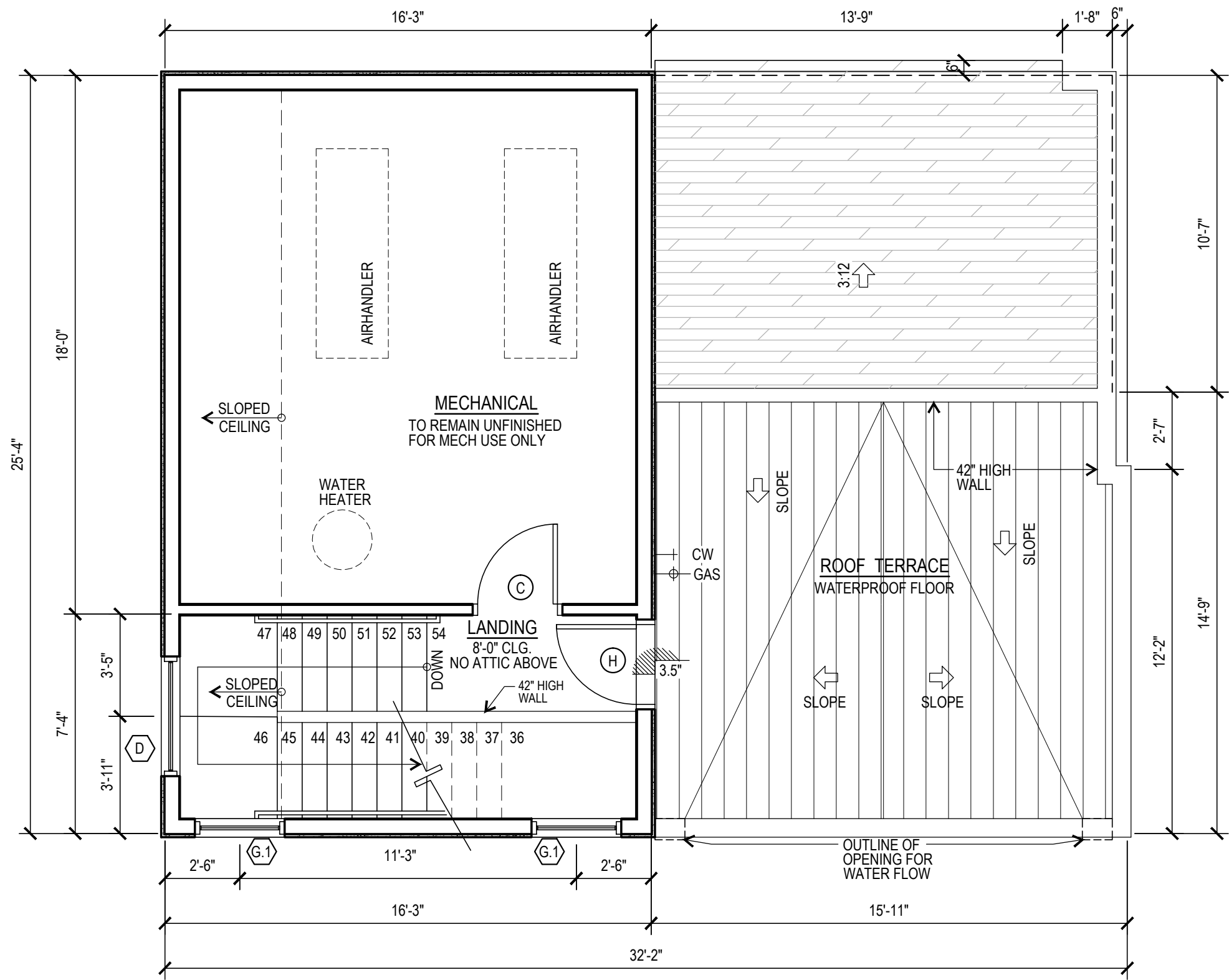
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A1.01

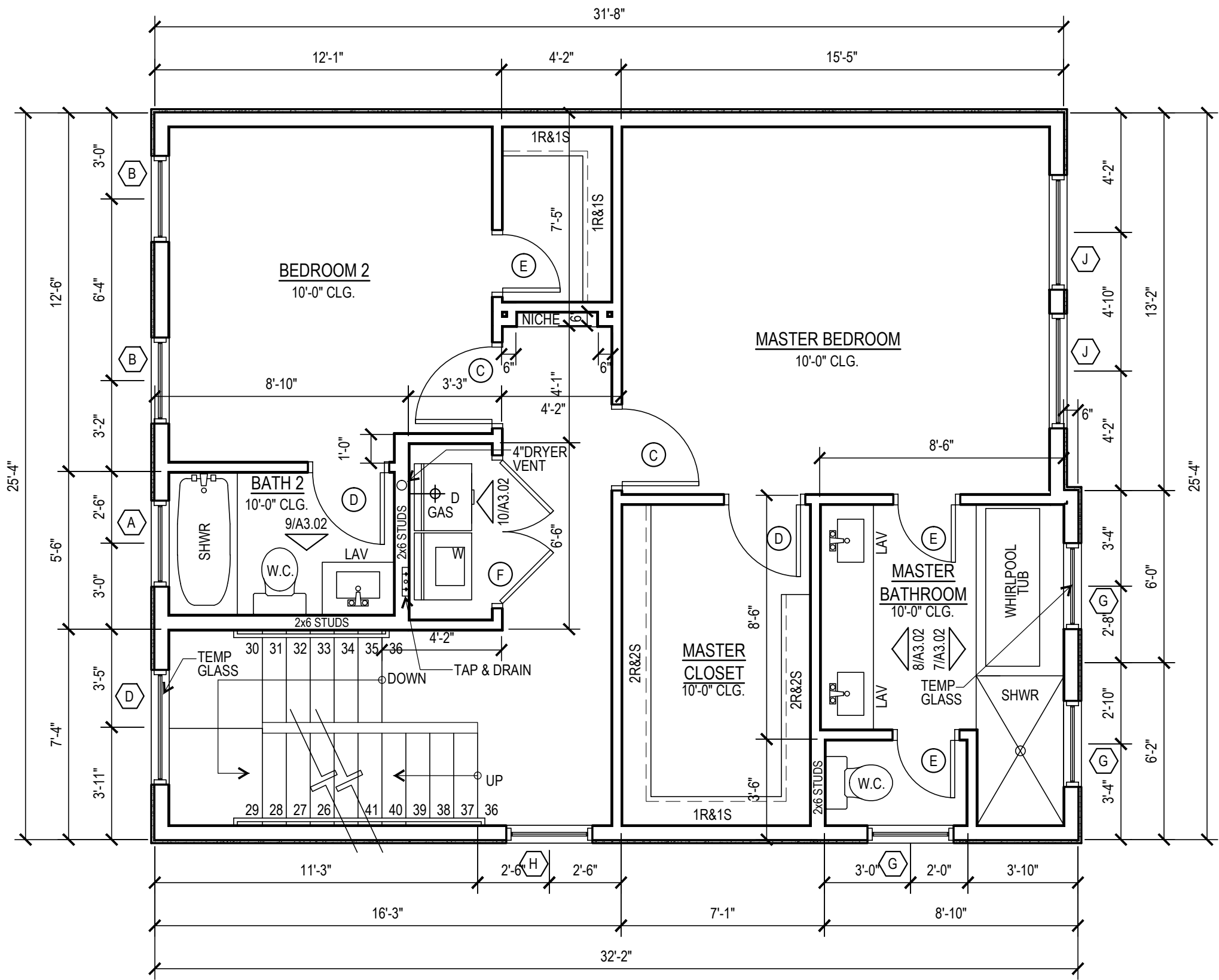
2303 & 2305 Dowling Street
Houston, TX 77004

REV.: DATE: DESCRIPTION:

10/29/15 FOR REVIEW



NORTH
LOT 1
4 ROOF TERRACE PLAN
1/4"=1'-0"

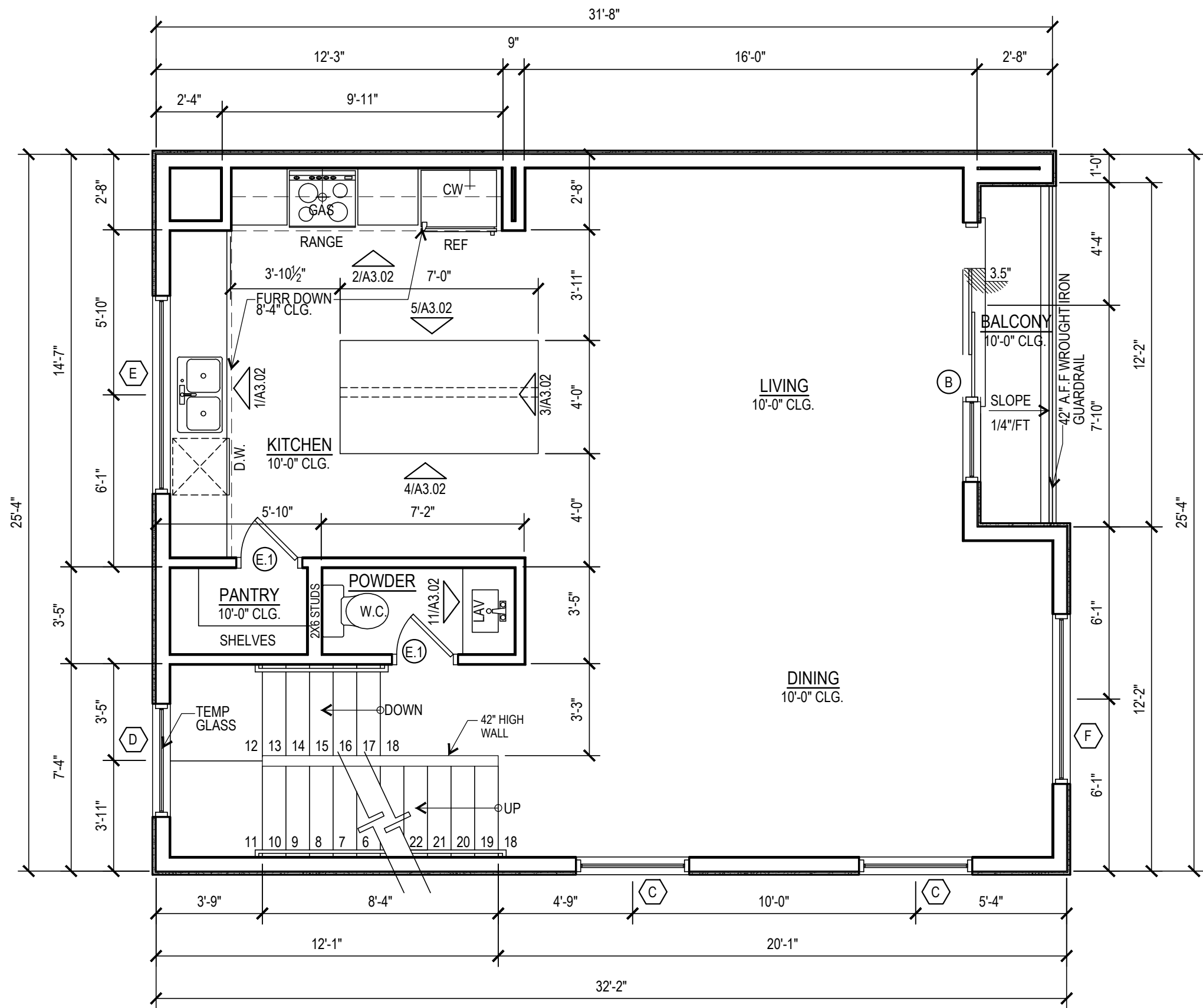


NORTH
LOT 1
3 THIRD FLOOR PLAN
1/4"=1'-0"

- GENERAL NOTES:
- ALL DIMENSIONS ARE TO FACE OF STUDS.
 - ALL PARTITIONS TO BE 2X4 @16" O.C. WITH 1/2" THK GYP BD UNLESS NOTED OTHERWISE. PROVIDE 5/8" THK TYPE "X" GYP BD ON WALLS AND CEILING AT GARAGE, INCLUDING KITCHEN AND BATHROOMS.
 - ALL ROOMS TO HAVE PTD WALLS AND CEILINGS.
 - LOCATE WATER HEATER IN ATTIC OVER PARTITION. SET IN METAL PAN W/ DRAIN TO OUTSIDE.
 - ALL INTERIOR DOORS TO BE 1 3/8" H.C. ON WOOD FRAME.
 - ALL EXTERIOR DOORS TO BE 1 3/4" S.C. ON WOOD FRAME.
 - ALL WINDOWS TO BE ALUMINUM. SIZE AND PATTERN INDICATED ON PLANS.
 - SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING BATTERY BACKUP, AND ALL HAVE TO BE INTERCONNECTED.
 - ALL BATH VENT FANS ARE TO TERMINATE AT EXTERIOR.
 - PROVIDE WOOD BLOCKING AT ALL BEDROOMS AND LIVING ROOM FOR FUTURE CEILING FAN INSTALLATION.
 - ATTIC ACCESS STAIR TO BE 30"x64" AND HAVE A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS
 - HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE R301.4, MIN. UNIFORMLY DISTRIBUTED 200 LBS PER SQ. FT. LIVE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL

GRAPHIC SYMBOLS

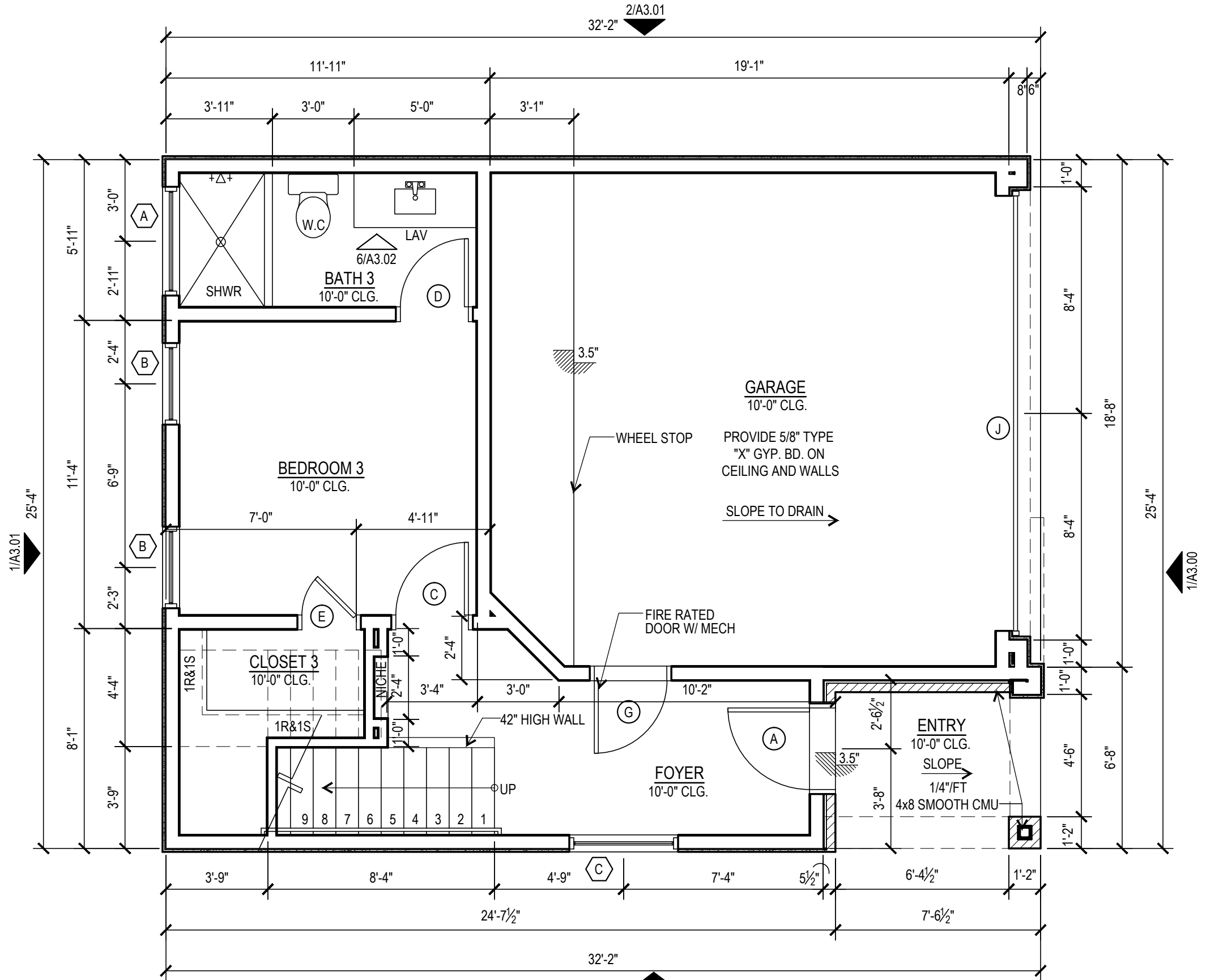
- WINDOW TYPE
DOOR TYPE
INTERIOR ELEVATION
EXTERIOR ELEVATION
DETAIL NUMBER
SHEET NUMBER
BUILDING SECTION



FIRST FLOOR CONDITIONED
SECOND FLOOR CONDITIONED
THIRD FLOOR CONDITIONED
ROOF DECK CONDITIONED
TOTAL CONDITIONED AREA

389 S.F.
773 S.F.
808 S.F.
23 S.F.
1,993 S.F.

NORTH
LOT 1
2 SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR CONDITIONED
SECOND FLOOR CONDITIONED
THIRD FLOOR CONDITIONED
ROOF DECK CONDITIONED
GARAGE
COVERED ENTRY
COVERED BALCONY
ROOF DECK
TOTAL AREA

389 S.F.
773 S.F.
808 S.F.
23 S.F.
359 S.F.
46 S.F.
35 S.F.
233 S.F.
2,666 S.F.

NORTH
LOT 1
1 FIRST FLOOR PLAN
1/4"=1'-0"

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9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
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jose@metrolivingstudio.com

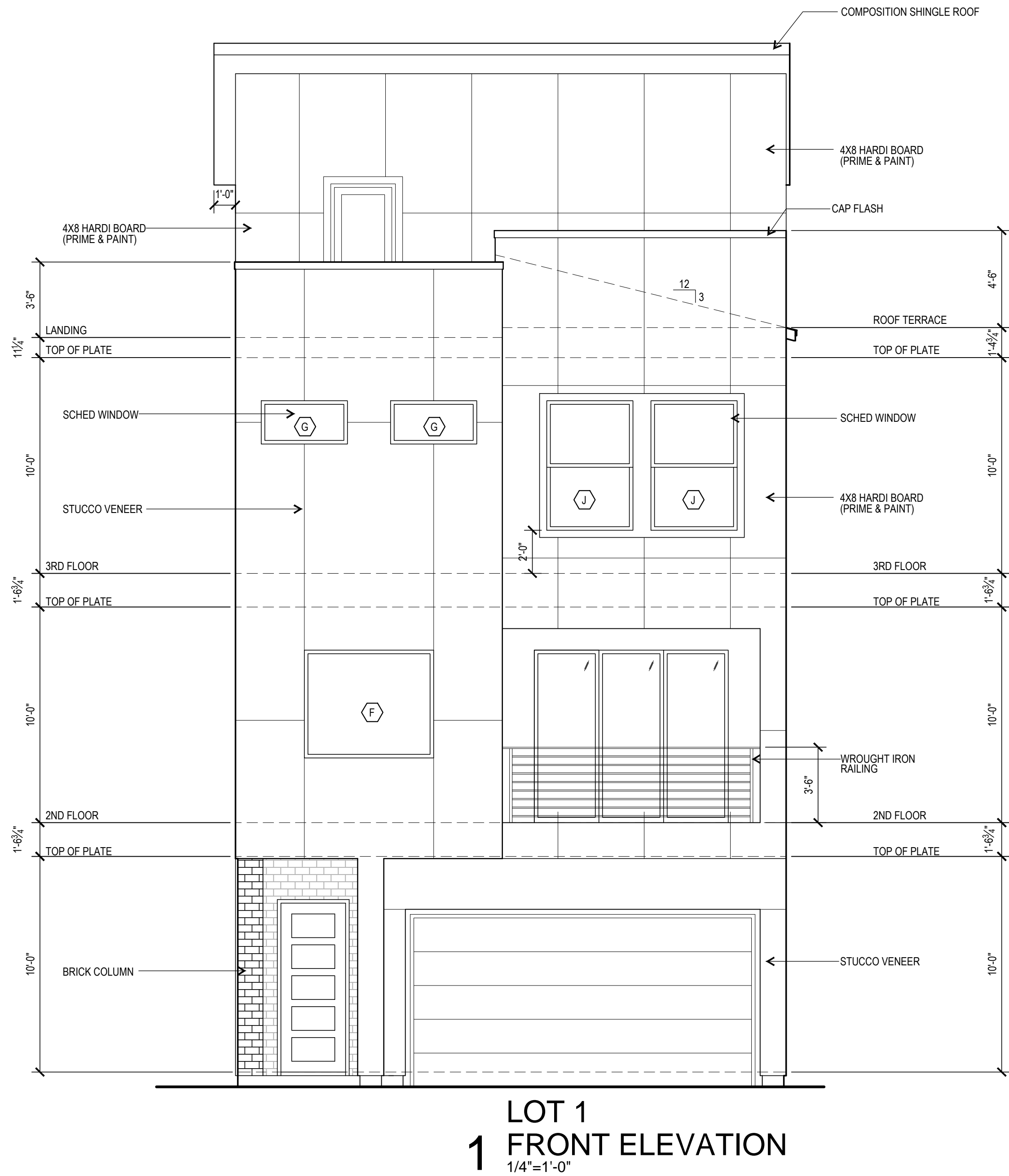
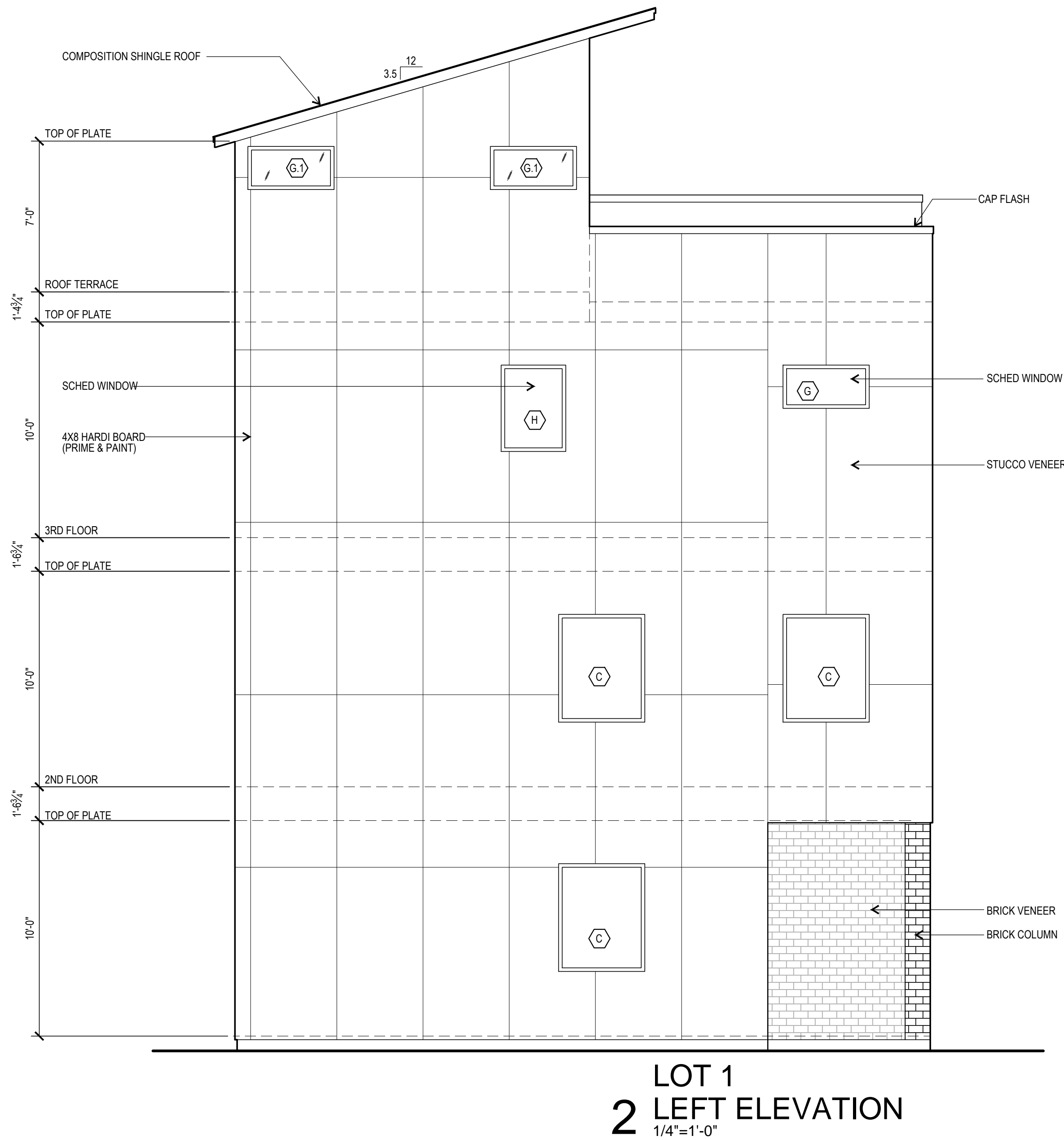
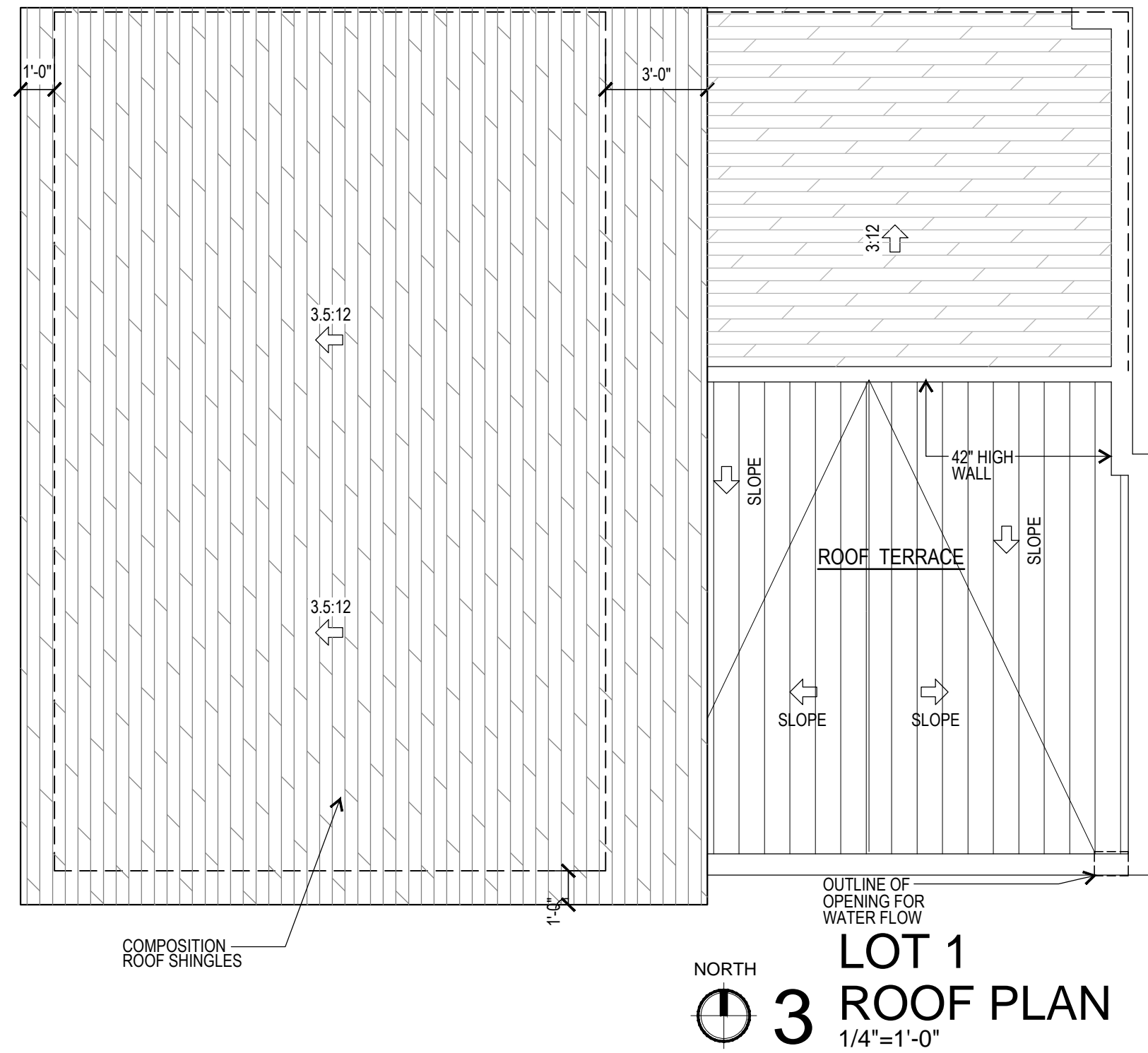
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SHEET TITLE:
2303 & 2305 DOWLING STREET (LOT 1)
FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
ROOF TERRACE PLAN

SHEET NO.:

A2.00



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Houston, Texas 77055
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jose@metrolivingstudio.com

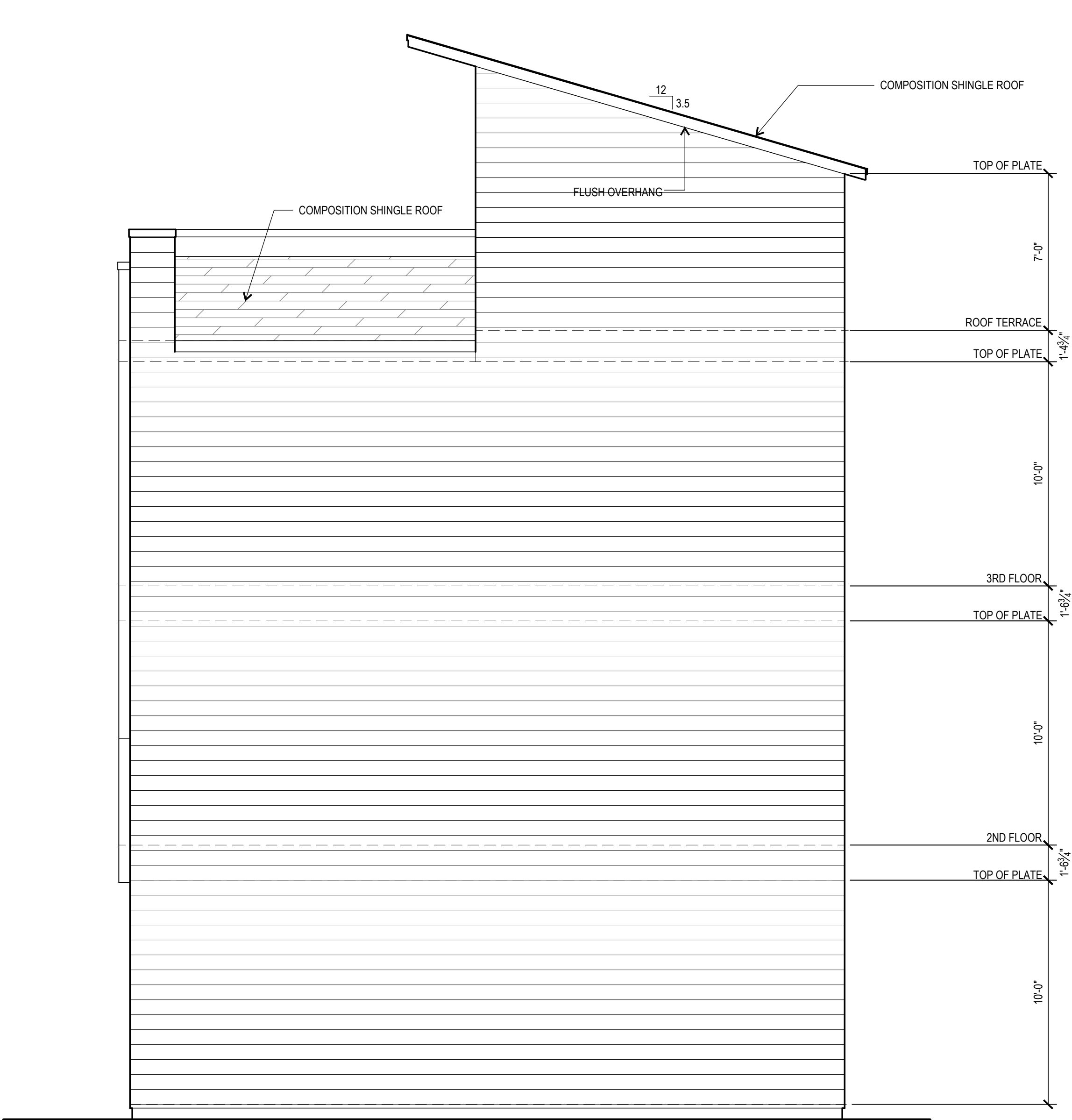
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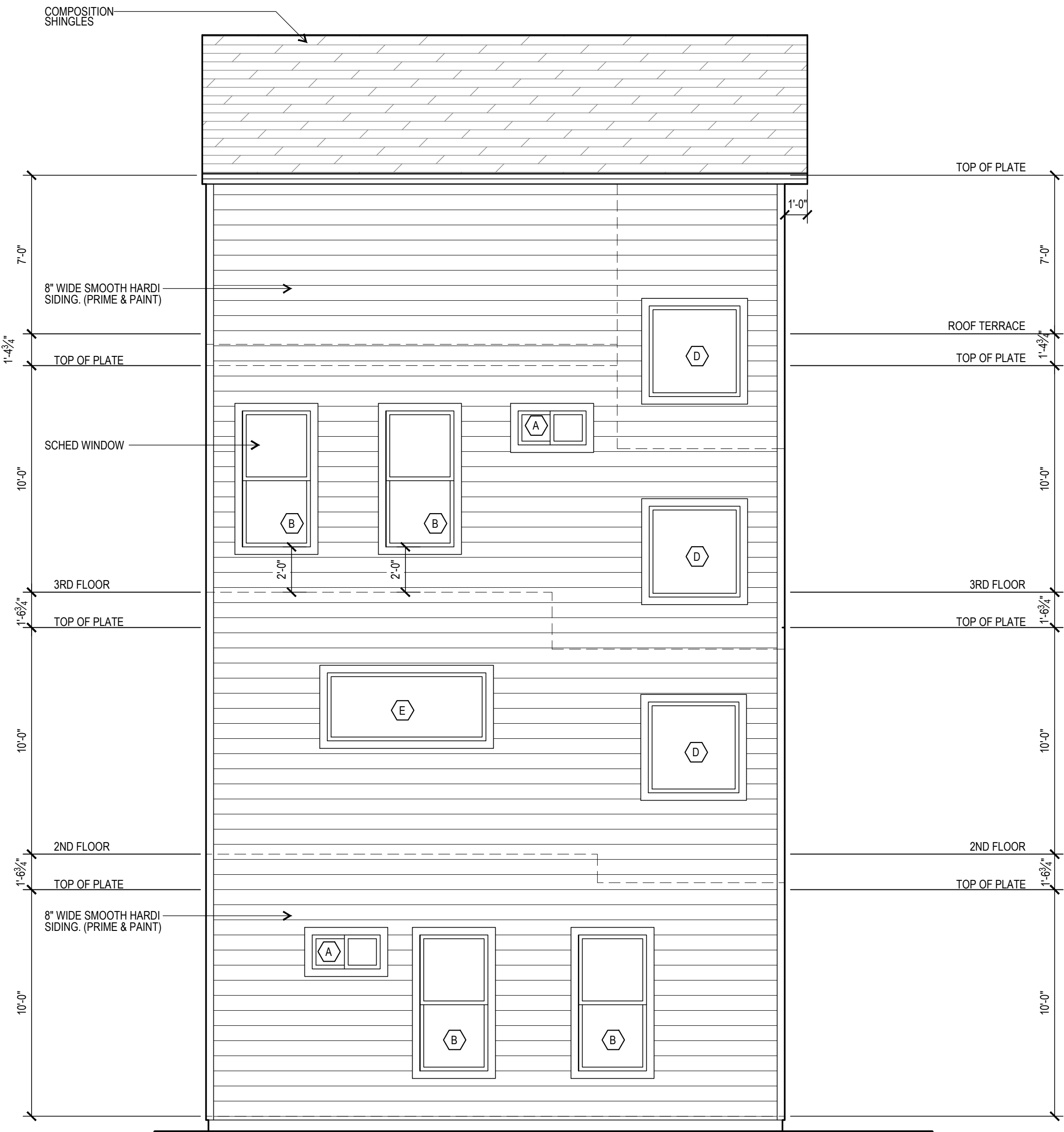
SHEET TITLE:
1814A BINGHAM STREET (LOT 1)
EXTERIOR ELEVATIONS
& ROOF PLAN

SHEET NO:

A3.00



LOT 1
2 RIGHT ELEVATION
1/4"=1'-0"



LOT 1
1 REAR ELEVATION
1/4"=1'-0"

PROJECT: 15-88

2303 & 2305 Dowling Street
Houston, TX 77004

REV.: DATE: DESCRIPTION:

10/29/15 FOR REVIEW

METRO
LIVING

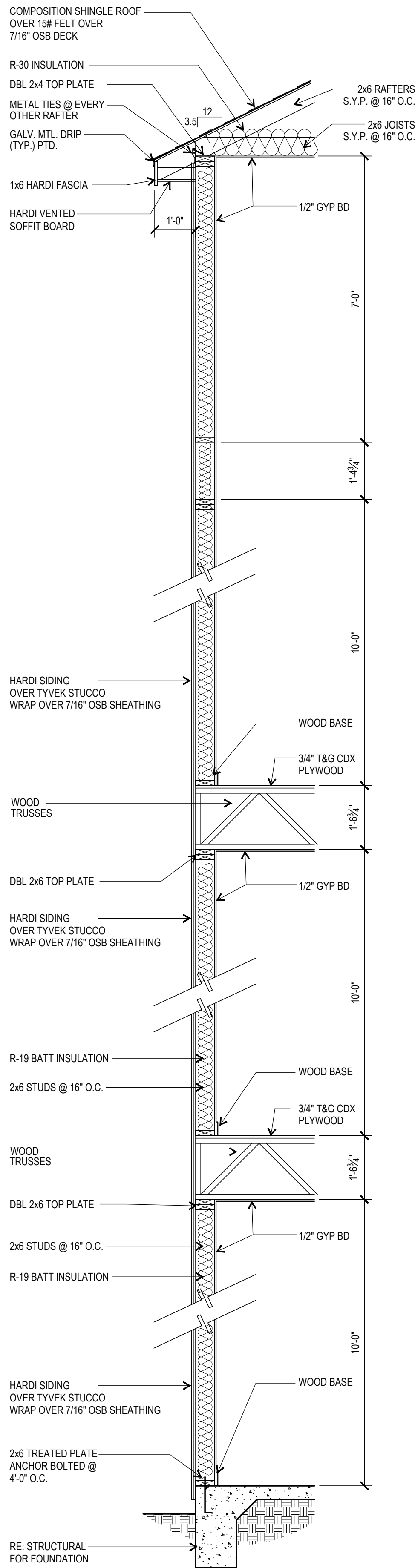
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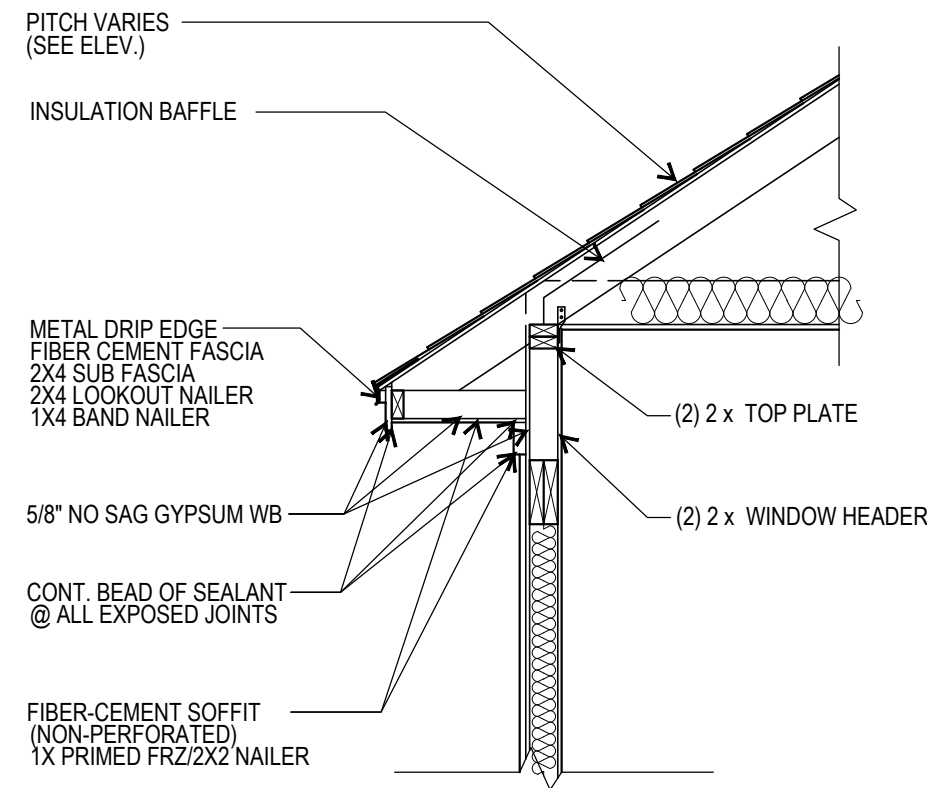
SHEET TITLE:
1814A BINGHAM STREET (LOT 1)
EXTERIOR ELEVATIONS

SHEET NO:

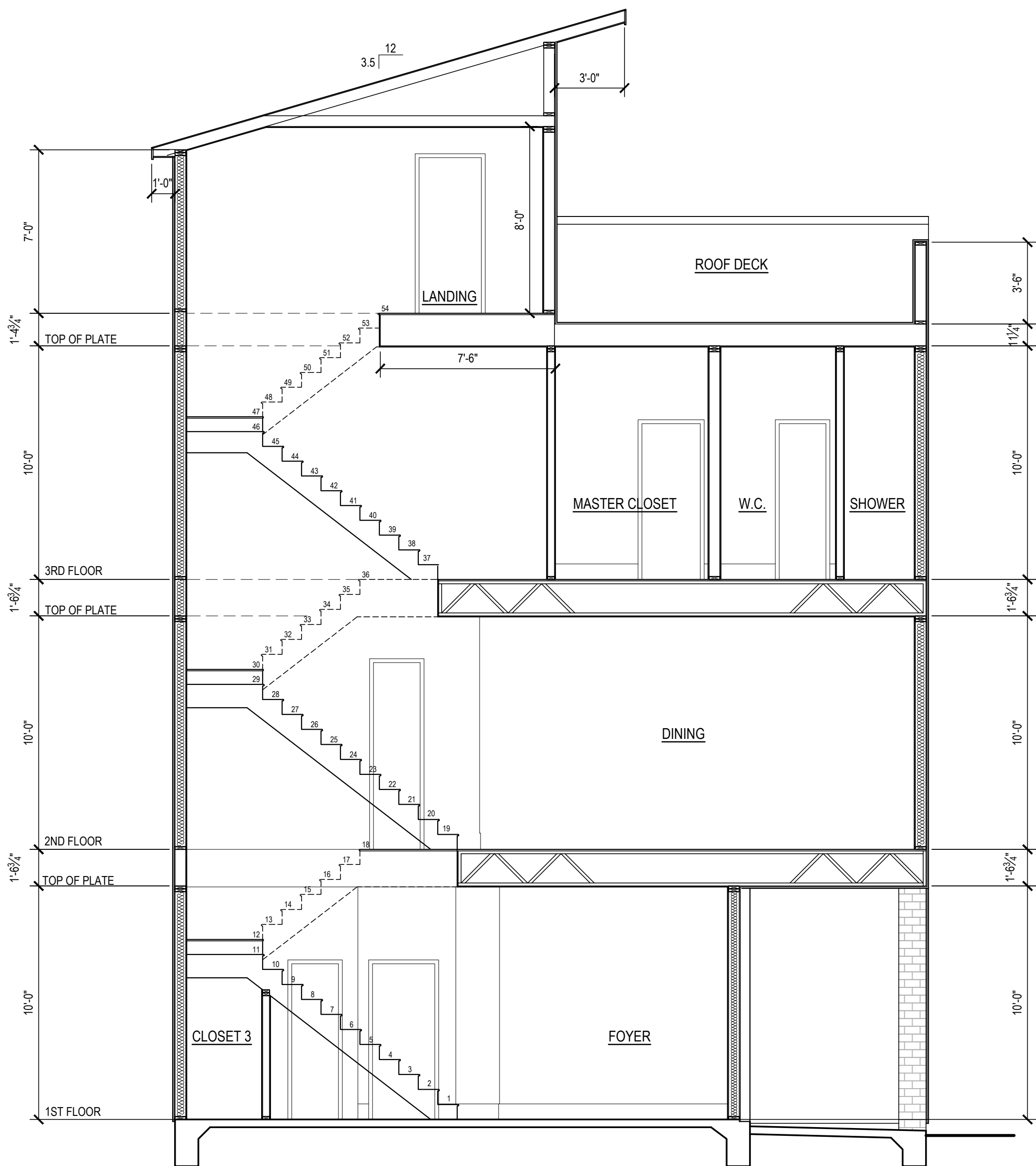
A3.01



2 WALL SECTION
1/2"=1'-0"



3 1 HR FR SOFFIT ASSEMBLY @ 3' B.L.
1/2"=1'-0"



1 BUILDING SECTION
1/4"=1'-0"

PROJECT: 15-88

2303 & 2305 Dowling Street
Houston, TX 77004

REV.: DATE: DESCRIPTION:

10/29/15 FOR REVIEW

METRO
LIVING

9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com

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SHEET TITLE:
LOT 1
BUILDING SECTION
& TYPICAL WALL SECTIONS

SHEET NO:

A4.00



Application Number: 2016-0120

Plat Name: Dowling Street Villas

Applicant: Tetra Surveys

Date Submitted: 01/24/2016

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

Specific Variance is being sought and extent of variance:

Reduced (15 foot) building line along Dowling Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 plat is located in the 2300 block of Dowling, between McIlhenny and Hadley streets. The intention of this development is to provide a development that integrates with other developments. Due to the existing 18 foot separation between the property line and roadway a 15' building line allows for the construction of homes in line with owner's expectations while still maintaining a well defined pedestrian area and a safe buffer between the roadway and proposed houses.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The request is based on external factors such as integrating with the existing developments and future needs for denser housing in this area.

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

Because of the 18 feet of separation between the existing curb line and the property line, a 15 foot building line would still allow for the preservation of the intent and general purpose of this chapter by allowing the creation of a well defined pedestrian walk while maintaining 33 feet of separation between the proposed homes and the existing roadway.

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

The existing condition of the property allows ability to maintain a well defined pedestrian space, this area combined with the 15 foot setback would provide a safe buffer between the proposed housing and roadway maintaining the health safety and welfare of the public.

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

Economic hardship is not the sole justification for the requested variance. The variance requested is based on both existing conditions of the subject property and similar developments and a strong desire to integrate this development into the expanding neighborhood.

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Hadley Street Villas

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

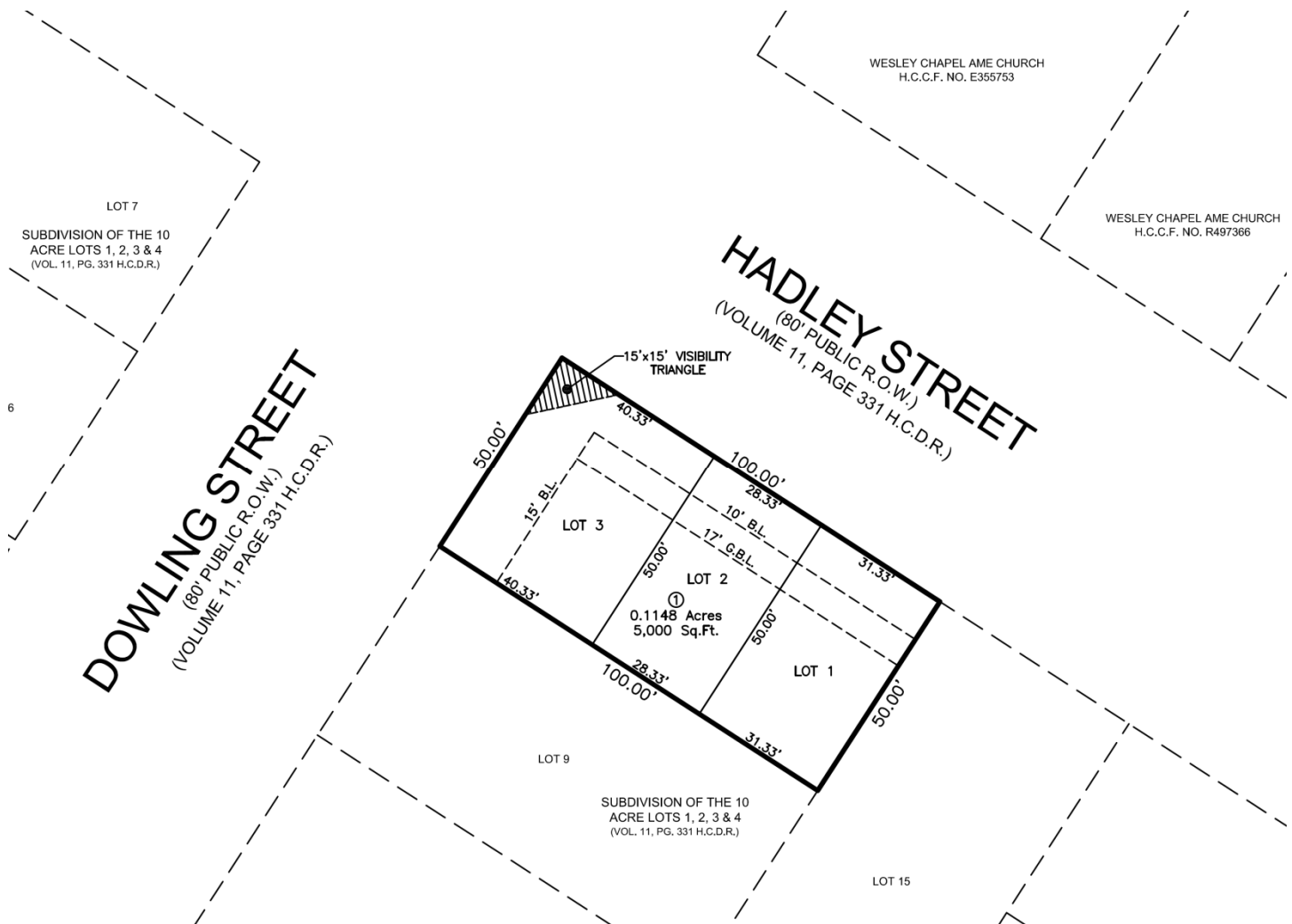
ITEM: 83

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Hadley Street Villas

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 02/18/2016

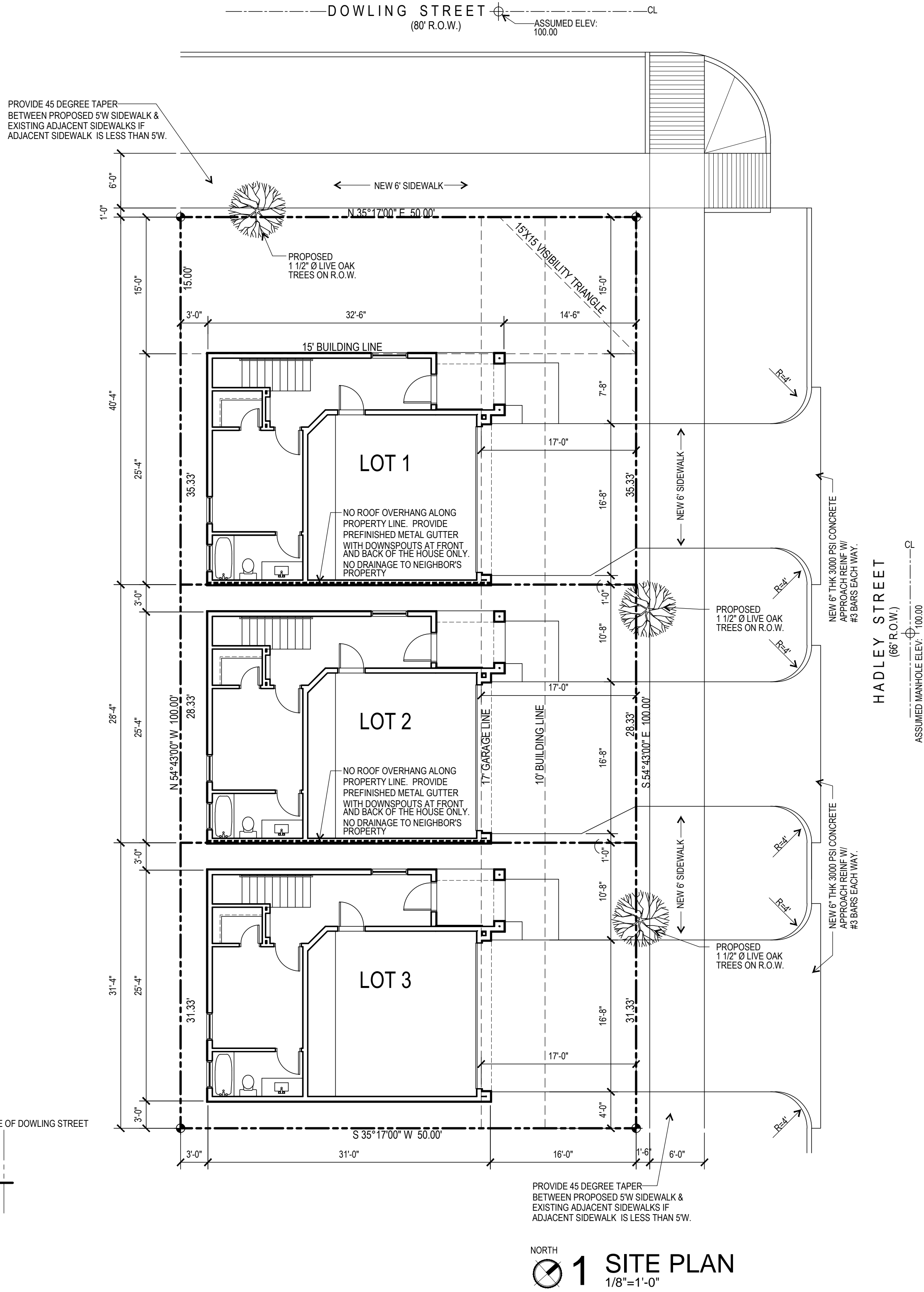
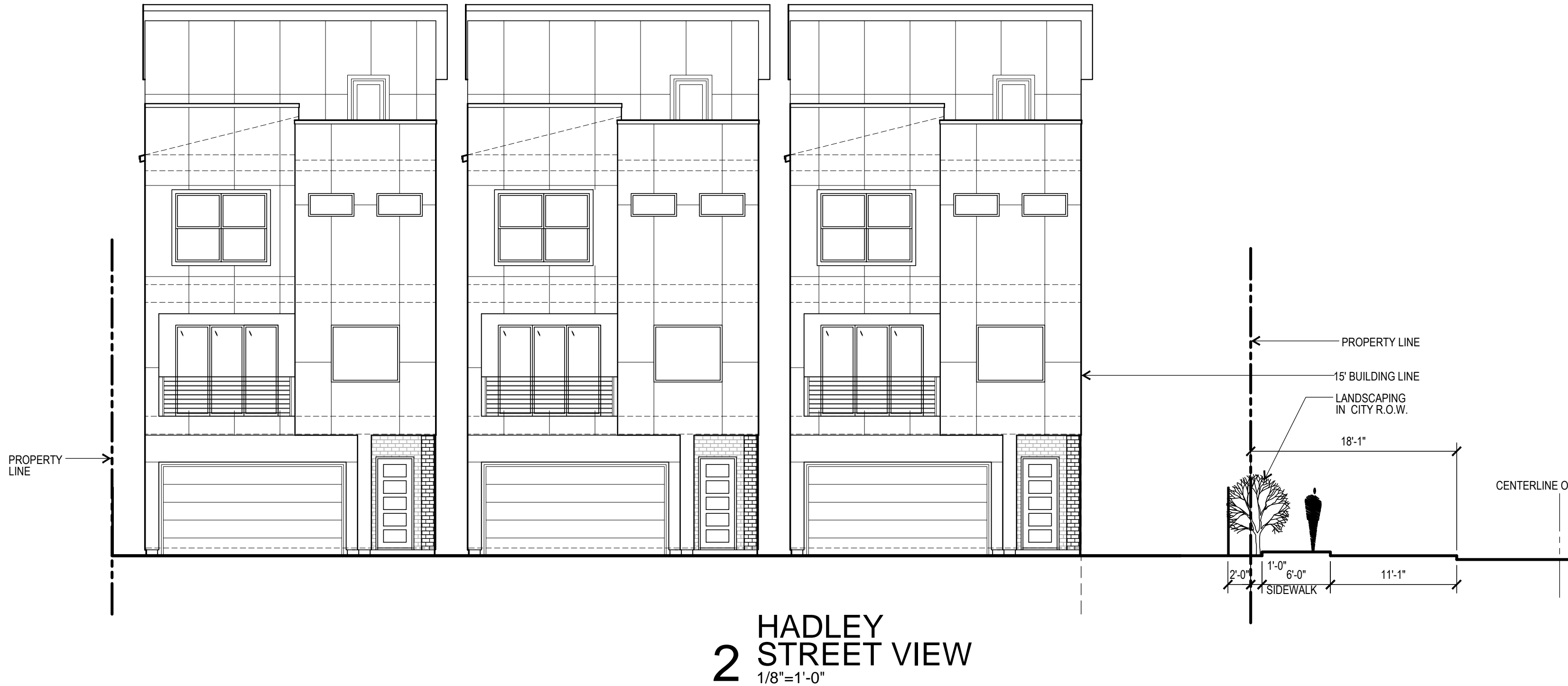
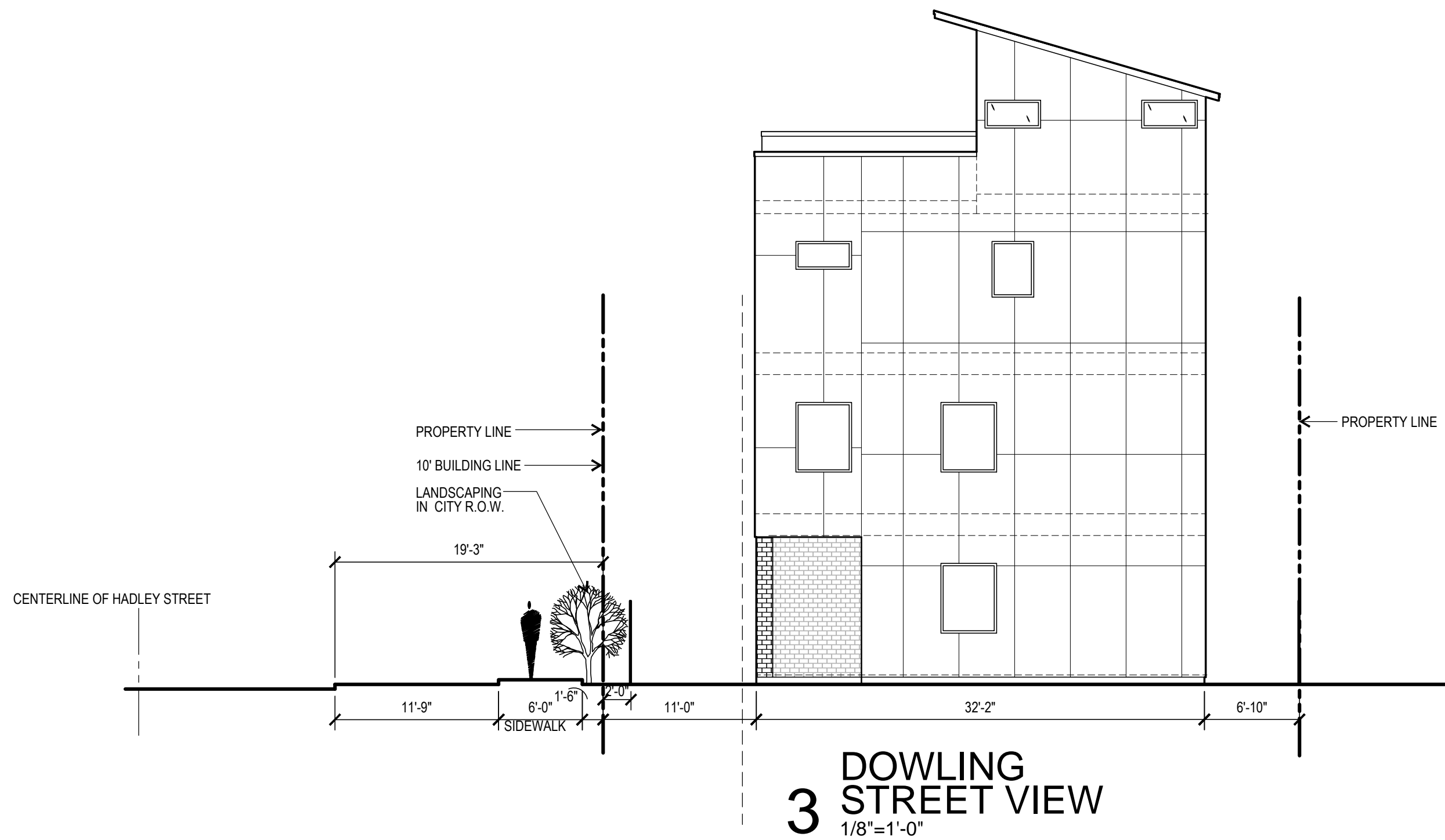
Subdivision Name: Hadley Street Villas

Applicant: Tetra Surveys



D – Variances

Aerial



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SHEET TITLE:
SITE PLAN

SHEET NO:
A1.00



Application Number: 2016-0123

Plat Name: Hadley Street Villas

Applicant: Tetra Surveys

Date Submitted: 01/25/2016

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

Specific Variance is being sought and extent of variance:

Reduced (15 foot) building line along Dowling Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 plat is located at the intersection of Dowling Street and Hadley Street. The intention of this application is to provide a development that integrates with other developments in the area while maintaining the integrity of this chapter. The existing 18 foot separation between the property line and existing curb combined with a 15' building line allows the construction of homes in line with the public's expectations while maintaining a well defined pedestrian area and buffer between the roadway and houses.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but are based on external circumstances such as the existing characteristics and the desire to develop the property in a way that integrates it with the surrounding developments.

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

The intent and general purposes of this chapter will be preserved and maintained because of the 18 feet of separation between the existing curb line and the property line. This space allows for the 15 foot setback to maintain a large buffer between the roadway and the proposed houses and it also allows for a well defined pedestrian space.

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

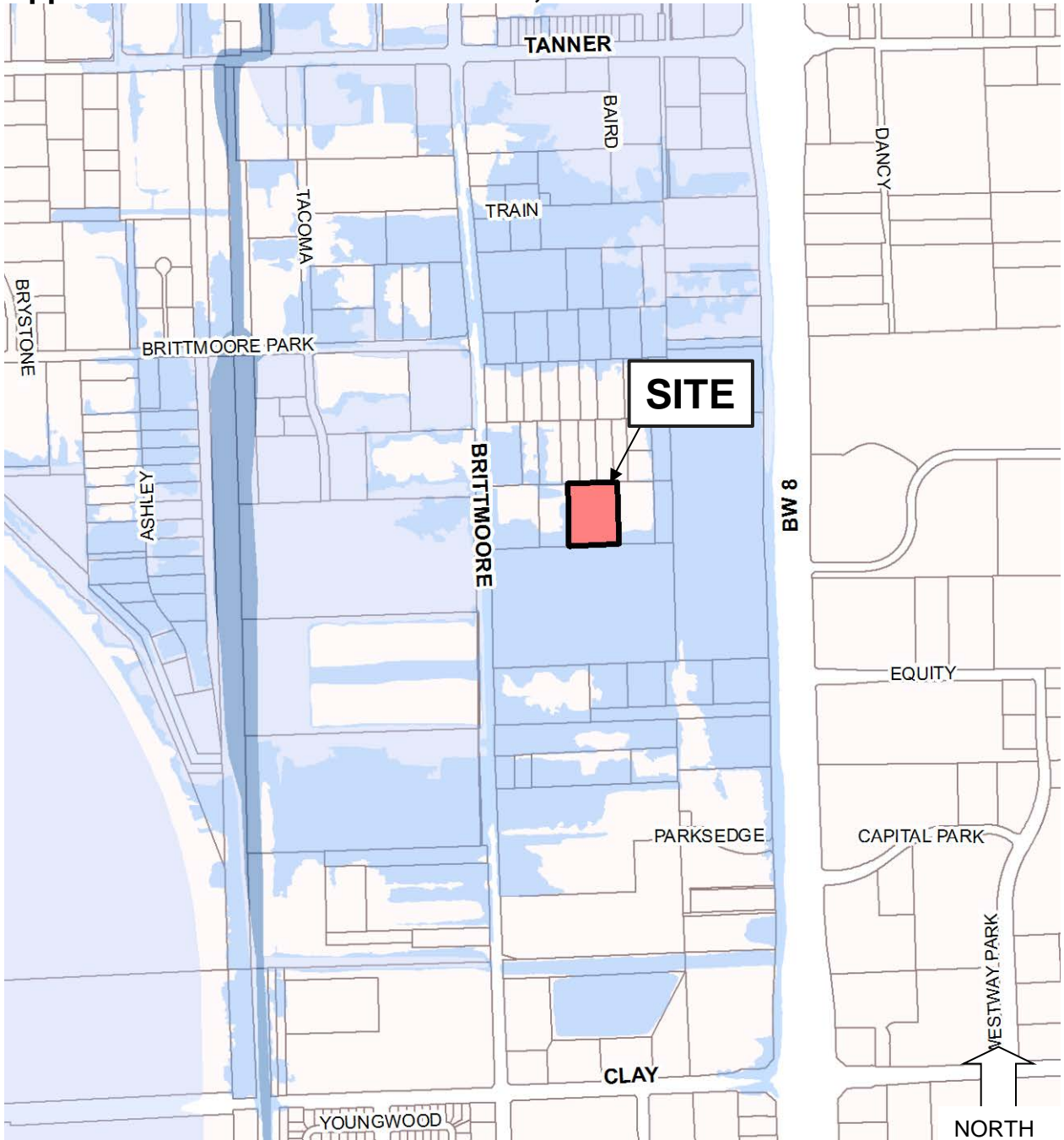
The characteristics of the subject property allows for both the granting of this variance and maintaining the health, safety and welfare of the public.

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

The justification for variance requested is based on both existing characteristics of the subject property and similar developments in the area.

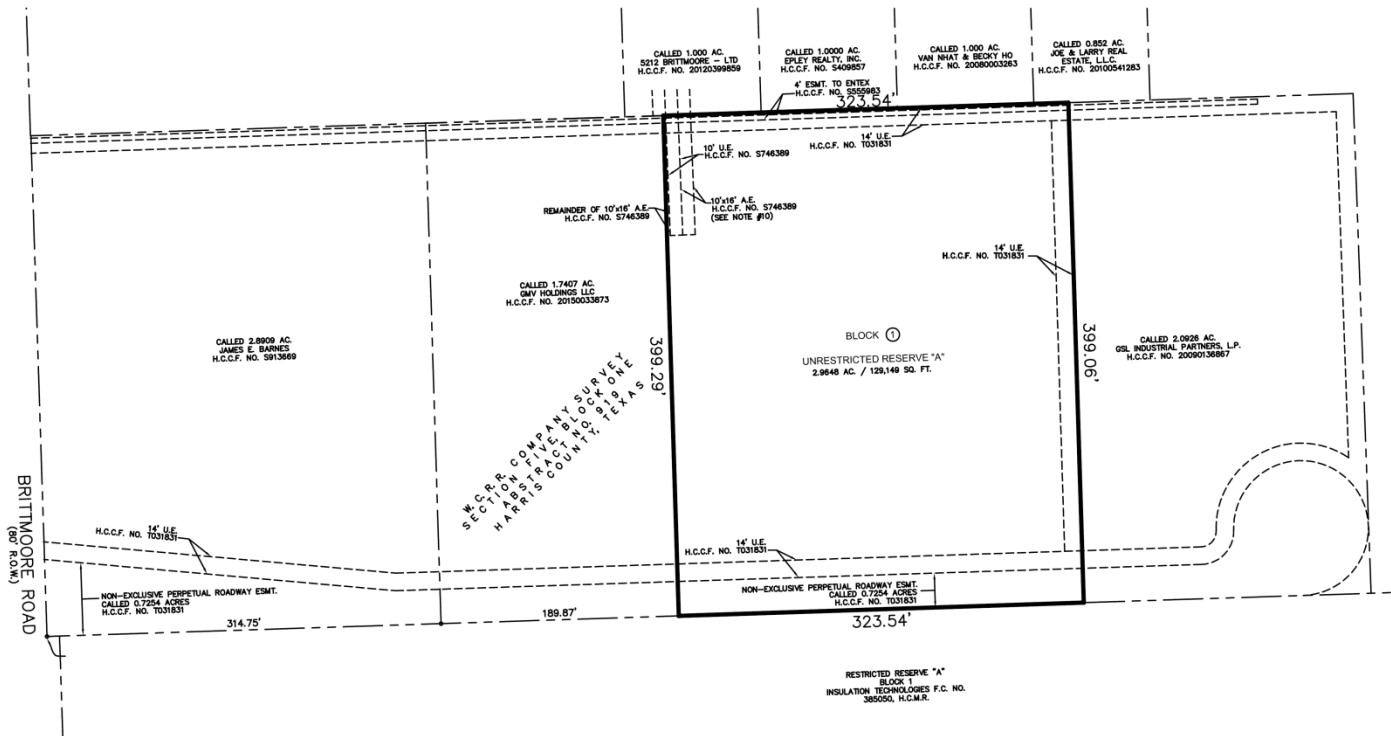
Subdivision Name: Kurz Properties

Applicant: Windrose Land Services, Inc.



Subdivision Name: Kurz Properties

Applicant: Windrose Land Services, Inc.



Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Kurz Properties

Applicant: Windrose Land Services, Inc.



D – Variances

Aerial



$1'' = 10' - 0''$	2
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1. EXISTING PARKING TO REMAIN AS IS AT NOTED LOCATION.
2. GRADE NEW AREA FOR NEW PARKING AS SHOWN. RE CIVIL DRAWINGS FOR DETAILS.
3. PROVIDE STABILIZED YARD WITH CURB & TOPS AS SHOWN AT NOTED LOCATION. FOUNTAIN EXISTING IS UTILIZED YARD.
4. PROVIDE EXISTING LANDSCAPE BENCH AT NOTED LOCATION. RE GRADE AS SHOWN.
5. REMOVE EXISTING LANDSCAPE BENCH AT NOTED LOCATION. RE AS EXISTING WHEEL STOP. STOP AS SHOWN AT NOTED LOCATION.
6. PRESERVE TREES OR PROVIDE NEW TREE TOPS AS NECESSARY.
7. PRESSURE WASH OR EXISTING TRAIL AT EXISTING ACCESSIBLE ROUTE FOR NEW ADA PARKING AS SHOWN. PROVIDE NEW ADA PARKING SIGNAGE AND WHEEL STOP.
8. PROVIDE NEW ADA PARKING SIGNAGE AND WHEEL STOP FOR NEW ADA PARKING AS SHOWN.
9. PROVIDE NEW STOPPING FOR ACCESSIBLE ROUTE/LOADING ZONE AS SHOWN.
10. DEMO & FILL PORTION OF EXISTING DRIVEWAY TO MAKE ACCESSIBLE ROUTE AT NOTED LOCATION. PROVIDE NEW ADA PARKING SIGNAGE AS SHOWN IN CIVIL DRAWINGS.
11. EXISTING ADA RAMP TO REMAIN AS IS AT NOTED LOCATION.

PARKING CALCULATION	
EXISTING OFFICES	1,400 S.F.
2.7 SPACES PER ONE	2.5 PER 1,000
THOUSAND SQUARE FEET	4
OF G.A. OFFICE SPACE	
EXISTING TORAGE	20,000 S.F.
10 SPACES PER TEN THOUSAND	2.0 PER 1,000
SQUARE FEET OF G.A. WAREHOUSE	3
SPACE	
F.I. FACTORY INDUSTRIAL	23,000 S.F.
THOUSAND SQUARE FEET	10 PER 2,000
	0
	MANUFACTURING = 12
	REQUIRED PARKING = 19
	PROVIDED PARKING = 36
	EXCESS PARKING = 17

PARKING CALCS.

GENERAL NOTES	1
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4840 BRITMORE ROAD,
HOUSTON, TEXAS 77041

REVISIONS:

GREY'S ANNUAL FOR PRESENT						
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DRAWN BY: NMM
DATE: 08.24.11
JOB # AP15103

SHEET: A10

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Application Number: 2016-0225

Plat Name: Kurz Properties

Applicant: Windrose Land Services, Inc.

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow a commercial reserve without frontage on a street or shared driveway.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Tracts for non-single-family use-reserves

Statement of Facts

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

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

The subject property is 2.96 acres located to the east of Brittmoore Road between Clay Road to the south and Tanner Road to the north. The applicant has owned and operated a distribution terminal for the Kurz Bread Company on the subject property since 1997. The applicant is submitting a subdivision plat to facilitate an expansion of the existing facility to accommodate their business growth, including numerous high profile contracts with the Reliant Center, the Houston Independent School District, Mitchell Woods Pavilion, Minute Maid Park, and others. The applicant's building is third in a line of four totally unrelated warehouse uses in their complex, leaving them without any direct frontage on the closest public right-of-way. While there is an existing access easement that has provided viable ingress and egress for all users since the complex was developed, the City's subdivision regulations now require commercial reserves to have direct, fee-simple frontage on a public street or shared driveway. While the City's reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. The warehouse complex was developed in the late 1990s in unincorporated Harris County, when the enforcement of Chapter 42 requirements was not strictly enforced. The applicant legally permitted their facility through Harris County with its sole point of access being from the aforementioned access easement and is an existing condition that cannot be changed or avoided. Because the access easement provides safe, perpetual, and efficient traffic movement for the warehouse complex, the platting requirement for street frontage represents an impossible barrier and a definite hardship.

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

The circumstances supporting the variance are the change in regulations that enabled the applicant to legally construct their facility only to have their property become non-conforming several years later. The applicant purchased this building and property from the original developer and all of the improvements were legally permitted and constructed in 1997 and is an existing condition. The property is fully and permanently served by a non-exclusive perpetual access easement that provides access to the site. While the applicant and the other owners in the warehouse facility did develop the property in its current configuration, they followed all of the applicable rules at the time of construction and legally permitted all of the structures, and the resulting non-conformity was the result of a change in the policies, procedures and regulations between the City and Harris County.

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

Because the subject property is land-locked and the acquisition of a flag-pole strip is not possible, the only way to comply with the City's subdivision regulations is to secure a variance. The access easement currently provides sufficient, permanent, concrete access that is at least 24' in width, the existing access easement area and pavement section provide more than adequate traffic flow for all commercial and emergency service vehicles, which meets the primary

intent of the City's regulations. Requiring the applicant to acquire another company's property in order to redevelop the easement into a public street would disturb existing development, provide no increased mobility, and would negatively impact traffic flow on adjacent public streets during construction. The intent of the City's subdivision regulations is maintained as the entire warehouse facility has a viable, safe form of access via the existing easement. Further, the variance will provide the applicant with the ability to plat and expand a thriving business.

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

The proposed reserve layout will not be injurious to the public's health, safety or welfare as the warehouse facility was constructed in accordance with County regulations in 1997 and has functioned very well ever since. The existing access easement provides a safe, single-point of ingress and egress to Brittmoore for all four warehouse users in the complex.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land, particularly the limitations imposed by the existing conditions and ownership of the site. Forcing the applicant to acquire and/or redevelop the access easement that currently serves the existing warehouses would be an undue hardship. While the applicant certainly understands the requirement to plat, there is no possible way to secure direct street frontage as they do not own the properties separating them from Brittmoore. Granting the variance is the only way for the applicant to meet the intent of the City's regulations and still expand their business, which is desperately needed given their current workload.

Houston Planning Commission

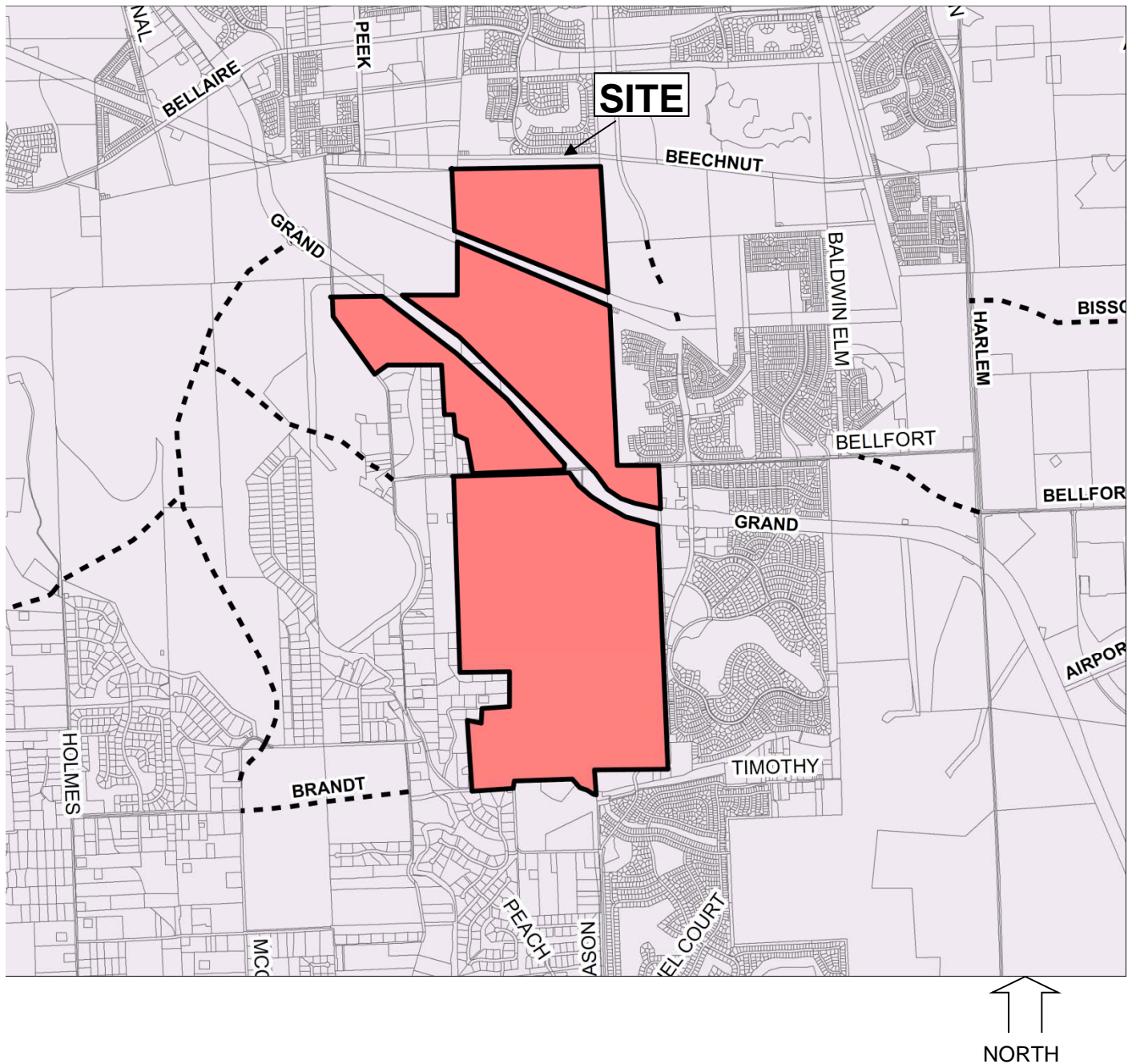
ITEM: 85

Planning and Development Department

Meeting Date : 02/18/2016

Subdivision Name: Long Meadow Farms GP

Applicant: Knudson, LP



D – Variances

Site Location

Houston Planning Commission

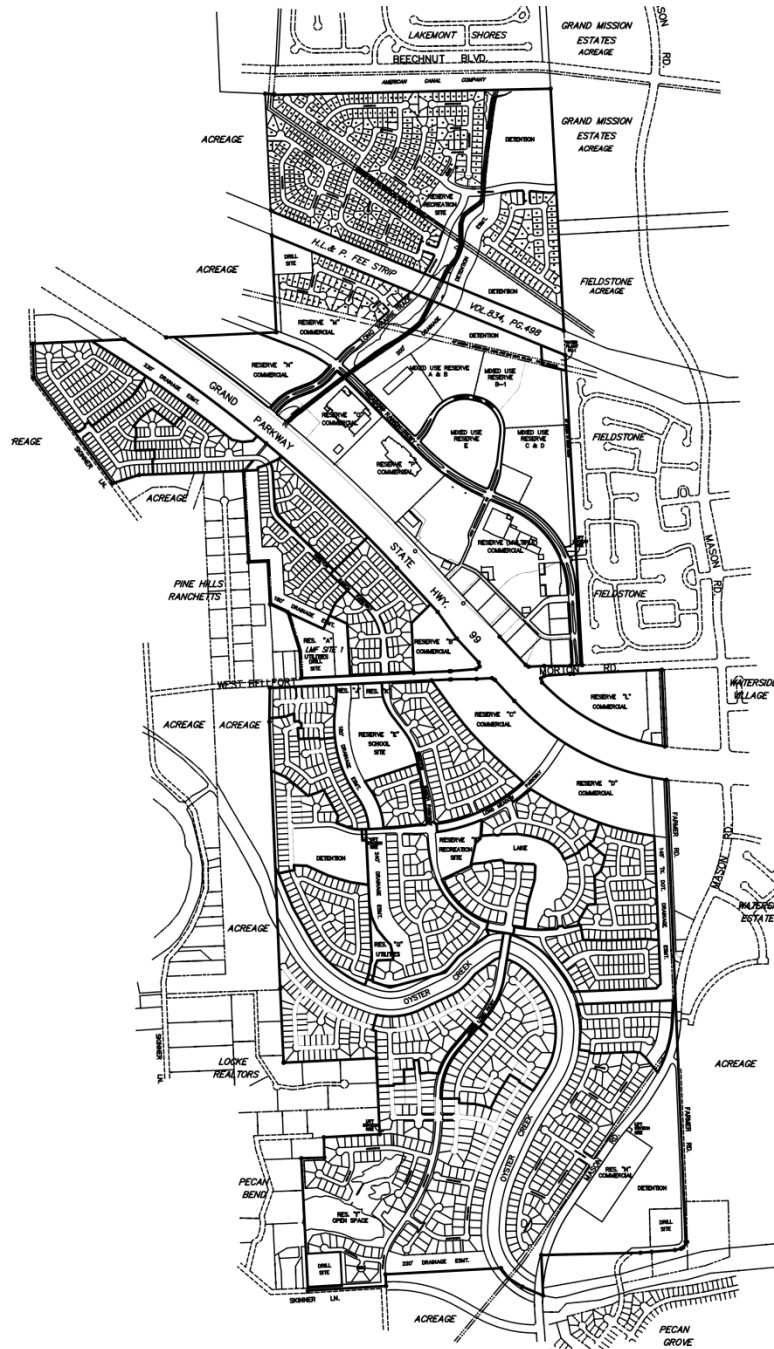
ITEM: 85

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Long Meadow Farms GP

Applicant: Knudson, LP



D – Variances

Subdivision

Houston Planning Commission

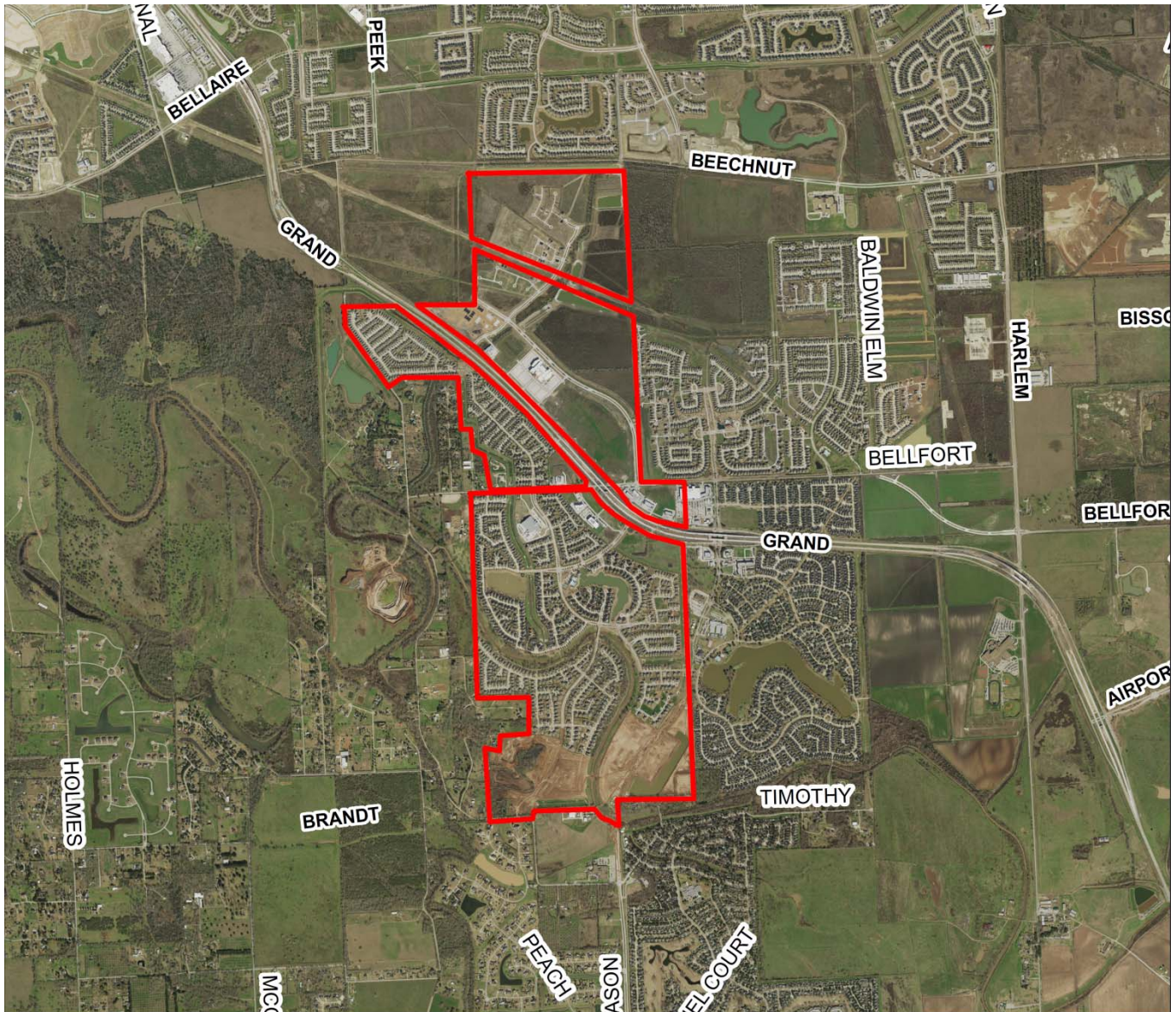
ITEM: 85

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Long Meadow Farms GP

Applicant: Knudson, LP



D – Variances

Aerial



Sources: NAIP, 2014





Application Number: 2016-0143

Plat Name: Long Meadow Farms GP

Applicant: Knudson, LP

Date Submitted: 01/25/2016

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

Specific Variance is being sought and extent of variance:

The applicant is requesting not to provide a local street, collector street, and/or major thoroughfare at least every 2,600 feet along the east side of Mason Road.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Reserve H is completely surrounded by detention for Mason Road when it was constructed. To provide a public street at least every 2,600 feet would take at least 0.55 acres from the 10 acre reserve. The public street would terminate at the detention pond without improving mobility in the area. Reserve H will have internal circulation to ensure not to impede traffic on Mason Road. The developer provided additional detention for the construction of Mason Road; a total of 31.53 acres which consumed a majority of the eastern side of Mason Road. In addition to the 31.53 acres dedicated as detention for Mason Road, another 8.36 acres was dedicated for Mason Road itself. The remainder left one tract of land, Reserve H, which is 1,092.5 feet wide and 400 feet (approximately 10 acres).

(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 conditions of the detention surrounding Reserve H create the hardship to provide a public street that will terminate at the detention pond.

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

The intent and general of this chapter will be preserved and maintained by the following: 1. A sufficient number of continuous streets to accommodate the traffic generated by the development of the subdivision; a. With 99% of the development in Long Meadow Farms located on the west side of Mason Road, there are numerous streets that allow circulation that will not impede the flow of traffic. 2. A system serving properties to be developed for residential purposes that discourages through traffic while maintaining adequate access and traffic movement for convenient circulation within the subdivision and access for fire, police and other emergency services; a. There are a number of local streets that serve residential uses only to discourage through traffic. Mason Road has the capacity to adequately serve emergency services responding to calls. 3. Adequate vehicular access to all properties within the subdivision plat boundaries; a. Local streets adequately serve residential properties within the general plan. There are three parkways within the general plan that will carry a majority of the residential traffic within the general plan while Mason Road is a bypass of Long Meadow Farms. 4. Connections to adjacent properties to ensure adequate traffic circulation within the general area; and a. Della Lake Drive provides access to both Long Meadow Farms and Waterside Estates. Local residential roads within Long Meadow Farms ensure adequate traffic circulation within Long Meadow Farms and local residential roads as well as the major collector Waterside Estate Drive provides adequate traffic circulation within Waterside

Estates. 5. The dedication of rights-of-way, including the rights-of-way for major thoroughfares in accordance with the major thoroughfare plan. a. Right-of-way (ROW) has been dedicated to the major collector Brandt Lane and already dedicated for Mason Road.

(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 impacted by the granting of this variance. Reserve H is surrounded by detention and an additional street will not create better circulation between Brandt Lane and Farmers Road, both major collectors on the Fort Bend County Thoroughfare Plan.

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

Economic hardship has no justification for this variance. To provide ROW and construct a public street that will terminate at a detention pond providing no improvement on mobility in the area creates an impractical use of land.

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: McIlhenny Street Villas

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

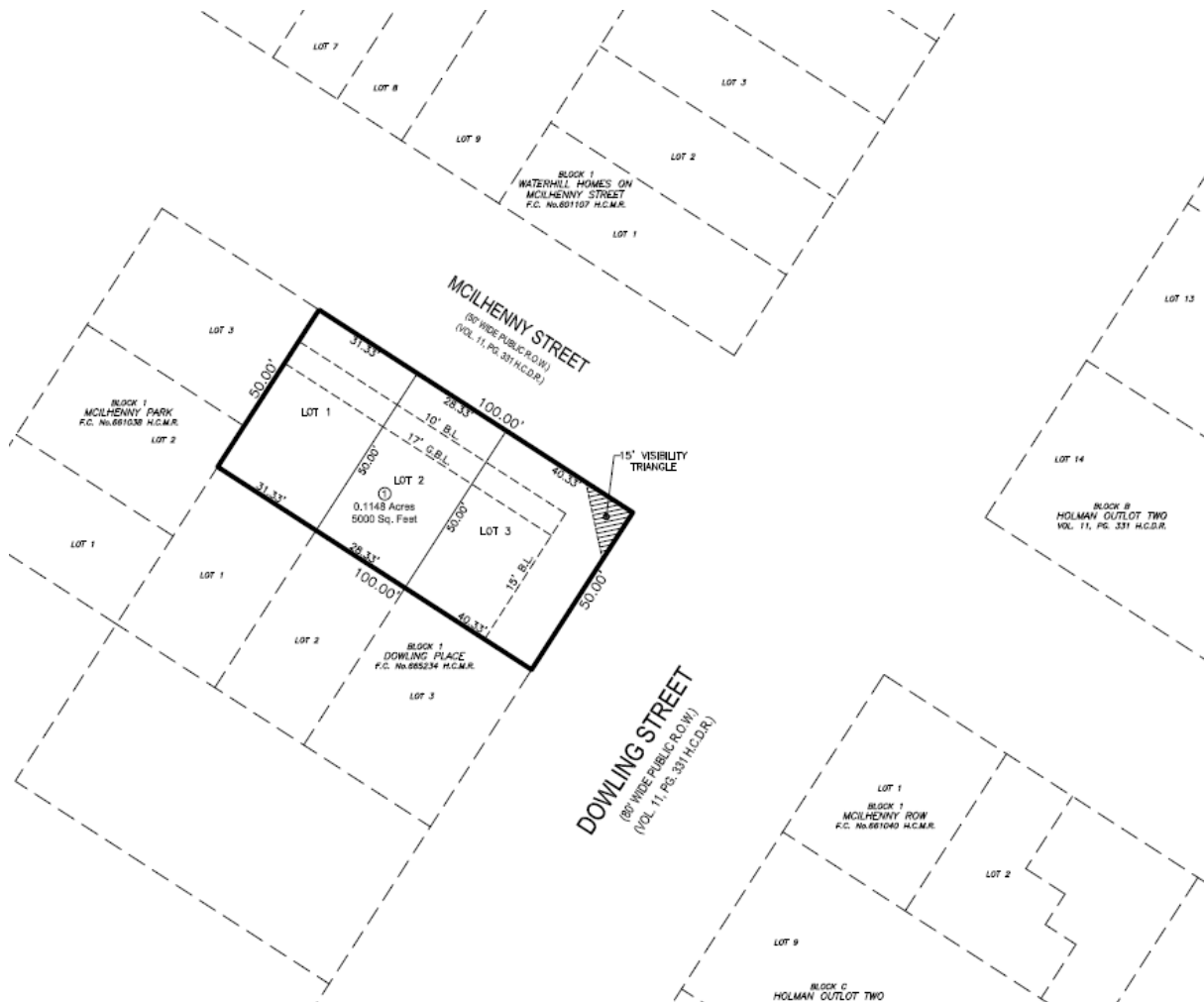
ITEM: 86

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: McIlhenny Street Villas

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 102/18/2016

Subdivision Name: McIlhenny Street Villas

Applicant: Tetra Surveys

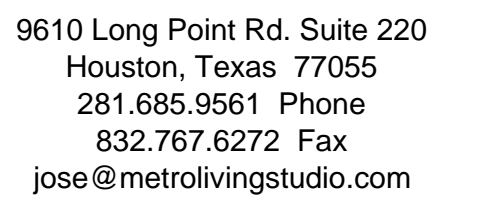
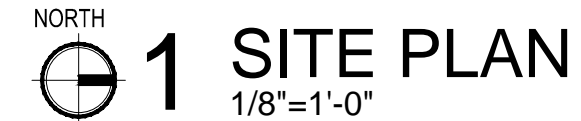


NORTH

D – Variances

Aerial

01/21/16	FOR PLAT APPROVAL
02/08/16	FOR PLAT APPROVAL



SHEET TITLE:
SITE PLAN

A1.00



Application Number: 2016-0122

Plat Name: Mcilhenny Street Villas

Applicant: Tetra Surveys

Date Submitted: 01/25/2016

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

Specific Variance is being sought and extent of variance:

Reduced (15 foot) building line along Dowling Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 plat is located at the intersection of Dowling Street and Mcilhenny Street. The purpose of this application is to provide a design that takes advantage of the unique physical characteristics while providing a development in keep with the public's expectations.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing characteristics of the subject property and the existing developments in the area.

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

The unique characteristics of this property allow for the granting of this variance and still maintain the intent and general purpose of this chapter. The 19 feet of separation between the existing roadway and the property line allows for a large pedestrian area and the appearance of a larger setback.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the property's characteristics allow the developer to maintain a large pedestrian space, this area combined with the 15 foot setback would provide a safe buffer between the proposed housing and roadway.

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

Economic hardship is not the sole justification for the requested variance. The justification for this variance is based upon the unique physical characteristics and the existing developments in the area.

Houston Planning Commission ITEM: 87

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Pearl Whole Foods (DEF 2)

Applicant : Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

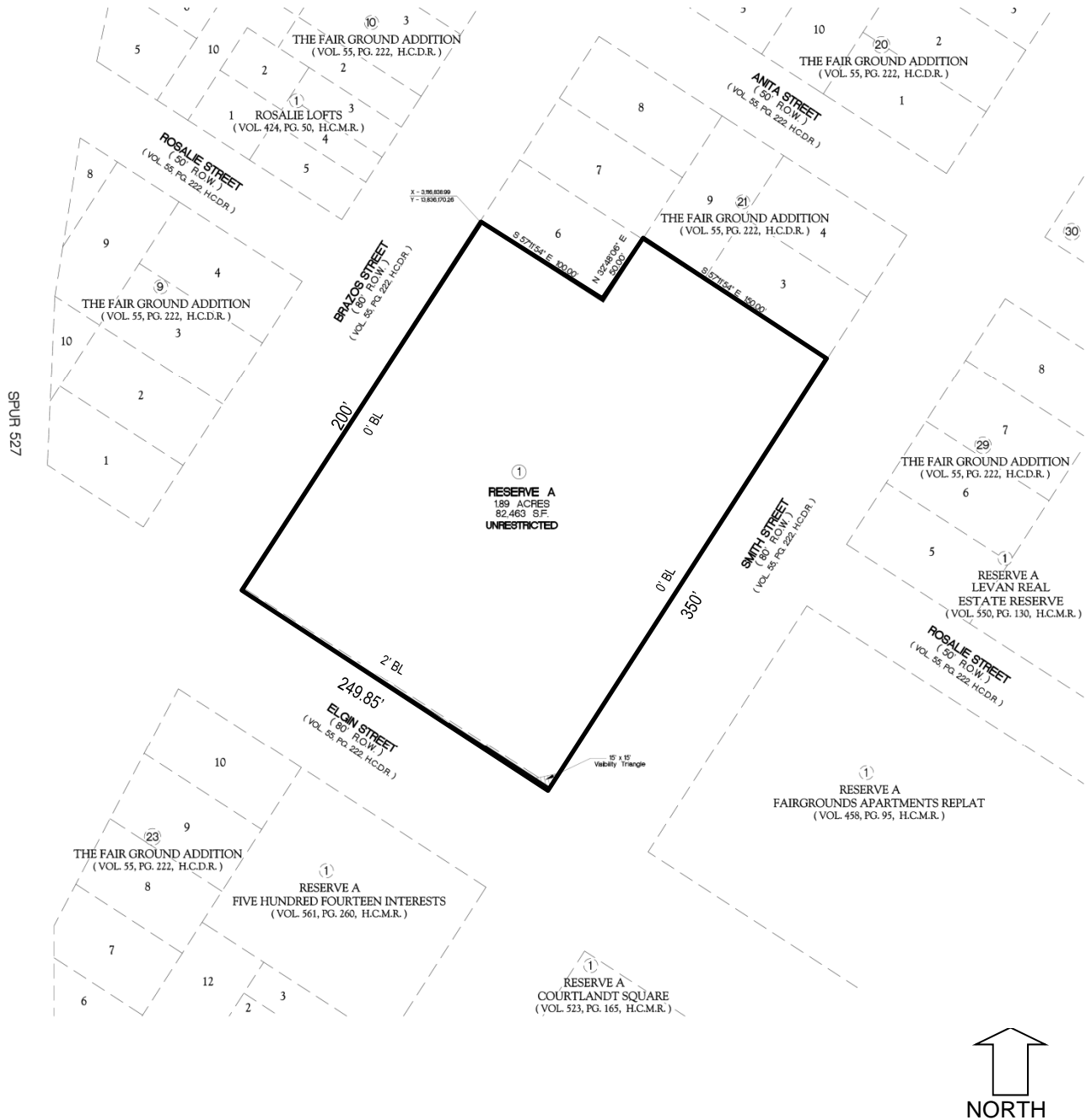
ITEM: 87

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Pearl Whole Foods (DEF 2)

Applicant : Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

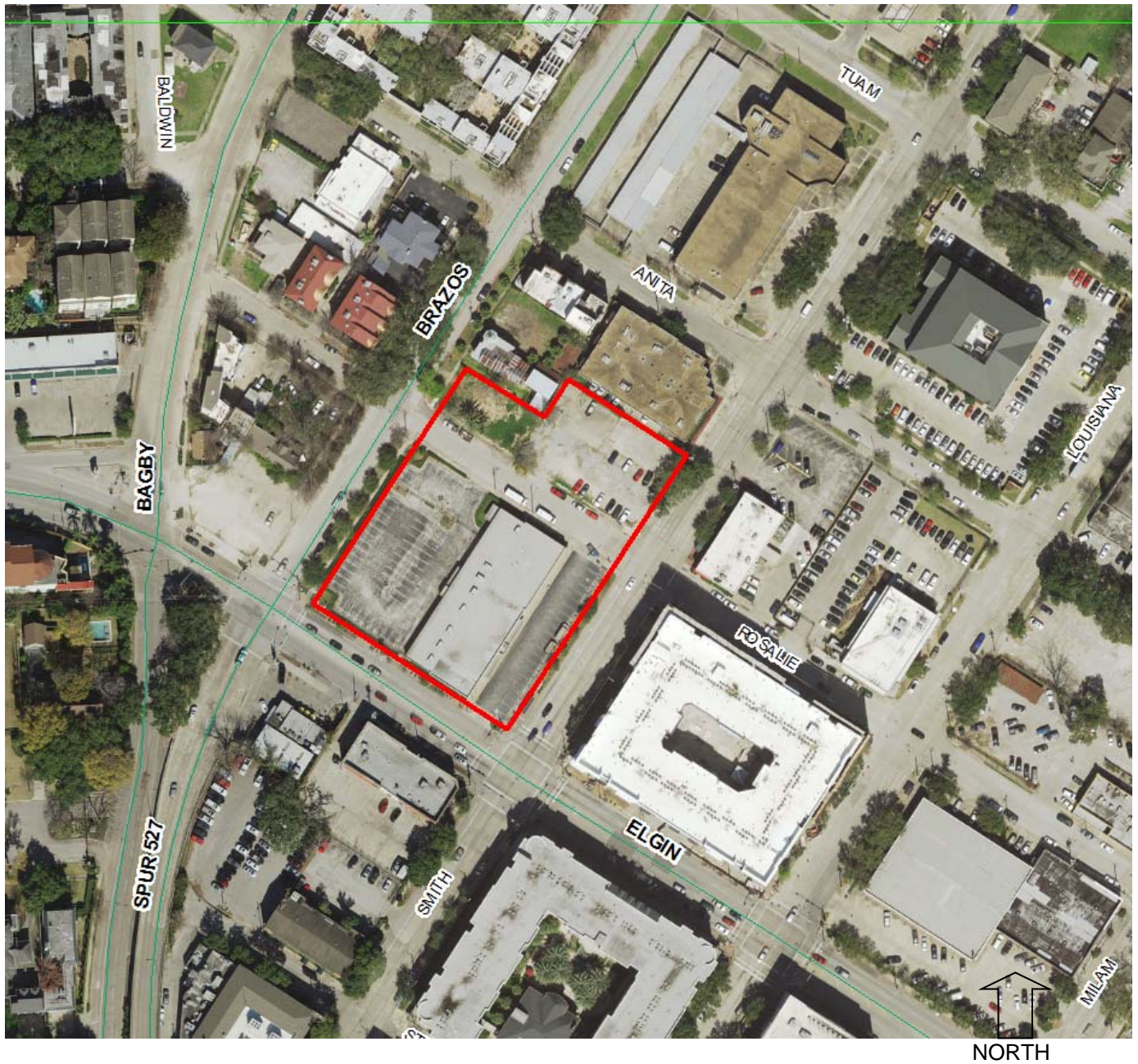
ITEM: 87

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Pearl Whole Foods (DEF 2)

Applicant : Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

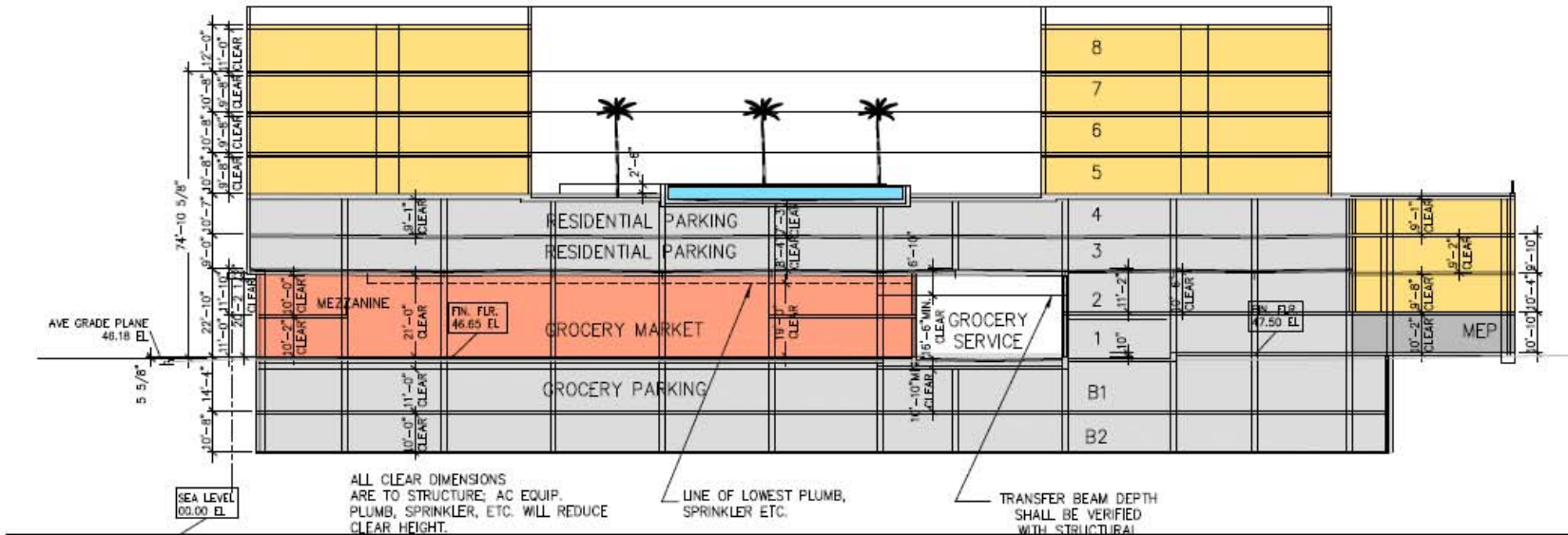


Pearl Midtown II Variance Presentation

Grocery-Anchored Mixed-Use Development in Midtown

January 2016





MORGAN SMITH STREET

BUILDING SECTION





**SOUTH ELEVATION
ELGIN STREET**



NORTH ELEVATION

MORGAN SMITH STREET

BUILDING ELEVATIONS NORTH AND SOUTH -

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6

SCALE: 1" = 30'-0"



NOV 17, 2015



**WEST ELEVATION
BRAZOS STREET**



**EAST ELEVATION
SMITH STREET**

MORGAN SMITH STREET

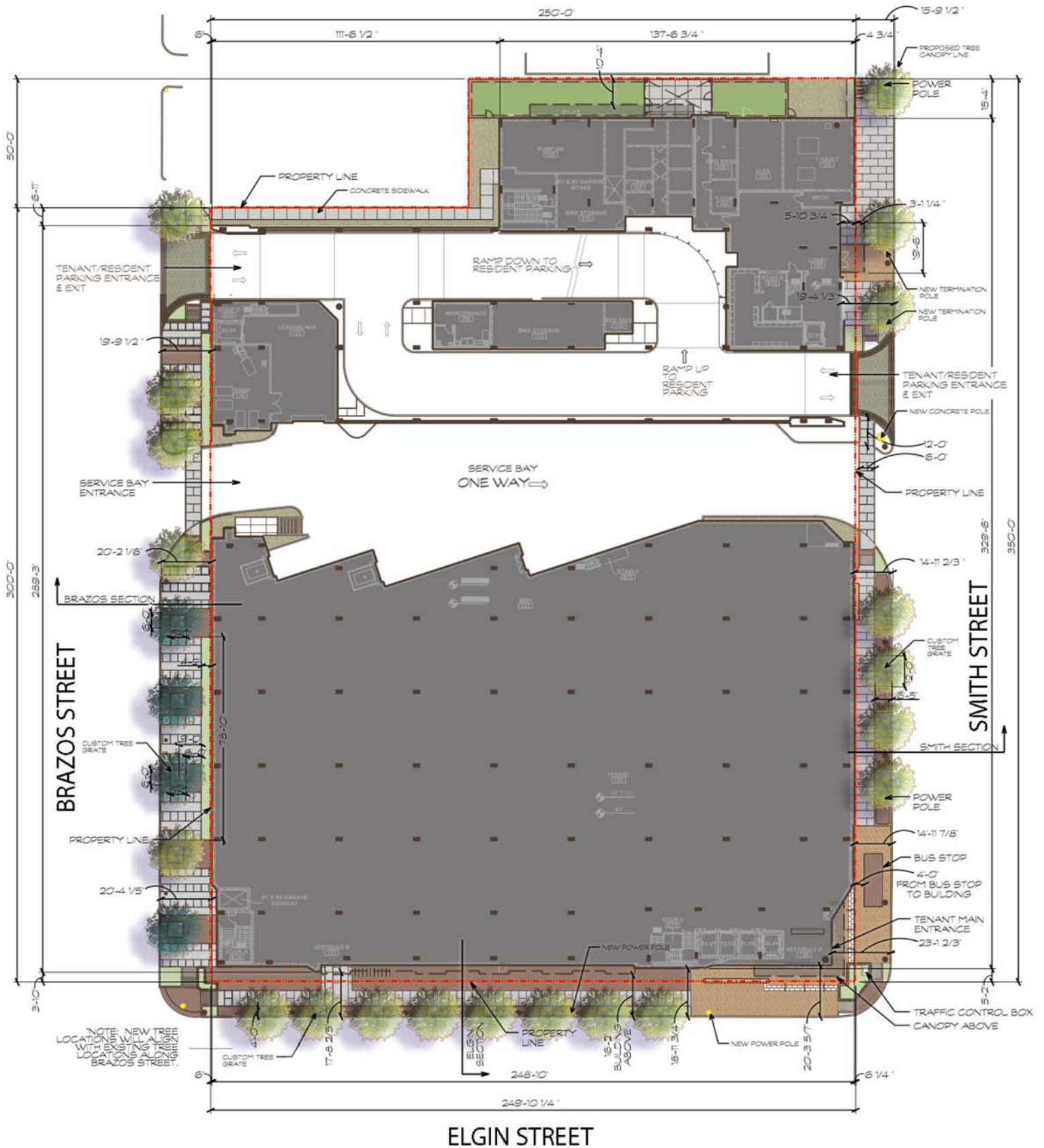
BUILDING ELEVATIONS EAST AND WEST -

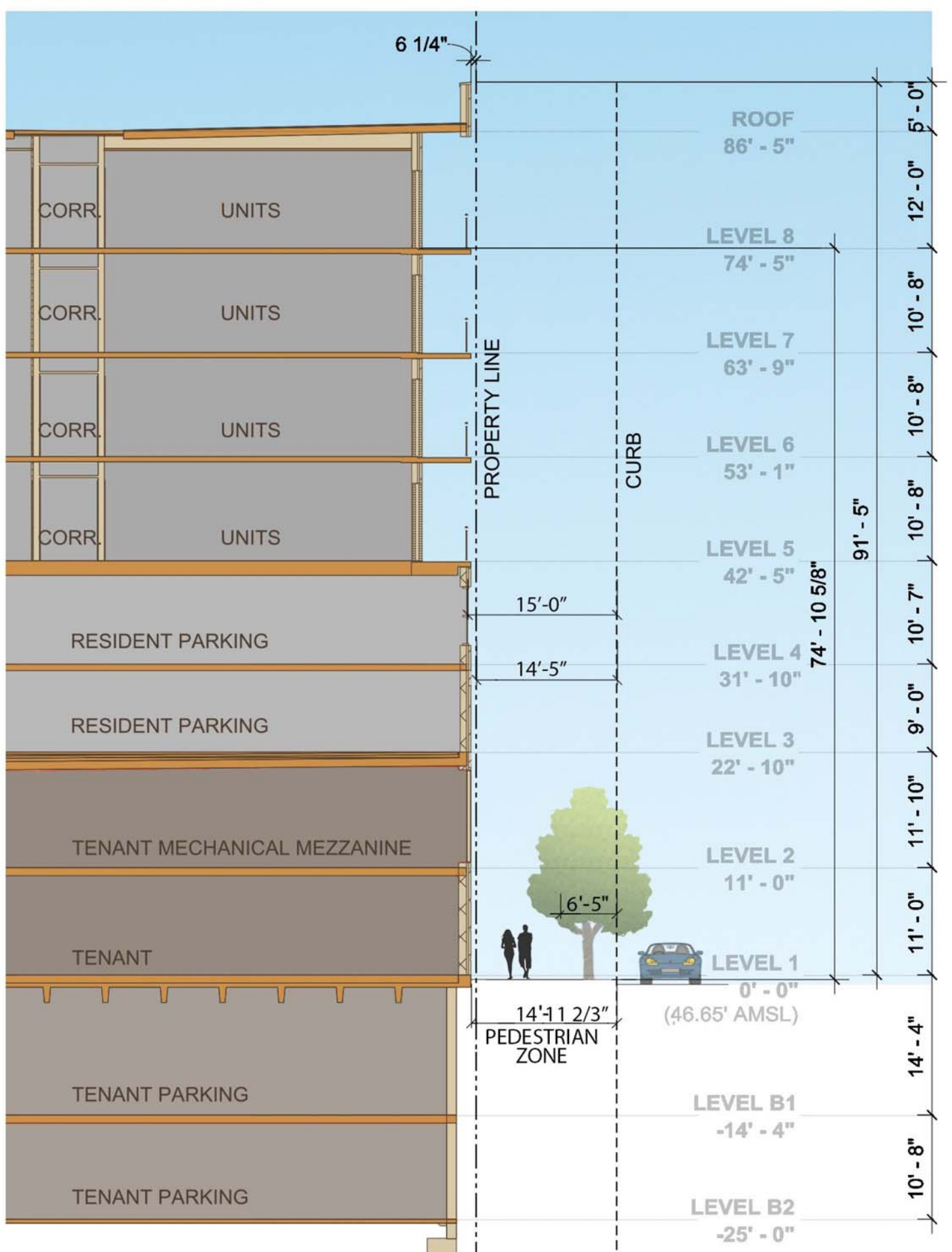
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SCALE: 1" = 30'-0"



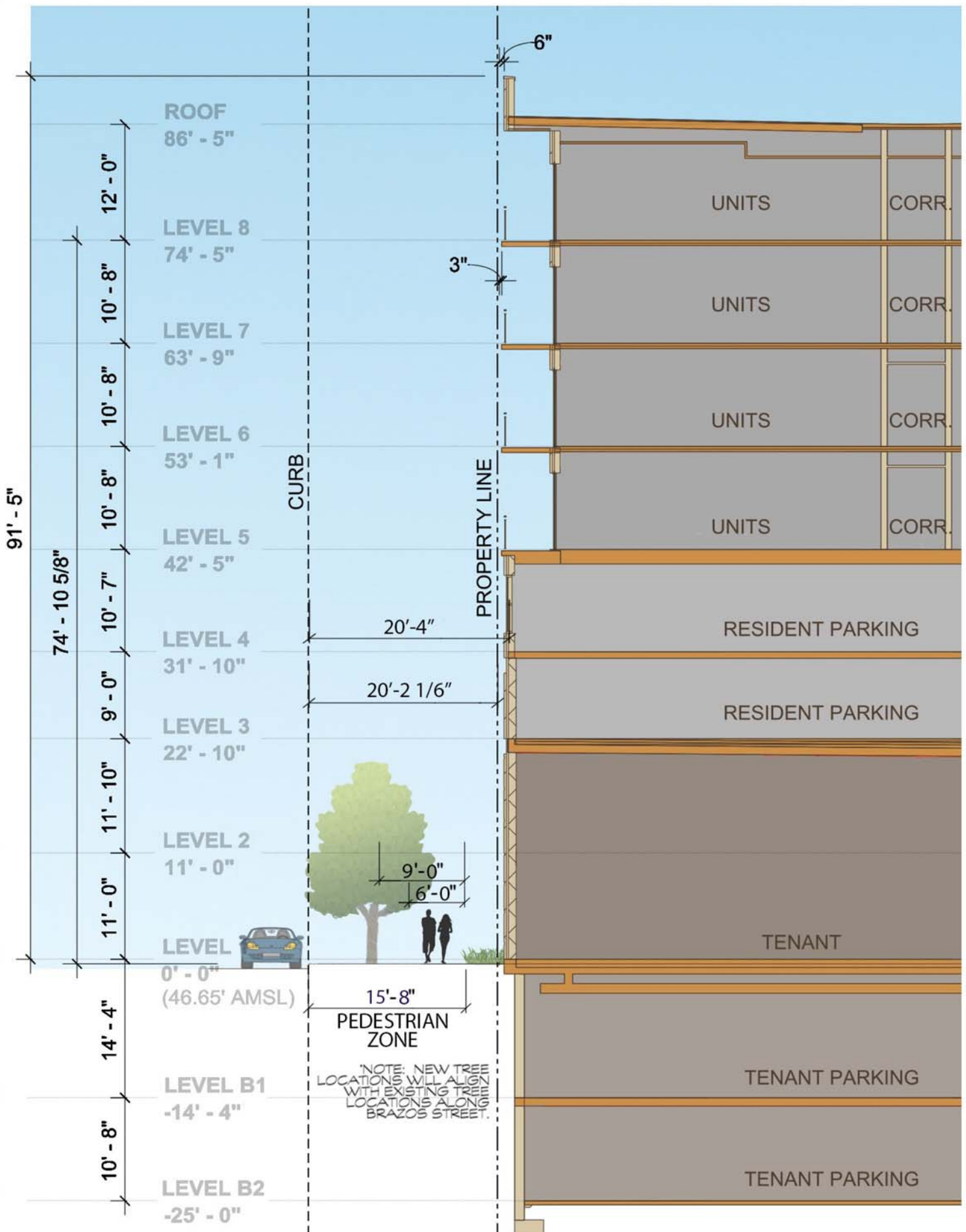
NOV 17, 2015





SMITH SECTION

PEARL | WHOLE FOODS



BRAZOS SECTION

PEARL | WHOLE FOODS



SMITH PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group





ELGIN PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group





BRAZOS PERSPECTIVE

Date: December 2015

PEARL | WHOLE FOODS

The Morgan Group



Professional Preliminary Rendering





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; to allow a canopy over the grocery store entrance to extend into the visibility triangle at Smith and Elgin at the height of 10'.

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, as 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 “no-man’s land”, keeping pedestrians out and building occupants in. This is usually felt to be an unfriendly 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 1/2" 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 drivers 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

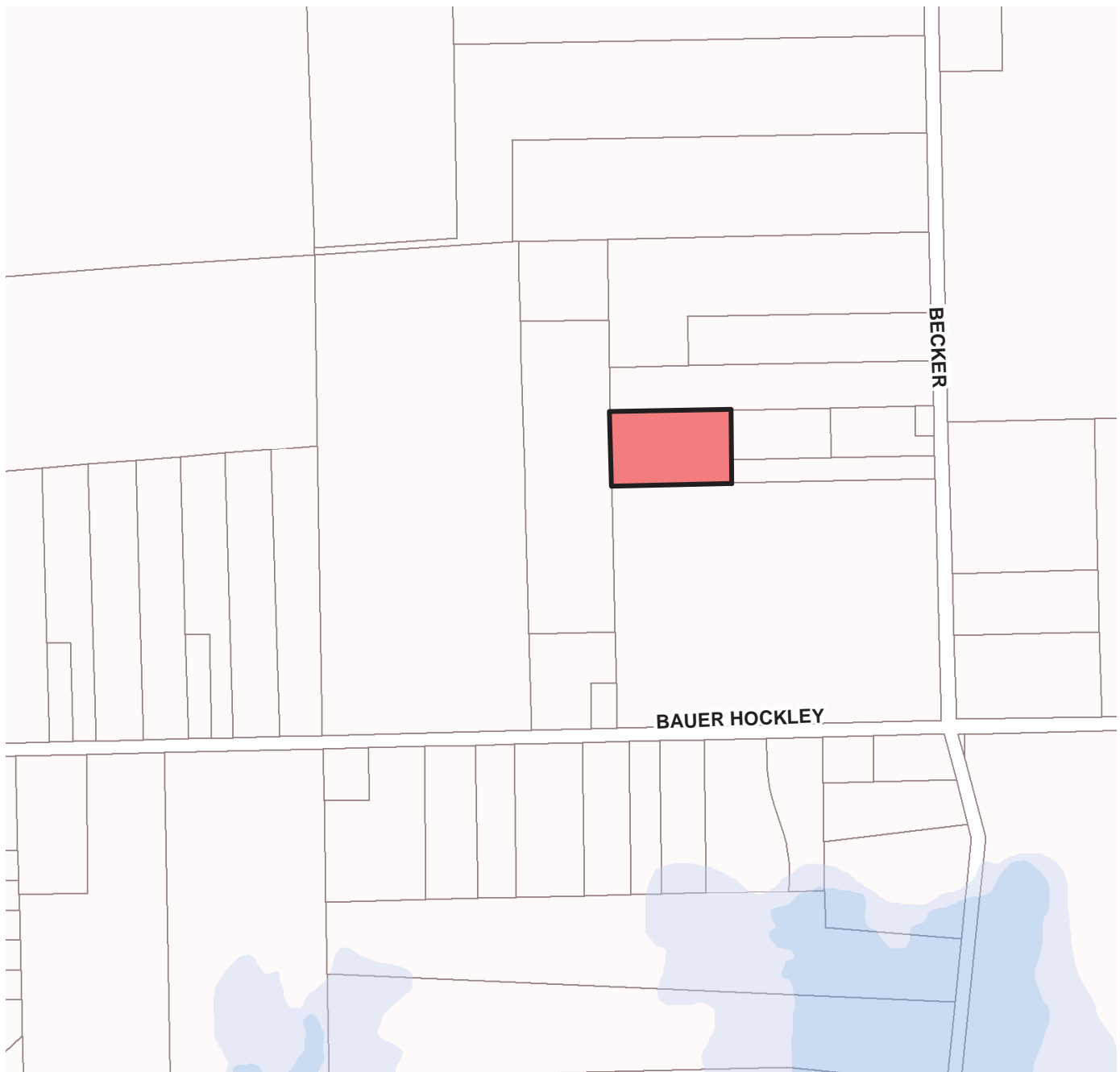
ITEM: 88

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sanchez Addition on Becker Road (DEF 1)

Applicant: PROSURV



D – Variances

Site Location

Houston Planning Commission

ITEM: 88

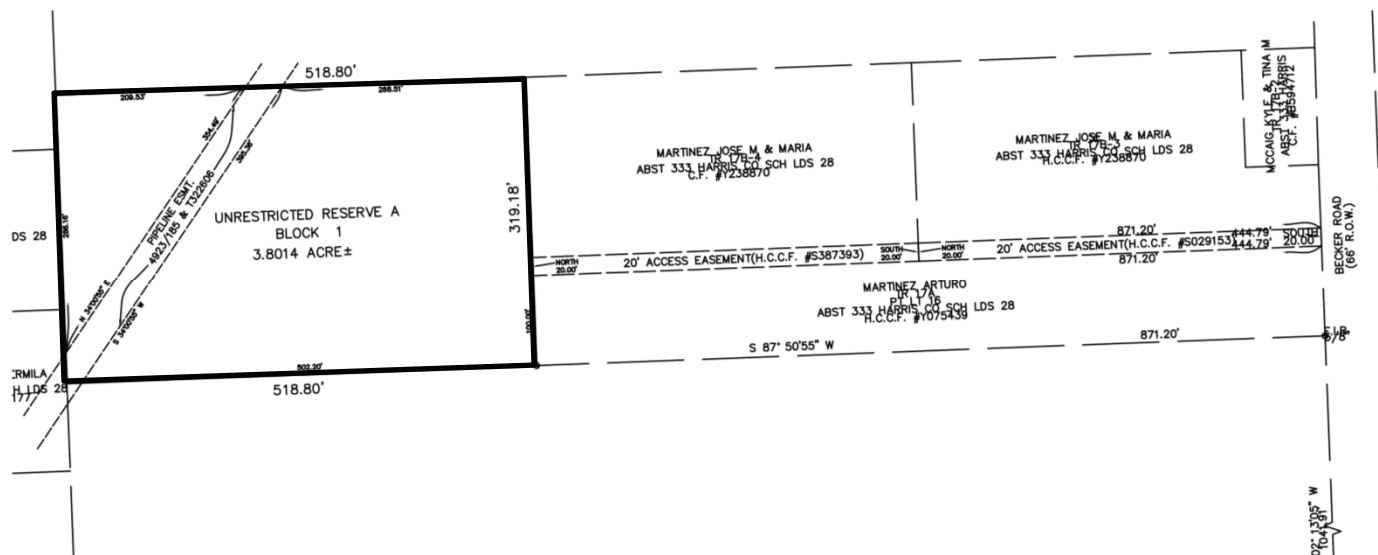
ITEM: 88

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sanchez Addition on Becker Road (DEF 1)

Applicant: PROSURV



D – Variances

Subdivision

Houston Planning Commission

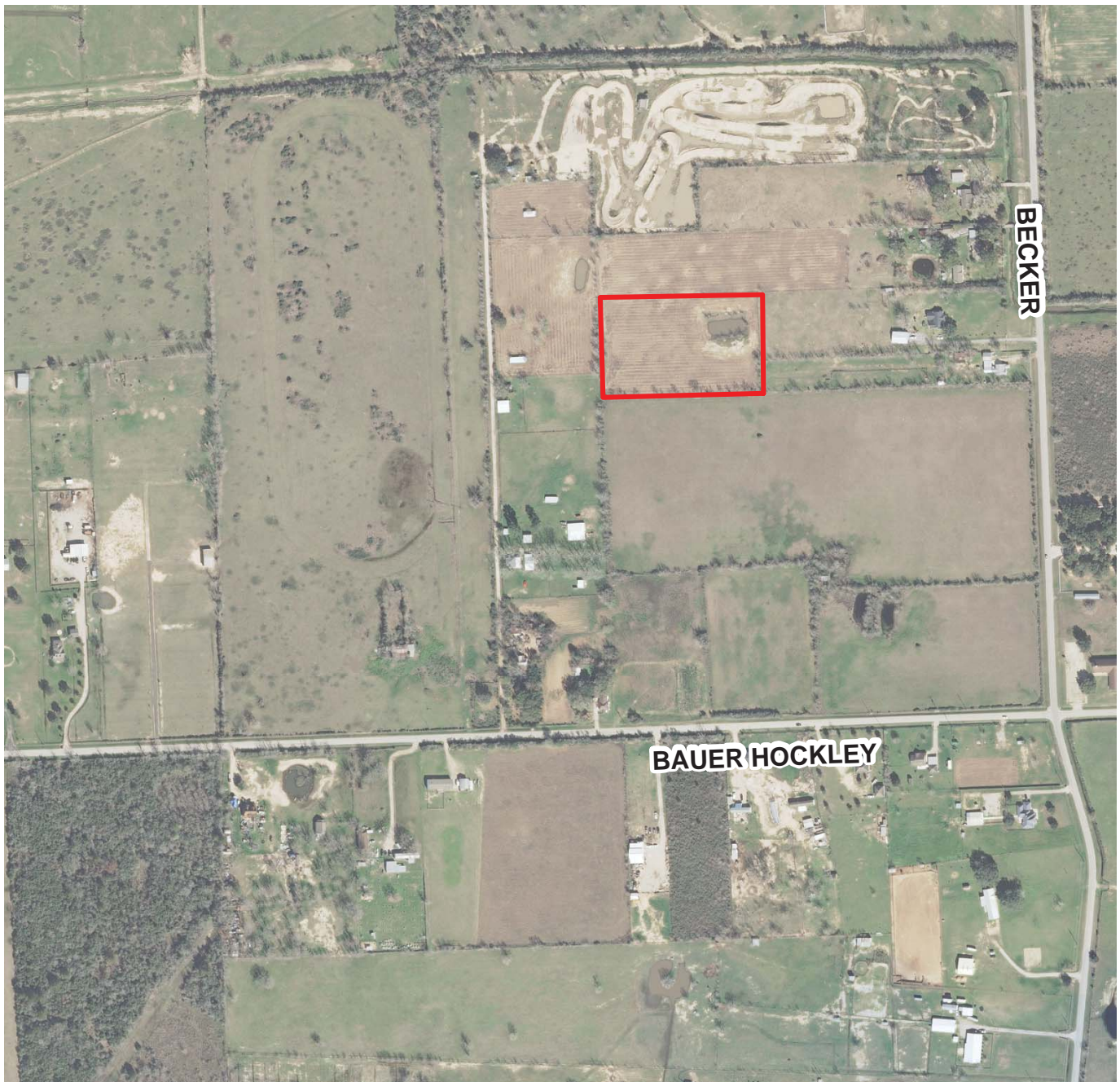
ITEM: 88

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sanchez Addition on Becker Road (DEF 1)

Applicant: PROSURV



D – Variances

Aerial

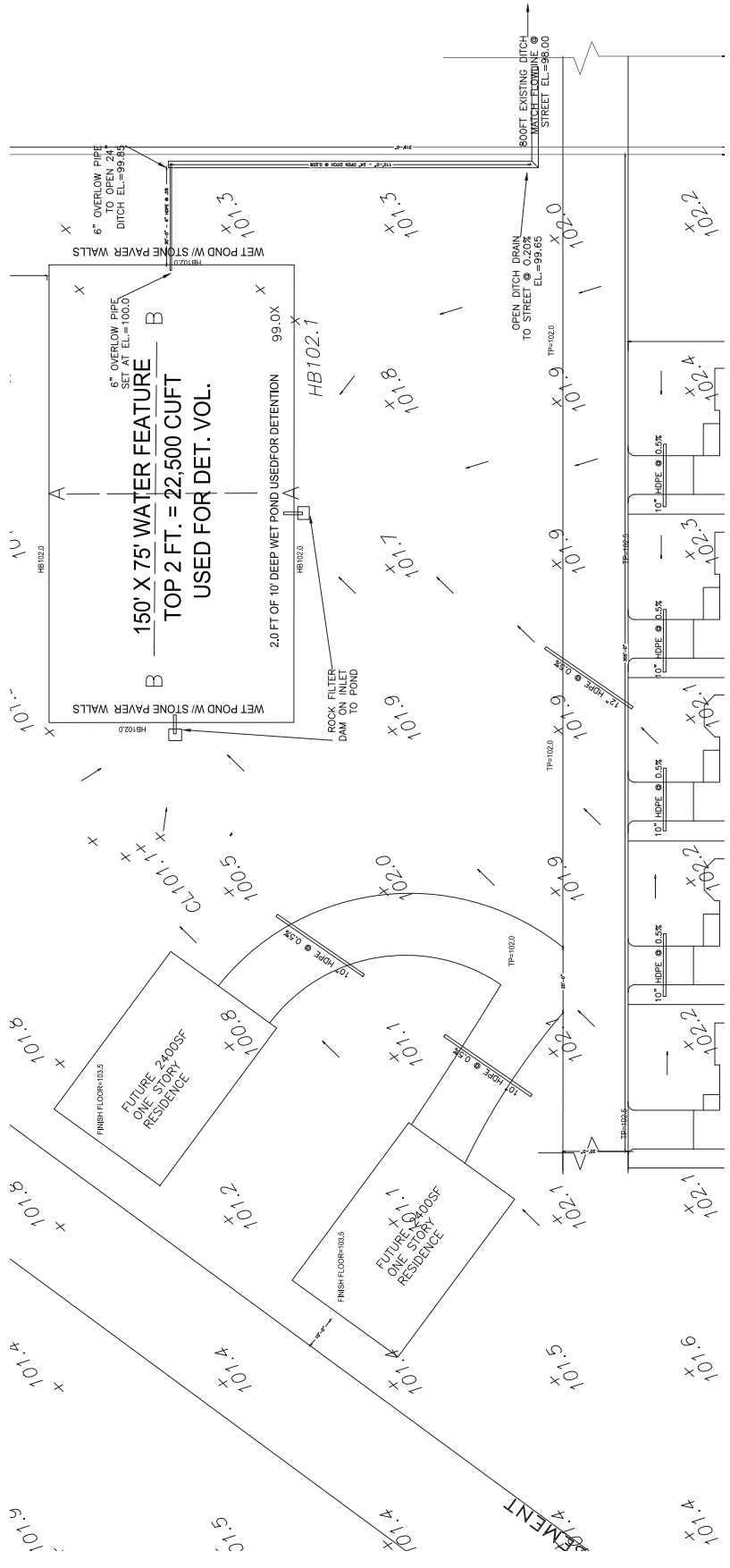


PROJECT NAME: DETENTION POND PLAN
PROJECT TITLE: NEW RENTAL HOUSES
PROJECT LOCATION: 18211 BECKER ROAD, HOCKLEY, TEXAS, 77447
CLIENT: JAMIE AND ESTHER SANCHEZ
SCALE: 1/16"=1'-0"

DATE: 8-8-15
SHEET: C-3

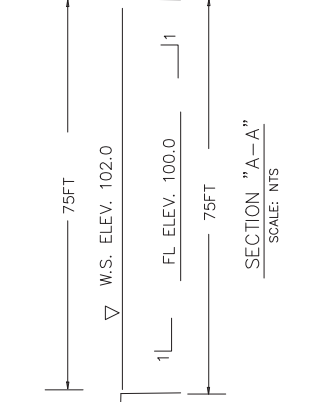
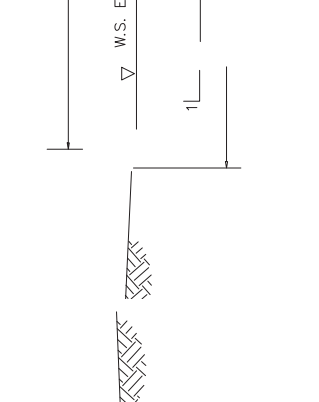
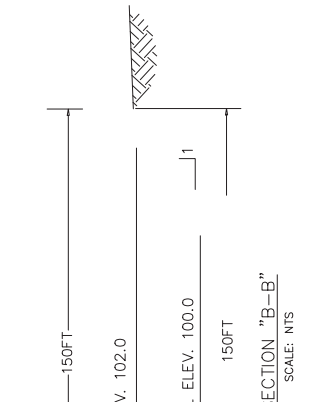
PREPARED BY: CURTIS DUMAS-F10344

SG GROUP
SEGMA GROUP
PHONE: (832) 483-8766
PO BOX 9910
HOUSTON, TX 77213



DETENTION CALCULATIONS - NEXT BECKER

1 YEAR FREQUENCY	1.0
5 YEAR FREQUENCY	1.5
10 YEAR FREQUENCY	2.0
25 YEAR FREQUENCY	3.0
50 YEAR FREQUENCY	4.0
100 YEAR FREQUENCY	5.0
200 YEAR FREQUENCY	6.0
500 YEAR FREQUENCY	7.0
1000 YEAR FREQUENCY	8.0
2000 YEAR FREQUENCY	9.0
5000 YEAR FREQUENCY	10.0
10000 YEAR FREQUENCY	11.0
20000 YEAR FREQUENCY	12.0
50000 YEAR FREQUENCY	13.0
100000 YEAR FREQUENCY	14.0
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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-0070

Plat Name: Sanchez Addition on Becker Road

Applicant: PROSURV

Date Submitted: 01/11/2016

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent to allow drive access to be taken from a 20 foot road access easement instead of a 60 foot road frontage

Chapter 42 Section: 190

Chapter 42 Reference:

42-190 -C- Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve

Statement of Facts

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

The subject property is comprised of a unplatted piece of land owned that has no road frontage on Becker Road. It was divided years ago from a larger piece of land with a 20 foot access easement being the only way to get ingress and egress to the property. The property has been in the current configuration for over 20 years. In order to build on the property, the property owner must now plat the property to obtain a permit. With only having a 20 foot access easement by deed, the property owner will not be able to build upon this property without obtaining a variance to the road frontage requirement.

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

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The land being platted has no road frontage on Becker Road. The only means of access is through a 20 foot access easement that was included in the deed when the property was originally divided. Variance request is based on the condition of the property as it was sold to the current owner.

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

Yes. The applicant seeks to keep the property in current configuration as it was purchased. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit.

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

No, the variance will not be injurious to the public health, safety or welfare. The goal of obtaining the variance is to keep property in current configuration as it was purchased

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

No, economic hardship is not the sole justification of the variance. The Property owner desires to build on the property at some point in the future and will need to have it platted in order to obtain a permit. The only means of access to the property does not meet the requirement for road frontage and without the variance being obtained, the land will not be usable.

Houston Planning Commission

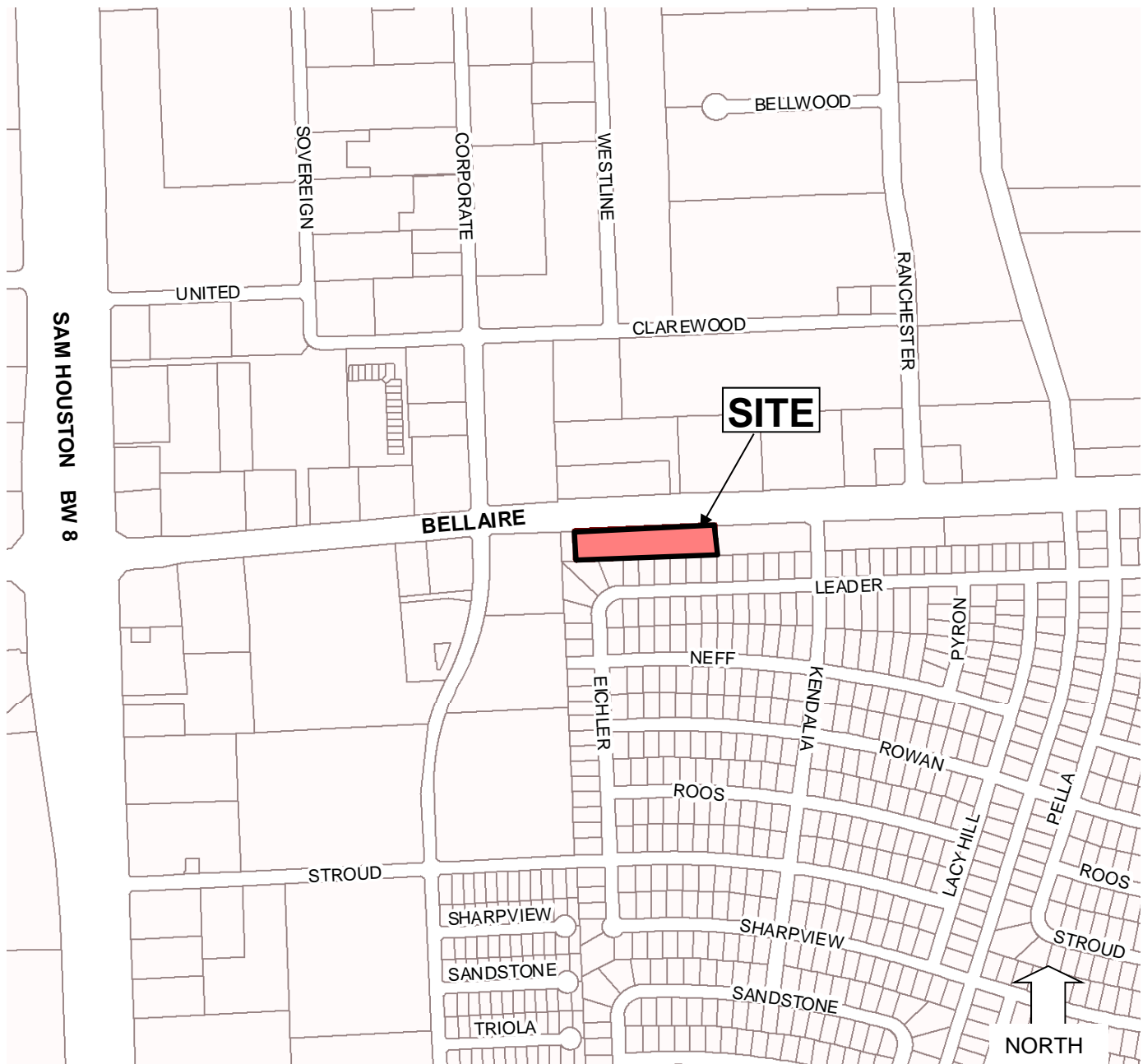
ITEM: 89

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sharpstown Country Club Terrace Sec 3 partial replat no 1

Applicant: Hovis Surveying Company, Inc.



D – Variances

Site Location

Houston Planning Commission

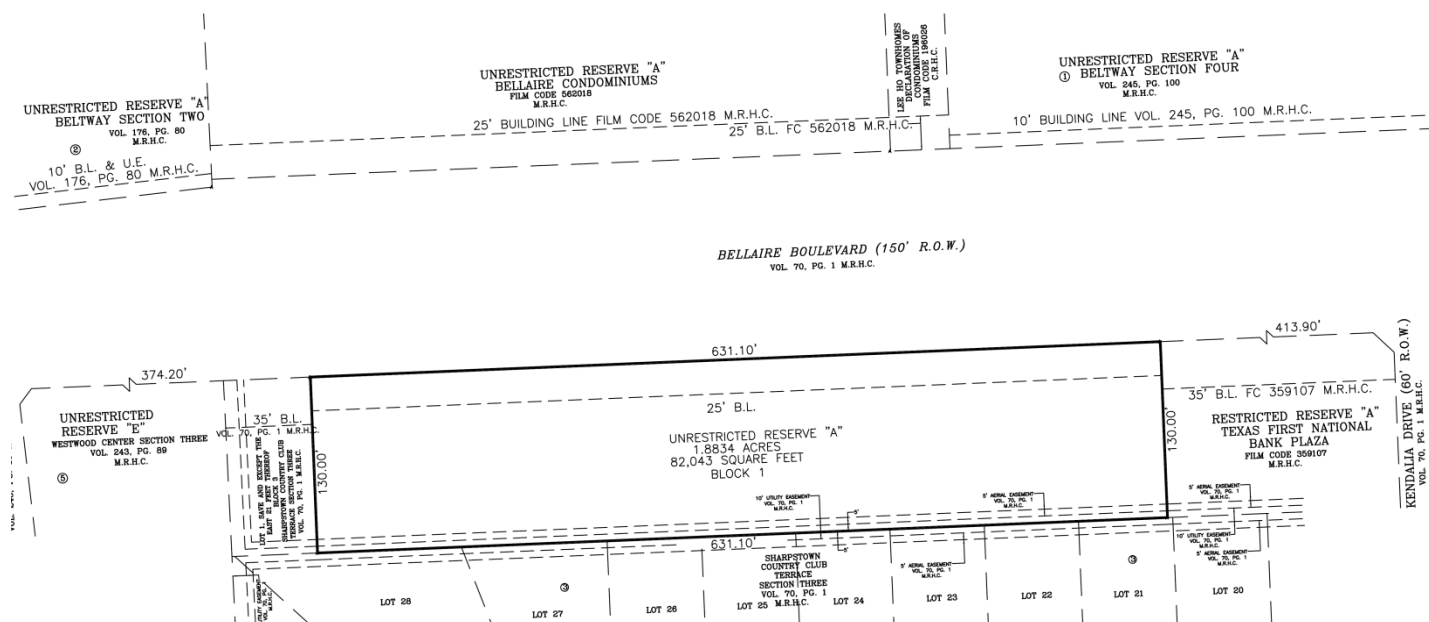
ITEM: 89

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Sharpstown Country Club Terrace Sec 3 partial replat no 1

Applicant: Hovis Surveying Company, Inc.



D – Variances

Subdivision

Houston Planning Commission

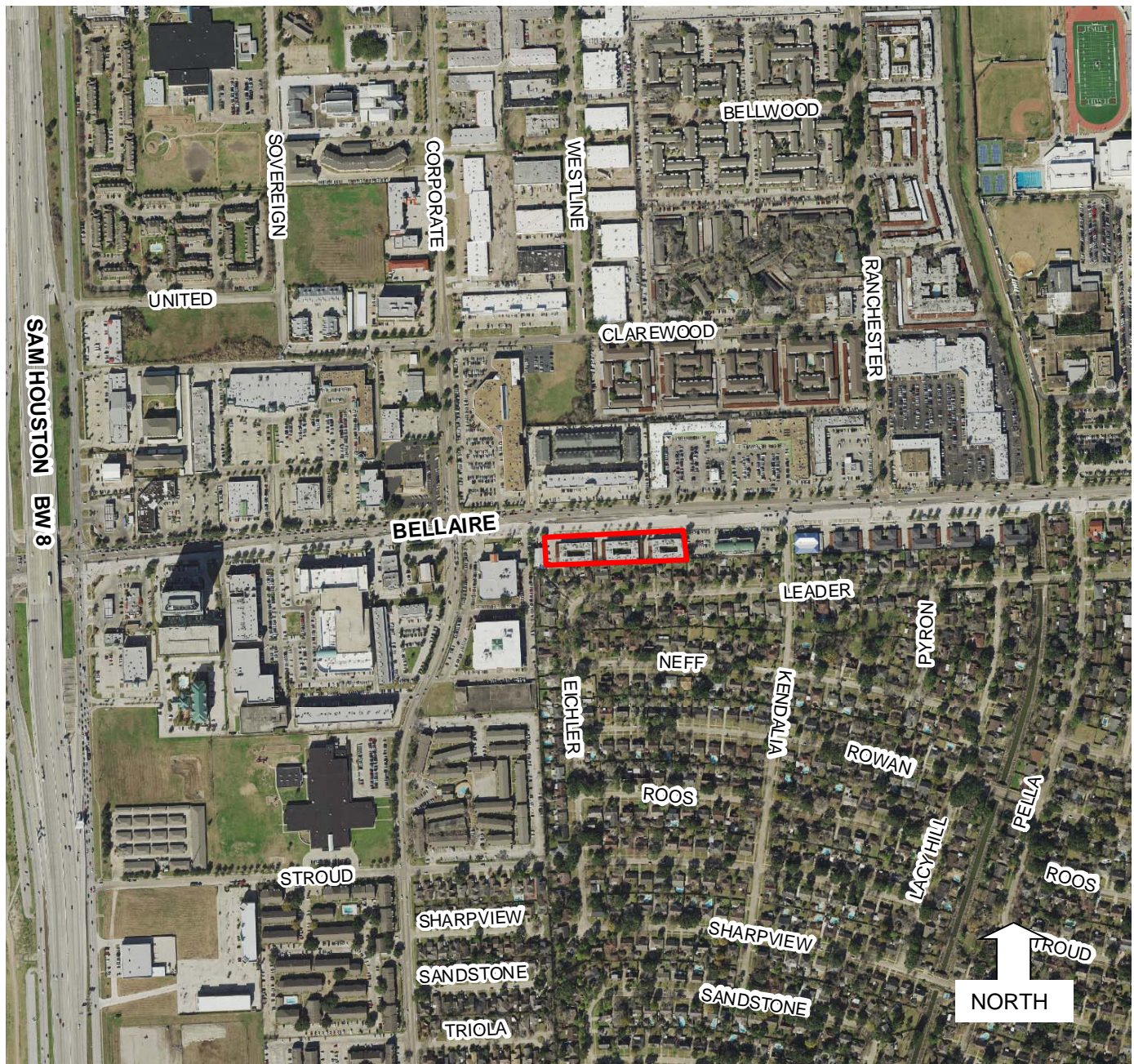
ITEM: 89

Planning and Development Department

Meeting Date: 02/18/2016

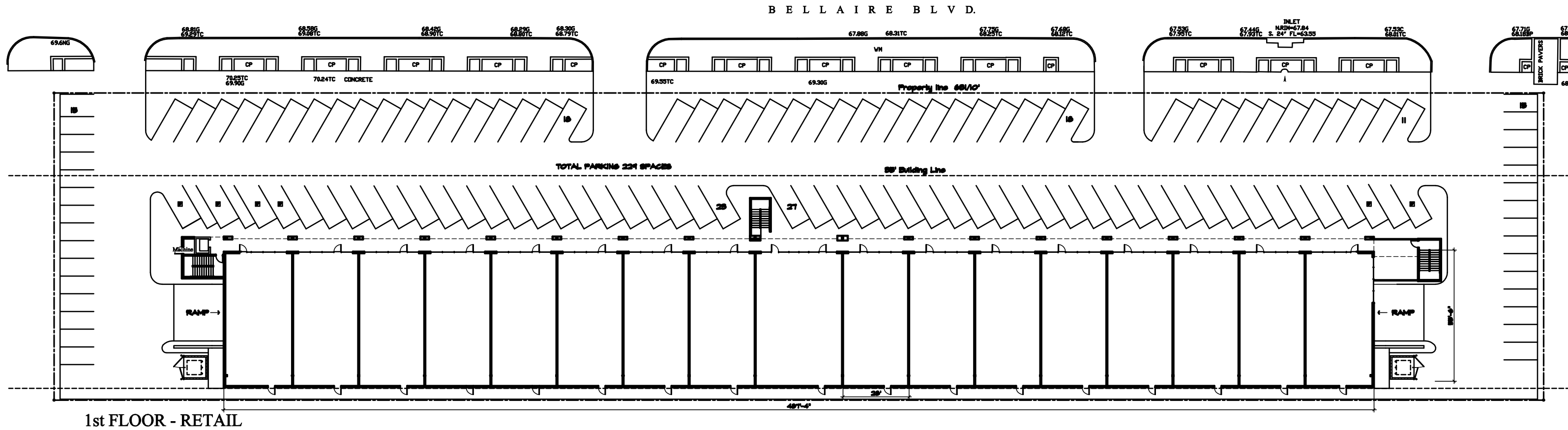
Subdivision Name: Sharpstown Country Club Terrace Sec 3 partial replat no 1

Applicant: Hovis Surveying Company, Inc.



D – Variances

Aerial





Application Number: 2016-0169

Plat Name: Sharpstown Country Club Terrace Sec 3 partial replat no 1

Applicant: Hovis Surveying Company Inc.

Date Submitted: 01/25/2016

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

Specific Variance is being sought and extent of variance:

To allow an Unrestricted Reserve to be created from a residential lot

Chapter 42 Section: 193

Chapter 42 Reference:

Rules governing partial replats of certain property.

Statement of Facts

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

(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;

Sharpstown Country Club Terrace Section Three was platted and recorded on April 4, 1960. The original plat created 1864 lots and 73 blocks. The lots created by this plat were designated as residential. This partial replat includes the replatting of a portion of Lot 1 (the east 21 feet), all of lots 2 thru 8 and a portion of lot 9 (the west 53.6 feet), Block 3 to create one Unrestricted Reserve. These lots are already developed as non residential uses.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because currently the lots are already developed as non residential uses.

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

The intent and general purposes of this chapter will be preserved and maintained because the lots already have existing non residential improvements on them. It will remove the lot lines between Lots 1 thru 9 which currently have been built over.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the lots have already been developed as non residential uses.

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

Economic hardship is not the sole justification of the variance because the main reason for the replat is to create an unrestricted reserve and remove the lot lines that an existing non residential development already exist across. The new development will be retail on the first floor with garage and residence levels. This development will be keeping with the existing character within this neighborhood.

Houston Planning Commission

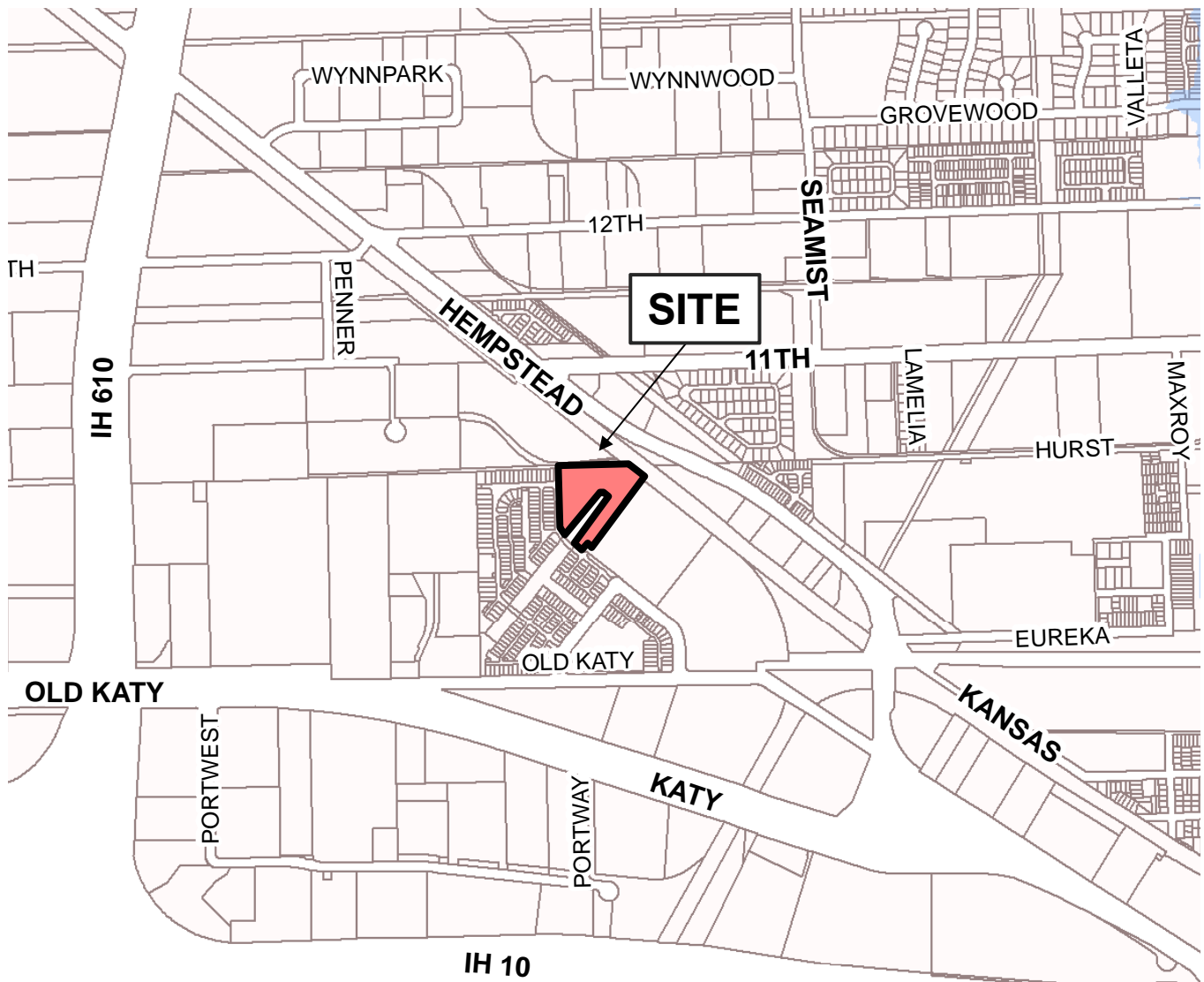
ITEM: 90

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 6

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Site Location

Houston Planning Commission

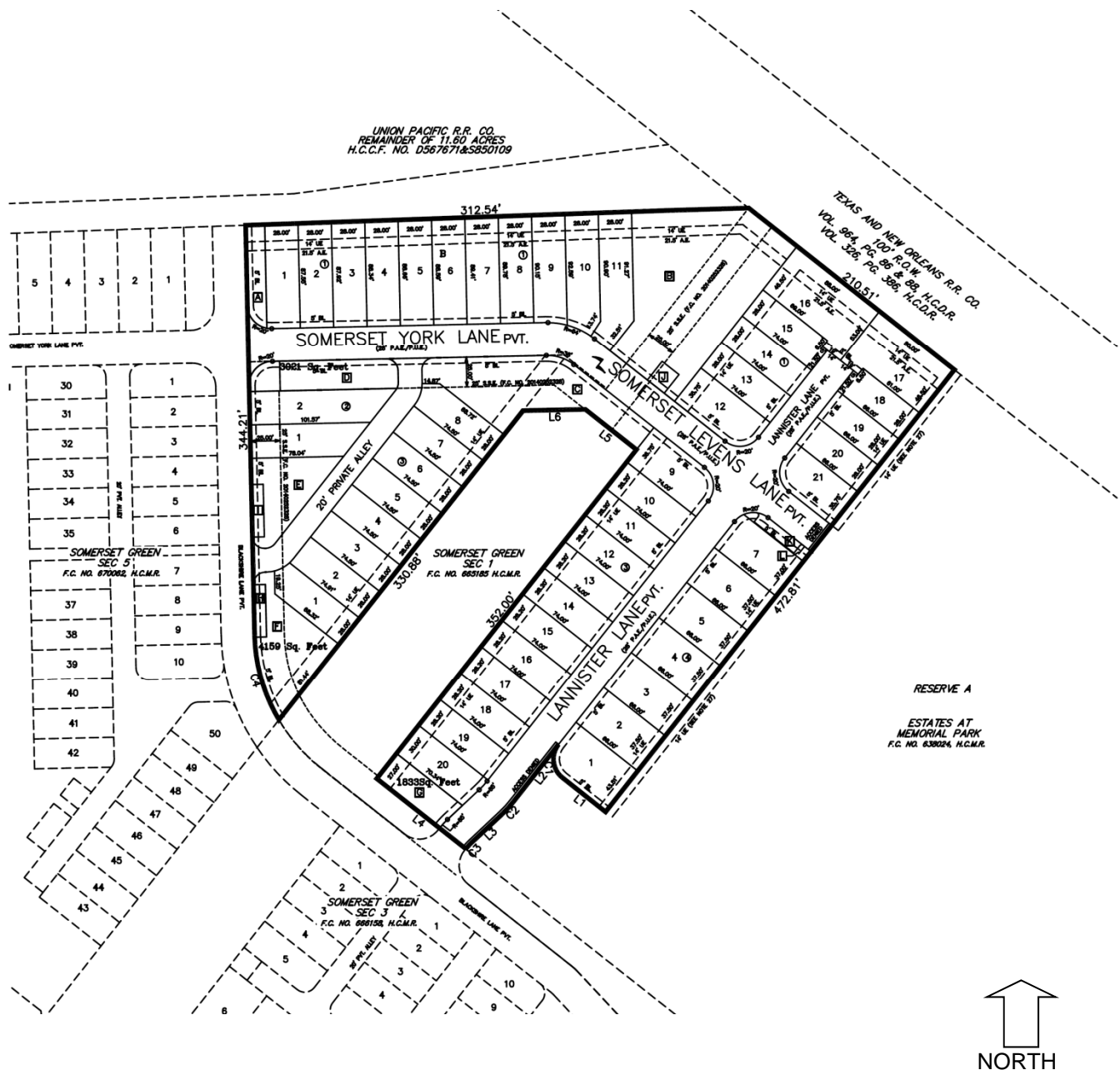
ITEM: 90

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 6

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 6

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Aerial



SOMERSET GREEN

INDICATES COS PLATTED
IN SEC 6 AND 7



SCALE: 1" = 50'
DATE: 2.1.16

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES | CARTER

COS Exhibit



Application Number: 2016-0219

Plat Name: Somerset Green Sec 6

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow lots served by a private alley to face onto open space/ detention as courtyard access.

Chapter 42 Section: 42-188 (a)

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of Chapter 42.

Statement of Facts

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

(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 section of Somerset Green is the 6th and serves as a transition between the currently approved, rear-alley served products and the proposed front load product. The first phase of this development was largely lots served by alleys that opened onto green spaces or P.A.E.s in order to create a unique and high quality environment with visually pleasing streetscape and/or active open space. There are 8 proposed lots that will face the landscape, open space and detention/drainage reserve platted in Section 1. The reserve has a permanent pool of water, pedestrian paths, trees and other amenities that mirror the aesthetics of planned compensating open space reserves in the overall development. Chapter 42 allows compensating open space reserves to be used as courtyard access to groups of lots. These 'transitional' lots will complete the aesthetics and characteristics of previous sections where there is pedestrian access from the adjacent reserve and rear vehicular access from an alley.

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

This site has a very shallow outfall drainage which results in a larger than normal area needed for detention which lends itself to the functional, attractive open space which these lots will face

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

The intent is to insure adequate access to all lots and each lot will be served with a more-than-sufficient 20' alley. Each lot will also have access to a large open space in their front yards.

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

The public will not be negatively impacted by this request, each lot will have adequate access and parking.

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

The justification for the variance is the existing character of the neighborhood and the need to create a pleasing environment for residents.

Houston Planning Commission

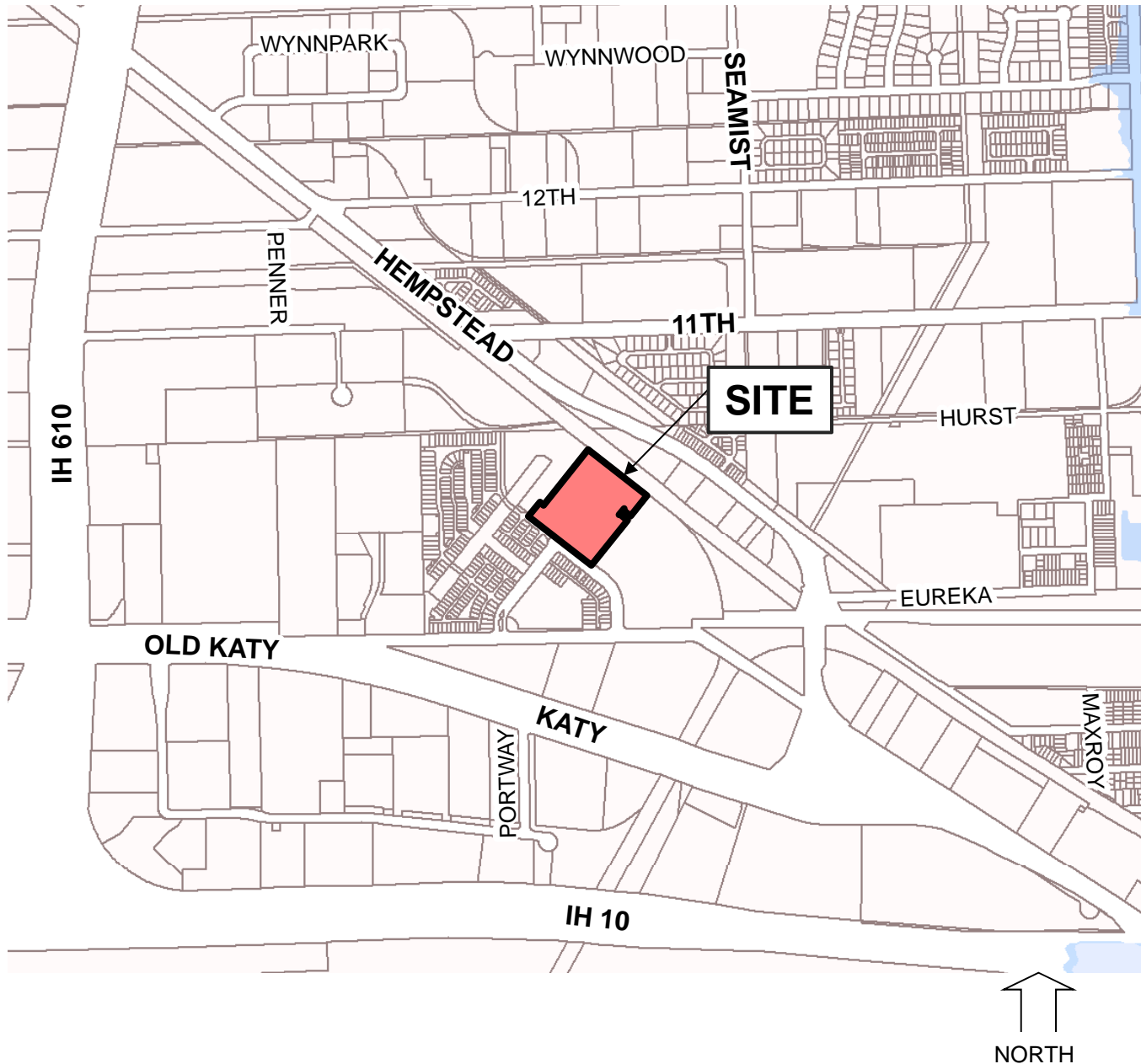
ITEM: 91

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 7

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Site Location

Houston Planning Commission

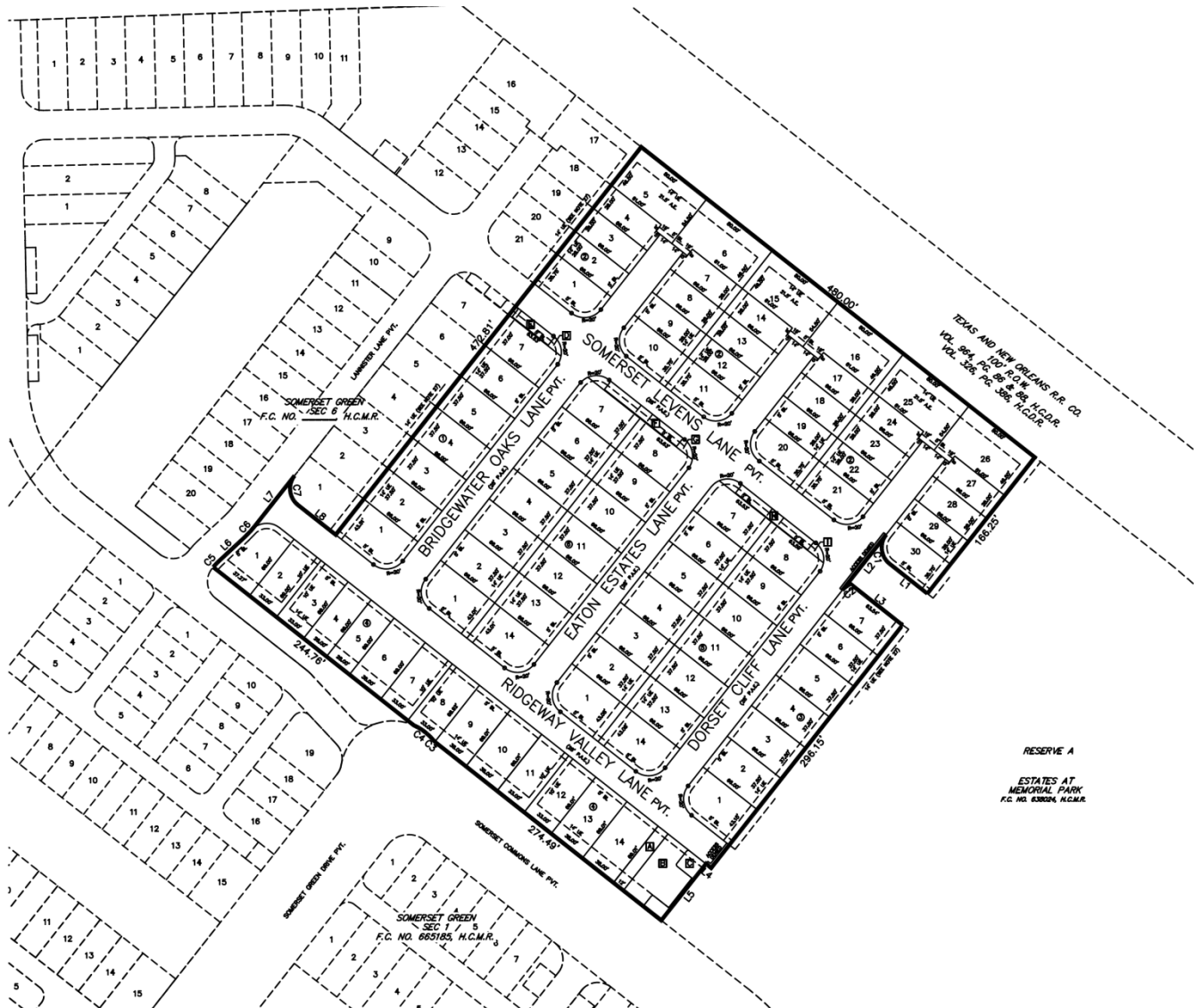
ITEM: 91

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 7

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Somerset Green Sec 7

Applicant: Jones & Carter, Inc. - The Woodlands



D – Variances

Aerial



SOMERSET GREEN

INDICATES COS PLATTED
IN SEC 6 AND 7



SCALE: 1" = 50'
DATE: 2.1.16

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES | CARTER

COS Exhibit



Application Number: 2016-0220

Plat Name: Somerset Green Sec 7

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow compensating open space in Section 6 to satisfy the compensating open space requirement for this section.

Chapter 42 Section: 42-182

Chapter 42 Reference:

A subdivision plat may contain a lot of less than minimum lot size required if compensating open space is provided within the boundaries of the subdivision plat.

Statement of Facts

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

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

This section of Somerset Green is the 7th and is a new phase of larger, front loading lots. The building pads on these lots will be set back approximately 14' from the P.A.E. to continue the unique and pleasant streetscape established in the first phase of this development with the rear-load lots. Each lot will have private open space in the front yards and will not be more than 600', less than a 3 minute walk, from the designated compensating open space in Section 6 which is more centrally located adjacent to the detention drainage reserves. Unique to most inner-city developments, these lots will have pedestrian walkways along the P.A.E.s which will connect each lot to the compensating open space in Section 6 and all other sections of this development.

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

This site has a very shallow outfall drainage which results in a larger than normal area needed for detention which lends itself to the functional, attractive open space which the compensating open space is adjacent to and connects to. This creates a more cohesive open space amenity for the development

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

The intent is to insure adequate compensating open space for lots within each section. The compensating open space for these lots is less than 600' away – less than a 3 minute walk, and will be easily accessible with the connection of pedestrian walkways.

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

The public will not be negatively impacted by this request, each lot will have adequate access to compensating open space reserves and amenities.

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

The justification for the variance is the existing character of the neighborhood and the need to create a pleasing environment for residents.

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Towne Lake Sec 44

Applicant: EHRA



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Towne Lake Sec 44

Applicant: EHRA

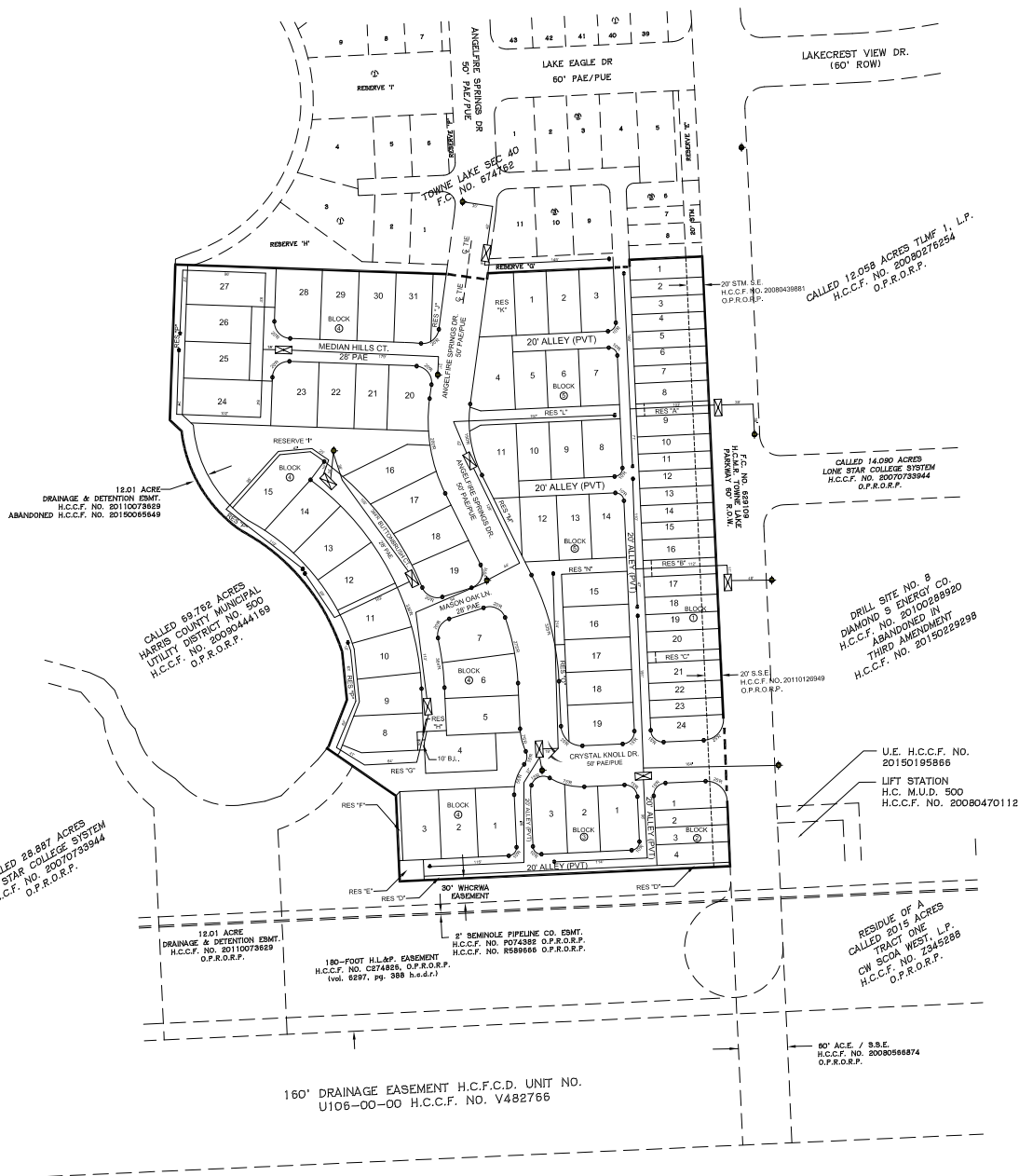


D – Variances

Aerial



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F-726



EHRA JOB NO.
081-059-14



Application Number: 2016-0262

Plat Name: Towne Lake Sec 44

Applicant: EHRA

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

Variance to allow compensating open space to be shared with an adjacent subdivision plat.

Chapter 42 Section: 42-182

Chapter 42 Reference:

A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code.

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;

Towne Lake section 44 is intended to be developed as a cluster lot community with 28' PAE's. Front yard pedestrian access occurs within landscape reserves and compensating open space reserves which provide interconnected sidewalks leading eventually to a waterfront boardwalk along the eastern shoreline of Towne Lake. Previously recorded Towne Lake section 40 is an identical subdivision design and provides primary access to section 44. Certain of the reserves in Towne Lake sections 44 and 40 were designed together as one neighborhood and planned to function as contiguous green spaces.

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

Due to the phasing and section delineation of Towne Lake sections 40 and 44, the entire Compensating Open Space (COS) required in section 44, cannot be provided within the same section. The COS available in reserve "H" of Towne Lake section 40 can be shared to meet the COS requirement for section 44 with plenty of remaining COS for section 40 as already provided. Reserve "H", in Towne Lake section 40 is immediately adjacent to the north boundary of section 44 and provides front door access to Lots 27-31, Block 4. This same reserve serves Lots 1-3, Block 1 of section 40 so the reserve had to be platted with that section. It is a simple matter of plat phasing which created the hardship.

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

The 81 lots within Towne Lake Section 44 require 39,500 square feet of COS. Towne Lake Section 40 will have 39,438 square feet remaining for use as COS after sharing the area required as COS for Towne Lake section 44.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the resulting compensating open space provided is over 145,000 square feet more than is required for all the lots in both sections 40 and 44. The COS and green spaces are an integral part of the entire community.

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

Justification for this variance is the fact that sections 44 and 40 were designed as one community connected by greenspaces that just happen to be platted as two sections.



Application Number: 2016-0262

Plat Name: Towne Lake Sec 44

Applicant: EHRA

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To provide a reduced 5' front building line for lots with vehicular access to a private alley.

Chapter 42 Section: **Sec. 42-156(d)**

Chapter 42 Reference:

When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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;

Section 42-156(d) allows for a reduced front building line for lots with vehicular access to a public alley and which are located in the suburban area. Towne Lake Section 44 is located in the suburban area outside the city limits and is therefore subject to Harris County requirements which do not allow public alleys. Thus, this variance requests application of the same reduced building line rule to be applied to a private alley configuration.

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

The hardship is due to the fact that the subdivision is located outside of the city limits where private alleys are required by the county instead of public alleys.

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

A 5' front building line will be provided for certain lots with vehicular access to the private alleys in this section. These lots include: Lots 1-3, Block 3; Lots 1-3, Block 4; Lots 1-19, Block 5. By rule, no front building line (0') is acceptable and 10' building lines are allowed on corner lots (presumably on public streets – section 42-156(d) only refers to "local streets"). Since Section 44 is a private street configuration, the required 5' front and side yard setbacks are being used. Lots 1-24, Block 1, and Lots 1-4, Block 2 will adhere to the 25' building line on Towne Lake Parkway and will take access from the rear private alley.

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

Granting of this variance will not be injurious to the public health, safety or welfare since there is no distinguishable performance difference between private or public alleys.

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

Economic hardship is not a factor in this instance. This is an issue of the property being located in an area which does not allow public alleys.



Application Number: 2016-0262

Plat Name: Towne Lake Sec 44

Applicant: EHRA

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To allow single-family residential lots to take access from a 20' alley.

Chapter 42 Section: Sec. 42-188

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

Towne Lake section 44 is intended to be partially developed as a cluster lot community where certain lots have rear vehicular access. Front yard pedestrian access occurs within landscape reserves and compensating open space reserves which provide interconnected sidewalks leading eventually to a waterfront boardwalk along the eastern shoreline of Towne Lake. Lots 1-3, Block 4; Lots 1-19, Block 5; are configured with frontage on compensating open space reserves which meet or exceed all required open space dimensions. Requiring vehicular access from a 28' PAE on these lots would reduce the available open space on the opposite side of each lot to the detriment of the entire community concept. Additionally, Lots 1-24, Block 1 have frontage on Towne Lake Parkway, a 60' wide public street, but vehicular access will be from the rear alley.

(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 hardship is a result of the required utility layout to achieve the cluster concept. In certain locations within section 44, utility easements will be located within the landscape reserves in order to serve the largest number of homes with the fewest trunk lines. Because section 44 will be a private street community, locating such easements must be done outside of the ROW of the 28' PAE's. For the lots in this section which are requested for variance, the resulting ROW and easement widths would widen the vehicular access areas and narrow the landscaped open spaces. Using 20' alleys instead of 28' PAE's in these circumstances will maximize open space while still providing adequate vehicular access.

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

The concept of a cluster lot design (within chapter 42-185(g)) is to provide courtyard pedestrian access to lots which are adjacent to streets. Each of the lots identified in this variance will meet or exceed the requirement that opposing building faces forming the courtyard are at least 20' apart.

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

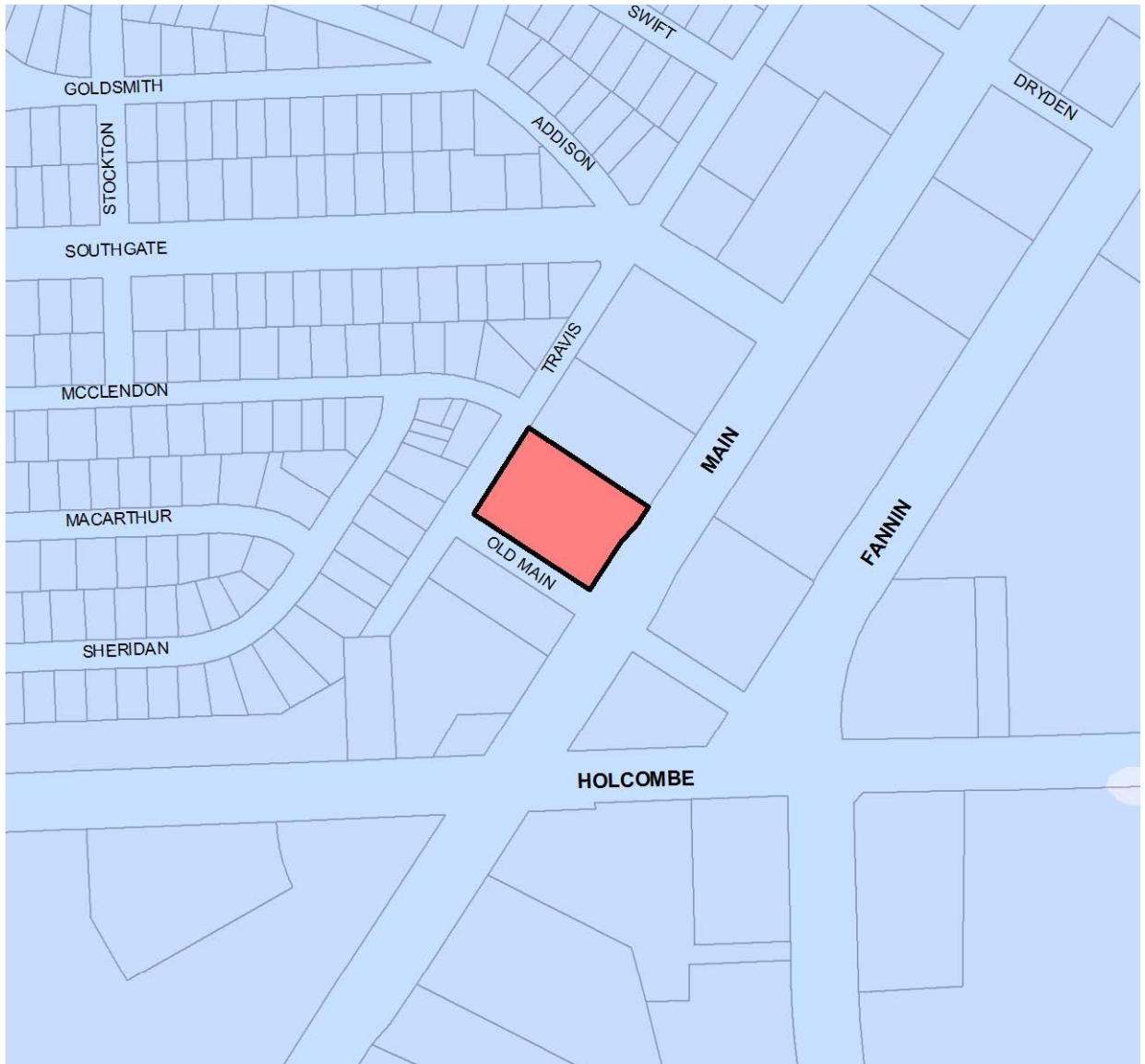
Granting of this variance will not be injurious to the public health, safety or welfare since vehicular access will be provided at the rear of each lot while pedestrian access will occur at the front of each lot.

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

Justification for the variance is the desire to emphasize wider pedestrian open space between homes while still providing adequate vehicular access.

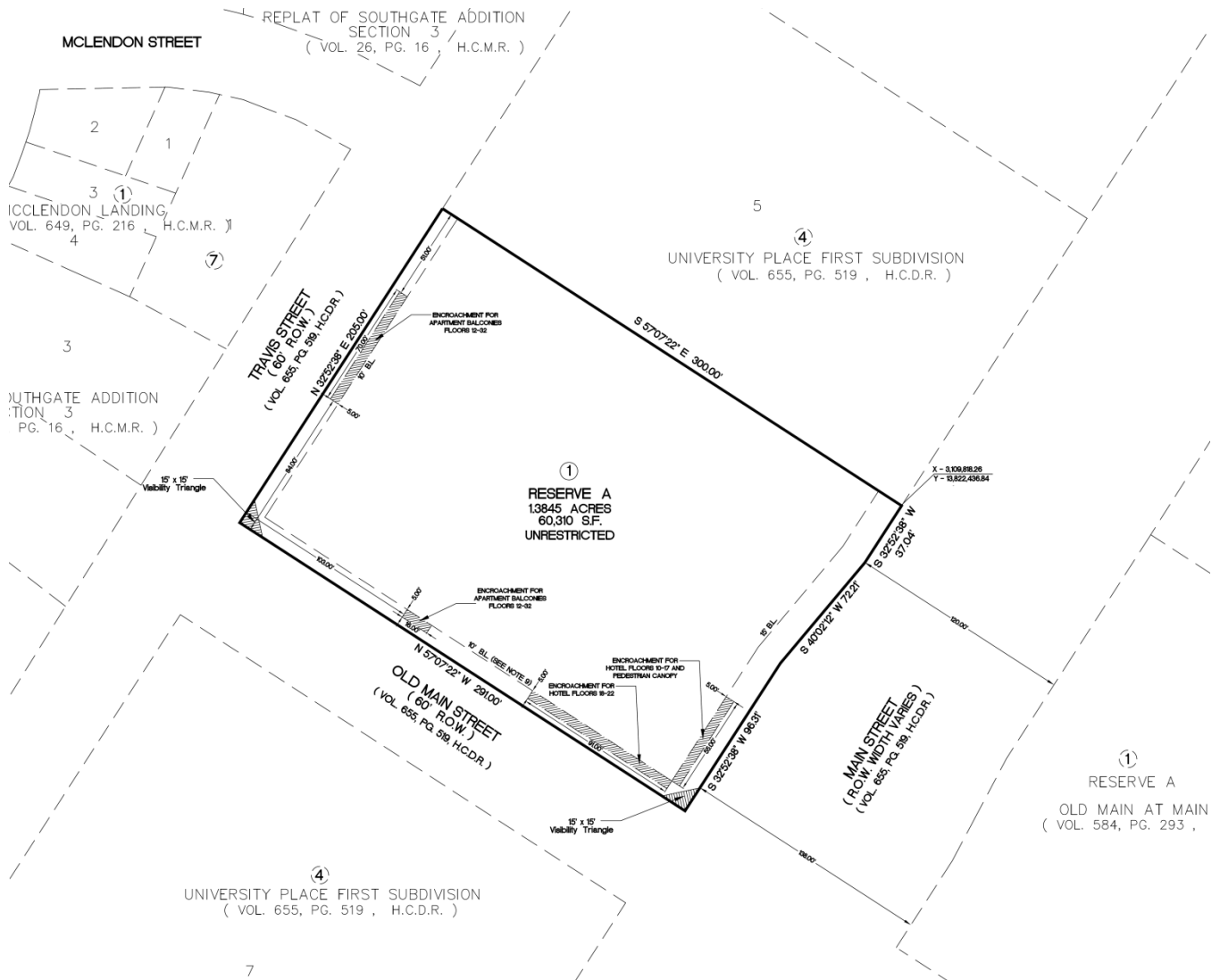
Subdivision Name: University Place First partial replat no 2 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision Name: University Place First partial replat no 2 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



Houston Planning Commission

ITEM:93

Planning and Development Department

Meeting Date: 02/18/2016

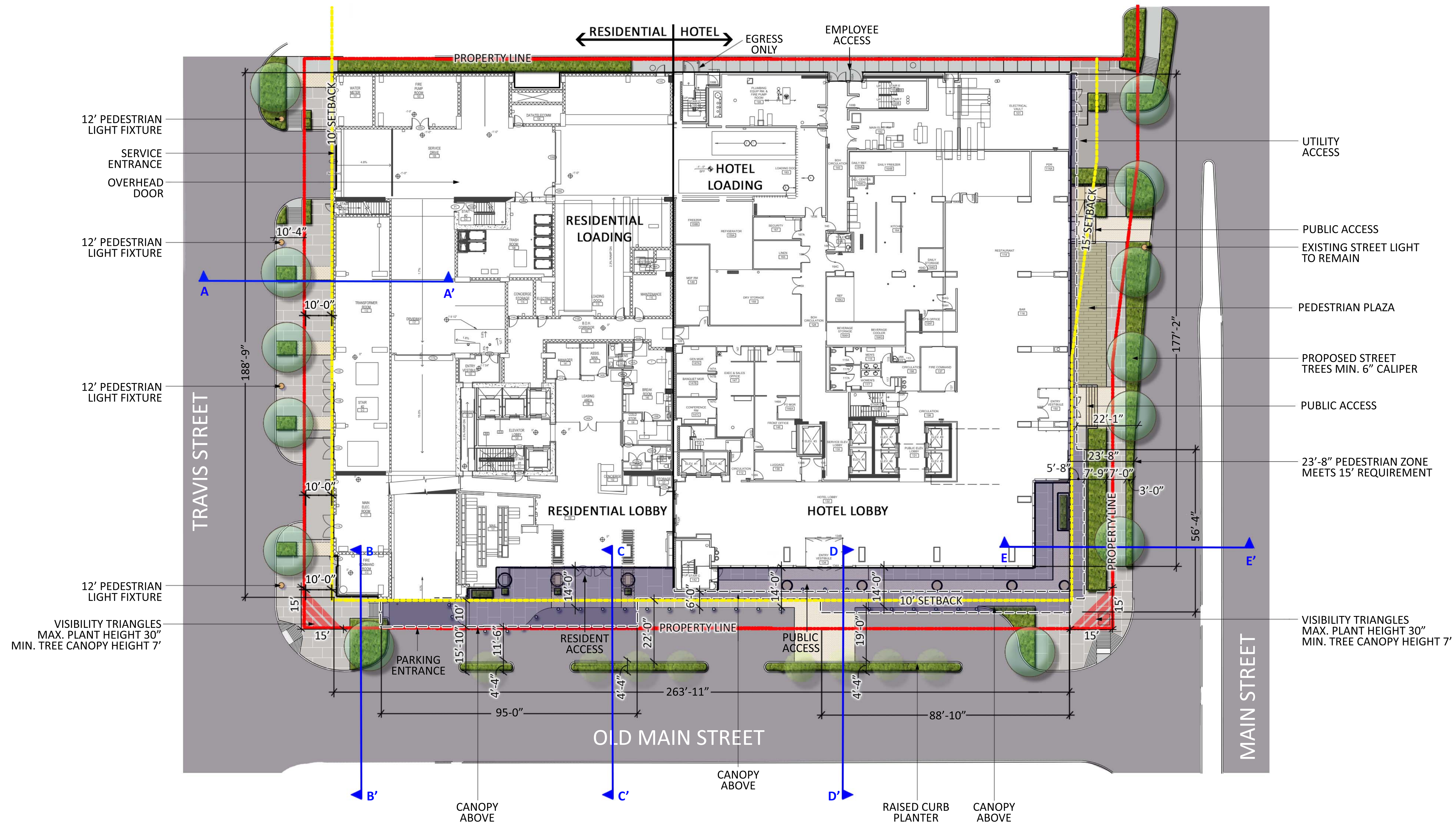
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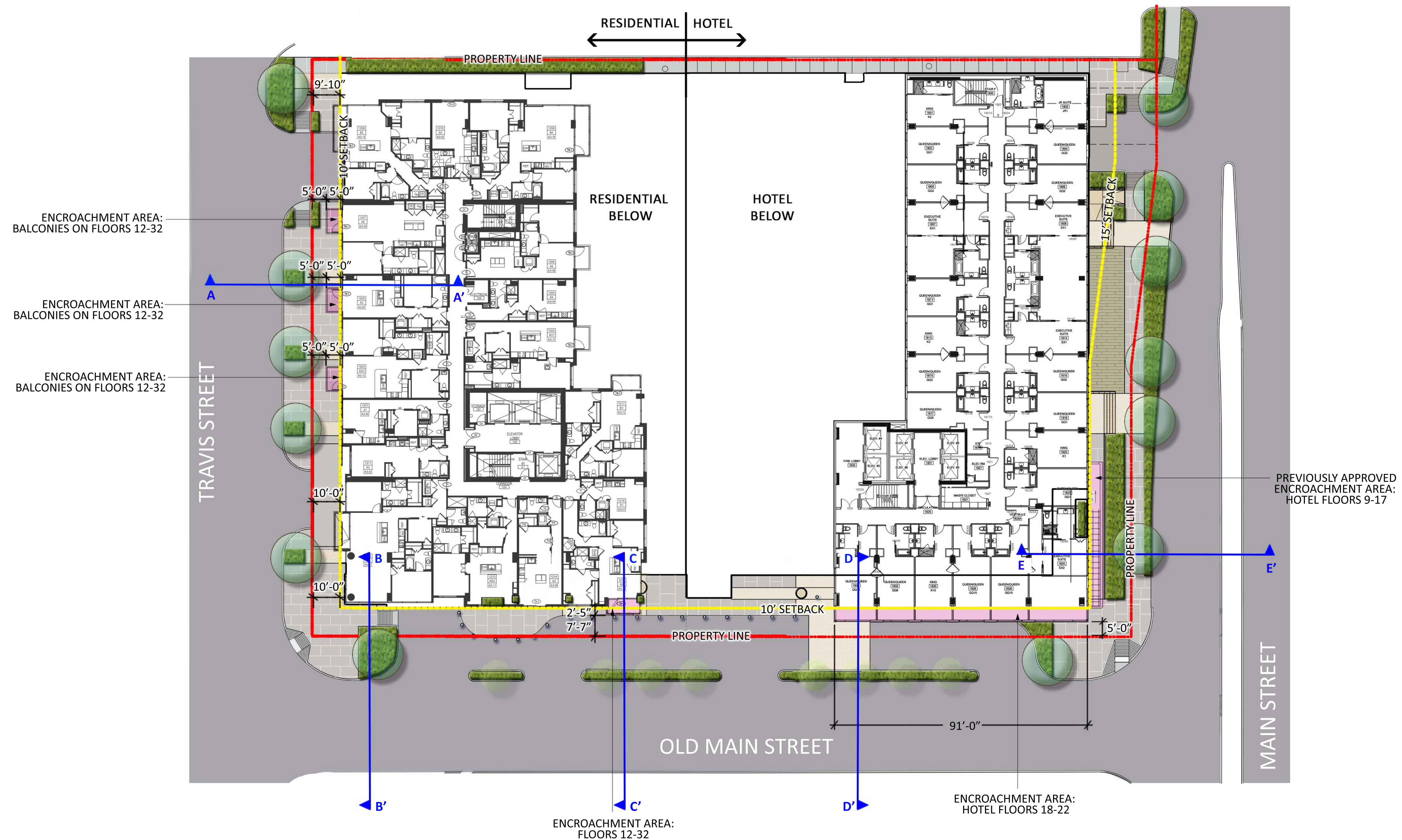
Applicant: Vernon G. Henry & Associates, Inc.

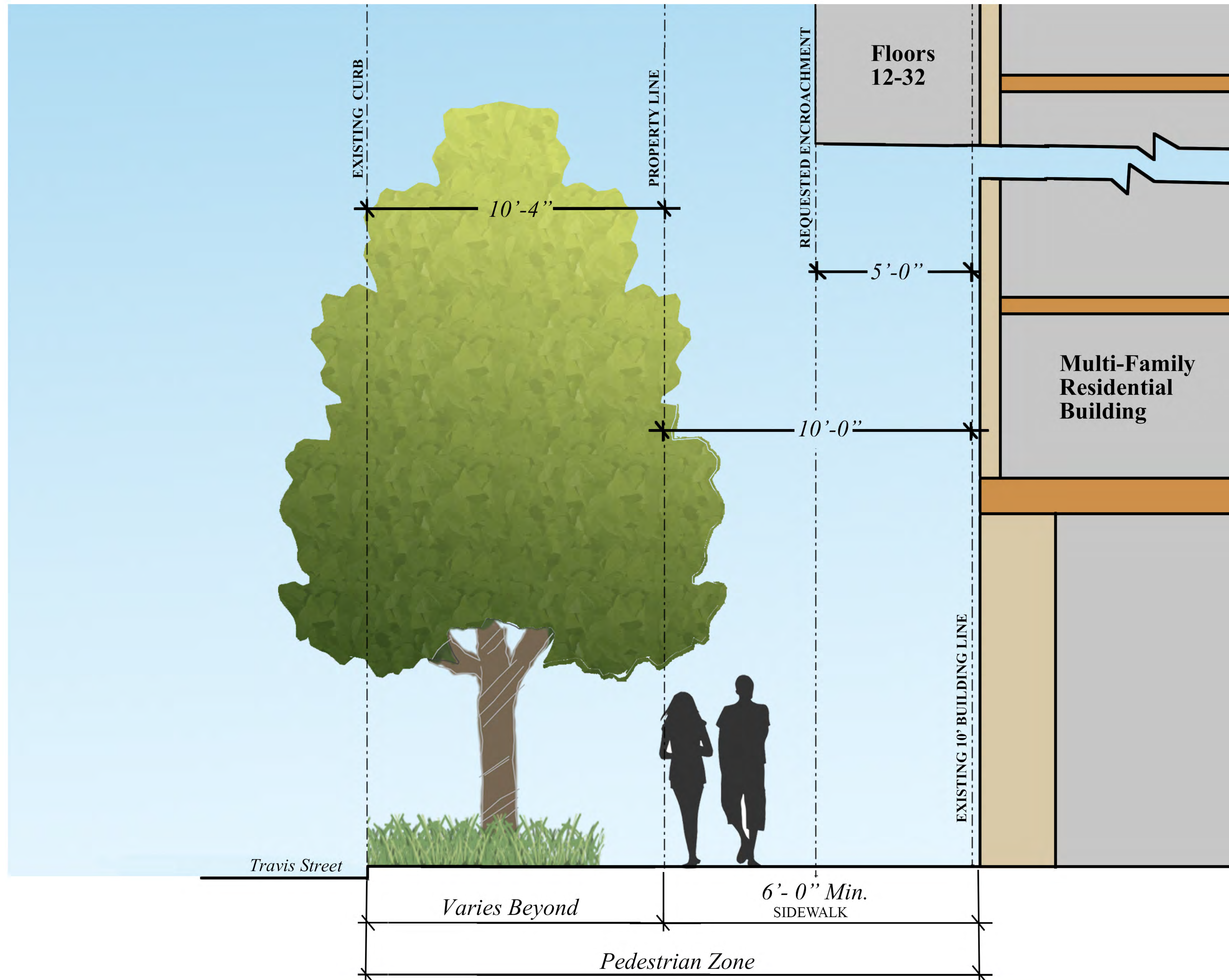


D – Variances

Aerial



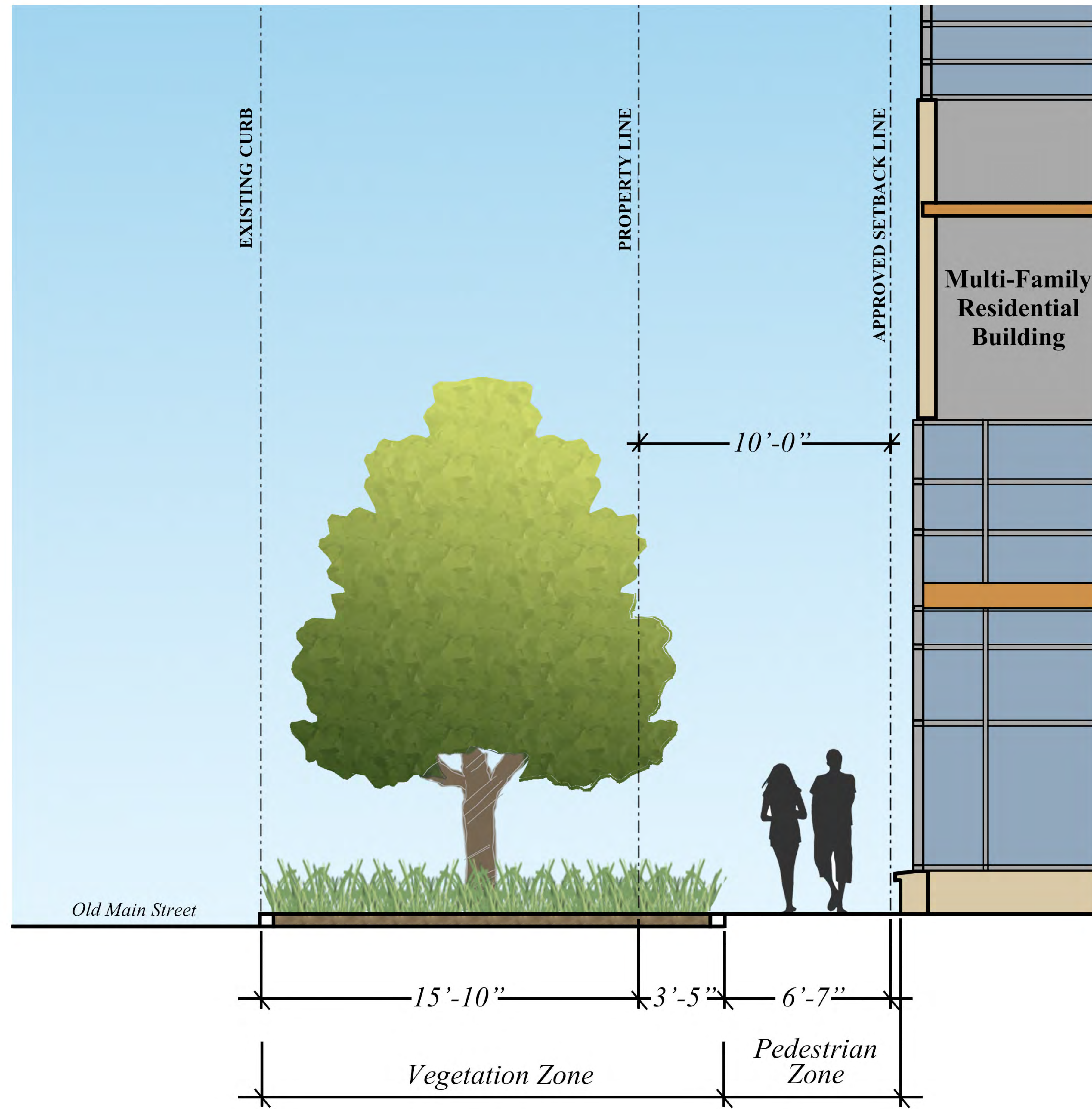




SECTION A - TRAVIS STREET

Greystar Multi-Family Residential | Medistar Hotel

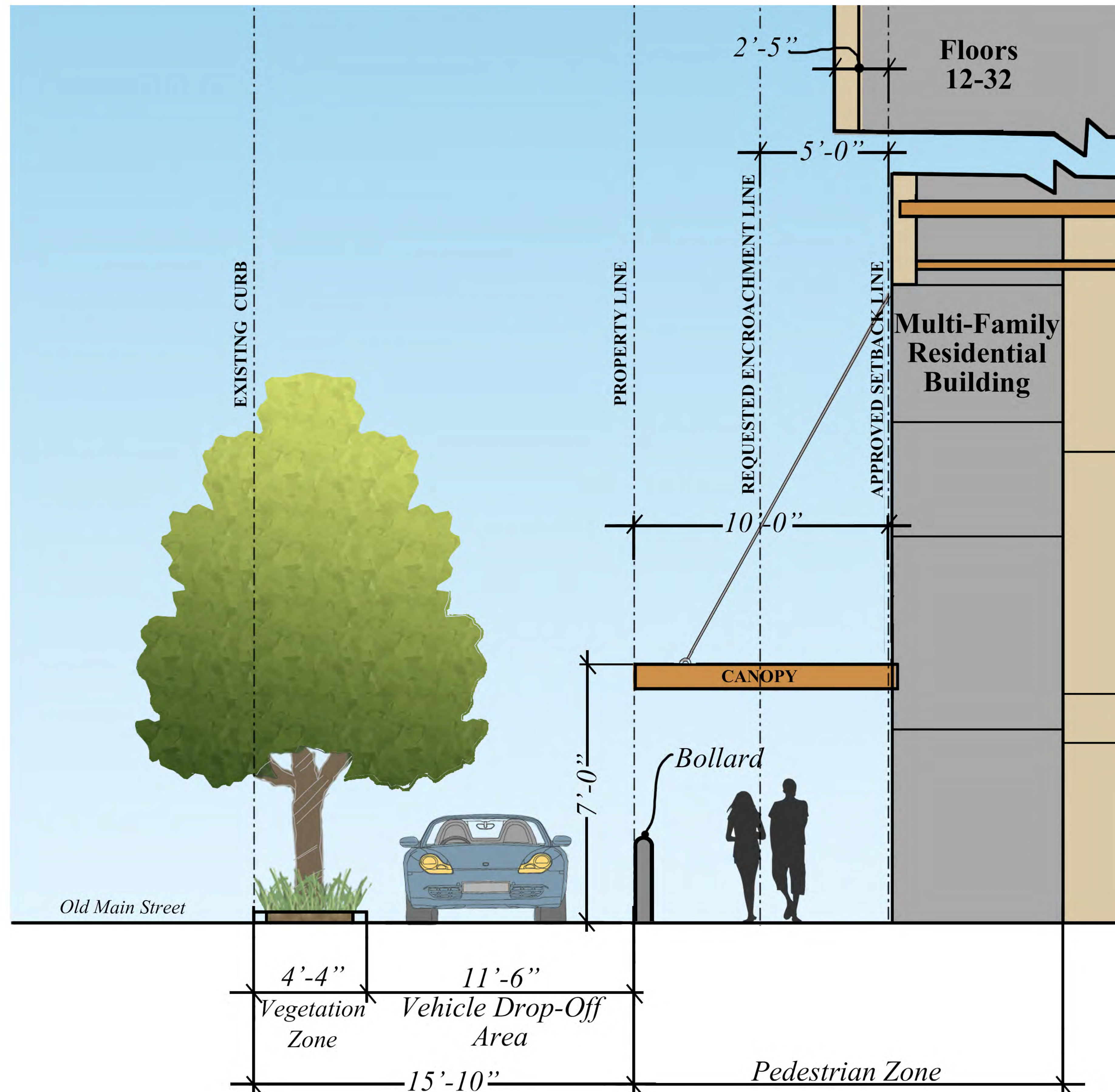
HOK | The Preston Partnership | Kimley-Horn

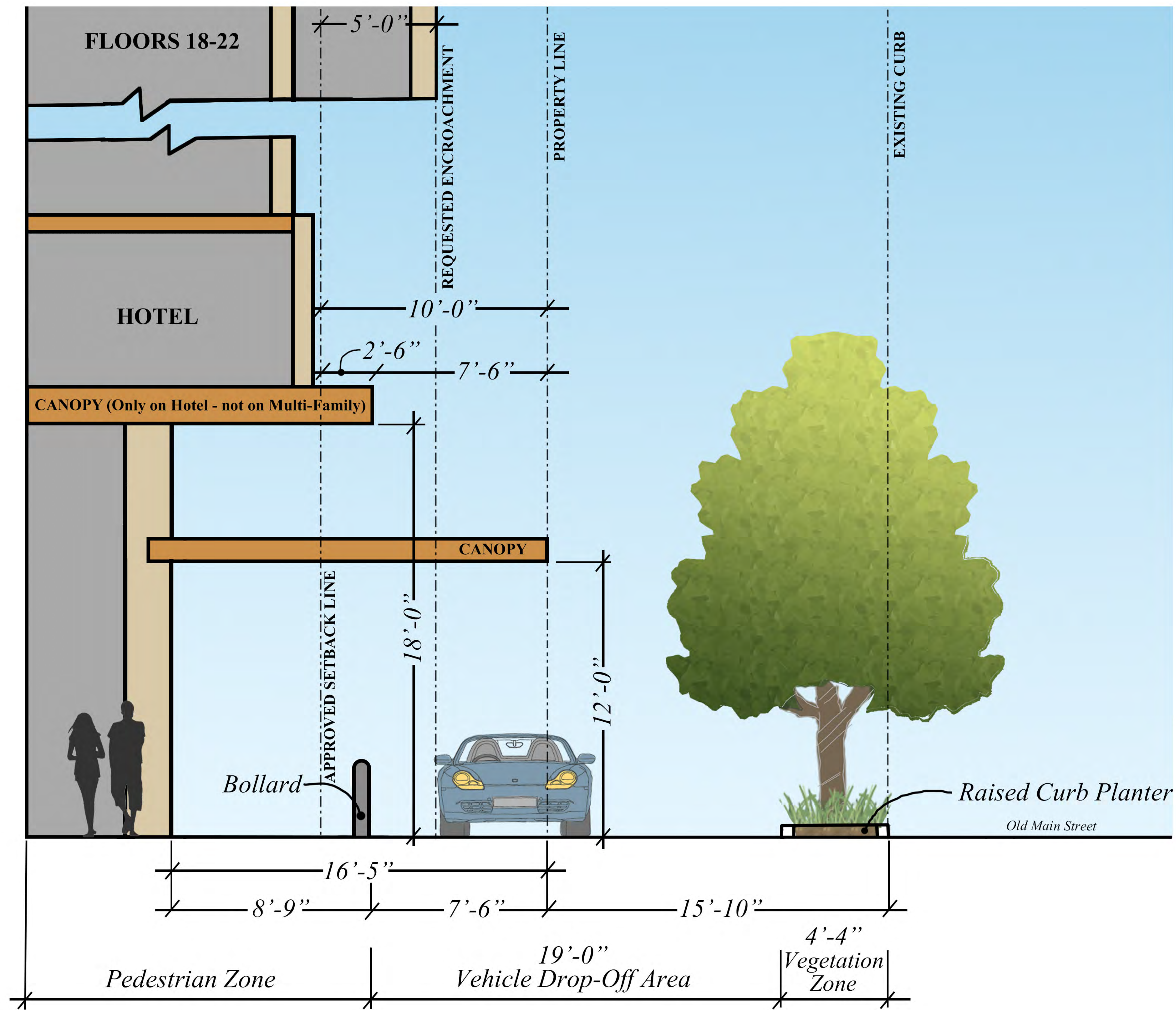


SECTION B - OLD MAIN STREET

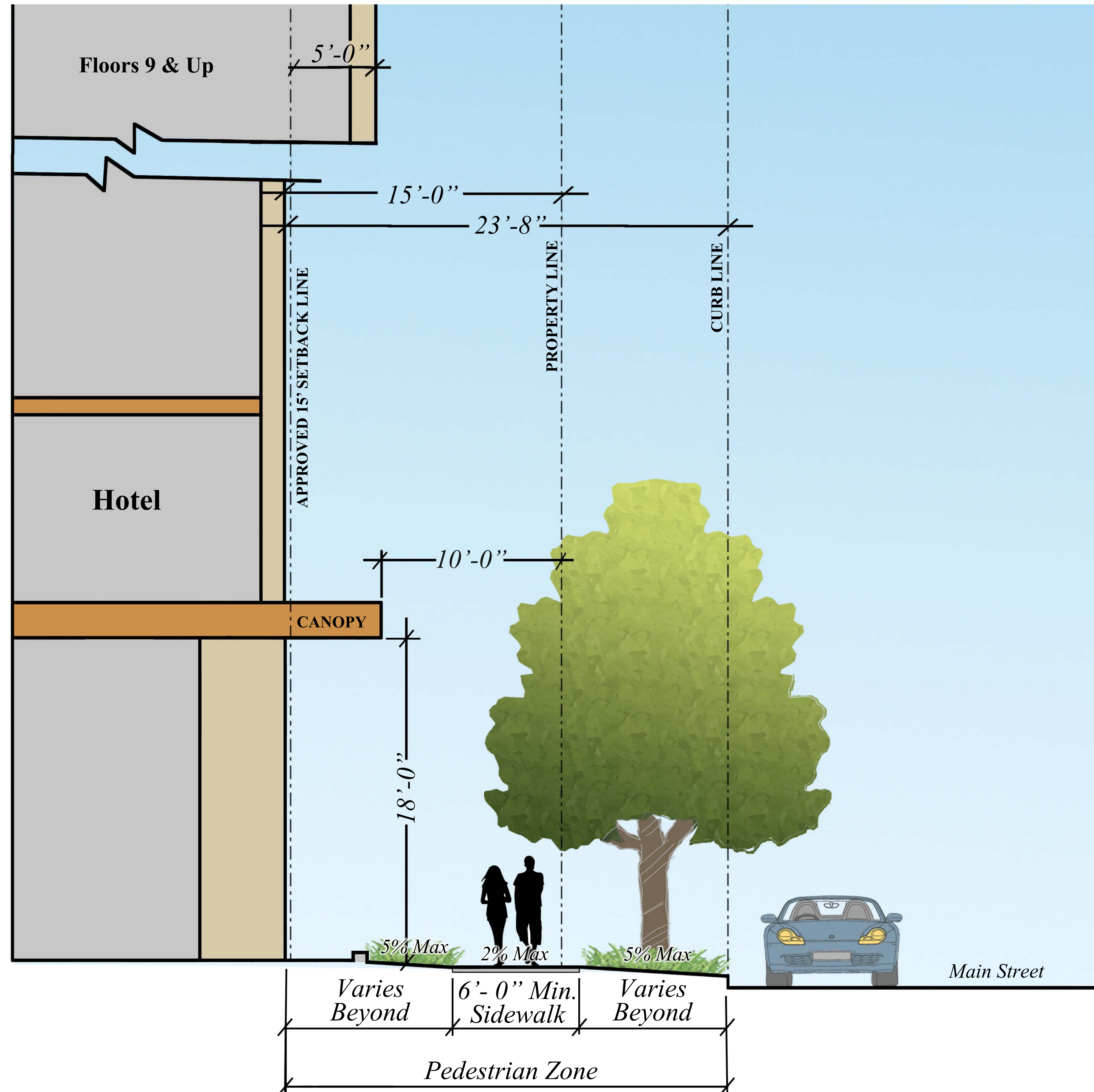
Greystar Multi-Family Residential | Medistar Hotel

HOK | The Preston Partnership | Kimley-Horn





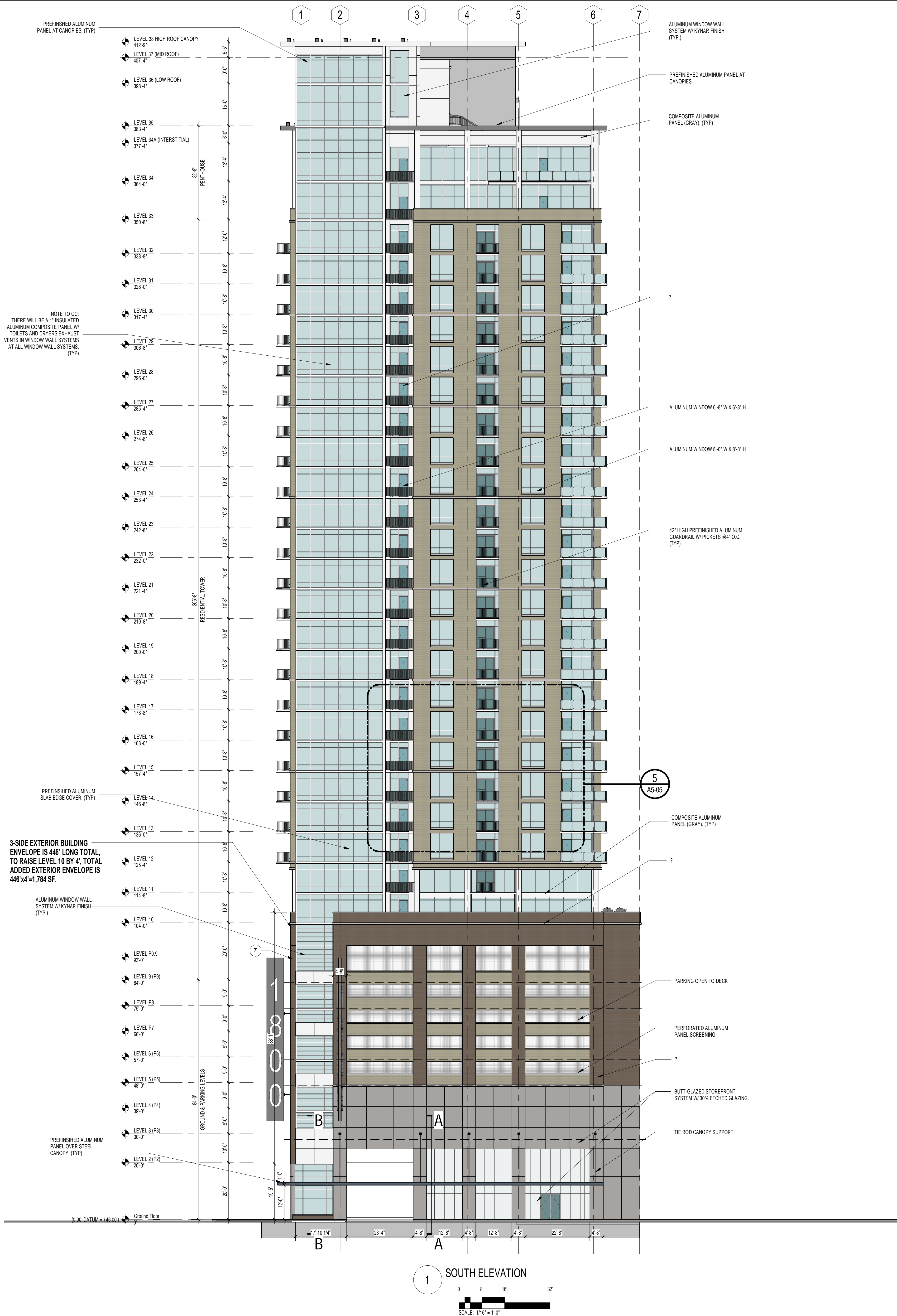
SECTION D - OLD MAIN STREET



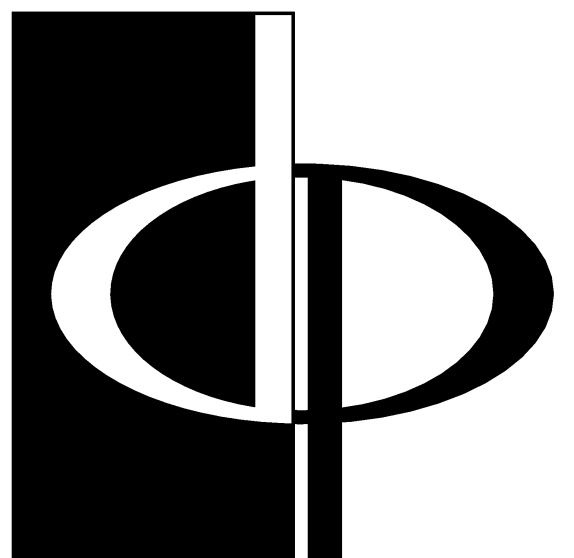
SECTION E - MAIN STREET

Greystar Multi-Family Residential | Medistar Hotel

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EXTERIOR FINISH MATERIAL SCHEDULE	
	BRICK VENEER COLOR A, SEE SECTION 04 2001
	BRICK VENEER COLOR B, SEE SECTION 04 2001
	ARCHITECTURAL CAST-IN-PLACE CONCRETE, SEE STRUCTURAL
	STUCCO, SEE SECTION 09 2400
	CMU BLOCK
GLAZING SCHEDULE	
	TYPE 1: 1" INSULATING LOW "E" VISION GLASS
	TYPE 2: 1" INSULATING LOW "E" CLEAR VISION GLASS
	TYPE 3: 1" INSULATING SPANDREL GLASS - COATING ON 3RD SURFACE
	TYPE 4: 1/4" CLEAR GLASS
GLAZING SCHEDULE NOTES	
1. ALL GLASS SHALL BE TEMPERED.	
2. ALL GLASS SHALL BE TYPE 1, UNLESS NOTED OTHERWISE.	
3. SEE SECTION 08 8000 - GLAZING FOR A COMPLETE DESCRIPTION OF GLASS TYPES.	
JOINT SCHEDULE	
C J = CONTROL JOINT: 3/4" WIDE SEALANT AND BACKER ROD, U.N.O.	
E J = EXPANSION JOINT: SEE SECTION 07 8513.	
R J = RELIEF ANGLE JOINT	
GENERAL NOTES	
1. SEE PROJECT MANUAL FOR COMPLETE DESCRIPTION OF MATERIALS AND SYSTEMS.	
KEYED NOTES	
1	ALUMINUM WINDOW WALL SYSTEM, SEE SECTION 08 4313.
2	ALUMINUM SLAB EDGE COVER WITH FINISH TO MATCH WINDOW WALL SYSTEM, SEE SECTION 08 4313.
3	ALUMINUM TERRACE DOOR, GLAZING TO MATCH ADJACENT WINDOW WALL, SEE SECTION 08 1117.
4	ALUMINUM COMPOSITE PANEL, SEE SECTION 08 4313.
5	DOWNLIGHT - SEE ELECTRICAL DRAWINGS.
6	CONCRETE FLOOR SLAB - SEE STRUCTURAL DRAWINGS.
7	BRICK VENEER, SEE SECTION 04 7200.
8	CAST STONE VENEER, SEE SECTION 04 2001, ALT. NATURAL LIMESTONE VENEER
9	CANTILEVERED CAST-IN-PLACE CONCRETE BALCONY SLAB WITH LIGHT BROOM FINISH AND PEDESTRIAN TRAFFIC COATING AT TOP AND EDGES OF SLAB, SEE STRUCTURAL DRAWINGS.
10	PREFINISHED ALUMINUM GUARDRAIL - SEE SECTION 05 7000.
11	PREFINISHED ALUMINUM & TEMPERED GLASS GUARDRAIL, SEE SECTION 05 7000.
12	ELASTOMERIC PAINT FINISH ON EXPOSED FACE OF CONCRETE SLAB
13	ALUMINUM STOREFRONT DOORS WITH FINISH TO MATCH WINDOW SYSTEM AND 1" CLEAR INSULATING GLAZING, SEE DOOR SCHEDULE AND SECTION 08 4313.
14	PAINTED HOLLOW METAL DOOR AND FRAME, SEE DOOR SCHEDULE AND SECTION 08 1113.
15	EXISTING CANOPY TO REMAIN
16	ALUMINUM LOUVER WITH KYNAR FINISH, SEE SECTION 08 9100 AND MECHANICAL DRAWINGS
17	STUCCO: 7/8" THICK, THREE-COAT INTEGRAL COLOR STUCCO SYSTEM W/GALVANIZED PAPER-BACKED METAL LATH, SEE SECTION 09 2400 FOR STUCCO SYSTEM.
18	STRUCTURAL STEEL CANOPY FRAME AND SAFETY GLASS CANOPY AT STOREFRONT ENTRANCE.
19	CONCRETE STAIR WITH PREFINISHED ALUMINUM 1.5" O.D. HANDRAIL
20	CONCRETE RAMP WITH PREFINISHED ALUMINUM 1.5" O.D. HANDRAIL
21	PRE-FINISHED METAL COPING
22	ROWLOCK WINDOW SILL, SEE SECTION 04 2001.
23	STUCCO SOFFIT, SEE KEYED NOTE 17 FOR COMPLETE DESCRIPTION OF STUCCO SYSTEM
24	COLD FORMED METAL STUD FRAMING.
25	CAST STONE CAP.
26	EXPOSED CONCRETE CEILING.
27	FUTURE SIGNAGE, PROVIDE POWER.
28	THERMOPLASTIC ROOFING SYSTEM, SEE SECTION 07 5400.
29	ALUMINUM LOUVERS WITH KYNAR FINISH.
30	OVERFLOW THROUGH WALL SCUPPER.
31	ROOF DRAIN.
32	POOL DECK SEE LANDSCAPING DRAWINGS.
33	PLAZA DRAIN: TWO-STAGE PROMENADE DECK DRAIN, SEE PLUMBING DRAWINGS.
34	DUCT - SEE MECHANICAL DRAWINGS
35	STEEL LINTEL ANGLE SUPPORT @ WINDOW HEAD
36	ROOF TOP EQUIPMENT, REFER TO ROOF PLAN AND MECHANICAL DRAWINGS.
37	TERRACES AT 2ND FLOOR: CONCRETE TOPPING SLAB OVER RIGID INSULATION OVER CONTINUOUS HOT-FLUID APPLIED WATERPROOFING AND DRAINAGE SYSTEM, SEE SECTION 07 1400.
38	CAST STONE VENEER SITING WALL, SEE LANDSCAPE & STRUCTURAL DRAWING FOR BOTTOM OF WALL ELEVATIONS
39	RECESSED BRICK STACK BOND PANEL.
40	RETAIL STOREFRONT: ALUMINUM STOREFRONT SYSTEM WITH CLEAR ANODIZED FINISH AND 1" CLEAR INSULATING GLASS, SEE SECTIONS 08 4313 AND 08 8000.
41	SCHEDULED CEILING, SEE A8 SERIES DRAWINGS.
42	INSULATION - SEE SECTION 07 2100.
43	CMU WALL.
44	CONCRETE COLUMN.
45	SHELF RELIEVING ANGLE AT EVERY FLOOR.
46	PRE-FINISHED METAL DOWNSPOUT
47	PRE-FINISHED METAL ROOF ACCESS LADDER
48	ROOF TOP DRAIN OVERFLOW.
49	CAST-IN-PLACE CONCRETE SHEAR WALL.
50	PAINT EXPOSED SOUTH FACE OF EXISTING PARKING DECK
51	PAINTED CMU.
52	CAST-IN-PLACE CONCRETE
53	STRUCTURAL FRAMING, SEE STRUCT. DWGS.
54	CAST STONE BAND - SEE SECTION 04 7200.



THE PRESTON
PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

SEAL

ARCHITECT: ROBERT PRESTON
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

PROJECT
GREYSTAR TMC
HOUSTON, TX 77030

FOR
GREYSTAR
GREYSTAR TMC
750 BERING DRIVE SUITE 400
HOUSTON, TX 77057

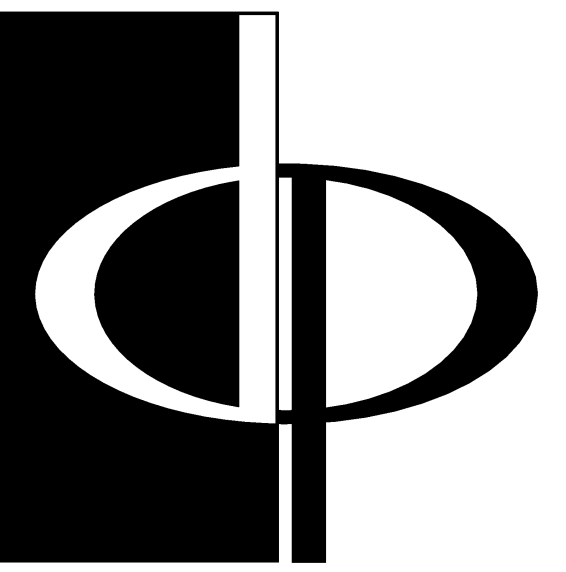
ISSUES DATE
CONCEPTUAL DESIGN PACKAGE 10/10/2014
SCHEMATIC PRICING PACKAGE 05/15/2015

REVISIONS

DATE 2014-10-10
JOB NUMBER 1426702
DRAWN BY AR
CHECKED BY AN/MV
SHEET TITLE SOUTH ELEVATION

SHEET NUMBER

COMMENTS
NOT ISSUED FOR CONSTRUCTION
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PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
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NOT FOR REGULATORY APPROVAL,
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PROJECT
GREYSTAR TMC
HOUSTON, TX 77030

FOR
GREYSTAR
GREYSTAR TMC
750 BERING DRIVE SUITE 400
HOUSTON, TX 77057

ISSUES DATE
CONCEPTUAL DESIGN PACKAGE 10/10/2014
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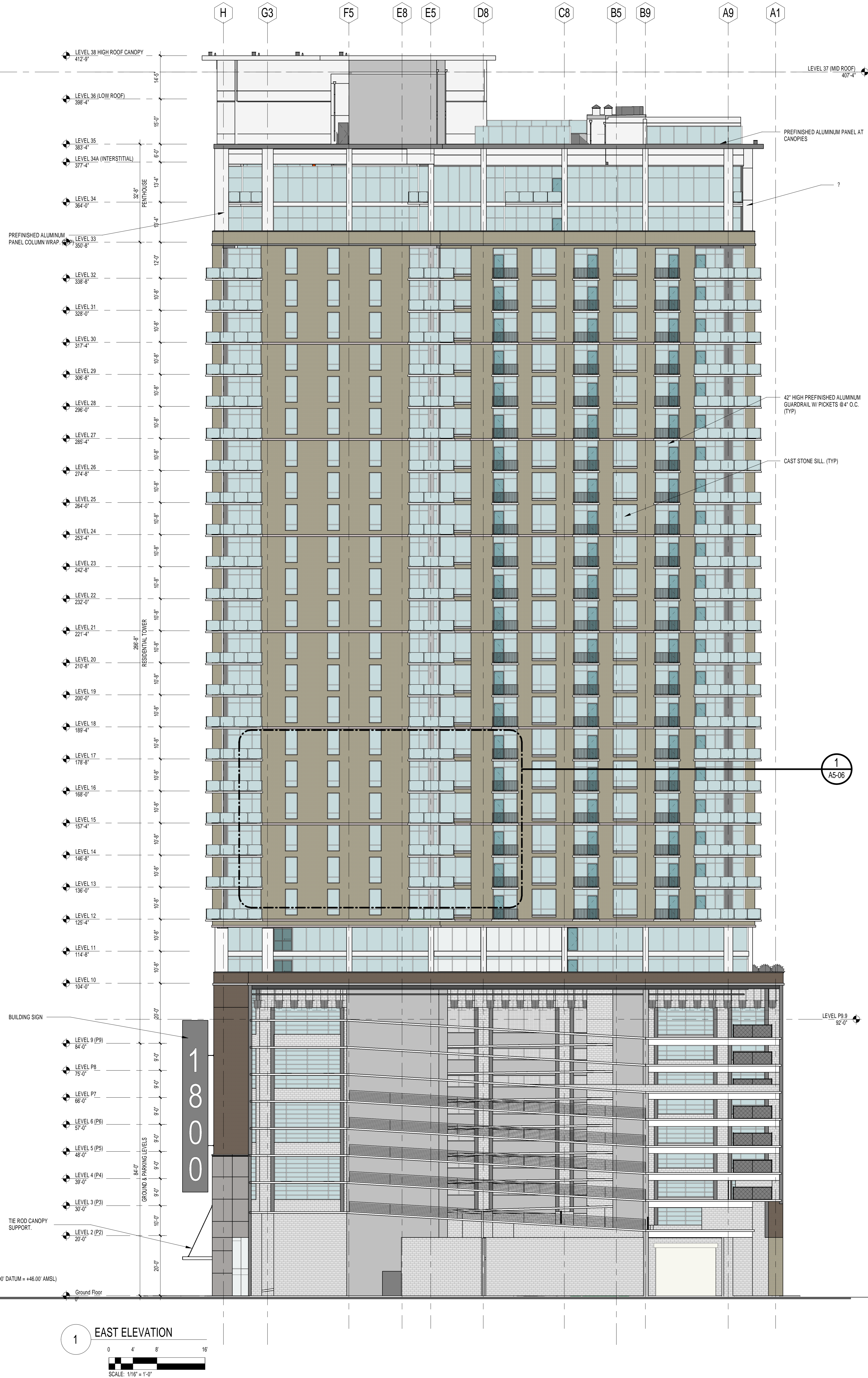
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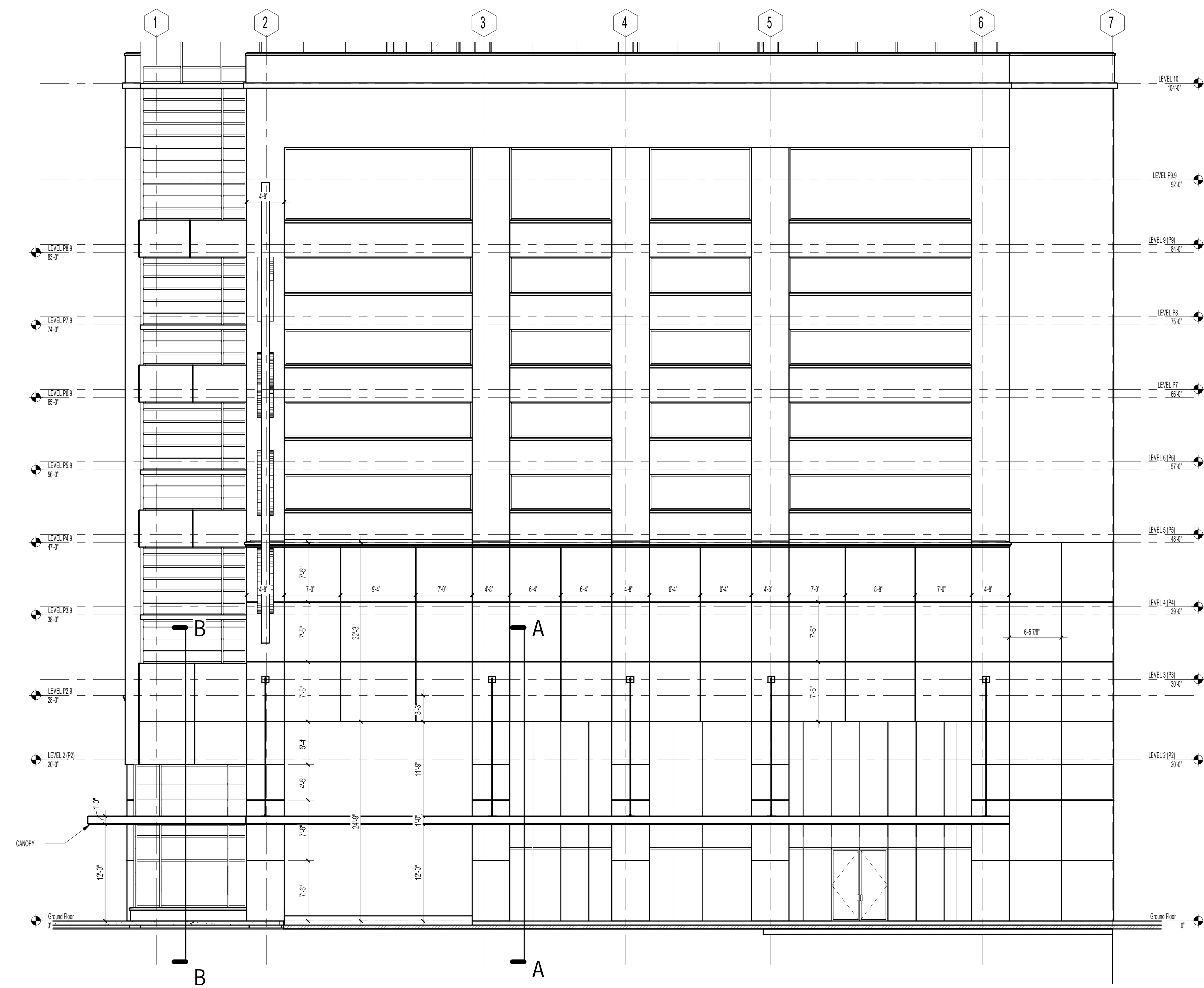
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SHEET NUMBER

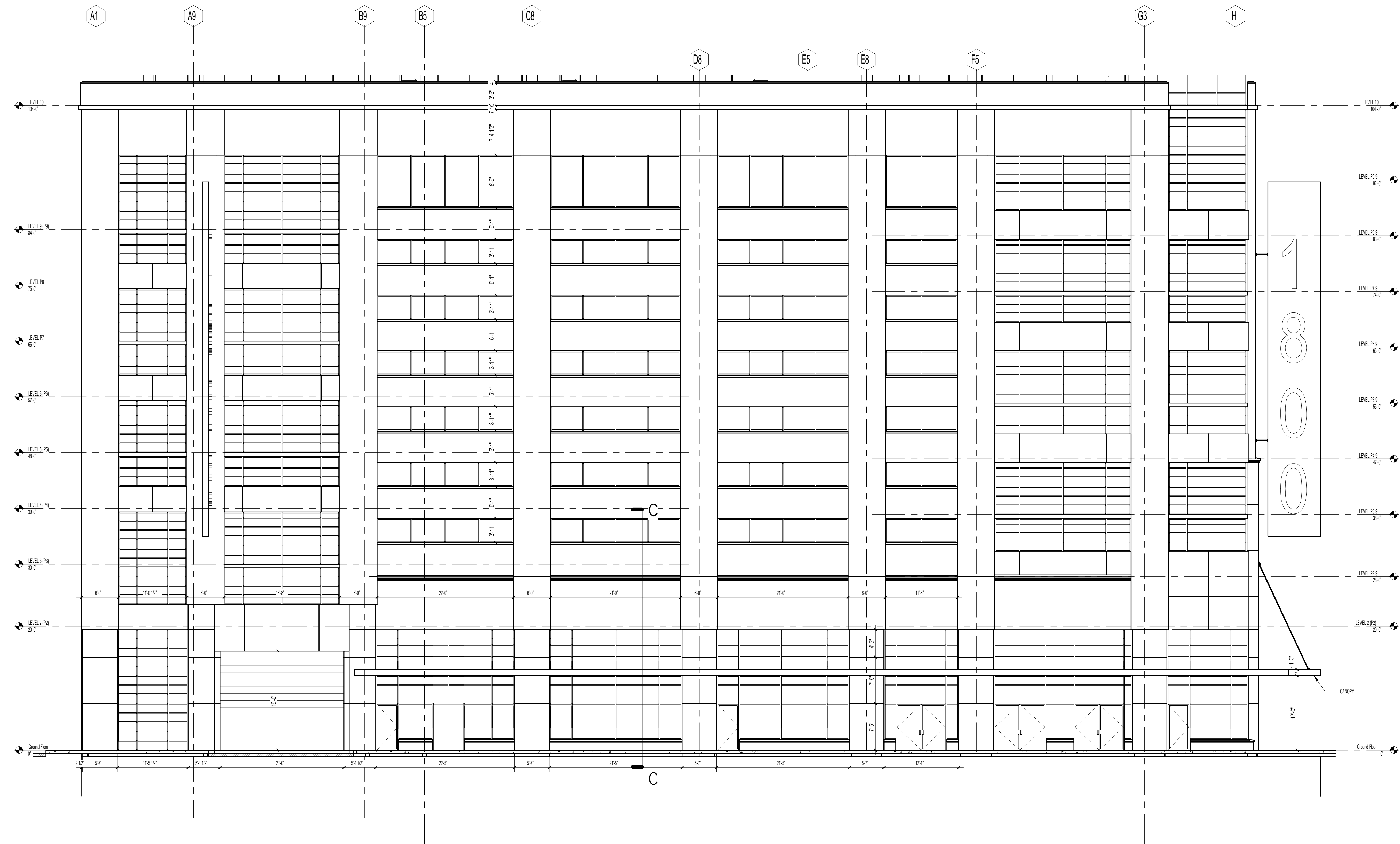
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ENLARGED SOUTH ELEVATION



ENLARGED WEST ELEVATION



Project
TMC Hotel Tower
6750 Main Street
Houston, TX 77030
Prepared For
Medistar
Client Location

lok h+k

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Houston, TX 77027 USA
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 State: Texas
 Registration Number: 23300

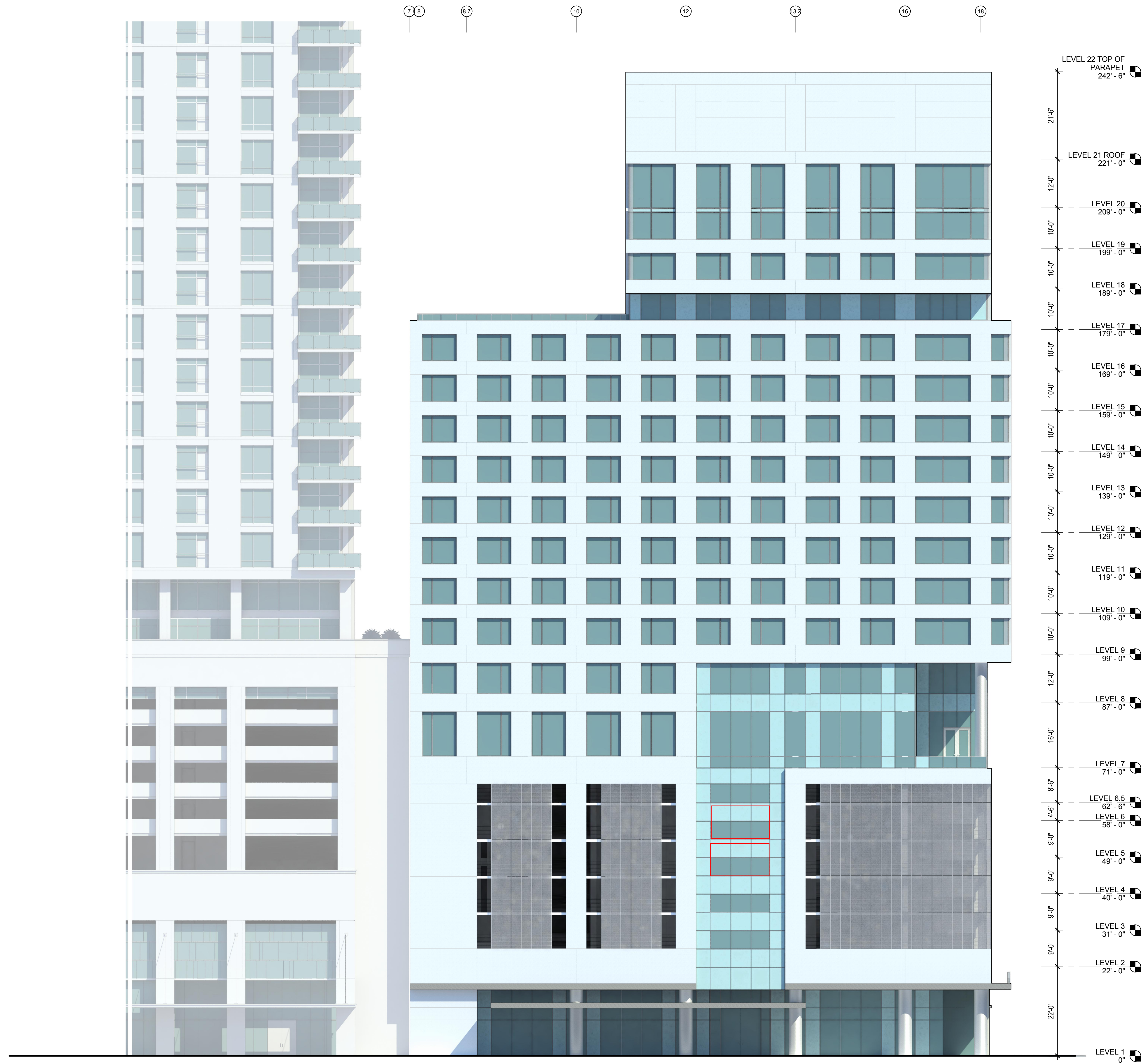
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Date of First Issue:
Project No:14.10014.00
Sheet Title

EXTERIOR ELEVATION
- SOUTH

Sheet Number

A505



1 SOUTH ELEVATION
3/32" = 1'-0"



project
PMC Hotel Tower
 750 Main Street
 Houston, TX 77030
 prepared For
Medistar
 Client Location

lok

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200 Southwest Freeway, Suite 900
Houston, TX 77027 USA
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State: Texas
Registration Number: 23300

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ate of First Issue:

roject No: 14.10014.00

heet Title

EXTERIOR ELEVATION
EAST

Sheet Number

A506



1 EAST ELEVATION
3/32" = 1'-0"





Application Number: 2016-0105

Plat Name: University Place First partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 01/22/2016

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

Specific Variance is being sought and extent of variance:

To allow balconies on floors 12-32 to project 5' into the 10' building lines on Old main and Travis Streets. To allow hotel floors on floors 18-22 to project 5' into the building line on Old Main.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150

Statement of Facts

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

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

This proposed high-rise building is located on the west side of Main Street, immediately across from the Texas Medical Center. It includes both a hotel and apartments along with structured parking. The plat was approved by the Commission in July 2015 with a number of variances and has been recorded. Upon detailed review by the architects after the plat was approved, it was determined that balconies on floors 12-32 project into the 10' setback on Old Main Street and Travis Street by more than the 30" allowed. It was also determined that a portion of the hotel floors on floors 18-22 project 5' into the current 10' building line. It is a very complicated building, and these projections were simply missed in the original submittal and review. At their height, the additional 30" projection will be imperceptible to pedestrians and motorists on the ground level; however, the balconies are an essential amenity for the future residents. All pedestrian realm amenities proposed by the developers and required by the Commission will be accomplished.

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

As the Medical Center area has increased greatly in density, private outdoor space has almost entirely disappeared, making balconies very important to residents of the area.

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

Light, air and open space will be maintained at the street level, a primary purpose of the chapter.

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

The variance will enhance the lives of the apartment residents by giving them a private small outdoor space while still maintaining light, air, and open space for the general public at the ground level.

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

The justification for the variance is the density of area development and the need for residents to have some private outdoor space.

Houston Planning Commission

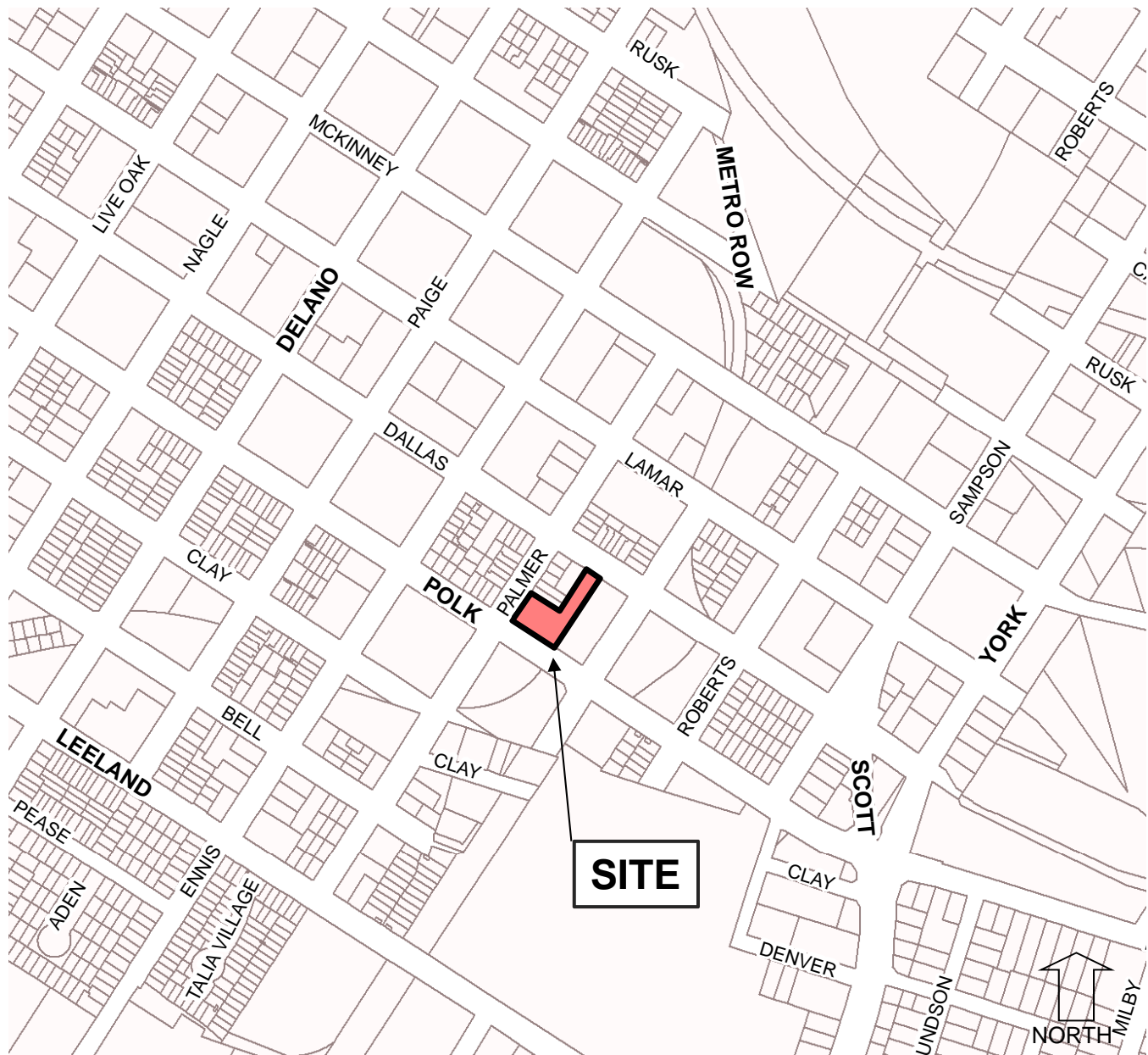
ITEM:94

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Villas on Polk (DEF 1)

Applicant: TKE Development Services, Ltd.



D – Variances

Site Location

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Villas on Polk (DEF 1)

Applicant: TKE Development Services, Ltd.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Villas on Polk (DEF 1)

Applicant: TKE Development Services, Ltd.



D – Variances

Aerial

PALMER STREET
(80' R.O.W.)

PALMER STREET
(80' R.O.W.)

POLK AVENUE
(80' R.O.W.)

1

2



Application Number: 2015-2606

Plat Name: Villas on Polk

Applicant: TKE Development Services, Ltd.

Date Submitted: 12/20/2015

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow a 15' building line along Polk instead of the required 25' building line along Major Thoroughfare Polk Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Building line requirements along a major thoroughfare. (a) the portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter. (b) the building line requirement of 10' is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: 1. The area 15' behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabitable garage; and 2. Vehicular access cannot be taken from the major thoroughfare.

Statement of Facts

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

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

The proposed development is located at the corner of Polk and Palmer Streets, both 80' right-of-ways, and also intersects with Dallas Street, an 80' right-of-way. All 3 streets are curb and gutter. Access is taken from 18' shared driveways on Palmer Street with a 36.7' paved section and Dallas Street with a 40.9' paved section. The owner is proposing 13 lots 3-story townhomes, averaging 2100 sq ft each. Units taking access from Palmer Street will back onto Polk Street with no vehicular access. The paving section at this location of Polk is approximately 32'. The distance between the curb and the property line is approximately 24'. With the proposed 15' building line, the proposed single family houses will be 39' away from the curb. There will be sufficient room for pedestrian improvement. There is an existing bike lane along Polk Street. Palmer Street terminates 1 block north of Dallas Street. Dallas Street terminates 100' east of the property into a bike trail and an undeveloped section of Velasco Street.

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

The main justification for granting the requested variance is based on the existing conditions on the site. The majority of new residential developments along Polk Street are townhouses. The proposed development is complimentary to the initiatives of the Greater East End Management District and Harrisburg Zone TIRZ goals for community revitalization by offering quality housing and ultimately adding to the consumer base for new retail.

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

The intent and general purposes of this chapter will be preserved and maintained. There will be sufficient room for pedestrian improvements.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development includes 3 – 3" caliper street trees on Polk and additional landscaping. The existing 5' sidewalk will be widened to 6'. The

increased sidewalk width and additional landscaping will enhance the pedestrian walkable area. Granting the requested variance will make the proposed project consistent with the existing development characteristics in the adjacent area.

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

Economic hardship is not the sole justification of the variance, the justification for granting the requested variance is based on the existing conditions on the site. This variance was submitted with application 2014-2366 and approved. The previous applicant did not record the replat or extend the replat so the approval expired. This variance is a resubmittal.

Houston Planning Commission

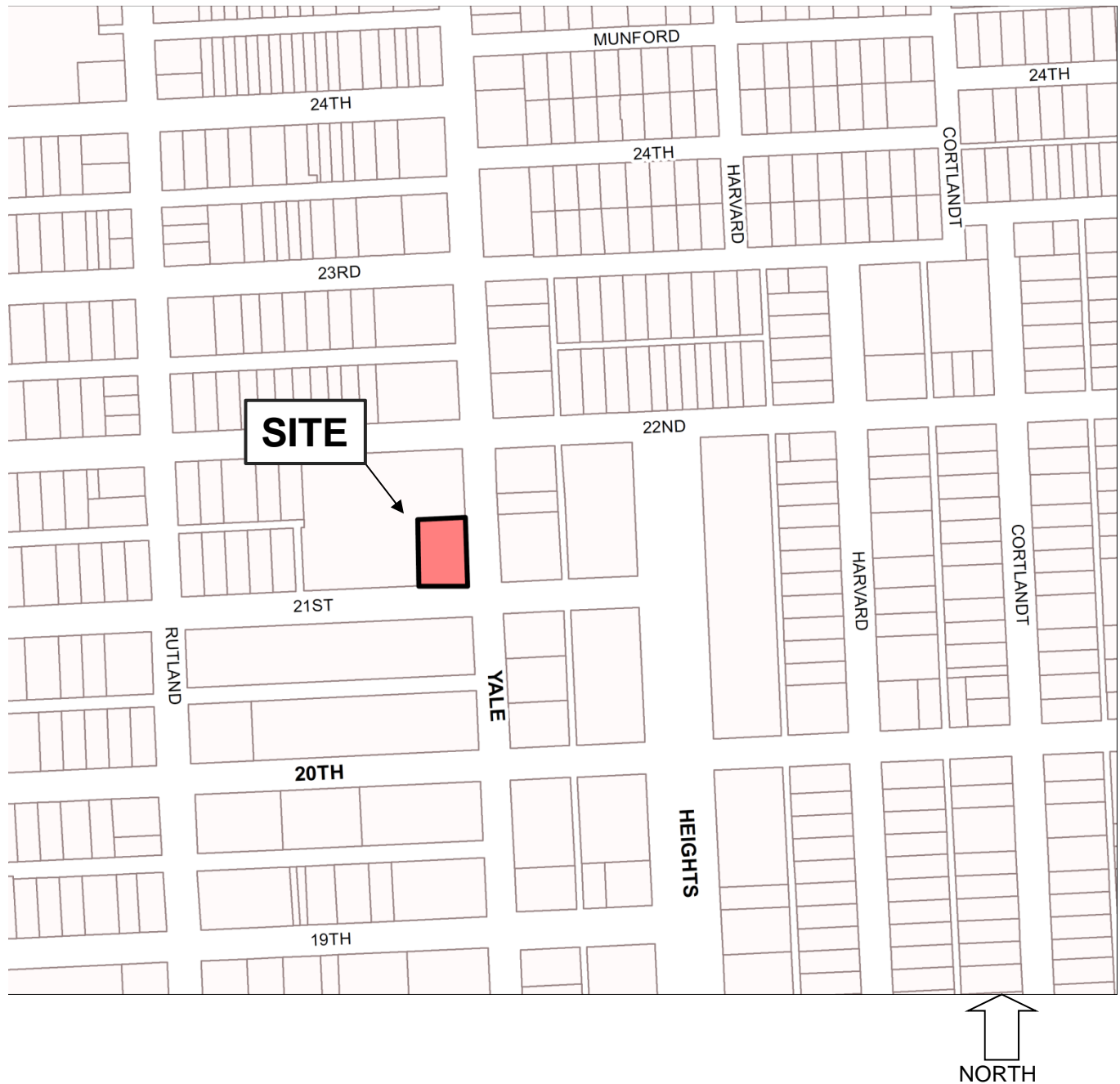
ITEM:95

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Yale Street Plaza at Twenty First Street

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

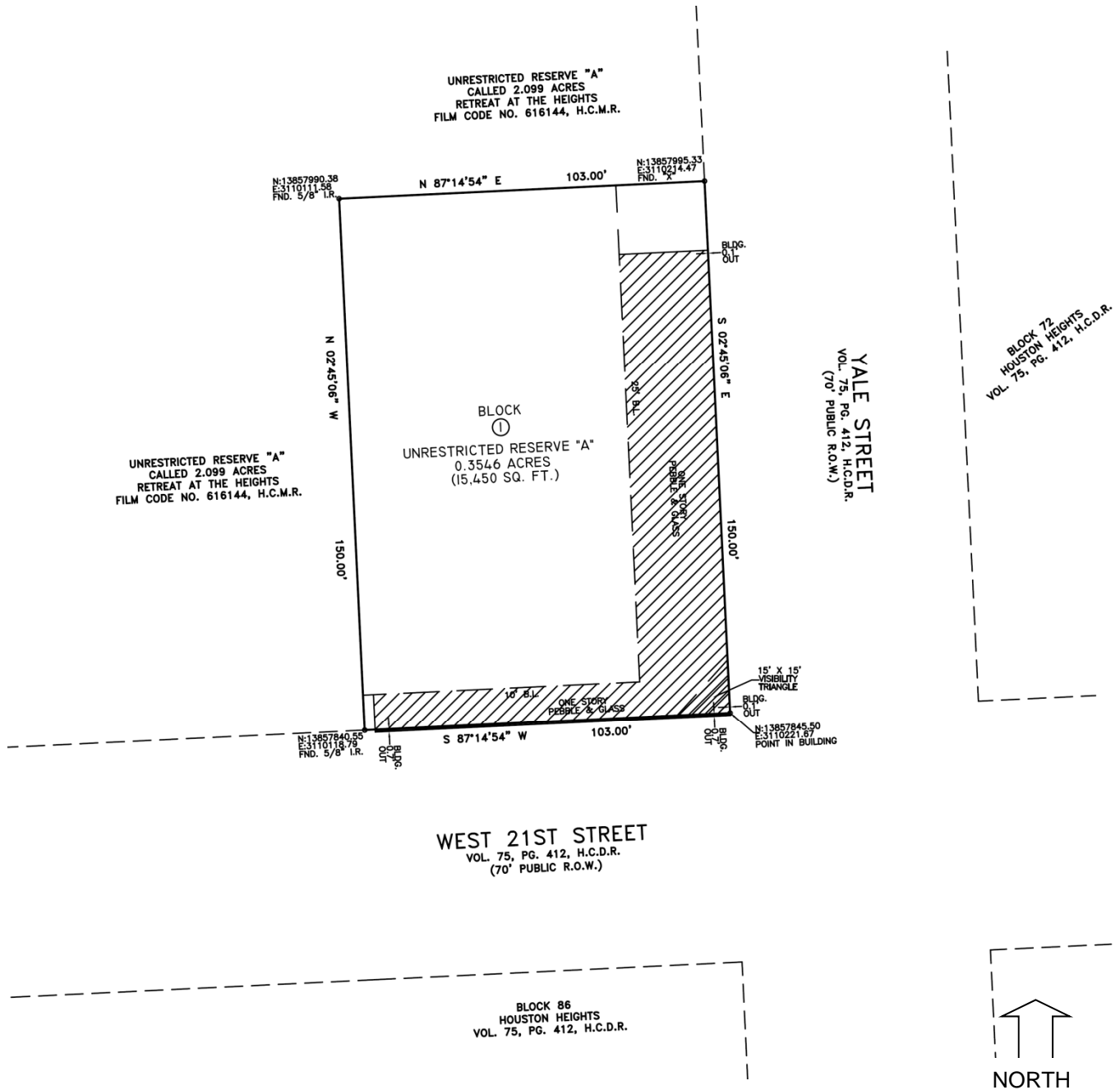
ITEM:95

Planning and Development Department

Meeting Date: 02/18/2016

Subdivision Name: Yale Street Plaza at Twenty First Street

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

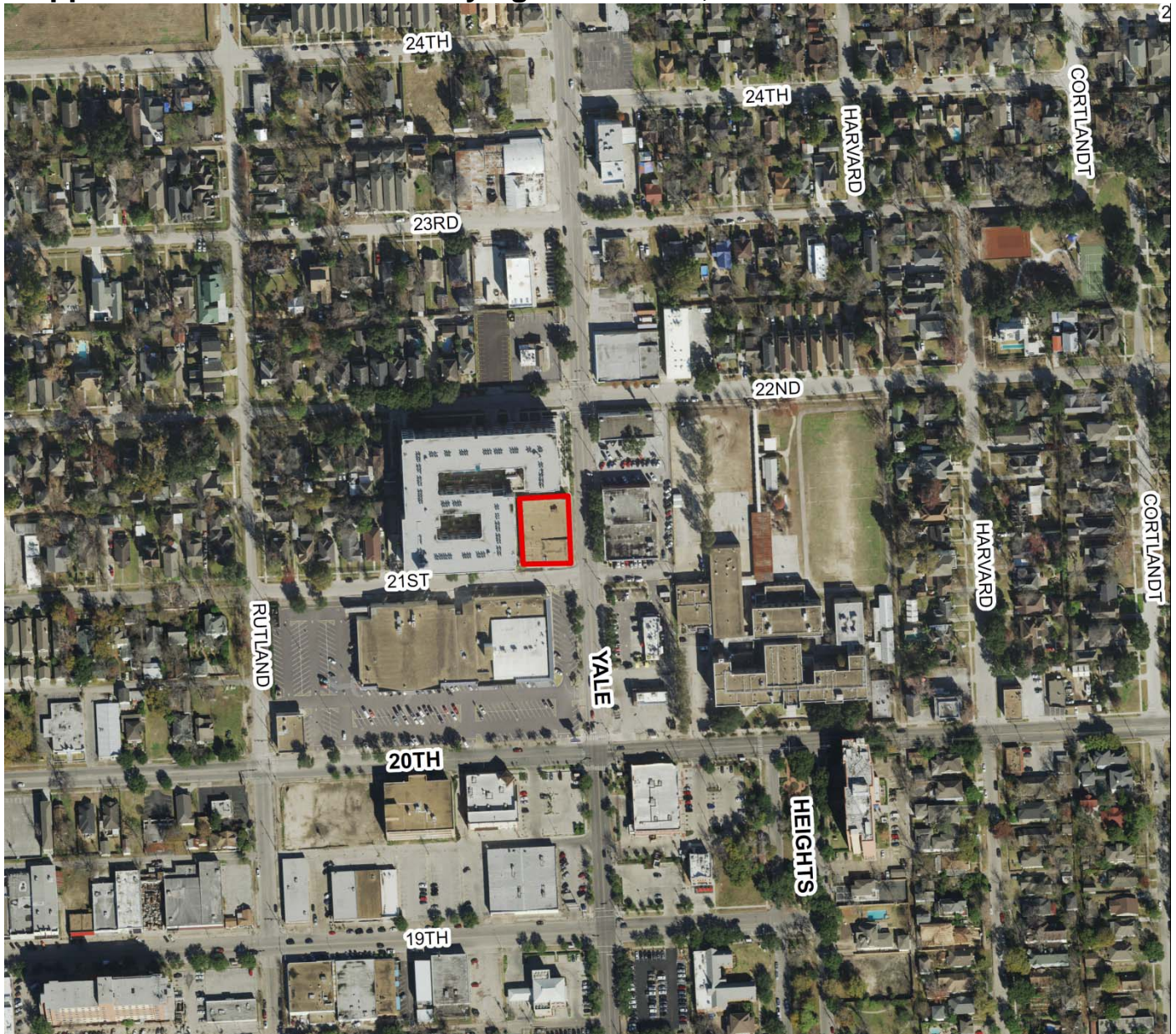
ITEM:95

Planning and Development Department

Meeting Date: 02/18/2016

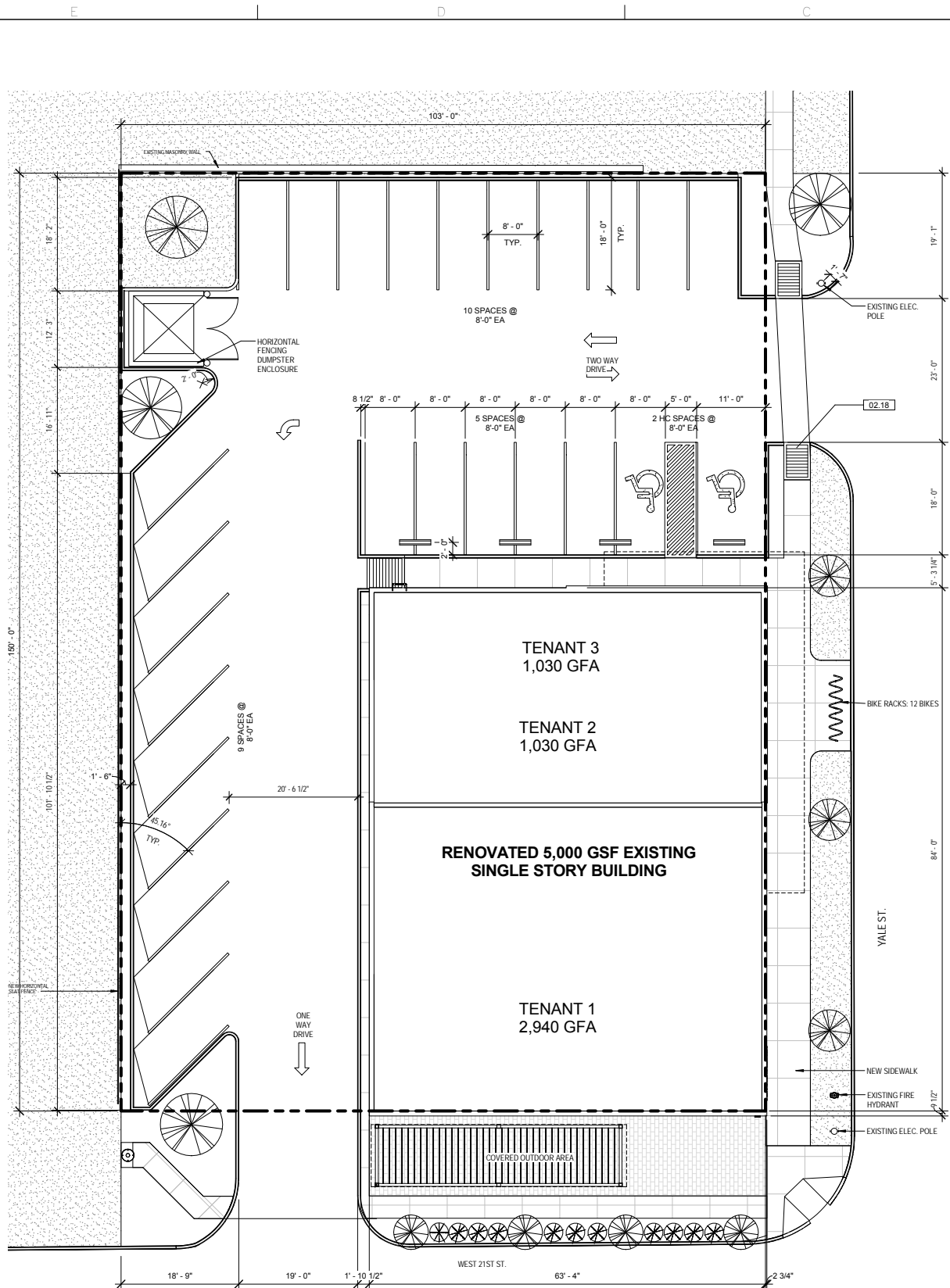
Subdivision Name: Yale Street Plaza at Twenty First Street

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



SITE PLAN
1" = 10'-0"

PARKING CALCULATIONS

CLASS 7 OCCUPANT

SMALL RESTAURANT
8 PARKING SPACES PER 1,000 SF OF GFA
5,000 GSF x 20% = 1,000sf (per Sec 26-495)
TENANT 1 = 2,940 GSF
2,940sf / 1,000sf = (1,940sf / 1000sf) x 8 = 15.52

16 PARKING SPACES REQUIRED

CLASS 8 OCCUPANTS

RETAIL
4 PARKING SPACES PER 1,000 SF OF GFA
TENANT 2 & 3 = 2,060sf + (5,000 GSF x 20%) = 3,060sf
(3,060sf / 1,000sf) x 4 = 12.24

13 PARKING SPACES REQUIRED

STANDARD PARKING SPACES PROVIDED 24
H.C. PARKING SPACES PROVIDED +2
12 BIKE RACKS = 3 SPACES +3

TOTAL PARKING SPACES PROVIDED 29
TOTAL PARKING SPACES NEEDED 29

Sec. 26-495. - Shopping centers with certain use classifications.
A shopping center (neighborhood) that contains 20 percent or more of its GFA as a class 6 or 7 use classification pursuant to section 26-492 of this Code shall provide the incremental increase in the number of parking spaces required for the class 6 or 7 use classification in excess of the 20 percent of its GFA.



2015 YALE

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No.	Issue Description	YYYY-MM-DD

SITE PLAN

Project number 15.034.05

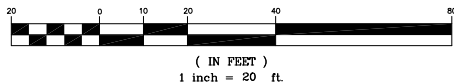
Drawn by C.P.

Checked by P.M.

A1.01

Scale 1" = 10'-0"

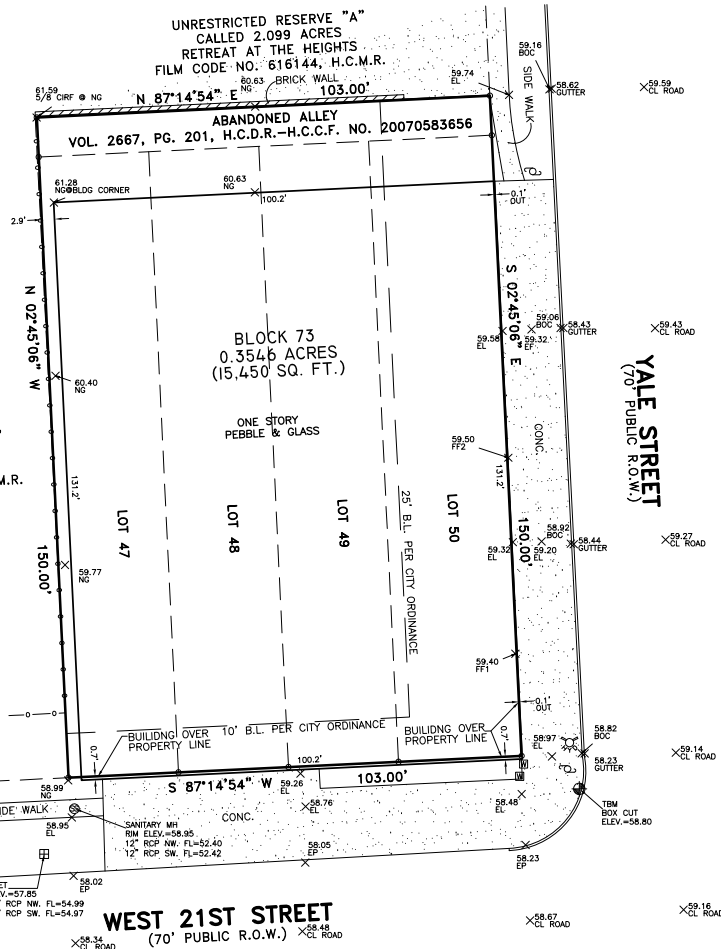
GRAPHIC SCALE



LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- X- BARBED WIRE FENCE
- O- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- BENCHMARK

UNRESTRICTED RESERVE "A"
CALLED 2.099 ACRES
RETREAT AT THE HEIGHTS
FILM CODE NO. 616144, H.C.M.R.



BENCHMARK

RM NO. 050050
A HCCFD BRASS DISK STAMPED E100 BM05
IN KEYMAP 452T IN THE WHITE OAK WATERSHED
NEAR STREAM E100-00-00.
ELEV. = 55.55 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

NOTES:

1. BEARING BASIS IS WEST R.O.W. OF YALE STREET BEING S 02°45'06" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. THIS IS A TOPOGRAPHIC SURVEY AND NOT CERTIFIED FOR BOUNDARY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2014. ALL RIGHTS RESERVED.
7. THIS TOPOGRAPHIC SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0670M, DATE 6-9-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



TOPOGRAPHIC SURVEY OF

LOTS FORTY-SEVEN (47), FORTY EIGHT (48), FORTY-NINE (49), AND FIFTY (50), IN BLOCK SEVENTY-THREE (73) OF HOUSTON HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PART THEREOF, RECORDED IN VOLUME 75, PAGE 412 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH THE SOUTH ONE-HALF (1/2) OF THE ABANDONED ALLEY ADJOINING THERETO, AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 2667, PAGE 201 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070583656.

ADDRESS: 2105 YALE STREET HOUSTON, TEXAS 77008 REVISION: 12-7-15

JOB NO.: 1531-15 SCALE: 1" = 20' DATE: 11-3-15

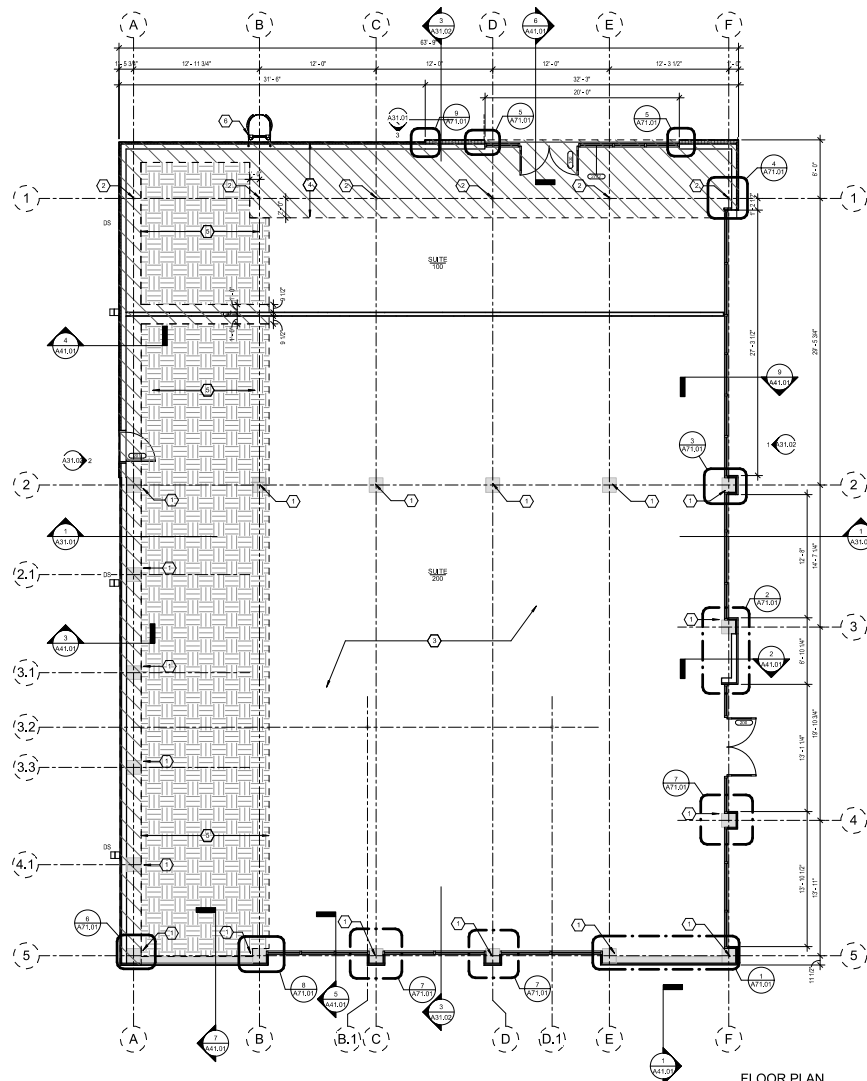


SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2015\1531-15.DWG (KT)

JOB NO:1531-15



GENERAL NOTES

1. GENERAL CONTRACTOR TO MAINTAIN INTEGRITY OF ALL EXISTING FIREPROOFING OF STRUCTURAL MEMBERS.
2. CLEAN & SEAL ALL EXISTING CONCRETE FLOOR TO REMAIN.
3. REFER TO SHEET A31.01 FOR FINISH SCHEDULE.

KEYNOTES LEGEND

1. EXISTING STEEL COLUMN TO REMAIN.
2. EXISTING CONCRETE COLUMN TO REMAIN.
3. EXISTING CONCRETE FLOOR SLAB TO REMAIN.
4. EXTENT OF NEW CONCRETE SLAB RE-STRUCTURE
5. EXTENT OF CONCRETE LEAVE-OUT FOR FUTURE TENANT
6. ROOF ACCESS LADDER WITH LOCKABLE CAGE, RE:8/A41.01 AND SPECIFICATIONS



2015 YALE

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No.	Revision Description	YYYYMMDD
A	ISSUE FOR PERMITTING, PERMIT AND CONSTRUCTION	

FLOOR PLAN

Project number 15.034.05

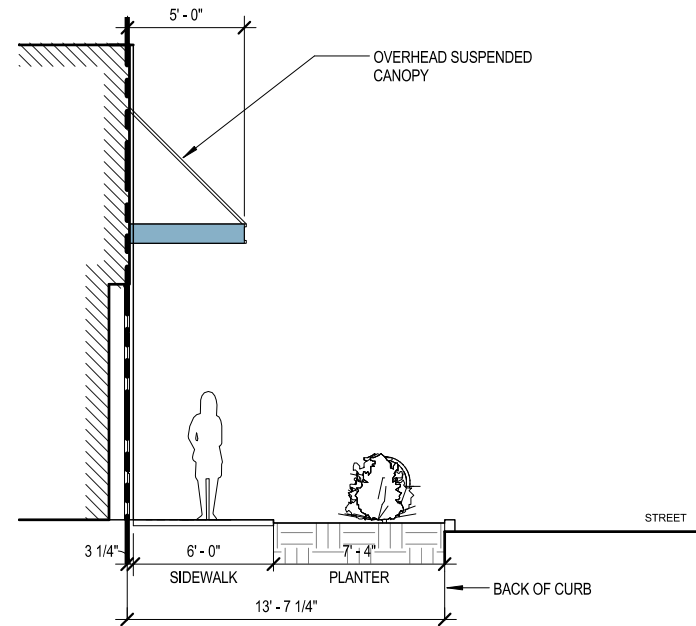
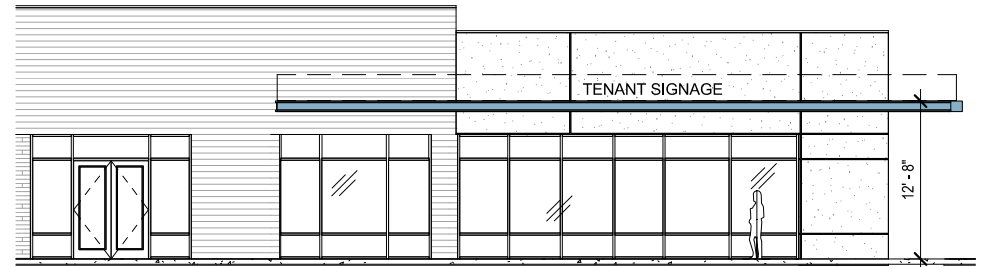
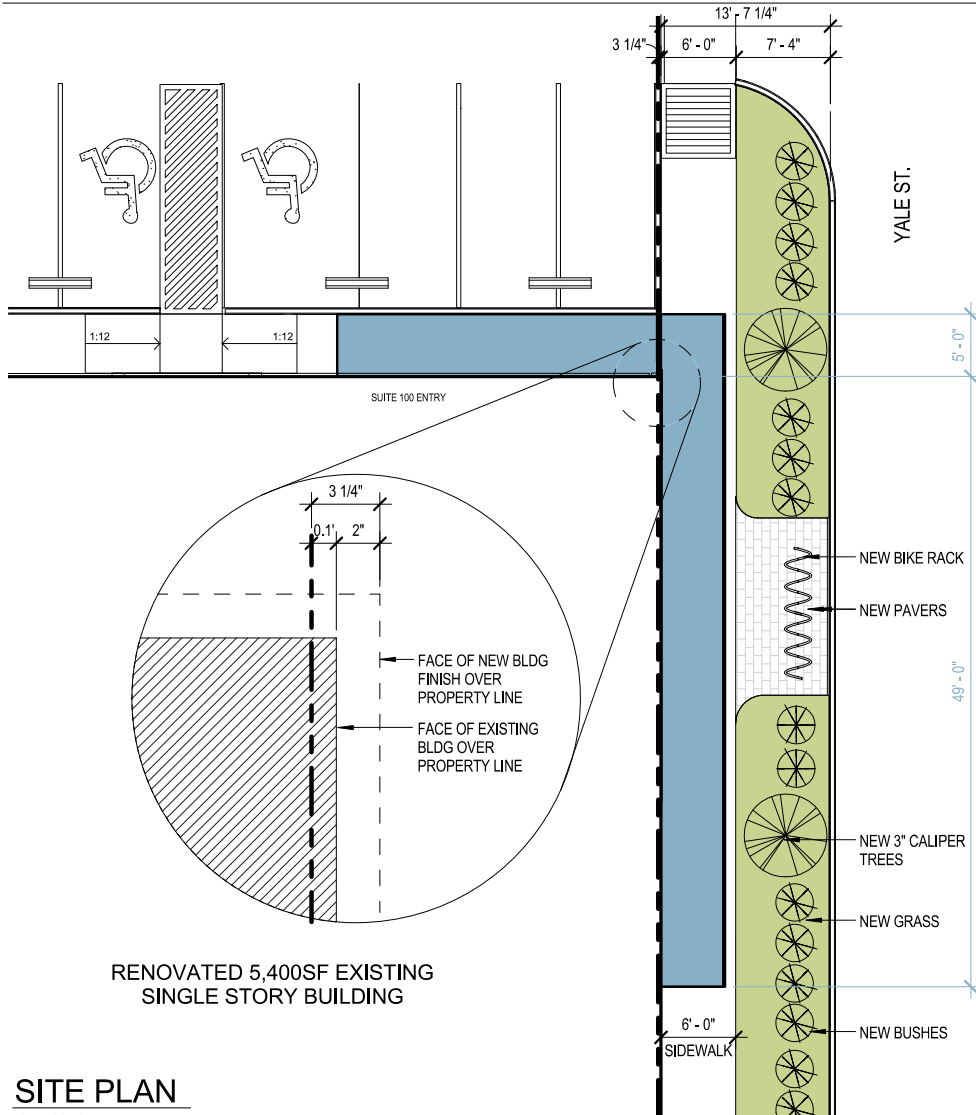
Drawn by D.K.

Checked by J.B.

A21.01

Scale 3/16" = 1'-0"

2105 YALE ST.



FREE STANDING WOOD AND STEEL PERGOLA

OVERHEAD SUSPENDED CANOPY 5'-0" DEEP

SITE PLAN

1" = 10'-0"



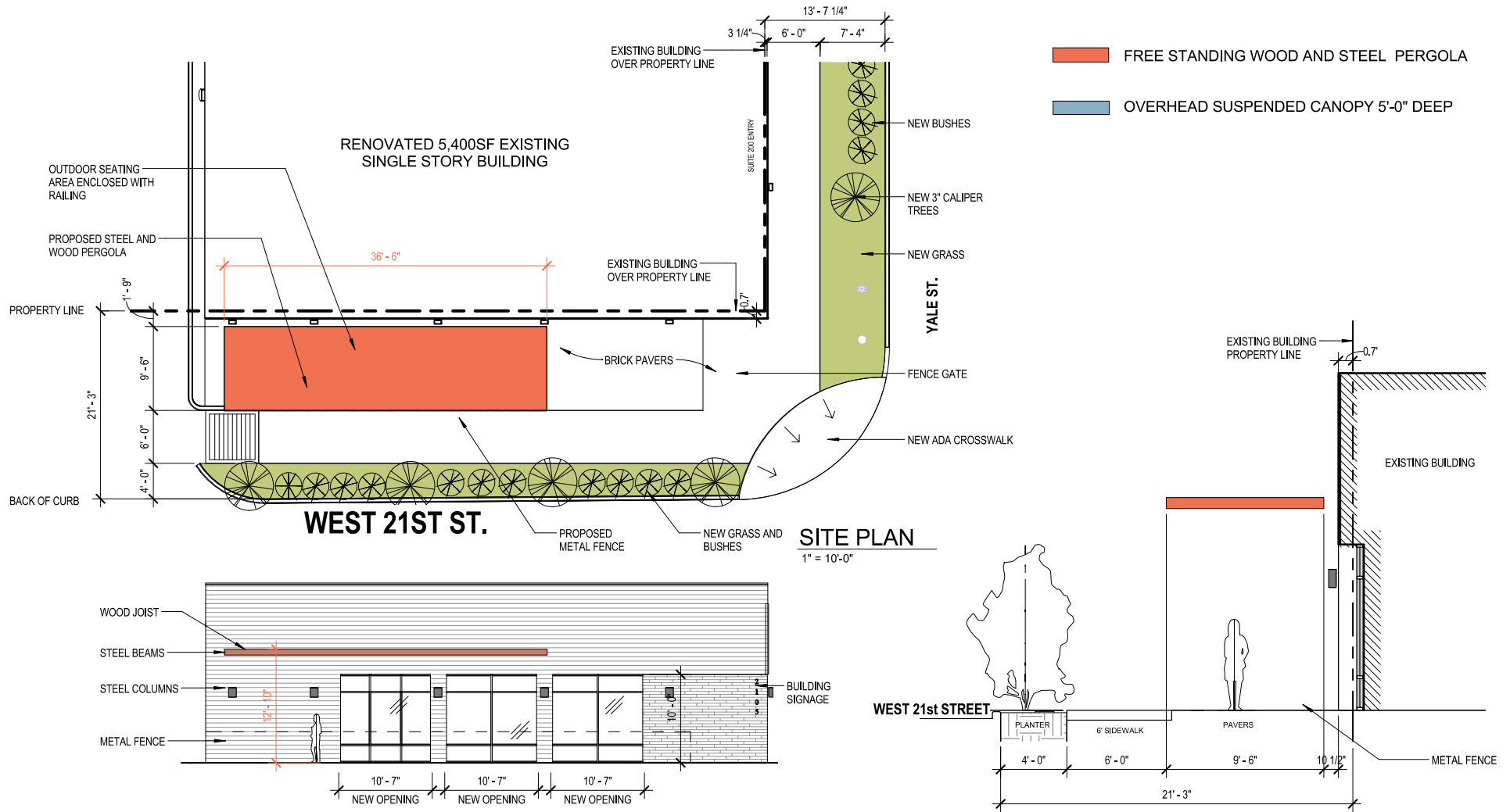
01/22/16

PROPOSED ENCROACHMENT ON 21 St.

P 2.0

e studio

2105 YALE ST.

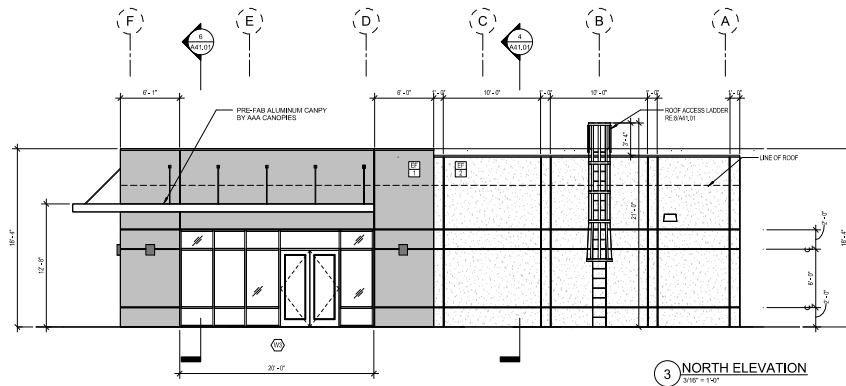
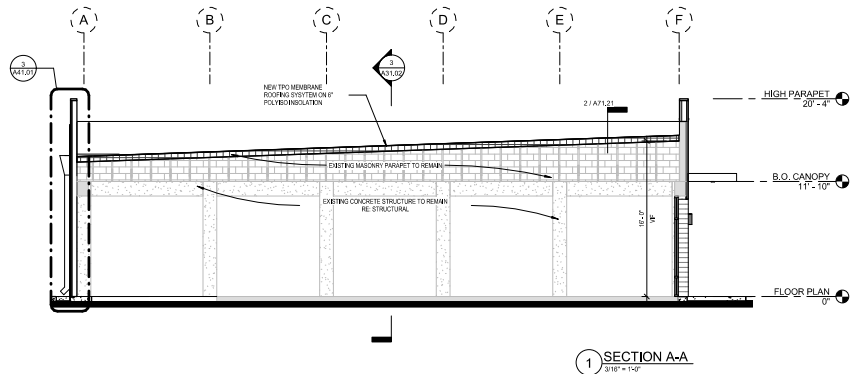
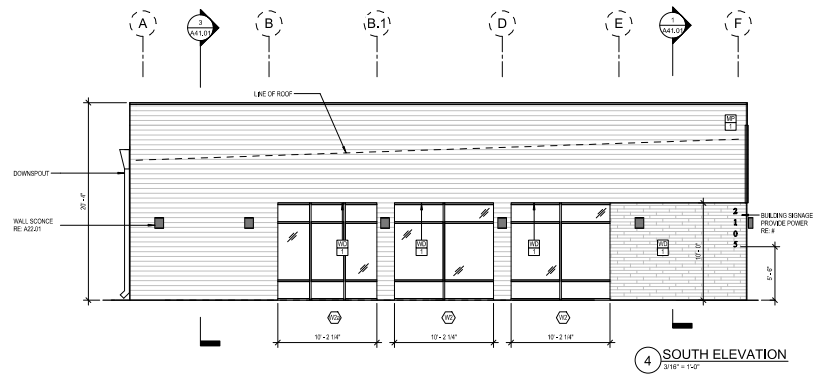


01/22/16

PROPOSED ENCROACHMENT

P 1.0

e studio



GENERAL NOTES

1. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. MEASURED FROM THE POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
2. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
3. ALL REVEALS TO BE "V" GROOVE CONTROL JOINTS PER EIFS MANUFACTURER SPECS. ALIGN WITH FACE OF MULLION WHERE ADJACENT. TYPICAL.
5. REFER TO SHEET AB1.01 FOR DOOR & WINDOW SCHEDULE & DETAIL.

FINISH LEGEND

WALLS

- 1 METAL PANEL
MPS NUMBER: 1616
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS
- 2 METAL CORING
MATERIAL: 20" A71.51
COLOR: EXTERIOR PARAPET
FINISH: EXTERIOR PARAPET

- 3 WOOD PANEL
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS AND SOFFIT
FINISH: EXTERIOR WALLS AND SOFFIT

- 4 EXTERIOR INSULATION AND FINISHING SYSTEM
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 5 EXTERIOR INSULATION AND FINISHING SYSTEM
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 6 EXTERIOR PAINT
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 7 EXTERIOR PAINT
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 8 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 9 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 10 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 11 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 12 EXTERIOR PAINT - ABOVE CEILING
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COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 13 EXTERIOR PAINT - ABOVE CEILING
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COLOR: EXTERIOR WALLS
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- 14 EXTERIOR PAINT - ABOVE CEILING
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- 15 EXTERIOR PAINT - ABOVE CEILING
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- 16 EXTERIOR PAINT - ABOVE CEILING
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- 17 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS

- 18 EXTERIOR PAINT - ABOVE CEILING
MPS NUMBER: 20" A71.51
COLOR: EXTERIOR WALLS
FINISH: EXTERIOR WALLS



2015 YALE

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No.	Issue Description	YYYYMMDD
A	ISSUE FOR PERMIT, PERMIT AND CONSTRUCTION	

EXTERIOR ELEVATIONS/BUILDING SECTION

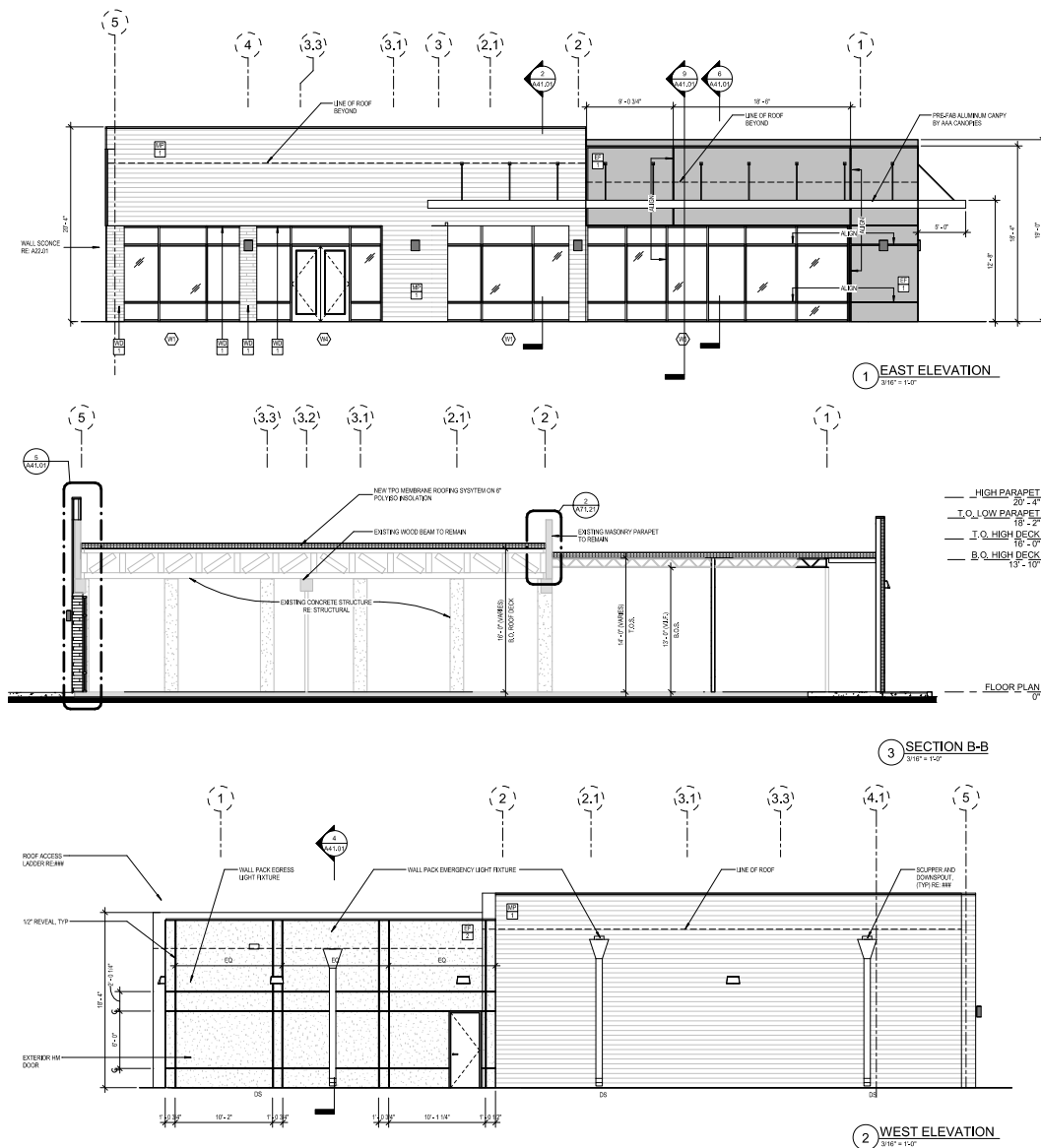
Project number: 15.034.05

Drawn by: D.K.

Checked by: J.B.

A31.01

Scale: As indicated



GENERAL NOTES

1. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM THE POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
2. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
3. ALL SIGNAGE IS PERMITTED SEPARATELY.
4. ALL REVEALS TO BE V-GROOVE CONTROL JOINTS PER EIFS MANUFACTURER SPECS.

FINISH LEGEND

WALLS

EIFS

MATERIAL

COLOR

LOCATION

EIFS

MATERIAL

COLOR

LOCATION

EIFS

MATERIAL

COLOR

LOCATION

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2105 YALE STREET

01/22/2016

estudio



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-0170

Plat Name: Yale Street Plaza at Twenty First Street

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 01/25/2016

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

Specific Variance is being sought and extent of variance:

1. Request to allow a dual building line of 0' along Yale Street 2. Request to allow a dual building line of 0' along West 21st Street 3. Request to allow an existing building to remain with the Visibility Triangle.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150 Building Line Requirement Sec. 42-161 Visibility Triangle

Statement of Facts

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

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

This property is located at the corner of Yale and West 21st Street in the Houston Heights recorded under Vol. 75 Page 412 of the Harris County Deed Records. The existing building was constructed in 1960 according to HCAD. This project is unusual in regards to the fact that the existing structure is 0.7 feet into the ROW along West 21st Street and 0.1 feet into the ROW along Yale Street. We have reached out to the JRC for review and consent to encroach for the existing structure in the ROW. We have included the JRC application along with exhibits and pictures clearly showing the current condition of the property. We have also met with PWE in regards to requesting consent to encroach into the ROW for the proposed canopy, pergola, planters and fence as shown on the site plans and renderings. The plans have been reviewed for preliminary comments. We have included the correspondence regarding that portion of the project as well. The design group is incorporating all PWE suggestions and requests into the site plans. We have also met with the Planning Department at both Walker Street and Washington Ave locations to discuss the project and the required variances. We understand that Planning and Permitting along with the JRC need to be agreement with the project over all and we have made every effort to coordinate with each department and meet all requirements to allow for this development to be approved for each item. The existing building is currently 130.55 feet in length encroaching approx. 3,263.75 square feet along Yale Street into the 25' BL. The distance from the back of curb to the building is 13.6 feet. The same building is approx. 100.1 feet in length encroaching approx. 1,001 square feet along West 21st Street into the 10' BL. The distance from the back of curb to the building is 21.6 feet on West 21st Street. The existing structure is also encroaching into the required Visibility Triangle. The owner intends to partially demolish a portion of the building to allow for parking behind this development. This area has insufficient parking and this development will significantly reduce the need for on street parking, providing a solution to an existing issue in this area. The parking lot takes access from Yale Street and provides both ingress/egress at that point and only allows for exiting traffic along West 21st Street. The portion of the building that will be demolished is structurally questionable as opposed to the portion of the building that abuts the streets and encroaching into the building line. After the partial demolition and renovation of the existing structure, the remaining portion of the building encroaching into the building line will be approx. 2100 square feet along Yale Street and 636 square feet along West 21st Street, as depicted on the on the site plans. The existing structure was used a cosmetology school previously and has been abandoned and unused for over 10 years at this time. This development will be for the betterment of the community as a whole. The current condition of the property is extremely poor and this project will bring this corner back to life and offer the residents and visitors a small restaurant with an outside café feel and new retail stores to bring additional commerce to the area. This development is very much in character with the surrounding neighborhood. We have provided several pictures of the current building onsite and the surrounding shops and multi-family developments in the area. The developer is complying with all recommendations from PWE designing the proposed encroachments with at least 10 feet from the back of curb, 6 foot sidewalks, and 3 inch caliper trees to enhance the pedestrian realm. The developer and the design group have made every effort to

maintain transparency for traffic and pedestrian purposes. We feel this development should be approved. We appreciate your time and consideration. We are eager to make this project a reality and will take all feedback and requests into serious consideration to obtain approval.

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

Applicant has not created or imposed this hardship to request this variance. The building was constructed prior to the current ordinance standards. We respectfully request the existing building be allowed to remain within the building line and approve the project as a whole.

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

The general intent and purpose of the ordinance will be preserved and maintained by approving a development that is in character with the neighborhood.

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

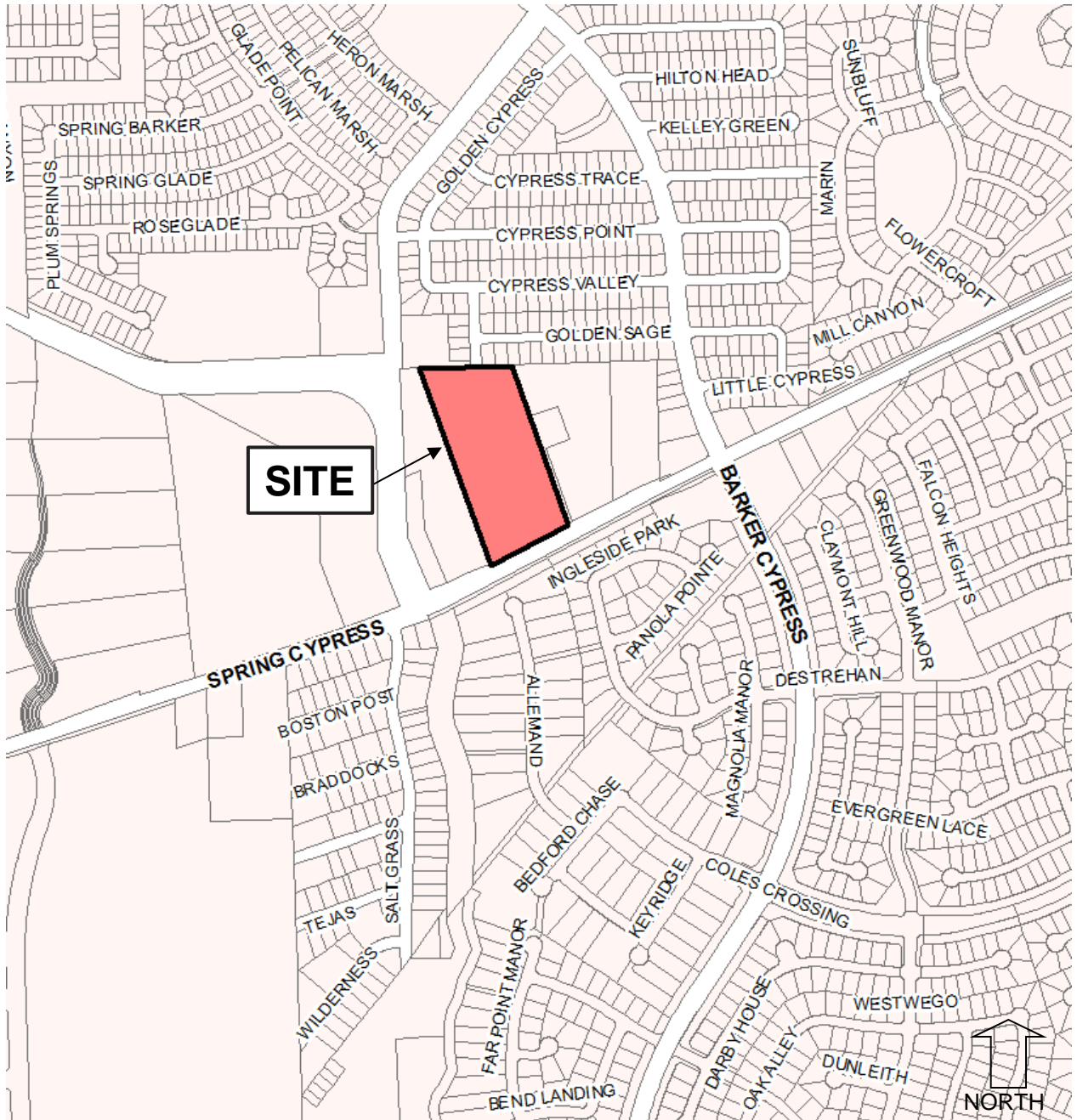
The public health, safety and welfare will not be negatively impacted by this granting this request because the building has been in the same location since 1960. The encroachment into the building lines and ROW's have not caused any negative effects on the area or the general public.

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

The hardship in this situation is the existing structure encroaching into the building lines, visibility triangle as well as the ROW. The structural integrity of the building in certain areas are better than others. The demolition of the portion of the building that encroaches into the building line and visibility triangle would not be feasible because of load bearing walls within that location. The design incorporated the structural integrity and determined this was the best option for this project site.

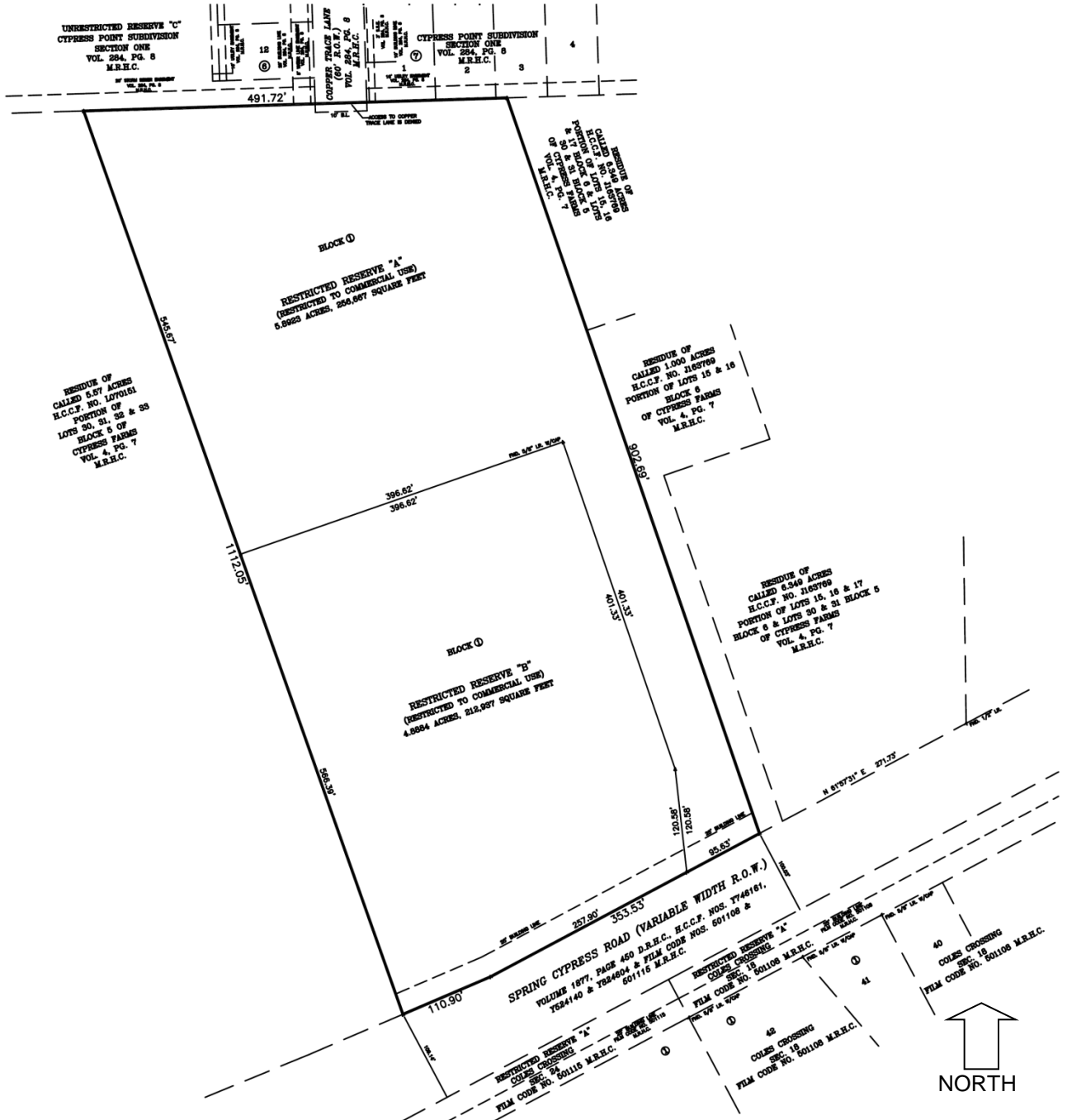
Subdivision Name: CMT Spring Cypress

Applicant: Hovis Surveying Company, Inc.



Subdivision Name: CMT Spring Cypress

Applicant: Hovis Surveying Company, Inc.



Houston Planning Commission

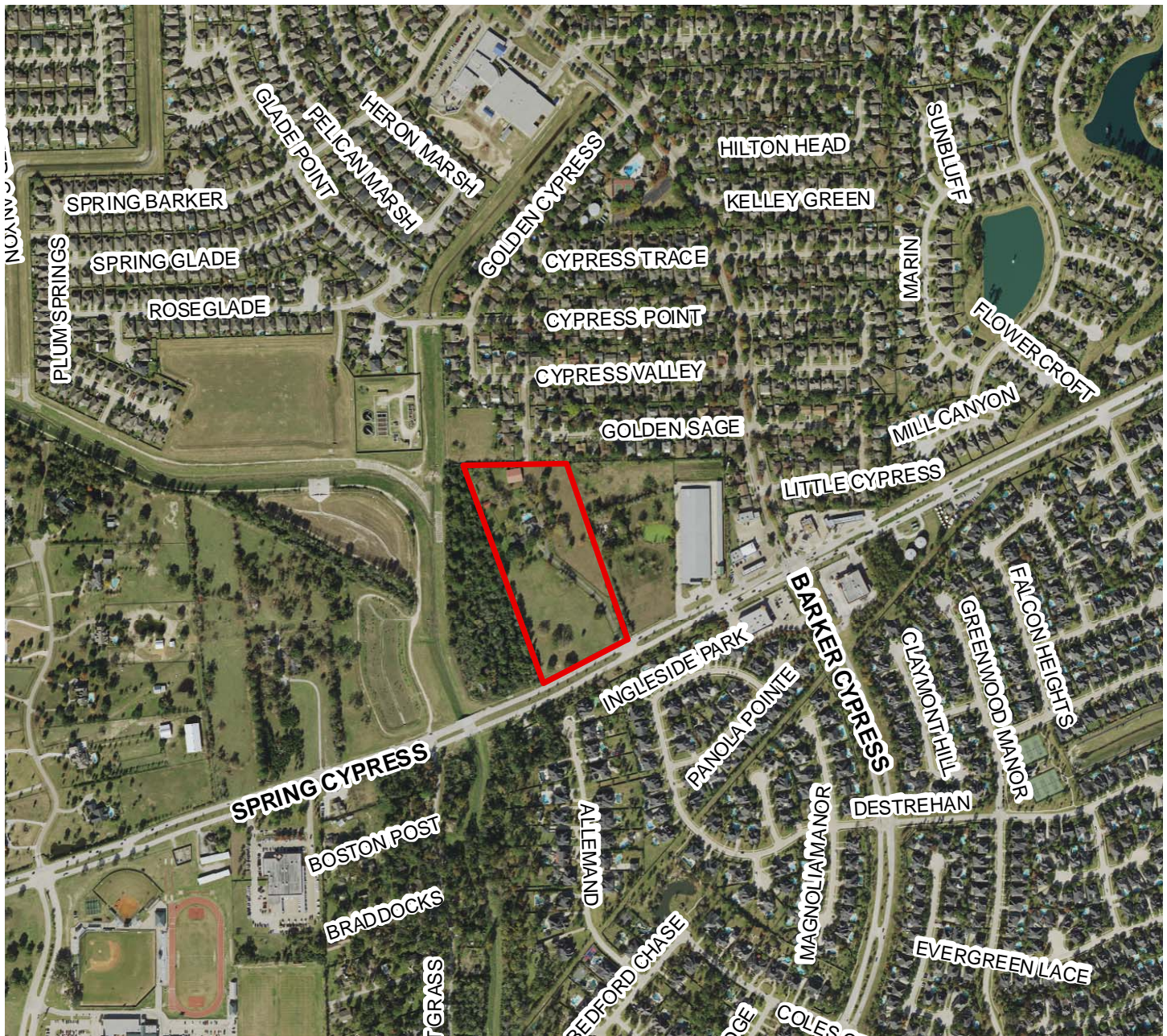
ITEM: 96

Planning and Development Department

Meeting Date: 02/18/2016

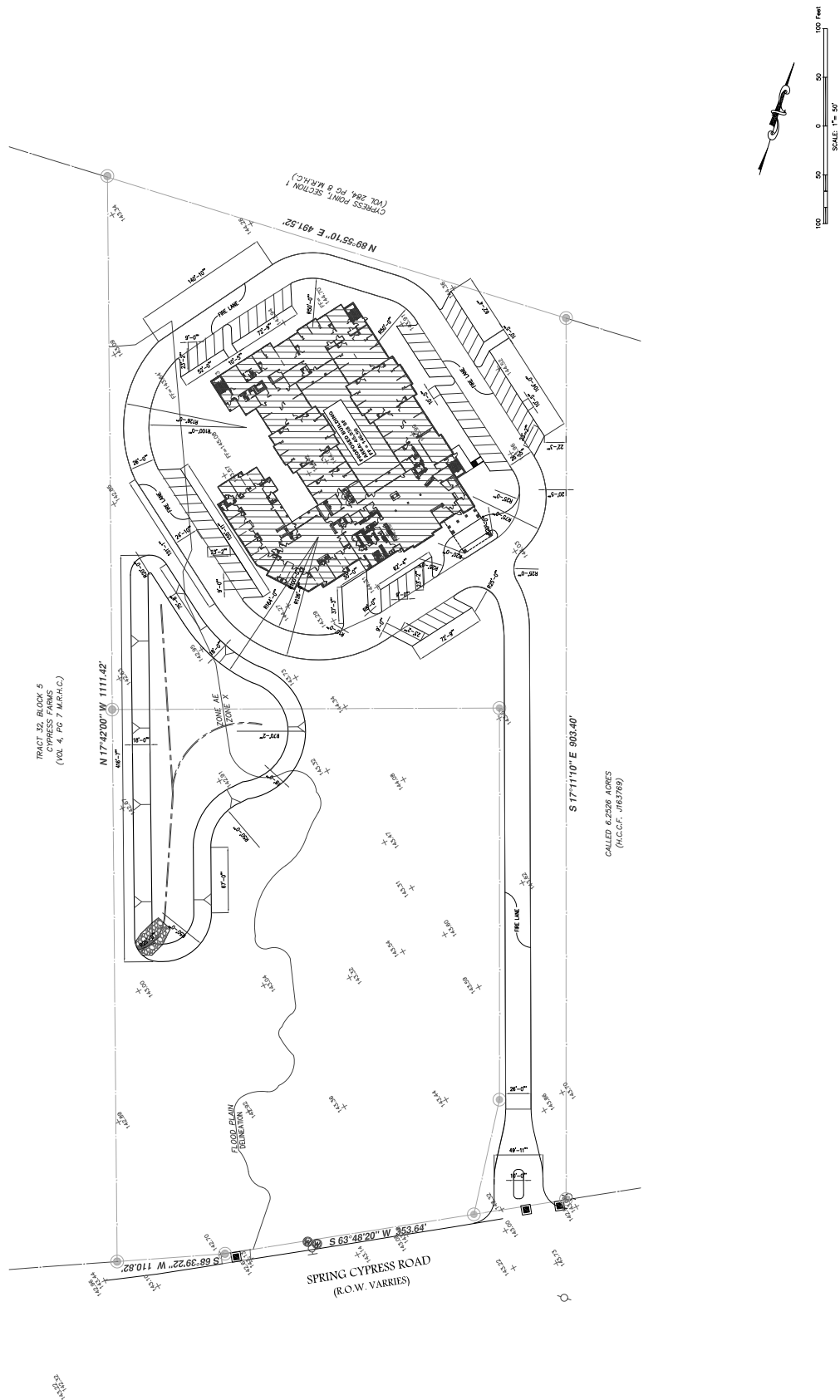
Subdivision Name: CMT Spring Cypress

Applicant: Hovis Surveying Company, Inc.



F- Reconsideration of Requirements

Aerial





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-0224
Plat Name: CMT Spring Cypress
Applicant: Hovis Surveying Company Inc.
Date Submitted: 02/08/2016

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

Specific requirement or condition being sought:

To not extend or terminate with a cul-de-sac Copper Trace Lane

Chapter 42 Section: 134

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 reason for the reconsideration of requirement is to review the variance request to not extend or terminate with a cud-de-sac Copper Trace Lane which stubs into the North boundary line of this development.



Application Number: 2016-0224

Plat Name: CMT Spring Cypress

Applicant: Hovis Surveying Company Inc.

Date Submitted: 02/08/2016

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Copper Trace Lane

Chapter 42 Section: 134

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 10.7807 acre development is located on the North side of Spring Cypress Road (variable width major thoroughfare) 827.06 feet West of the West right-of-way line of Barker Cypress Road. The tract is adjoined to the North by Cypress Point Subdivision Section One, a subdivision as shown on map or plat recorded under Volume 284, Page 8 of the Map Records of Harris County, Texas. Cypress Point Subdivision Section One created Copper Trace Lane which stubs into this development. This development will be creating two commercial reserves and will not be extending the residential development to the North. Copper Trace Lane is not needed to satisfy the block length requirement along Spring Cypress Road because Spring Cypress Road is a major thoroughfare and the intersection spacing is 2600 feet. The proposed use of the reserve adjacent to Copper Trace Lane is an assisted living and memory care facility. The extension of Copper Trace Lane through this reserve would create an unsafe environment because it would be extending through the middle of the reserve. In addition, there is only one owner who accesses Copper Trace Lane South of Golden Sage Lane and that is Northwest Harris County Municipal Utility District No. 10. They are the owner of Unrestricted Reserve "C" (Sewer Treatment Plant) and the owner of Lot 12, Block 6 of Cypress Point Subdivision Section One. Lot 1, Block 7 takes access from Golden Sage. It is clearly evident when driving South on Copper Trace Lane that the road terminates after Golden Sage Lane and therefore negates the need for a cul-de-sac.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because these conditions were in existence when they purchased the property. Cypress Point Subdivision Section One was recorded in December 1978 and the road has terminated without turnaround since it was created. Also, this road is not needed for intersection spacing and the property on the South side of Spring Cypress has been platted and developed without a connection for Copper Trace Lane.

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

The intent and general purposes of this chapter will be preserved and maintained because Copper Trace Lane is not needed to meet the intersection spacing along Spring Cypress Road, Copper Trace Lane does not show up on a current general plan as a through street, this development is not extending the residential development and in essence there is only one owner taking access from the stub street South of the T-intersection with Golden Sage Lane. The developer will construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the width of the right-of-way as per the requirements of Chapter 42-134 (b) (2).

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

The granting of the variance will not be injurious to the public health, safety or welfare because it is not needed for the overall circulation in the area or for the block length requirement. This development is proposing to create an assisted living and memory care facility adjacent to this stub street and should not create a significant impact on the overall traffic in the area. Also, it is clearly evident when driving on Copper Trace Lane that the road does not extend and terminates at the north boundary line of this development. In addition, with the utility district owning the two parcels south of Golden Sage Lane there is not significant traffic that accesses Copper Trace Lane South of Golden Sage Lane. I have attached a street view of Copper Trace Lane at the intersection of Copper Trace Lane and Golden Sage Lane. This shows that the creation of a cul-de-sac is not needed at the end of this street.

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

Economic hardship is not the sole justification of the variance because the extension of Copper Trace Lane is not needed for the intersection spacing requirement and there is no where for the road to extend south of Spring Cypress Road due to existing development. This development will be denied access to Copper Trace Lane and a 10 foot building line will be established at the end of the existing stub street.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
White Oak Studio	Travis Peiffer	(713) 682-2638	tpeiffer@wos-la.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1475 West Gray	15048422	77019	5357	492R	C

HCAD ACCOUNT NUMBER(S):	0442320000007; 0442320000008
PROPERTY LEGAL DESCRIPTION:	TRS 1F & 8B, TRS 1H & 8A, ABST 696 O SMITH
PROPERTY OWNER OF RECORD:	City of Houston
ACREAGE (SQUARE FEET):	334,324 SF (133,507 + 200,817)
WIDTH OF RIGHTS-OF-WAY:	West Gray, 75' R.O.W.; Haddon Street, 50' R.O.W.; Ridgewood Street, 50' R.O.W.
EXISTING PAVING SECTION(S):	West Gray 45', Haddon Street 28', Ridgewood Street 26'
OFF-STREET PARKING REQUIREMENT:	N.A.
OFF-STREET PARKING PROVIDED:	71 spaces (43 regular + 28 accessible) West Gray Street; 49 spaces (43 regular + 6 accessible) Haddon Street
LANDSCAPING REQUIREMENTS:	Meets Requirements
LANDSCAPING PROVIDED:	Meets Requirements

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Community Center, 32,453 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Sidewalk canopy 1540 SF within building line (154 LF x 10' W);
1240 SF beyond building line (124 LF x 10' W)

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 3' along West Gray Street, instead of the required 25' building line.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The Metropolitan Multi-Service Center (MMSC) offers a variety of recreational, sporting and quality of life programming for people with disabilities. The proposed sidewalk canopy would provide overhead protection for patrons of the MMSC as they travel from the METRO bus shelter to the building entry (and back). The variance request applies to an area approximately 21' beyond the building line and 120' along the fence line in front of the property. The length of the canopy is a result of METRO's request to double stack buses beyond driveway. Although a majority of the patrons of the facility arrive by METRO Lift, many still arrive via bus route 32.

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

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Houston Parks and Recreation Department coordinated with METRO to relocate the bus stop to the east side of the driveway to provide a safer route from the bus stop to the building entry (patrons no longer have to cross the driveway). The 25' building setback requirement would create a 100' gap in overhead coverage. While most of the clients of the MMSC arrive by METRO Lift, many still access services via Route 32.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Based on building use and client list METRO stop was created at this location. Only clients arriving by bus access this route. Relocation of bus stop and canopy addition is desired for enhanced safety of clients.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The canopy, as a horizontal overhead object, still allows transparency through area and site. The canopy will be no more obtrusive than the adjacent fence or utility poles.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The canopy would enhance public health, safety and welfare by creating overhead protection from rain, and sun for both people with disabilities and those without.
- (5) Economic hardship is not the sole justification of the variance.**

Primary consideration for the variance is protection from weather for disabled patrons of the MMSC arriving by regular bus service provided on Route 32.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Location



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 109

Meeting Date: 02-18-2016

Houston Planning Commission

Site Aerial



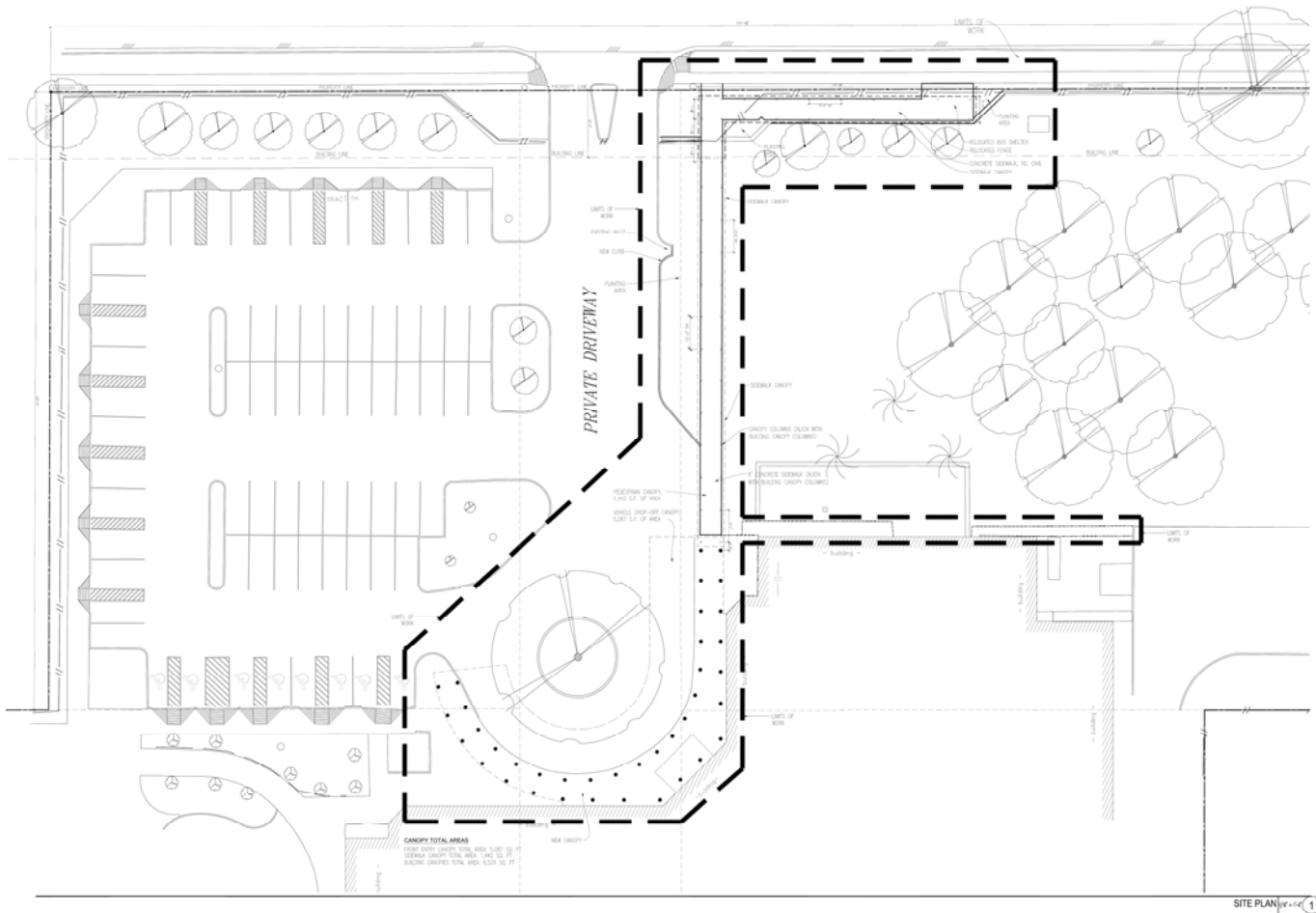
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

WEST GRAY AVENUE



DEVELOPMENT PLAT VARIANCE

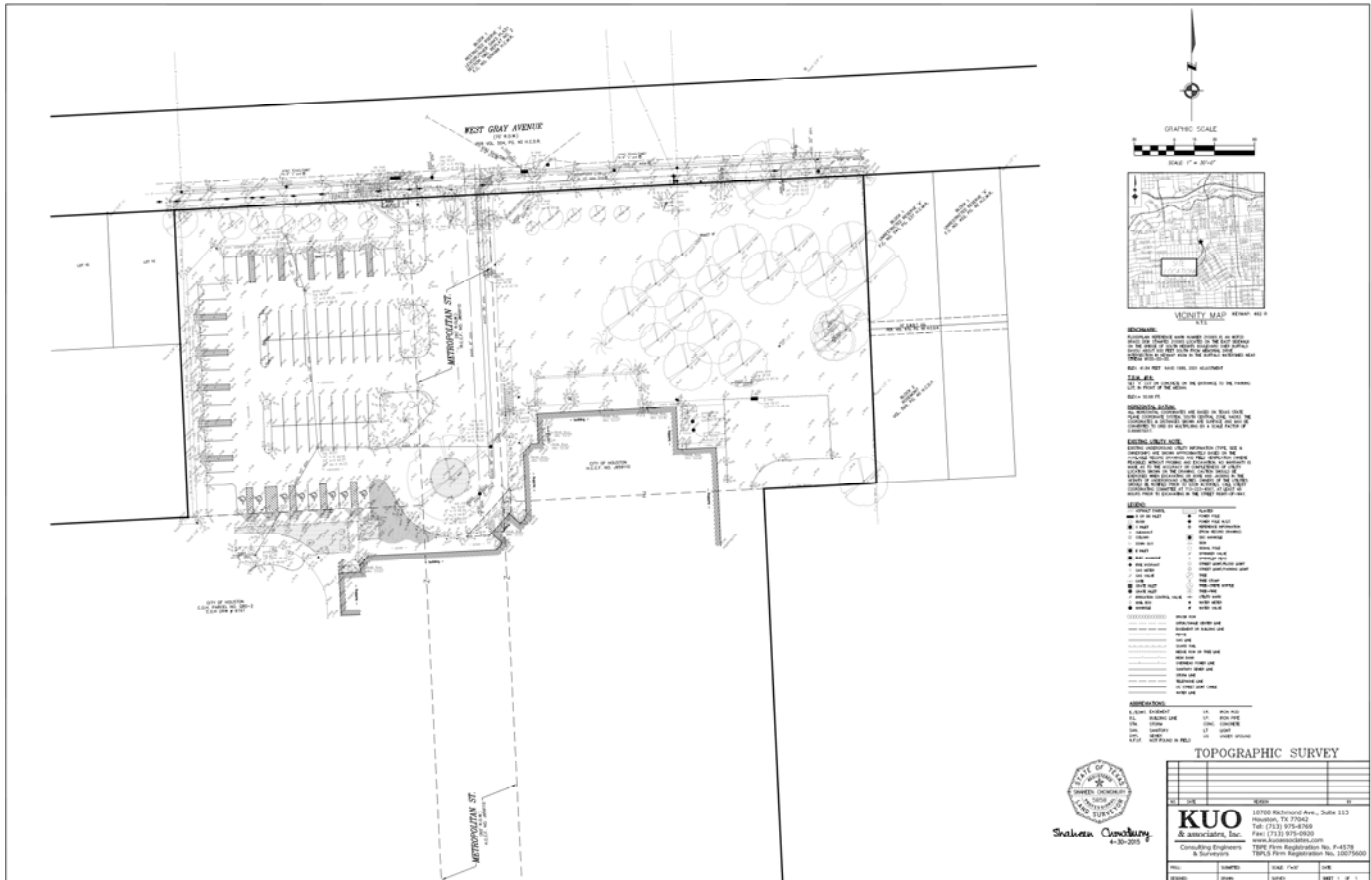


Houston Planning Commission

ITEM: 109

Meeting Date: 02-18-2016

Site Survey

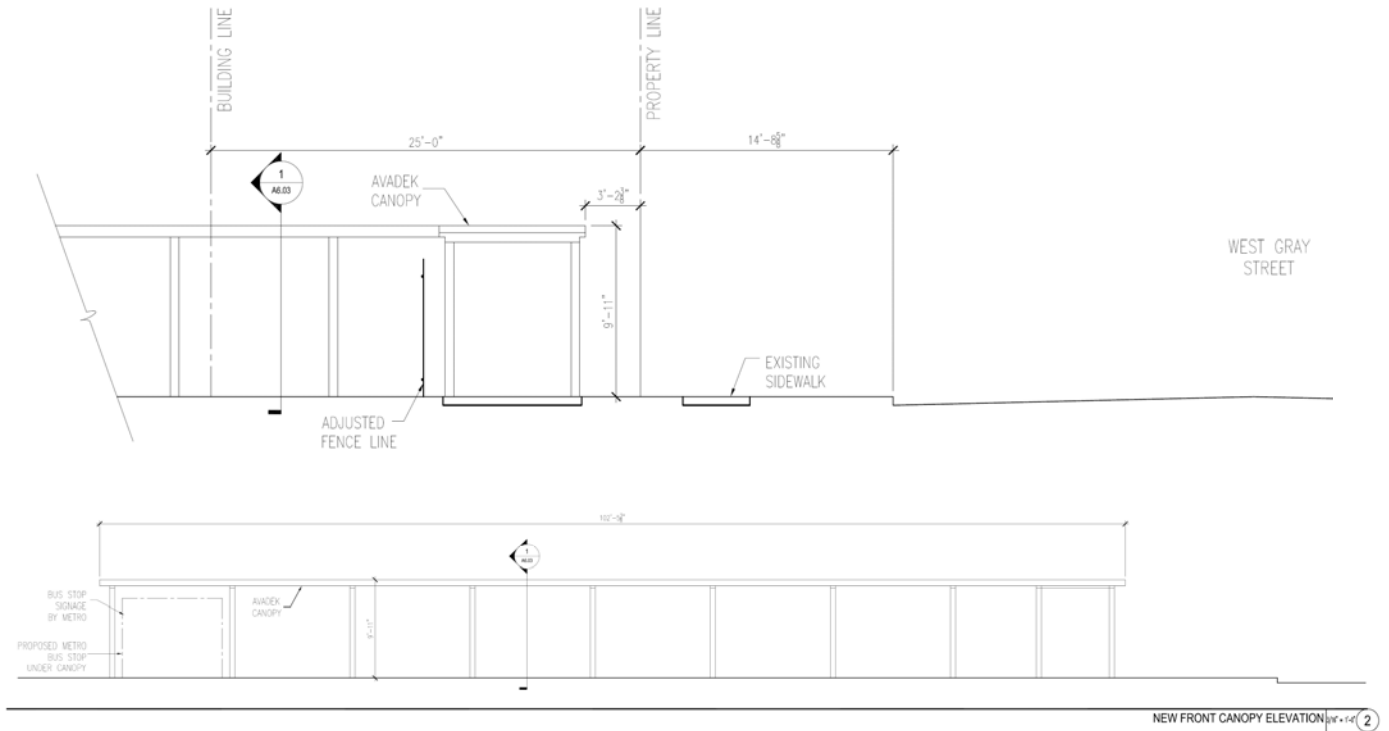


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations

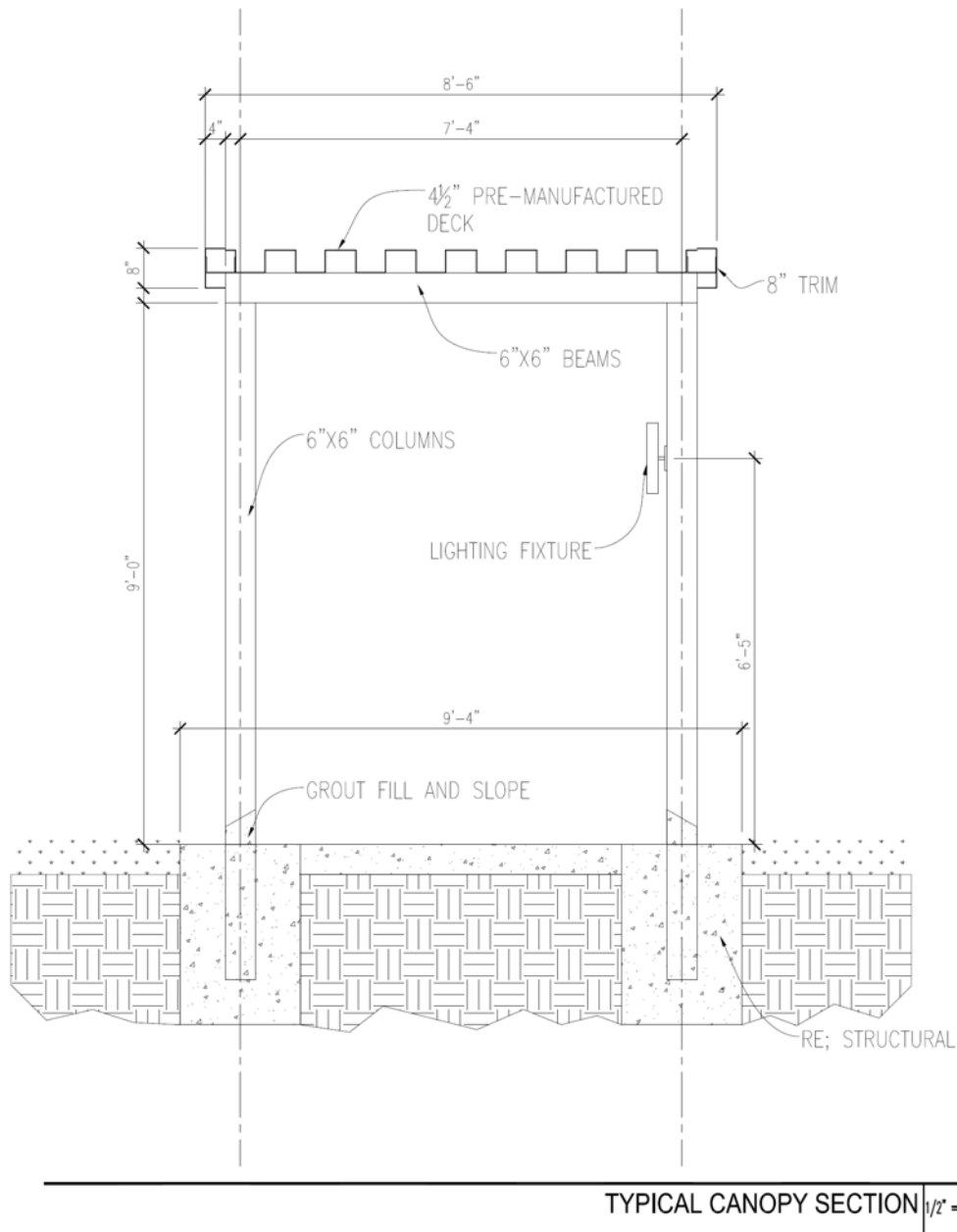


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Canopy Section



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Smith & Company Architects	Juarez White	713-524-4202	jwhite@sc-arch.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3815 Gulf Freeway	15075968 & 15134371	77003	5456	494W	I

HCAD ACCOUNT NUMBER(S): 041-007-002-0019

PROPERTY LEGAL DESCRIPTION: TR 6C & ALL BLK 5 & TR 12 & LTS 3 4 5 8 9 & 10 BLK 4 & TR 11 & TRS 1 & 2 BLK 8 ANDERSON / ABST 51 L MOORE

PROPERTY OWNER OF RECORD: Harris County Housing Authority

ACREAGE (SQUARE FEET): 3.9545 acre tract

WIDTH OF RIGHTS-OF-WAY: Hussion Street 60' Coyle Street 60'

EXISTING PAVING SECTION(S): Hussion Street 24' Coyle Street 22'

OFF-STREET PARKING REQUIREMENT: 254

OFF-STREET PARKING PROVIDED: 144

LANDSCAPING REQUIREMENTS: Meets Requirements

EXISTING STRUCTURE(S) [SQ. FT.]: N/A

PROPOSED STRUCTURE(S) [SQ. FT.]: Building 1: 40,000SF; Building 2: 40,000SF; Building 3: 89,000SF

PURPOSE OF VARIANCE REQUEST:

To provide 144 parking spaces instead of the required 254 for a multi-family building that will serve homeless individuals.

CHAPTER 26 REFERENCE(S): Chapter 26-492

- Apartment – 1.250 parking spaces for each efficiency dwelling unit; 1.333 parking spaces for each one-bedroom dwelling unit

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Fenix Estates is a part of the mayor's initiative to end homelessness and the people that we will be serving will not have cars but will be heavy utilizers of local bus and rail lines adjacent to this site thus the need for parking will be low.

We are placing 200 units on a very small site but we will provide its residence with some amazing green park areas. The City parking calculations show that we are required to have 250 but we are requesting a Parking Variance for 144 parking spaces which would give us the additional space needed for the 200 units also well as the beautiful green park areas.

Over the past several years, Harris County has been working with the City of Houston Mayor's office on the initiative to end chronic and veteran homelessness in this area. The initiative proposes to provide approximately 2,500 units of permanent supportive housing and fits into the Houston/Harris County Continuum of Care regional plan, called The Way Home, which seeks to end chronic and veteran homelessness by 2015. To meet this goal it is critical that the City and County work to develop new permanent supportive housing units that provide needed social and economic services to the homeless.

This project will focus on providing 200 Living Units and .2036 acres of dedicated Park Space

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The development located at 3815 Gulf Freeway, named Fenix Estates, will provide such units. The County and the property owner, The Harris County Housing Authority, will construct approximately 200 affordable rental multifamily housing units for permanent supportive housing using a mix of Federal and local leveraged funding. These units will be occupied by chronically homeless and formerly homeless individuals who are disabled and at or below 30 percent of median family income for the area. Due to their disabling condition, these homeless individuals are not employable and are highly unlikely to own a car, but will be heavy utilizers of local bus and rail lines adjacent to this site thus the need for parking will be low.

We ask that the request by Harris County Housing Authority to reduce the number of parking spaces required for this development be approved.

If you have questions regarding the project, please contact me at (713) 578-2064 or Christy Lambright at (713)578-2043.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The circumstances supporting the granting of the variance are by no means the result of a hardship created or imposed by the applicant. We are requesting this Variance because the residence of Fenix Estates will not be in need of very many parking spaces because they are a part of the Mayor's initiative to end Homelessness but they will be in great need of green park areas to assist them with their mental healing process.

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

The intent and general purposes of the Fenix Estates project will be preserved and maintained through doing what is necessary to up hold the Mayor's mission to end chronic and veteran Homelessness. Granting us our Parking Variance request will do just that by allowing us to have the space to provide 200 living units and well as providing much needed Green Park Area.

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

The parking that will be provided for this project will be sufficient because these units will be occupied by chronically homeless and formerly homeless individuals who are disabled and at or below 30 percent of median family income for the area. Due to their disabling condition, these homeless individuals are not employable and are highly unlikely to own a car, but will be heavy utilizers of local bus and rail lines adjacent to this site thus the need for parking will be low.

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

The Granting was our Parking Variance request will not be injurious to the public health, safety or welfare but will aid in the Mayor's vision end chronic and veteran Homelessness by providing housing for the homeless while also providing them with an abundance of green park area that will assist them with their mental healing process.

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

Our development is subject to the requirements of article VII, chapter 33, of the Code, the granting of this variance for our project is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of the Code. In addition, we are requesting this Variance because the residence of Fenix Estates will not be in need of very many parking spaces because they are a part of the Mayor's initiative to end chronic and veteran Homelessness but they will be in great need of green park areas to assist them with their mental healing process.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

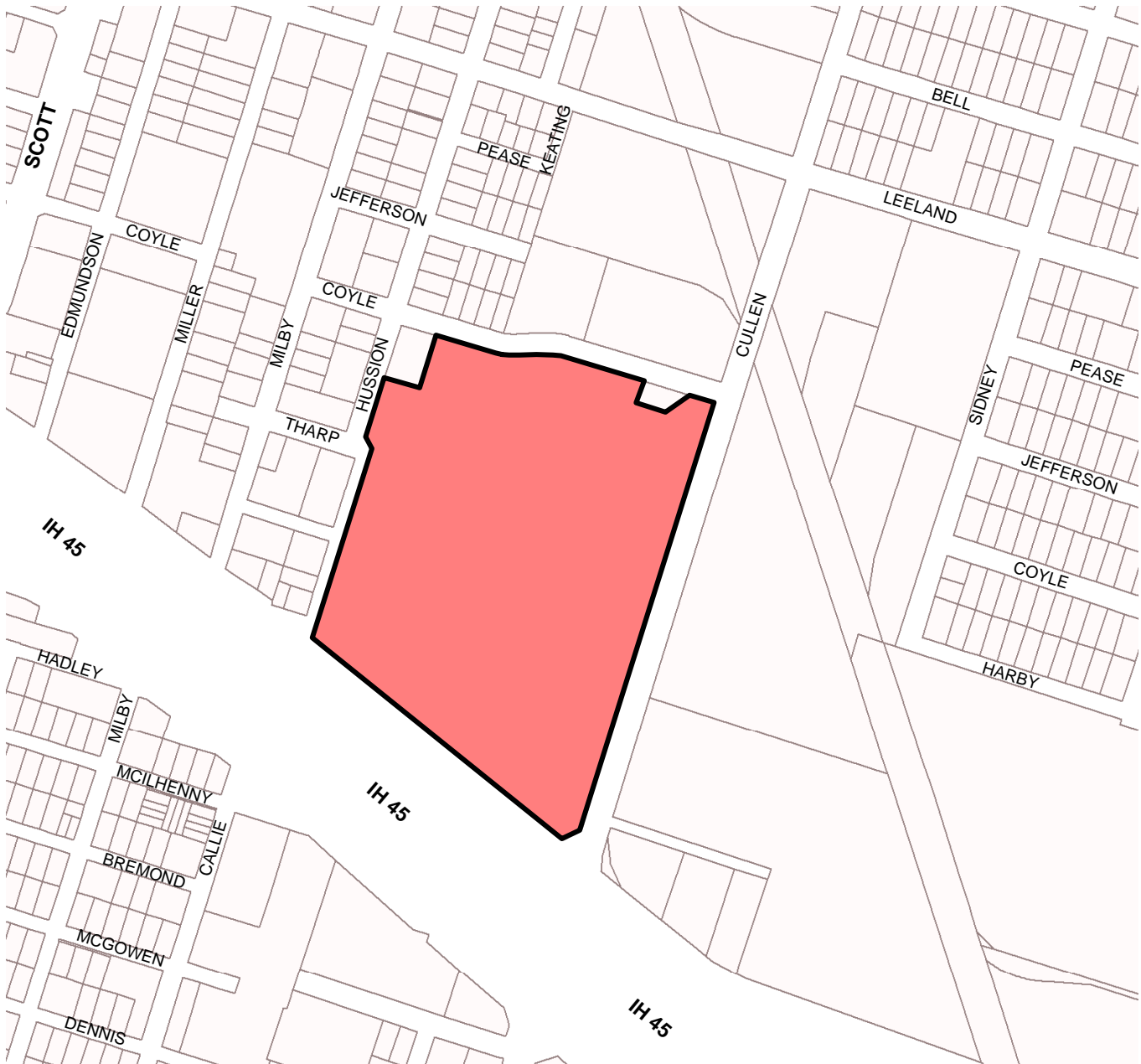
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE LOCATION



AERIAL MAP

OFF-STREET PARKING VARIANCE



PLANNING &
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ITEM: IV

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Houston Planning Commission



OFF-STREET PARKING VARIANCE

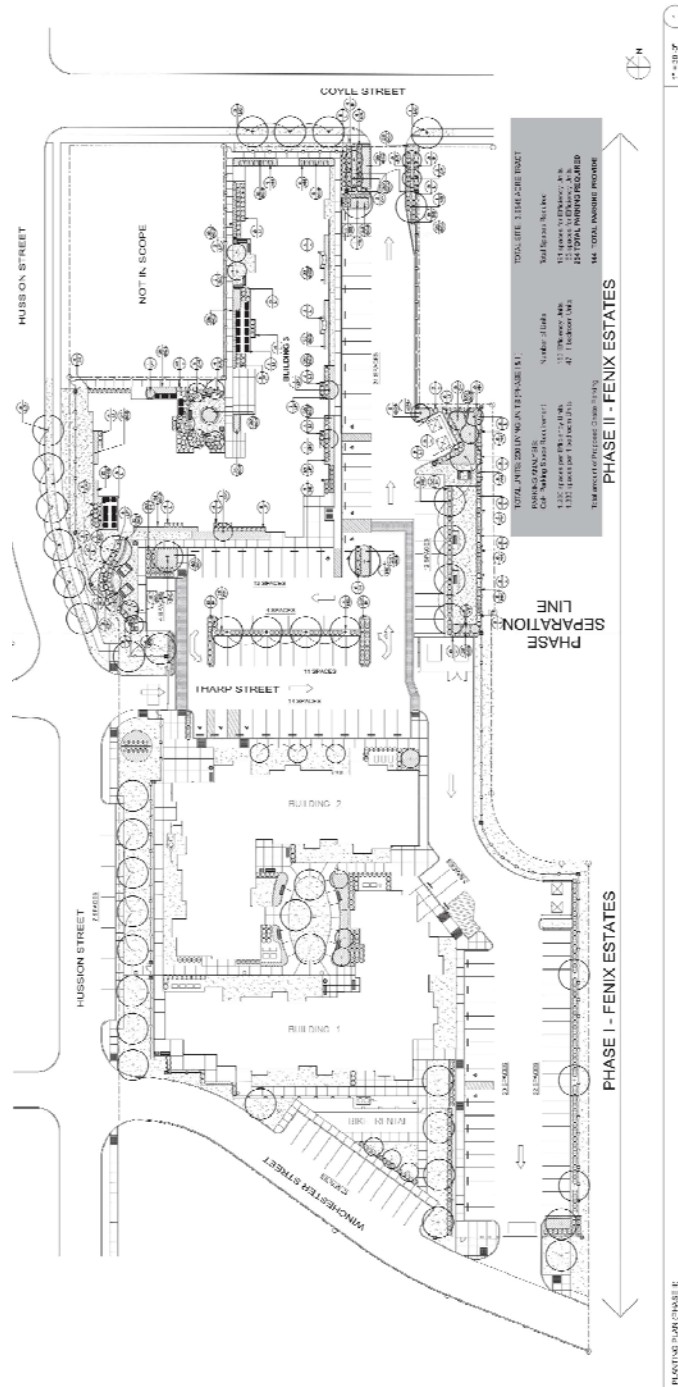


Houston Planning Commission

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SITE PLAN



OFF-STREET PARKING VARIANCE

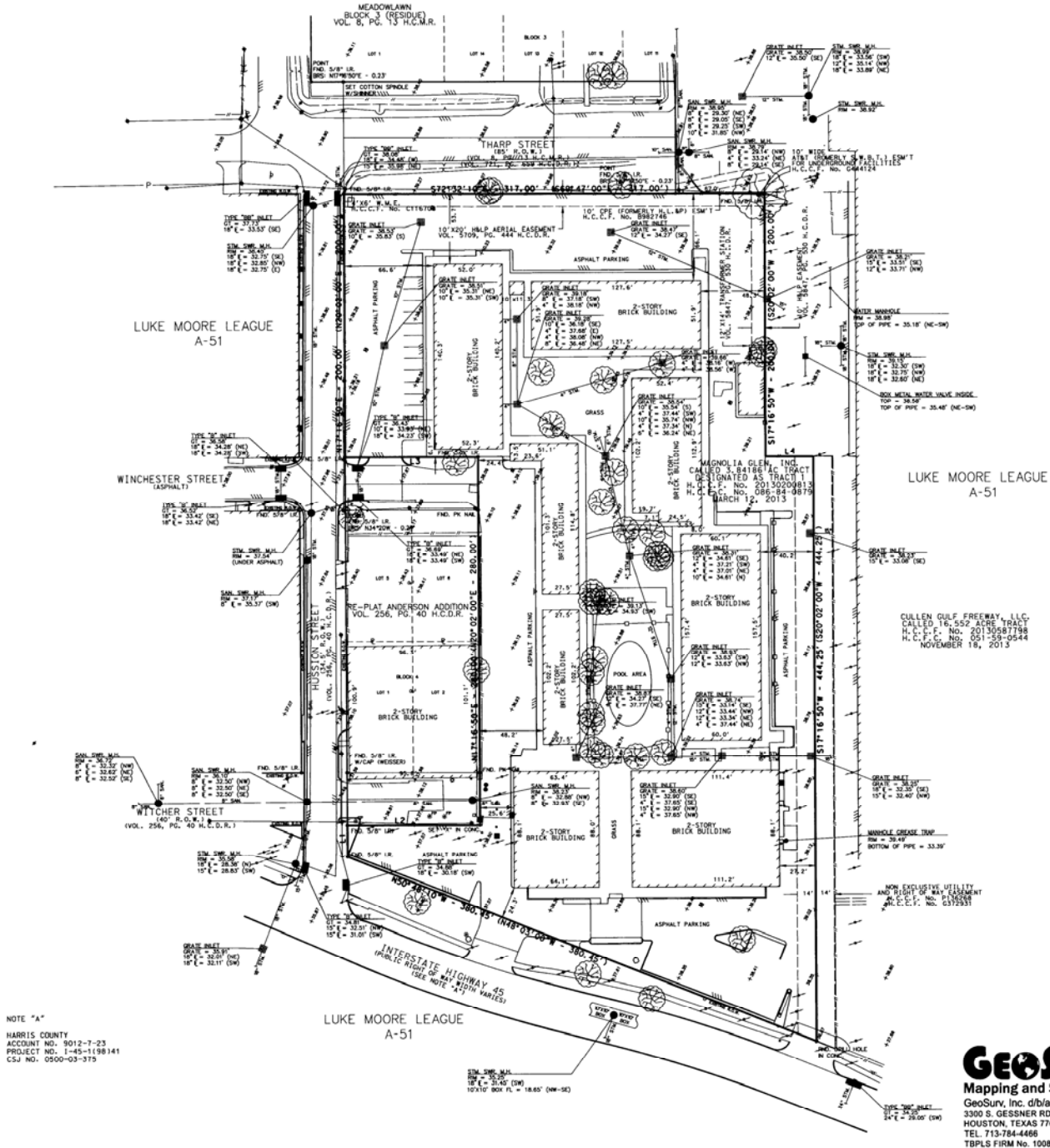


Houston Planning Commission

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SITE SURVEY



OFF-STREET PARKING VARIANCE



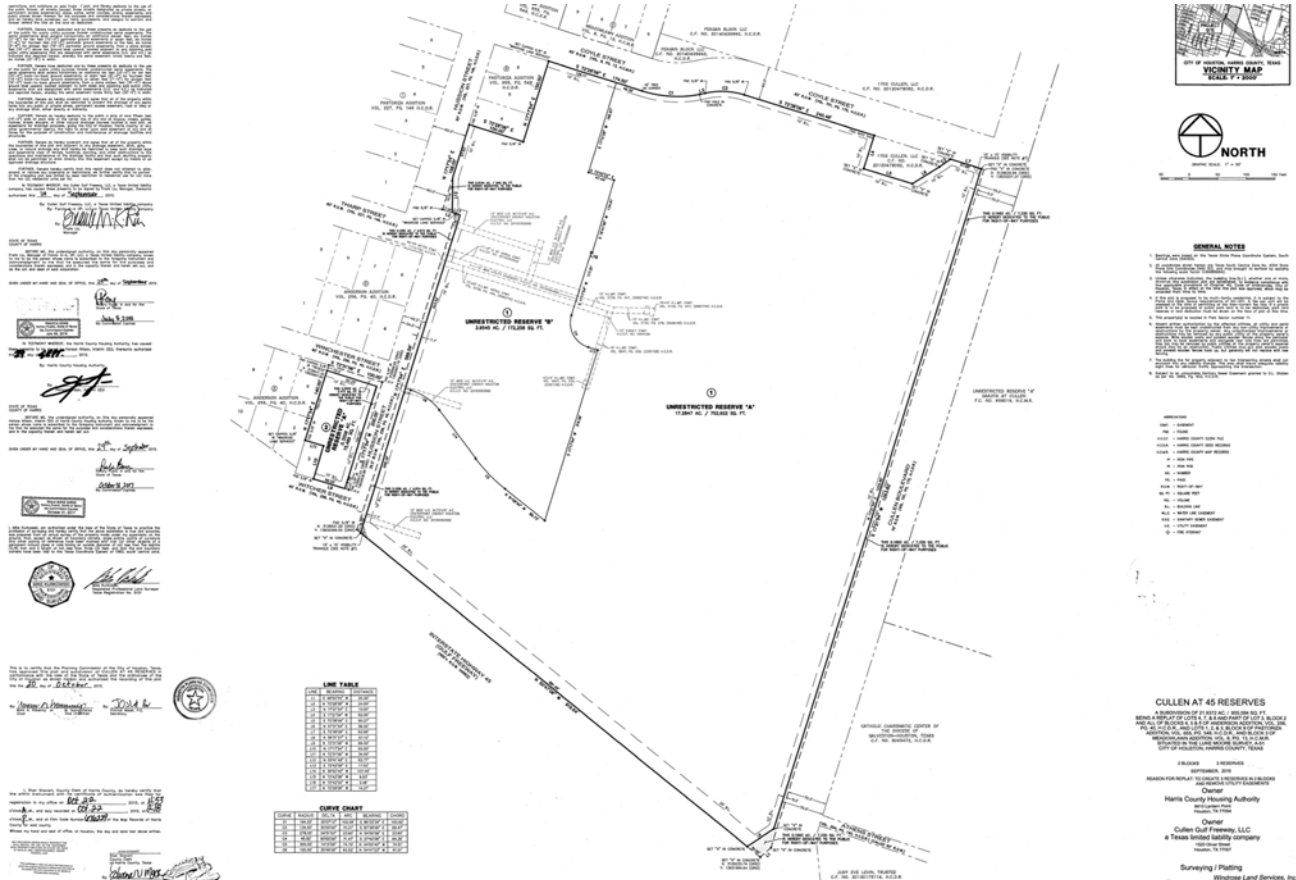
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

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RECORDED SUBDIVISION PLAT

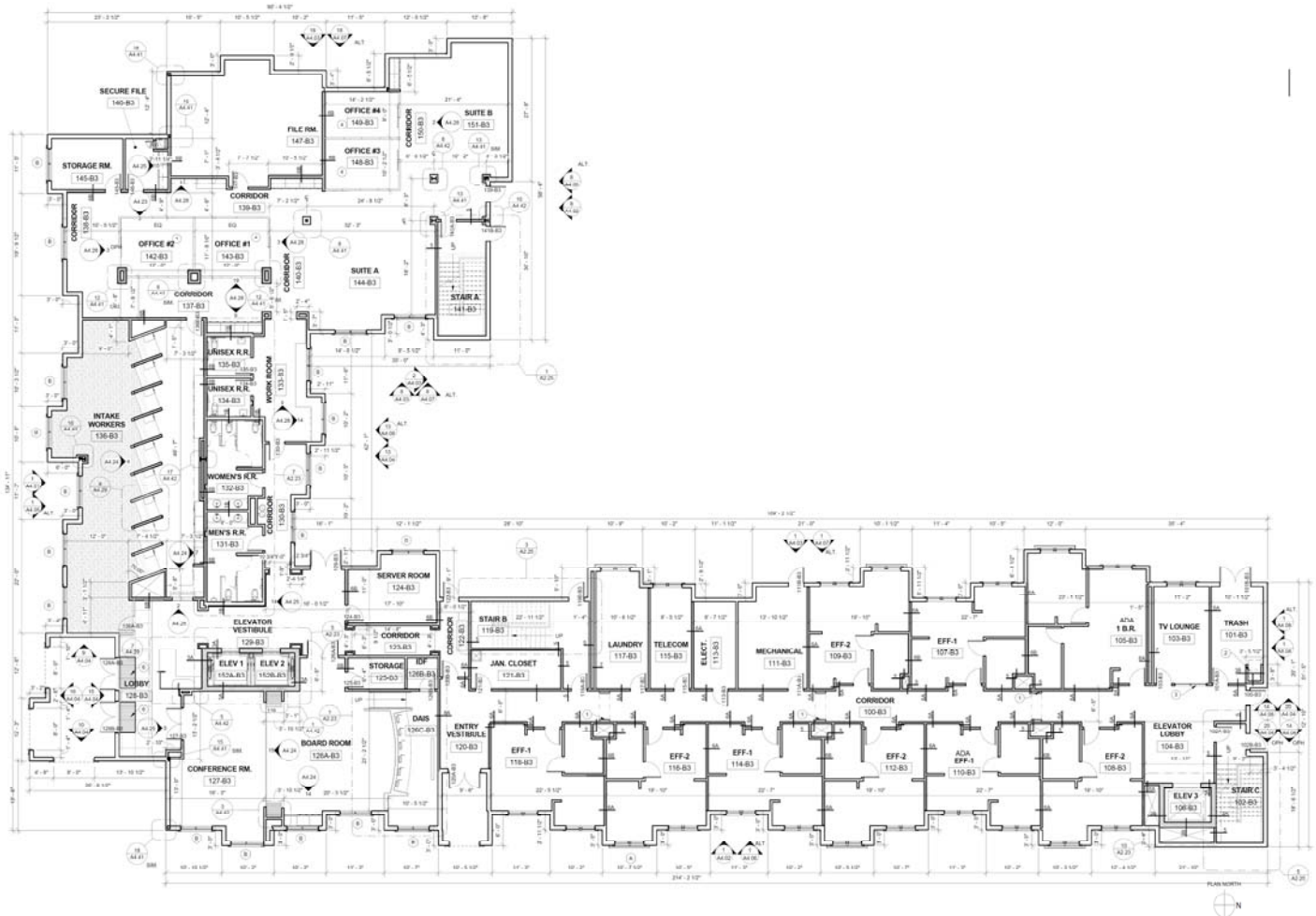


OFF-STREET PARKING VARIANCE



Houston Planning Commission

BUILDING THREE FLOOR PLAN



OFF-STREET PARKING VARIANCE

EXECUTIVE SUMMARY

Montrose Management District (MMD) engaged Walter P Moore to coordinate and submit a Special Parking Area application to the City of Houston as defined by the City Houston's Code of Ordinances Chapter 26, Section 26-511. Figure ES1 provides a map illustrating the boundaries of the proposed Montrose Special Parking Area (SPA) and the boundaries of each individual property within the proposed special parking area. The Montrose SPA boundary in general is defined as the area along Westheimer Road from Mandell St. to Taft St. and along Montrose Blvd. from Hyde Park Blvd. to Harold St. The proposed Montrose SPA will be subdivided into three sectors. Sector 1 from Mandell to Commonwealth, Sector 2 from Commonwealth to Crocker, and Sector 3 from Crocker to Taft.

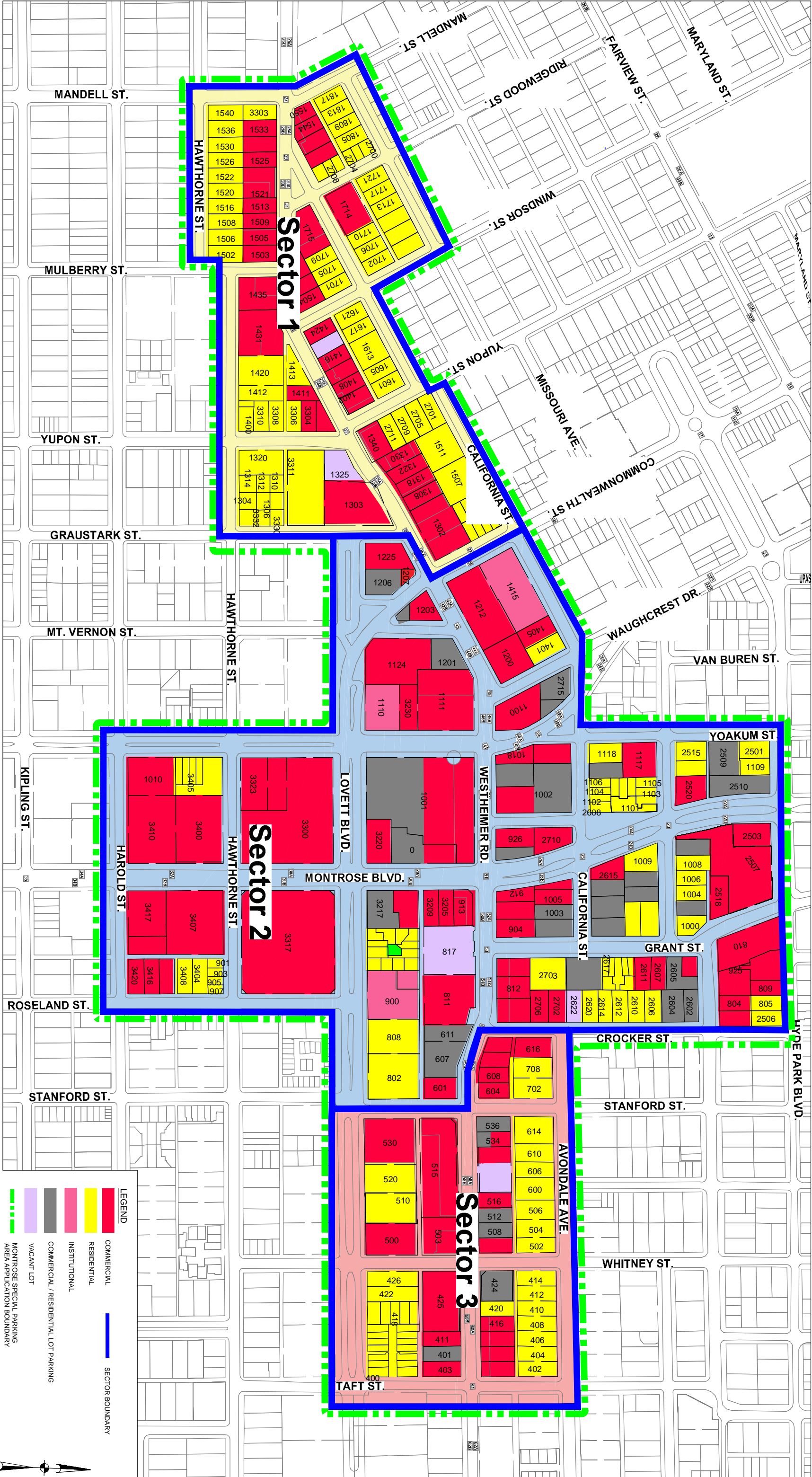
The MMD has designated a Montrose Special Parking Area that is appropriate to the complex and nontraditional character and conditions of the Greater Montrose Area. Additional on-site parking could erode the character of the community. Establishing parking garages could provide substantial additional parking to the area, but installations of garages is a long term strategy that will require financing, partnership and planning to ensure that they are appropriately sited. The Montrose SPA represents an effort to address parking by the following:

- Implement programs to maximize the use of available parking (and build upon ongoing efforts) such as shared parking and valet parking;
- Acquire additional parking where strategic and appropriate, including off-site and on-street parking where contextually appropriate;
- Improve amenities that make walking, biking and transit even better options to arriving via private auto and parking on-site or very nearby;
- Establishing "sectors" as an initial measure of acceptable walking distance (thereby allowing parking at greater distances to count in meeting parking requirements);
- Recognizing that the uniqueness and complexity of Greater Montrose Area requires study and experimentation to determine the most effective set of programs to fully implement and manage a Special Parking Area; and
- Incorporating measurable objectives and milestones that allow all parties to measure effort and success.

The MMD is requesting that 100% of the required off-street parking be allowed to be provided in parking facilities within a proposed development's Sector or adjacent Sector.

Due to the mixed use nature of the proposed Special Parking Area we have further defined the land use classifications with the proposed Special Parking Area to define any specific proposed parking ordinance changes:

- Class 1: Office – utilize parking within its Sector or adjacent Sector
- Class 2: Residential – follow City of Houston’s Code of Ordinance Chapter 26
- Class 3: Healthcare Facilities - utilize parking within its Sector or adjacent Sector
- Class 4: Industrial and Commercial Manufacturing - utilize parking within its Sector or adjacent Sector
- Class 5: Religious and Educational Facilities - utilize parking within its Sector or adjacent Sector
- Class 6: Recreation and Entertainment Facilities - utilize parking within its Sector or adjacent Sector
- Class 7: Food and Beverage - utilize parking within its Sector or adjacent Sector
- Class 8: Retail Services - utilize parking within its Sector or adjacent Sector
- Class 9: Automobiles - follow City of Houston’s Code of Ordinance Chapter 26



WALTER P MOORE

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Project Number: P03-13007-00

FIGURE ES1: MONTROSE SPA BOUNDARY

Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT

SPECIAL PARKING AREA

December 18, 2015