

# HOUSTON PLANNING COMMISSION

## AGENDA

JUNE 9, 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  
Paul R. Nelson  
Linda Porras-Pirtle  
Shafik I. Rifaat  
Patricio Sanchez  
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](http://www.houstonplanning.com)

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

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

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

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

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

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

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## **Speakers Sign In Form**

### **Instructions:**

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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):** \_\_\_\_\_

# **Houston Planning Commission**

## **AGENDA**

**June 9, 2016**

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

### **Call to Order**

### **Director's Report**

### **Approval of the May 26, 2016 Planning Commission Meeting Minutes**

#### **I. Election of Planning Commission Chair**

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

- a. Consent Subdivision Plats (Andrew Lang)
- b. Replats (Andrew Lang)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi)
- d. Subdivision Plats with Variance Requests (Suvidha Bandi, Christa Stoneham, Aracely Rodriguez, Marlon Connley)
- 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 (Christa Stoneham, Dipti Mathur, Chad Miller)

#### **III. Establish a public hearing date of July 7, 2016**

- a. Gault Road Acres partial replat no 1
- b. Green Valley Estates Sec 2 amending plat partial replat no 1
- c. Greenway Addition Sec 6 partial replat no 1 and extension
- d. Shepherd Park Plaza Sec 4 partial replat no 1
- e. Spring Branch Estates no 2 partial replat no 8
- f. Village at Gracewood
- g. Westheimer Gardens Extension partial replat no 3
- h. Woodlands Creekside Park West Sec 18 partial replat no 1
- i. Woodlands Creekside Park West Sec 18 partial replat no 2

#### **IV. Consideration of an Off-Street Parking Variance for a property located at 3811 Lyons Avenue (Christa Stoneham)**

#### **V. Consideration of an Off-Street Parking Variance for a property located at 5300 Sunrise Road (Dipti Mathur)**

#### **VI. Consideration of a Landscaping Variance for a property located at 6840 W Sam Houston S Parkway (Andrew Lang)**

#### **VII. Establish a Public Hearing Date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive**

#### **VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1100 block of Welch Street, south side, between Montrose Boulevard and Van Buren Street (MLS 606) (David Welch)**

#### **IX. Excuse the absences of Commissioner Subinsky**

#### **X. Public Comment**

#### **XI. Adjournment**

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

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

May 26, 2016  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### **Call to Order**

**Vice Chair, Sony Garza called the meeting to order at 2:34 p.m. with a quorum present.**

Mark A. Kilkenney, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Bill Baldwin	
Kenneth Bohan	
Fernando Brave	
Antoine Bryant	
Lisa Clark	
Algenita Davis	Arrived at 2:34 p.m. during the Director's Report
Truman C. Edminster III	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Shafik Rifaat	
Pat Sanchez	
Martha Stein	
Eileen Subinsky	Absent
Shaukat Zakaria	
Mark Mooney for	Arrived at 3:50 p.m. during item #94
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 Michael Kramer, Assistant Director, Planning and Development Department.

## **APPROVAL OF THE MAY 12, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 12, 2016 Planning Commission meeting minutes.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Stein,**

**Alleman, Clark, Zakaria and Bohan**

### **I. PRESENTATION ON SPECIAL PARKING AREAS**

Presentation was given by Jennifer Ostlind, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent items A and B, 1- 81)**

Staff recommendation for item **30** was modified from Approve to Defer.

Staff recommendation: Establish a Public Hearing date for June 23, 2016 for agenda item **54**.

Commission action: Establish a Public Hearing date for June 23, 2016 for agenda item **54**.

Motion: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items removed for separate consideration: **1, 2, 3, 28, 29, 31, 49 and 50**.

Staff recommendation: Approve staff's recommendations for items **A, 1 - 53** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **A, 1 - 53** subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Alleman and Edminster recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **1, 2, 3, 28, 29, 31, 49 and 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 2, 3, 28, 29, 31, 49 and 50** subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

Staff recommendation: Approve staff's recommendation to approve items **B, 55 - 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **B, 55 - 81** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

### **C PUBLIC HEARINGS**

**82 Avondale**

**C3N**

**Defer**

**partial replat no 1**

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

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

Motion: **Edminster**      Second: **Sanchez**      Vote: **Unanimous**      Abstaining: **None**  
Speakers: Richard Berronez – supportive, Robin Holzer – opposed

**83      Avondale Sec 1      C3N      Approve**  
**Amending plat no 1 partial replat no 1 and extension**

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: **Baldwin**      Second: **Bryant**      Vote: **Unanimous**      Abstaining: **None**  
Speaker: Brittney Whitley, applicant – supportive

**84      Jackson Court      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: **Clark**      Second: **Edminster**      Vote: **Unanimous**      Abstaining: **None**  
Speaker: Pat Jasper and Scott Ferguson – opposed

**85      Minola Addition      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: **Porras-Pirtle**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**86      Newport Sec 1      C3N      Approve**  
**partial replat no 1**

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

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

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

**87      Newport Sec 1      C3N      Approve**  
**partial replat no 2**

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: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

**88      Shadyvilla Addition no 2      C3N      Approve**  
**partial replat no 4**

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

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

Motion: **Alleman**      Second: **Sanchez**      Vote: **Unanimous**      Abstaining: **None**  
Speakers: Kelly Ayers and John Kobe – opposed

**89      Sherwood Oak Gardens      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: **Clark**      Vote: **Unanimous**      Abstaining: **None**

**90 Shops at Spring Forest****C3N****Approve**

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

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

Motion: **Edminster**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****D VARIANCES**

Items 91 and 92 were taken together at this time.

**91 Aliana GP****GP****Approve****92 Aliana Sec 48****C3F****Approve**

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

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

Motion: **Dean**Second: **Clark**Vote: **Unanimous**Abstaining: **None****93 Allens Place****C2R****Approve**

Staff recommendation: Deny the requested variance and approve the plat subject to the removal of the portion of the carport that encroaches into the 20' building line.

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

Motion: **Davis**Second: **Bohan**Vote: **Carries**Abstaining: **Sanchez**Opposed: **Clark, Edminster, Brave and Alleman**

Speakers: Grace Cervin, applicant and Dwight Allen, owner – supportive

**94 Bayou City Equipment****C2R****Approve**

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

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

Motion: **Baldwin**Second: **Clark**Vote: **Unanimous**Abstaining: **None****95 Courtland Square Sec 2  
replat no 1****C2R****Defer**

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

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

Motion: **Edminster**Second: **Bohan**Vote: **Unanimous**Abstaining: **None****96 Creekside Ranch FBC MUD 142  
Elevated Storage Tank Site no 1****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: **Baldwin**Second: **Dean**Vote: **Unanimous**Abstaining: **None**

**97 Five Sac Self Storage Addition C2 Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

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

**98 Huffman Townsite C2R Withdrawn**  
**partial replat no 1**

**Commissioner Alleman recused herself.**

**99 Humble ISD Multi School Site 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: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**100 Legacy Community Health Services C2R Defer**  
**5th Ward**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit the required parking variance.  
Commission action: Deferred the plat for two weeks to allow the applicant time to submit the required parking variance.  
Motion: **Zakaria** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**Items 101, 102, and 103 were taken together at this time.**

**101 Pecan Oaks GP GP Defer**  
**102 Pecan Oaks Sec 1 C2 Defer**  
**103 Pecan Oaks Sec 2 C2 Defer**  
Staff recommendation: Defer the plat for two weeks as additional information is required.  
Commission action: Deferred the plat for two weeks as additional information is required.  
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**104 Poinciana C2R Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request.  
Commission action: Deferred the plat for two weeks per the applicant's request.  
Motion: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**105 Sunrise Orchards C2**  
**127 5300 Sunrise Road DPV**  
**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5300 SUNRISE ROAD**

Staff recommendation: Defer the plats for two weeks to allow the applicant time to submit revised information.  
Commission action: Deferred the plats for two weeks to allow the applicant time to submit revised information.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**



**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**Commissioner Alleman recused herself.**

**106 Lamar Consolidated ISD C2 Approve  
Agricultural Facility**

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: **Davis** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

**107 Shadowdale Terrace C3R Approve**

Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.

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

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

**G EXTENSIONS OF APPROVAL**

<b>108</b>	<b>Domain New Forest</b>	<b>EOA</b>	<b>Approve</b>
<b>109</b>	<b>Harris County Improvement District no 15 Detention Pond no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>110</b>	<b>Harris County Improvement District No 15 Detention Pond no 2</b>	<b>EOA</b>	<b>Approve</b>
<b>111</b>	<b>Kenroc Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>112</b>	<b>Moonshine Green Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>113</b>	<b>Park Spring Store Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>114</b>	<b>Reserve at Hargrave</b>	<b>EOA</b>	<b>Approve</b>
<b>115</b>	<b>Reserve at Kuykendahl</b>	<b>EOA</b>	<b>Approve</b>
<b>116</b>	<b>Rosehill Reserve Drive and Recreation Center</b>	<b>EOA</b>	<b>Approve</b>
<b>117</b>	<b>Sunset Ridge West Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>118</b>	<b>Sunset Ridge West Sec 6</b>	<b>EOA</b>	<b>Approve</b>
<b>119</b>	<b>Terra Del Sol Sec 9</b>	<b>EOA</b>	<b>Approve</b>
<b>120</b>	<b>VanTrust Clear Lake Addition</b>	<b>EOA</b>	<b>Approve</b>
<b>121</b>	<b>West at Grand Parkway Reserve</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>122</b>	<b>HISD Northside High School (prev. HISD Jefferson Davis High School)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>123</b>	<b>25914 Oak Ridge Dr</b>	<b>COC</b>	<b>Approve</b>
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**124 22597 Cuttler Rd** **COC** **Approve**  
**125 6618, 6846, 6662 Antoine Dr** **COC** **Approve**  
Staff recommendation: Approve staff's recommendation for items 108–125.  
Commission action: Approved staff's recommendation for items 108–125.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE**  
**NONE**

**Commissioner Alleman returned.**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**126 3103 Adelia Street** **DPV** **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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker: D. Walker – opposed

**Item 127 was taken earlier in the meeting.**

**128 2019 Wichita Street** **DPV** **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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2016 FOR:**

- a. Brundage Woods replat no 1**
- b. Crown Park Estates**
- c. Hernandez Plaza**
- d. Melody Oaks partial replat no 17**
- e. Oak Estates Sec 1 partial replat no 1**
- f. Oak Forest Sec 1 partial replat no 1**
- g. Spring Branch Valley partial replat no 7**
- h. Westheimer Estates partial replat no 6**
- i. Wheeler Avenue Baptist Church Central**
- j. Wheeler Avenue Baptist Church South**

Staff recommendation: Establish a public hearing date of June 23, 2016 for items **III a-j**.  
Commission action: Established a public hearing date of June 23, 2016 for items **III a-j**.  
Motion: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**Item VI was taken earlier in the meeting.**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 800-900 BLOCK OF BOMAR STREET (NORTH AND SOUTH SIDES)**

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides with a modified boundary and forward to City Council.  
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides, with a modified boundary and forwarded to City Council.

Motion: **Baldwin**      Second: **Edminster**      Vote: **Unanimous**      Abstaining: **None**  
Speakers: Laura Caille, Matt Nicol, Laura Jewette, Thomas Lyttle – supportive; Vicky Warren – opposed

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 2500-2600 BLOCK OF RIVERSIDE DRIVE (NORTH AND SOUTH SIDES) exclude the church**

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary the church and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary and forwarded to City Council.

Motion: **Davis**      Second: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**  
Speakers: Larry Kirkwood and Rachel Paxton – supportive

**VII. PUBLIC COMMENT  
NONE**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:44 p.m.

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

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**Mark A. Kilkenny, Chair**

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**Patrick Walsh, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Altura Heights	C3F	
2	Bayou Griggs	C2	
3	Bridgeland Mason Road Street Dedication Sec 2	SP	
4	Bridgeland Parkland Village Sec 8	C3P	
5	Briscoe Falls Sec 5	C3P	
6	Brown Development Katy	C2	
7	Cambridge Falls Sec 9	C3F	
8	City Park South Sec 3	C3F	
9	Coleman Crossing	C2	
10	Creekside Ranch GP	GP	
11	East Aldine Town Center Sec 1	C3P	
12	East Helms Center	C3F	
13	El Dorado Clear Lake City Sec 9	C3F	
14	Fallbrook Pines Sec 3	C3F	
15	Hardy Industrial Yard	C2	
16	Harvest Land	C3P	
17	Hollister Green	C2	
18	Knoll Park Sec 2	C3F	DEF1
19	Kolbe Farms partial replat no 6	C3F	DEF2
20	Kuykendahl Evam Place	C2	
21	Las Villas at Independence Heights	C2	
22	Linda Estate	C3P	DEF1
23	Monarch Estates Sec 2 partial replat no 1	C3F	
24	Montgomery County ESD No 8 Fire Station No 6	C2	
25	Newer Heights Village	C3F	
26	Newport Sec 8 Partial Replat No 3	C3F	
27	Newport Sec 8 partial replat no 4	C3F	
28	Newport Sec 12	C3F	
29	Northgrove Sec 7	C3F	
30	Northgrove Sec 8	C3F	
31	Northwest Park Colony Sec 2	C3F	
32	Redeemed Christian Church of God Mercy Hall	C3F	
33	Retreat at Champions Landing GP	GP	
34	Retreat at the Commons of Lake Houston GP	GP	
35	Rio Vista North	C2	
36	Rosehill Plaza	C2	
37	Rosewood Atascosita	C2	
38	Rothwood Center	C2	
39	Shadowdale Terrace	C3F	
40	Shadyvilla Addition no 2 partial replat no 4	C3F	
41	Shaw Storage	C2	DEF1
42	Shoppes at Memorial Village South	C2	

**Platting Summary****Houston Planning Commission****PC Date: June 09, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Southland Court	C3F	
44	Sugar Pine Square replat no 1	C3F	
45	Towne Lake Detention Reserve at Grand Canal Triumph	C2	
46	Cabling Systems	C3P	
47	Valley Ranch Town Center Commercial North West	C3F	
48	Valley Ranch Town Center Commercial South Valley	C3F	
49	Ranch Town Center Commercial South East Valley	C3F	
50	Ranch Town Center Commercial South West Valley	C3F	
51	Ranch Town Center Retail South East Westview	C3F	
52	Landing Sec 2	C3F	
53	Willow Creek Estates Sec 1 replat partial replat no 1	C3F	

**B-Replats**

54	Azutami Place	C2R	
55	Ben Restaurant	C2R	
56	Chick Fil A Hwy at 249 West Road	C2R	DEF2
57	Darling Street Manors	C2R	
58	Deerbrook Crossing Sec 4 partial replat no 1 and extension	C2R	
59	Fisher Meadows	C2R	
60	FM 2978 Office Park	C2R	DEF1
61	Gibson and Gibson Properties	C2R	DEF1
62	Houston Heights partial replat no 15	C2R	
63	Kassab Court	C2R	
64	Kilgore Enclave	C2R	
65	Mason Road Self Storage	C2R	
66	Mex Y Can	C2R	
67	Midtown BBQ	C2R	
68	Mueschke Public Storage	C2R	
69	Oak Grove Villas	C2R	
70	Ocee at Westpark	C2R	
71	Port Commerce Business Park Section 1 partial replat no 1 and extension	C2R	
72	Qmart Southwest Freeway	C2R	
73	Rutland Street Patio Homes	C2R	
74	Rylans Corner	C2R	
75	Sunset Square	C2R	
76	Townhomes at Petty Street	C2R	DEF1
77	University Gateway	C2R	
78	Veterans Memorial Plaza	C2R	
79	West Clay Street Grove	C2R	

**C-Public Hearings Requiring Notification**

80	Avondale partial replat no 1	C3N	DEF2
81	Blossom Hotel and Suites replat no 1 and extension	C3N	
82	East End on the Bayou Sec 4	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
83	Grove on Cline Street	C3N	
84	Jackson Court partial replat no 1	C3N	DEF1
85	Park Place partial replat no 2	C3N	
86	Sherwood Oak Gardens replat no 1	C3N	DEF1

**D-Variances**

87	Aldine ISD Lauder Road Elementary	C3P	
88	Courtland Square Sec 2 replat no 1	C2R	DEF1
89	Creeside Ranch FBC MUD 142 Elevated Storage Tank Site no 1	C2	DEF1
90	Humble ISD Multi School Site	C2	DEF1
91	Legacy Community Health Services 5th Ward	C2R	DEF1
92	Lisa Property	C2	
93	Pecan Oaks GP	GP	DEF1
94	Pecan Oaks Sec 1	C2	DEF1
95	Pecan Oaks Sec 2	C2	DEF1
96	Poinciana	C2R	DEF1
97	Republic Center GP	GP	
98	Republic Center Sec 1	C2R	DEF2
99	Sunrise Orchards	C2	DEF1
100	WALIPP Terrace	C2	
101	Weber Modern Living	C2R	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

102	Camillo Lakes Sec 1	C3P	
103	Cypress Trail Plaza GP	GP	
104	Cypress Trail Plaza Sec 1	C3P	DEF1

**G-Extensions of Approval**

105	Breckenridge Park partial replat no 2	EOA	
106	Burcaw Acres	EOA	
107	Carpenters Landing Sec 7	EOA	
108	Falba Road Reserve	EOA	
109	Lund RV Park	EOA	
110	Mayfield Place	EOA	
111	McCrary Meadows Wastewater Treatment Plant	EOA	
112	Miller Crossing	EOA	
113	Northeast Christian Academy	EOA	
114	Olde Oaks Sec 2 partial replat no 1	EOA	
115	Park West Reserve	EOA	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
116	Popeyes East Sam Houston	EOA	
117	Rankin Investment	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

118	26215 Dobbin Huffsmith Road	COC
119	14122 Forest Acres Drive	COC
120	26684 Coach Light Lane	COC
121	19942 S. Plantation Estates Drive	COC
122	19550 Willaby Road	COC
123	21688 Punkin Street	COC
124	26039 Shadow Lane	COC
125	26790 Coach Light Lane	COC

**J-Administrative**

None

**K-Development Plats with Variance Requests**

126	3103 Adelia Street	DPV
127	843 Ashland Street	DPV
128	701 E 8 1/2 Street	DPV
129	5300 Sunrise Road	DPV
130	906 West 20th Street	DPV
131	2019 Wichita Street	DPV

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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	Altura Heights	2016-0892	C3F	Harris	City	571G	10.20	8.97	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
2	Bayou Griggs	2016-0970	C2	Harris	City	533H	0.50	0.00	10	Bayou Griggs, LLC	The Interfield Group
3	Bridgeland Mason Road Street Dedication Sec 2	2016-0934	SP	Harris	ETJ	365V	3.13	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
4	Bridgeland Parkland Village Sec 8	2016-0938	C3P	Harris	ETJ	365V	20.67	3.62	59	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
5	Briscoe Falls Sec 5	2016-0958	C3P	Fort Bend	ETJ	524Q	14.24	4.01	54	LRI Investment Group	Jones   Carter
6	Brown Development Katy	2016-0920	C2	Harris	ETJ	404X	8.64	8.19	0	Brown Development Group	Texas Engineering And Mapping Company
7	Cambridge Falls Sec 9	2016-0918	C3F	Fort Bend	ETJ	611S	11.19	0.00	60	Fresno Lakes, Ltd.	LJA Engineering, Inc.- (West Houston Office)
8	City Park South Sec 3	2016-0896	C3F	Harris	City	572R	8.05	0.00	49	D.R. Horton - Texas, LTD	AECOM
9	Coleman Crossing	2016-0973	C2	Harris	City	493V	1.43	0.00	31	HOU Homes Inc	HOU Homes Inc.
10	Creekside Ranch GP	2016-0948	GP	Fort Bend	ETJ	524T	226.49	0.00	0	RH OF TEXAS LP/ASHTON WOODS HOMES	Jones Carter - Woodlands Office
11	East Aldine Town Center Sec 1	2016-0950	C3P	Harris	ETJ	414E	61.57	56.36	0	County of Harris	Harris Engineer 1
12	East Helms Center	2016-0945	C3F	Harris	ETJ	413J	2.55	2.15	0	M LANZA	Century Engineering, Inc
13	El Dorado Clear Lake City Sec 9	2016-0913	C3F	Harris	City	578T	13.47	0.80	57	Trendmaker Clear Lake LLC	LJA Engineering, Inc.- (West Houston Office)
14	Fallbrook Pines Sec 3	2016-0962	C3F	Harris	ETJ	370X	20.39	19.00	0	Fallbrook Industrial Associates, LLC	EHRA
15	Hardy Industrial Yard	2016-0929	C2	Harris	ETJ	292G	8.50	8.29	0	Marshan Holding LLC	Atkinson Engineers
16	Harvest Land	2016-0765	C3P	Harris	ETJ	334B	5.00	0.00	1	Doyle and Wachtstetter	DOYLE AND WACHTSTETTER INC
17	Hollister Green	2016-0931	C2	Harris	ETJ	370M	3.85	3.73	0	Ambience Property iINC.	E.I.C. Surveying Company
18	Knoll Park Sec 2 (DEF1)	2016-0874	C3F	Harris	City	450U	3.16	0.52	48	Friendswood Development Company	Jones   Carter
19	Kolbe Farms partial replat no 6 (DEF2)	2016-0724	C3F	Harris	City	450R	0.81	0.00	13	Lovett Homes	TRI-TECH SURVEYING/ BEC-LIN ENGINEERING/ GLOBAL SURVEYORS
20	Kuykendahl Evam Place	2016-0804	C2	Harris	ETJ	250J	2.41	2.41	0	Evam Usa	Replat Specialists
21	Las Villas at Independence Heights	2016-0922	C2	Harris	City	453J	0.18	0.00	3	Unsurpassed Investments LLC	Karen Rose Engineering and Surveying
22	Linda Estate (DEF1)	2016-0675	C3P	Montgomery	ETJ	296L	0.73	0.00	1	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC



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23	Monarch Estates Sec 2 partial replat no 1	2016-0941	C3F	Harris	City	572V	0.74	0.00	5	Vidal Garcia	Owens Management Systems, LLC
24	Montgomery County ESD No 8 Fire Station No 6	2016-0968	C2	Montgomery	ETJ	293F	2.25	2.25	0	Montgomery County ESD No 8	Weisser Engineering Company
25	Newer Heights Village	2016-0956	C3F	Harris	City	453T	2.20	0.17	38	Manco Associates, LC	RVi Planning + Landscape Architecture
26	Newport Sec 8 Partial Replat No 3	2016-0893	C3F	Harris	ETJ	419F	11.70	1.53	41	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
27	Newport Sec 8 partial replat no 4	2016-0894	C3F	Harris	ETJ	419F	19.98	6.71	43	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
28	Newport Sec 12	2016-0912	C3F	Harris	ETJ	419A	11.02	1.72	48	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (West Houston Office)
29	Northgrove Sec 7	2016-0965	C3F	Montgomery	ETJ	249K	31.41	7.06	71	Toll Brothers	Costello, Inc.
30	Northgrove Sec 8	2016-0961	C3F	Montgomery	ETJ	249K	35.87	7.25	128	Toll Brothers	Costello, Inc.
31	Northwest Park Colony Sec 2	2016-0964	C3F	Harris	ETJ	411A	8.58	1.31	41	2004 NW Park Development, Inc.	EHRA
32	Redeemed Christian Church of God Mercy Hall	2016-0759	C3F	Fort Bend	ETJ	485J	2.38	2.38	0	Redeemed Christian Church of God Mercy Hall	The Redeemed Christian Church of God, Mercy Hall
33	Retreat at Champions Landing GP	2016-0974	GP	Harris	ETJ	330V	45.90	0.00	0	PULTE HOMES OF TEXAS, L.P.	Jones Carter - Woodlands Office
34	Retreat at the Commons of Lake Houston GP	2016-0977	GP	Harris	City	298Z	40.28	0.00	0	Signorelli Investment Company	Texas Engineering And Mapping Company
35	Rio Vista North	2016-0902	C2	Harris	City	452T	0.33	0.00	6	TITAN URBAN DEVELOPMENT	ICMC GROUP INC
36	Rosehill Plaza	2016-0967	C2	Harris	ETJ	327S	0.92	0.92	0	MOON TOP, INC	Replat Specialists
37	Rosewood Atascosita	2016-0900	C2	Harris	ETJ	377G	4.49	4.49	0	Rosewood Holding Company, Inc.	Arborleaf Engineering & Surveying, Inc.
38	Rothwood Center	2016-0943	C2	Harris	ETJ	291J	4.48	4.48	0	MT&MS TEXAS PROPERTIES, LLC	Century Engineering, Inc
39	Shadowdale Terrace	2016-0911	C3F	Harris	City	449M	3.19	0.37	34	Meritage Homes	LJA Engineering, Inc.- (West Houston Office)
40	Shadyvilla Addition no 2 partial replat no 4	2016-0969	C3F	Harris	City	451X	0.28	0.00	2	Caywood Development LLC	Owens Management Systems, LLC
41	Shaw Storage (DEF1)	2016-0863	C2	Harris	ETJ	328E	8.76	8.69	0	Northpointe Storage LLC	Jones   Carter
42	Shoppes at Memorial Village South	2016-0895	C2	Harris	City	491B	0.89	0.89	0	Weingarten Realty Management Co.	Weisser Engineering Company

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43	Southland Court	2016-0936	C3F	Harris	City	533F	0.51	0.00	8	DCT Capital Fund	Owens Management Systems, LLC
44	Sugar Pine Square replat no 1	2016-0960	C3F	Harris	ETJ	331R	13.43	5.36	86	LGI Homes	Pape-Dawson Engineers
45	Towne Lake Detention Reserve at Grand Canal	2016-0955	C2	Harris	ETJ	367S	86.68	86.68	0	CW SCOA West, L.P.	EHRA
46	Triumph Cabling Systems	2016-0830	C3P	Harris	City/ ETJ	447Q	3.71	3.00	0	Triumph CS Holdings LLC	RP & Associates
47	Valley Ranch Town Center Commercial North West	2016-0906	C3F	Montgomery	ETJ	256S	21.24	21.24	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)
48	Valley Ranch Town Center Commercial South	2016-0905	C3F	Montgomery	ETJ	256T	3.65	3.65	0	Valley Ranch Town Center One, LLC	LJA Engineering, Inc.- (West Houston Office)
49	Valley Ranch Town Center Commercial South East	2016-0907	C3F	Montgomery	ETJ	256T	7.91	7.91	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)
50	Valley Ranch Town Center Commercial South West	2016-0904	C3F	Montgomery	ETJ	256T	4.32	4.32	0	Valley Ranch Town Center One, LLC	LJA Engineering, Inc.- (West Houston Office)
51	Valley Ranch Town Center Retail South East	2016-0908	C3F	Montgomery	ETJ	256T	4.24	4.24	0	Valley Ranch Town Center One, LLC	LJA Engineering, Inc.- (West Houston Office)
52	Westview Landing Sec 2	2016-0915	C3F	Harris	ETJ	411H	47.32	28.83	81	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
53	Willow Creek Estates Sec 1 partial replat no 1	2016-0935	C3F	Harris	City	571C	0.69	0.69	0	Hilda Shaghaghi	Owens Management Systems, LLC

**B-Replats**

54	Azutami Place	2016-0690	C2R	Harris	ETJ	411M	0.20	0.20	0	Jenny Reyes	Replat Specialists
55	Ben Restaurant	2016-0932	C2R	Harris	City	494A	0.32	0.32	0	H.L.Homes	ICMC GROUP INC
56	Chick Fil A Hwy at 249 West Road (DEF2)	2016-0744	C2R	Harris	ETJ	411B	2.08	2.08	0	CHICK FIL A	Bury
57	Darling Street Manors	2016-0949	C2R	Harris	City	492C	0.12	0.00	3	Houston Quality Builders, Inc.	Total Surveyors, Inc.
58	Deerbrook Crossing Sec 4 partial replat no 1 and extension	2016-0909	C2R	Harris	City	375B	12.65	12.65	0	Bleyl & Associates	Civil Concepts, Inc.
59	Fisher Meadows	2016-0926	C2R	Harris	City	452Q	0.48	0.01	12	CMC INTERPRISES	PLS
60	FM 2978 Office Park (DEF1)	2016-0784	C2R	Harris	ETJ	249S	1.74	1.74	0	2978 Investments, LLC	C & C Surveying, Inc
61	Gibson and Gibson Properties (DEF1)	2016-0807	C2R	Harris	City	492V	0.40	0.40	0	Gibson & Gibson Properties	Windrose Land Services
62	Houston Heights partial replat no 15	2016-0865	C2R	Harris	City	492D	0.15	0.00	2	ABBCOTT CONSTRUCTION	Tetra Surveys
63	Kassab Court	2016-0921	C2R	Harris	City	493T	0.36	0.36	0	Bassak Investments, LLC	Karen Rose Engineering and Surveying
64	Kilgore Enclave	2016-0952	C2R	Harris	City	533G	0.14	0.00	3	Vista Urban Homes	Bates Development Consultants

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65	Mason Road Self Storage	2016-0933	C2R	Fort Bend	ETJ	526E	3.75	3.75	0	CH REALTY VII-WD 1 HOUSTON MASON RD Self S	Civil-Surv Land Surveying, L.C.
66	Mex Y Can	2016-0910	C2R	Harris	City	494U	0.11	0.00	3	WOODWORKS PROPERTIES LLC	Field Data Srvce, Inc
67	Midtown BBQ	2016-0919	C2R	Harris	City	493P	0.34	0.34	0	Strauss Bier Haus, LLC	Windrose Land Services
68	Mueschke Public Storage	2016-0901	C2R	Harris	ETJ	326Y	4.46	4.46	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
69	Oak Grove Villas	2016-0897	C2R	Harris	City	452L	0.25	0.25	0	Shane Cook Designs	Andrew Lonnie Sikes, Inc.
70	Ocee at Westpark	2016-0975	C2R	Harris	City	530B	0.55	0.55	0	SAADI	Hovis Surveying Company Inc.
71	Port Commerce Business Park Section 1 partial replat no 1 and extension	2016-0942	C2R	Harris	City	578K	40.51	38.75	0	JAWS Realty	Total Surveyors, Inc.
72	Qmart Southwest Freeway	2016-0858	C2R	Harris	City	530P	0.63	0.63	0	BEC-LIN ENGINEERING, LP	TRI-TECH SURVEYING/ BEC-LIN ENGINEERING/ GLOBAL SURVEYORS
73	Rutland Street Patio Homes	2016-0954	C2R	Harris	City	492D	0.40	0.00	3	Bella Torre Homes, LLC	Bowden Survey
74	Rylans Corner	2016-0899	C2R	Harris	ETJ	292T	3.14	3.14	0	ARDC Developement	Glezman Surveying, Inc.
75	Sunset Square	2016-0923	C2R	Harris	City	453N	0.14	0.00	2	TERRAMAX PLANS & PROJECTS LLC	Advance Surveying, Inc.
76	Townhomes at Petty Street (DEF1)	2016-0885	C2R	Harris	City	492B	0.24	0.00	6	Metro Living	PLS
77	University Gateway	2016-0805	C2R	Harris	City	493Z	1.80	1.80	0	Scott and Hadley LP	South Texas Surveying Associates, Inc.
78	Veterans Memorial Plaza	2016-0947	C2R	Harris	ETJ	371K	3.00	3.00	1	NCE Construction	John G. Thomas & Associates Inc.
79	West Clay Street Grove	2016-0939	C2R	Harris	City	493N	0.21	0.00	4	Cityside Homes, LLC	Total Surveyors, Inc.

**C-Public Hearings Requiring Notification**

80	Avondale partial replat no 1 (DEF2)	2016-0590	C3N	Harris	City	493T	0.51	0.51	0	215 Westheimer LLC	Vernon G. Henry & Associates, Inc.
81	Blossom Hotel and Suites replat no 1 and extension	2016-0709	C3N	Harris	City	532M	0.92	0.92	0	Zhejiang Blossom Tourism Group Houston, LLC	Civil-Surv Land Surveying, L.C.
82	East End on the Bayou Sec 4	2016-0695	C3N	Harris	City	494J	0.46	0.40	1	Padua Realty Company	Gruller Surveying
83	Grove on Cline Street	2016-0768	C3N	Harris	City	494J	0.34	0.00	9	HIGHHEELS TO HARDHATS	Texas Legal Media
84	Jackson Court partial replat no 1 (DEF1)	2016-0596	C3N	Harris	City	494X	0.11	0.00	2	L and L Real Estate	Owens Management Systems, LLC
85	Park Place partial replat no 2	2016-0680	C3N	Harris	City	535P	0.89	0.00	4	Rezcom	PLS

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86	Sherwood Oak Gardens replat no 1 (DEF1)	2016-0706	C3N	Harris	City	489B	2.51	0.55	37	Tanglewood Builders	The Interfield Group

**D-Variances**

87	Aldine ISD Lauder Road Elementary	2016-0898	C3P	Harris	ETJ	414E	47.68	46.00	0	Brooks and Sparks, Inc.	West Belt Surveying, Inc.
88	Courtland Square Sec 2 replat no 1 (DEF1)	2016-0691	C2R	Harris	City	493T	1.15	1.15	0	Baxter Development	Owens Management Systems, LLC
89	Creekside Ranch FBC MUD 142 Elevated Storage Tank Site no 1 (DEF1)	2016-0670	C2	Fort Bend	ETJ	524T	1.01	1.01	0	Ashton Houston Residential	Jones   Carter
90	Humble ISD Multi School Site (DEF1)	2016-0839	C2	Harris	City/ ETJ	377P	154.45	154.45	0	Humble ISD	Jones Carter - Woodlands Office
91	Legacy Community Health Services 5th Ward (DEF1)	2016-0884	C2R	Harris	City	494F	0.88	0.88	0	Legacy Community Health Center	Windrose Land Services
92	Lisa Property	2016-0966	C2	Harris	ETJ	290U	3.73	3.73	0	2920 Properties, LTD	Windrose Land Services
93	Pecan Oaks GP (DEF1)	2016-0836	GP	Harris	ETJ	379K	28.84	0.00	0	Adam K Cloessner	Survey 1, Inc.
94	Pecan Oaks Sec 1 (DEF1)	2016-0696	C2	Harris	ETJ	379F	1.85	0.00	1	Adam K Cloessner	Survey 1, Inc.
95	Pecan Oaks Sec 2 (DEF1)	2016-0875	C2	Harris	ETJ	379K	12.60	0.00	2	Kolloway & Loftin	Owens Management Systems, LLC
96	Poinciana (DEF1)	2016-0871	C2R	Harris	City	529E	2.94	0.78	60	DTD Investments LLC	Owens Management Systems, LLC
97	Republic Center GP	2016-0816	GP	Harris	City	375F	36.74	0.00	0	CENTERMARK COMMERCIAL REAL ESTATE	Century Engineering, Inc
98	Republic Center Sec 1 (DEF2)	2016-0720	C2R	Harris	City	375F	15.00	15.00	0	CENTERMARK COMMERCIAL REAL ESTATE	Century Engineering, Inc
99	Sunrise Orchards (DEF1)	2016-0799	C2	Harris	City	534K	1.77	1.77	0	Neos Architects	AGS CONSULTANTS LLC
100	WALIPP Terrace	2016-0780	C2	Harris	City	533H	5.51	5.51	0	TSG Industries LLC	Owens Management Systems, LLC
101	Weber Modern Living	2016-0963	C2R	Harris	City	493G	0.25	0.01	6	Weber Modern Living, LLC	Total Surveyors, Inc.

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

102	Camillo Lakes Sec 1	2016-0953	C3P	Harris	ETJ	444M	42.00	10.49	182	Marcello Lakes Ltd.	EHRA
103	Cypress Trail Plaza GP	2016-0978	GP	Harris	ETJ	369J	0.90	0.00	0	Danish Momin	Hovis Surveying Company Inc.
104	Cypress Trail Plaza Sec 1 (DEF1)	2016-0821	C3P	Harris	ETJ	369J	2.73	2.18	0	Danish Momin	Hovis Surveying Company Inc.

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**G-Extensions of Approval**

105	Breckenridge Park partial replat no 2	2015-1119	EOA	Harris	ETJ	293U	7.67	0.42	44	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
106	Burcaw Acres	2015-1065	EOA	Harris	ETJ	287H	3.71	0.00	2	Rod Burcaw	C & C Surveying, Inc
107	Carpenters Landing Sec 7	2015-1109	EOA	Harris	ETJ	457V	11.04	2.69	52	MJD Landing, LP	LJA Engineering, Inc.- (West Houston Office)
108	Falba Road Reserve	2015-1170	EOA	Harris	ETJ	370A	2.00	2.00	0	Dermatouch Esthetic Nursing LLC	Total Surveyors, Inc.
109	Lund RV Park	2015-0985	EOA	Montgomery	ETJ	256P	27.03	27.03	0	Lund Ventures LLC	Precision Land Surveying
110	Mayfield Place	2015-1221	EOA	Harris	ETJ	333J	25.92	25.92	3	Mayfield Commercial Development, LLC	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
111	McCrary Meadows Wastewater Treatment Plant	2015-1113	EOA	Fort Bend	ETJ	565C	4.66	4.66	0	Ventana Development	LJA Engineering, Inc.- (West Houston Office)
112	Miller Crossing	2015-1046	EOA	Harris	ETJ	458N	2.10	1.95	0	Rosendo Galindo	Owens Management Systems, LLC
113	Northeast Christian Academy	2015-1305	EOA	Montgomery	ETJ	296U	14.50	14.34	0	Northeast Christian Academy	Jones   Carter
114	Olde Oaks Sec 2 partial replat no 1	2015-1303	EOA	Harris	ETJ	330V	0.86	0.00	2	Macias Construction	The Interfield Group
115	Park West Reserve	2015-1200	EOA	Harris	ETJ	445W	9.19	9.19	0	Katy Promise Joint Venture	EHRA
116	Popeyes East Sam Houston	2015-1127	EOA	Harris	ETJ	457A	0.95	0.95	0	Sun Development Limited Partnership	Catalyst Technical Group, Inc.
117	Rankin Investment	2015-1141	EOA	Harris	ETJ	371K	0.84	0.84	0	Rankin Investment LLC	Hovis Surveying Company Inc.

**H-Name Changes**

None

**I-Certification of Compliance**

118	26215 Dobbin Huffsmith Road	16-1145	COC	Montgomery	ETJ	249N				Daniel and Monica Lindquist	Sandra Erb
119	14122 Forest Acres Drive	16-1146	COC	Harris	ETJ	416E				Hugo Manzano/ Jose Lira	Jose Lira
120	26684 Coach Light Lane	16-1137	COC	Montgomery	ETJ	257M				Francisco Martinez – Cristina Perez	Cristina Perez
121	19942 S. Plantation Estates Drive	16-1147	COC	Montgomery	ETJ	295R				Gerardo Garza	Gerardo Garza
122	19550 Willaby Road	16-1148	COC	Montgomery	ETJ	258K				Maria Elena Vega	Maria Elena Vega
123	21688 Punkin Street	16-1149	COC	Montgomery	ETJ	256T				Tammy Swanner	Tammy Swanner
124	26039 Shadow Lane	16-1150	COC	Montgomery	ETJ	257M				Oliver G Martinez	Oliver G Martinez

**Platting Summary****Houston Planning Commission****PC Date: June 09, 2016**

Item		App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
125	26790 Coach Light Lane	16-1151	COC	Montgomery	ETJ	258J				Aracely Sanchez	Aracely Sanchez

**J-Administrative**

None

**K-Development Plats with Variance Requests**

126	3103 Adelia Street	16029298 DPV	Harris	City	494A					Douglas Rodriguez	Douglas Rodriguez
127	843 Ashland Street	16049535 DPV	Harris	City	492D					Brian Richard	RSET Consultancy
128	701 E 8 1/2 Street	16029405 DPV	Harris	City	493A					Lucas Brown	L&B Limited
129	5300 Sunrise Road	16025229 DPV	Harris	City	534K					Paksima Group	Zeeba Paksima
130	906 W 20th Street	16050738 DPV	Harris	City	452U					Marina Damian	Advance Surveying, Inc.
131	2019 Wichita Street	16017958 DPV	Harris	City	533B					Mickey Washington	Washington & Associates, PLLC

# Houston Planning Commission

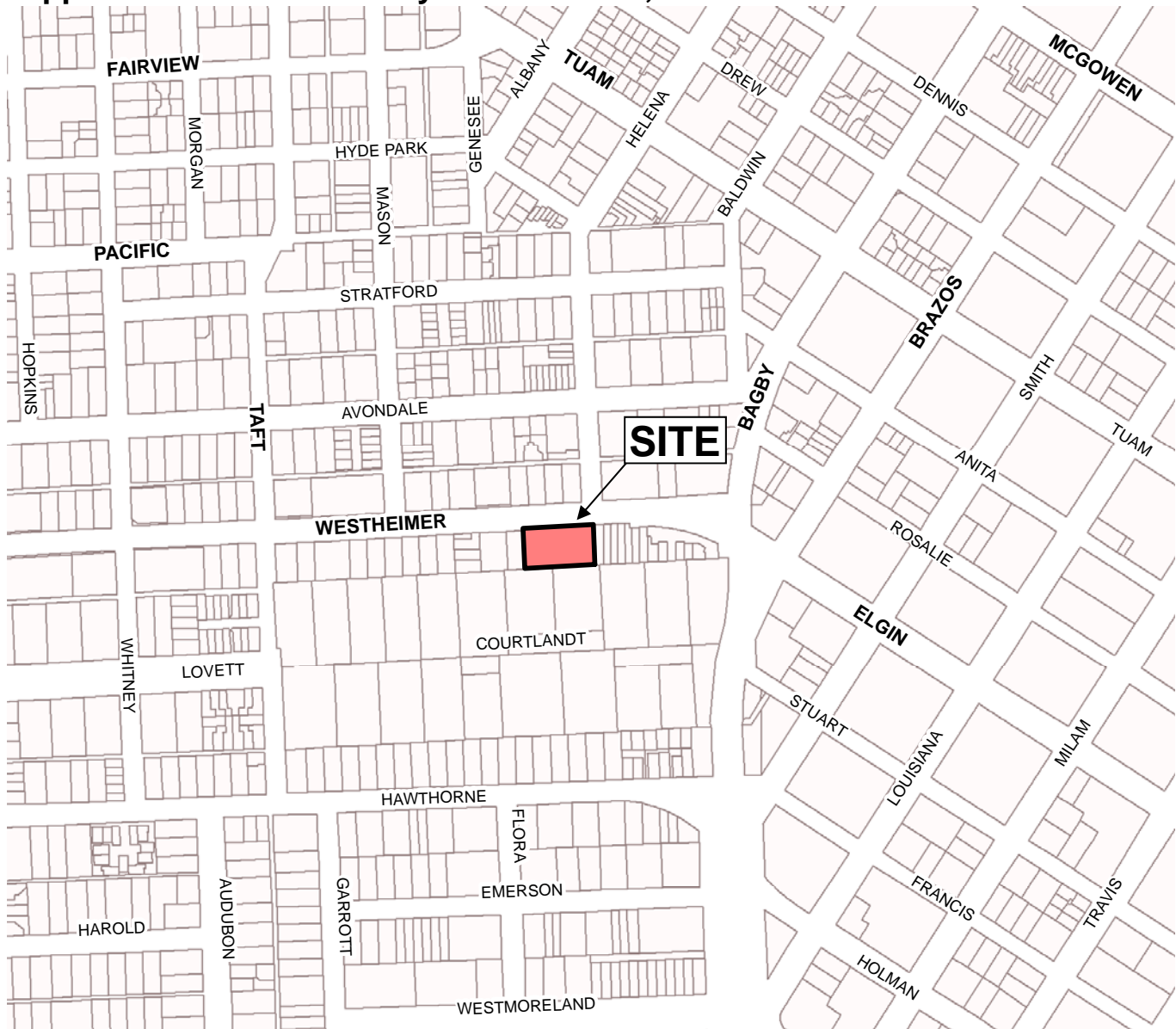
**ITEM: 80**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Avondale partial replat no 1 (DEF2)**

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



**C – Public Hearings with Variance**

**Site Location**



# Houston Planning Commission

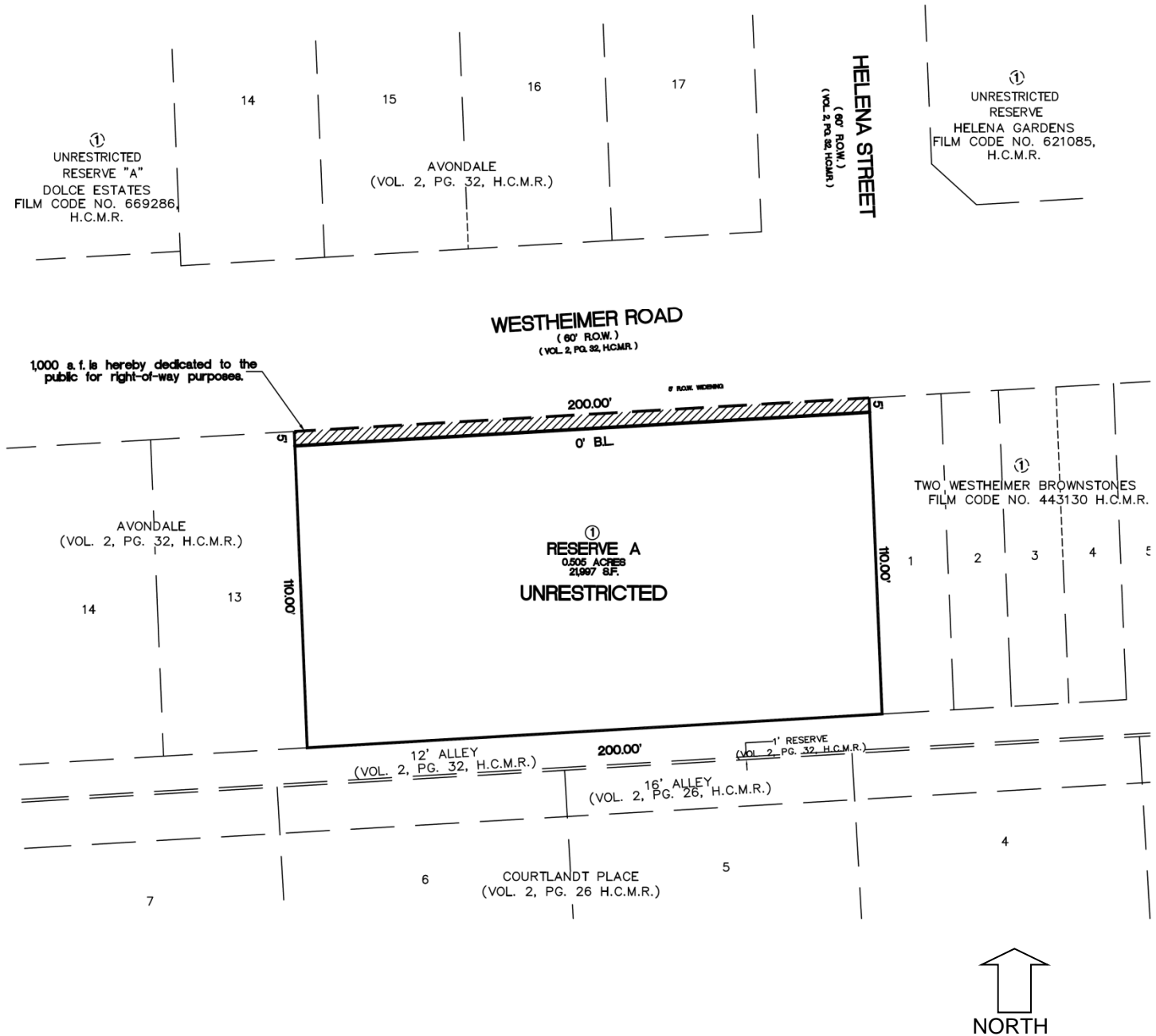
## ITEM: 80

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Avondale partial replat no 1 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 80

Planning and Development Department

Meeting Date: 06/09/2016

---

Subdivision Name: Avondale partial replat no 1 (DEF2)

Applicant: Vernon G. Henry & Associates, Inc.



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**C – Public Hearings with Variance**

**Aerial**

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— 100 —

All drawings and specifications, ideas and designs appearing herein constitute the original and unpublished work of Dinunzio Architects and the same may NOT be duplicated in whole or in part, used, or disclosed other than for the purpose of the original contract without the express written consent of Carlo M. Di Nunzio and Synectics Group, Inc. DBA Di Nunzio Architects.

— 100 —

15 JULY 2004

[illegible]

**sheet title:**

sheet no.:

sheet no.: A1.00

CHAPTER 26: SECTION 26-492 SITE PARKING TABULATION	CHAPTER 26: SECTION 26-497. REDUCED PARKING FOR ADDITIONAL BICYCLE SPACES

ITEM A. BICYCLE SPACES IN ADDITION TO THE MINIMUM NUMBER OF BICYCLE SPACES REQUIRED BY SECTION 26-496 OF THE CODE SHALL RECEIVE A REDUCTION OF 50% OF THE MINIMUM NUMBER OF BICYCLE SPACES REQUIRED BY SECTION 26-497 OF THE CODE.

ITEM B. BICYCLE SPACES IN ADDITION TO THE MINIMUM NUMBER OF BICYCLE SPACES REQUIRED BY SECTION 26-497 OF THE CODE SHALL RECEIVE A REDUCTION OF 50% OF THE MINIMUM NUMBER OF BICYCLE SPACES REQUIRED BY SECTION 26-497 OF THE CODE.

ITEM C. TOTAL SPACES REQUIRED BY 26-492 = 47 SPACES. BICYCLE SPACE REDUCTION = 24 SPACES. TOTAL SPACES REQUIRED = 23 SPACES.

ITEM D. TOTAL SPACES = 10% = MAXIMUM REDUCTION OF 5 SPACES ALLOWED BY SECTION 26-492 OF THE CODE.

ITEM E. BICYCLE REDUCTION TABULATION:

39 SPACES REQUIRED (PER SECTION 26-500)

-10 SPACES PROVIDED

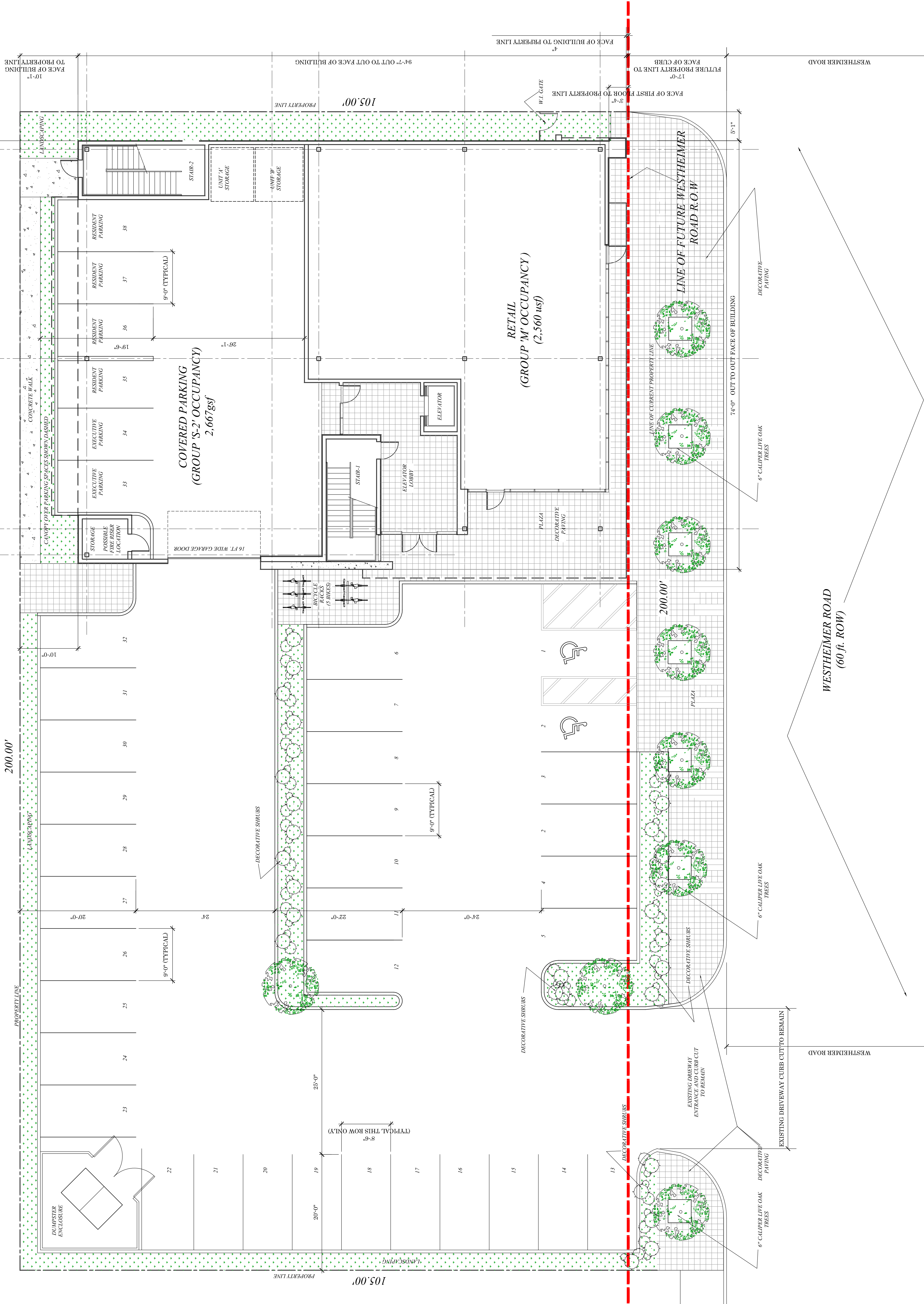
NO REDUCTION OF PARKING SPACES IS NEEDED

1 SPAC = 4 BICYCLE SPACES = 4 BICYCLE SPACES IN ADDITION TO 1

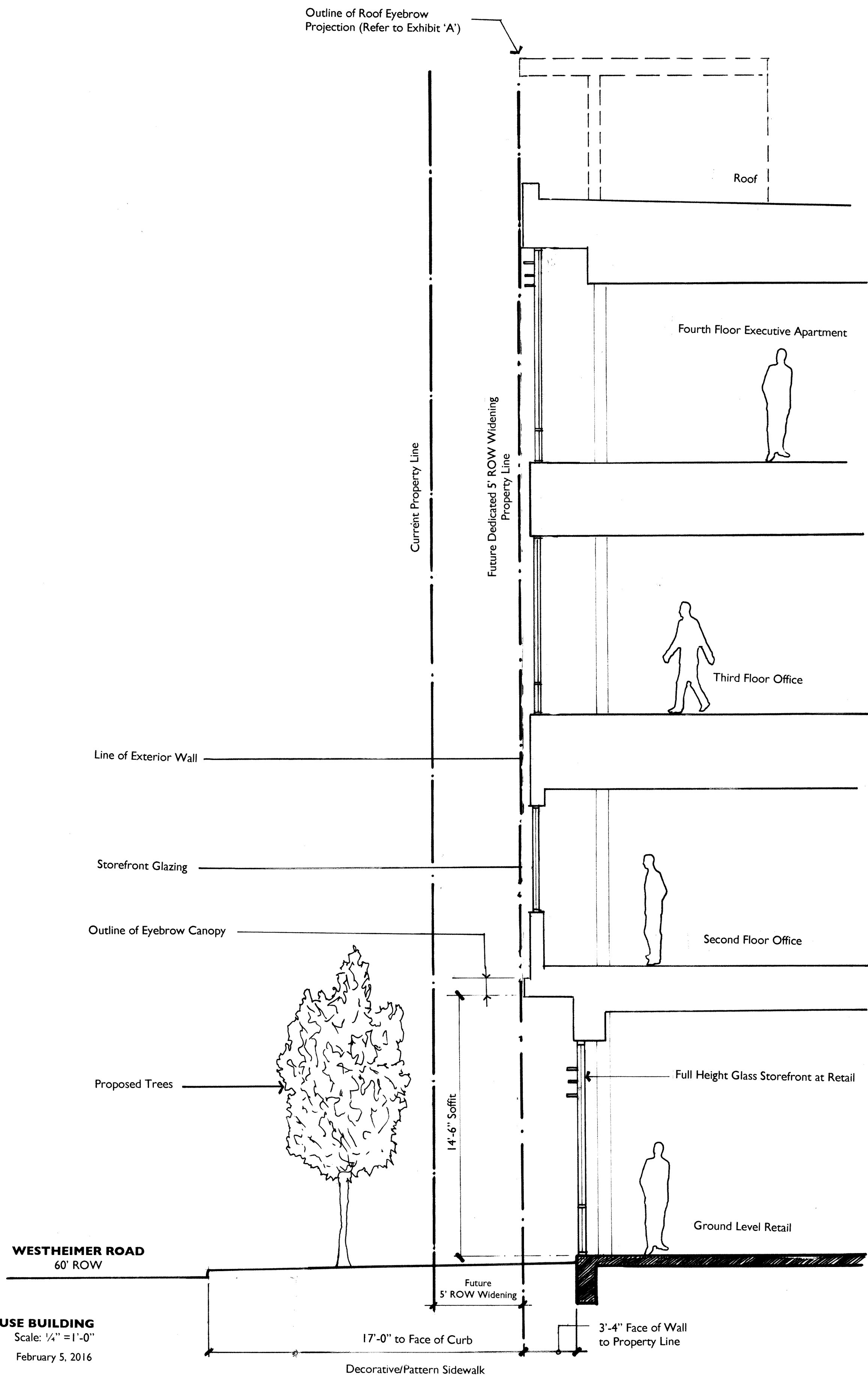
TOTAL BICYCLE SPACE REQUIRED PER SECTION 26-496.

TOTAL BICYCLE SPACES REQUIRED PER SEC. 26-497 = 5 BICYCLE SPACES

TOTAL PARKING SPACES REQUIRED USING SEC. 26-497 PARKING REDUCTION = 38 PARKING SPACES

[illegible]





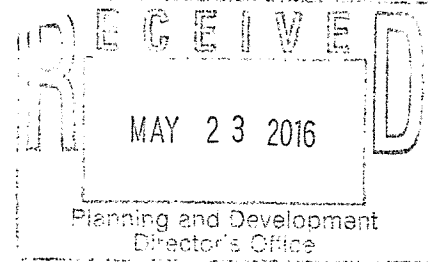
**PROFILE SECTION OF 215 WESTHEIMER MULTI USE BUILDING**  
 Scale: 1/4" = 1'-0"  
 February 5, 2016



5 Courtlandt Place  
Houston, TX 77006

May 18, 2016

Ms. Ellen R. Cohen  
Council Member District C  
Mayor Pro Tem City of Houston  
City Hall Annex Bldg. – First Floor  
900 Bagby Street  
Houston, TX 77002



RE: Variance Request 215 Westheimer LLC  
City of Houston Planning and Development Dept. Ref. # 2016-5950

Dear Ms. Cohen

Thank you for your recent response to my letter of April 29, 2016 relative to the above-referenced Variance Request. In that letter, which I have attached for your convenience, I note four main concerns with this request: 1) congestion on a very narrow stretch of Westheimer with undersized lanes, 2) pedestrian safety associated with bare minimum set-back provisions, 3) exacerbation of problematic drainage issues directly in that area and 4) failure to respect neighboring properties, specifically the ambience/civic importance of Houston first Historic District - Courtlandt Place established 1906. In addition, I understand that the Variance Request is in violation of certain City regulations.

I am aware, as you cite in your letter of response to me of May 9, 2016, that you do not serve on the Houston Planning Commission and I thank you for taking the time to forward my expressed concerns to the appropriate parties. I did advise Mr. Patrick Walsh, Mayor Sylvester Turner and all City Council members of these issues. I was pleased to learn, when I attended the Planning Commission meeting last Thursday, that the Variance Request had been deferred until May 26, 2016. However, as discussed later in this letter, it is critical that the decision be deferred well beyond this date.

Ms. Cohen, I know that you personally possess a strong interest in historic preservation in our City. In fact, I introduced myself to you at a preservation-oriented event held on Courtlandt Place in the not so distant past. You recognize the importance of Courtlandt Place as the only remaining, entirely in-tact historic street in our City. As residents, we take pride in the fact that our neighborhood is recognized on the National Register of Historic Places and boasts sixteen Recorded Texas Historic Landmark residences – unparalleled in the State. Its original residents ensured this accomplishment through the very restrictive deed restrictions put in place on their properties early in the last century. And yet, without the support of our elected representatives and a concerned community,

our neighborhood is, once again, threatened by unscrupulous development, while its homeowners must abide by strict City regulations governing Houston Historic Districts.

Your interest in historic preservation and responsible development is further evidenced by your leadership in the recently established Lower Westheimer Corridor Study. As publicly stated, its goal is to “preserve and enhance the overall character of the roadway and to improve mobility and safety” in this area which “merits a level of design sensitivity due to its historic, cultural and community significance.”

After careful reflection, quite frankly I can see only conflict and inconsistency between these stated Study goals/objectives and the 215 Westheimer Variance Request. I struggle to find any element(s) of positive reinforcement contained in the proposed Variance for Lower Westheimer in terms of “character, mobility and safety”. Therefore, it would seem absolutely necessary that the Study Advisory Board carefully determine their position relative to this Variance Request, present them to the Planning Commission and, at the very least, ensure that the Variance Request is delayed until that is completed.

Ms. Cohen, as our Council member and a leader in the Lower Westheimer Corridor Study, I ask that you actively support and request the deferral of the Variance Request for 215 Westheimer until ALL of its elements can be fairly assessed relative to the concerns listed earlier in this letter and the stated objectives of the Study. I fear that a hasty decision by the Planning Commission may be made. Instead, an objective and fully informed review by the Commission must be held. Your leadership in this regard would be consistent with your continuing support of historic preservation in Houston, your desire to improve the beauty and safety of Lower Westheimer and your role as an official representative of many concerned residents of your District.

Yours truly,



W. Murray Air

cc. Sylvester Turner – Mayor, City of Houston

Patrick Walsh - Director, Houston Planning and Development Department ✓

Dorian Powe-Phlegm - Planner Leader, Houston Planning and Development Dept.

David Hawes – Executive Director, Montrose Management District

Tony Allender – Mobility/Environ./Urban Design, Montrose Management District

Matt Thibodeaux – Executive Director, Midtown Management District

Attachment

5 Courtlandt Place  
Houston, TX 77006

April 29, 2016

Ms. Ellen R. Cohen  
Council Member District C  
City of Houston  
City Hall Annex Bldg – First Floor  
900 Bagby Street  
Houston, Texas 77002

RE: Variance Request: 215 Westheimer LLC  
City of Houston Planning and Development Dept. Ref. #2016-0590

Dear Ms. Cohen

I am writing you as a constituent and very concerned resident of Courtlandt Place. As you are aware, Courtlandt Place is Houston's first named Historic District with sixteen homes recognized as Recorded Texas Historic Landmarks, four as City of Houston Landmarks and the entire neighborhood listed on the National Register of Historic Places. Quite simply, Courtlandt Place is a very special to Houston and has been preserved in its original state as a result of very restrictive deed restrictions and residents whom over the years have fought to retain its dignity in recognition of its importance to our city. With this proposed variance request, the street is once again in jeopardy.


As outlined in the letter I received this week from the the Planning Department, the proposed variance request pertains to a property in the 200 block of Westheimer which directly abuts Courtlandt Place property to its south. This variance request is of concern to me, not only because: 1) it adds to the congestion in the area, 2) provides essentially no set back space on the Westheimer frontage for pedestrian traffic and future widening of that street, but more importantly, 3) the excessive height of the construction is an intrusion of privacy and 4) drainage issues will be exacerbated.. These latter two issues, I will discuss in more detail.

At the proposed height of 4 stories, this would become a looming façade over the homes on the north side of Courtlandt Place. None of the original structures in that area were of such a height and, in addition, the building will be just 12 feet from the property lines of its Courtlandt Place neighbors. A structure of this height cannot be hidden by tall fences or shrubbery. It is quite simply an unnecessary intrusion to privacy, a permanent eyesore that will be visible from all of Courtlandt Place and destroy the visual serenity of the neighborhood. I think that you will agree, Ms. Cohen, that this is a not a proper backdrop for the Courtlandt Place community for which Mayor Turner issued just this month City Proclamations to three homes on achieving one hundred years of age and in recognition of their importance to Houston.

With respect to drainage, you and your fellow Council Members are fully aware of the problems Houston has faced and will continue to experience by over-development in certain areas. Shallow ditches run along the original alleys on the north and south perimeters of Courtlandt Place. These were sufficient to control water at times when only homes were in the surrounding area. This is no longer the case. Specifically, it is not unusual during a very heavy rain storm to have as much as three or more feet of water in the alleyways. The situation has been even worse in the recent rains. With the proposed construction associated with this variance request entailing significant paved surfaces and its "full lot line" status, I am deeply concerned that the flooding will become even worse. What would the City then propose as a solution if the variance is granted?

Let me thank you in advance, Ms. Cohen, for listening to my concerns and reflecting upon them as you prepare for your vote on this important matter. If you would like to discuss this with me, I would welcome your call at 713 523 7352. I, along with many of my Courtlandt Place neighbors, look forward to being present at the upcoming hearing on May 12, 2016.

Sincerely,



W. Murray Air

cc. Sylvester Turner – Mayor, City of Houston  
Patrick Walsh – Director, Planning and Development Department



**GATEWAY LOFTS HOMEOWNERS ASSOCIATION  
101 WESTHEIMER RD.  
HOUSTON, TX 77006**

May 9, 2016

City of Houston Planning Commission  
P.O. Box 1562  
Houston, TX 77251-1562

Via Hand

Re: Reference Number 2016-0590, "Avondale partial replat no 1"  
Public Hearing May 12, 2016

Esteemed Planning Commission Members,

We represent the six units (Gateway Lofts) to the east of the proposed development, and are within the Protest Area. We regret that we will not be able to appear before you in person, as many of us could not get off of work, or are traveling for work. We hope this letter conveys our sentiments in such a way that you find persuasive.

We oppose and protest the variance request for this proposed development. We have reviewed the application, and are unable to find ANY unusual physical characteristic that affects this property. Indeed, this property is similar to most of the properties on both sides of Westheimer from Elgin to Montrose. This property is a large rectangular property with two large existing curb cuts, and an existing building that was used for commercial uses for decades. It is metaphorically a blank canvas, having no physical impediments that would make any project unfeasible. It would require little imagination to conceive of a mixed use project fitting within the setbacks currently required by the City of Houston.

We take great exception to the characterization of our area as one with a history of "street crime". Our lofts were built 20 years ago, and many of us have lived in them since construction. We have never had an incidence of "street crime", and certainly don't need this project to somehow civilize the wandering miscreants ready to pounce on unsuspecting pedestrians. The notion that employees and patrons of the retail operation will somehow guard the street, and therefore that retail operation has to be closer to the street is beyond preposterous, as is the idea that the occupants of the mere two (2) residential units on the top floor will somehow provide 24 hr/day neighborhood watch services to the passers-by. We all routinely walk and ride our bicycles in our neighborhood, enjoying both the urban atmosphere and the restaurants and shops in the area. Even late at night, it is safe to walk this part of Westheimer. As with any urban area, we have people of various economic statuses walking our streets. We are diverse, and glad that we live in an area that is.

Westheimer is a relatively narrow right of way for all the traffic using it, and we applaud the widening. Sidewalks are an important part of our neighborhood. We support the City setback requirement as it provides a more welcoming pedestrian experience with a comfortable separation from the lanes of traffic. Granting this variance will diminish, not promote pedestrian activity on the south side of Westheimer. The proposed variance narrows and obstructs the area for pedestrians, and positions the sidewalk perilously close to traffic.

The application for variance conflates vertical construction with the need for the building to have a zero lot line on the street. We support vertical construction within the building envelope provided by the City of Houston Ordinance without variance. This developer has chosen to have a large and unsightly parking lot, characteristic of a suburban development, occupy most of the surface area, while insisting the lot is not large enough to build an office building within the prescribed building envelope. The developer's assertion is simply not true.

We ask that you reject the variance request for failing the legal test for a variance, and for hindering rather than promoting pedestrian activity and safety.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Williams', with a stylized flourish at the end.

Gwyneth Williams  
Vice President, Gateway Lofts HOA  
on behalf of Units A, B, C, D, E, and F

843-822-7374



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-0590

**Plat Name:** Avondale partial replat no 1

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

**Date Submitted:** 04/04/2016

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

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

To allow a zero foot setback along Westheimer rather than 25';

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

150

### Statement of Facts

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

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

This area was fully developed prior to adoption of Chapter 42. No building setback was established on the plat. Westheimer (today) was Hathaway Street and was adequate at 60'. This property is now dedicating 5' of widening for Westheimer, which is currently required to have 70' in this location. The upper floors of the proposed building will be 17' from the face of the curb; the ground floor will be an additional 3'4" behind the property line for a total of 20'4" from the face of the curb. The building will contain retail on the ground floor, two floors of offices and a top floor with two residential units. The area is an eclectic mix of old and new buildings with a variety of setbacks. These original residential structures are gradually being replaced with commercial businesses. There are numerous pedestrians in the area and there is a long history of "street crime". By bringing this building up close to the street and the sidewalk, the area will be made safer. People in the building will be able to easily see what is happening on the sidewalk as well as on the street. People passing by will see activity in the building and will know that they can be seen. The developer of this building will be enhancing the pedestrian environment with a wide paving area along the Westheimer frontage. Vertical, rather than horizontal mixed-use, has been encouraged in the area as a way to make the area more pedestrian-friendly and more accessible by other modes of transportation besides the automobile. For instance, this site is in close proximity to the proposed two-way bike lane along Brazos street. Since the vertical mixed use includes residential, the area will be safer because it will be occupied 24 hours per day. The new landscaping will include 3" caliper trees and wider sidewalks. The ground floor retail will have floor to ceiling windows, which will provide interesting views for the passing pedestrians. In addition to providing more interesting views, this will also put more "eyes on the street." Safety is important in this area because it is an area of Westheimer that has experienced higher than average crime rates for the street. The area was originally developed as single-family residential with lot depths suitable to that use, making it difficult to build modern office building dimensions with both r.o.w. widening and a large setback, sized for suburban parcels.

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

The area was platted in 1907. Westheimer was not a continuous road at that time and this portion was a local residential street.

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

The intent of the chapter is to recognize unique local character, which this proposal will do.

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

The granting of the variance will result in increased pedestrian safety and welfare.

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

The justification for the variance is the dimensional depth of the property and the requirement for r.o.w. widening and the need for increase pedestrian safety.

# Houston Planning Commission

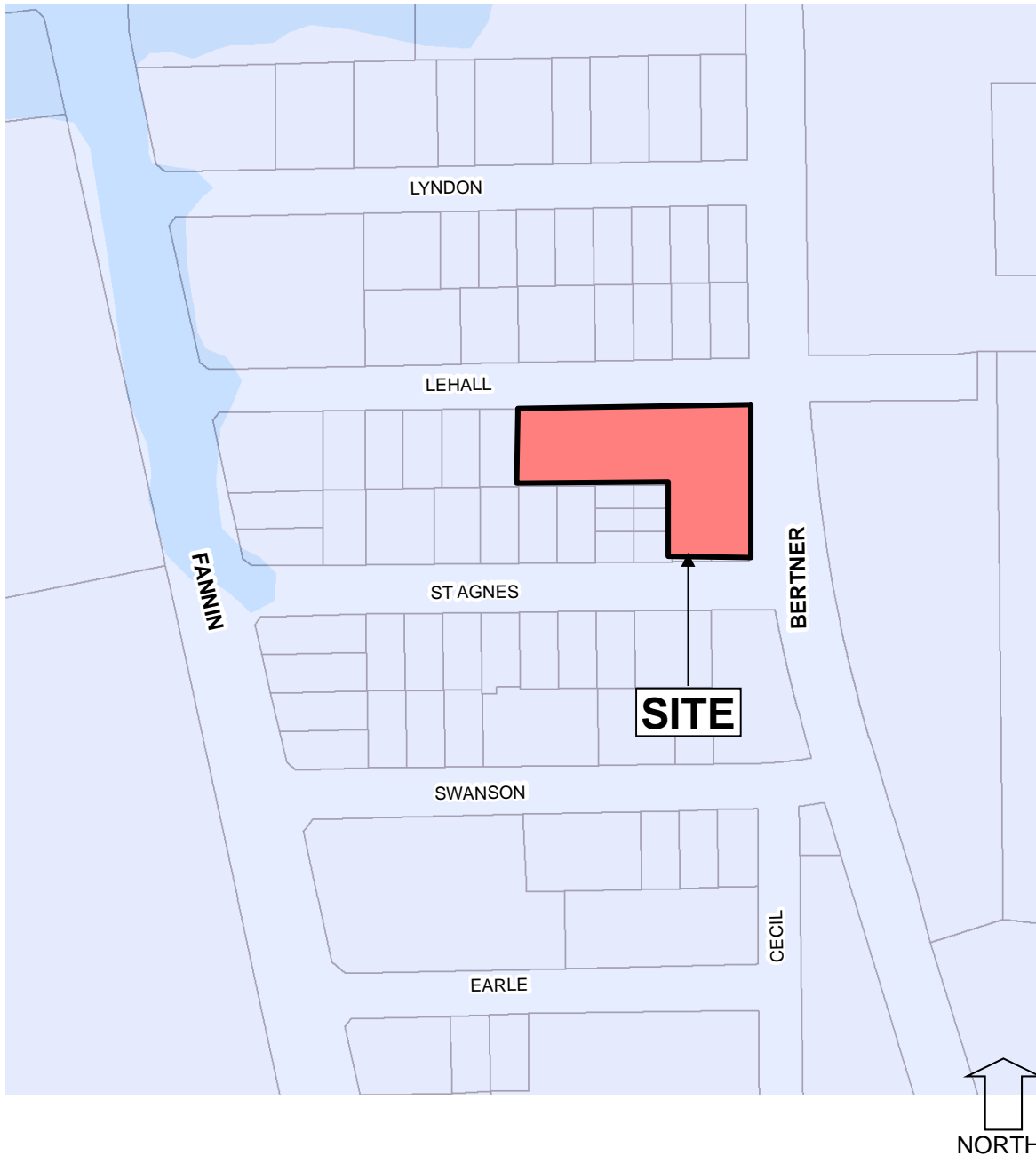
**ITEM: 81**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Blossom Hotel and Suites replat no 1 and extension**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

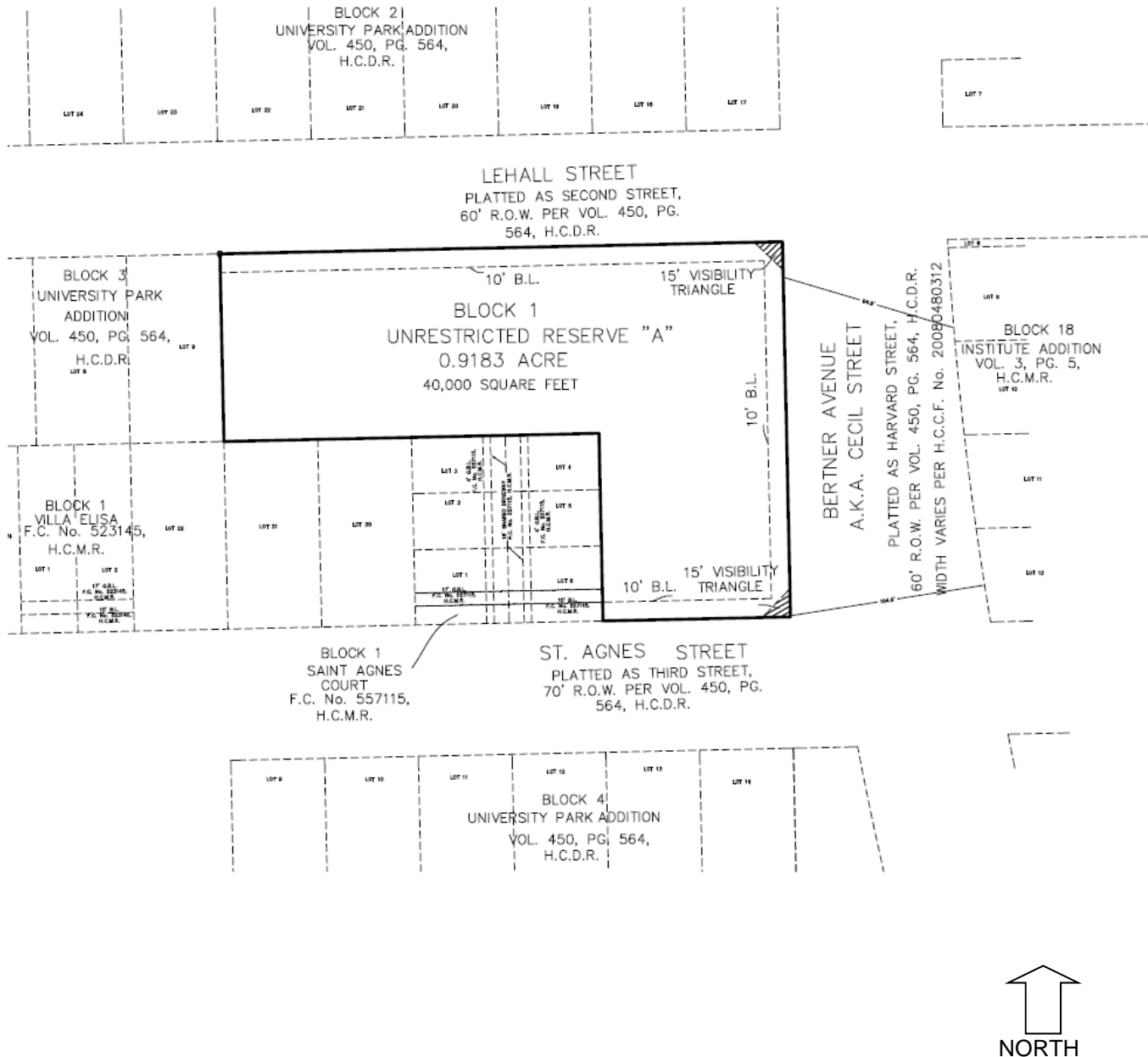
## ITEM: 81

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Blossom Hotel and Suites replat no 1 and extension**

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



**C – Public Hearings**

**Subdivision**

# Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Blossom Hotel and Suites replat no 1 and extension

Applicant: Civil-Surv Land Surveying L.C.



C – Public Hearings

Aerial



# Houston Planning Commission

**ITEM: 82**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: East End on the Bayou Sec 4**

**Applicant: Gruller Surveying**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

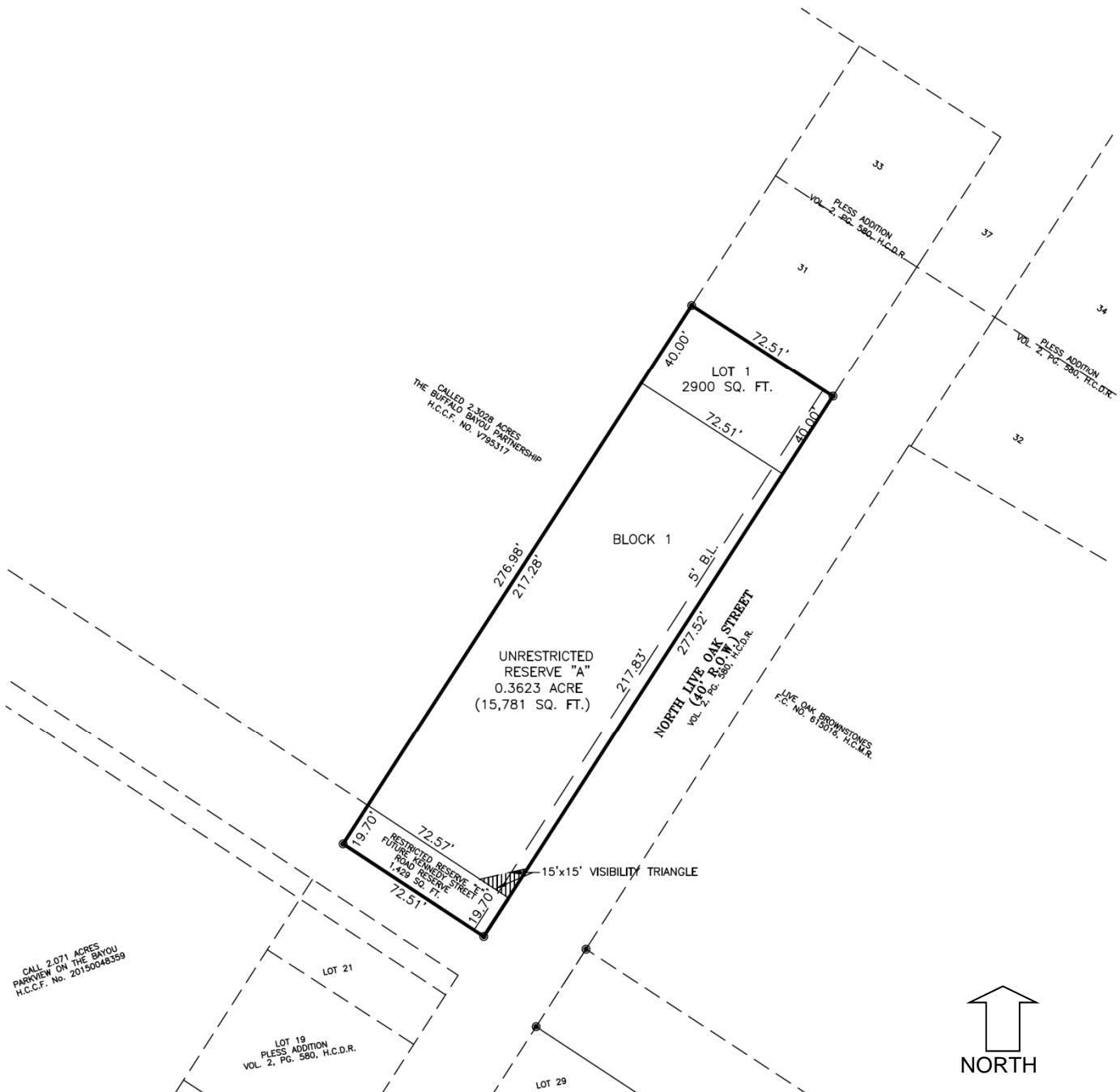
ITEM: 82

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: East End on the Bayou Sec 4

Applicant: Gruller Surveying



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 82

Planning and Development Department

Meeting Date: 06/09/2016

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**Subdivision Name: East End on the Bayou Sec 4**

**Applicant: Gruller Surveying**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

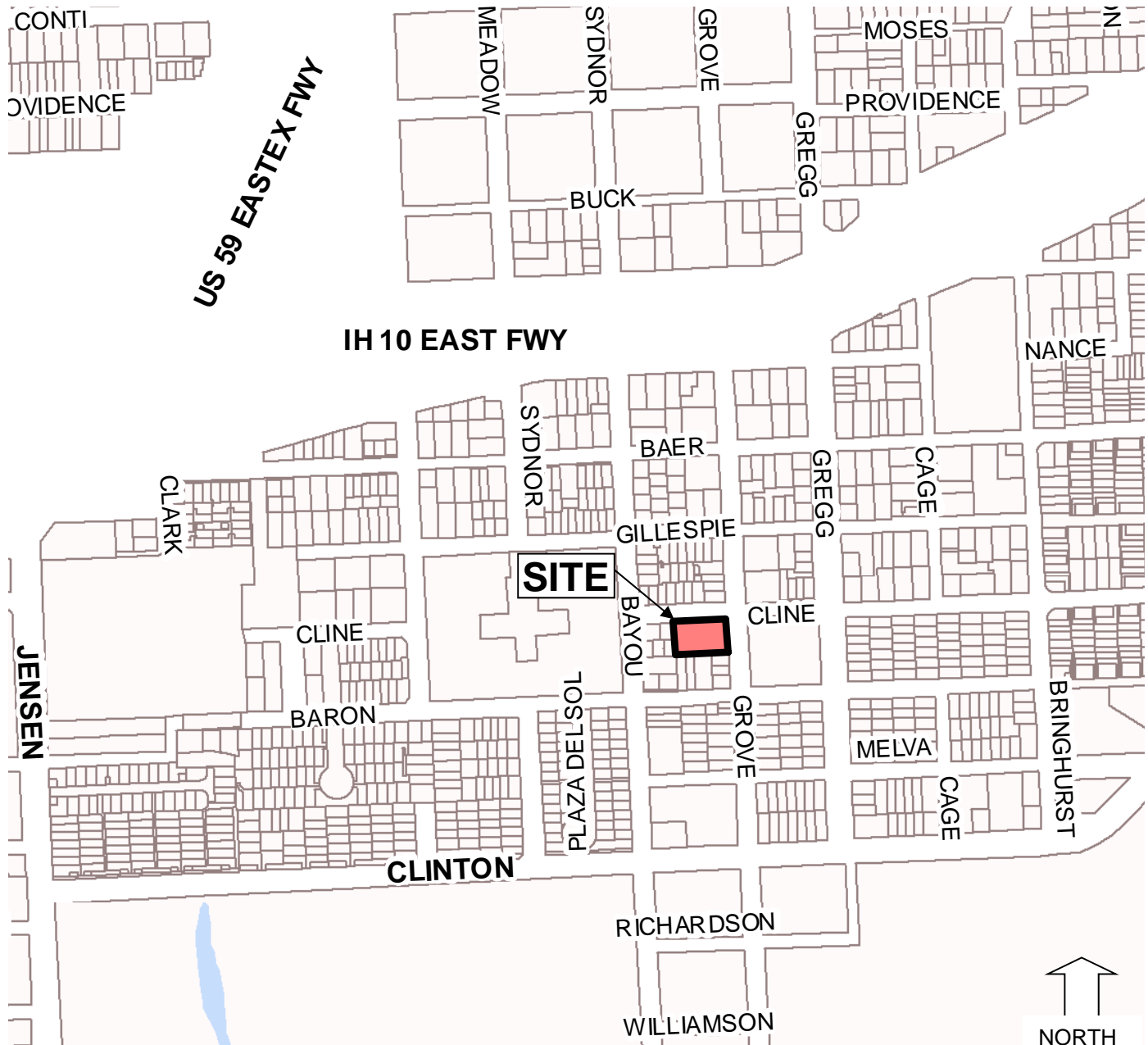
**ITEM: 83**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Grove on Cline Street**

**Applicant: Texas Legal Media**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

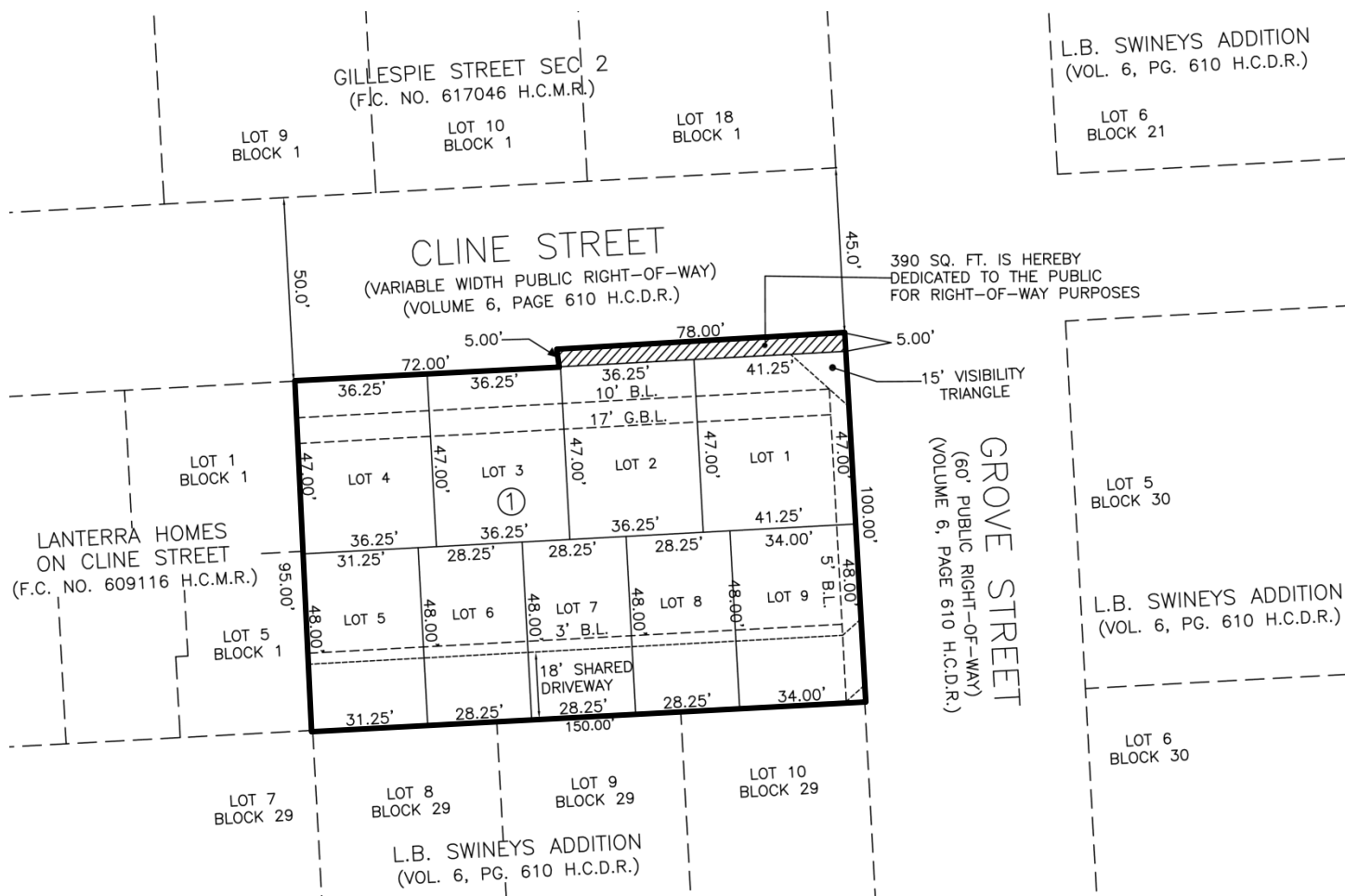
## ITEM: 83

## Planning and Development Department

**Meeting Date: 06/09/2016**

**Subdivision Name: Grove on Cline Street**

**Applicant: Texas Legal Media**



## C – Public Hearings

## Subdivision



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# Houston Planning Commission

**ITEM: 83**

Planning and Development Department

Meeting Date: 06/09/2016

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**Subdivision Name: Grove on Cline Street**

**Applicant: Texas Legal Media**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 84**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Jackson Court partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings with Variance**

**Site Location**

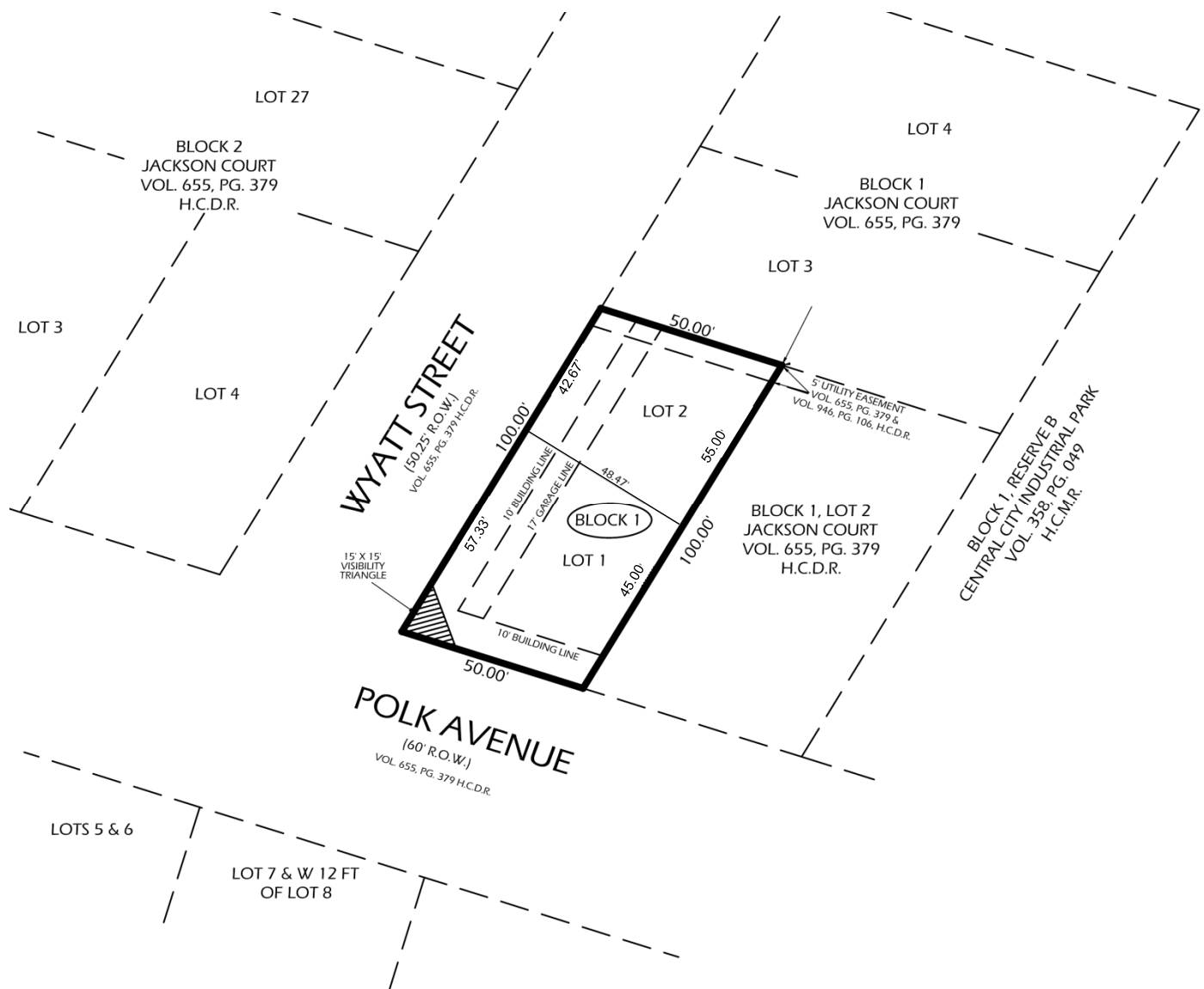
## Planning and Development Department

**ITEM: 84**

**Meeting Date: 06/09/2016**

**Subdivision Name: Jackson Court partial replat no 1 (DEF1)**

**Applicant: Owens Management Systems, LLC**



## C – Public Hearings with Variance

## Subdivision



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# Houston Planning Commission

## ITEM: 84

Planning and Development Department

Meeting Date: 06/09/2016

---

Subdivision Name: Jackson Court partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



NORTH

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**C – Public Hearings with Variance**

**Aerial**

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ADDRESS :1155 WYATT STREET  
HOUSTON, TEXAS 77023

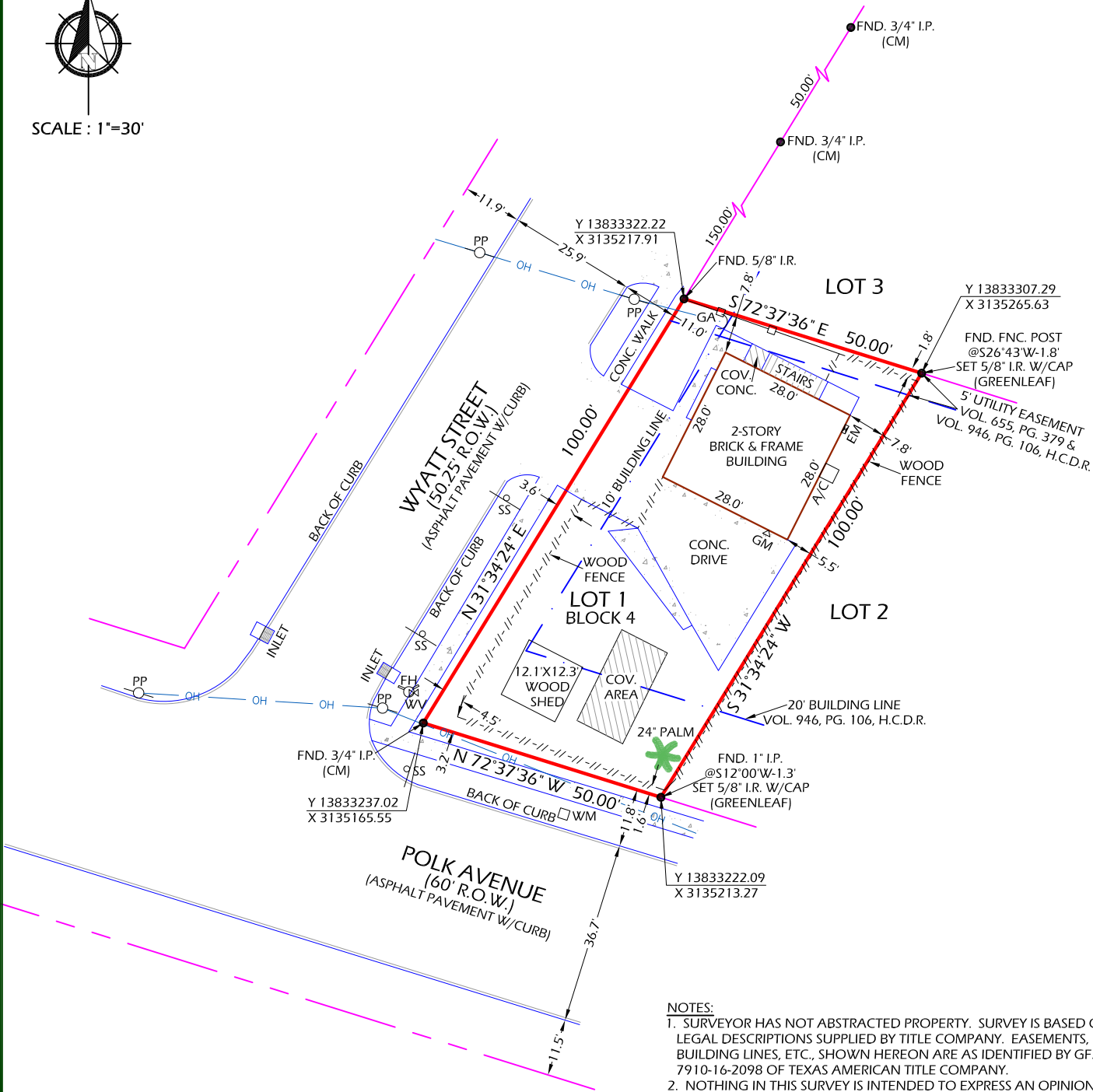
CLIENT :OWENS MANAGEMENT  
SYSTEMS, LLC

AN EXISTING CONDITIONS SURVEY OF

LOT 1, BLOCK 4 OF JACKSON COURT,  
A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE PLAT OR MAP THEREOF  
RECORDED IN VOLUME 655, PAGE 379 OF  
THE DEED RECORDS OF HARRIS COUNTY, TEXAS  
(BEARINGS BASED ON GPS OBSERVATIONS)



SCALE : 1"=30'



- NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 7910-16-2098 OF TEXAS AMERICAN TITLE COMPANY.
  2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  3. 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.
  4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  6. THE COORDINATES AND BEARINGS SHOWN HERON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.0001100998.

- SITE SUBJECT TO:
1. RESTRICTIVE COVENANTS AS PER RECORDED PLAT AND PER VOL. 655, PG. 379, H.C.D.R.
  2. UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE NORTH (REAR) PROPERTY LINE(S), AS SHOWN BY THE PLAT OF JACKSON COURT, RECORDED IN VOL. 655, PG. 379, H.C.D.R.
  3. UTILITY EASEMENT(S) 5 FEET IN WIDTH AS PER VOL. 946, PG. 106, H.C.D.R.

DATE: 02-15-2016

REVISION:

DRAWN BY: LF

APPROVED BY: DWG

PROJECT NO: GL-2763

FLOOD INFORMATION

PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0880L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



- LEGEND:
- H.C.M.R. - HARRIS COUNTY MAP RECORD
  - H.C.D.R. - HARRIS COUNTY DEED RECORD
  - H.C.C.F. - HARRIS COUNTY CLERK FILE
  - R.O.W. - RIGHT OF WAY
  - CM - CONTROL MONUMENT
  - I.R./I.P. - IRON ROD/IRON PIPE
  - PP - POWER POLE
  - GA - GUY ANCHOR
  - OH - OVERHEAD POWERLINE
  - SS - STREET SIGN
  - FH - FIRE HYDRANT
  - WV - WATER VALVE
  - WM - WATER METER
  - GM - GAS METER
  - EM - ELECTRIC METER
  - AC - AIR CONDITON UNIT

GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY  
SUITE # 129  
HOUSTON, TEXAS 77092



DIR: 832-668-5003 FAX: 832-553-7210  
FIRM # 10193977  
orders@gllsurveys.com  
www.greenleaflandsurveys.com



**Application Number:** 2016-0596

**Plat Name:** Jackson Court partial replat no 1

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 04/04/2016

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

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

A variance is being sought to allow a 10-foot side building line for a residential lot along a major thoroughfare.

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

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 single-story, uninhibited 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**

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. Jackson Court subdivision was recorded in 1926 with 4 residential block and 74 lots. The subject property is located at the corner of Wyatt, 25.9' paved section and Polk Street, 36.7' paved section. Wyatt and Polk Streets have curb and gutter with bicycle lane along Polk. There are no curb cuts along Polk Street. There is an existing 2-story, 784 sf house, located at the northern lot boundary. The owner is proposing a 3-story townhouse with access from Wyatt Street.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant. Jackson Court was recorded in 1926 prior to the adoption of the Major Thoroughfare Plan. The original deed restrictions, Vol. 946, PG 106, HCDR required a 20' building line. However the deed restrictions expired June 11, 1976.

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

The intent and general purposed of this chapter will be preserved and maintained. Polk Street is compliant with required 60' ROW per Major Thoroughfare Plan. The distance from the back of curb to the property line is 11.8'. There are no proposed curb cuts along Polk Street. The proposed development will be 10 feet from the property line and 21.8' feet from the back of curb. The existing fence is 1.6' from the property line and will remain.

**(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 public health, safety or welfare. There is no vehicular access to Polk Street. The sidewalks will be widened to 6 feet along Polk and 5 feet along Wyatt to meet City Code. The existing fence around the perimeter of the property is to remain.

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

Economic hardship is not the sole justification of the variance. The proposed development will be within the existing fenced area and will not have direct access to Polk Street.

# Houston Planning Commission

**ITEM: 85**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Park Place partial replat no 2**

**Applicant: PLS**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

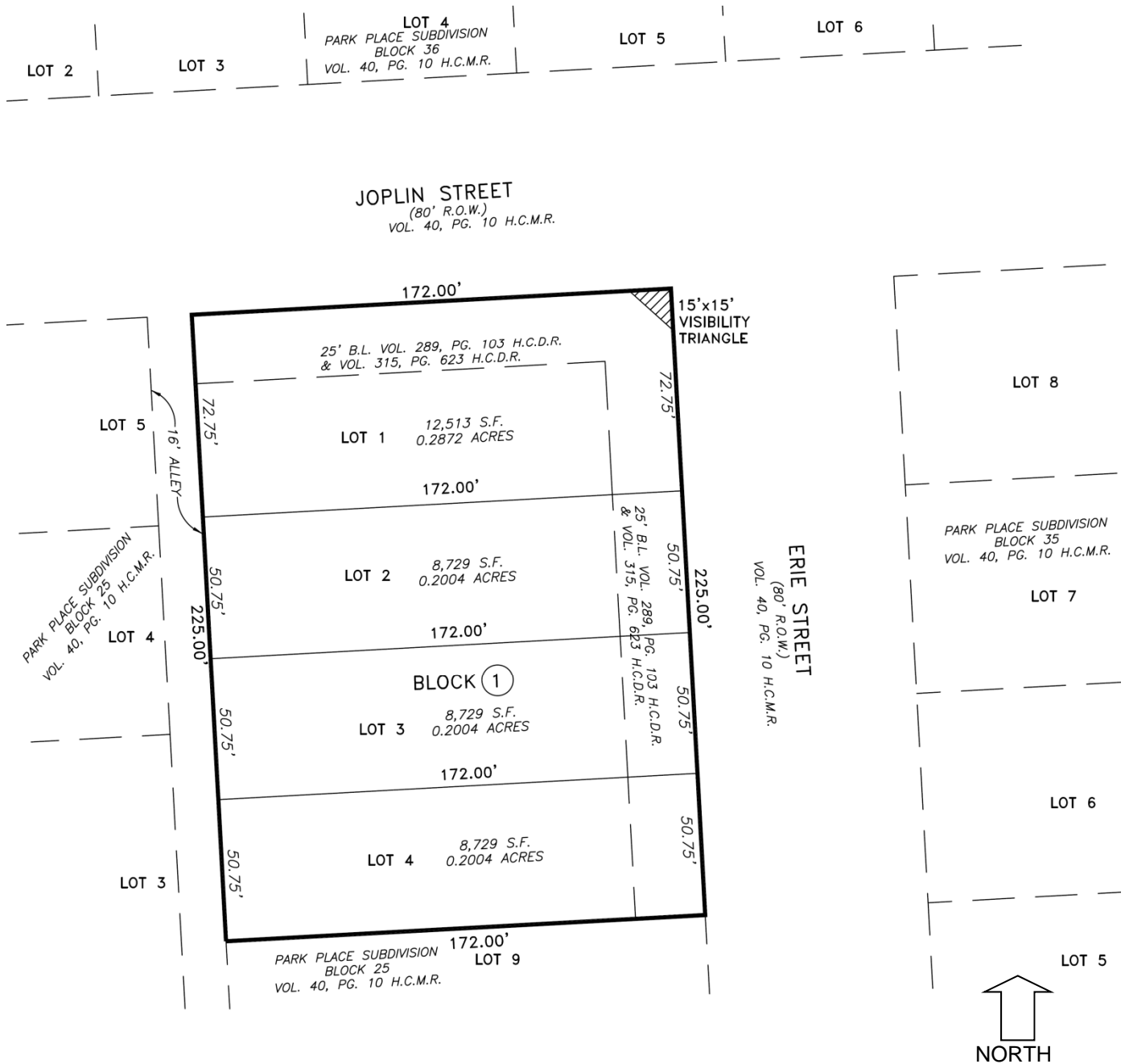
ITEM: 85

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Park Place partial replat no 2

Applicant: PLS



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 85

Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Park Place partial replat no 2

Applicant: PLS



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C – Public Hearings

Aerial

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# Houston Planning Commission

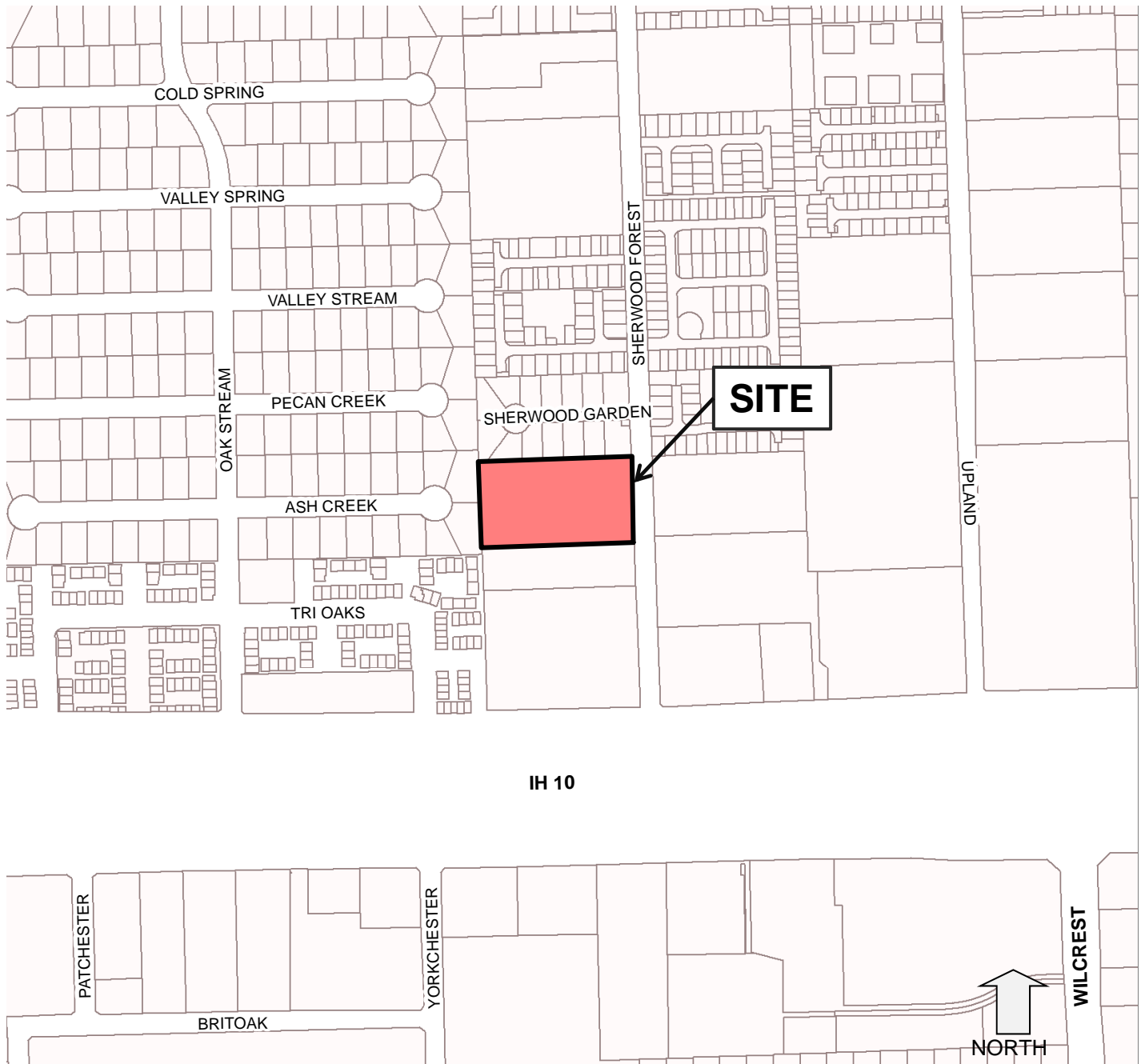
**ITEM: 86**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Sherwood Oak Gardens replat no 1 (DEF1)**

**Applicant: The Interfield Group**



**C- Public Hearings**

**Site Location**



# Houston Planning Commission

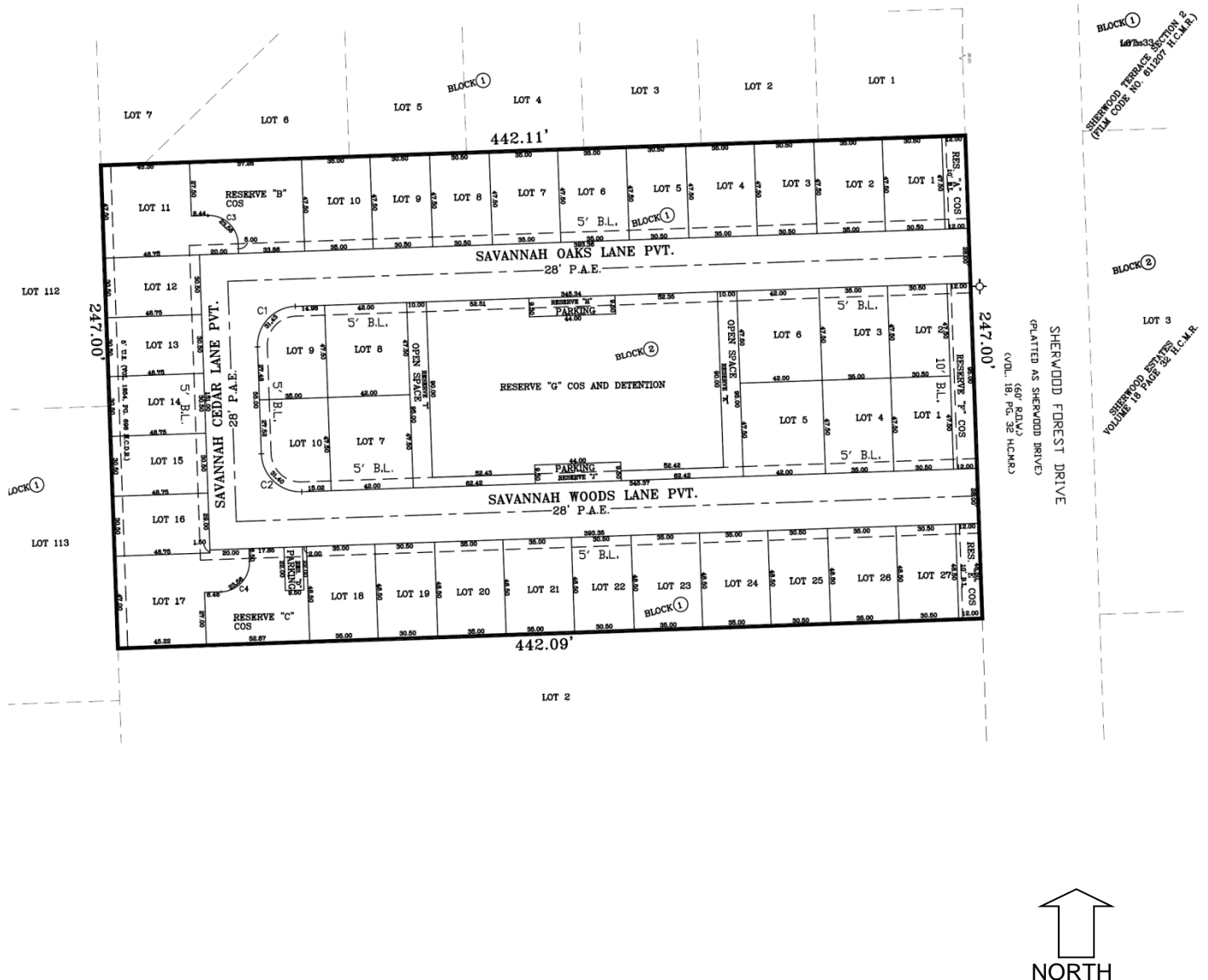
## ITEM: 86

## Planning and Development Department

**Meeting Date: 06/09/2016**

**Subdivision Name: Sherwood Oak Gardens replat no 1 (DEF1)**

## Applicant: The Interfield Group



## C- Public Hearings

## Subdivision

# Houston Planning Commission

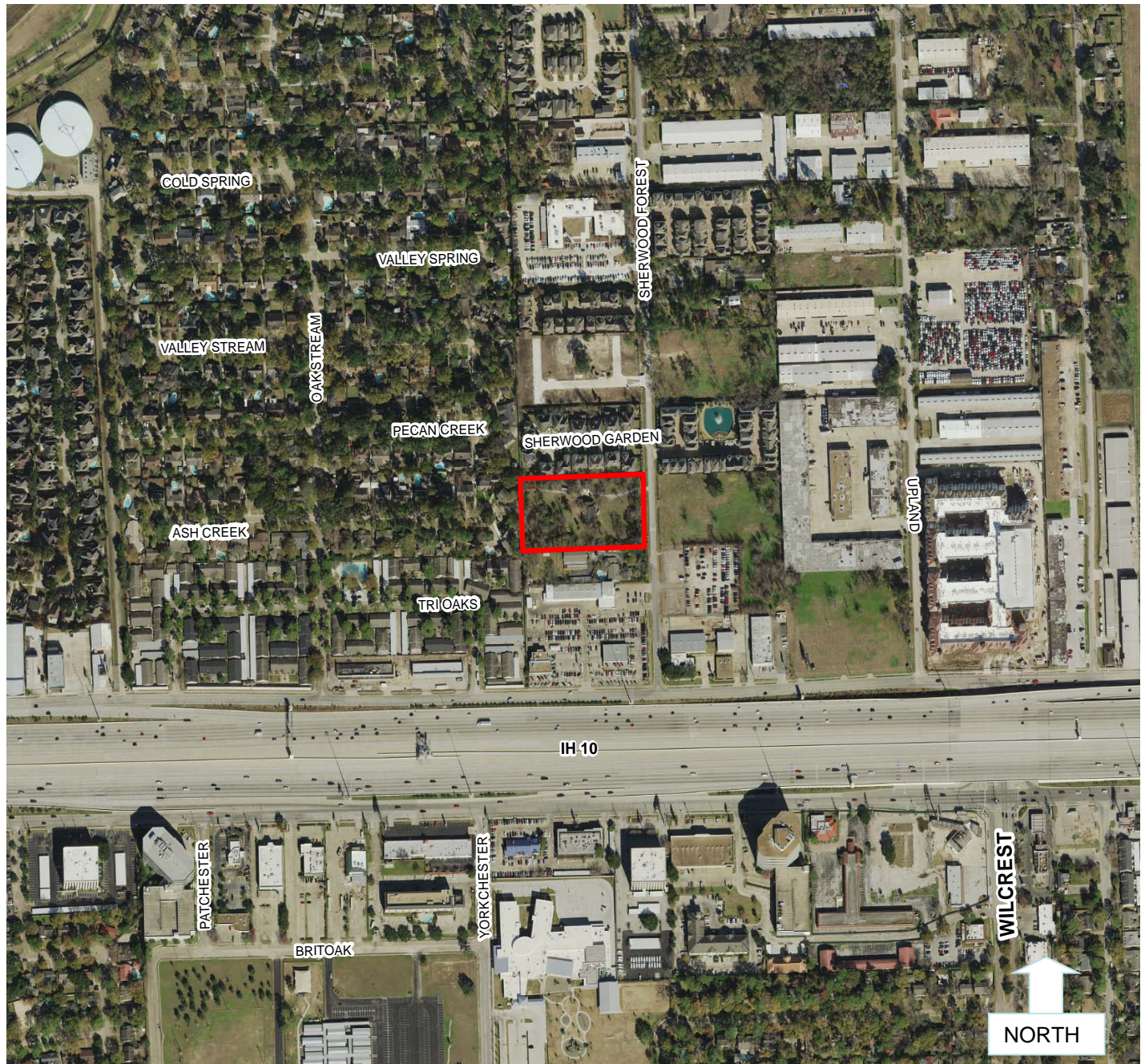
**ITEM: 86**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Sherwood Oak Gardens replat no 1 (DEF1)

Applicant: The Interfield Group



**C- Public Hearings**

**Aerial**



# Houston Planning Commission

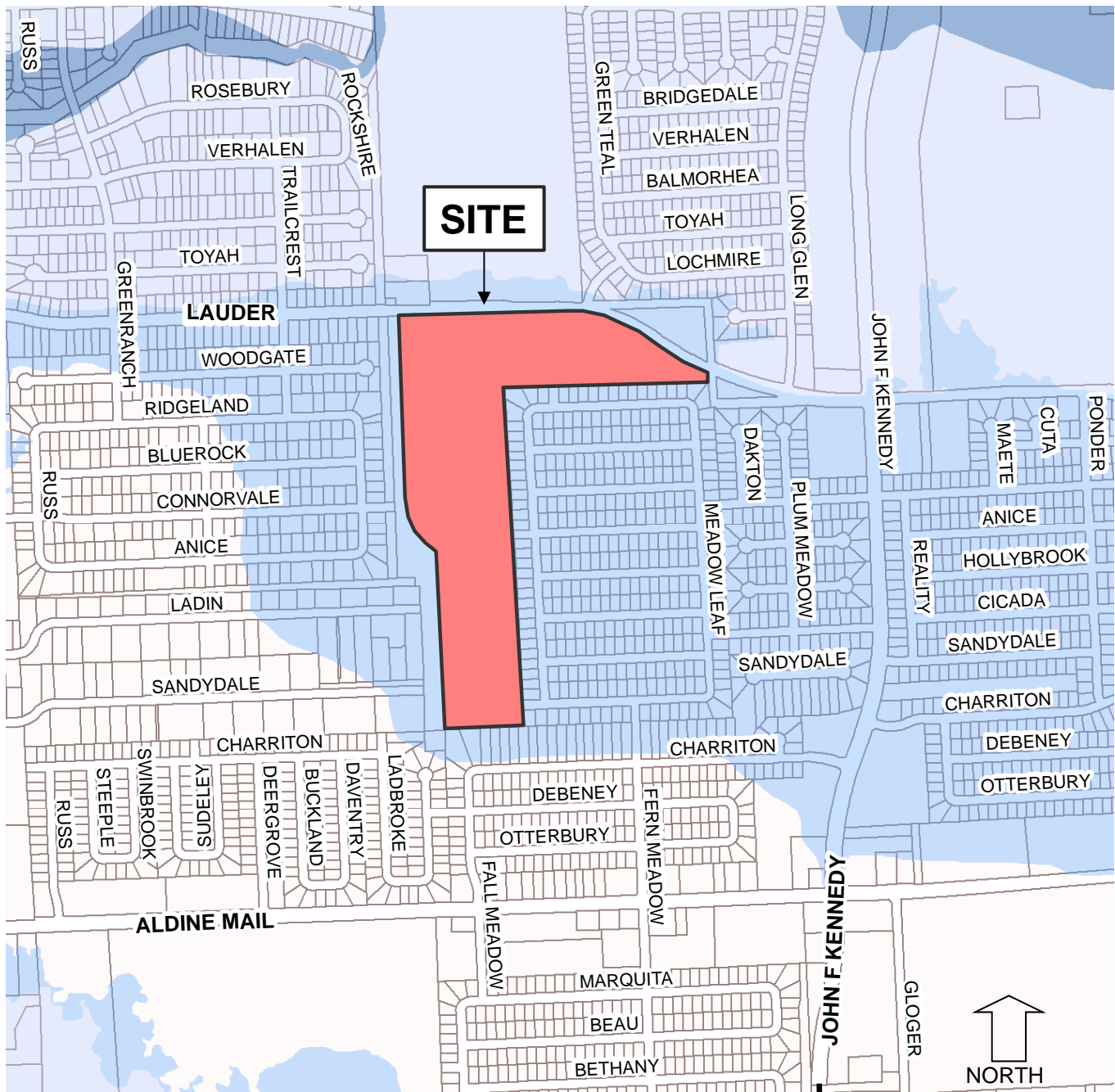
ITEM: 87

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Aldine ISD Lauder Road Elementary

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

# Houston Planning Commission

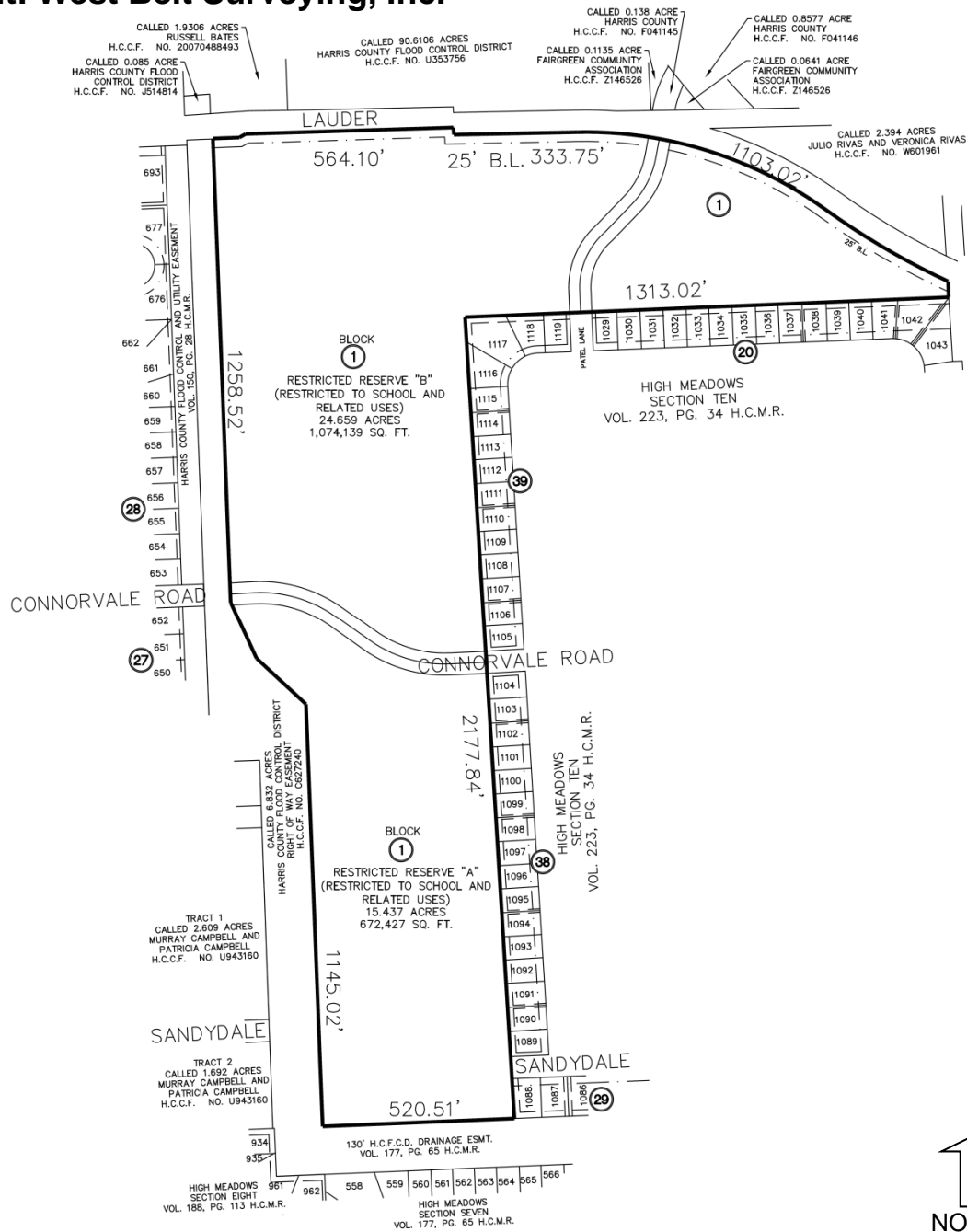
## ITEM: 87

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Aldine ISD Lauder Road Elementary

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 87**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Aldine ISD Lauder Road Elementary

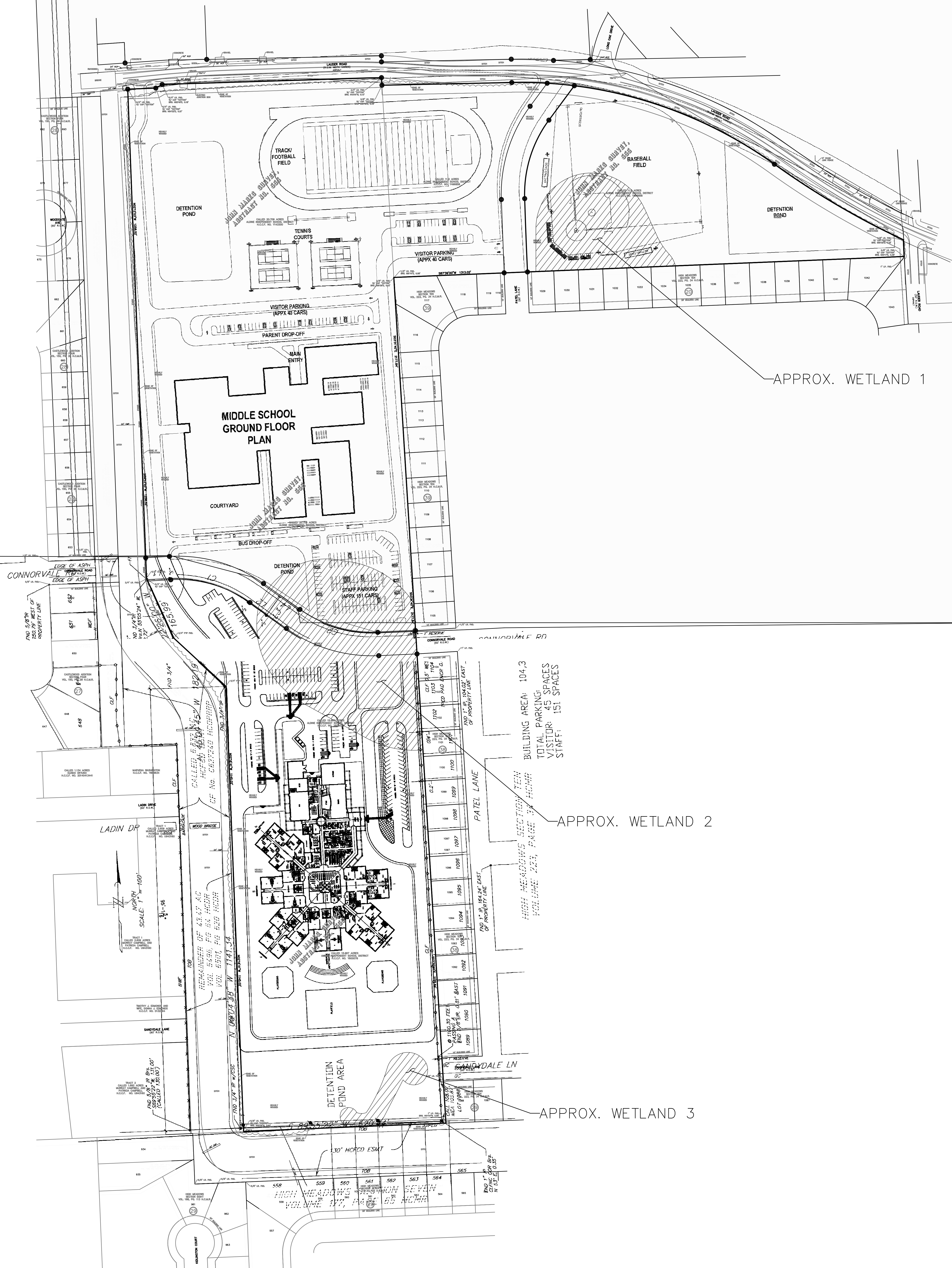
Applicant: West Belt Surveying, Inc.



**D – Variances**

**Aerial**







**Application Number:** 2016-0898

**Plat Name:** Aldine ISD Lauder Road Elementary

**Applicant:** West Belt Surveying, Inc.

**Date Submitted:** 05/27/2016

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

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

not to extend, nor terminate with a cul-de-sac, Sandydale Lane on the East and West side of the subdivision, or Ladin Drive on the West side.

**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**

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. The extension of six (6) stub-streets (Patel Lane to the north, Connorvale Road to the east and west, Ladin Drive to the east, and Sandydale Lane to the east and west) would deprive the applicant of the reasonable use of their property. We are requesting a variance to not extend three (3) of the stub streets (Sandydale Lane to the east and west and Ladin Drive to the east). The extension of all six (6) stub-streets would not leave enough room to put the proposed school and required detention and floodplain mitigation areas on this site. Ladin Drive and Sandydale Lane to the east are not adjacent to the proposed plat boundaries, and therefore do not meet the criteria of 42-134, and should not be required to be extended. The same two streets are from an unrecorded subdivision which also does not meet the criteria of 42-134. The said existing stub-streets as well as Sandydale Lane from the east to the west are local streets and are not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan. None of these three (3) stub streets are shown on any current general plan. These streets are also only one lot deep, and our proposed subdivision will not extend residential development. Since we are extending Connorvale Road, the extension of these streets will not be required to meet intersection spacing requirements. 42-134 states "If each of these criteria is met, the stub street is not required to be extended"

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

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

The circumstances supporting the granting of this variance are in existence prior to this proposed subdivision. There are three (3) stub-streets that adjoin the proposed plat boundary, and three (3) that are on the west side of a Harris County Flood Control drainage ditch that abuts the west side of the proposed plat totaling six (6) stub-streets. Two of these streets were dedicated by an unrecorded subdivision plat (Ladin Drive and the west to east portion of Sandydale Lane). We are planning to extend a north-south street (Patel Lane) and an east-west street (Connorvale Road) which will satisfy intersection spacing requirements.

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

The stub-street rule exists for traffic flow, and compliments the intersection spacing rule, which also aids in the flow of traffic. Since we are dedicating an East-West street, and a North-South street, the flow of traffic will be enhanced. Extending the other three (3) stub-streets (in addition to the three (3) that we will extend with this subdivision plat) will not result in any better traffic flow than just the three (3) we plan on extending. As stated previously, the three (3) remaining

stub-streets that we plan on terminating without a cul-de-sac, adhere to the five (5) criteria laid out in 42-134, which exempts them from being extended.

**(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. Extending all six (6) stub-streets through a school site would become a safety concern for the children going to this school. The purpose of extending streets that abut property lines is to aid in the flow of traffic. Since we are extending a north-south street and an east-west street this aids in the flow of traffic. The extension of the remaining three stub-streets would actually cause more congestion, and raise the risk for children at this school.

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

Economic hardship is not the sole justification of the variance. The first and foremost reason for requesting the variance is usability of the site. Extending all six (6) stub-streets through the site would divide the site into small pieces and render it unsuitable for development of any type of school. Compliance with intersection spacing requirements by extending a north-south street (Patel) and an east-west street (Connorvale) divides the property into three areas for school development separated by public streets. The detention and floodplain mitigation requirements will consume most if not all of the southern portion of the site (south of Connorvale) for a large pond. The remainder of the site north of Connorvale could be suitable for one school.



# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Courtland Square Sec 2 replat no 1 (DEF 1)**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

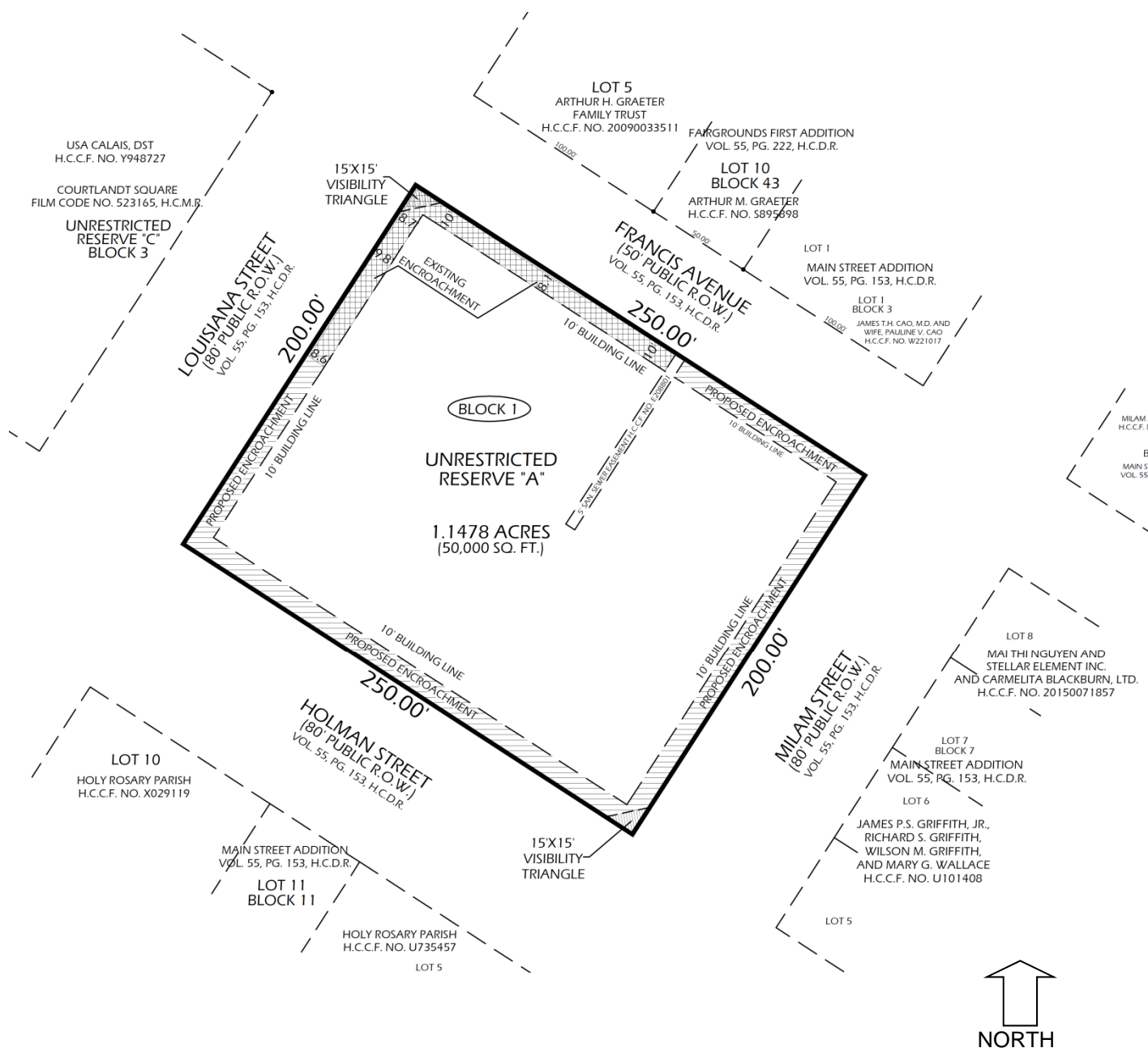
## ITEM: 88

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Courtland Square Sec 2 replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Courtland Square Sec 2 replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC

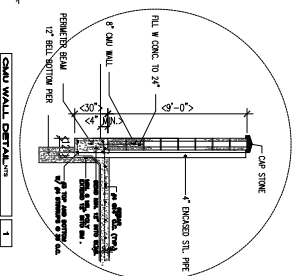
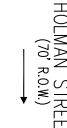


**D – Variances**

**Aerial**



NEW PARKING AREA	
1ST FL	32,595
2ND FL	30,964
TOTAL	63,559



NOTE: FINISH GARAGE SURFACE SHALL BE CONCRETE OR SIMILAR NONCOMBUSTIBLE AND NONDISCREPANT MATERIALS.

NOTE: CLASS 1 STAMPPE SYSTEM TO BE USED. F 905

NOTE: STAMPPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION F 905 AND NFPA 14.

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A-2

BY	DATE	REV.	DESCRIPTION
CJ	07-21	-201	PRELIM
CJ	09-16	-201	PRELIM
CJ	09-23	-201	PRELIM
CJ	03-08	-201	BEVIEW
CJ	04-08	-201	ISSUE
CJ	05-02	-201	ISSUE

## SITE PLAN

**CONSTRUCTED BY**  
**BAXTER CONSTRUCTION**  
**COMPANY, INC.**  
**3212 SMITH STREET # 208**  
**HOUSTON, TX. 77006**  
**(713) 862-5600 OFFICE**  
**(713) 869-2191 FAX**  
**GREGRDC@COMCAST.NET**

CAMERON  
ARCHITECTS  
INC.

• 713-666-2185 VOICE  
• 701 NORTH POST OAK R  
• SUITE 428  
• HOUSTON, TEXAS 702  
• E-MAIL: [erickson@code.net](mailto:erickson@code.net)

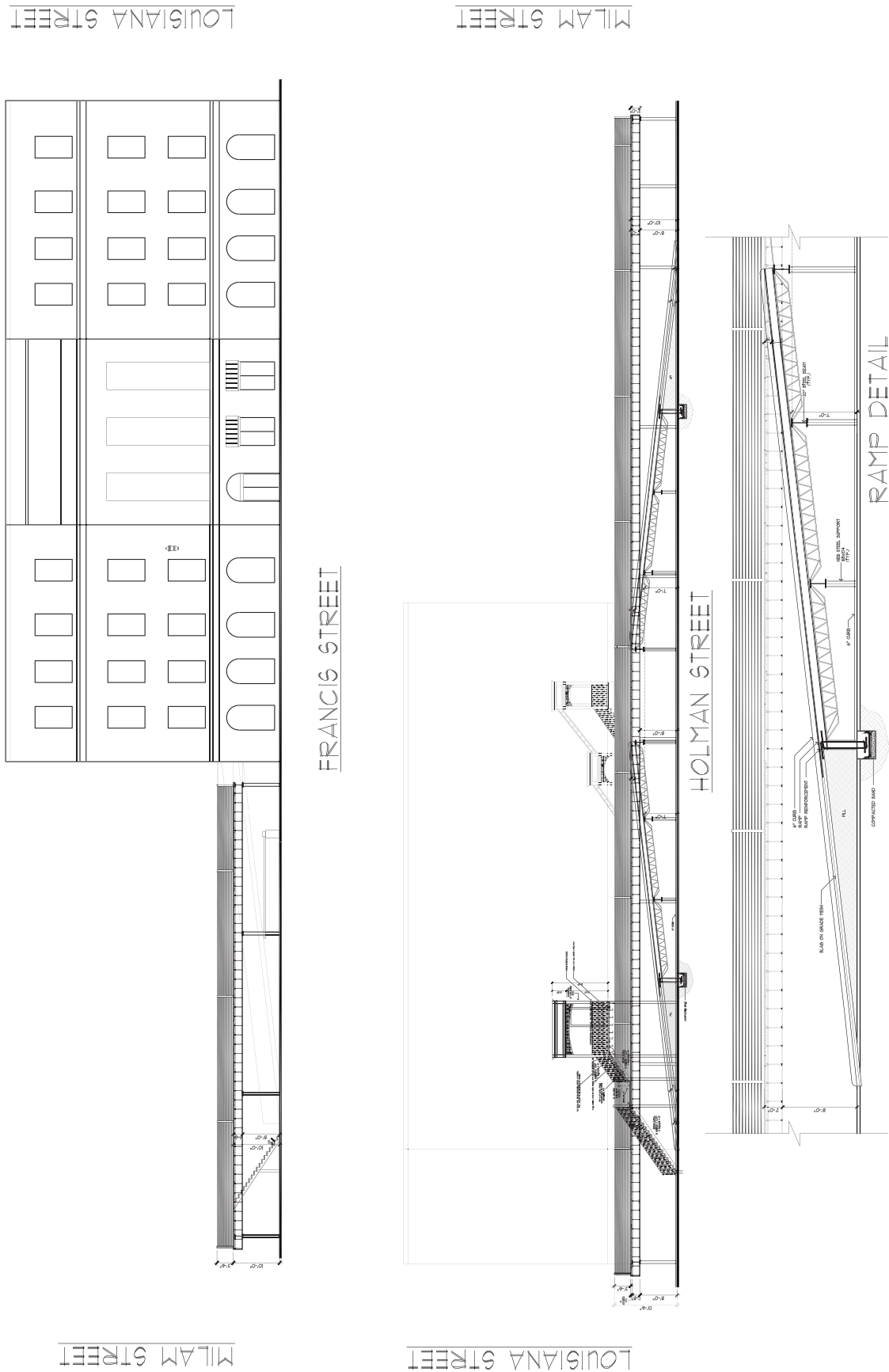
BY	DATE REV.	DESCRIPTION
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CJ	01-26-2015	PRELIM
CJ	03-08-2016	REVIEW
CJ	04-08-2016	ISSUE

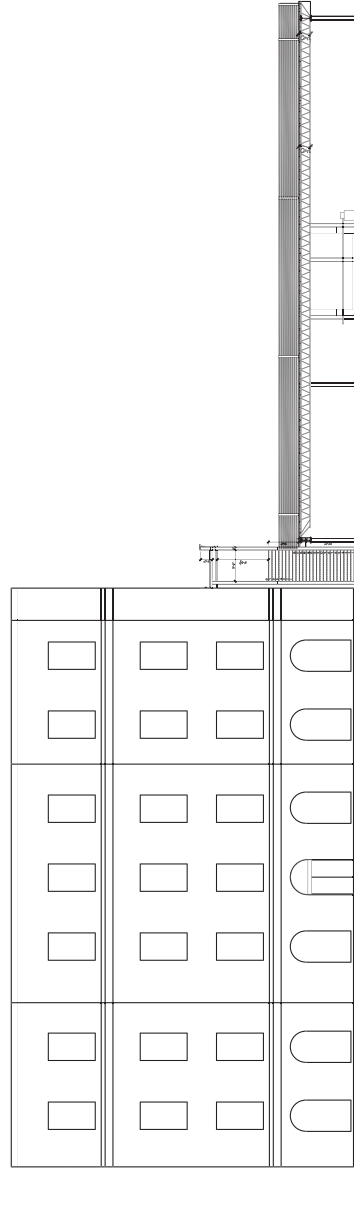
## ELEVATIONS

CONSTRUCTED BY  
BAXTER CONSTRUCTION  
COMPANY, INC.  
3212 SMITH STREET # 208  
HOUSTON, TX. 77006  
(713) 862-5600 OFFICE  
(713) 869-2191 FAX  
GREGGBC@COMCAST.NET

**CAMERON**  
**ARCHITECTS**  
**INC.**

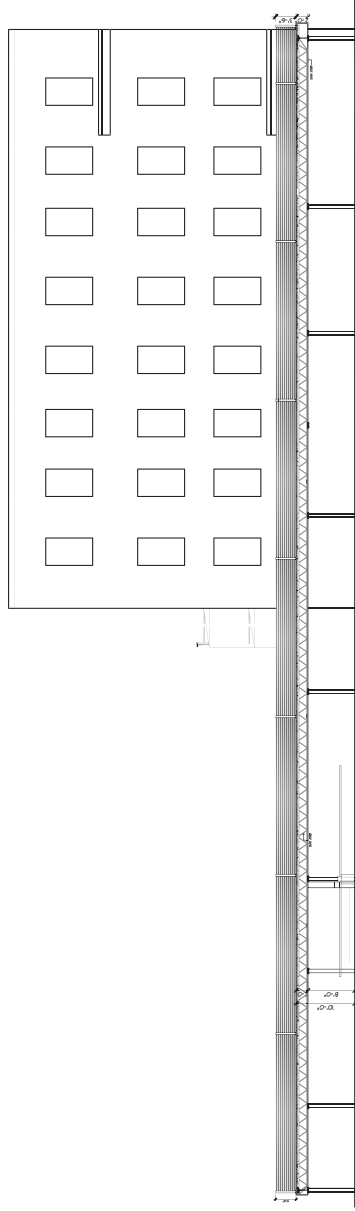
713-868-2185 VOICE  
713-868-2186 VOICE  
701 NORTH POST OAK RD  
SUITE 438  
HOUSTON, TEXAS 77024  
E-MAIL: web@cameronpcd.com

[illegible]



LOUISIANA STREET

FRANCIS STREET



MILAN STREET

HOLMAN STREET

HOLMAN STREET

FRANCIS STREET

## ELEVATIONS

BY	DATE REV.	DESCRIPTION
CJ	01-13-2015	PRELIM
CJ	01-26-2015	PRELIM
CJ	03-08-2016	REVIEW
CJ	04-08-2016	ISSUE

A-10

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BAXTER  
DEVELOPMENT CORPORATION

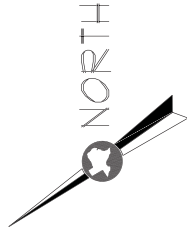
CONSTRUCTED BY  
BAXTER CONSTRUCTION  
COMPANY, INC.  
3212 SMITH STREET # 208  
HOUSTON, TX. 77006  
(713) 862-5600 OFFICE  
(713) 869-2191 FAX  
GREGGBC@COMCAST.NET

**CAMERON**  
**ARCHITECTS**  
**INC.**

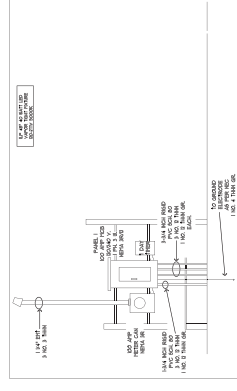
713-686-2165 VOICE  
713-686-2165 FAX  
701 NORTH POST OAK RD.  
SUITE 408  
HOUSTON, TEXAS 77024  
E-MAIL: [web@cameronpa.com](mailto:web@cameronpa.com)



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

[illegible][illegible]

## ELECTRICAL DETAILS<sup>NTS</sup>

FIXTURE SCHEDULE

NOTE:  
PROVIDE POWER POLE AND METER,  
SUPPLY POWER TO PARKING LIGHTING

LP 48" 40 WATT  
LED VAPOR TIGHT  
FIXTURE DO-IT-YOURSELF

NOTE:  
PARKING GARAGE SURFACE SHALL BE CONCRETE OR  
SIMILAR NONCOMBUSTIBLE AND NONABSORBENT  
MATERIALS.

HOLMAN STREET  
(10' R.O.W.)

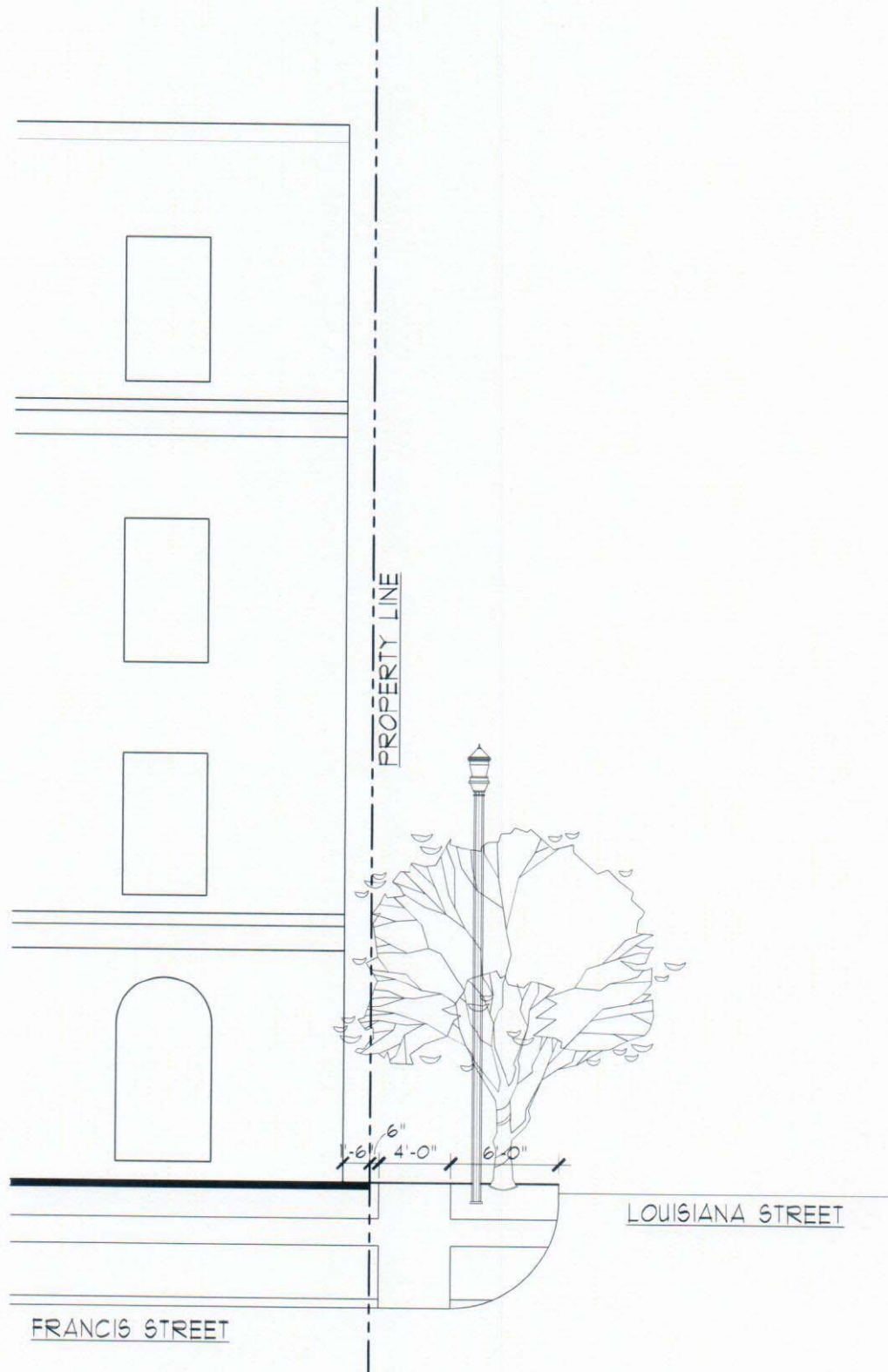
THE NEW GROUND

SCALE:  $24 \times 36 = 0' \cdot 1'' = 20' \cdot 0''$ 

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

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

C:\img\BAXTER DEVELOPMENT\LOUISIANA STREET\ARCHING LOT\3401 Louisiana parking garage-revised.stp(2016.dwg, 4/13/2016 11:27:23 AM, DWG To PDF.pc3



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• E-MAIL: [architects@pdq.net](mailto:architects@pdq.net)



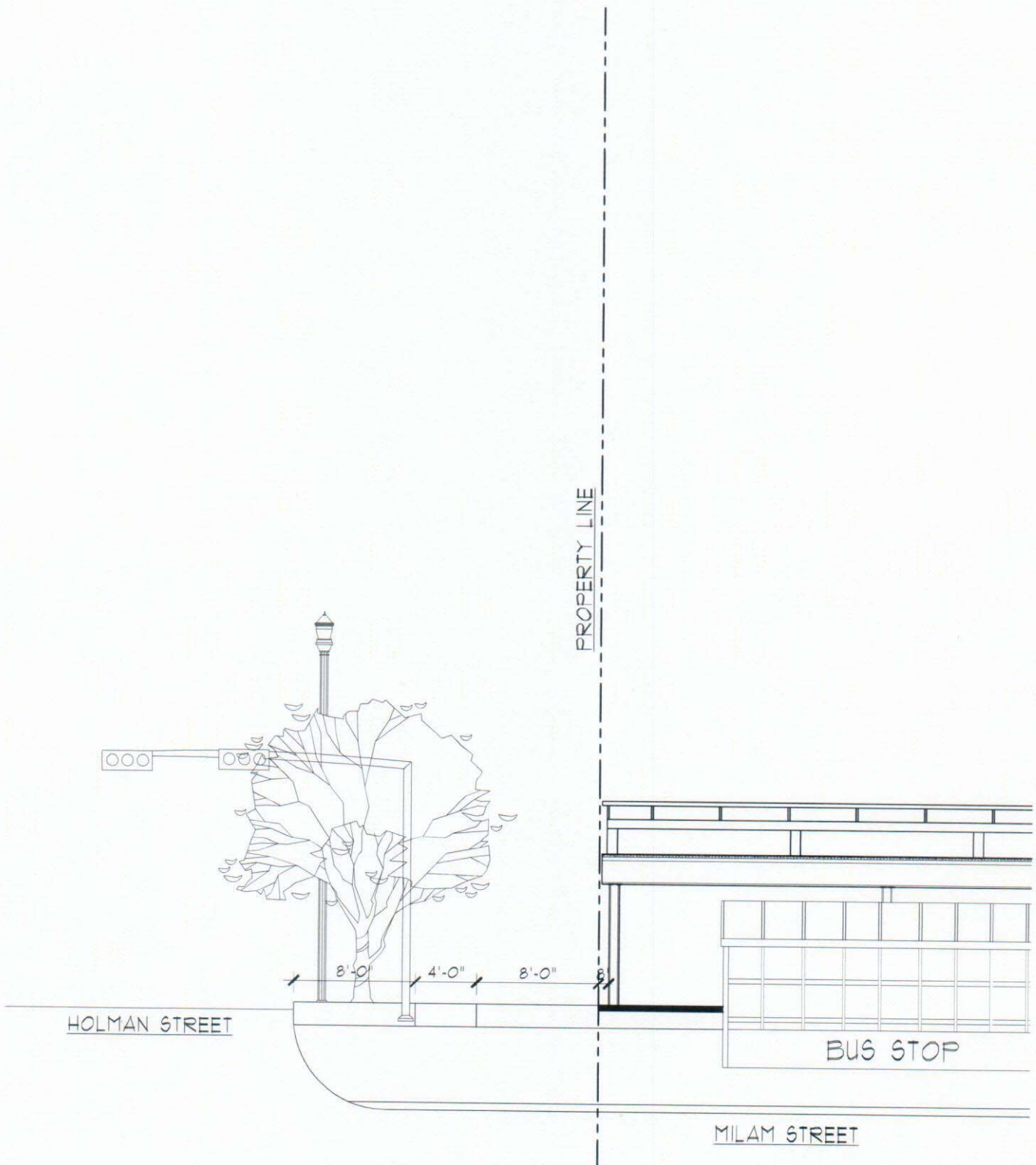
3401 LOUISIANA STREET  
TRACT 6  
BIENVILLE BUILDING  
LAND AREA  
50,000 SQ. FT.  
1.1478 ACRES

DATE:  
03-25-2015

PLAN NO.:  
STREET SECTION

TITLE:

PRELIM



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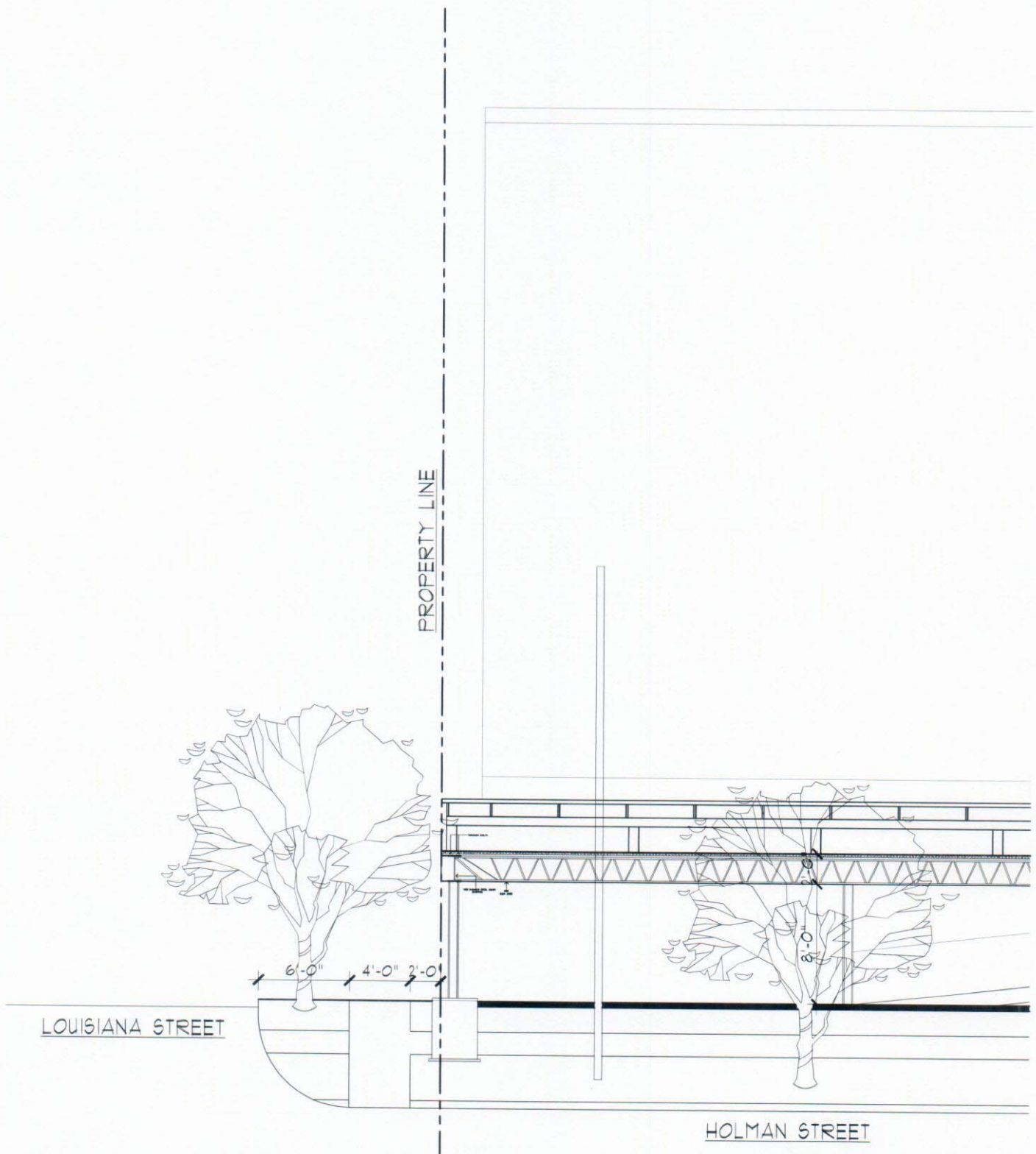
\* 713-666-2185 VOICE  
\* E-MAIL: architects@pdq.net



3401 LOUISIANA STREET  
TRACT 6  
BIENVILLE BUILDING  
LAND AREA  
50,000 SQ. FT.  
1.1478 ACRES

DATE: 03-25-2015  
TITLE: PRELIM  
PLAN NO.: STREET SECTION





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3401 LOUISIANA STREET  
TRACT 6  
BIENVILLE BUILDING  
LAND AREA  
50,000 SQ. FT.  
1.1478 ACRES

DATE: 03-25-2015  
TITLE: PRELIM  
PLAN NO.: STREET SECTION



**Application Number:** 2016-0691

**Plat Name:** Courtland Square Sec 2 replat no 1

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 04/18/2016

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

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

A variance is being sought for a dual building line along Louisiana, Holman, Francis and Milam and to remove the visibility triangle at the corners of Holman @ Louisiana and Milam @ Francis for a new 2-story garage to serve 13,4-story office building

**Chapter 42 Section:** 150, 161

**Chapter 42 Reference:**

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

### Statement of Facts

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

The development is located in the 3400 block of Louisiana, due north of the off ramp Spur 59. Louisiana is an 80' one-directional street northbound; Milam – 80' one directional-way southbound, Francis Street – 50' ROW and Holman 70' ROW, all with curb and gutter. The existing Bienville Building was constructed in 1975 prior to Chapter 21 and is exempt from zero building line. The structure at the corner of Holman & Louisiana 1765 square feet will be demolished. The remainder of the block, 32,880 square feet, is paved for parking and enclosed with wrought iron fencing. The owner is proposing a 2-story parking garage to serve the tenants of the Bienville Building. The new garage is 63,559 square feet; first floor- 32,595 and second floor -30,964 square feet. In keeping with the urban concept of Midtown, the second floor will have an open concept with pulled rope cable along the perimeter. The zero building line is consistent with existing garages in Midtown. The existing visibility triangles at the corners of Holman at Louisiana and Francis at Milam were dedicated in the Courtlandt Square Sec 2 replat recorded in 2013. However, the visibility triangles non- functional due to the one-directional traffic flow.

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

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

The circumstances supporting the granting to the variance are not the result of a hardship created by or imposed by the applicant. The parking garage will offset on-street parking and provide a more secured environment for tenants. The site is in the Midtown TIRZ which has a plan adopted by Council that calls for building constructed with minimum building lines and creating a pedestrian friendly environment and well defined pedestrian zone.

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

The circumstances supporting the granting to the variance are not the result of a hardship created by or imposed by the applicant. The parking garage will offset on-street parking and provide a more secured environment for tenants. The site is in the Midtown TIRZ which has a plan adopted by Council that calls for building constructed with minimum building lines and creating a pedestrian friendly environment and well defined pedestrian zone.

**(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 pedestrian environment will be further enhanced by having only 2 driveways, minimizing conflicts. The parking garage will have 3 points of access. Louisiana – ENTRANCE ONLY will utilize existing curb cut; Francis Street; existing 20' driveway; Milan proposed 14' driveway for EXIT ONLY. No direct access to Holman Street.

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

Economic hardship is not the sole justification of the variance. It will allow the development to comply with other recent developments in the neighborhood.



# Houston Planning Commission

**ITEM: 89**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Creekside Ranch FBC MUD 142 Elevated Storage Tank Site no 1 (DEF1)**

**Applicant: Jones | Carter**



**D – Variances**

**Site Location**

# Houston Planning Commission

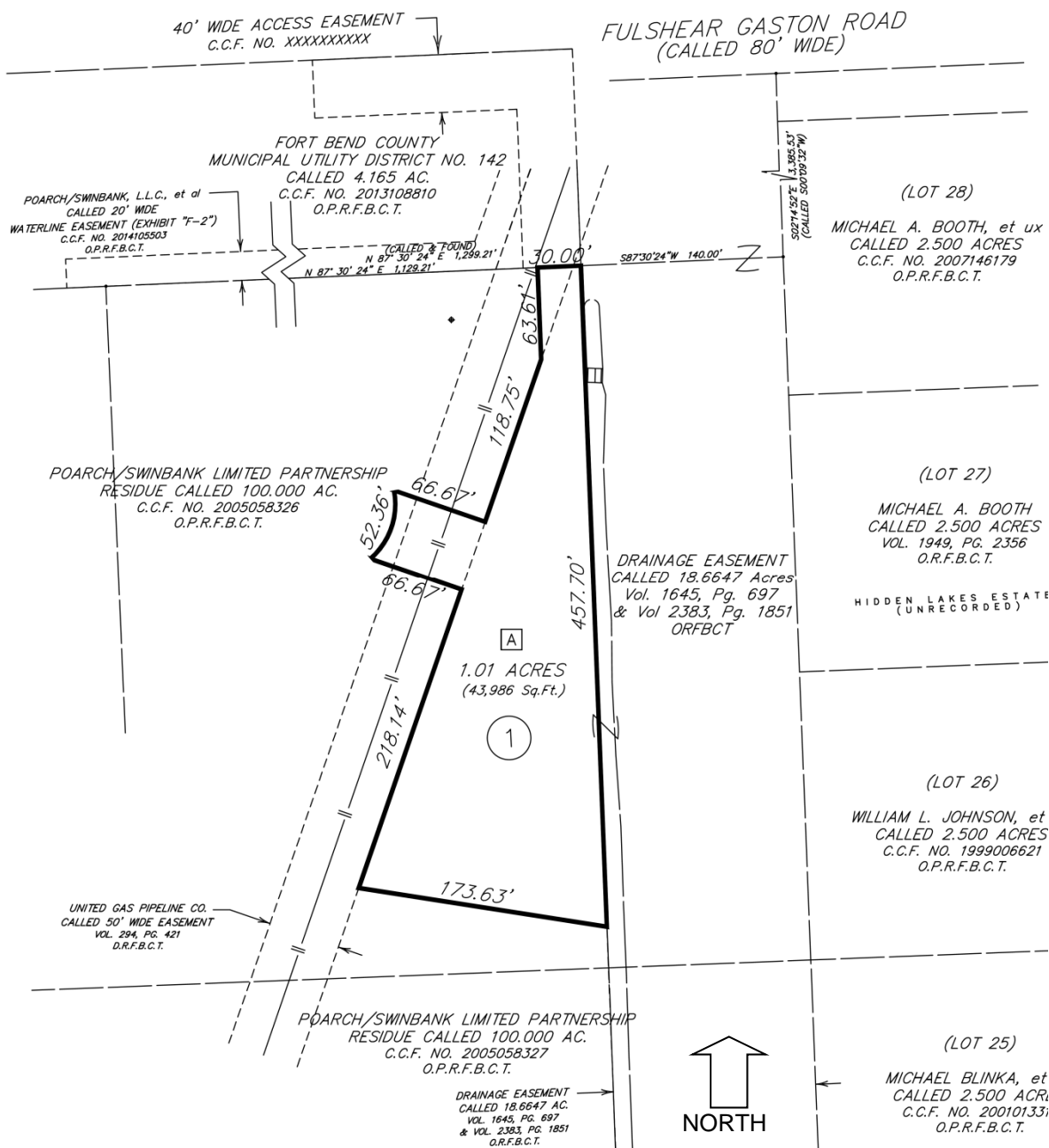
## ITEM: 89

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Creekside Ranch FBC MUD 142 Elevated Storage Tank Site no 1 (DEF1)**

**Applicant: Jones | Carter**



**D – Variances**

**Subdivision**

# Houston Planning Commission

ITEM:89

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Creekside Ranch FBC MUD 142 Elevated Storage Tank Site no 1 (DEF1)

Applicant: Jones | Carter



D – Variances

Aerial



**Application Number:** 2016-0670

**Plat Name:** Creekside Ranch FBC MUD 142 Elevated Storage Tank Site no 1

**Applicant:** Jones | Carter

**Date Submitted:** 04/18/2016

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

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

To allow proposed reserve to take temporary access via an access easement, until the public street is constructed with the future adjacent section.

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

**Chapter 42 Reference:**

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

### **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 reserve will house an elevated water storage tank that is part of the water system that will service the future residential development. The tank is part of the repressurization system and needs to be installed prior to residential construction. There are recorded access easements that will allow access to the site from Gaston Fulshear Rd. during the construction and installation phases. Ultimately, the proposed reserve will have the required public street frontage and access when the adjacent section develops.

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

The tank is part of the water repressurization system and needs to be installed prior to residential construction. The recorded access easements will provide temporary access to the reserve, from Gaston Fulshear Rd, during construction and installation of the tank. Ultimately, the reserve will have the required public street access when the adjacent section develops.

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

The proposed reserve will have the required public street frontage and access when the adjacent section develops. The recorded access easements will provide temporary access to the reserve during construction and installation of the tank.

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

The recorded access easements will provide temporary access to the reserve during construction and installation of the tank. The proposed reserve will have the required public street frontage and access when the adjacent section develops.

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

Economic hardship is not the sole justification of the variance. The tank is part of the repressurization system and needs to be installed prior to residential construction.



# Houston Planning Commission

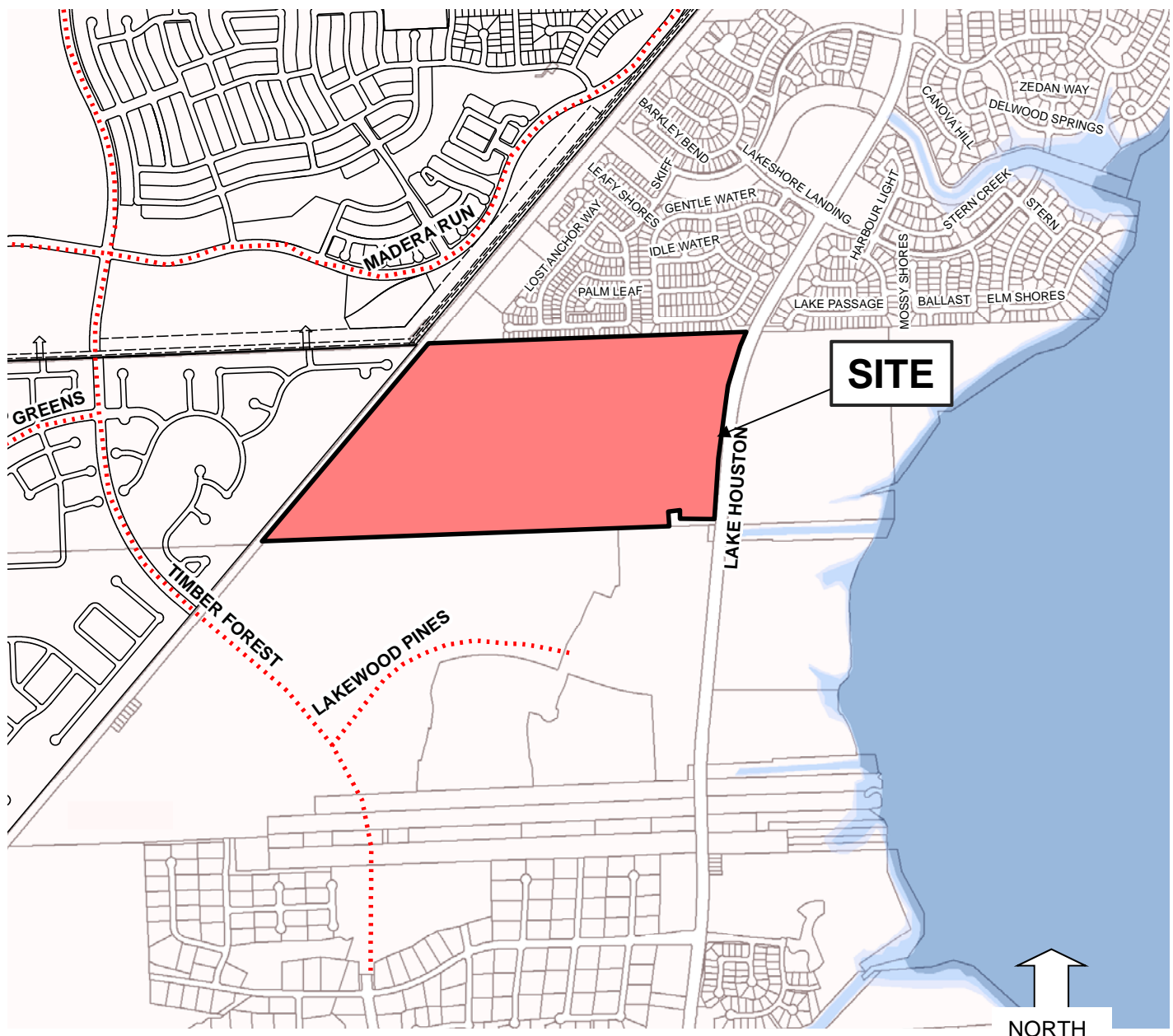
**ITEM: 90**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Humble ISD Multi School Site (DEF1)**

**Applicant: Jones | Carter- Woodland Office**



**D – Variances**

**Site Location**

# Houston Planning Commission

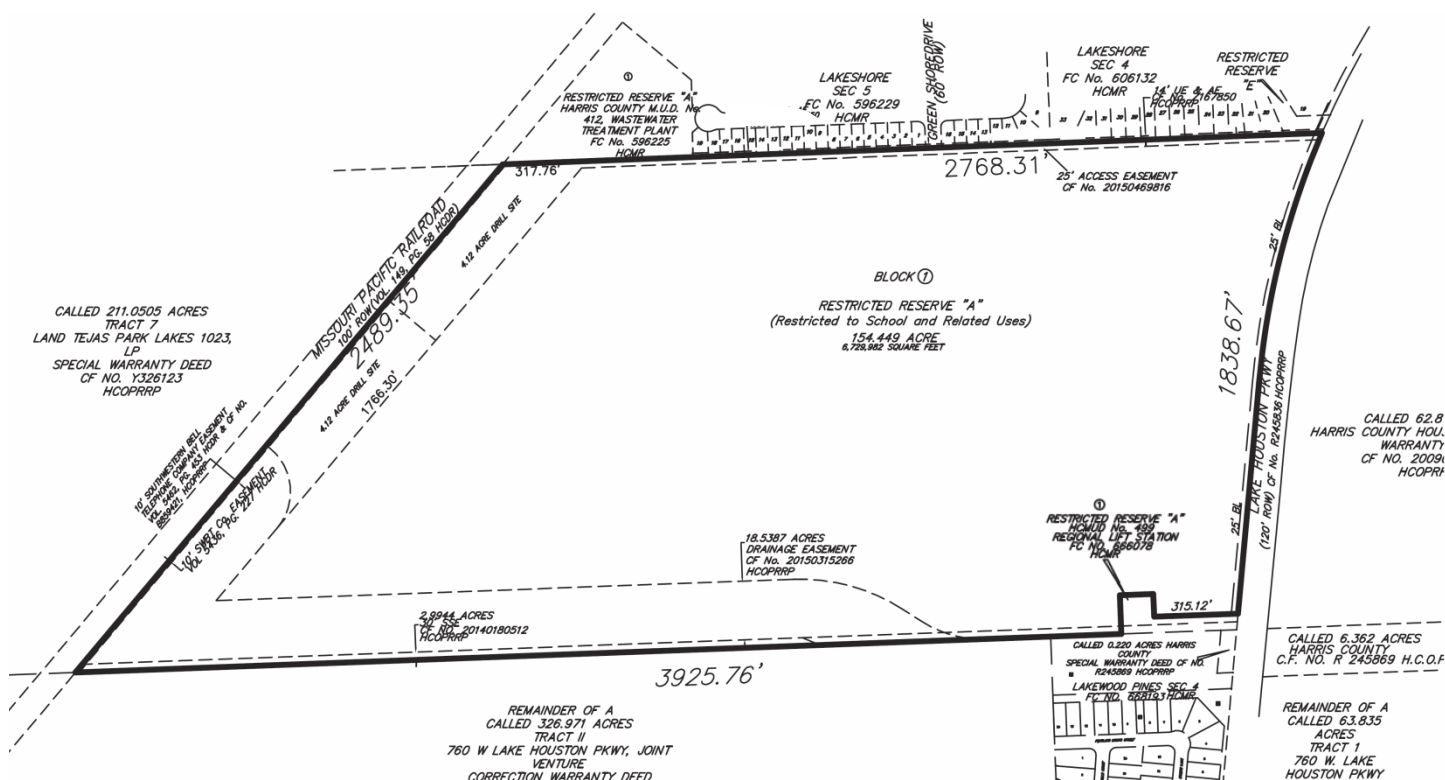
## ITEM: 90

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Humble ISD Multi School Site (DEF1)

Applicant: Jones | Carter- Woodland Office



D – Variances

Subdivision



# Houston Planning Commission

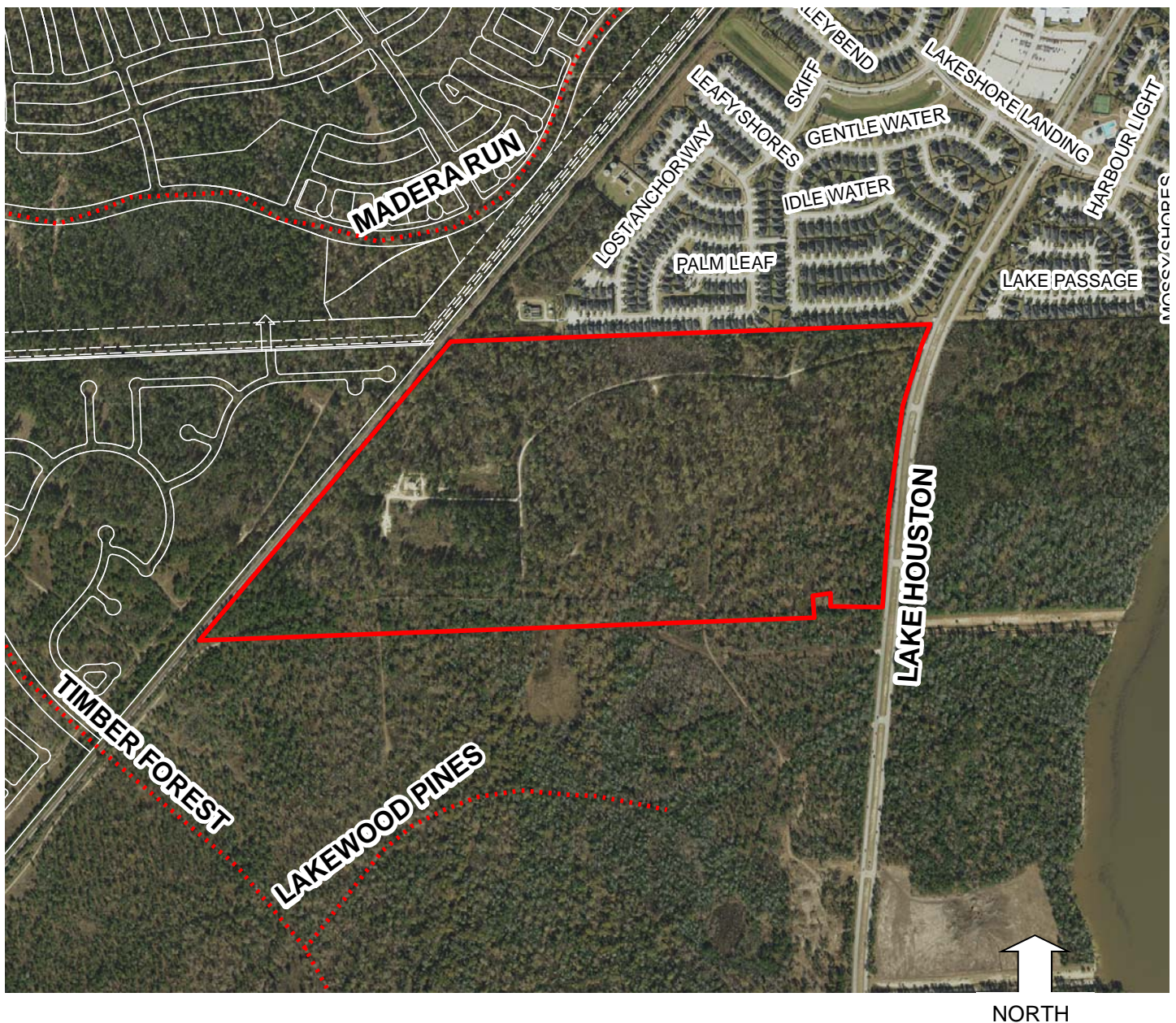
**ITEM: 90**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Humble ISD Multi School Site (DEF1)

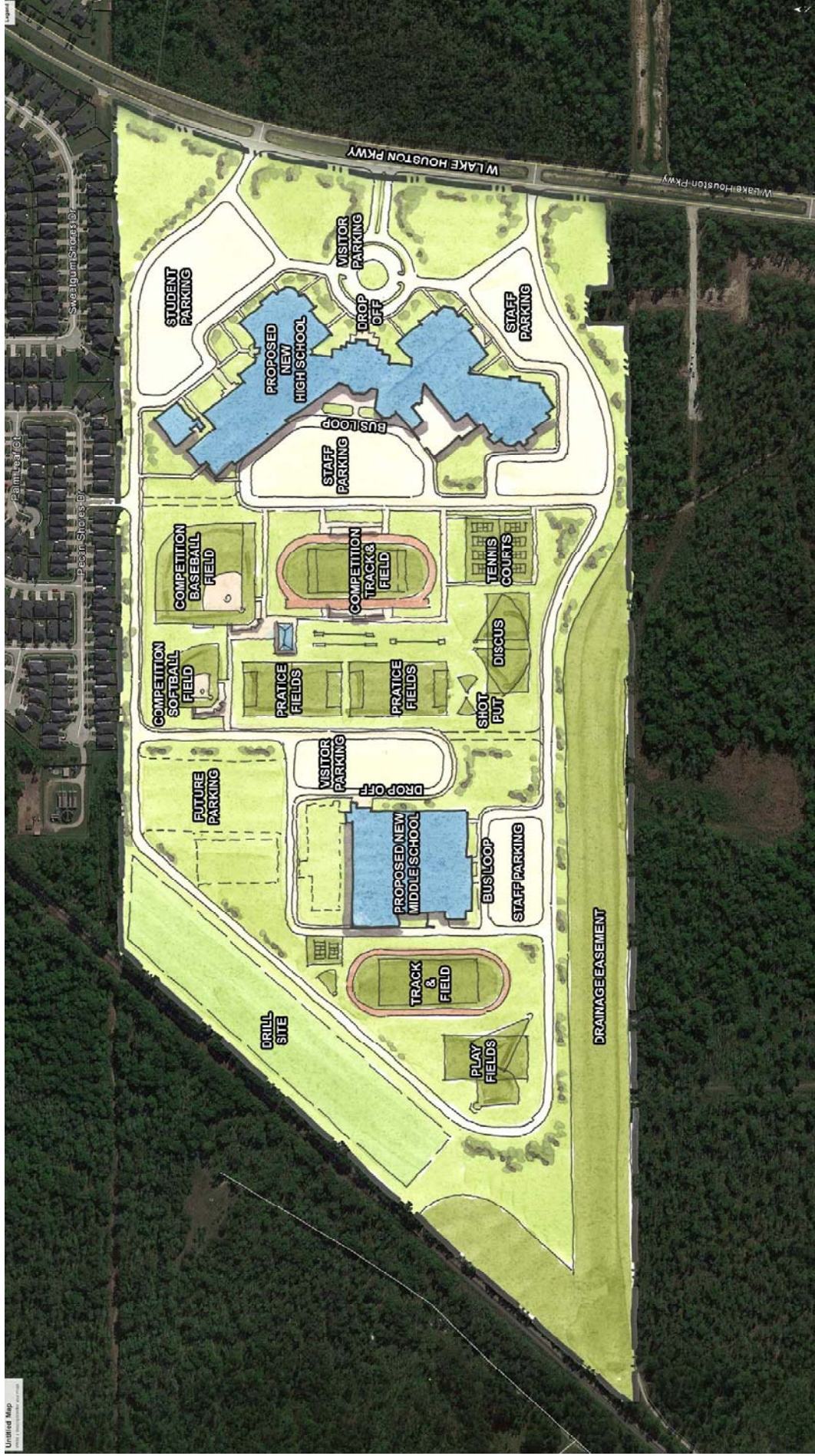
Applicant: Jones | Carter- Woodland Office



**D – Variances**

**Aerial**





# Conceptual Site Study - Option 1

## New Humble ISD H.S. #7 & M.S. #11

Humble Independent School District



**Application Number:** 2016-0839

**Plat Name:** Humble ISD Multi School Site

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 05/16/2016

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

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

Not to extend and not to terminate Green Shore Drive with a cul-de-sac. Not to provide any north-south or east-west public street through the site

**Chapter 42 Section:** 127,128,134

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; (b) Sec. 42-134 - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### 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 site is proposed to be developed with a high school, a middle school and associated playing fields. Requiring public streets traversing the site will create a conflict between pedestrian (students and staff) and vehicular traffic. The proposed site plan for the multi school site will provide an internal driveway network that will address internal circulation. This network includes a 'ring road' which circulates around the site and also a driveway connection to the residential development to the north. There are also physical characteristics affecting the site. Along the site's western boundary is the existing Union Pacific Railroad which can only be crossed by a major thoroughfare per Sec 42-130 (a) (3). There is a 220' wide recorded drainage easement along the site southern boundary which also inhibits a public street connection.

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

The hardship for this variance is the unsafe condition that would be created should the stub street be extended through the proposed school site i.e. allowing the mixing of pedestrian and vehicular traffic. The proposed site plan for the multi school site will provide an internal driveway network that will address internal circulation. This network includes a 'ring road' which circulates around the site and also a driveway connection to the residential development to the north. Along the site's western boundary is the existing Union Pacific Railroad which can only be crossed by a major thoroughfare per Sec 42-130 (a)(3). There is a 220' wide recorded drainage easement along the site southern boundary which also inhibits a public street connection.

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



Along the site's western boundary is the existing Union Pacific Railroad which can only be crossed by a major thoroughfare per Sec 42-130 (a)(3). The proposed site plan for the multi school site will provide an internal driveway network that will address internal circulation. This network includes a 'ring road' which circulates around the site and also a driveway connection to the residential development to the north.

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

Requiring the extension of the street would create an unsafe condition - the mixing of vehicular and pedestrian traffic. The proposed site plan for the multi school site will provide an internal driveway network that will address internal circulation. There will be a driveway connection to the residential development to the north.

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

Economic hardship is not the sole justification of the variance. The proposed site plan for the multi school site will provide an internal driveway network that will address internal circulation. There will be a driveway connection to the residential development to the north.

# Houston Planning Commission

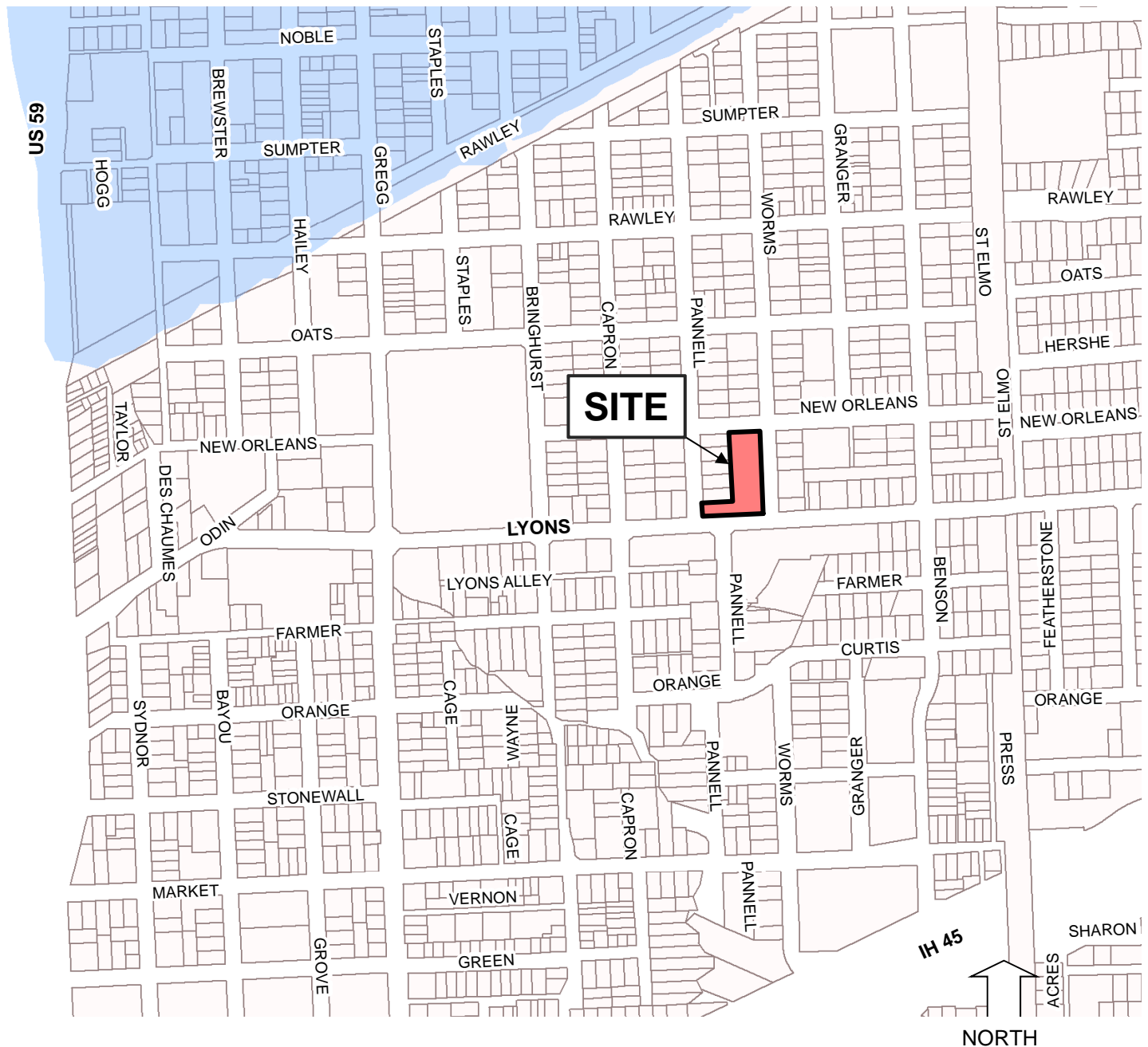
ITEM: 91

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Legacy Community Health Services 5th Ward (DEF1)

Applicant: Windrose Land Services



D – Variances

Site Location



# Houston Planning Commission

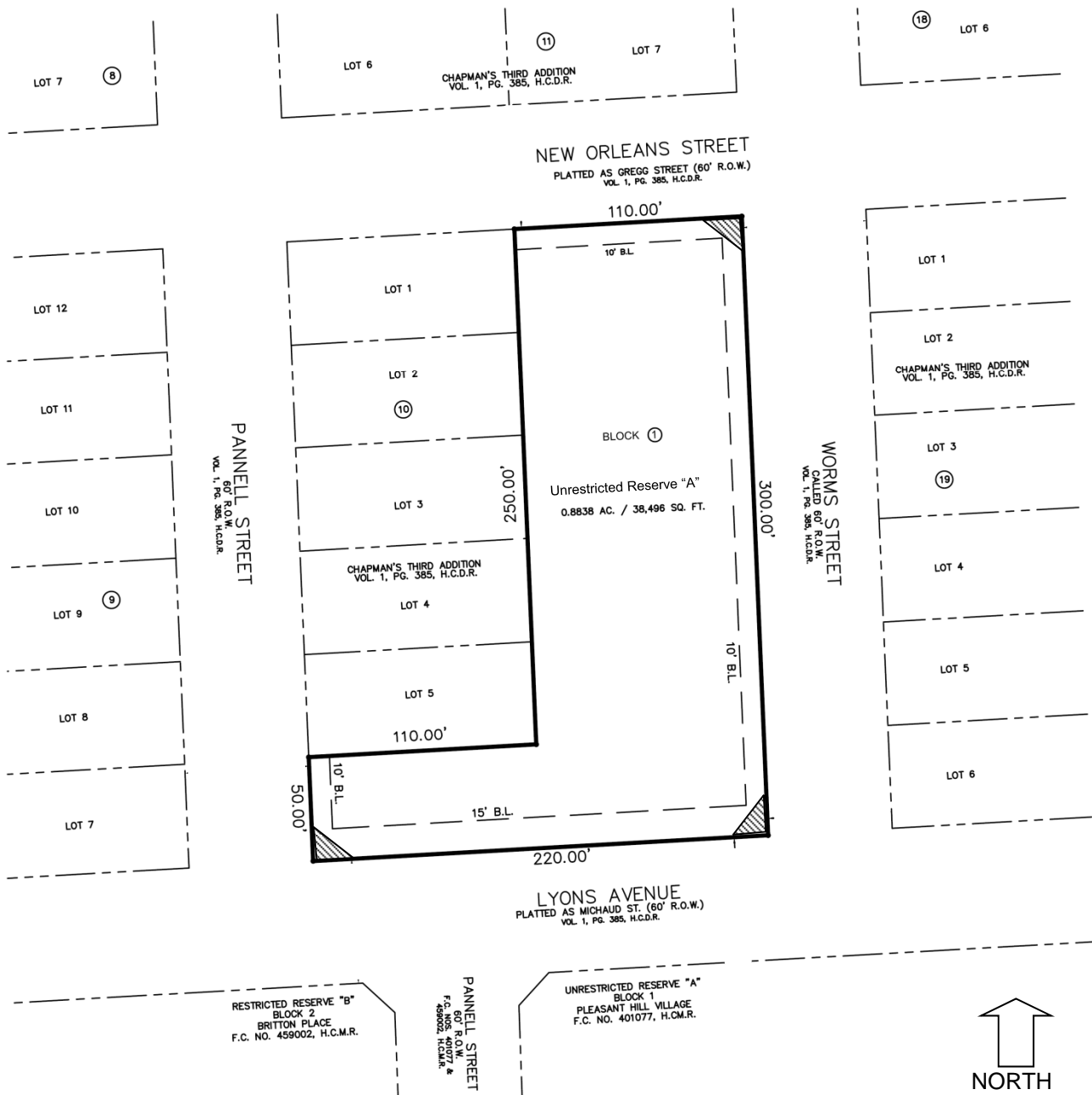
## ITEM: 91

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Legacy Community Health Services 5th Ward (DEF1)

Applicant: Windrose Land Services



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 06/09/2016

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**Subdivision Name:** Legacy Community Health Services 5th Ward (DEF1)

**Applicant:** Windrose Land Services



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### D – Variances

### Aerial

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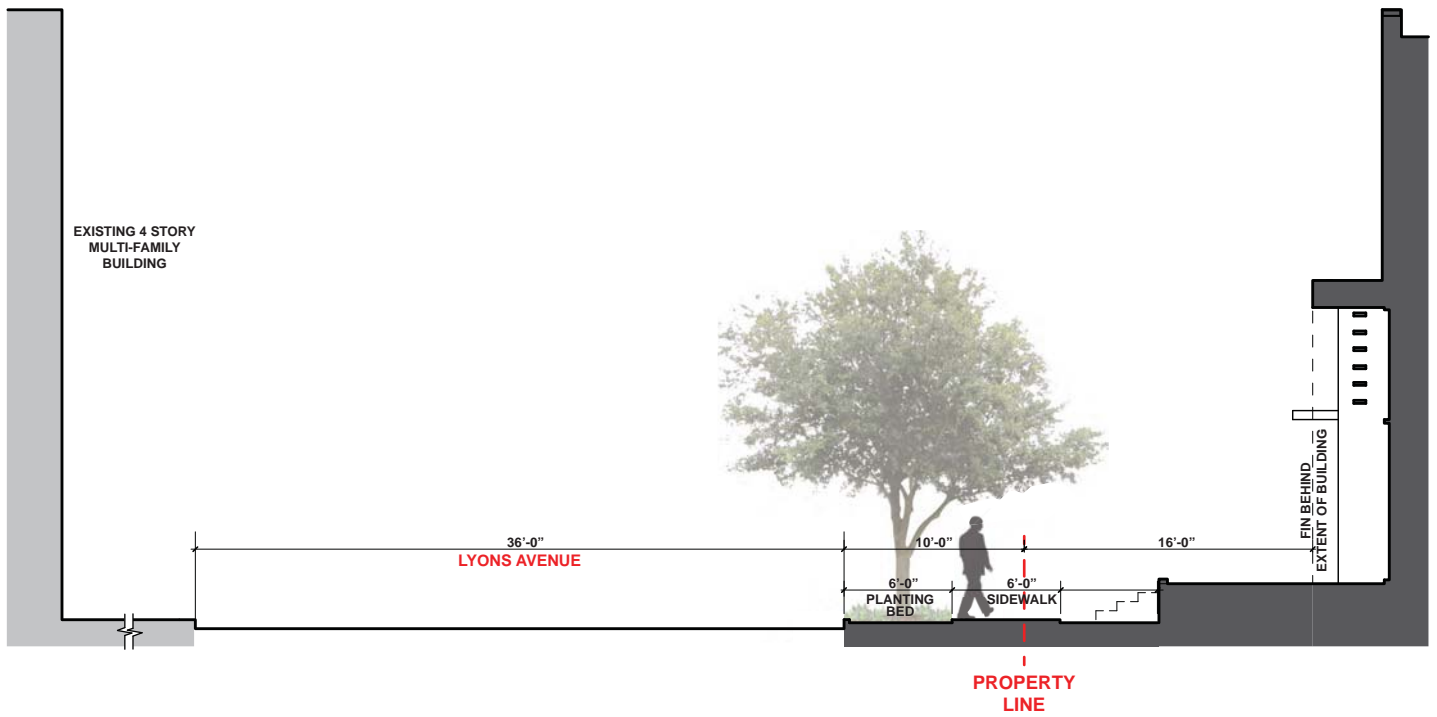












These drawings have been prepared as one coordinated set of drawings and are complementary. What is required by one drawing is required by all of the drawings, even if a detail or component is not identified in every sheet. Any user's reliance on a single sheet (or sheet(s)) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

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PROJECT NAME

PROJECT ADDRESS

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KIRKSEY PROJECT NO. Project Number



SHEET TITLE  
SITE PLAN

SHEET NUMBER

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April 28, 2016

City of Houston Planning Commission  
C/O - Planning & Development Department  
611 Walker Street, 6th Floor  
Houston, TX 77002

**RE: Support for Legacy Community Health Services 5th Ward**

On behalf of the Fifth Ward Community Redevelopment Corporation (the "CRC"), I would like to voice my support of the "Support for Legacy Community Health Services 5th Ward" subdivision plat located at the northwest corner of Lyons Avenue and Worms Street. Further, we support the associated plat and off-street parking variances that are necessary to make this project happen.

The applicant is proposing to redevelop the entire block between Worms Street and Pannell Street north of Lyons Avenue in to a desperately needed medical campus that will target the health and wellness needs of the community. The medical facility covered under this application is one of several projects of the Lyons Ave Renaissance to revitalize the community's "main street". The property has been vacant for quite sometime and this project represents a significant investment in the Fifth Ward Area and all of its residents. The medical facility is asking for a 15-foot setback on Lyons Avenue, which is very common in our area. Reducing the setback makes the proposed facility more compatible with surrounding uses and it enables the applicant to fit more parking on the site. Regarding the parking needs, the applicant is proposing to share parking with a nearby church. This is a wonderful idea that the CRC fully supports! The church and medical facility use their parking facilities at different times and this agreement will prevent the applicant from putting parking in areas that will keep the medical facility from expanding in the near future.

Without the variances, the site will likely continue to sit vacant and detract from an area that we are trying desperately to revitalize. We hope the Planning Commission approves the applicant's plat and variance requests as the project will be a very positive step for our community. As you all know, the Fifth Ward is a wonderful and vibrant community sitting right in the heart of Houston. Because of its age and unique development considerations, we sometimes require flexibility from the City's governing bodies in order to allow redevelopment to occur.

Sincerely,

Kathy Flanagan Payton  
President/CEO  
Fifth Ward Community Redevelopment Corporation

**FIFTH WARD  
COMMUNITY  
REDEVELOPMENT  
CORPORATION**

4300 Lyons Ave., Suite 300  
P.O. Box 21502  
Houston, TX  
77226-1502

Main 713-674-0175

Fax: 713-674-0176

<http://www.fifthwardcrc.org>

**Mission Statement**

A catalytic organization  
dedicated to the  
collaborative fostering  
of holistic community  
development.

**Chairman**

Ian Rosenberg

**Trustees**

Gayla Bolden  
Charlotte Booker  
Jo Carcedo  
Harvey Clemons  
April Daniel  
Bridgette Dorian  
Bob Eury  
Ted Hamilton  
Wiley Henry  
Carl Shields  
Bridgette Steele  
Charles Turner  
Marcus Vasquez  
Andrew Wright

**President/CEO**

Kathy Flanagan-Payton



Equal Housing Opportunity



**Application Number:** 2016-0884

**Plat Name:** Legacy Community Health Services 5th Ward

**Applicant:** Windrose Land Services

**Date Submitted:** 05/16/2016

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

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

To allow a reduced building setback of 15 feet on Lyons Avenue.

**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**

**(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 0.88 acre located at the northwest intersection of Lyons Avenue and Worms Street. The applicant, Legacy Community Health Services, is proposing to develop a medical facility that will eventually encompass the entire block north to New Orleans Street and west to Pannell Street. The project will target the health and wellness needs of the 5th Ward and will be a critical component of the Lyons Avenue Renaissance, an ongoing movement to revitalize the area's main commercial thoroughfare. The applicant is requesting a 15-foot setback on Lyons Avenue, which is very common on Lyons Avenue. Even though Lyons is listed as a reduced-width right-of-way of 60-feet on the City's Major Thoroughfare Plan, it still carries a requirement for a 25-foot building setback. Reducing the setback makes the proposed facility more compatible with and complimentary to surrounding uses and it enables the applicant to install more parking on the site, which is critical to the success of the project. The applicant has also applied for an off-street parking variance to allow more than 25-percent of their parking requirement to be provided through an off-site parking agreement with a nearby church.

**(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 unique development considerations of the 5th Ward. Other uses in close proximity to the site along Lyons Avenue have received reduced setbacks and the applicant desires to match this development pattern. Additionally, the master planned medical campus will need as much of the block as possible to deliver the ultimate level of service expected by the community.

**(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 facility that is compatible with and complimentary to the community. The building setback variance will allow the facility to match the development pattern along Lyons Avenue and the off-street parking variance will enable the facility to logically share parking with a nearby church until the medical campus is fully built-out. When the facility is completely built-out, they will have all of the requisite parking spaces available on-site. The applicant and the 5th Ward Community Redevelopment Corporation believe this to be an extremely important project that will transform a blighted, vacant site and address critical health needs of this underserved area.

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

The applicant's architect, Kirksey Architecture, has designed a facility that will be aesthetically pleasing, safe and that will have a low-impact on the environment. The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation will be provided for within the development and along all



adjacent rights-of-way. The reduction of the building setback will not impede the City's ability to maintain Lyons Avenue or any utilities within the right-of-way or on private property.

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

The justifications for the requested variance are the development conditions that affect the property. The applicant is intending to match existing development patterns and to utilize as much of the subject site as possible in order to provide a facility that can best serve the community. Without the variances, the site will likely continue to sit vacant and detract from an area that has been making great strides in recent years to revitalize the Lyons corridor.

# Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Lisa Property

Applicant: Windrose Land Services



D – Variances

Site Location

# Houston Planning Commission

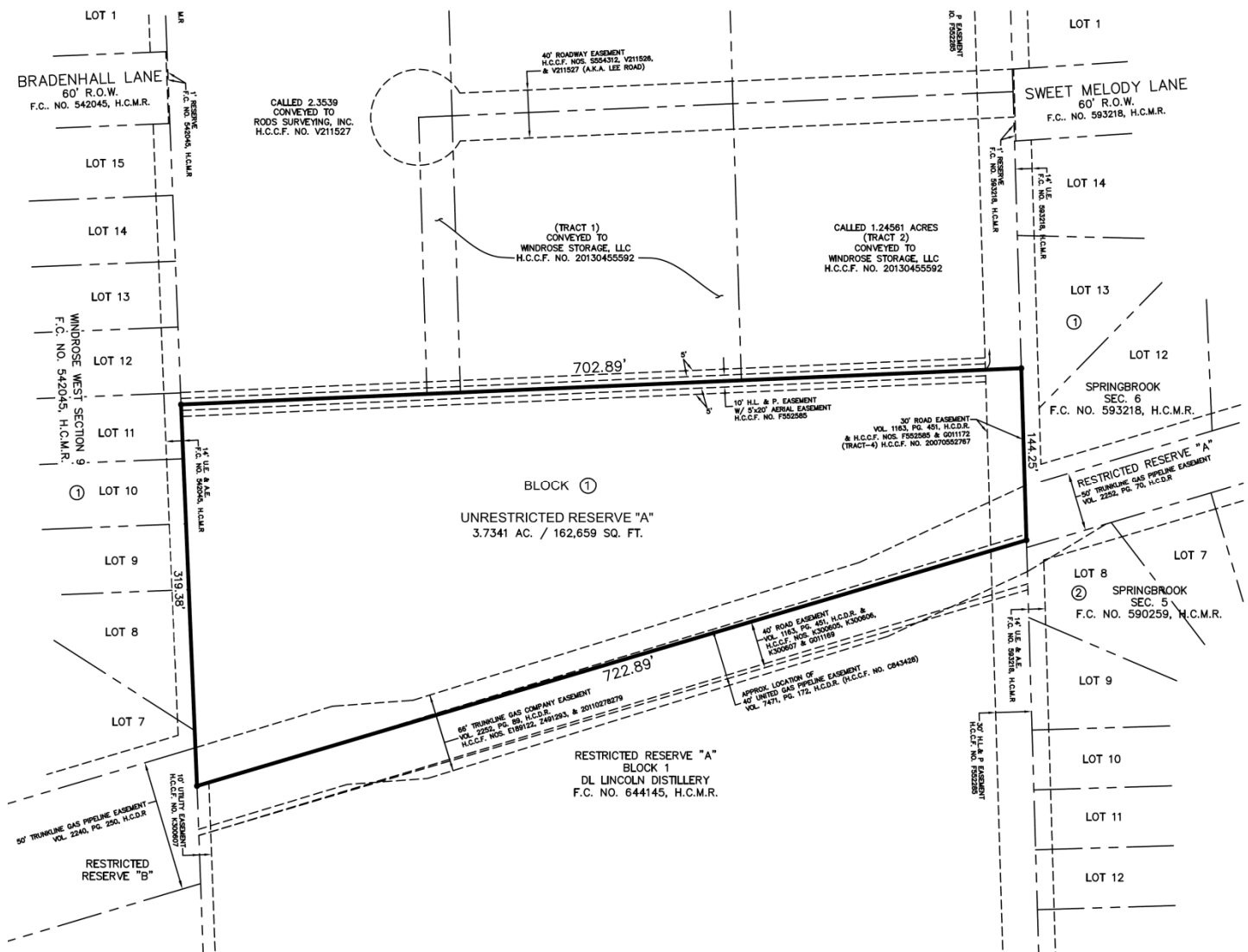
## ITEM: 92

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Lisa Property

Applicant: Windrose Land Services



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Lisa Property

Applicant: Windrose Land Services



D – Variances

Aerial





**Application Number:** 2016-0966

**Plat Name:** Lisa Property

**Applicant:** Windrose Land Services

**Date Submitted:** 05/31/2016

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

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

To allow an unrestricted reserve without frontage on a street.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190, Tracts for non-single-family use-reserves, paragraph (c) states that, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserve, minimum street or shared driveway frontage is 60 feet."

### **Statement of Facts**

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

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

The subject property is 3.73 acres located approximately 784 feet south of FM 2920 west of the terminus of Sweet Melody Lane in the Harris County is the City of Houston's ETJ. The applicant has owned this vacant property since 2007 and has submitted a subdivision plat to construct a self-storage facility. When the applicant purchased the property, it's only access was via a 30-foot roadway easement commonly known as Lee Road. There is no possible way for the applicant to secure public street frontage as they are separated from the closest public rights-of-way - FM 2920, Sweet Melody Lane, and Bradenhall Lane. The existing, fully built-out commercial developments to the north include retail shopping buildings, a surveying company, and another self-storage facility which sits directly north of and adjacent to the applicant's site. There is no available path to the south because of existing trunkline pipeline corridors and the DL Lincoln Distillery, which was platted in 2011. While this existing access easement has provided viable ingress and egress for all users in the area for years, the City's subdivision regulations now require commercial reserves to have direct, fee-simple frontage on a public street. While the City's reserve access policies apply without incident in most subdivisions, they cannot take into account the unique factors of this site. This site has been land-locked for decades, years before the applicant's purchase. The existing access easement and associated access drive have provided safe, perpetual, and efficient traffic movement for the existing commercial uses, including another self-storage use. As these conditions predate the enforcement of Chapter 42 for properties in the County, the requirement to provide street frontage represents an impossible hurdle and a definite hardship for the applicant.

**(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 unusual physical characteristics of the site that prevent them from securing public street frontage. The applicant purchased this site in its current configuration and believed that they would be able to develop the property off the existing access easement as other, adjacent commercial developments have done. The property is fully and permanently served by a non-exclusive perpetual access easement that provides safe ingress/egress to the site.

**(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 30-foot roadway easement currently houses a concrete access drive that provides sufficient, permanent traffic flow for all commercial and emergency service vehicles.

This meets the primary intent of the City's regulations. Requiring the applicant to acquire another owner's property to secure public street frontage is not possible as it would disturb existing development and provide no increased mobility.

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

The proposed subdivision plat will not be injurious to the public's health, safety or welfare as the applicant is simply unifying three vacant, land-locked tracts in order to gain access from the only viable point of ingress/egress – the adjacent 30-foot roadway easement. Other commercial properties, including another self-storage facility, have used this roadway easement for years without issue.

**(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 built-out environment and adjacent ownership that prevent the applicant from securing public street frontage. Forcing the applicant to secure a portion or all of an adjacent owner's property in order to secure public street frontage, especially when other users in the area have been allowed to develop off the roadway easement, would be an undue hardship. Granting the variance is the only way for the applicant to meet the intent of the City's regulations without completely depriving the applicant of the reasonable use of their land.

# Houston Planning Commission

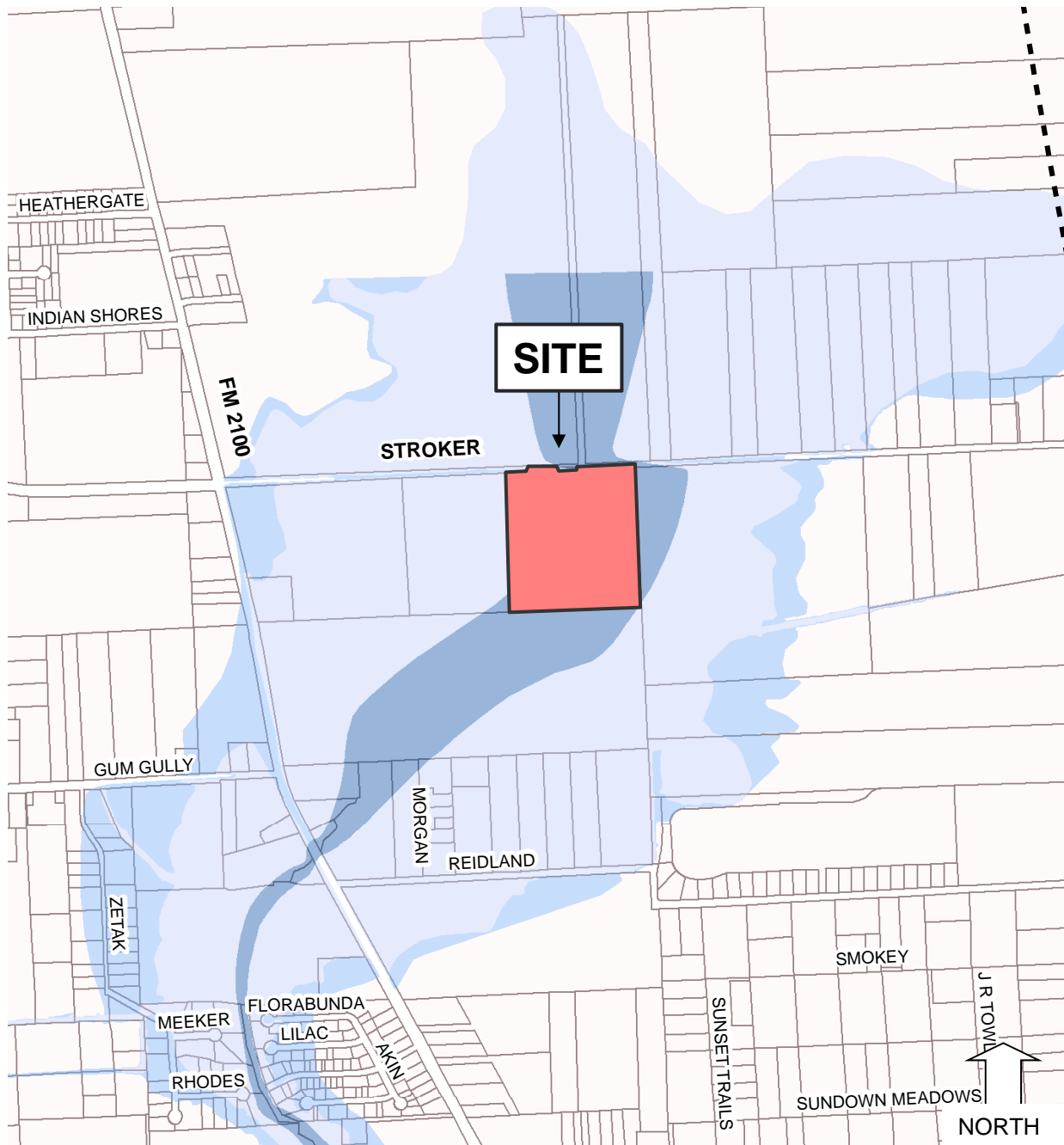
**ITEM: 93**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Pecan Oaks GP (DEF 1)

Applicant: Survey 1, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

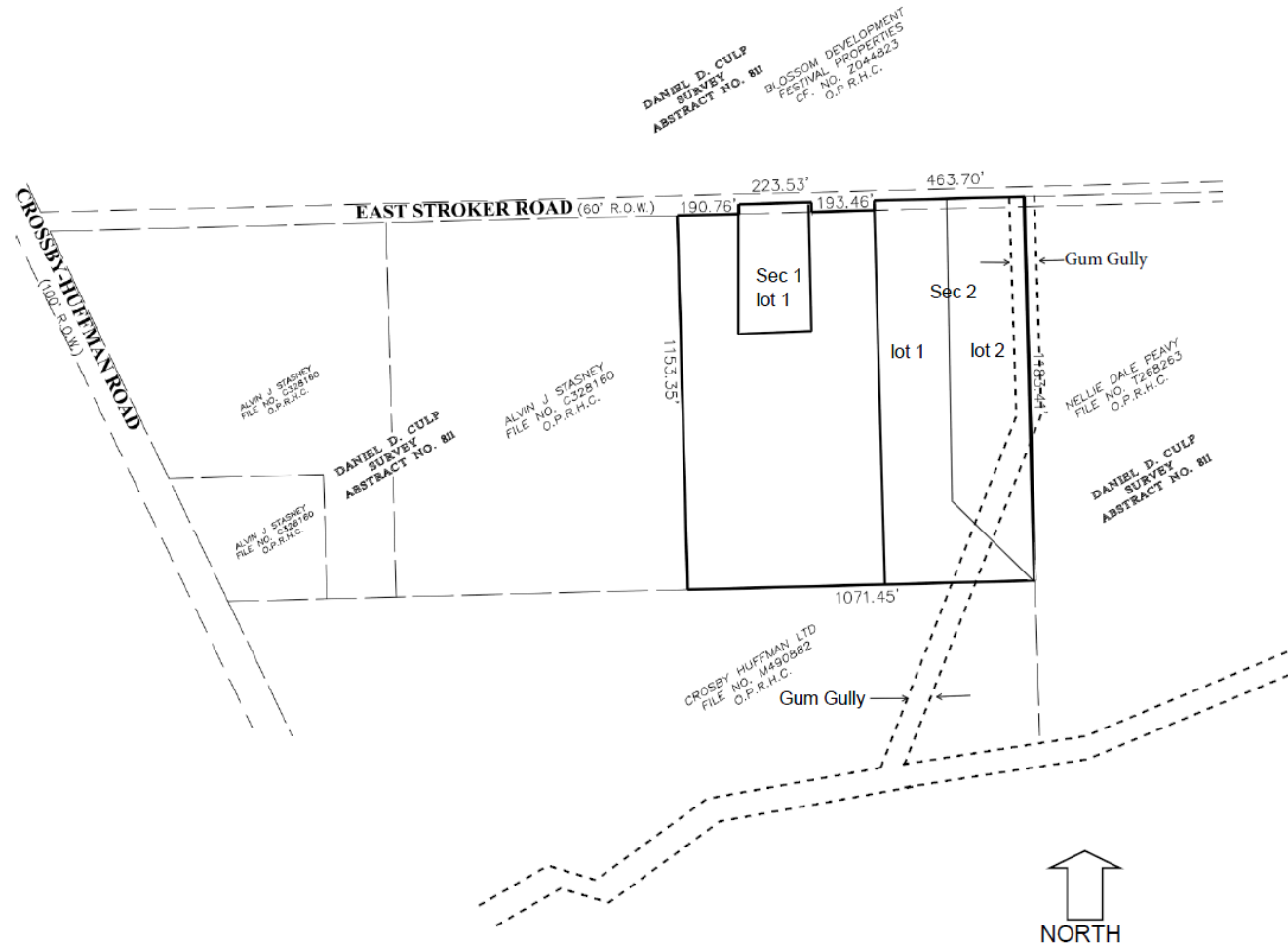
## ITEM: 93

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Pecan Oaks GP (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Pecan Oaks GP (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Aerial



**Application Number:** 2016-0836

**Plat Name:** Pecan Oaks GP

**Applicant:** Survey 1, Inc.

**Date Submitted:** 05/15/2016

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

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

The variance that is being requested is for the block length. The proposed property is located 2,193.50 feet from the centerline of Crosby-Huffman Road to the most northwest corner of said property.

**Chapter 42 Section: 47-127 (A)**

**Chapter 42 Reference:**

47-127(a) - A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### **Statement of Facts**

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

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

This area consist of 5 large acreage tracts located east of Crosby-Huffman Road and along East Stroker Road. The said 5 lots are surrounded by large tracts of land with no development in the near future. Placing a public street within the 2,600 feet requirements will create an impractical street through said lots as three out of the five are already inhabited. The remaining two lots will be combined into one lot in the proposed plat known as Pecan Oaks.

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

This variance would not create a hardship by the applicant. However, if the variance is not allowed, then the placement of the required right-of-way will create a dead end street and divide the already inhabited said property.

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

The intent of the variance would preserve and maintain the rules of this chapter.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is.

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

Economic hardship is not the sole justification for the variance. The requirement to not have a north/south dedicated road is the reason for the variance.

# Houston Planning Commission

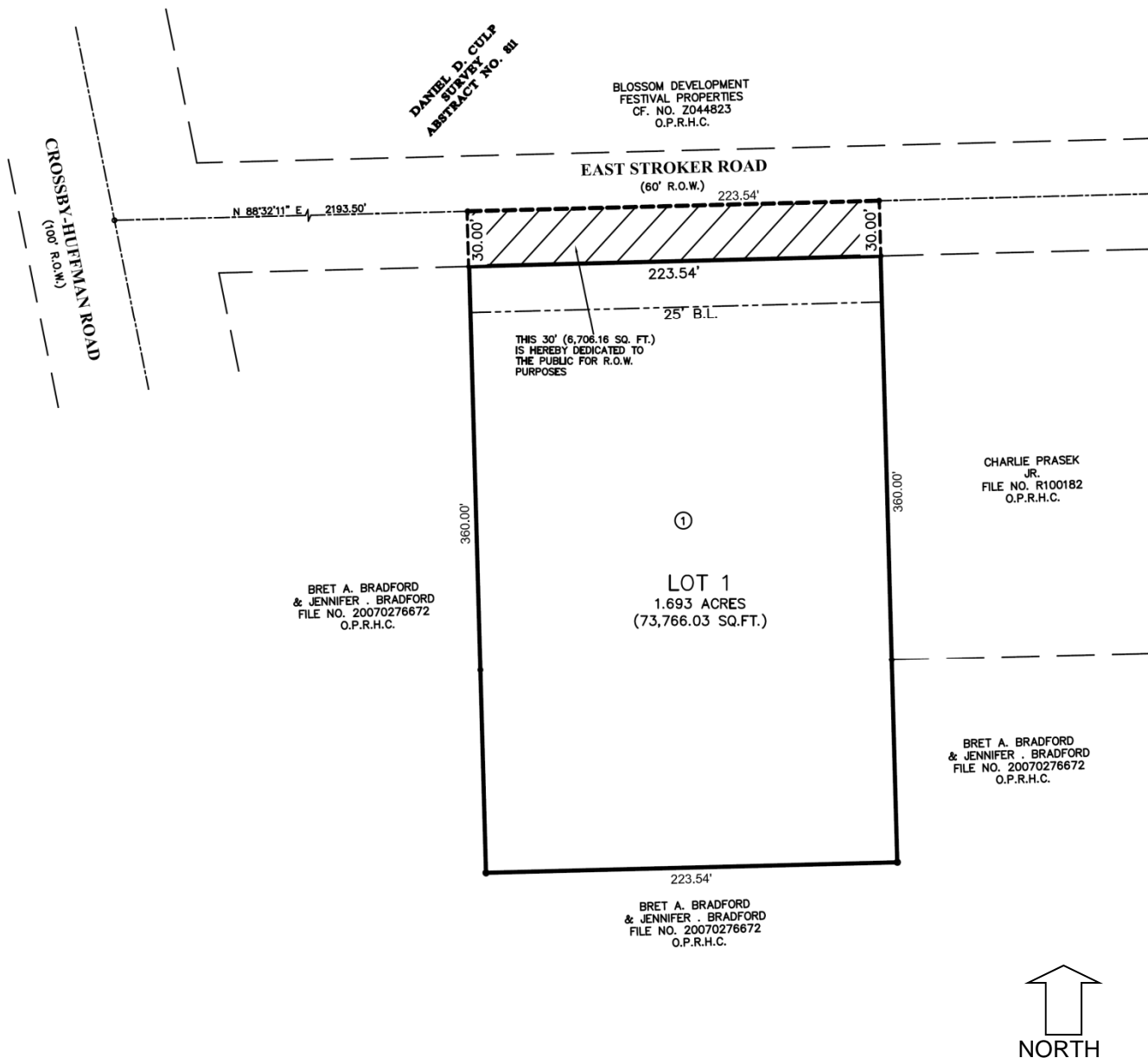
## ITEM: 94

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Pecan Oaks Sec 1 (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Subdivision

# Houston Planning Commission

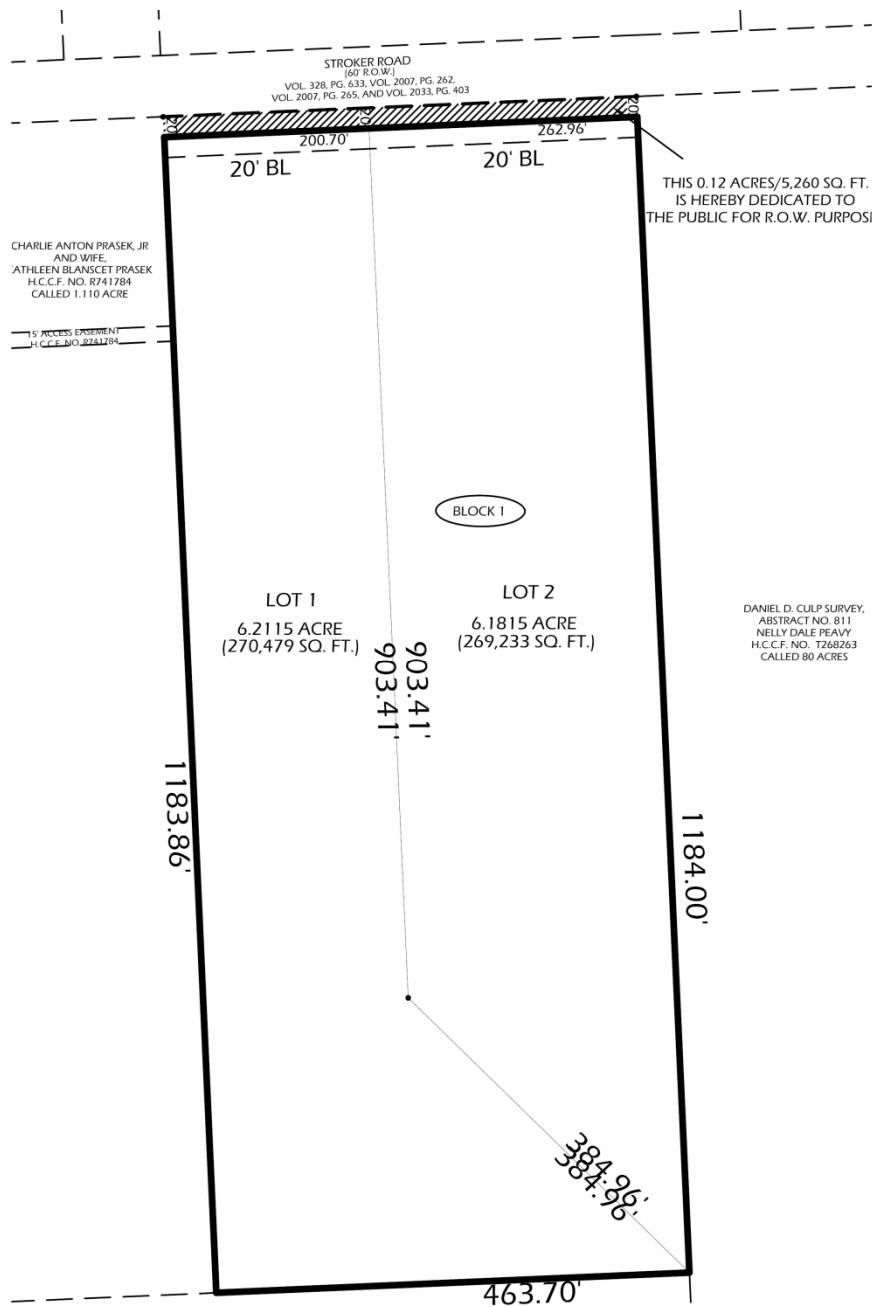
## ITEM: 95

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Pecan Oaks Sec 2 (DEF 1)

Applicant: Owens Management Systems



**D – Variances**

**Subdivision**



# Houston Planning Commission

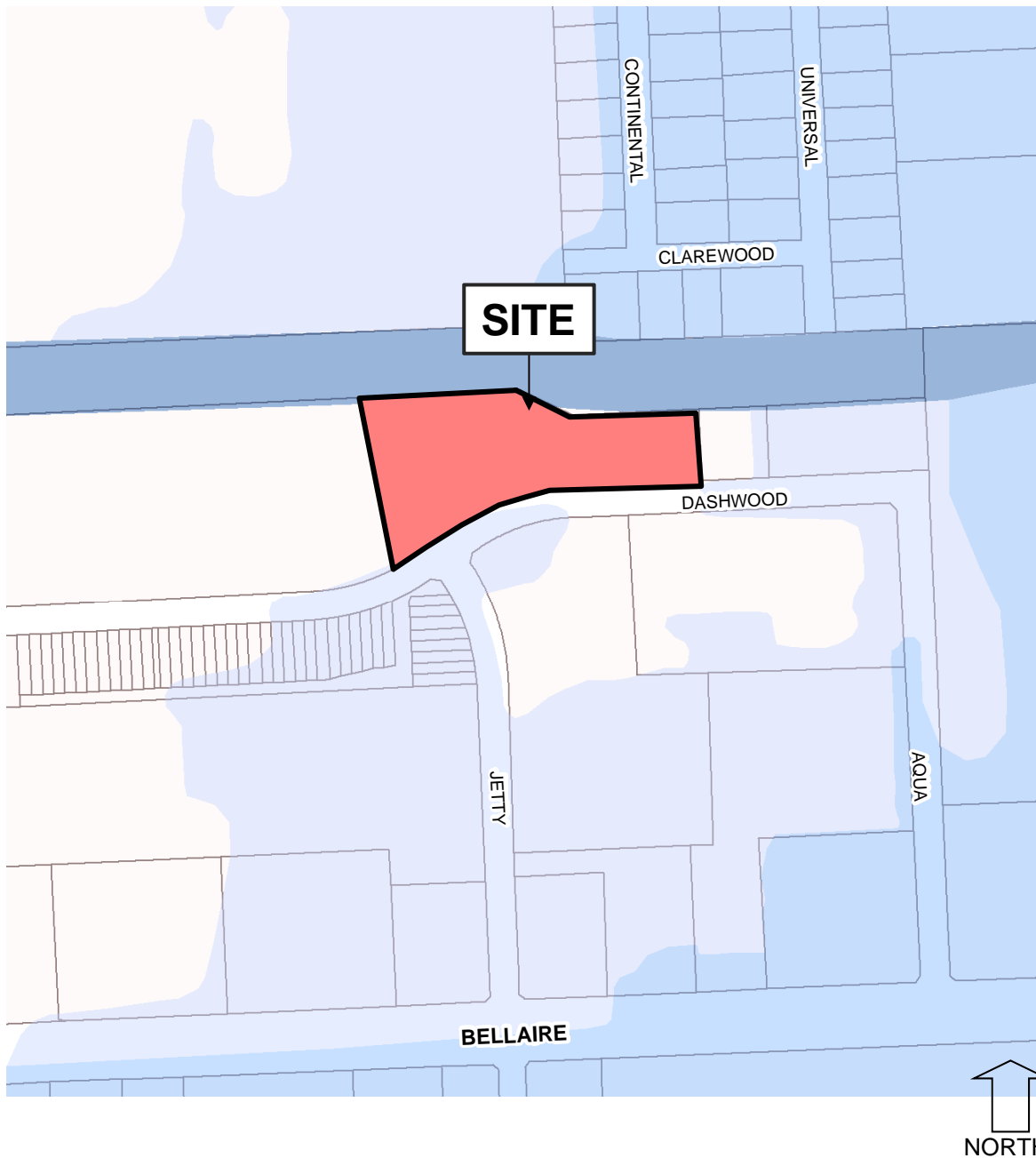
**ITEM: 96**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Poinciana (DEF 1)

Applicant: Owens Management System



**D – Variances**

**Site Location**

# Houston Planning Commission

# ITEM: 96

Planning and Development Department

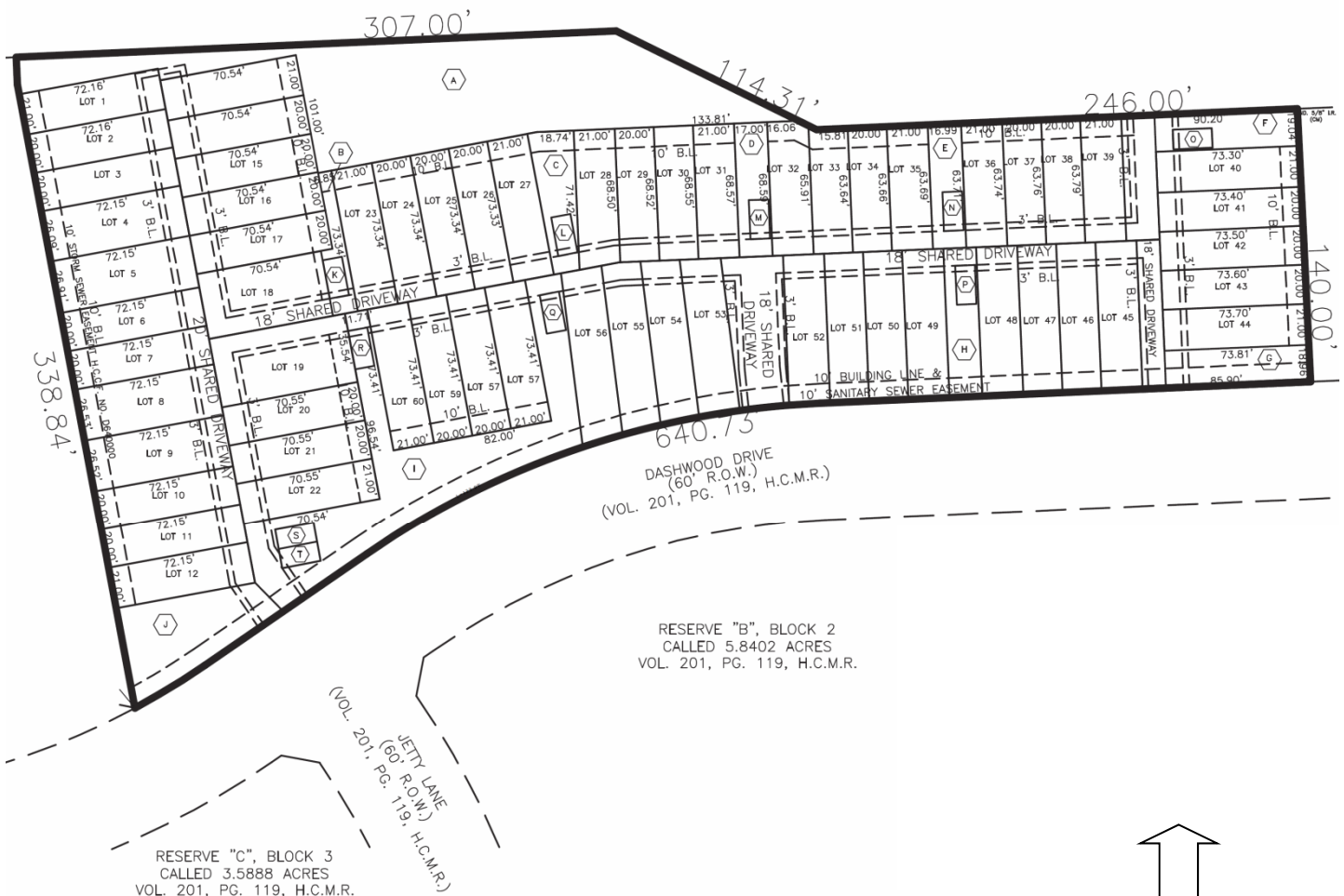
Meeting Date: 06/09/2016

Subdivision Name: Poinciana (DEF 1)

Applicant: Owens Management System

RESERVE LETTER	SQ. FT. / ACREAGE	USE	RESERVE LETTER	SQ. FT. / ACREAGE	USE
(A)	12,987/0.298	DETENTION	(K)	200/0.005	PARKING RESERVE
(B)	704/0.016	OPEN SPACE	(L)	200/0.005	PARKING RESERVE
(C)	1,342/0.030	OPEN SPACE	(M)	200/0.005	PARKING RESERVE
(D)	1,166/0.026	OPEN SPACE	(N)	200/0.005	PARKING RESERVE
(E)	1,082/0.024	OPEN SPACE	(O)	200/0.005	PARKING RESERVE
(F)	1,391/0.032	OPEN SPACE	(P)	200/0.005	PARKING RESERVE
(G)	1,404/0.032	OPEN SPACE	(Q)	200/0.005	PARKING RESERVE
(H)	1,281/0.029	OPEN SPACE	(R)	200/0.005	PARKING RESERVE
(I)	7,573/0.173	OPEN SPACE	(S)	200/0.005	PARKING RESERVE
(J)	2,842/0.065	OPEN SPACE	(T)	200/0.005	PARKING RESERVE

130' H.C.F.C.D. DRAINAGE EASEMENT  
D-126-00-00  
VOL. 8535, PG. 316, H.C.D.R. AND  
VOL. 8535, PG. 336, H.C.D.R.



## D – Variances

## Subdivision

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# Houston Planning Commission

## ITEM: 96

Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Poinciana (DEF 1)

Applicant: Owens Management System



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**D – Variances**

**Aerial**

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**SECTION 3**  
 @ CENTER OF CENTER GATE LOOKING WEST

0 1 3 5 10 20



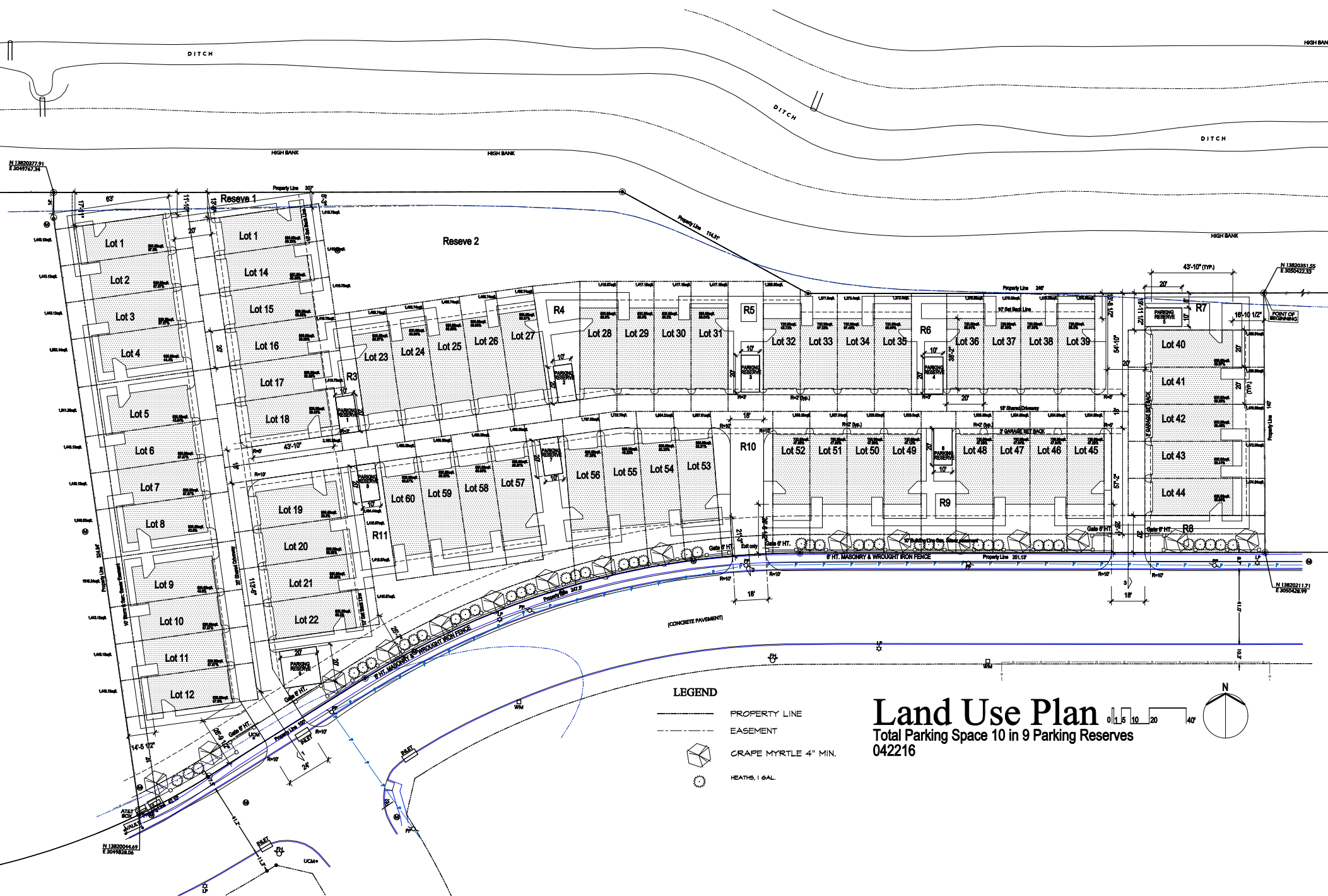


**SECTION 2**  
 @ CENTER OF CENTER GATE LOOKING WEST



**SECTION 1**  
 @ CENTER OF WEST GATE LOOKING WEST

0 1 5 10 20





**Application Number:** 2016-0871

**Plat Name:** Poinciana

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 05/16/2016

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

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

A variance is sought to allow a shared driveway to exceed 200 feet.

**Chapter 42 Section:** 145

**Chapter 42 Reference:**

A subdivision plat within the city may provide a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements: 1) a shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code; 2) The total length of the shared driveway shall be 200 feet or less as measured along the centerline of the shared driveway starting from the intersection with the public street, provided however that a shared driveway may be more than 200 feet in length if all lots take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a public street that is not an alley and contains a roadway.

### 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;**

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 or one otherwise contrary to sound public policy, Dashwood is a 60' ROW dedicated in Volume 201, Page 119 HCDR. The proposed development is for 60 - 3 story townhomes with 10 guest parking spaces, 19 landscape reserves and 1 detention reserve. There are 2 points of ingress/egress - 45 feet from western corner and 85 feet from western corner with an egress only shared driveway near the middle of the frontage. All driveways have 10-foot radius.

**(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 rear property line follows a 130' Harris County Flood Control District drainage easement, per Volume 8535, Page 316 and Volume 8535, page 336 HCDR, creating a reserve where the area is reduced more than 50 percent from the west to east boundary. There are no curb cuts along the south of Dashwood on the south from Jetty Lane to where Dashwood curves into Aqua Lane

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

The intent of the general purposes of this chapter will be preserved and maintained. Although the length of the west plat boundary is 324.84 feet, the 20-foot shared driveway along Block 1 is approximately 275 feet. The development meets the 200 feet at all other points within the plat. The HCFCD has approved the drainage plan.

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

The granting to the variance will not be injurious to the public health, safety or welfare. The development includes 6-foot sidewalks with landscaping to meet commercial requirements. The front of the development along Dashwood will have wrought iron and brick pillar fencing. The remainder of the plat will have an 8' wood fence. The 2 entrance/exits and one



exit only driveway will enhance vehicular circulation. All 3 driveway will have an electric gate with card key access. There are 19 landscape reserves throughout the development that will also provide additional lighting for parking reserves.

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

Economic hardship is not the sole justification of the variance. The justification is the shape of the property created by the HCFCD easement.

# Houston Planning Commission

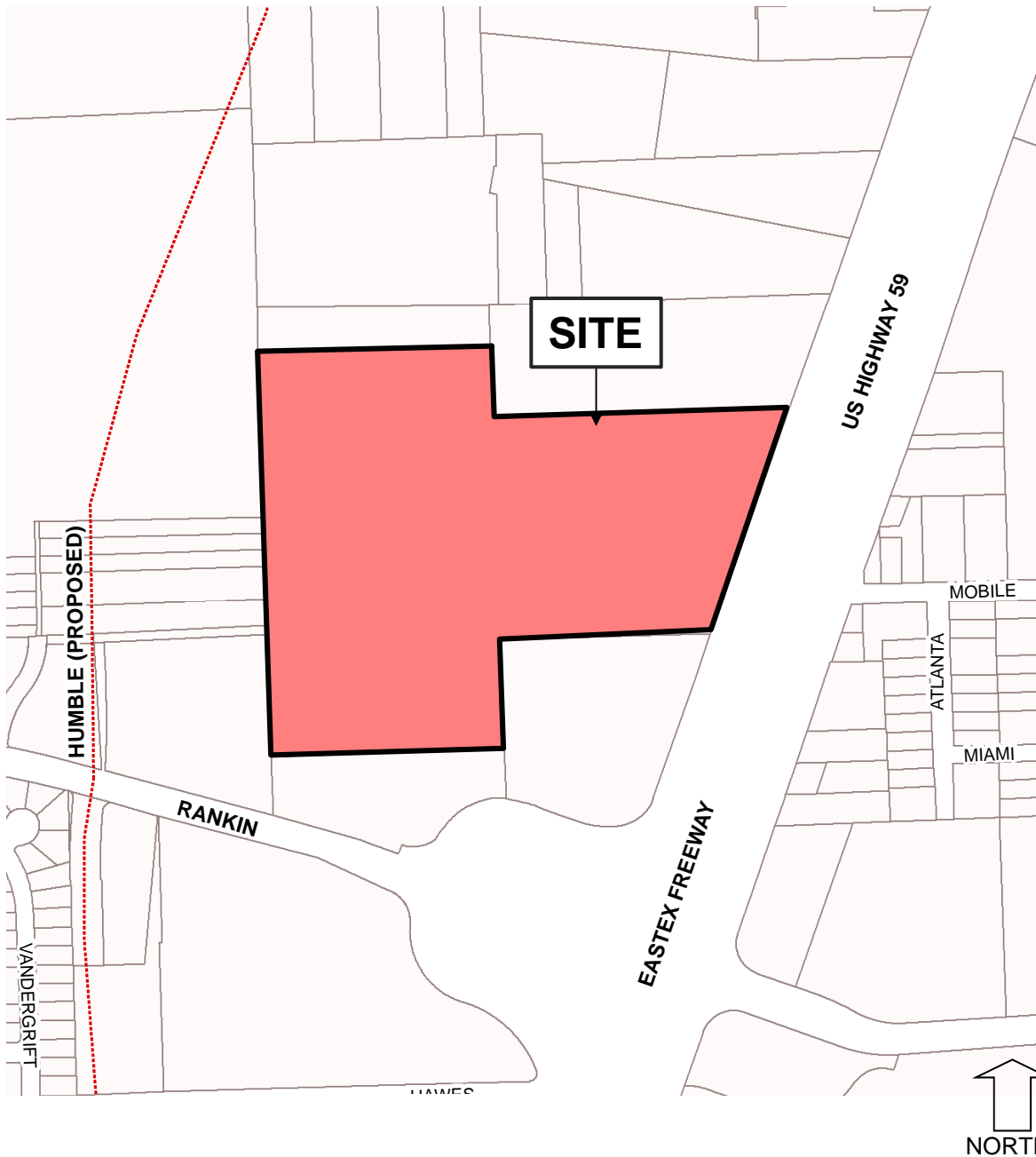
**ITEM: 97**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Republic Center GP

Applicant: Century Engineering



**D – Variances**

**Site Location**

# Houston Planning Commission

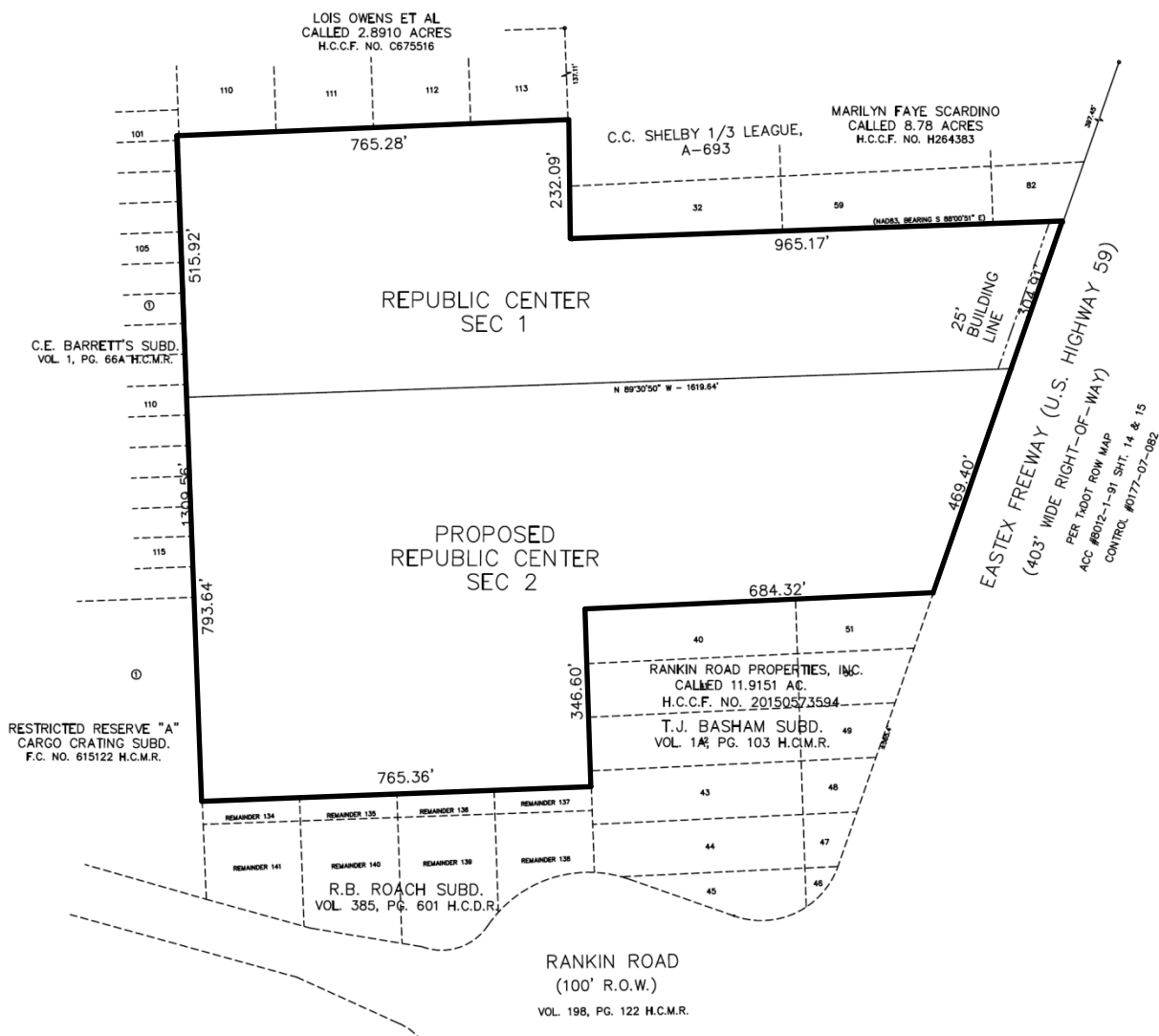
## ITEM: 97

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Republic Center GP

Applicant: Century Engineering



### D – Variances

### Subdivision

# Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Republic Center GP

Applicant: Century Engineering



D – Variances

Aerial





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**BUILDING CONTRACTOR:**  
**ABC CONTRACTING**  
12345 Main Street  
Houston, Texas 77000  
P 713-123-4567 F 713-123-4567

17327 EAST EX FREEWAY  
HUMBLE, TEXAS 77396

PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION
1	05/05/2000	TOWET AFFIIONS.

**PROJECT LOCATION**  
17327 Eastex Freeway  
Houston, Texas 77266  
Key Map Location: 122-2

**BUILDING CODES:**

**AFC TRANSPORTATION**

**ALICE CONTACT** [alice@b-sail.net](mailto:alice@b-sail.net)  
12345 Main Street, Suite 222  
Houston, Texas 77000  
Phone (713) 847-5309 Fax (713) 847-5309

SALES REP	JAMES S. BOND
CHECKED BY	SM
DATE	2004

15017	1" = 60'-0"
15017-X SITE DWG	
DATE PLOTTED	4/28/2016 9:12 AM

DATE: 01/20/2017  
DRAWING TITLE: PRELIMINARY  
DESIGNER: MIII DESIGNS, L.P. 2014  
COPYRIGHT: © 2017 MIII DESIGNS, L.P.

SP-1

PRELIMINARY  
SITE PLAN

BUILDING 1 - 14 SPACES OF OFFICE OCCUPANCY @ .15 SPACES PER 1000 SF - 14 SPACES REQ'D	36 SPACES REQ'D
BUILDING 1 - 138 SQ. FT. OF TRANSPORTATION TERMINAL @ .15 SPACES PER 1000 SF - 19 SPACES REQ'D	19 SPACES REQ'D
BUILDING 2 - 425 SQ. FT. OF BI OFFICE OCCUPANCY @ .15 SPACES PER 1000 SF - 19 SPACES REQ'D	39 SPACES REQ'D
BUILDING 2 - 414 SQ. FT. OF AUTO REPAIR BUSES @ .15 SPACES PER 1000 SF - 120 SPACES REQ'D	50 SPACES REQ'D
BUILDING 3 - 27,480 SQ. FT. OF AUTO REPAIR BUSES @ .15 SPACES PER 1000 SF - 107.5 SPACES REQ'D	115 SPACES REQ'D
BUILDING 4 - 280 TOTAL BUS SPACES PROVIDED 10 TOTAL BUILT, AUTO SPACES PROVIDED	280 TOTAL SPACES REQ'D
10 TOTAL BUILT, AUTO SPACES PROVIDED	10 TOTAL BUILT, AUTO SPACES PROVIDED

TRSC 2  
CALLED 13.7312 AC.  
H.C.C.F. NO. H865454



**Application Number:** 2016-0816

**Plat Name:** Republic Center GP

**Applicant:** Century Engineering, Inc

**Date Submitted:** 05/13/2016

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

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

Not to extend a North – South Street through the proposed Republic Center Sec 1.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128 Intersections of local streets. (a)(1) each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400;

### **Statement of Facts**

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

The property owner intends to plat all of the property he owns, to create a Restricted Reserve, the property will be developed as Commercial, therefore the requirement of local streets, collector street or major thoroughfare would create an undue hardship by depriving the applicant of the reasonable use of the land. The property has access to the Eastex Freeway (US Highway 59) feeder Road.

**(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;**

Strict application would create an impractical development, it would create a burden to the Commercial Development of this property. A similar variance was granted to a property Fronting on US59, Geotech Engineering and Testing Facility Subd. (Re:#2013-3237) located approximately 500 feet north of this tract.

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

The intent and general purpose of this chapter will be preserved and maintained, because the existing properties to the South have adequate access to and from Rankin Road and to the Eastex Freeway.

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

Allowing this variance will not impact existing traffic flows and will not impact the properties south of and adjacent to the subject property, which have access through existing paved roads

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

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding areas.

# Houston Planning Commission

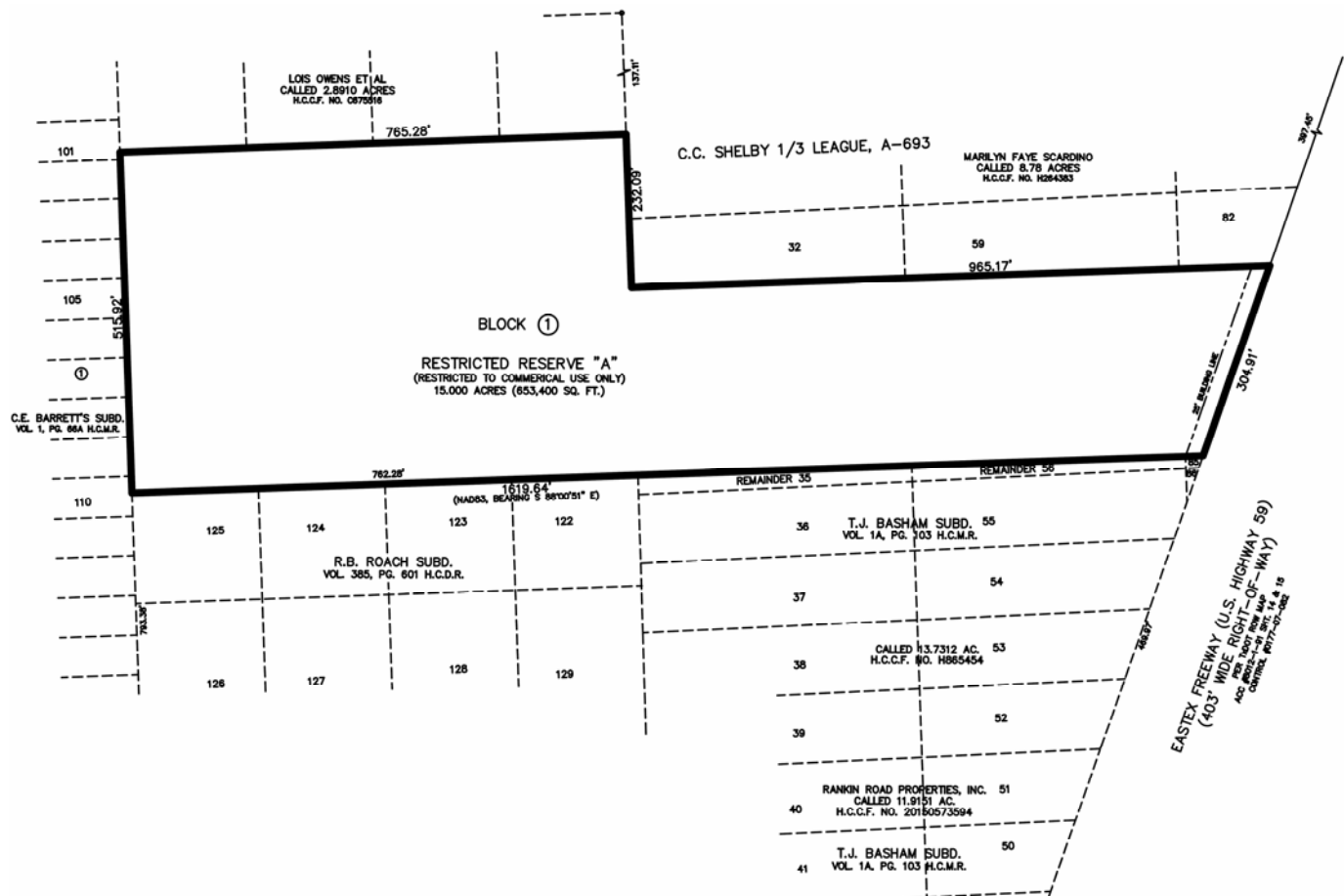
## ITEM:98

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Republic Center Sec 1 (DEF2)

Applicant: Century Engineering



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 06/09/2016

**Subdivision Name: Sunrise Orchards (DEF1)**

**Applicant: AGS CONSULTANTS LLC**



**D – Variances**

**Site Location**



# Houston Planning Commission

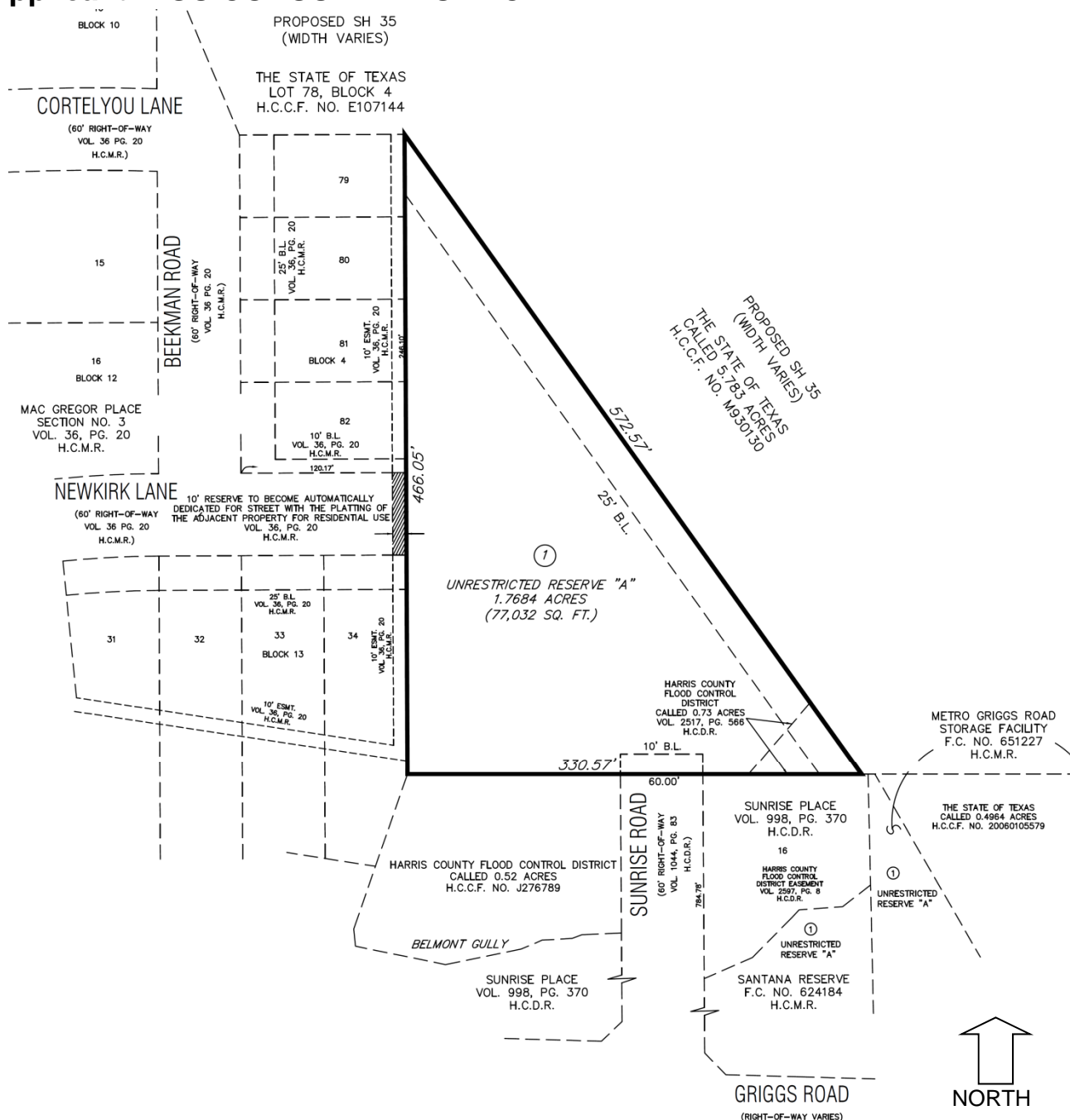
## ITEM:99

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Sunrise Orchards (DEF1)

Applicant: AGS CONSULTANTS LLC



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:99

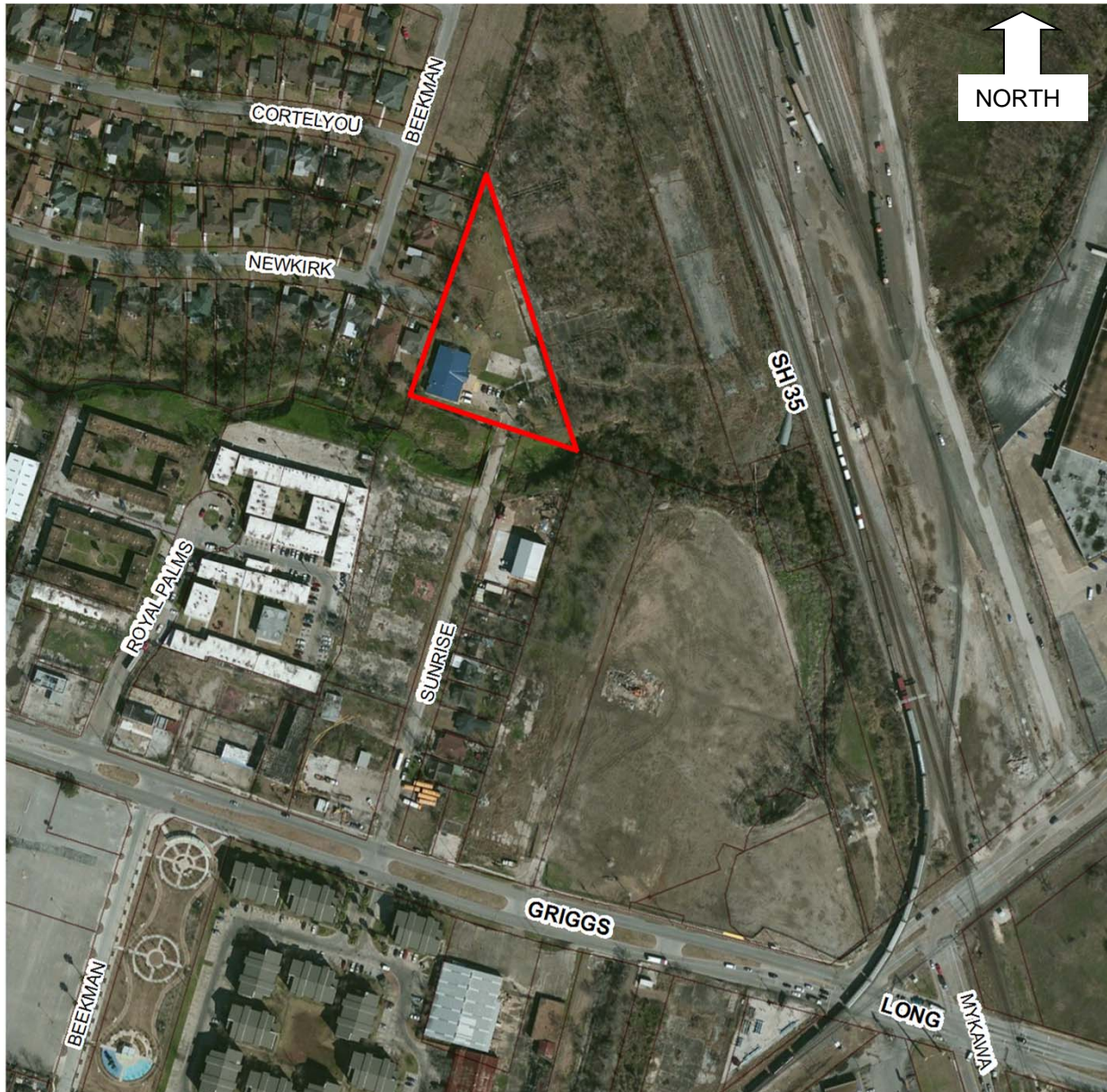
Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Sunrise Orchards (DEF1)

Applicant: AGS CONSULTANTS LLC

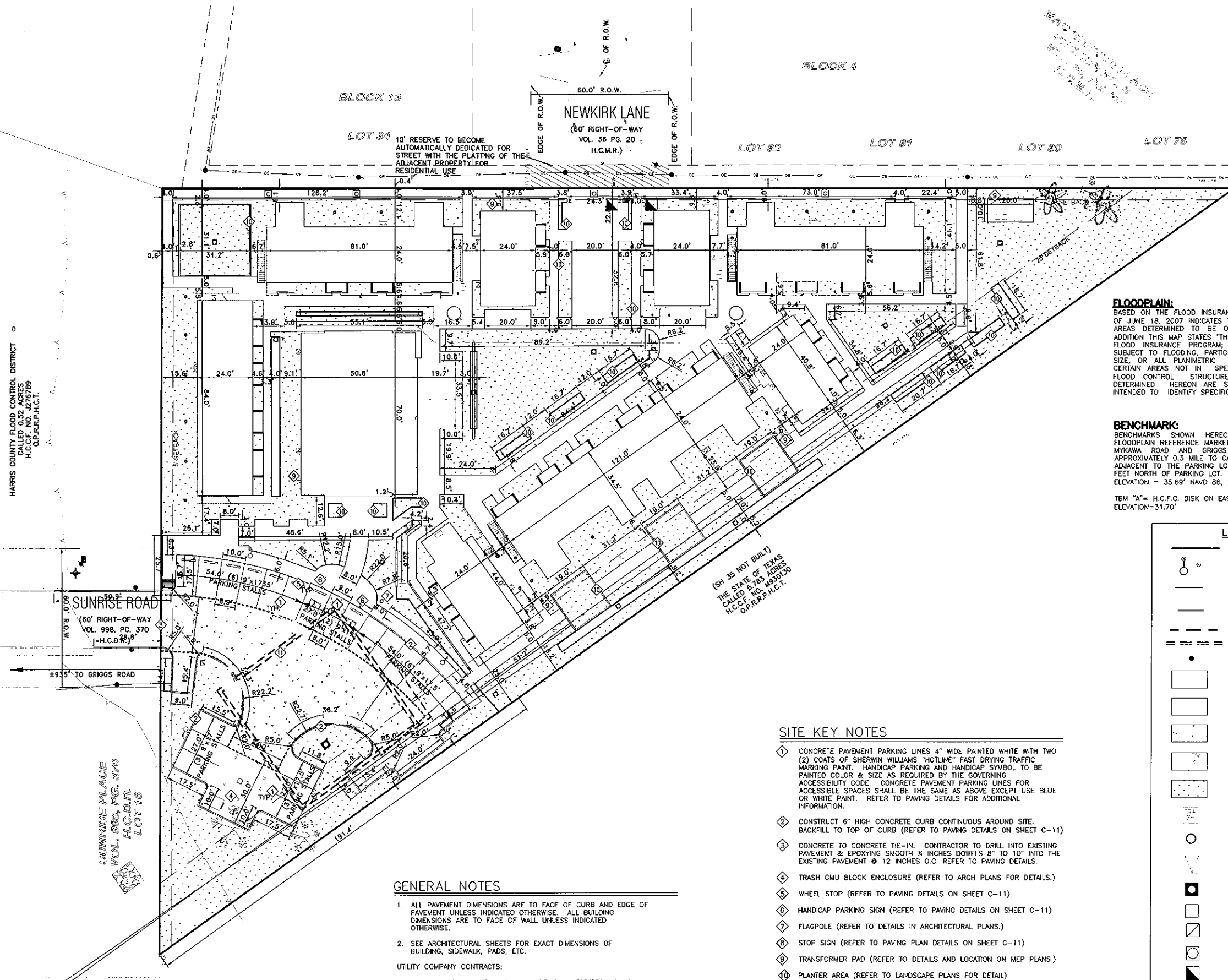


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**D – Variances**

**Aerial**

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**FLOODPLAIN:**  
BASED ON THE FLOOD INSURANCE RATE MAP NO. 48201C0880L, MAP REVISED DATE OF JUNE 18, 2007 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

**BENCHMARK:**  
BENCHMARKS SHOWN HEREON REFERENCED TO T.S.A.R.P. HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 040325 LOCATED FROM THE INTERSECTION OF MYKAWA ROAD AND GRIGGS ROAD, TRAVEL NORTHEAST ON GRIGGS ROAD APPROXIMATELY 0.3 MILE TO CARRUTH DOGGETT INDUSTRIES. MONUMENT IS LOCATED ADJACENT TO THE PARKING LOT APPROXIMATELY 38 FEET NORTHEAST OF SIGN, 12 FEET NORTH OF PARKING LOT.  
ELEVATION = 35.69' NAVD 83, 2001 ADJ.  
TBM "A" = H.C.F.C. DISK ON EAST SIDE OF BRIDGE ON SUNRISE ROAD.  
ELEVATION=31.70'

LEGEND	
	PROPERTY LINE
	PROPOSED LIGHT POLE (REFER TO ARCHITECTURAL PLAN LOCATION AND DETAIL)
	PAINTED STRIP (TRAFFIC YELLOW), REFER TO SITE KEY NOTE 1
	PROPOSED CURB - REFER TO SITE KEY NOTE 2
	PROPOSED FIRE LANE
	PROPOSED IRRIGATION SLEEVE
	PROPOSED BOLLARD REFER TO SHEET ARCHITECTURAL DRAWINGS FOR DETAIL
	4" CONCRETE SIDEWALK (REFER TO DETAILS ON PAVING DETAIL SHEET C-11)
	5" CONCRETE PARKING SPACE (REFER TO DETAILS ON PAVING DETAIL SHEET C-11)
	6" CONCRETE PAVEMENT DRIVEWAY (REFER TO DETAILS ON PAVING DETAIL SHEET C-11)
	7" CONCRETE PAVEMENT DUMPSTER (REFER TO DETAILS ON PAVING DETAIL SHEET C-11)
	LANDSCAPE AREAS (REFER TO LANDSCAPE AND IRRIGATION PLANS FOR DETAIL)
	TRASH RECEPTILES, (REFER TO LANDSCAPE PLAN LOCATION AND DETAIL)
	PROPOSED COLUMN (REFER TO ARCHITECTURAL PLAN LOCATION AND DETAIL)
	PROPOSED ELECTRIC METER, (REFER TO MEP PLAN LOCATION AND DETAIL)
	PROPOSED MANHOLE
	PROPOSED TYPE "D" INLET
	PROPOSED JUNCTION BOX
	PROPOSED PEDESTRIAN INLET
	PROPOSED BFP
	PROPOSED WATER METER W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED CLEANOUT

- SITE KEY NOTES**
- CONCRETE PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING AND HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR WHITE PAINT. REFER TO PAVING DETAILS FOR ADDITIONAL INFORMATION.
  - CONSTRUCT 6" HIGH CONCRETE CURB CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB (REFER TO PAVING DETAILS ON SHEET C-11)
  - CONCRETE TO CONCRETE TIE-IN. CONTRACTOR TO DRILL INTO EXISTING PAVEMENT & EPOXYING SMOOTH 1/4 INCHES DOWELS 8" TO 10" INTO THE EXISTING PAVEMENT @ 12 INCHES O.C. REFER TO PAVING DETAILS.
  - TRASH CMU BLOCK ENCLOSURE (REFER TO ARCH PLANS FOR DETAILS.)
  - WHEEL STOP (REFER TO PAVING DETAILS ON SHEET C-11)
  - HANDICAP PARKING SIGN (REFER TO PAVING DETAILS ON SHEET C-11)
  - FLAGPOLE (REFER TO DETAILS IN ARCHITECTURAL PLANS.)
  - STOP SIGN (REFER TO PAVING PLAN DETAILS ON SHEET C-11)
  - TRANSFORMER PAD (REFER TO DETAILS AND LOCATION ON MEP PLANS.)
  - PLANTER AREA (REFER TO LANDSCAPE PLANS FOR DETAIL)
  - UNDERGROUND DETENTION AREA (REFER TO SHEET C-09 & C-13 FOR DETAIL)
  - COOLING TOWER (REFER TO DETAILS IN MEP PLANS.)

**GENERAL NOTES**

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALK, PADS, ETC.

UTILITY COMPANY CONTRACTS:

CITY OF HOUSTON	PUBLIC PLANS REVIEW	(832)394-9146
CITY OF HOUSTON	PRIVATE PLANS REVIEW	(832)394-8810
CENTERPOINT	VJAY REDDY	(713)945-4226
AT&T	MS. KATHY TINNEY	(713)660-5334
	MS. GAIL GALLARDO	(713)660-5336

JCE  
JCE CIVIL ENGINEERING PLLC  
2887 BELMAR TERRACE DR.  
SPRING, TEXAS 77388  
TELEPHONE: 281.727.8133  
TSP# FIRM REGISTRATION NO. 14565

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS SEALED, SIGNED, AND DATED BY THE DESIGN PROFESSIONAL.  
RELEASED FOR REVIEW ONLY.  
NOT FOR CONSTRUCTION  
ALISON JARVIS, PE  
TEXAS PE #103470

3/25/2015

Project Status:  
**PRELIMINARY DESIGN**  
Issue Date:  
3/25/2016

Owner Name:  
**TCCC**

Sunrise Orchard Development  
5300 Sunrise Road  
Houston, Texas  
77021

**PAVING PLAN & DIMENSIONAL CONTROL**

AB	AJ
drawn	checked

Neos Project No.:  
**1424-02**

**C-06**

3/25/2016





**Application Number:** 2016-0799

**Plat Name:** Sunrise Orchards

**Applicant:** AGS CONSULTANTS LLC

**Date Submitted:** 05/02/2016

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

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

Specific variance is being sought and extent of variance: Not to extend Newkirk Lane, to allow vehicular access to development only through Sunrise Road and not provide a cul de sac at the terminus of Newkirk Lane and Sunrise Road for this City and County funded non- profit residence for the youth who have been aged out of foster care..

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

42-134 Sec. 42-134. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1)The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3)The existing stub street is only one lot in depth; (4)The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **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 extension of Newkirk Lane would lead to nowhere as a freeway, Hwy 35, is planned adjacent to this tract and will not have an exit at the extension. Therefore, Newkirk Lane would dead end at the eastern boundary of our development. Building a cul de sac will also be pointless since Newkirk Lane only services 2 homes after the intersection with Beekman Street and each of the two homes have driveways for turn around purposes. According to map restrictions volume 36, page 20, access from Newkirk is prohibited. The extension of Sunrise Road would cut through the parking lot and dead end into the property owned by the State of Texas for the extension of Hwy 35. The MTF plan does not show Sunrise Road being connected to the Highway. The parking lot serves as a turn around for vehicles. The only development at the stub of Sunrise will be the Youth Housing residence and the all vehicles will have access to the parking lot to turn and go back to Sunrise Road. The amount of traffic that will be generated will be minimal since the housing development is a bicycle community with only a few office staff with access to vehicles.

**(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 same characteristics were present prior to purchase of the property. Newkirk Lane intersects Beekman Road to the north and only 2 homes are serviced via Newkirk Lane to the east. Each home has a driveway for turn around purposes. Newkirk is a local street and does not see a lot of traffic except for the quiet residential development that it serves. A cul de sac would be unnecessary since each home has a driveway and intersection of Beekman is less than 130' from our development. According to map restrictions volume 36, page 20, access from Newkirk is prohibited. The extension of Sunrise Road will lead to nowhere and the parking lot serves as a turn around for the minimal amount of traffic that will be generated with this development.

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

The intent and general purpose of this chapter will be preserved and maintained as this subdivision will be self contained with one point of access through Sunrise Road. The extension of the stub streets will not serve any purpose. This City and County funded development for the young foster residents will provide the safety and security for the peace of mind of these kids who have been aged out of foster care. Building of a cul de sac will be pointless because of the amount of traffic on Newkirk Lane and Sunrise Road. The stub street extends past Beekman Street for about 130' and contains 2 homes each with their own driveway for turn around purposes. Any vehicles that are lost will easily see the fencing at the end of the stub street and turn north of Beekman, rendering the cul de sac redundant. Any vehicles entering the parking lot from Sunrise will also have a turn around in the parking lot.

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

because a through street is not required since it will be intersecting a planned freeway that has no access to the street. Newkirk Lane and Sunrise Road will essentially dead end into our development.

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

The conditions on the property have existed and extension of Newkirk Lane and Sunrise Road will lead to nowhere. The need of a cul de sac is redundant since the street intersects with Beekman about 130' from the western property line of our development and only serves 2 homes, each with their own driveway for turn around purposes. Newkirk is a local street and the neighborhood is served by a major thoroughfare, Martin Luther King, Jr. Blvd. A turn around on Sunrise is redundant since the parking lot will serve as a turn around.



# Houston Planning Commission

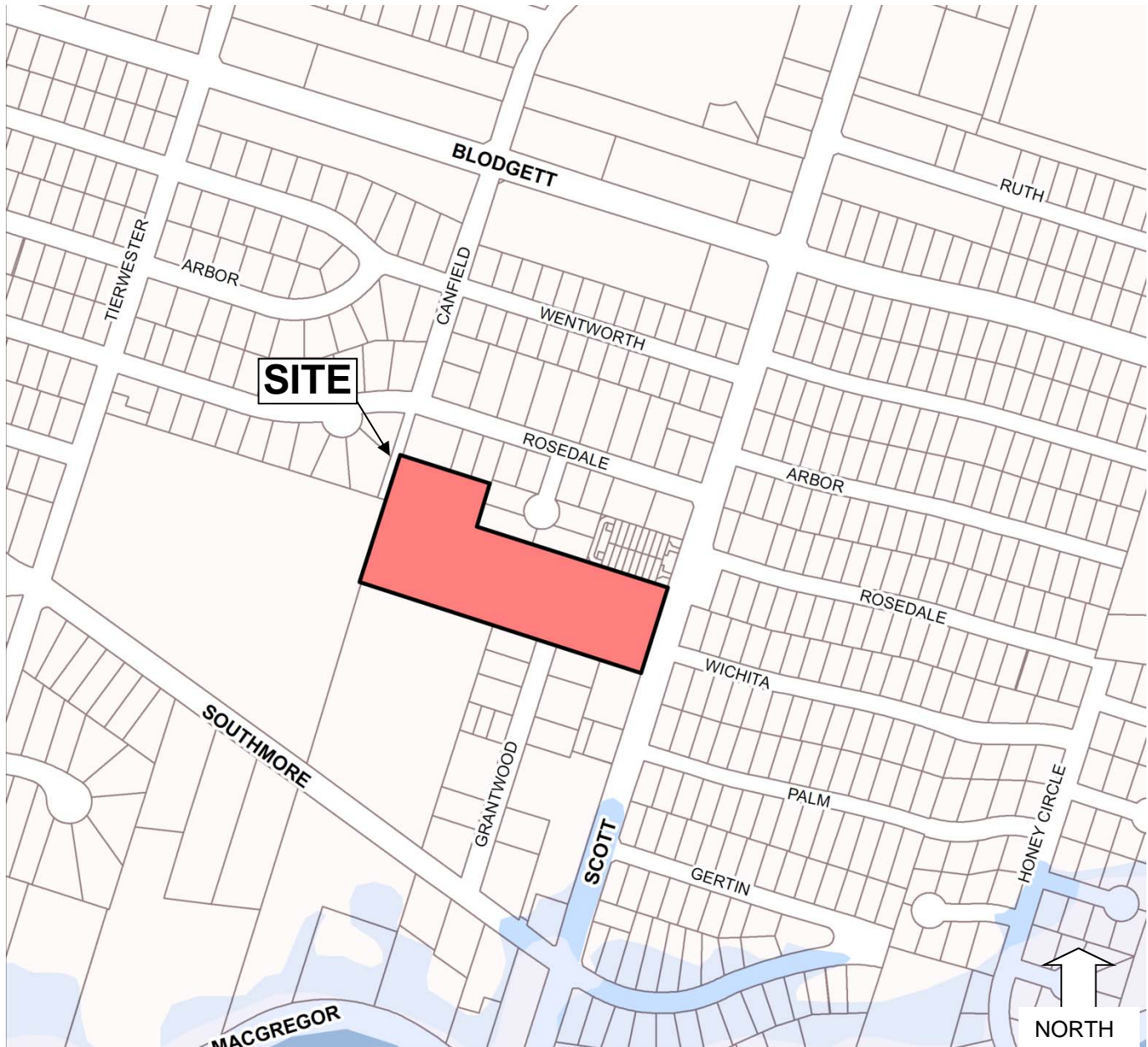
**ITEM: 100**

Planning and Development Department

Meeting Date : 06/09/2016

**Subdivision Name: WALIPP Terrace**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

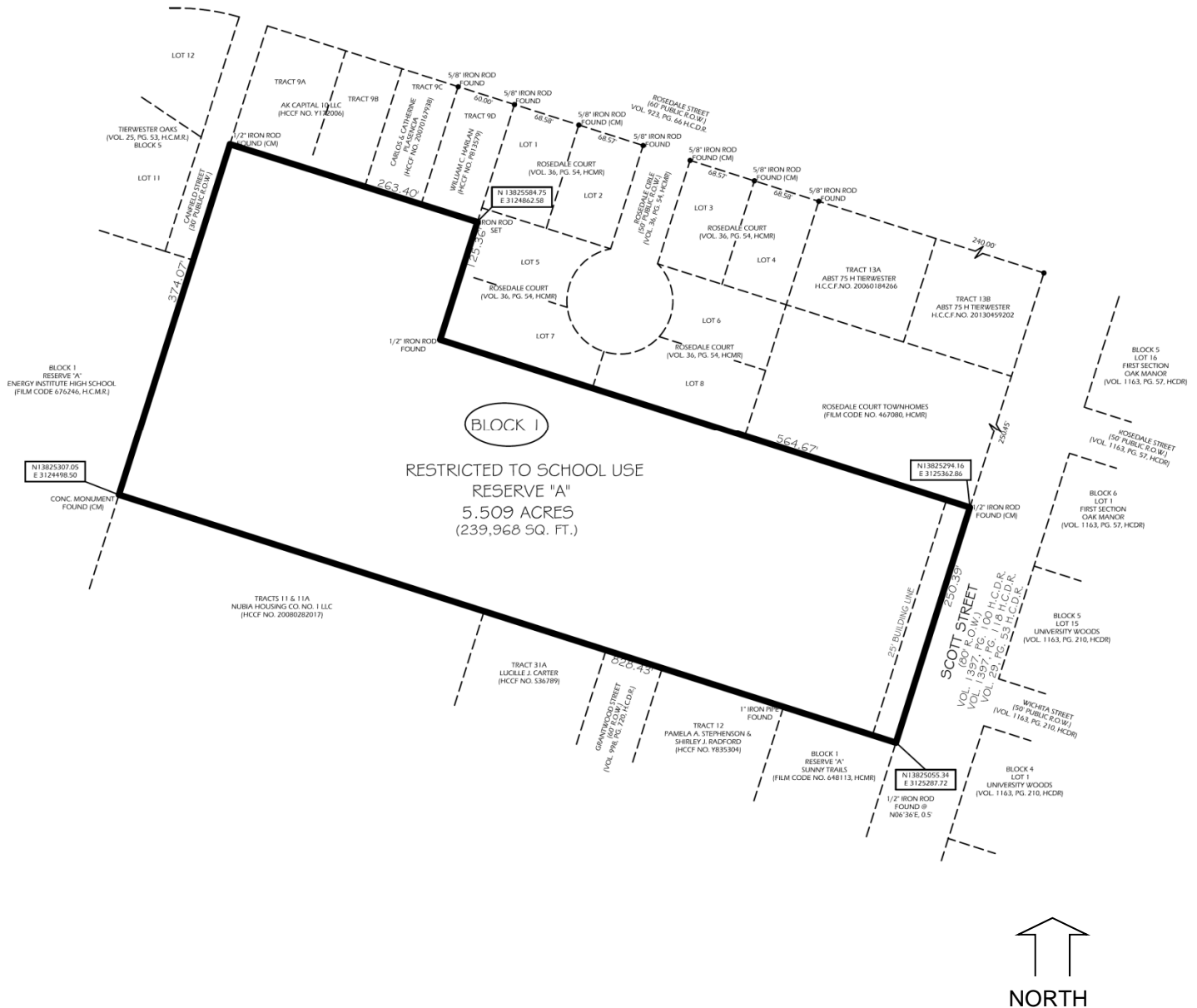
## ITEM: 100

Planning and Development Department

Meeting Date : 06/09/2016

Subdivision Name: WALIPP Terrace

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision



# Houston Planning Commission

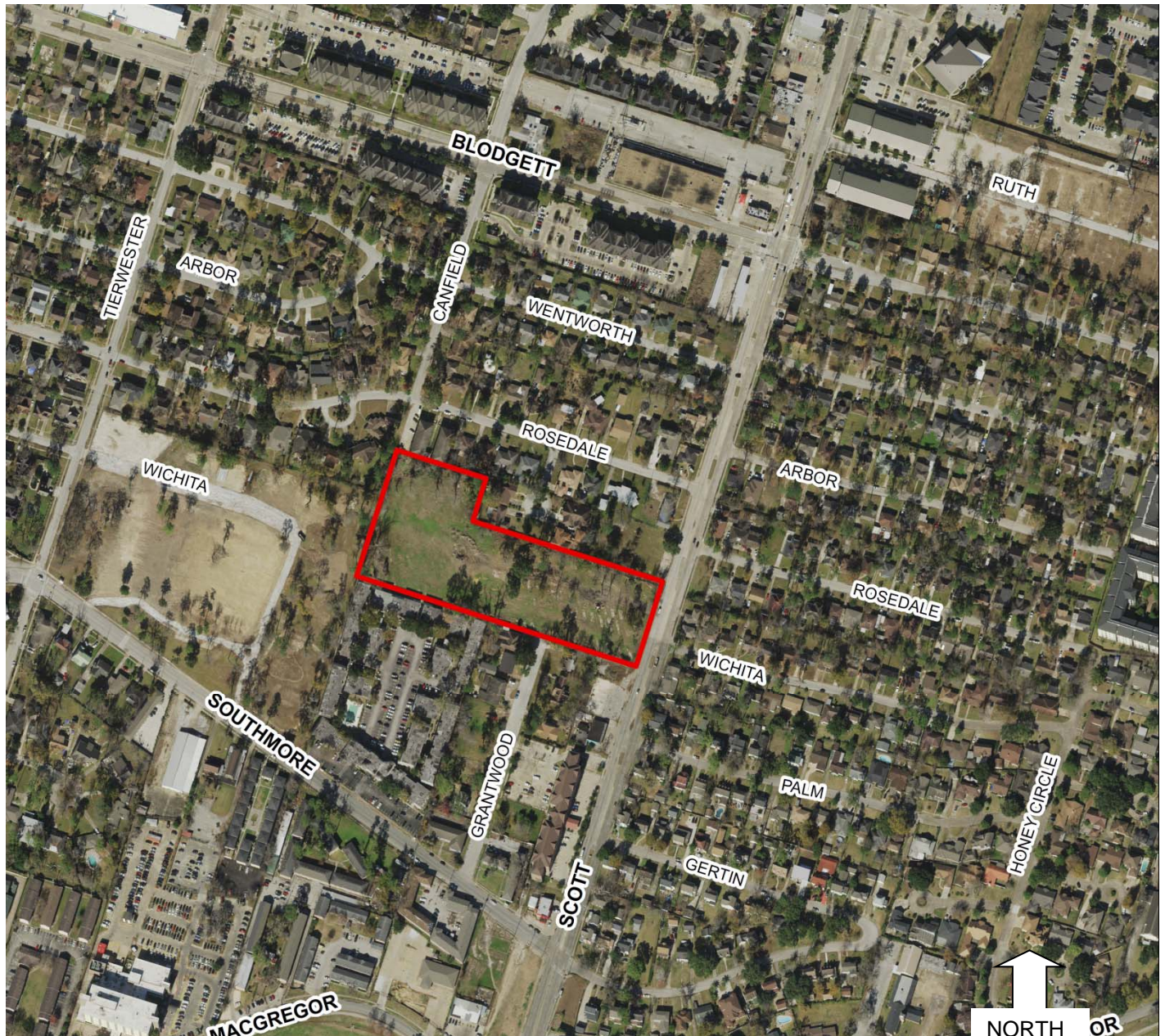
ITEM: 100

Planning and Development Department

Meeting Date : 06/09/2016

Subdivision Name: WALIPP Terrace

Applicant: Owens Management Systems, LLC



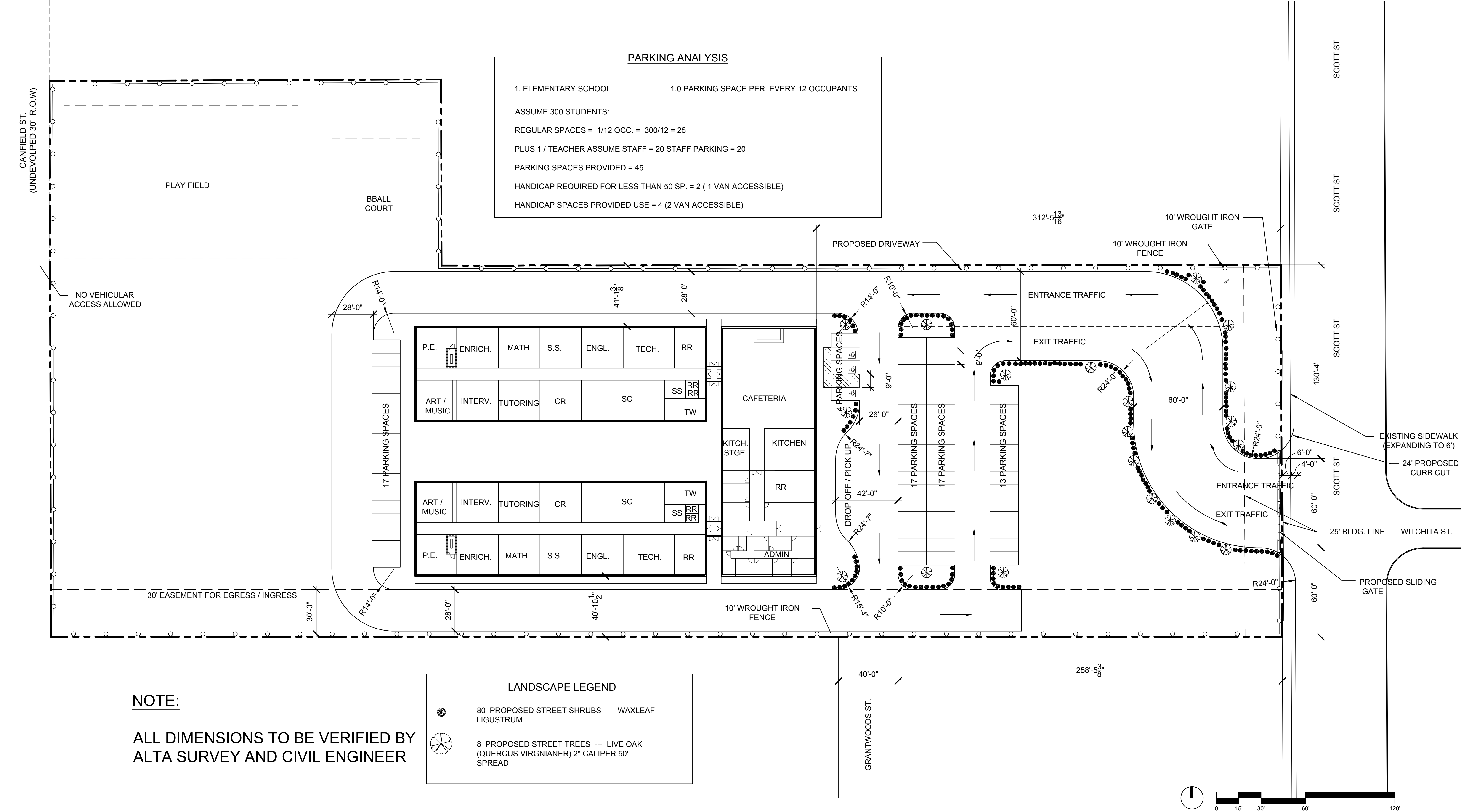
D – Variances

Aerial



SITE PLAN

68 PARKING SPACES TOTAL





**Application Number:** 2016-0780

**Plat Name:** WALIPP Terrace

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 05/02/2016

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

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

A variance is sought not to extend or provide vehicular turnaround on Grantwood and not to dedicate 30' ROW along the undeveloped portion of Canfield Street.

**Chapter 42 Section:** 135 & 121

**Chapter 42 Reference:**

42-135 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property a the time the adjacent property is platted unless 1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on a major thoroughfare and freeway plan; 2) the existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision hat is the subject of the application; 3) the existing stub street is only one lot in depth; 4) The proposed subdivision will not extend residential development; and 5) the extension of the street is not required to meet the intersection spacing requirement of this chapter. 42-121 - Dedication of rights-of-way: (s) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

### 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;**

Grantwood Street, 60-foot, curb & gutter right-of-way was dedicated for public use in 1929 per Volume 998, Page 720 of the Harris County deed records. The majority of the properties abutting Grantwood are out of acreage. Canfield Street terminates on the north side of Rosedale Street. However, 30' ROW was dedicated in the Tierwester Oaks Sec 1 plat. There are 2 lots that abut the undeveloped right-of-way. Both properties take access from Rosedale Street. The proposed development includes a middle school to serve 300 middle school students an a future high school.

**(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. Grantwood Street is one block, approximately 713 feet and terminates along southern plat boundary. The properties to the north of plat boundary are existing residential developments. The HISD property, west of plat boundary was platted in 2015 - Energy Institute High School 2015-0373. The plat does not include extension of Canfield Street to Southmore Street.

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

The intent and general purpose of this chapter will be preserved and maintained; The residential development to the northern plat boundary takes access from Scott and Rosedale Streets. There is existing adequate block length. Extending Grantwood will not improve vehicular circulation. One additional curb cut will be added to Scott Street and one curb cut on Grantwood for limited school bus access only.

**(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 public health, safety or welfare. The main entrance of the school is on Scott Street. Grantwood will provide gated access for school buses only. Canfield Street, along northwestern plat boundary, is undeveloped with no access to the property. Canfield Street terminates at Rosedale Street. This will enhance campus safety and minimize traffic on Grantwood. The proposed development includes 6-foot sidewalk along Scott Street with landscaping to meet City requirements. The existing wood and chain link fencing will be replaced with 8-foot fencing. Limiting property access to one main entrance on Scott and

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

Economic hardship is not the sole justification of the variance. Not extending Grantwood will enhance safety for proposed educational development. ROW dedication along Canfield will create unusable land.

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# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Weber Modern Living

Applicant: Total Surveyors Inc.



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### D – Variances

### Site Location

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# Houston Planning Commission

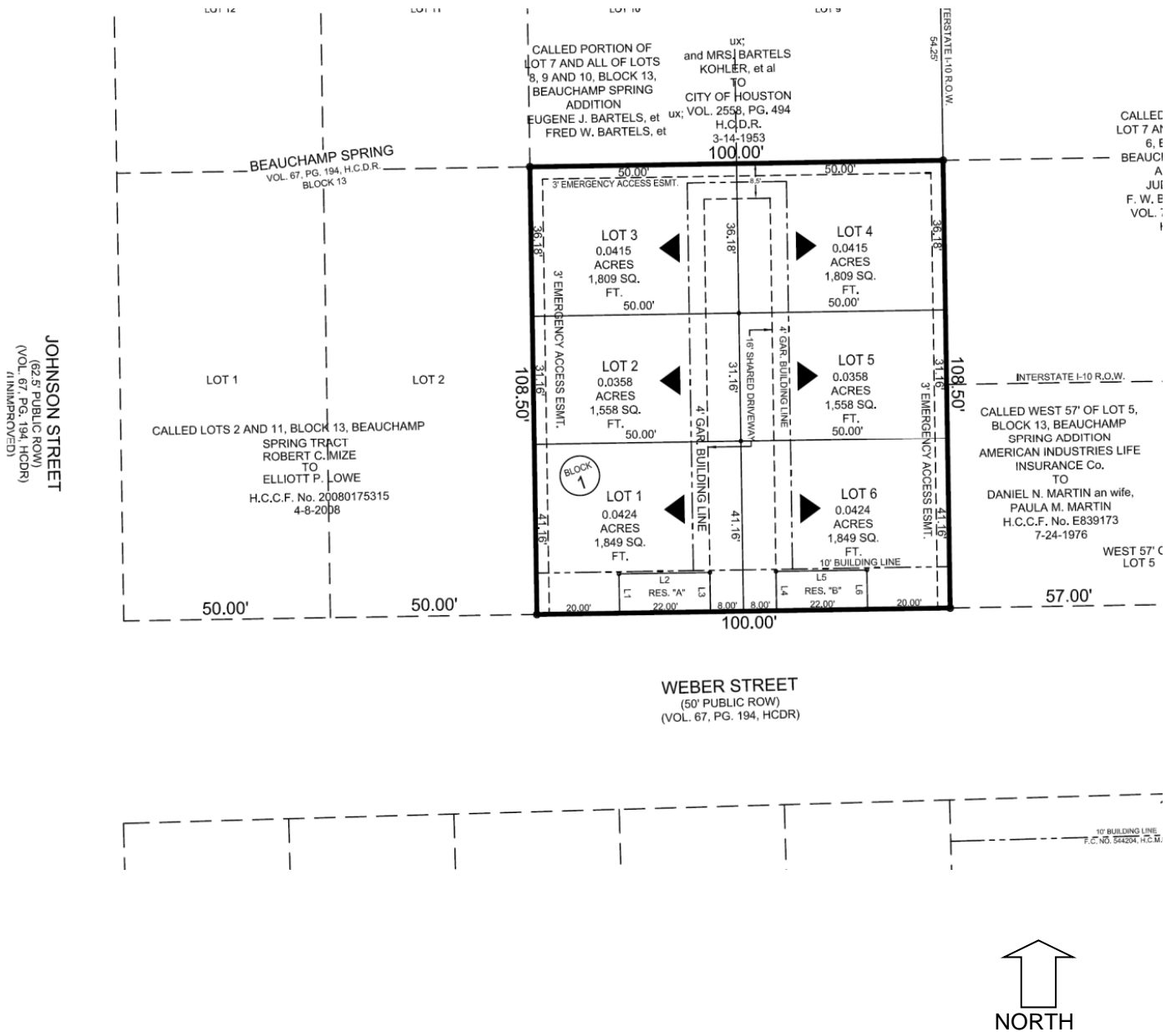
# ITEM: 101

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Weber Modern Living

Applicant: Total Surveyors Inc.



D – Variances

Subdivision

# Houston Planning Commission

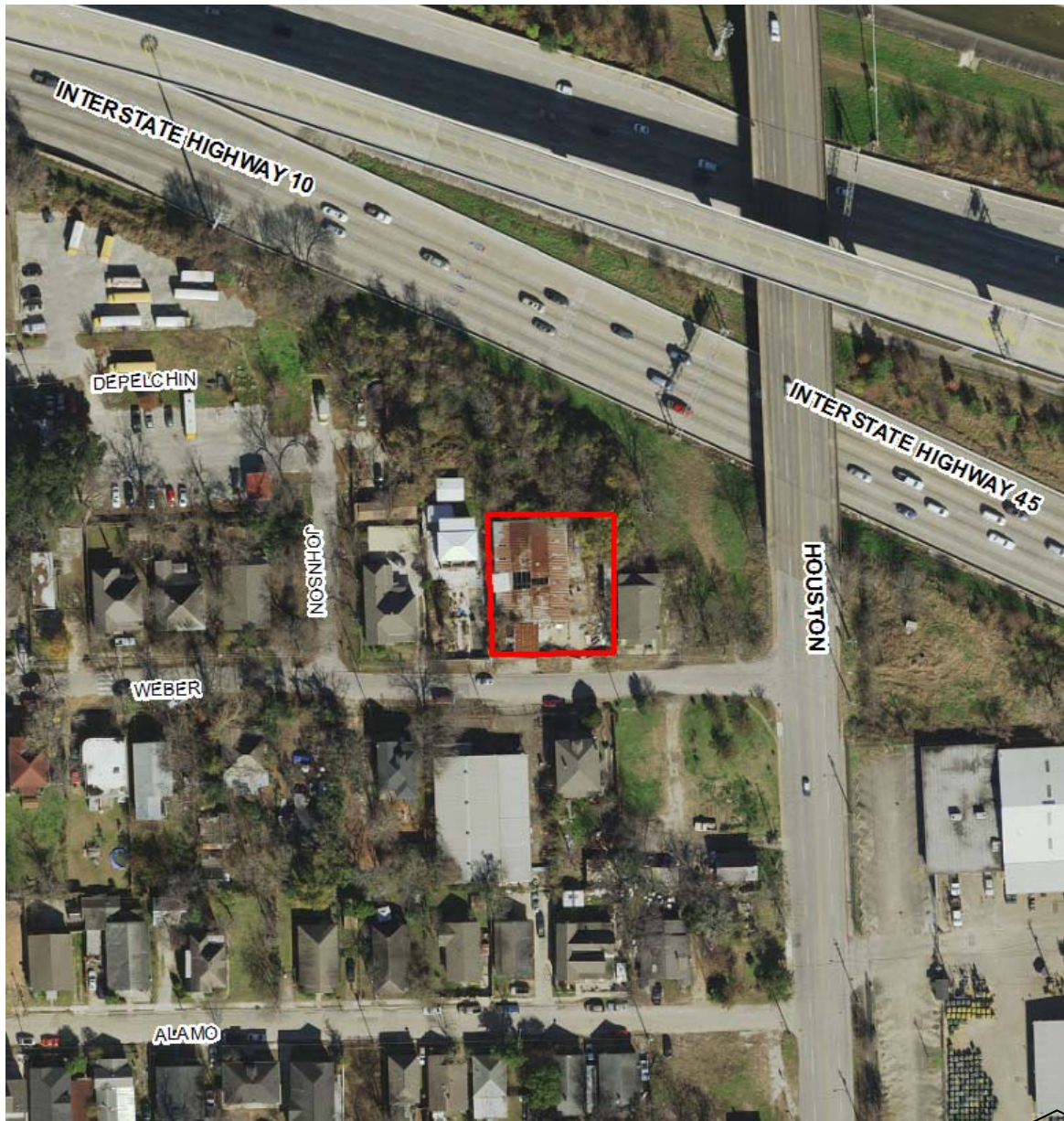
**ITEM: 101**

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Weber Modern Living

Applicant: Total Surveyors Inc.



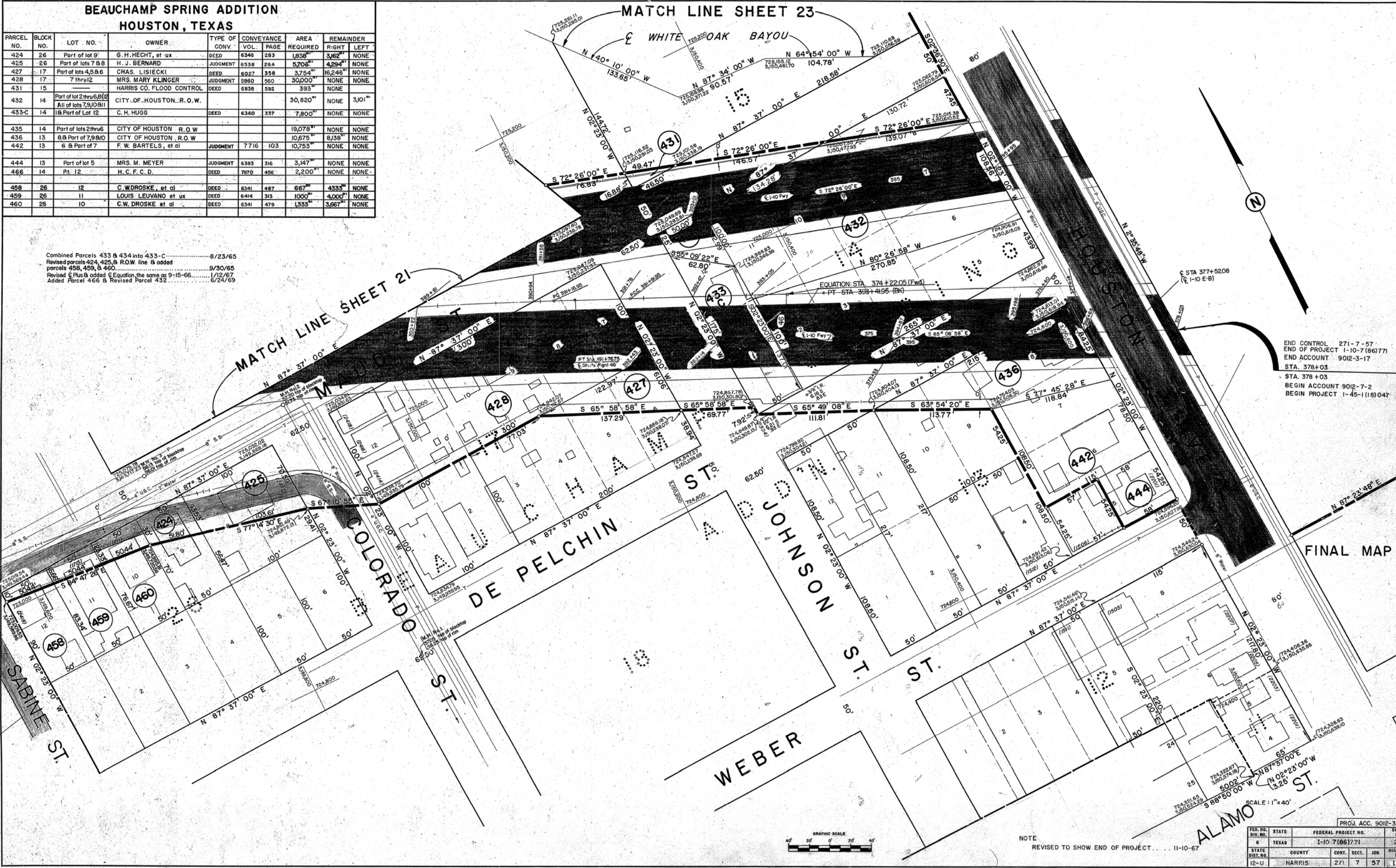
**D – Variances**

**Aerial**



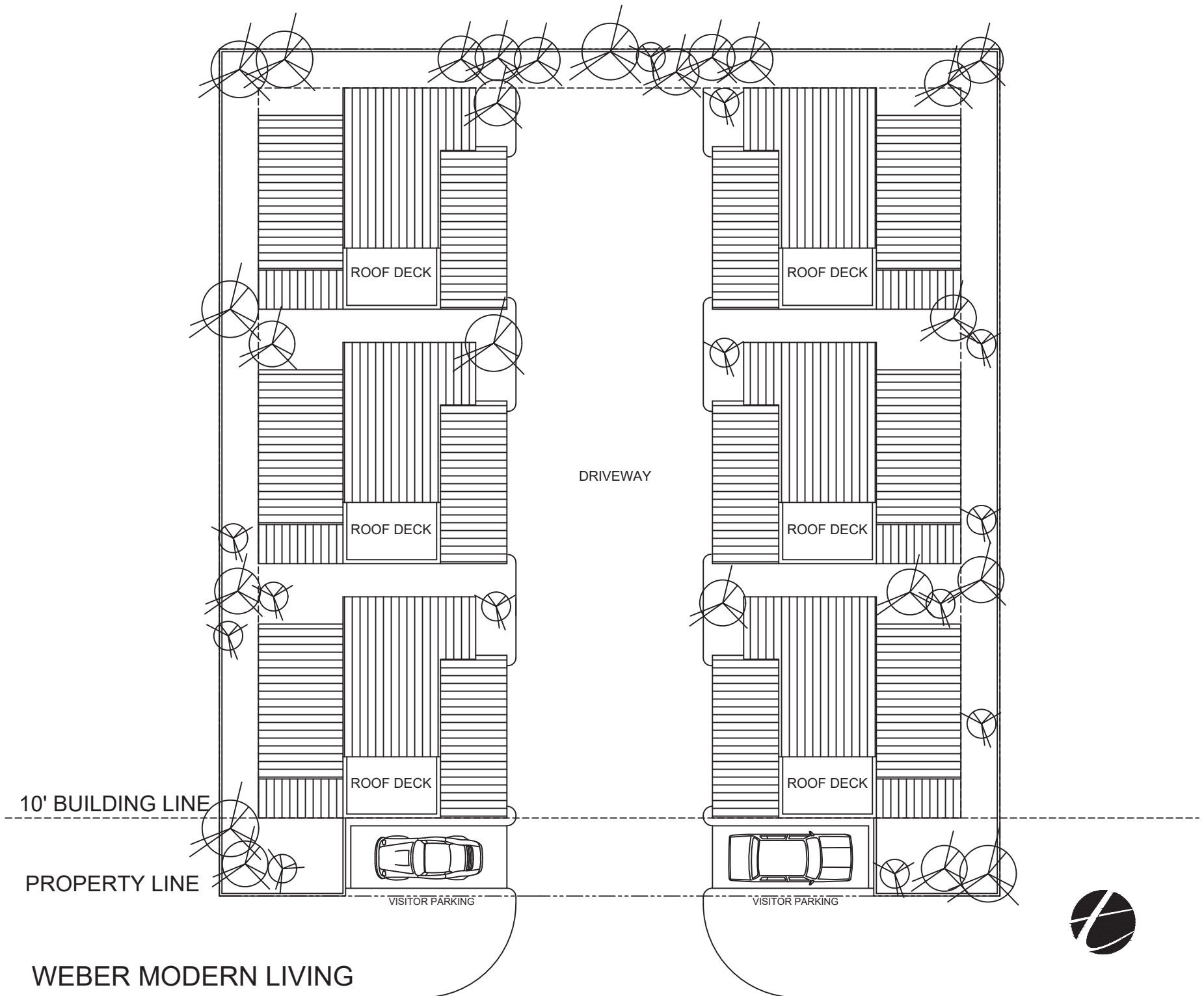
BEAUCHAMP SPRING ADDITION HOUSTON, TEXAS									
PARCEL NO.	BLOCK NO.	LOT NO.	OWNER	TYPE OF CONV.	CONVEYANCE VOL.	PAGE	AREA REQUIRED	REMAINDER RIGHT	REMAINDER LEFT
424	26	Part of lot 9	G. H. HECHT, et ux	DEED	6346	283	1,838 <sup>01</sup>	3,162 <sup>01</sup>	NONE
425	26	Part of lots 7 & 8	H. J. BERNARD	JUDGMENT	6538	264	5,708 <sup>01</sup>	4,294 <sup>01</sup>	NONE
427	17	Part of lots 4, 5 & 6	CHAS. LISIECKI	DEED	6027	358	3,754 <sup>01</sup>	16,246 <sup>01</sup>	NONE
428	17	7 thru 12	MRS. MARY KLINGER	JUDGMENT	5960	560	30,000 <sup>01</sup>	NONE	NONE
431	15		HARRIS CO. FLOOD CONTROL	DEED	6838	592	393 <sup>01</sup>	NONE	NONE
432	14	Part of lot 2 thru 6, 8 & 12	CITY OF HOUSTON, R.O.W.				30,820 <sup>01</sup>	NONE	3,101 <sup>01</sup>
433-C	14	1 & Part of Lot 12	C. H. HUGG	DEED	6360	337	7,800 <sup>01</sup>	NONE	NONE
435	14	Part of lots 2 thru 6	CITY OF HOUSTON, R.O.W.				19,078 <sup>01</sup>	NONE	NONE
436	13	8 & Part of 7, 9 & 10	CITY OF HOUSTON, R.O.W.				10,675 <sup>01</sup>	8,138 <sup>01</sup>	NONE
442	13	6 & Part of 7	F. W. BARTELS, et al	JUDGMENT	7716	103	10,753 <sup>01</sup>	NONE	NONE
444	13	Part of lot 5	MRS. M. MEYER	JUDGMENT	6383	316	3,147 <sup>01</sup>	NONE	NONE
466	14	Pl. 12	H. C. F. C. D.	DEED	7870	456	2,200 <sup>01</sup>	NONE	NONE
458	26	12	C. W. DROSKE, et al	DEED	6341	487	667 <sup>01</sup>	4,333 <sup>01</sup>	NONE
459	26	11	LOUIS LEUVANO, et ux	DEED	6414	313	1,000 <sup>01</sup>	4,000 <sup>01</sup>	NONE
460	26	10	C. W. DROSKE, et al	DEED	6341	479	1,333 <sup>01</sup>	3,667 <sup>01</sup>	NONE

Combined Parcels 433 & 434 into 433-C.....8/23/65  
Revised parcels 424, 425, & R.O.W. line & added parcels 458, 459, & 460.....9/30/65  
Revised & Plus & added & Equation the same as 9-15-66.....1/10/67  
Added Parcel 466 & Revised Parcel 432.....6/24/69



END CONTROL 271-7-57  
END OF PROJECT 1-10-7(86)771  
END ACCOUNT 9012-3-17  
STA. 378+03  
STA. 378+03  
BEGIN ACCOUNT 9012-7-2  
BEGIN PROJECT 1-45-1(18)047

PROJECT INFORMATION				
FED. RD. DIV. NO.	STATE	FEDERAL PROJECT NO.	PROJECT ACC. 9012-3	
6	TEXAS	I-10 7(86)771		
STATE DIST. NO.	COUNTY	CONT.	SECT.	JOB
12-U	HARRIS	271	7	57





**Application Number:** 2016-0963

**Plat Name:** Weber Modern Living

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 05/31/2016

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

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

To allow a 0 foot building line, along a major throughfare, for the subject property.

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

This tract of 194 is located within the Beauchamp Spring Tract, a subdivision recorded in Volume 67, Page 379, of the Deed Records of Harris County, Texas. At the time that the plat was recorded Interstate 10 was not in place and the original street grid was a rectangular pattern. In 1953, the City of Houston acquired the Lots 8, 9, 10 and a portion of Lot 7, which is located to the north of our proposed plat. There was no purpose listed in the deed for the purchase, but the City did purchase all property owned by the then current owners. Later in 1965, the Texas Department of Transportation (TXDot), prepared maps and acquired right-of-way for Interstate 10. TXDot used a portion of the northerly tract for the Interstate 10 right-of-way, as well as, acquired all of Lot 6 and the remainder of Lot 7, that the City did not own. Lot 6 and the portion of Lot 7 is located on the easterly side of the proposed plat and does front of the original right-of-way of Houston Avenue. TXDot does incorporate this land into the Interstate 10 right-of-way, as shown on the current right-of-way maps. Currently the easterly boundary line of the proposed plat is 127.6' from the westerly back of curb for Houston Avenue. The fact that TXDot does appear to have acquired more right-of-way than what was needed for the development of Interstate 10, does create an unusual physical characteristic that does cause an excessive building line to be applied to this tract. Without the excessive right-of-way, this development would not require a building line other than the 3' emergency access easement. There is also a major grade separation around this project. Houston Avenue is a bridge over Interstate 10 and there is no feeder road in this area. All of the homes within this development will take vehicular access from a Shared Driveway with access to Weber Street. The proposed development will have the rear of the homes to face out to Houston Avenue, with a wood fence to be placed 127.6 feet or more from the curb line of Houston Avenue. With the required 25' building line the new homes would be set back a minimum of 152.6 feet from the existing curb line and that is extremely inconsistent with the intent of the ordinance concerning building lines. The existing street section within the varying width right-of-way is a 4 lane asphalt roadway with a concrete curb having a pavement width of 46.1 feet. Houston Avenue in this stretch of roadway that does function as a typical major thoroughfare, but is already built to the proposed number of lanes and excessively over the ultimate required 60' wide right-of-way. To promote a pedestrian friendly environment around the development, the developer intends to install 6' sidewalks, lush landscaping, larger caliper trees and iron and wood fencing surrounding the project. By installing the upgraded landscaping, fencing and pedestrian improvements combined with the front elevation of the proposed homes, this block face would continue to improve the look and feel of the current redevelopment along Weber Street.

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

The hardship was created by the excessive right-of-way acquisition from TXDot, for Interstate 10. This variance request is based on the existing conditions surrounding this site and the desire to be consistent with the nearby developments and consistent with sound application of the ordinances to this project.

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

The intent and purposes of Chapter 42 include the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The 0' building line proposed for this property will maintain a safe minimum distance of 130.6' from the travel lanes of Houston Avenue.

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

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from an internal shared driveway system, accessing Weber Street. This will promote safe pedestrian use of the sidewalks along Weber Street, by limiting the number of driveway crossings. Houston Avenue currently has a 5' sidewalk along the travel lanes which does tie into the existing bridge over Interstate 10. The excessive distance from the travel lanes of Houston Avenue, will cause this development to have no impact on the operation of the existing right-of-way.

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

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



# Houston Planning Commission

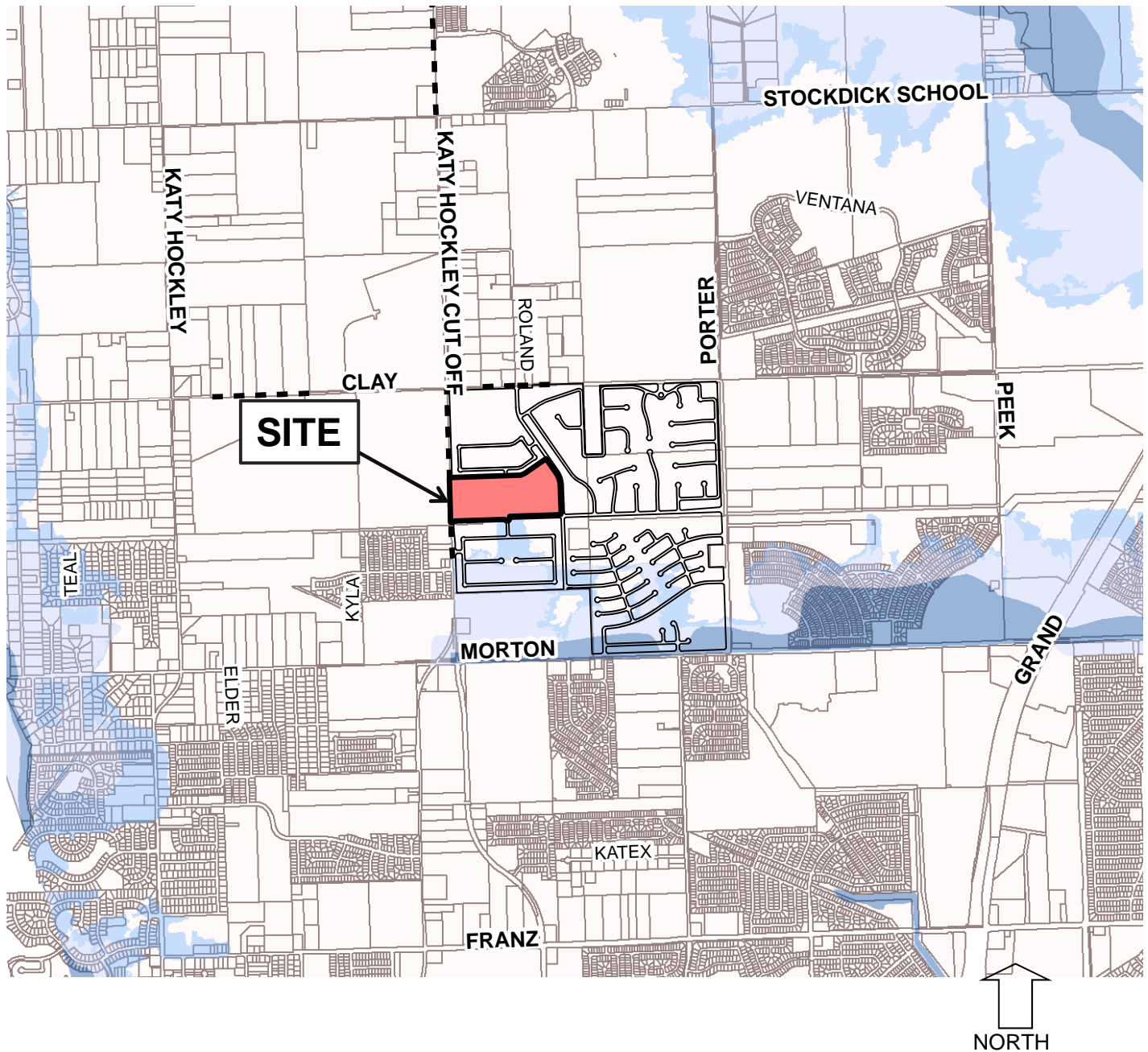
ITEM: 102

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Camillo Lakes Sec 1

Applicant: EHRA



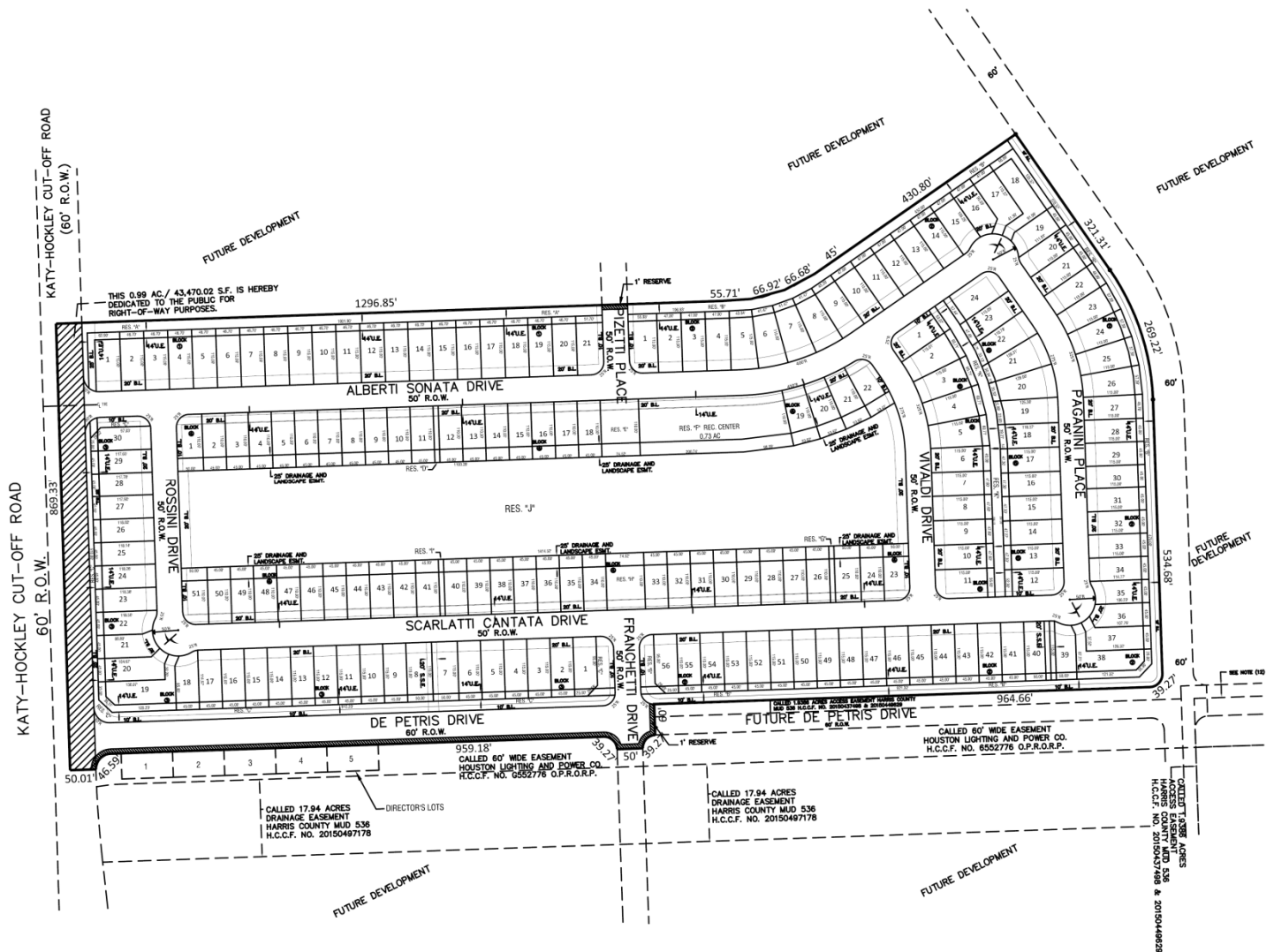
F- Reconsideration of Requirements

Site Location

**ITEM: 102**

**Meeting Date: 06/09/2016**

**Applicant: EHRA**



## Subdivision

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# Houston Planning Commission

## ITEM: 102

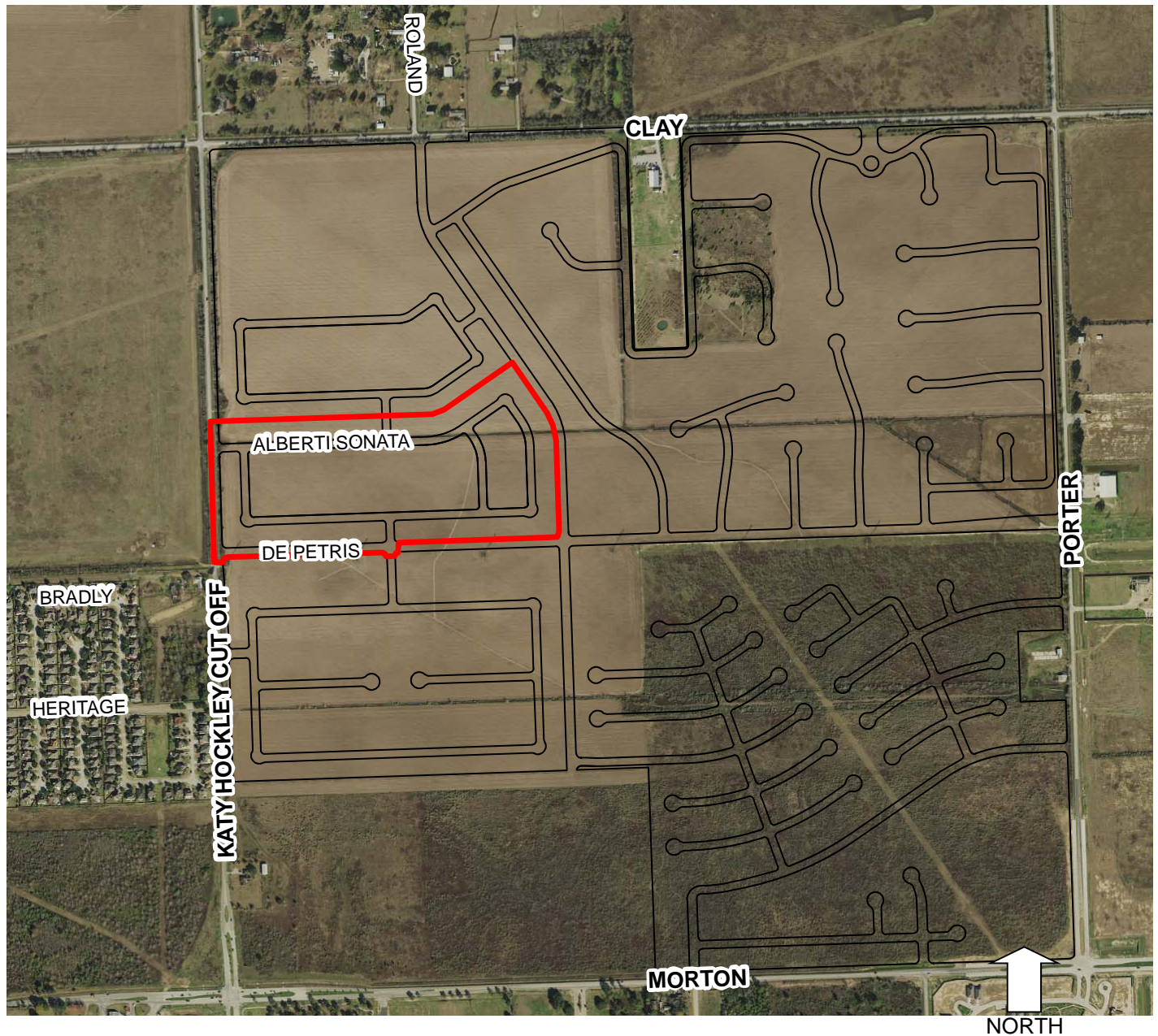
Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Camillo Lakes Sec 1

Applicant: EHRA



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**F- Reconsideration of Requirements**

**Aerial**

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**Application Number:** 2016-0953

**Plat Name:** Camillo Lakes Sec 1

**Applicant:** EHRA

**Date Submitted:** 05/31/2016

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

Special Exception to allow 595' intersection spacing along Katy Hockley Road (major thoroughfare) between De Petris Drive and Alberti Sonata Drive within Camillo Lakes Sec 1.

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

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum 600' apart.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The location of the intersection of Alberti Sonata Drive and Katy Hockley Road is determined by the location of De Petris Drive (an east/west collector street required to be located 2600' between Clay Road and Morton Road) and the internal arrangement of the lot depths, streets, and required detention within section 1. Alberti Sonata Drive is established in the Camillo Lakes Sec 1 preliminary plat to provide access through the 42 acre tract. The geometry of this east/west public road is determined by the location of a 190' wide detention basin to the south (designated as "Reserve J" on the Preliminary Plat) and individual lots (Block 4, Lots #1-18). Relocating Alberti Sonata Drive by even 5' to the north at Katy Hockley Road would require adding a reverse curve to meet the existing street configuration east of Rossini Drive and would impact the developable depth of many lots within Camillo Lakes Sec 1.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

Chapter 42-127 sets requirements for connections to major thoroughfares. Such planning standards are in place to balance mobility and access. This special exception request for a 5' reduction in the planning standard will not result in any significant variation.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The request for 595' intersection spacing is only 5' shorter than is required by Chapter 42, which represents a 0.8% variation from the standard.

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

Chapter 42-127(b) sets minimum intersection spacing in order to prevent too frequent street connections to major thoroughfares. Since the intersection spacing along Katy Hockley Road is proposed to be only 5' less than the 600' standard, planning standards as defined in Chapter 42 will be maintained.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Local vehicular circulation will not be negatively affected by a decrease of only 5' in the 600' intersection spacing requirement. Thus public health, safety and welfare are not affected by granting this request.





## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-0953  
**Plat Name:** Camillo Lakes Sec 1  
**Applicant:** EHRA  
**Date Submitted:** 05/31/2016

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

**Specific requirement or condition being sought:**

This is a request for reconsideration of the requirement to provide intersection spacing of 600' on Katy Hockley Road (a major thoroughfare) between De Petris Drive and Alberti Sonata Drive within Camillo Lakes Section 1.

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

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum 600' apart.

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

**STATEMENT OF FACTS:**

This reconsideration of requirement request requires a Special Exception. Please refer to the special exception request form.

# Houston Planning Commission

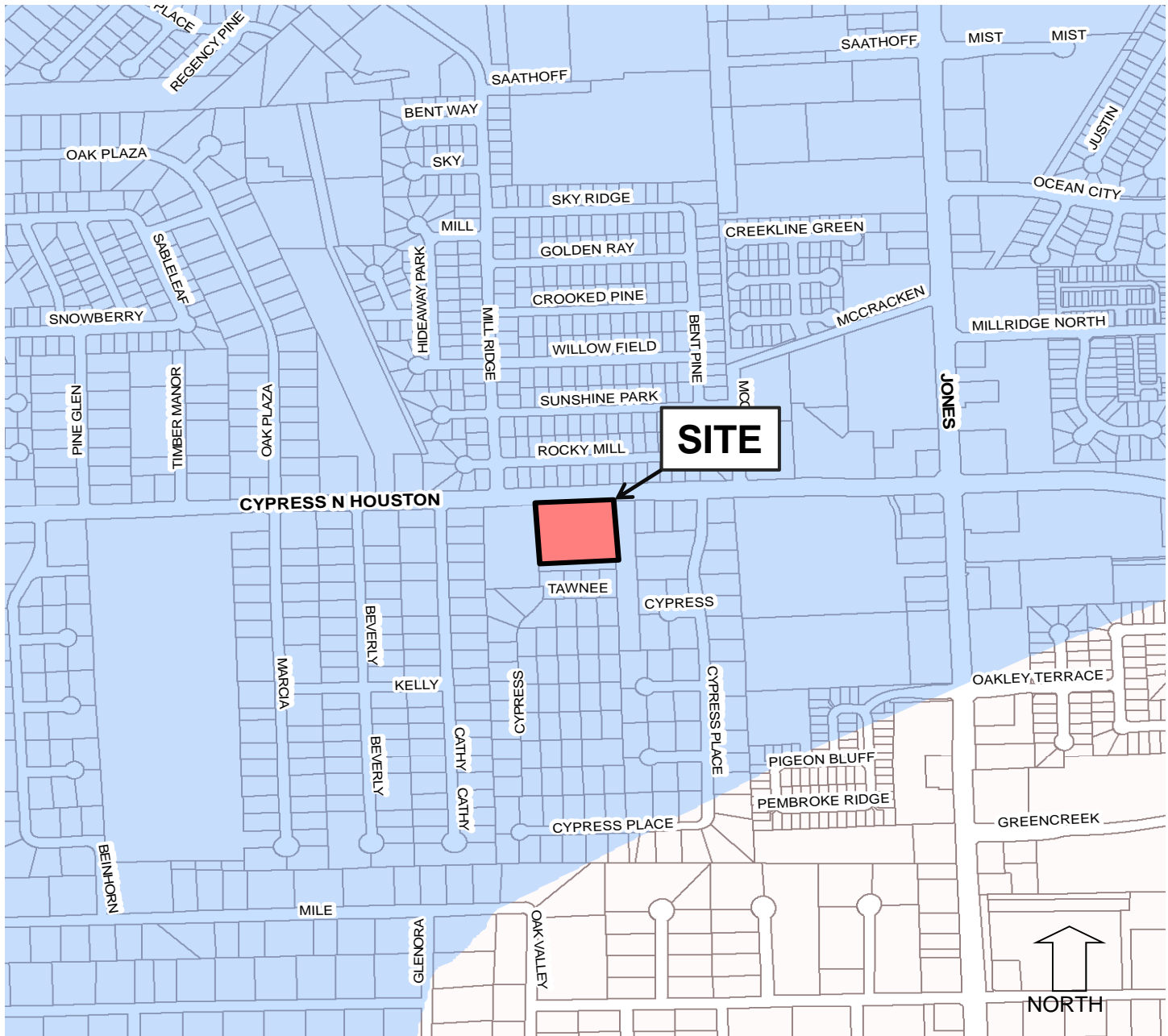
ITEM: 103

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Cypress Trail Plaza GP

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Site Location

## Subdivision



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# Houston Planning Commission

## ITEM: 103

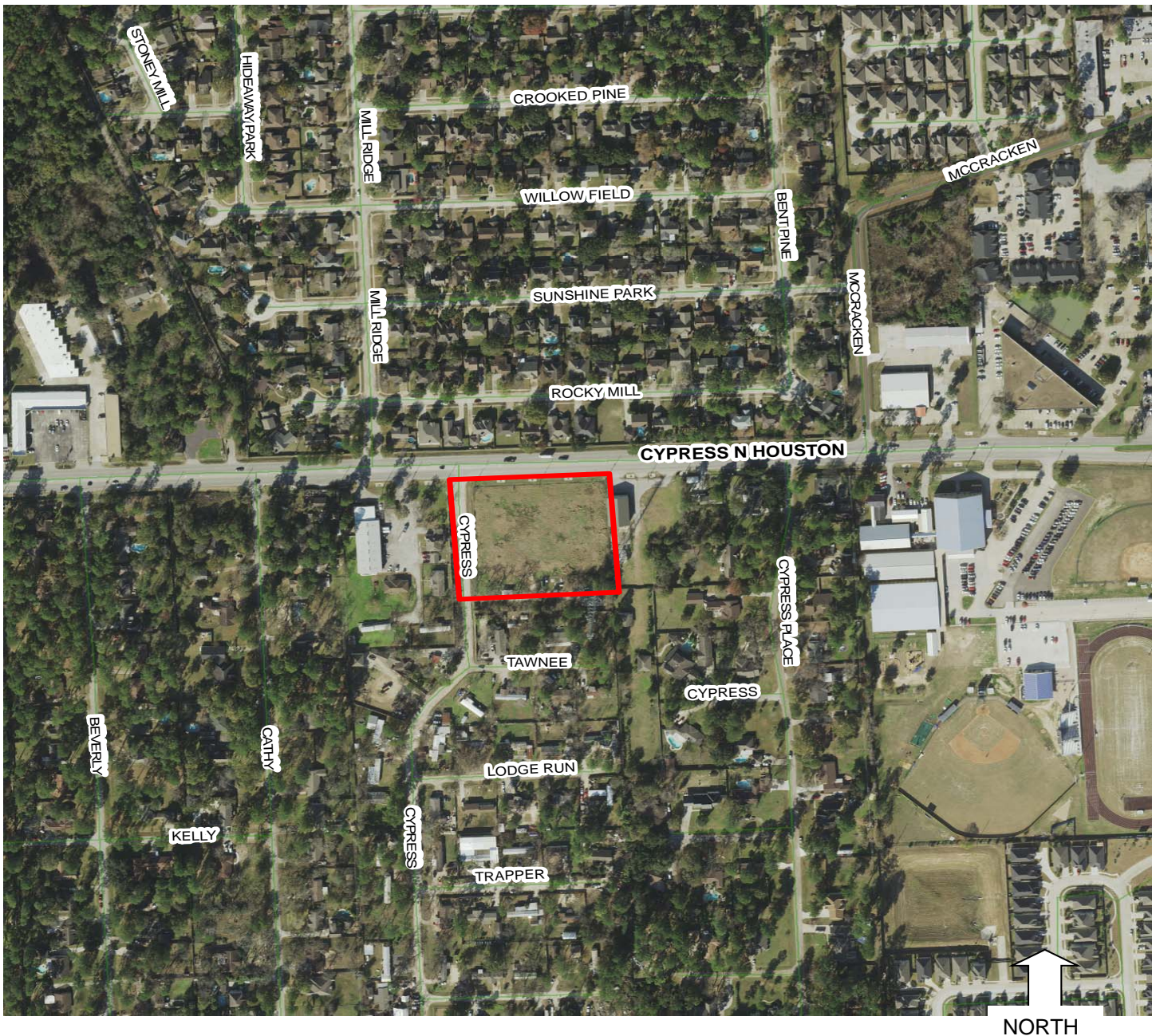
Planning and Development Department

Meeting Date: 06/09/2016

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Subdivision Name: Cypress Trail Plaza GP

Applicant: Hovis Surveying Company Inc.



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F- Reconsideration of Requirements

Aerial

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## RECONSIDERATION OF REQUIREMENT Request Information Form

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Application No: 2016-0978  
Plat Name: Cypress Trail Plaza GP  
Applicant: Hovis Surveying Company Inc.  
Date Submitted: 05/31/2016

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

**Specific requirement or condition being sought:**

To allow for less than 600 foot intersection spacing along a major thoroughfare

**Chapter 42 Section: 127 (b)**

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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

**STATEMENT OF FACTS:**

Cypress Trail is an existing public street easement that was dedicated to Harris County on July 10, 1978. This public road easement has been in existence since then and provides access to the Brandywine Oaks unrecorded subdivision. Since the existing easement was a public street easement we were required to dedicate the street to the public with this plat. The nearest street to the West is Cathy Drive and it is only 438.57 feet from existing Cypress Trail. This public road easement created the intersection spacing of less than the required 600 feet.



**Application Number:** 2016-0978

**Plat Name:** Cypress Trail Plaza GP

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 05/31/2016

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

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

To allow for an intersection spacing along Cypress North Houston of 438.57 feet instead of the required 600 feet minimum

**Chapter 42 Section: 127 (b)**

**Chapter 42 Reference:**

Intersections along a major thoroughfare shall be a minimum of 600 feet

### **Statement of Facts**

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

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

This development included a 60 foot public Road Easement (Cypress Trail) that was dedicated to Harris County as a public road easement on July 10, 1978. Since the road easement was public we were required to dedicate the right-of-way by this plat. The intersection spacing along Cypress North Houston has been less than the required 600 feet since the road easement was dedicated.

**(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 the public road easement was in place prior to the purchase and development of this property. The County stated that if the Road Easement was a public Road Easement that the plat would require the right-of-way dedication.

**(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 this road easement has been in existence for 48 years and this road easement provides for access to Brandywine Oaks, an unrecorded subdivision on the South side of this development.

**(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 intersection spacing of less than the required 600 feet has been in place since 1978. This public road easement is improved and has been operational for several years.

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

Economic hardship is not the sole justification of the variance because the location of the road was set out by the Public Roadway easement created in 1978 and cannot be move to another location in order to meet the 600 foot intersection spacing requirement.

# Houston Planning Commission

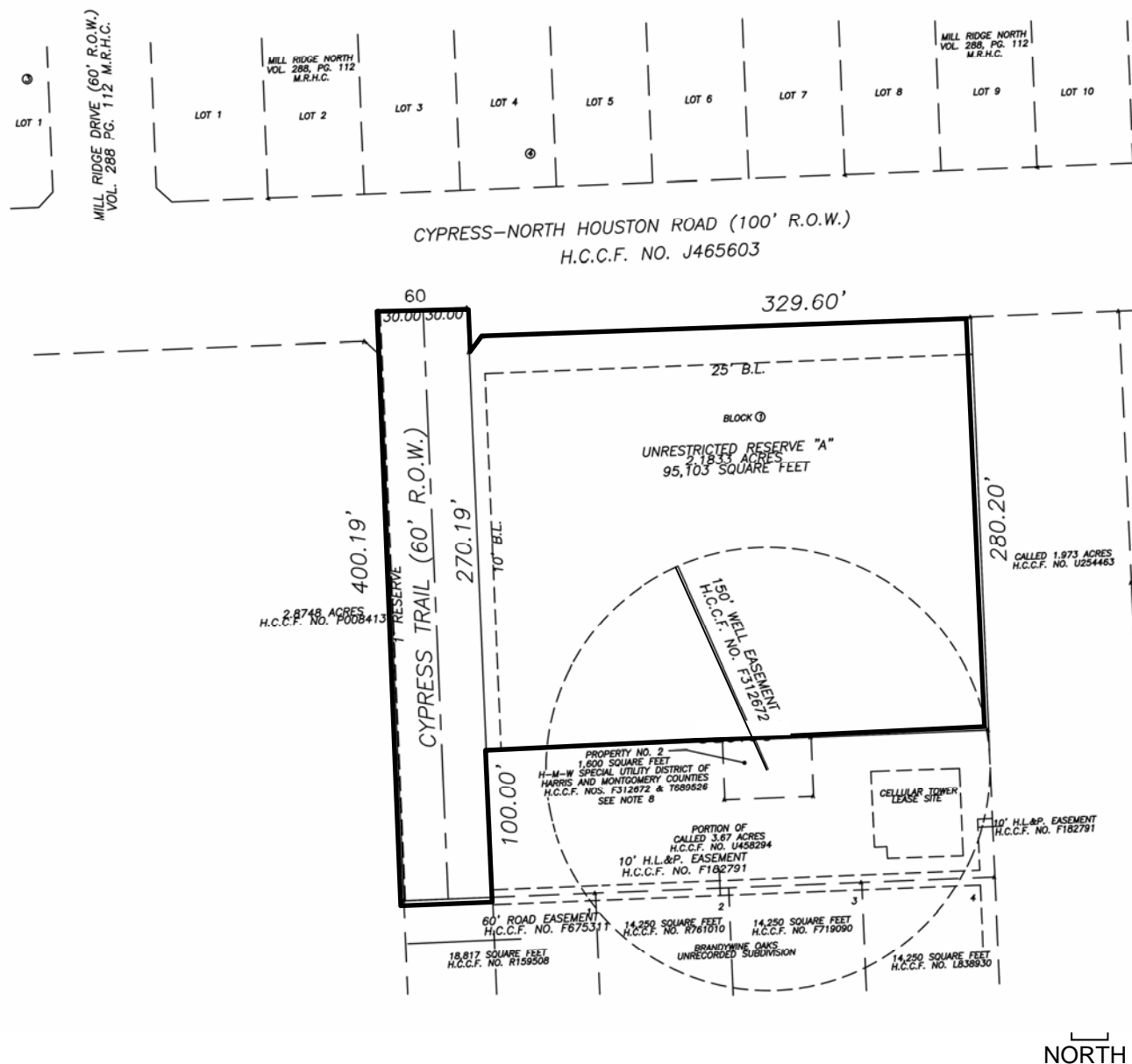
## ITEM: 104

Planning and Development Department

Meeting Date: 06/09/2016

Subdivision Name: Cypress Trail Plaza Sec 1

Applicant: Hovis Surveying Company Inc.



F- Reconsideration of Requirements

Subdivision



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>		
N/A	Douglas Rodriguez	713-444-3526	Dr.Properties@hotmail.com		
<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
3101 Adelia Street	16029298	77026	5458	494A	B
<b>HCAD ACCOUNT NUMBER(S):</b>		0142300000001			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Lot 1 Block 18 Fosters Sec 1			
<b>PROPERTY OWNER OF RECORD:</b>		Rodriguez, Douglas			
<b>ACREAGE (SQUARE FEET):</b>		.1148 (5,000 sq ft)			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Des Chaumes Street 30'; Adelia Street 30'			
<b>EXISTING PAVING SECTION(S):</b>		Des Chaumes 15'; Adelia Street 15'			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2			
<b>OFF-STREET PARKING PROVIDED:</b>		2			
<b>LANDSCAPING REQUIREMENTS:</b>		N/A			
<b>LANDSCAPING PROVIDED:</b>		N/A			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		2336 SF			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		2408FT			

**PURPOSE OF VARIANCE REQUEST:**

1. To allow a building line of 5.3' for new construction of a multifamily site instead of the required 10' ordinance building line.
2. To not provide 10' of right of way dedication to both Des Chaumes and Adelia Streets.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

**CHAPTER 42 REFERENCE(S):** Chapter 42-150; 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.

Chapter 42-122; Right of way widths

### APPLICANT'S STATEMENT OF FACTS

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

I bought this property on a tax sale on 01/05/16 with the only intention to fixing the houses and renting them. I started the repairs and after several weeks of work, the city placed a red tag requesting me to get permits from the city to continue my work. I went to the city to apply for permits but I was notified that when I closed the porch I violated the 10' BL. Now I am applying for Variance.

This was not done intentionally. I did not know that once I closed the porch I was going to violate this rule.

I am asking the Planning Commission to please let me keep this building on its current location.

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

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

This property was purchased with the only intention of fixing then renting. The work was done not knowing that any rules was been violated. No additional SF was added to the building that was already there. Allowing this building to remain on its current location will not harm any person or institution. As a contrary, this will bring benefits to the neighbors because these houses will be improved from their current poor unkept condition that they are right now. This will help improve the overall neighborhood look.

- (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;**

By approving the variance, three houses will be improved and will make a positive impact to the immediate neighborhood. This is a neighborhood in poor condition where there is need for improvements. I cannot fix other people's properties, but I can start by fixing mine if the Planning Commission allowed me to.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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The existing houses are structured very poor and unkept conditions. They are not currently livable and are not providing any benefit to anyone or the neighborhood. They currently harm the neighborhood by making a very bad and poor impression to anyone trying to live or looking to live in this area. My proposal will change this bad impression and make people see that there are people trying to make this a better neighborhood by improving the structures that are on poor conditions. My proposal will not harm anyone.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
Yes, all the intent and general purposes of this chapter will be preserved and maintained
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
This Variance will not be injurious to the public health or safety of welfare.
- (5) **Economic hardship is not the sole justification of the variance.**  
Removing the wall to the 10' BL will make the house unusable for the intended purpose.  
Economic hardship is not the sole justification of the variance.

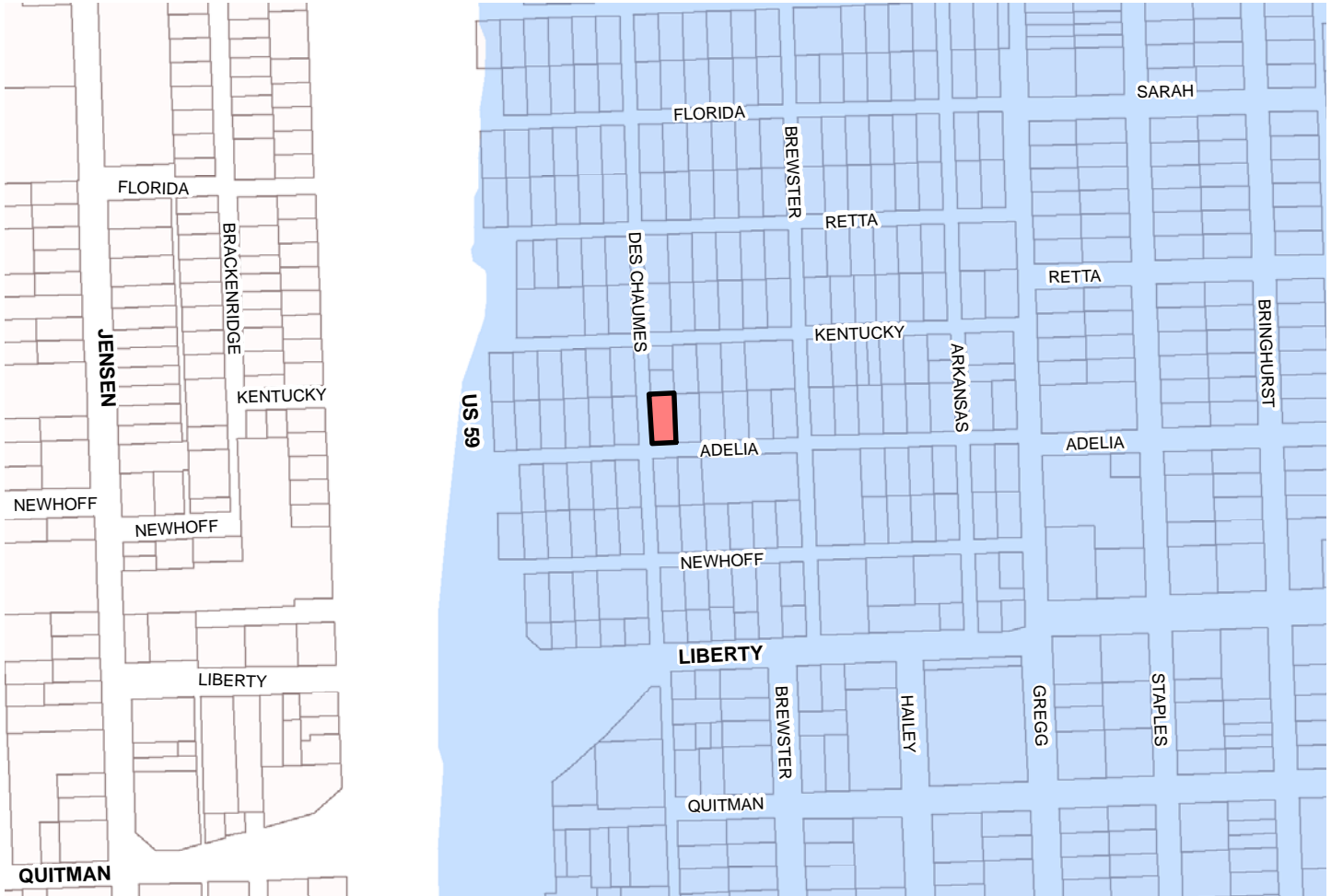
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 126**

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## Houston Planning Commission

Aerial



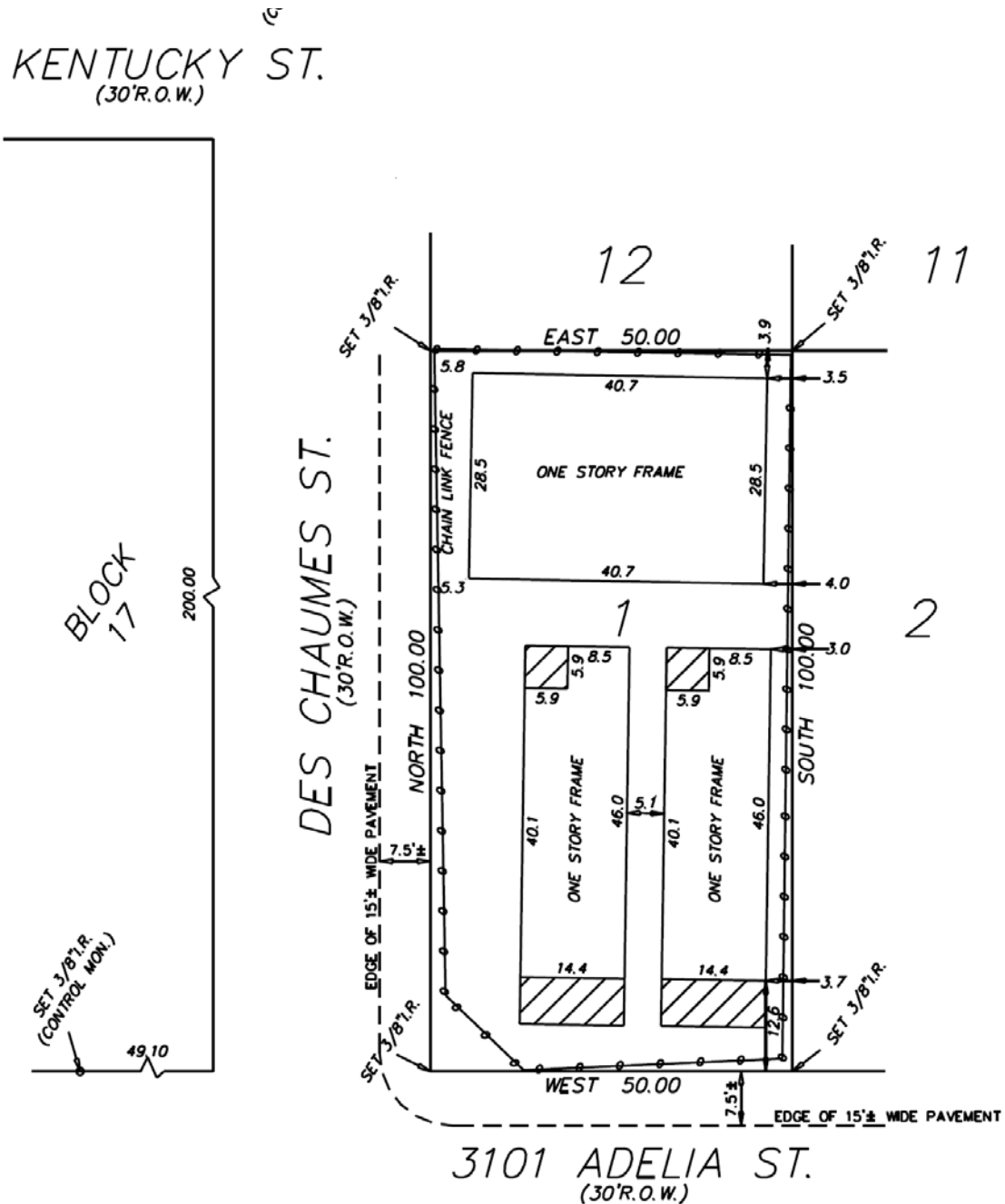
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Survey



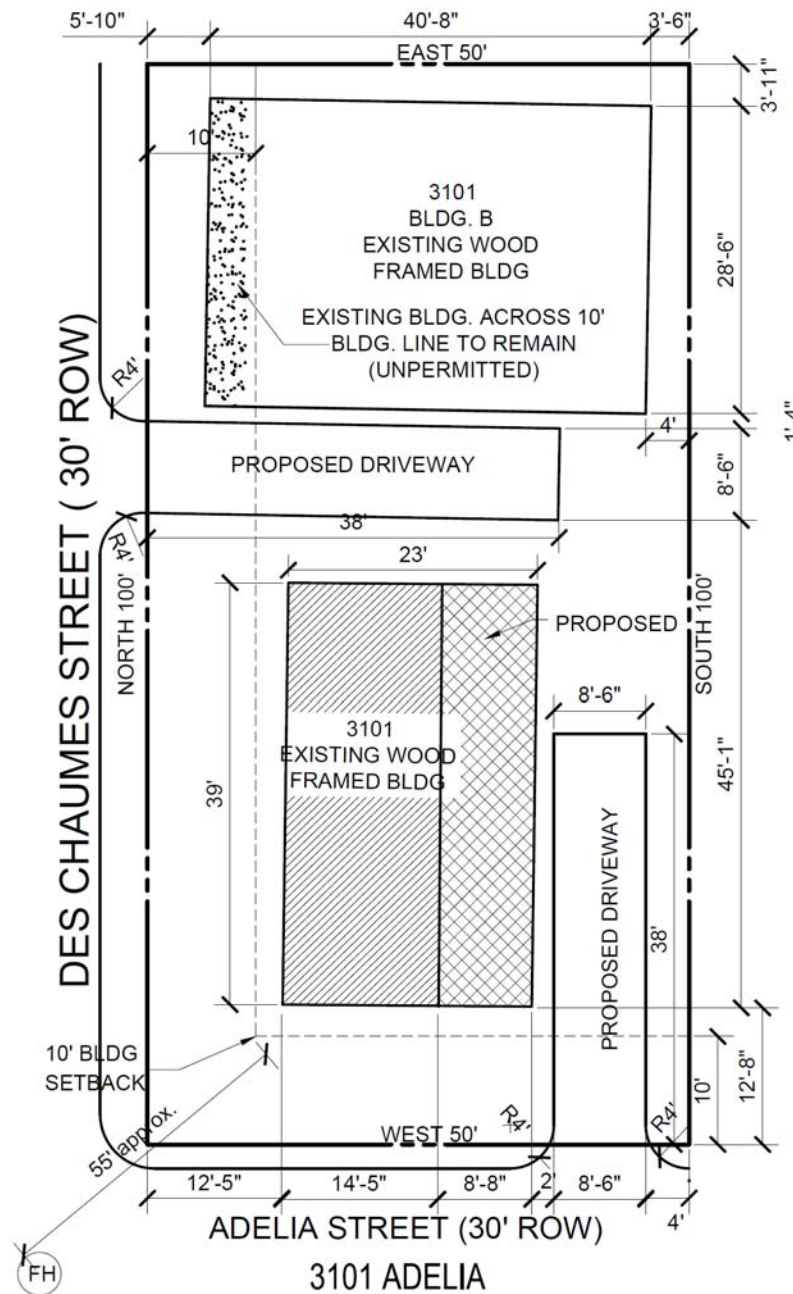
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Proposed Site Plan



## DEVELOPMENT PLAT VARIANCE





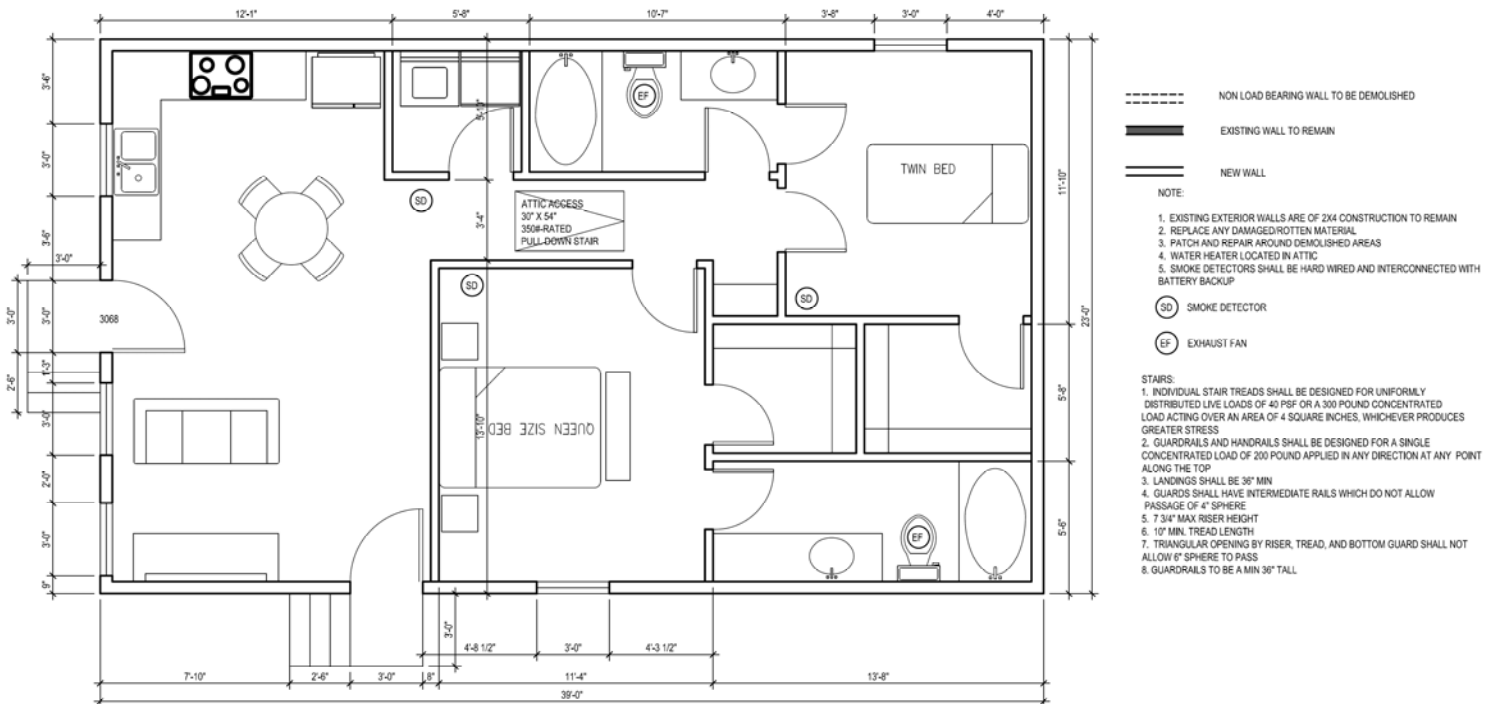


## Houston Planning Commission

**ITEM: 126**

Meeting Date: 6/9/16

### Floor Plan for Proposed Addition to Existing Building (No Variance)



3101 ADELIA

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
RSET Consultancy	Brian Richard	(832) 453-2271	brian@rsetconsultancy.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
843 Ashland St.	16049535	77007	5358	492D	C

**HCAD ACCOUNT NUMBER(S):** 0202370000001  
**PROPERTY LEGAL DESCRIPTION:** LT 1 BLK 241 Houston Heights Amending Plat No 59  
**PROPERTY OWNER OF RECORD:** Brian P. Richard and Catherine M. Richard  
**ACREAGE (SQUARE FEET):** .1515 Ac (6600 sq. ft.)  
**WIDTH OF RIGHTS-OF-WAY:** 70' (Ashland and W. 9<sup>th</sup> Street)  
**EXISTING PAVING SECTION(S):** Ashland Street – 18'; W 9<sup>th</sup> Street – 18'  
**OFF-STREET PARKING REQUIREMENT:** 2 Spaces  
**OFF-STREET PARKING PROVIDED:** 2 Spaces  
**LANDSCAPING REQUIREMENTS:** Meets Requirements  
**LANDSCAPING PROVIDED:** Meets Requirements

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 2,888 Sq. Ft. [Single Family Residence]

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 613 Sq. Ft. of open-air canopy

**PURPOSE OF VARIANCE REQUEST:** To allow a building line of 3" along W. 9<sup>th</sup> Street.

**CHAPTER 42 REFERENCE(S):** Sec. 42-156. - Collector and local streets—Single-family residential.

Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

Refer to all graphic exhibits for graphic description of variance conditions/request.

Summary: Owner request variance to install an open air canopy over an existing pool deck in the side yard of his single family residence property, which would fall within the 10' building set-back line requirement, and is adjacent to a public local street that is not an alley. All other conditions of the COH ordinances are met, specifically those regulating the position of the primary structure, garage, and carports. Installation of this open-air canopy would not impede the usability of the adjacent local street and/or the public sidewalk, as exhibits represent. Additionally, the open air canopy, would not present itself in contradiction to its immediate neighbors or the neighborhood in whole. The proposed open-air canopy has also gained approval from COH building permit structural review departments. The proposed new canopy which falls within the 10' Building Line is 32' long by 15' wide, and 11' tall. It projects into the building line 9'-6" but falls completely within the property boundary. Refer to graphic exhibits.

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

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

The Owner intends to use the land as a single family homestead residence. In doing such, normal activities involved in utilizing the outdoor areas of this property would be improved with the addition of an open-air structured canopy, which is proposed to be installed over an existing deck. Without the canopy, the full potential and usability of the property is compromised. The existing rules (specifically building set-back lines in Chapter 42-150, 42-151, and 42-157) prohibit this canopy from being installed, even though the proposed structure is not one of the primary structures these provisions is intended to regulate; residences, garages, and carports facing the street. Refer to additional information in item (3), below.

- (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;**

n/a (RE: 1a above)

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

There are no circumstances supporting the granting of this variance request that are a result of a hardship created or imposed by the applicant.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
Specifically, COH ordinance 43-157 where performance characteristics and the intent of the ordinance is described are all met. These include 42-157(a) items 1 and 2 where the framework remains applicable to the city and surrounding neighborhood and pedestrian access to sidewalks is not impeded by any means. The attached picture exhibits should be referenced.

Furthermore, regarding Section 42-157(b) items 1 and 2 where the ordinance is meant to restrict the location of the principal residence, garages, and carports, none of these items are affected and all remain compliant with the Ordinance as-is.

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

There will be no aspect of the variance request which would be injurious to the public health, safety, or welfare. Conversely, the addition of this item will provide a higher quality of life and shading from the sun for residents of the property, without affecting neighbors or the intent of the ordinance.

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

This variance is not sought due to economic hardship.

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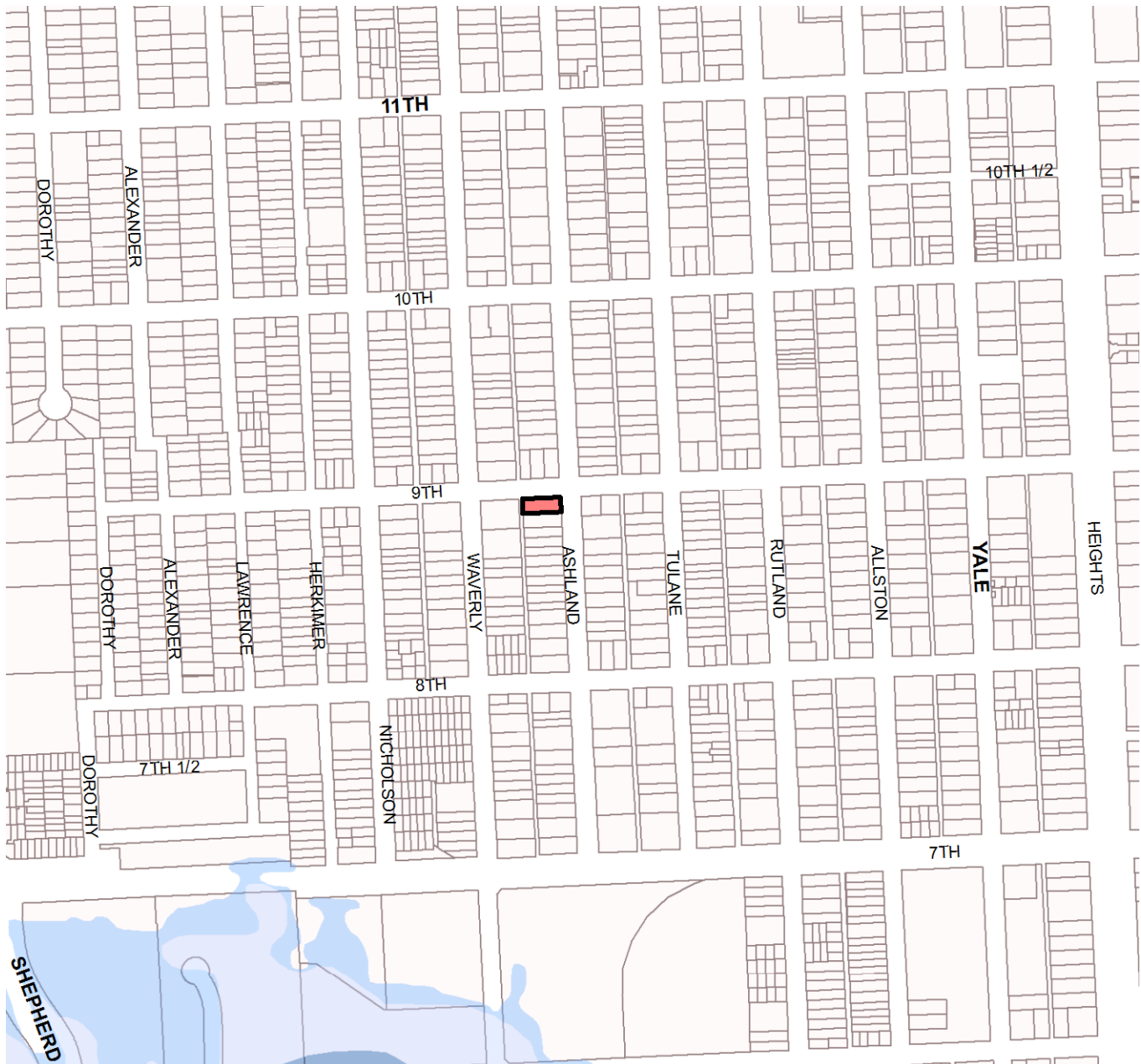
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### LOCATION MAP



## DEVELOPMENT PLAT VARIANCE



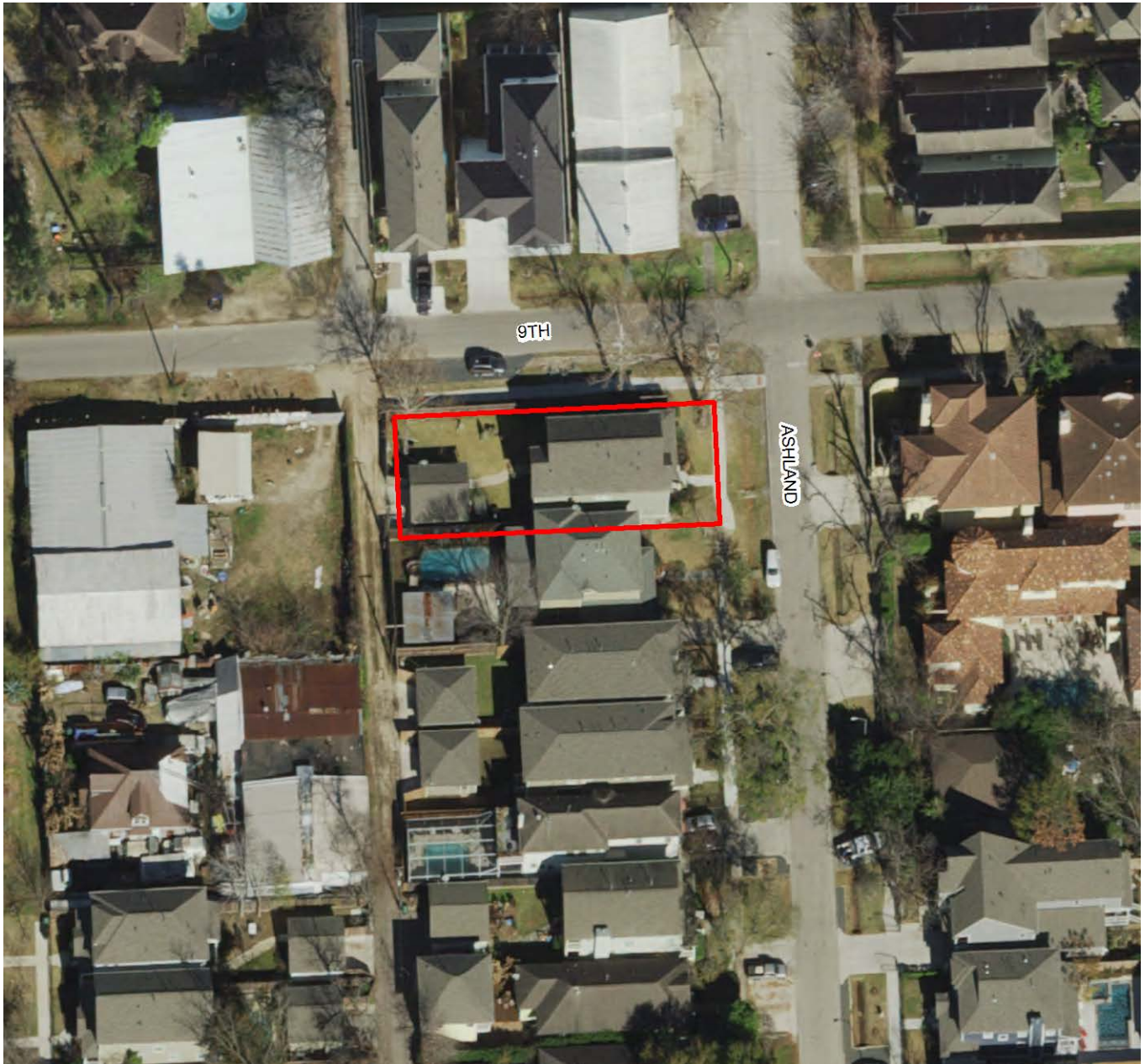
PLANNING &  
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## Houston Planning Commission

AERIAL MAP

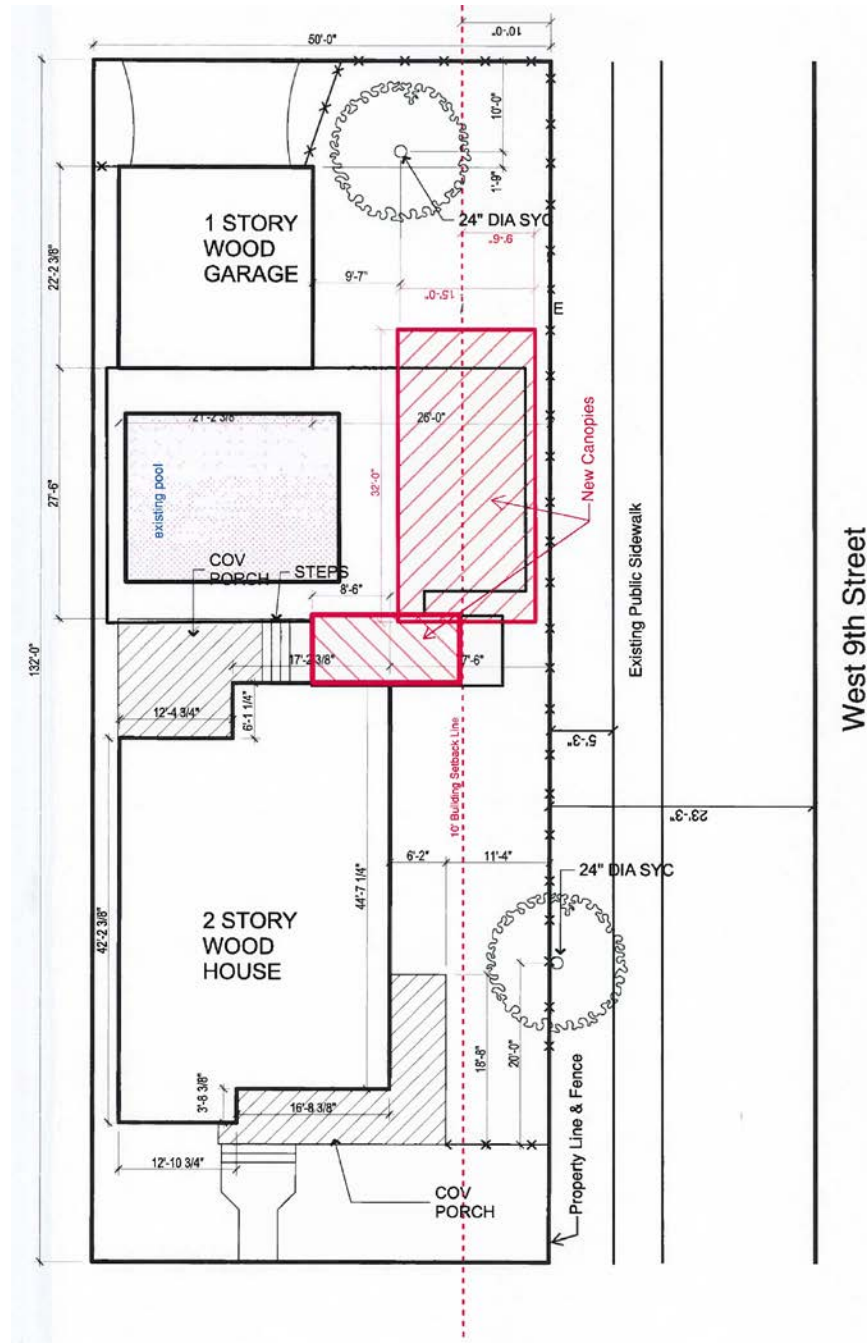


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### SITE PLAN



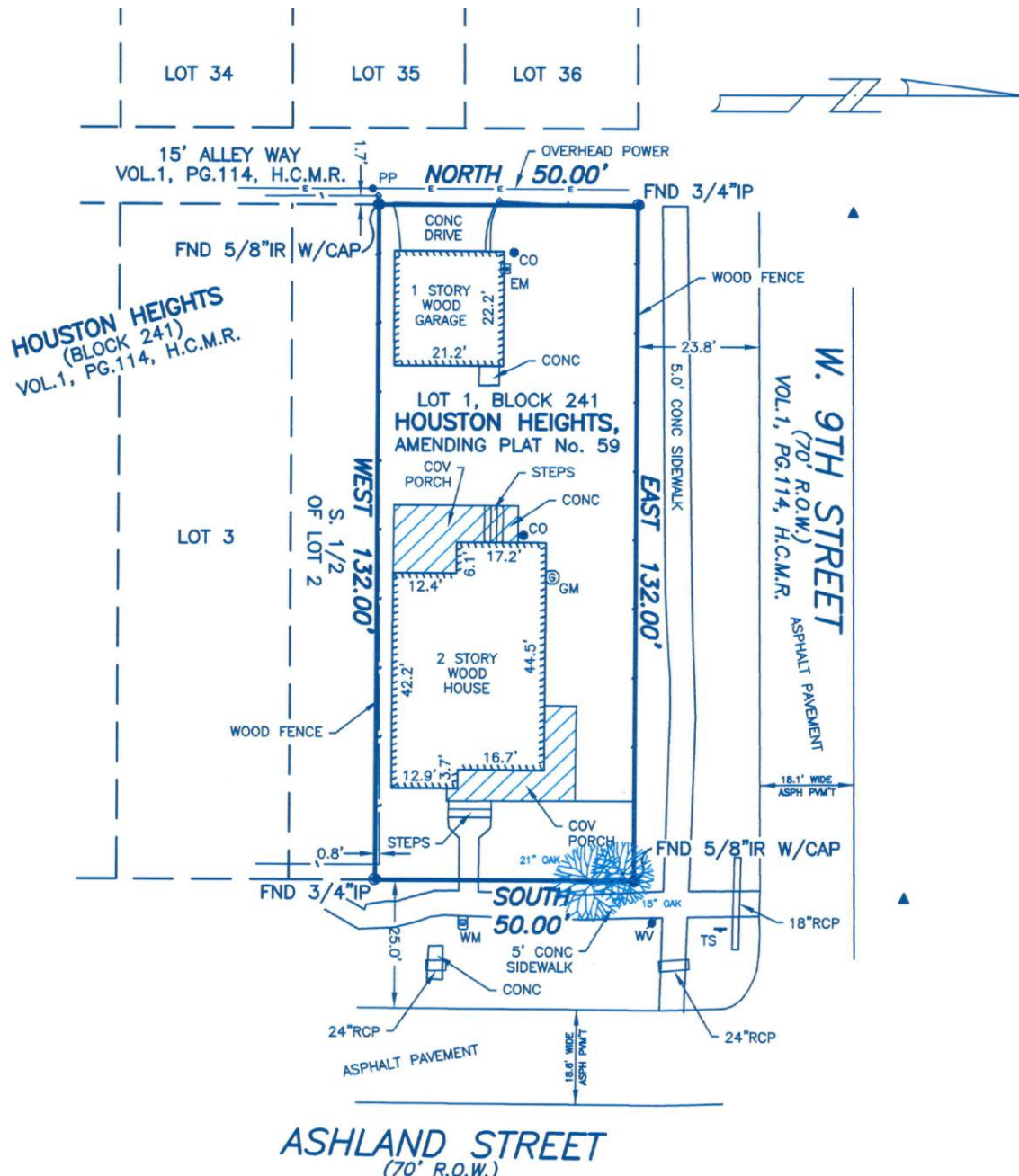
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### SITE SURVEY



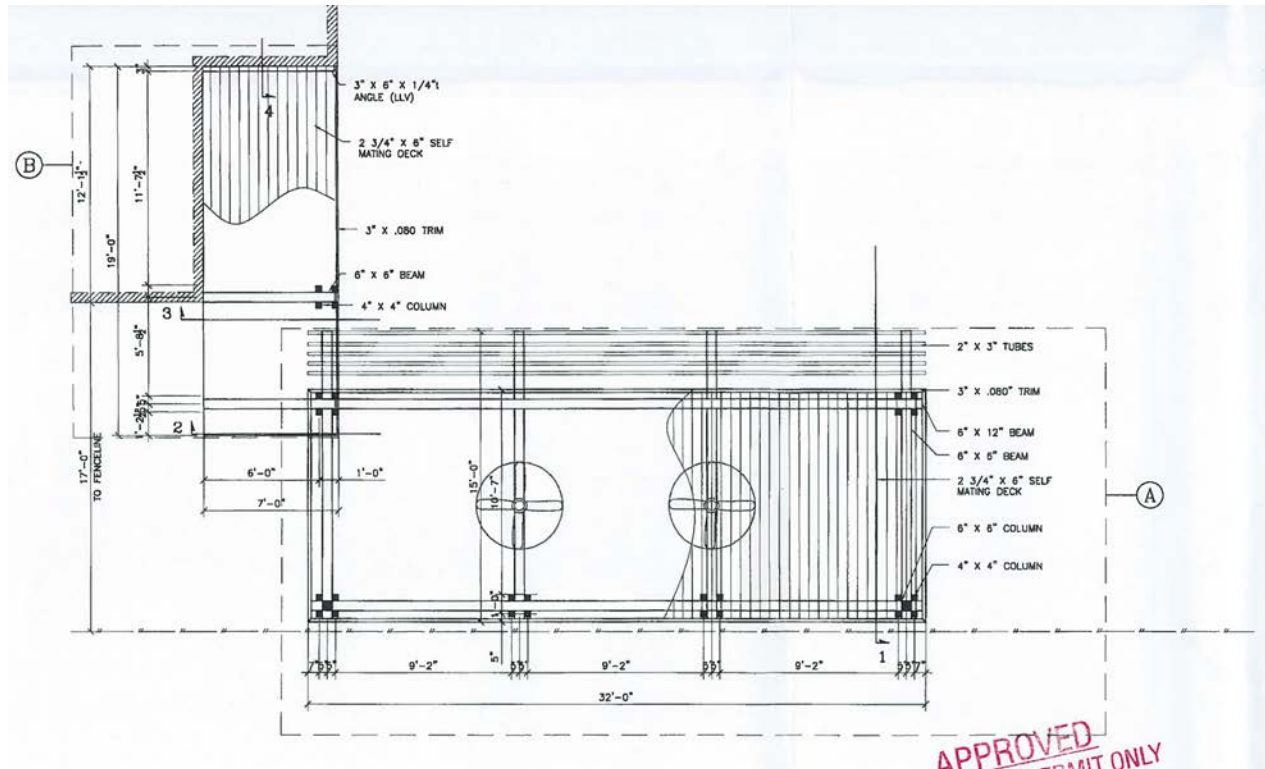
## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### CONSTRUCTION PLANS



## DEVELOPMENT PLAT VARIANCE





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## Houston Planning Commission

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EXISTING PROPERTY

PROPOSED CANOPY



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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
L&B Limited	Lucas Brown	409-351-2287	brownlr07@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
701 E 8 <sup>th</sup> ½ Street.	16029405	77007	5358A	493A	C

HCAD ACCOUNT NUMBER(S):	0350250480024
PROPERTY LEGAL DESCRIPTION:	Lot 24 Block 48 Stude Sec 2
PROPERTY OWNER OF RECORD:	L&B Limited LLC
ACREAGE (SQUARE FEET):	.1434 (6,250 sqft)
WIDTH OF RIGHTS-OF-WAY:	East 8 <sup>th</sup> ½ Street; Beverly Street 60' ROW
EXISTING PAVING SECTION(S):	East 8 <sup>th</sup> ½ Street 25'; Beverly Street 21'
OFF-STREET PARKING REQUIREMENT:	2 parking spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2 Story Single Family Residence; 4431 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow a small portion of the first floor of the approved single family home to be built at the 15' deed restricted building line in lieu of the 18' special minimum building line.

**CHAPTER 42 REFERENCE(S):**  
Chapter 42-170 (a) The city council may designate a special minimum building line block within the city to preserve

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

the building line character of a single-family residential neighborhood that does not have a minimum building line requirement established by deed restrictions. A minimum building line requirement established pursuant to this subdivision shall prevail over any lesser minimum building line established by this article. The department shall maintain a list of current special minimum building line blocks on its website. (b) An area is eligible for designation of a special minimum building line block if it:

- (1) Contains not less than one blockface and no more than two opposing blockfaces;
- (2) Contains every lot on each blockface within the proposed area;
- (3) Forms a contiguous area;
- (4) Contains lots, at least 60 percent of which are developed for or restricted to single-family residential use, exclusive of land used for a park, utility, drainage or detention, public recreation or community center, library, place of religious assembly or an elementary, junior high, or high school. For purposes of this item, a vacant lot that contained a structure or was used for any lawful purpose within the five years prior to the date the application was accepted by the director shall be considered to be in use for the most recent lawful use of that lot; and
- (5) Contains at least one lot that does not have a building line established by deed restrictions.

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** My wife and I purchased 701 E 8<sup>th</sup> ½ St. on 12/10/15 which is a corner lot at 8<sup>th</sup> ½ St and Beverly. We received a survey from Precision Surveyors which showed a 15' front building line and a 10' side building line. We designed our home to those perimeters and purchased approved permits from the City of Houston. Once we received the approved permits, we began work on the foundation, purchased trusses, windows, doors, and a form survey. After footings for the foundation were dug, formed and rebar was placed, we tried to schedule an overtime inspection for Sunday, 5/27/16. That's when we discovered a hold on our project by the COH Planning Department. The planning department knew the property was subject to an 18' front building line under a City of Houston, Texas, Ordinance No. 2003-2 and allowed us to purchase permits and continue with foundation work without notifying us of this hold. If you look at the plans, the only portion of the home that surpasses the 18' building line is a first floor bedroom. The total encroachment equals a 12'3" X 3' section, roughly 36 sqft. The second floor is setback 23' and does not surpass the building line. The front porch is setback 18' and the front door is 28'1" from the front property line. This is a corner lot and the only home next to it is built 10' from the front property line. In order to change our design now would be catastrophic. We have already prepared the foundation and disturbed all the soil. To relocate the foundation at this point in the project would jeopardize the structural integrity of the home. We would have to completely redesign our floorplan and our entire set of approved plans. All of this would take a lot of time and money which our family cannot afford. We have a 2 year old daughter, my wife is pregnant, and we are leasing an apartment until our home is completed.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (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 plans have been approved by the City of Houston, work on the foundation has already begun, the soil has already been disturbed, and all of the material for the project has been ordered and purchased. The structural integrity of the foundation will be jeopardized if it is revised. The only first floor bedroom was designed within the deed restricted building line of 15'. This bedroom is crucial for our family so that elderly family members do not have to access the second floor.

- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances which created this hardship derived from a series of events not created by the applicant. Before purchasing the property, we received an approved survey from the Title company and started the design process. Our survey and design of the home met all known requirements. We submitted the plans to the City of Houston for approval and did not begin work until we received permits. We received approved permits that incorporated the deed restricted 15' building line. If the COH planning department knew about the 18' building line, permits should not have been approved and we should have been notified to cease work on this project. At this point in the building process, changes to the foundation would jeopardize the structural integrity of the home and eliminate the downstairs bedroom needed for elderly family members.

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

This is a corner lot and the only neighboring home is built 10' from the front property line. We are proposing to build a first floor bedroom at the 15' building line. The second floor is 23' setback from the front building line. Our front porch is 18' and the front door is 28' from the front building line. All side building lines are correct at 10' or more and rear alley access is 10'5" from the rear property line. All proposed building lines for this project meet the current deed restrictions and are similar or less than neighboring homes on this blockface.

- (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. This is a one story front bedroom that will be built at 15' front deed restricted building line. This is a corner lot; therefore the only home next door has a 10' front building line. We also have been approved to replace the existing sidewalk at 8<sup>th</sup> ½ st and add a new sidewalk to Beverly St. with 2 ADA ramps. This will help improve the welfare of our neighborhood and safe walking access on our streets.

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

Although economic hardship affects our family, it is not the sole justification of the approval of this variance. We never had the intent to be involved in a variance application. We followed all the correct steps required to build a new home. We acquired a survey, designed the home within the deed restricted building lines,

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## DEVELOPMENT PLAT VARIANCE



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submitted and purchased permits from the City of Houston before beginning work. The City of Houston approved our plans, which allowed us to begin the first phase of the foundation work. Changing the foundation now would jeopardize the structural integrity of our home. The more time that is spent waiting on approval of this variance, the longer this project site is hazardous to the community due to the footings that are dug and are now full of rain water. By expediting the approval of our variance, we can continue work on the foundation, fill the footings that are currently there, and complete our home for the benefit of our growing family and the neighbors surrounding.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





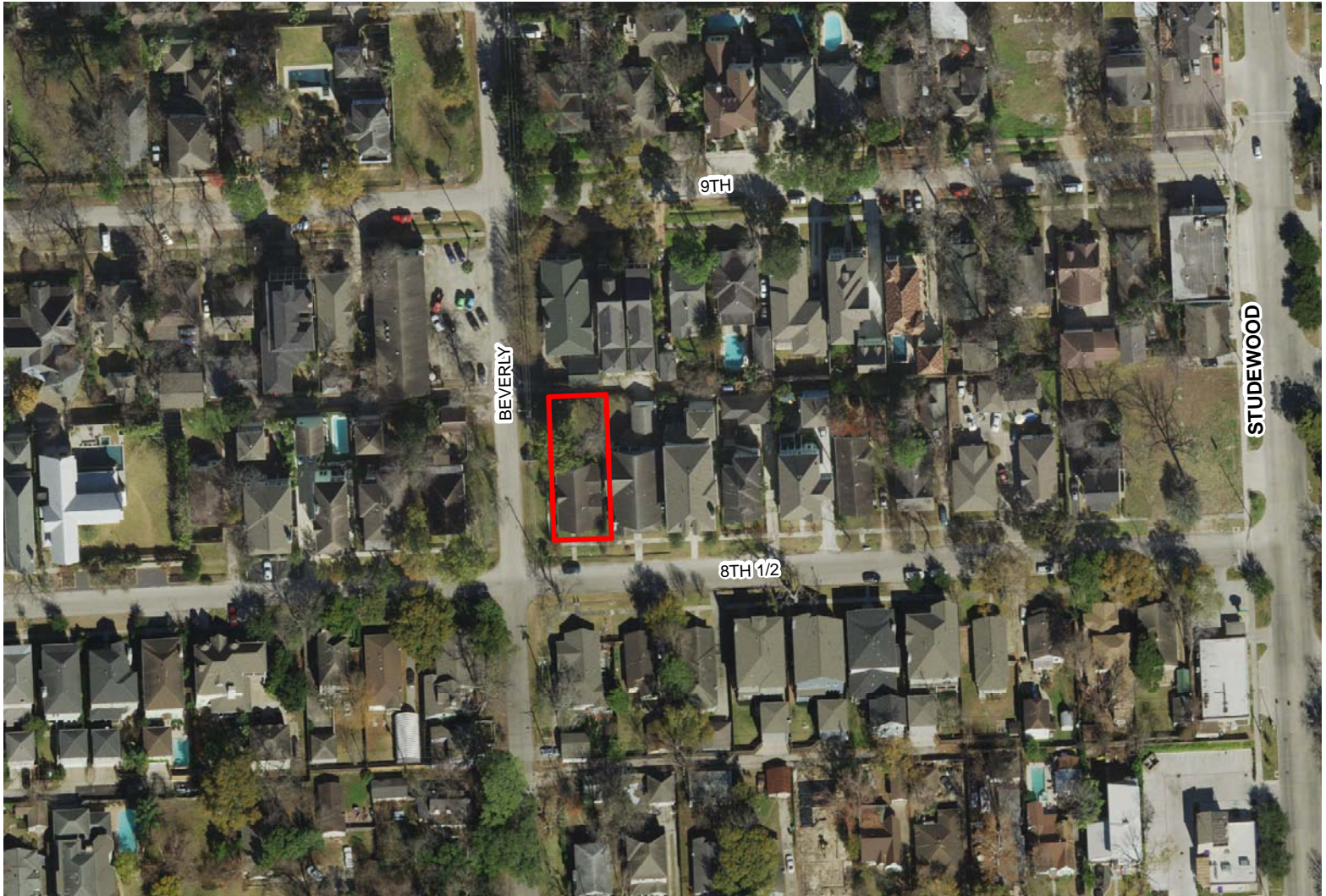
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## Houston Planning Commission

Aerial



## DEVELOPMENT PLAT VARIANCE









## Houston Planning Commission

### Elevations



FRONT ELEVATION

1/4"



04 RIGHT SIDE ELEVATION

1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Elevations



03 BACK ELEVATION

1/4" = 1'-0"



04 LEFT SIDE ELEVATION

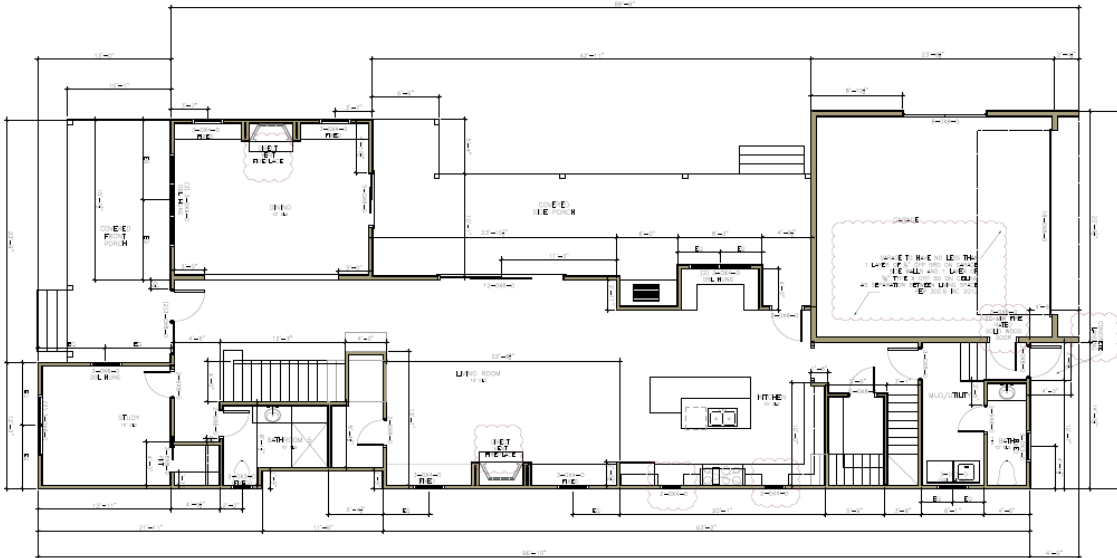
1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



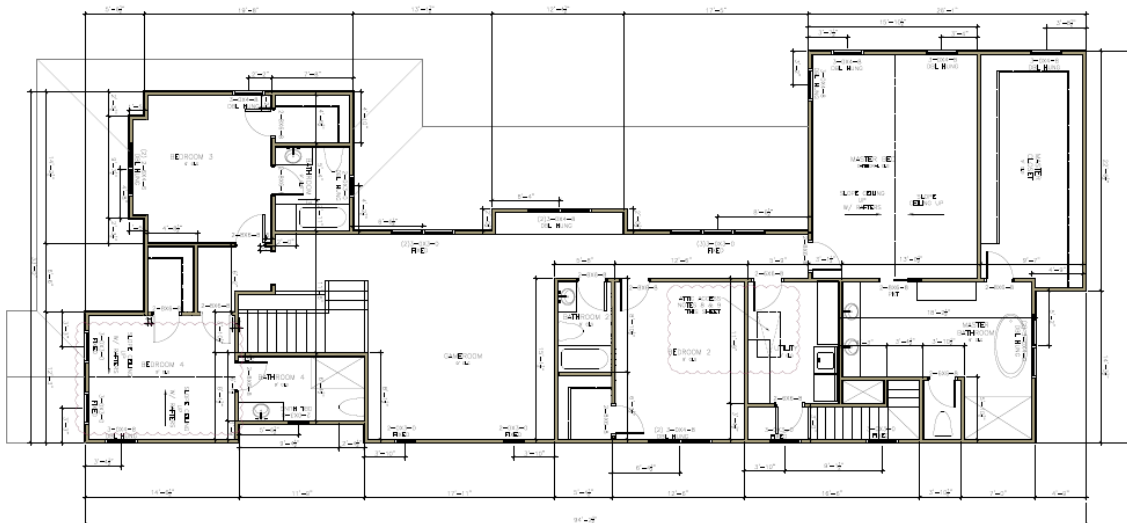
## Houston Planning Commission

### Floor Plans



01 | 1ST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



01 | 2ND FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Paksima Group	Zeeba Paksima	(713) 392-8275	<a href="mailto:zeeba@paksimagroup.com">zeeba@paksimagroup.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5300 Sunrise Road	16042830	77021	5555C	534K	D

HCAD ACCOUNT NUMBER(S):	0410070320012
PROPERTY LEGAL DESCRIPTION:	TRS 11 12 & 12B ABST 51 L MOORE
PROPERTY OWNER OF RECORD:	Tejano Center for Community Concerns
ACREAGE (SQUARE FEET):	1.7684 acres (77,032 sq. ft.)
WIDTH OF RIGHTS-OF-WAY:	60' ROW (Sunrise Road and Newkirk Lane)
EXISTING PAVING SECTION(S):	32'
OFF-STREET PARKING REQUIREMENT:	80 Parking Spaces
OFF-STREET PARKING PROVIDED:	22 Parking Spaces
LANDSCAPING REQUIREMENTS:	19 Street Trees, 2 Parking Lot Trees, 190 Shrubs
LANDSCAPING PROVIDED:	Meets Requirements

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 6,124 sq. ft. Exempt Charitable

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 30,614 Exempt Charitable

**PURPOSE OF VARIANCE REQUEST:** To allow a single point of access for a multi-family residential development instead of the required two points of access, and to allow a private street to be a direct extension of a public street.

**CHAPTER 42 REFERENCE(S):** Sec 42-232. – Points of access; termination.

- (a) Except as otherwise provided in this section, the private street system serving each multi-family residential development shall form a loop that provides more than one point of access to the development from the

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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public streets adjacent to the boundaries of the development. A divided entrance shall not constitute two separate points of access.

- (b) When two points of access are provided from the same public street, the private street shall not be deemed to have a second point of access unless the private street connecting the two points of access extends into the property 1/3 of the depth of the property.
- (c) Notwithstanding the foregoing, a multi-family residential development on a tract of land of one acre or less shall not be required to provide more than one point of access to a public street.
- (d) A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street.
- (e) A private street is exempt from complying with the provisions of subsections (a) and (b) if it terminates in a "P" turnaround configuration that is comprised of a center island that is 40 feet wide and 90 feet long surrounded on four sides by a 28 foot wide paved private street. The center island shall be established by a raised portion that has a radius of 20 degrees on each 40-foot wide end of the island. The interior of the center island may be used for parking, providing that no parking is allowed within the 28-foot private street.

Sec 42-129. – Intersections of type 2 permanent access easements.

- (d) A type 2 permanent access easement may not be a direct straight-line extension of a public street.

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## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** This project is City and County funded to house teens and youth that have been aged out of foster care but are still in need of guidance and community support. The safety concerns are tantamount for this group of young adults. We propose a single, controlled point of access into this project. Since the youth will not have vehicular access, this project does not warrant two access points. As is standard for projects with 1 or less acres, only one access point is required because of the impact of the number of vehicles. The residents will not drive and/or own vehicles and therefore the need to have two access points will be eliminated. The extension of Sunrise Road would cut through the parking lot and dead end into the property owned by the State of Texas for the extension of Hwy 35. The MTF plan does not show Sunrise Road being connected to the Highway. The parking lot serves as a turn around for vehicles. The only development at the stub of Sunrise will be the Youth Housing residence and the all vehicles will have access to the parking lot to turn and go back to Sunrise Road. The amount of traffic that will be generated will be minimal since the housing development is a bicycle community with only a few office staff with access to vehicles.

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

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (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;** because of the nature of this development. The youth that have aged out of foster homes need the safety and security that can only be provided with one controlled point of access. Since they do not drive, the impact of vehicles will be at a minimum with only staff and office employees parking on the premises. The development will be a pedestrian/bicycle community. The security at this development can only be maintained with one controlled point of access. No vehicles have access to the development except at the entrance near the office.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
  
Granting of this variance will support the safety of the youth who will be residing at this development to foster a framework of community and family. It is imperative that the young residents have a sense of total security which can only be achieved through a controlled single point of entry.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**

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## DEVELOPMENT PLAT VARIANCE



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Since the vehicular traffic will be minimal generated only by office employees and staff and will be centered at the entrance of the development only. The remainder of the development will be youth residential buildings and no vehicles will be permitted outside of the front entrance parking cluster. This will eliminate the need for a secondary point of access.

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

In fact the granting of the variance will be for the benefit of the residents' health, safety and welfare since a second entrance into the development will pose safety and security concerns for the at-risk youth.

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

The sole justification of this variance is to ensure the safety, welfare, health and security of the residents of this youth housing development by providing a single point of access that will be monitored and gated.

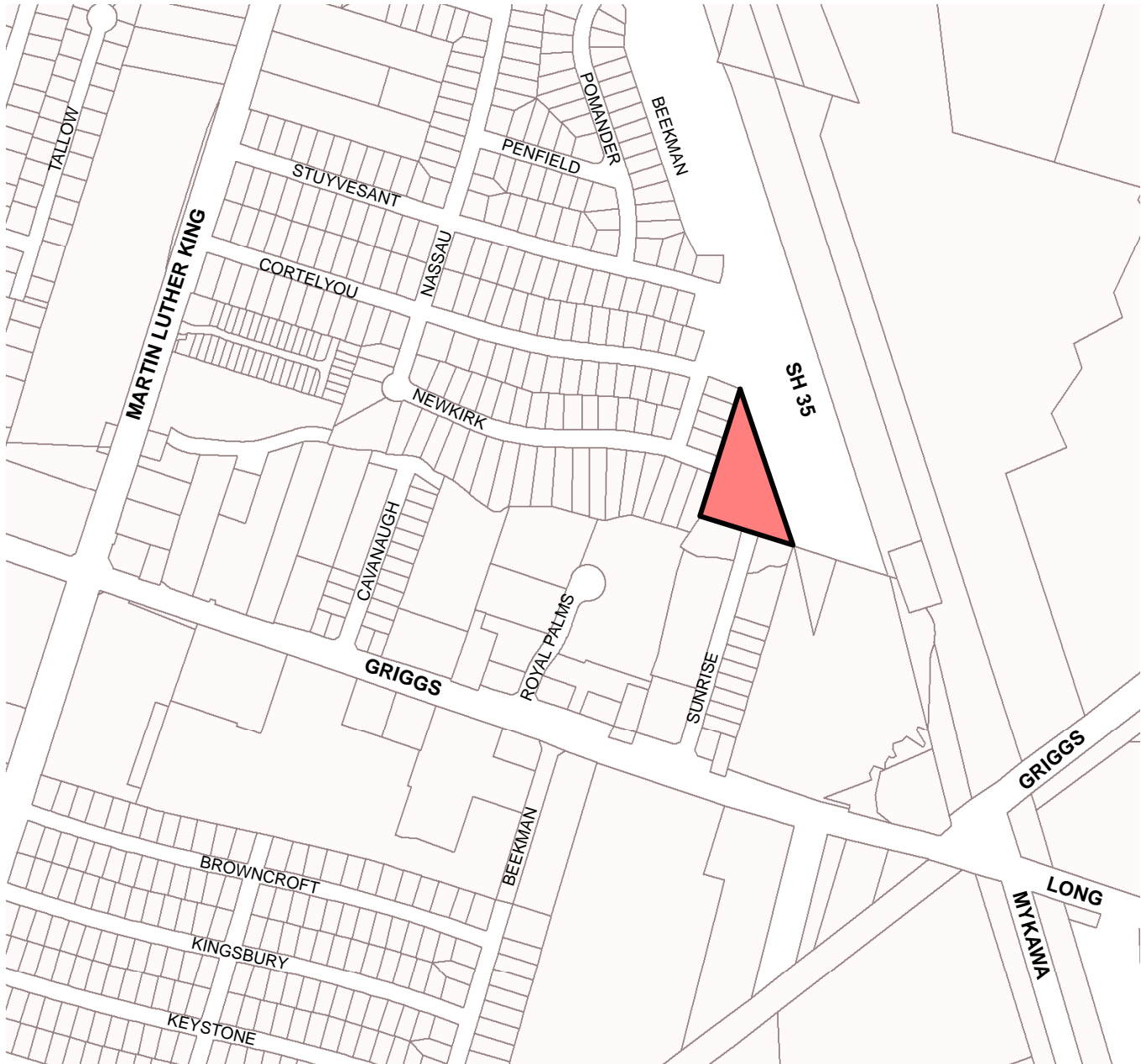
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# DEVELOPMENT PLAT VARIANCE



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Location Map



# DEVELOPMENT PLAT VARIANCE





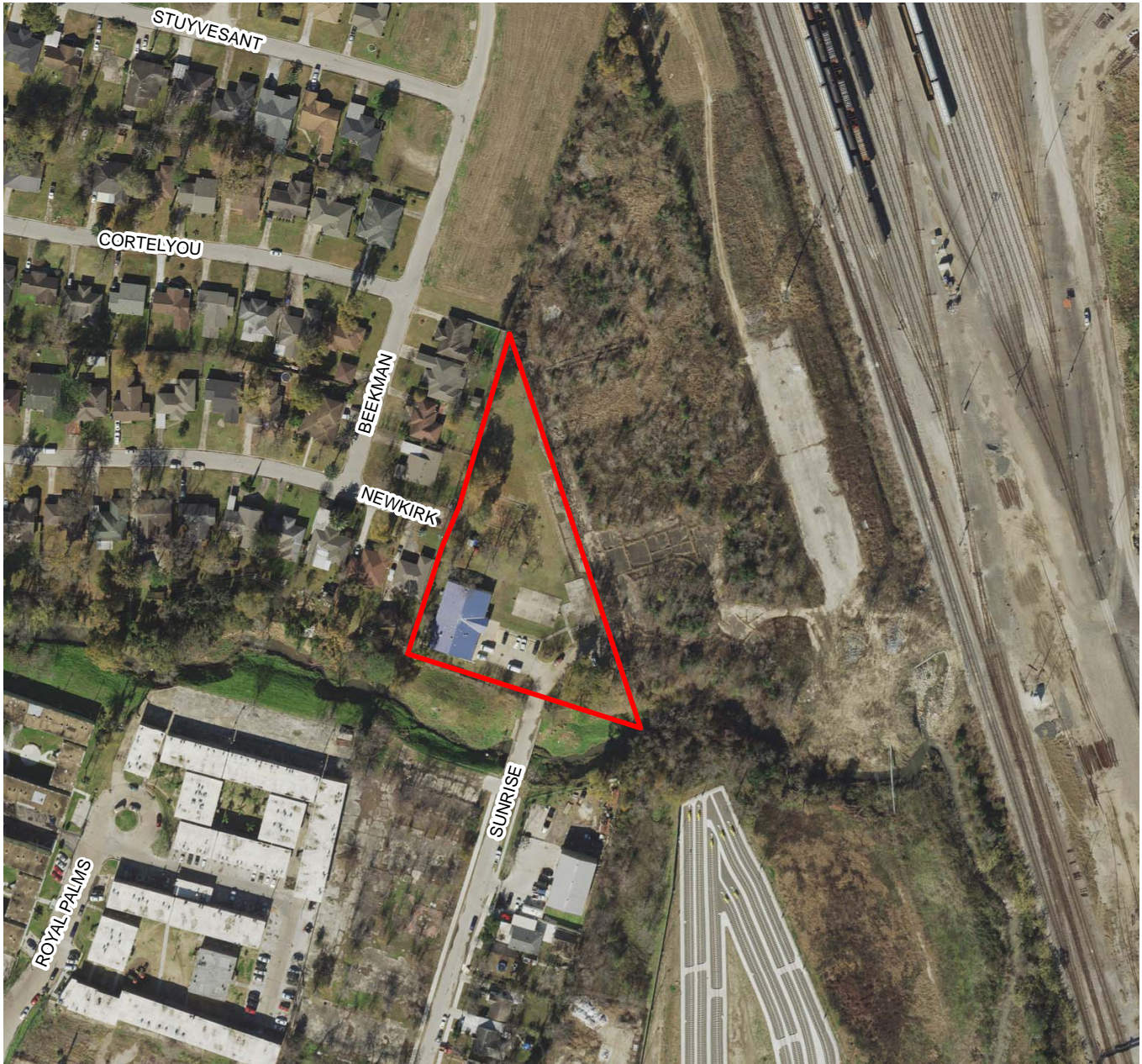
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DEPARTMENT

**ITEM: 129**

Meeting Date: 06-09-2016

## Houston Planning Commission

Aerial Map



## DEVELOPMENT PLAT VARIANCE

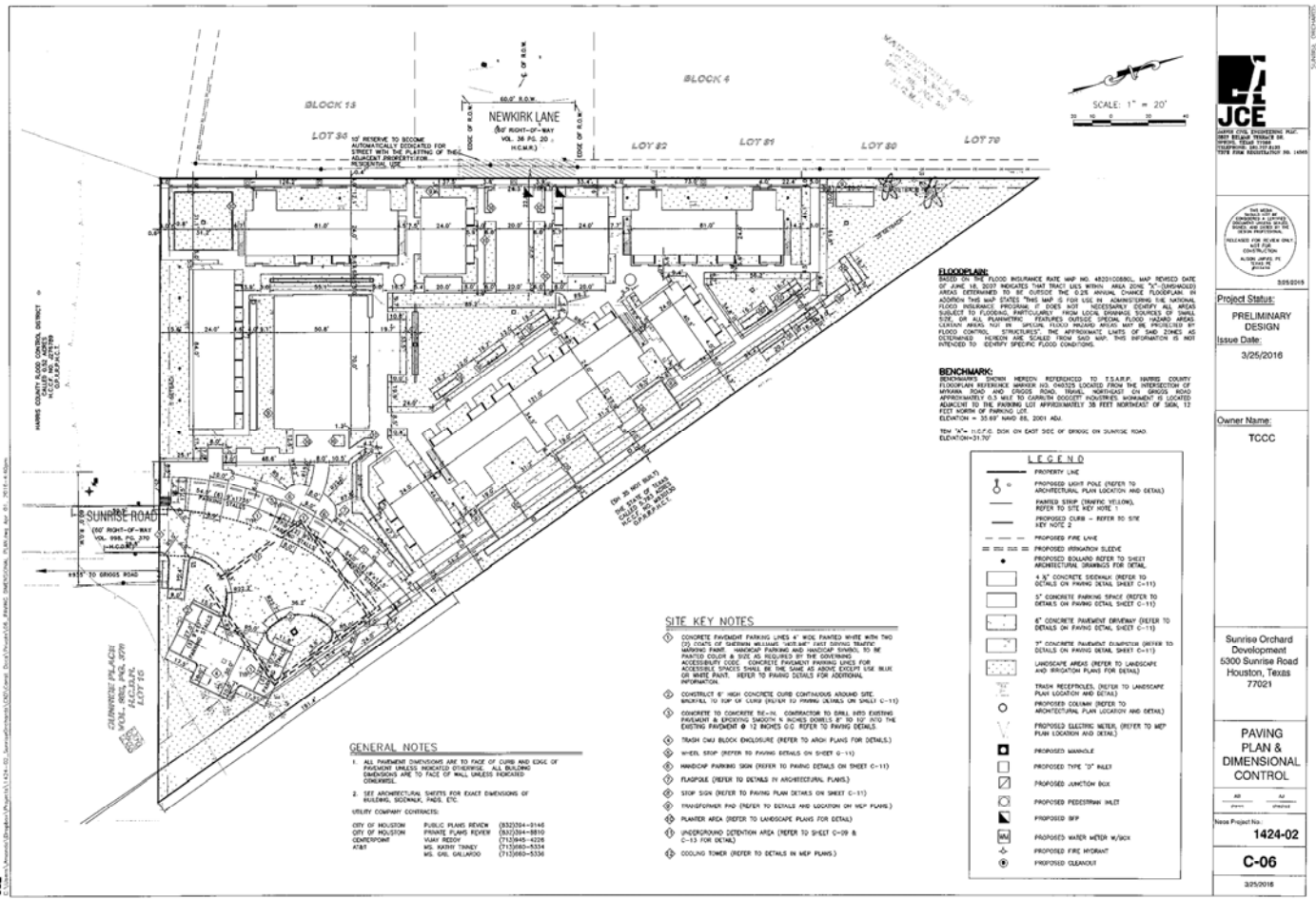


# Houston Planning Commission

**ITEM: 129**

Meeting Date: 06-09-2016

## Site Plan

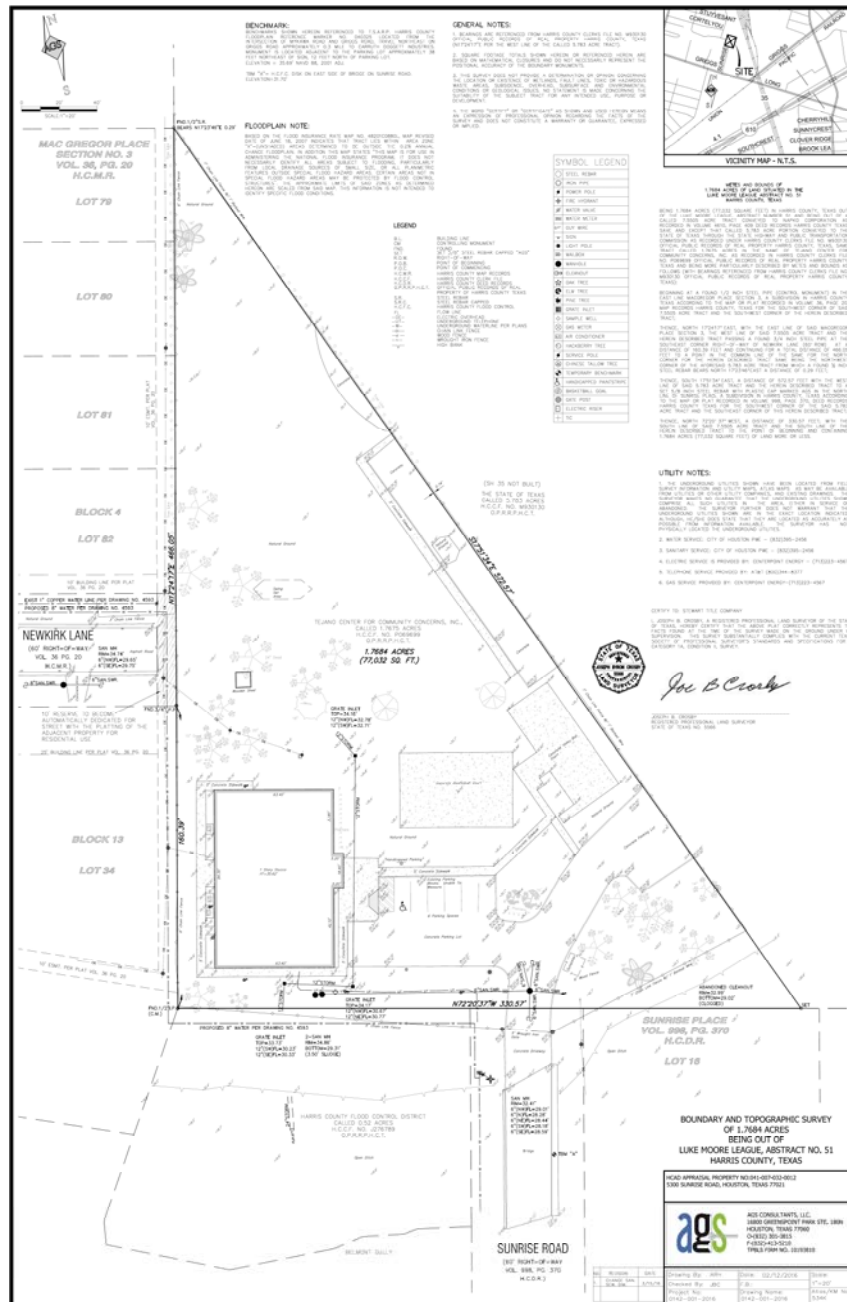


## DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Survey



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Advance Surveying, Inc.	Marina Damian	281-530-2939	advance_survey@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
906 West 20Th Street	16050738	77008	5259D	452U	Houston

HCAD ACCOUNT NUMBER(S):	0561670000432
PROPERTY LEGAL DESCRIPTION:	TR 317C Shady Acres Extn Sec 3
PROPERTY OWNER OF RECORD:	Lothmann Karl T
ACREAGE (SQUARE FEET):	.2513 (10,950 sq. ft.)
WIDTH OF RIGHTS-OF-WAY:	70 foot
EXISTING PAVING SECTION(S):	20'
OFF-STREET PARKING REQUIREMENT:	6
OFF-STREET PARKING PROVIDED:	8
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residence – 1392 sq. ft. Garage Apartment – 1152 sq. ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	(2) Garage Apartments – 1440 sq. ft.

PURPOSE OF VARIANCE REQUEST: Not to provide a 28' private street for a garden style multi-family development.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**CHAPTER 42 REFERENCE(S):** 42-231 Private Streets; A development plat that contains a multi-family residential building shall provide at least one private street.

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** Not to provide a 28 foot private street instead of the 20 foot private drive that currently existing. The distance between the existing main residence and the west property line is 20 feet which makes it impossible to meet the 28 foot private street requirement. We are providing a 28 foot by 30 foot driveway entrance to the property and a 20 foot private drive with an "L" Turn Around with 2 parking spaces in front of the existing main residence and the front property line. The "L" Turn Around will eliminate the occupants of the property from backing the vehicle leaving the premises onto the oncoming traffic and keeping the future tenants/occupants or guests from accidents when the vehicles are facing the street and incoming traffic.

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

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

The existing residence was built in 1955, years before the current owner bought the property. The required 28 feet minimum driveway will be impossible to provide since distance of the existing house to the property line is only 20 feet. Imposing this requirement would only be possible if the existing house will be demolished.

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

The variance requested are not the result of a hardship created or imposed by the applicant since the existing house was built in 1955, years before the current owner bought the property.

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

The intent and general purposes of this chapter will be preserves and maintained. The distance between the existing house to the side property line is only 20 feet and it will be impossible to meet the required the 28 private street. An additional of 2 units of Garage/Apartment will not affect the traffic flow in this subject property by providing a 20 foot drive with an "L" Turn Around in front of the existing residence. An additional parking space will also be provided in front of between the existing residence and front property line.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

The granting of the variance of 20 foot driveway will not be injurious to the public health, safety or welfare by providing an "L" Turn Around and some paving for additional parking located between the existing residence and front property line where tenants and guest(s) could park and walk to the proposed Garage/Apartment instead of parking on the street. Also by providing an "L" Turn Around will eliminate the vehicle(s) from backing onto the incoming traffic on the street.

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

Economic hardship is not the sole justification of the variance since the existing residence was built in the year of 1955.

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# DEVELOPMENT PLAT VARIANCE



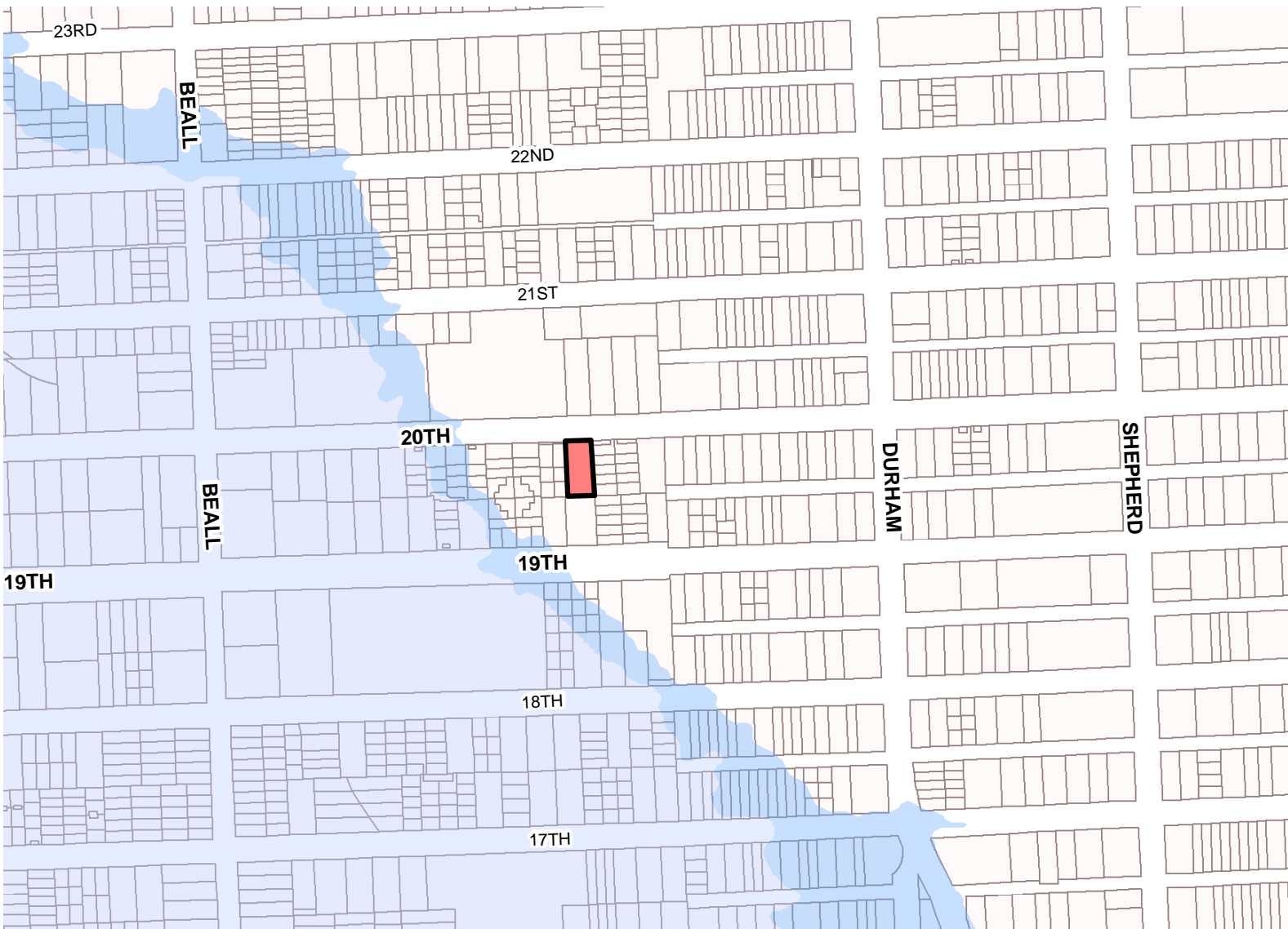
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 130**

Meeting Date: 6/9/16

Location



# DEVELOPMENT PLAT VARIANCE



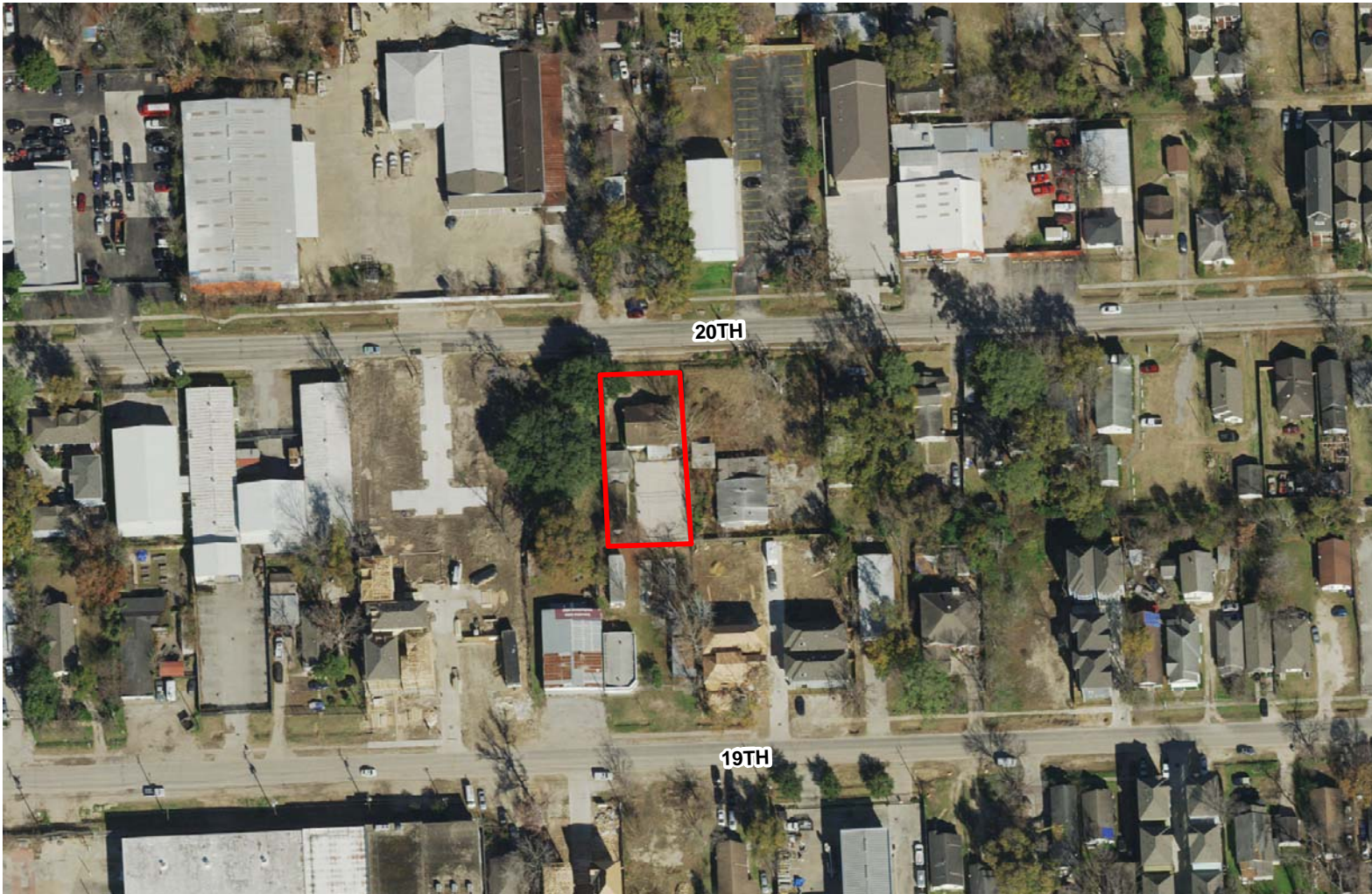
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 130**

Meeting Date: 6/9/16

Aerial

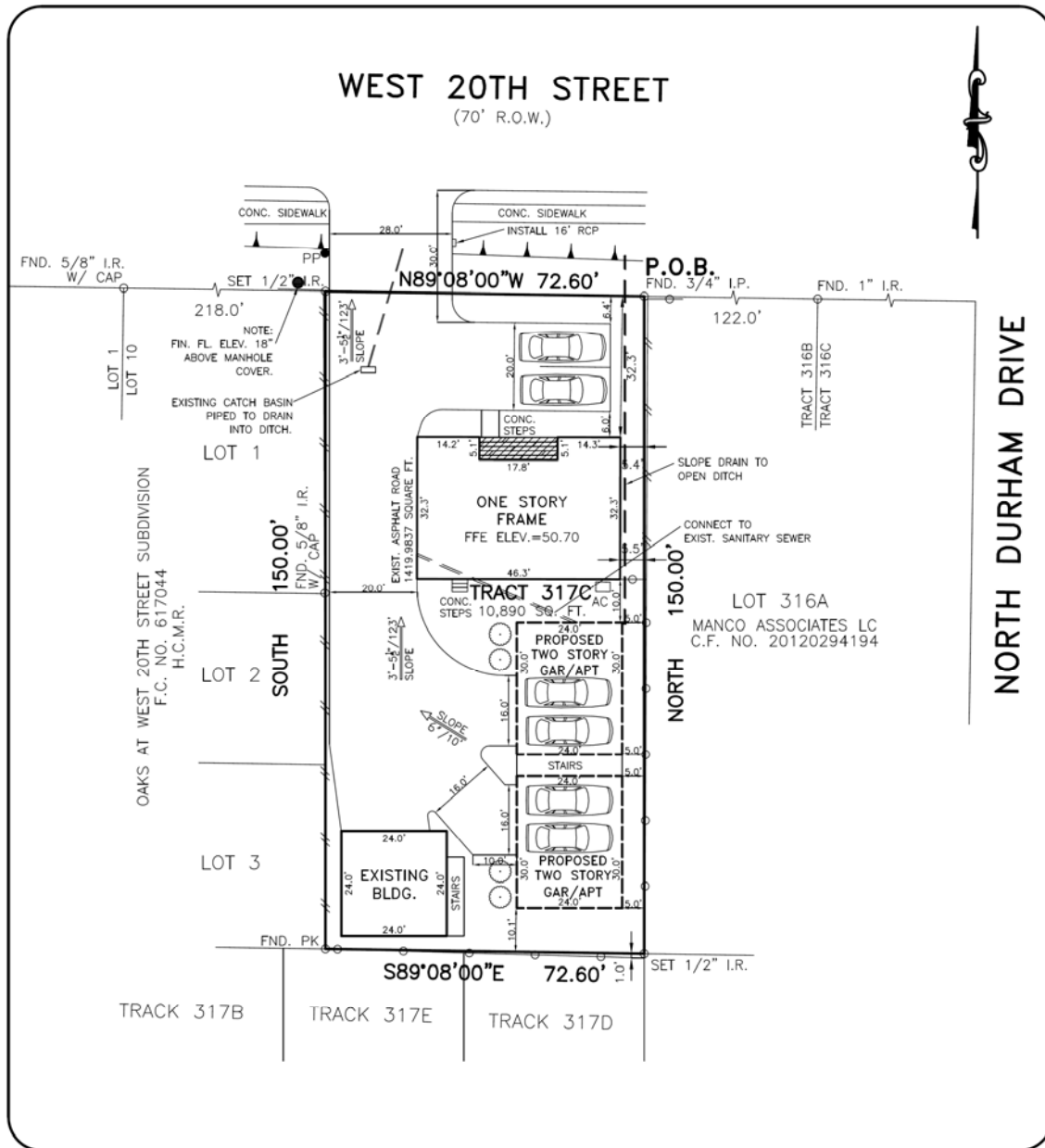


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Site Plan



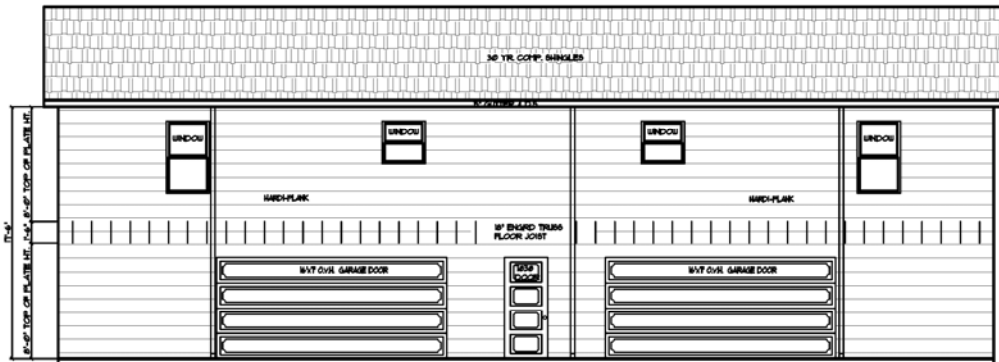
# DEVELOPMENT PLAT VARIANCE



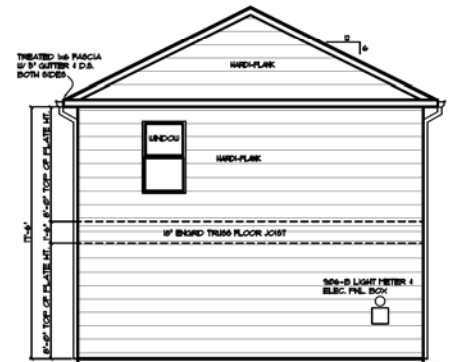




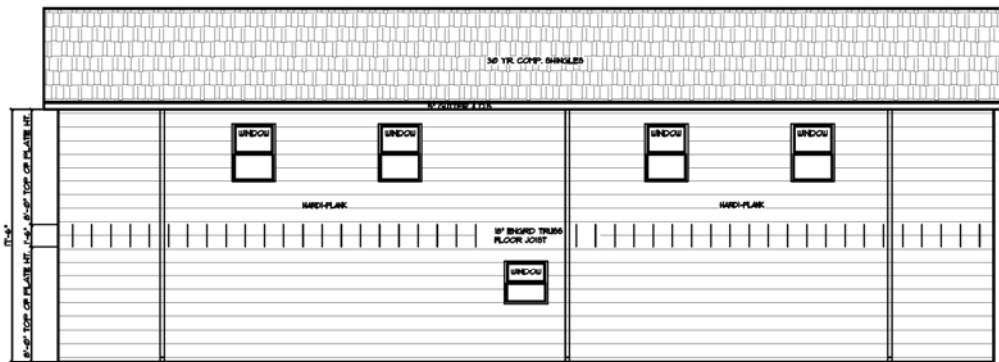
Elevations



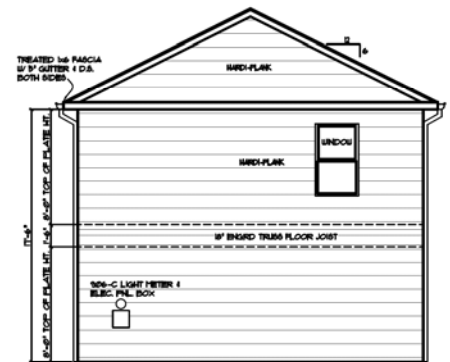
FRONT ELEVATION  
SCALE: 1/4\"/>



RIGHT SIDE ELEVATION  
SCALE: 1/4\"/>



REAR ELEVATION  
SCALE: 1/4\"/>



LEFT SIDE ELEVATION  
SCALE: 1/4\"/>

DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Beatrice Group, LLC	Mickey L. Washington	(713) 299-8972 (713) 225-1838	<a href="mailto:mw@mickeywashington.com">mw@mickeywashington.com</a> <a href="mailto:la@mickeywashington.com">la@mickeywashington.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2019 Wichita Street	16017958	77004	5356D	533B	D

**HCAD ACCOUNT NUMBER(S):** 0610960000017  
**PROPERTY LEGAL DESCRIPTION:** TRS 17 & 18A BLK 4 Riverside Terrace Sec 1  
**PROPERTY OWNER OF RECORD:** Beatrice Group, LLC  
**ACREAGE (SQUARE FEET):** .1641 AC (7,150 Square Feet)  
**WIDTH OF RIGHTS-OF-WAY:** Wichita Street – 60', S.H. 288 – Width Varies (~500' R.O.W.)  
**EXISTING PAVING SECTION(S):** Wichita Street – 26 feet  
**OFF-STREET PARKING REQUIREMENT:** 2 Spaces  
**OFF-STREET PARKING PROVIDED:** 2 Spaces  
**LANDSCAPING REQUIREMENTS:** 2 Trees  
**LANDSCAPING PROVIDED:** Meets Requirements

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** None (demolished single family residence and garage w/apartment)

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single Family Residence; 3,839

**PURPOSE OF VARIANCE REQUEST:** To allow a 3' building line for a proposed single family residence instead of the required 25' building line.

**CHAPTER 42 REFERENCE(S):** 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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** According to Section 42-152 the portion of the tract adjacent to the major thoroughfare shall have a building line requirement of 25 feet. This requirement would only leave 25 feet to build on. I am requesting a variance of 3 feet from the building line. I purchased this property October, 2015 to build a home with a garage. Upon purchase I had the existing home and garage apartment demolished. This property is the ONLY property that runs adjacent to the feeder road of Hwy 288 that has a right of way land owned by the State. I filed my proposed plans with the City of Houston, I was informed that construction on the right side of the property near the feeder road would have to begin 25 feet from the building line, which literally makes it impossible for me to do reasonable construction of a home.

Please note, that there was new construction in 2012 located north of my property on Rosedale and the Hwy 288 feeder road that received a variance to extend to the feeder road.

Importantly, the buffer zone owned by the State and my request for the 3 foot variance from the building line surely maintains safety for all residents on my street. Keep in mind, all of the other homes situated on the feeder road in front and behind of my property all align right up to the feeder road, without such buffer zone. All in all my lot ends with land to that right side. Under my proposed construction the property will continue to be used as local for all the residents on the street and in the area as it has always been. The proposed driveway will be on the residential street as it has always been for entrance without affecting any flow of traffic. In the rear of the property there is utility access in the back that in accordance with the City's requirements.

In addition, the portico carport and the garage, which would be constructed nearest to the property line does not have living quarters, which eliminates further safety concerns.

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

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

This chapter imposes a hardship on me as the new owner of a property that has surplus land adjacent to my property line, unlike any of the other property owners running along the Hwy. 288 feeder road. This hardship is so critical because the requirement will not allow me to construct a home on the property. In fact, this requirement would have cut the prior demolished home in half. Hence, the right of way adjacent to this side of the property ensures the safety and goals under the City of Houston's regulations.

**(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;**

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## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

This property has been local residential neighborhood property for decades. I am simply enhancing the neighborhood by construction a house and a garage on the property where a previous house and garage apartment were located.

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

The construction that I propose beautifies the local and the residences nearby; in fact, it prevents the City of Houston from dealing with a vacant lot adjacent to a right of way which does not extend out as far as other properties. If I am unable to build, no one will be able to build on such limited space.

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

The construction that I propose does not affect the safety or welfare of the local or the residents. Most of all it benefits the City of Houston to have new construction in place of the old dilapidated and vacant home as previously existed.

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

There was new construction in 2012 located one block north of my property on Rosedale and the Hwy 288 feeder road that received a variance to extend to the feeder road. Also, the feeder road is one way use for local residents. My property is not like any other existing properties that run along the Hwy 288 feeder, a right of way property is attached to it which provides substantial buffers and existing land for use of the building line regulations. My proposed driveway will still be on the Wichita portion of the street as all other residences on this street are located. Likewise, there is no living quarters that will be of risk on the first level that would run adjacent to the right of way property. All other easements and setbacks for the left side, front and the rear side of the property are in line with the City of Houston regulations.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 131**

Meeting Date: 06-09-2016

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





## Meeting Date: 06-09-2016

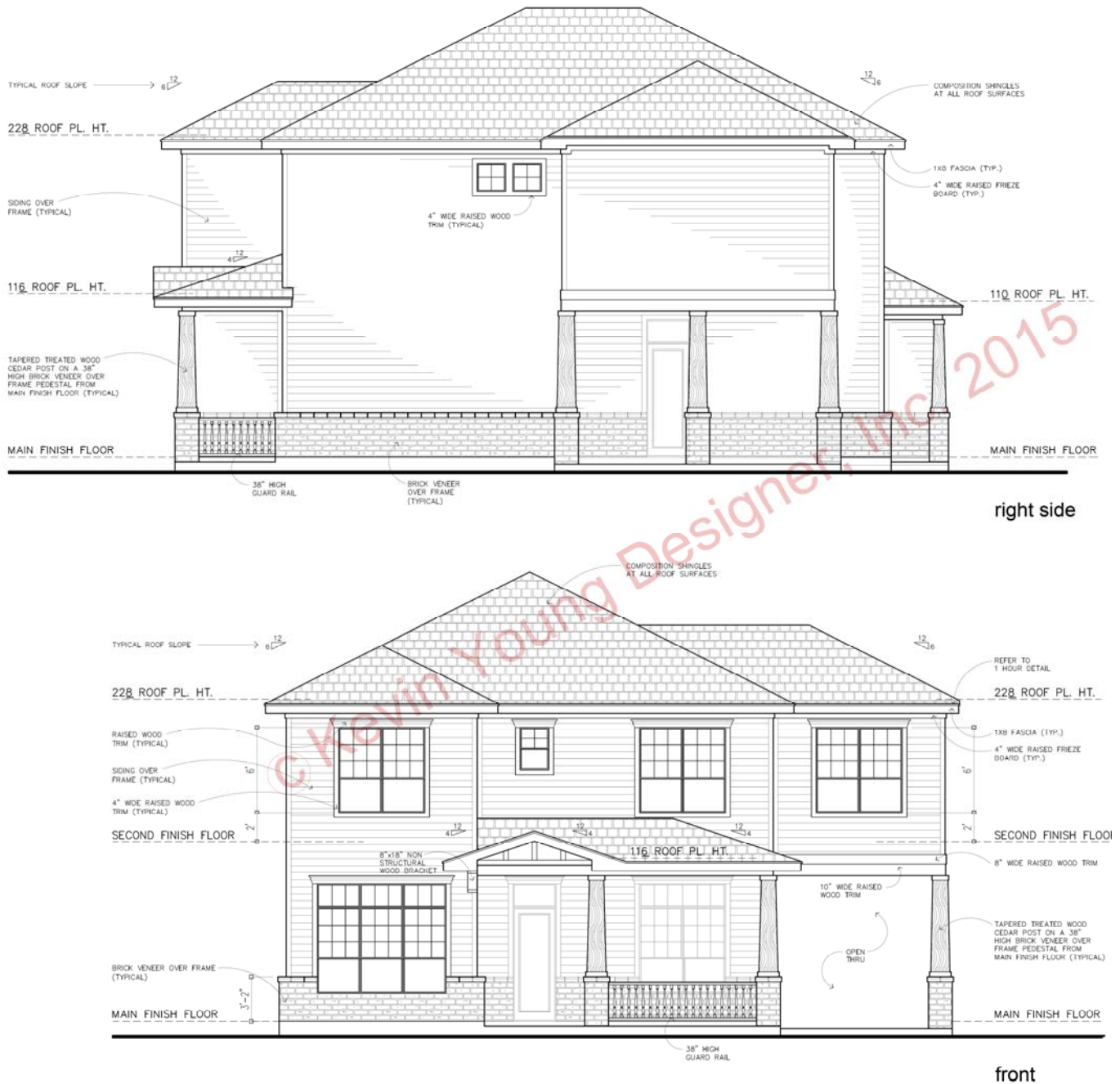






## Houston Planning Commission

### Elevations

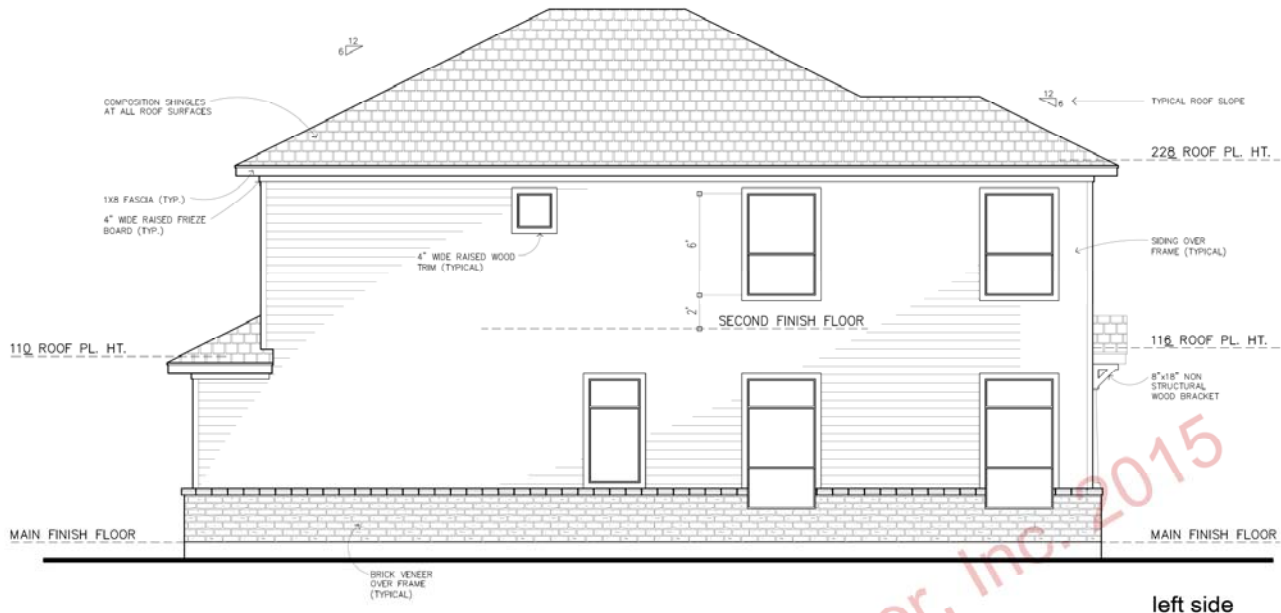


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevations (Cont.)

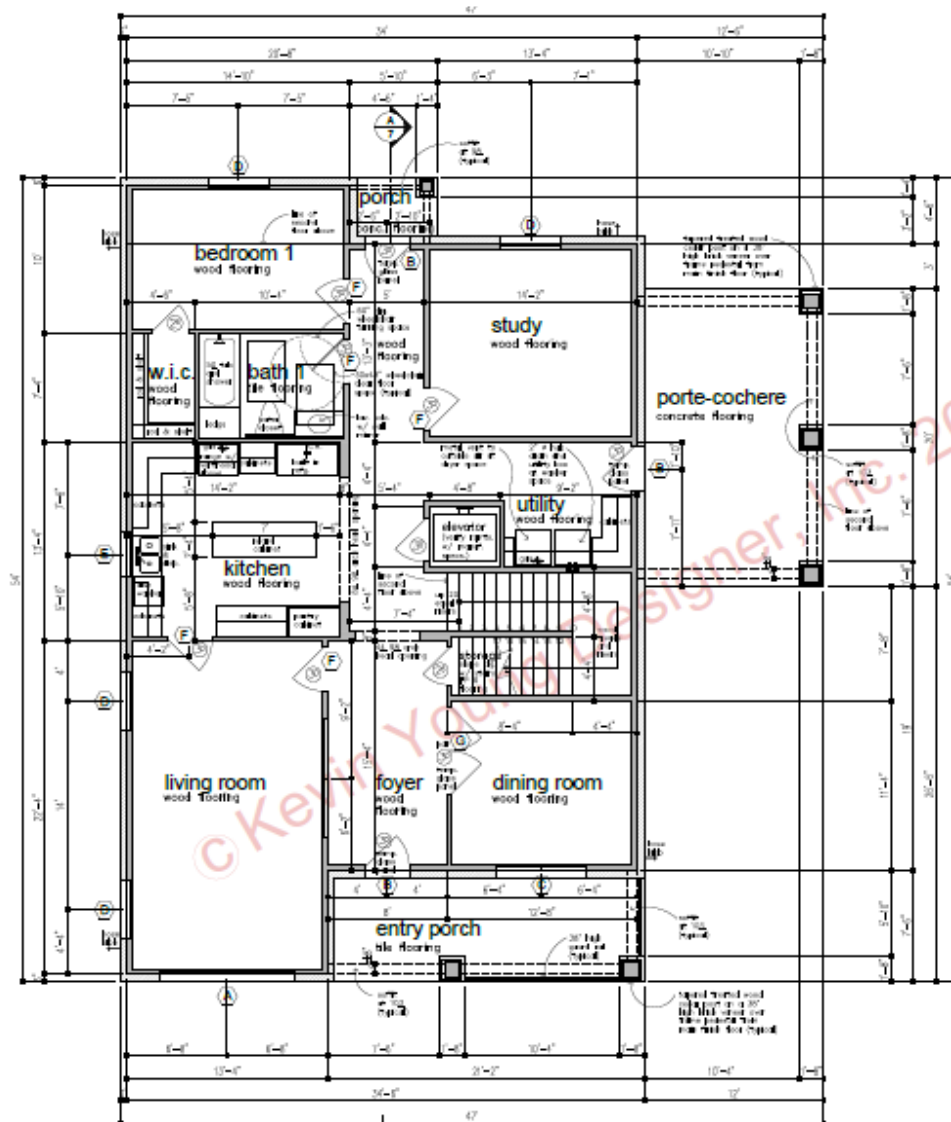


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Floor Plans



#### square footage tabulation

first floor	1669
second floor	1620
<b>TOTAL LIVING AREA</b>	<b>3289</b>
entry porch	145
detached 2 car garage	500
porte cochere	240
porch	21
<b>TOTAL COVERED AREA</b>	<b>4245</b>

# 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Services	Andrew Allemand	713-458-2281	Andrew.Allemand@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3811 Lyons Avenue	16048218	77020	5458D	494F	

HCAD ACCOUNT NUMBER(S):	0091580000006; 0091580000007; 0091580000009; 0091580000010; 0091580000011; 0091580000012; 0091580000014
PROPERTY LEGAL DESCRIPTION:	Lots 6-12, Block 10 of Chapman's Third Addition Situated in the D. Gregg Survey, A-283
PROPERTY OWNER OF RECORD:	Legacy Community Health Services Inc.
ACREAGE (SQUARE FEET):	0.8838
WIDTH OF RIGHTS-OF-WAY:	60-feet (all adjoining streets)
EXISTING PAVING SECTION(S):	35.98' (Pannell); 36.01 (Lyons); 19.14' (Worms); 35.92' (New Orleans)
OFF-STREET PARKING REQUIREMENT:	59 spaces
OFF-STREET PARKING PROVIDED:	39 spaces (remainder through shared parking agreement)
LANDSCAPING REQUIREMENTS:	Meets Requirements
EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	16,000 SF, GFA

**PURPOSE OF VARIANCE REQUEST:** To allow the applicant to utilize more than 25-percent of their required off-street parking through a shared parking agreement with a nearby church and to exceed the 250' distance for off-site parking.

**CHAPTER 26 REFERENCE(S):** Sec. 26-499. - Off-site parking.

(a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (1) The off-site parking facilities are located less than 250 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection;
- (2) Up to 25 percent of the required number of parking spaces may be provided on off-site parking facilities located:
- a. Less than 800 feet from a tract where the use classification is located if the building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; or
  - b. Less than 1,000 feet from a tract where the use classification is located if:
    - [1] The building for which the off-site parking is being provided contains less than 30,000 square feet of GFA; and
    - [2] The director determines in his or her sole professional judgment that sufficient pedestrian amenities mitigate the impact of the extended distance of the off-site parking facilities.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

The applicant, Legacy Community Health Services, is proposing to construct a community wellness clinic at the northwest corner of Worms Street and Lyons Avenue. In order to have sufficient parking, they are entering in to an off-site shared parking agreement with the nearby Pleasant Hill Church. The applicant must apply for an off-site parking variance as their agreement provides more than 25-percent of the required off-street parking spaces during peak use time. Also, the distance to the Church's parking area is more than 250 feet away from the Clinic property. The variance is justified because the ultimate build-out of the clinic will include all of the Code-required spaces. The land that is master planned for parking is in the process of being acquired, but the contracts to acquire the rest of the block are held up in court due to chain of title notice requirements. Because it will be more than a year before the rest of the block is added to the project site, the applicant must devise a short-term solution for parking. In order to prevent the construction of unnecessary parking lots that will only be demolished to free up space for future building expansion, the applicant and community leaders from the 5<sup>th</sup> Ward Community Redevelopment Corporation devised the temporary solution of using a nearby Church's parking area until the Clinic expands. The proposed development is compatible with the surrounding lands and will be an exceptional addition to the 5<sup>th</sup> Ward Community.

#### 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

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

The subject property is 0.88 acre located at the northwest intersection of Lyons Avenue and Worms Street. The applicant, Legacy Community Health Services, is proposing to develop a medical facility that will eventually encompass the entire block north to New Orleans Street and west to Pannell Street. The project will target the health and wellness needs of the 5th Ward and will be a critical component of the Lyons Avenue Renaissance, an ongoing movement to revitalize the area's main commercial thoroughfare. The applicant is requesting an off-street parking variance to allow them to partner with the nearby Pleasant Hill Church to provide 34-percent of their off-street parking until the ultimate build-out of the complex is complete.

- (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 variance are the unique development considerations of the 5th Ward. Because the developer has not been able to finish the acquiring the full block, there is not enough room to provide all of the required off-street parking. The 5th Ward Community Redevelopment Corporation has

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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been working with the developer and there is a church within 500 feet that has ample extra parking to provide for the clinic until ultimate built-out occurs. Because of the critical nature of the development, the clinic construction needs to move forward as soon as possible.

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

The applicant's goal for this project is to provide a facility that is compatible with and complimentary to the community. The building setback variance will allow the facility to match the development pattern along Lyons Avenue and the off-street parking variance will enable the facility to logically share parking with a nearby church until the medical campus is fully built-out. When the facility is completely built-out, they will have all of the requisite parking spaces available on-site. The applicant and the 5th Ward Community Redevelopment Corporation believe this to be an extremely important project that will transform a blighted, vacant site and address critical health needs of this underserved area.

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

There will be more than adequate parking with the shared parking agreement until the facility is completely built-out. The off-site parking location is within 500 feet and the uses operate at completely different times.

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

The applicant's architect, Kirksey Architecture, has designed a facility that will be aesthetically pleasing, safe and that will have a low-impact on the environment. The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be provided for within the development and along all adjacent rights-of-way. There is satisfactory pedestrian protection for customers parking at the church and walking to the clinic.

**(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.**

The justifications for the requested variance are the development conditions that affect the property. The applicant is intending to match existing development patterns and to utilize as much of the subject site as possible in order to provide a facility that can best serve the community. Without the variances, the site will likely continue to sit vacant and detract from an area that has been making great strides in recent years to revitalize the Lyons corridor.

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## 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.

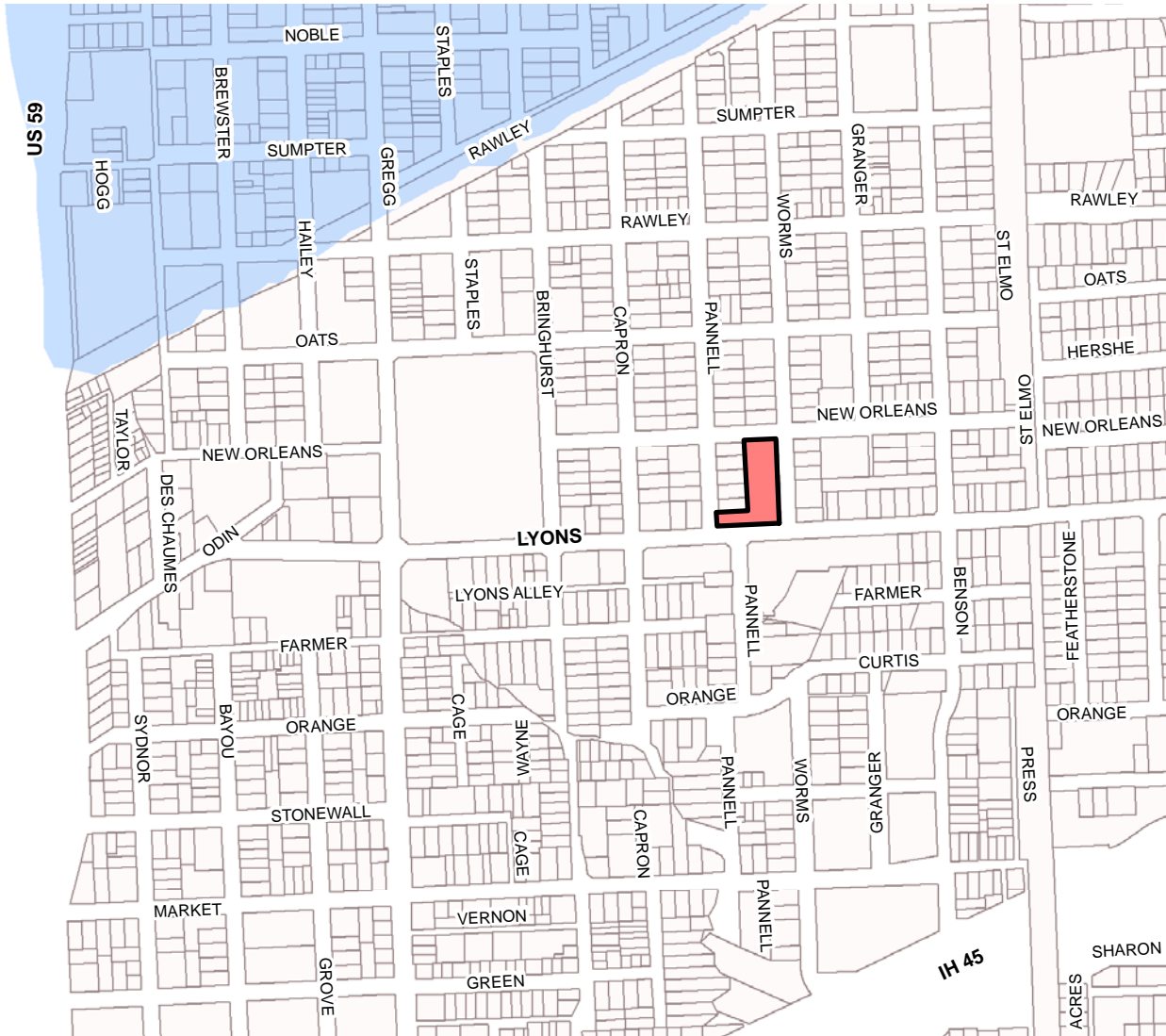
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 06-09-2016

# Houston Planning Commission

AERIAL



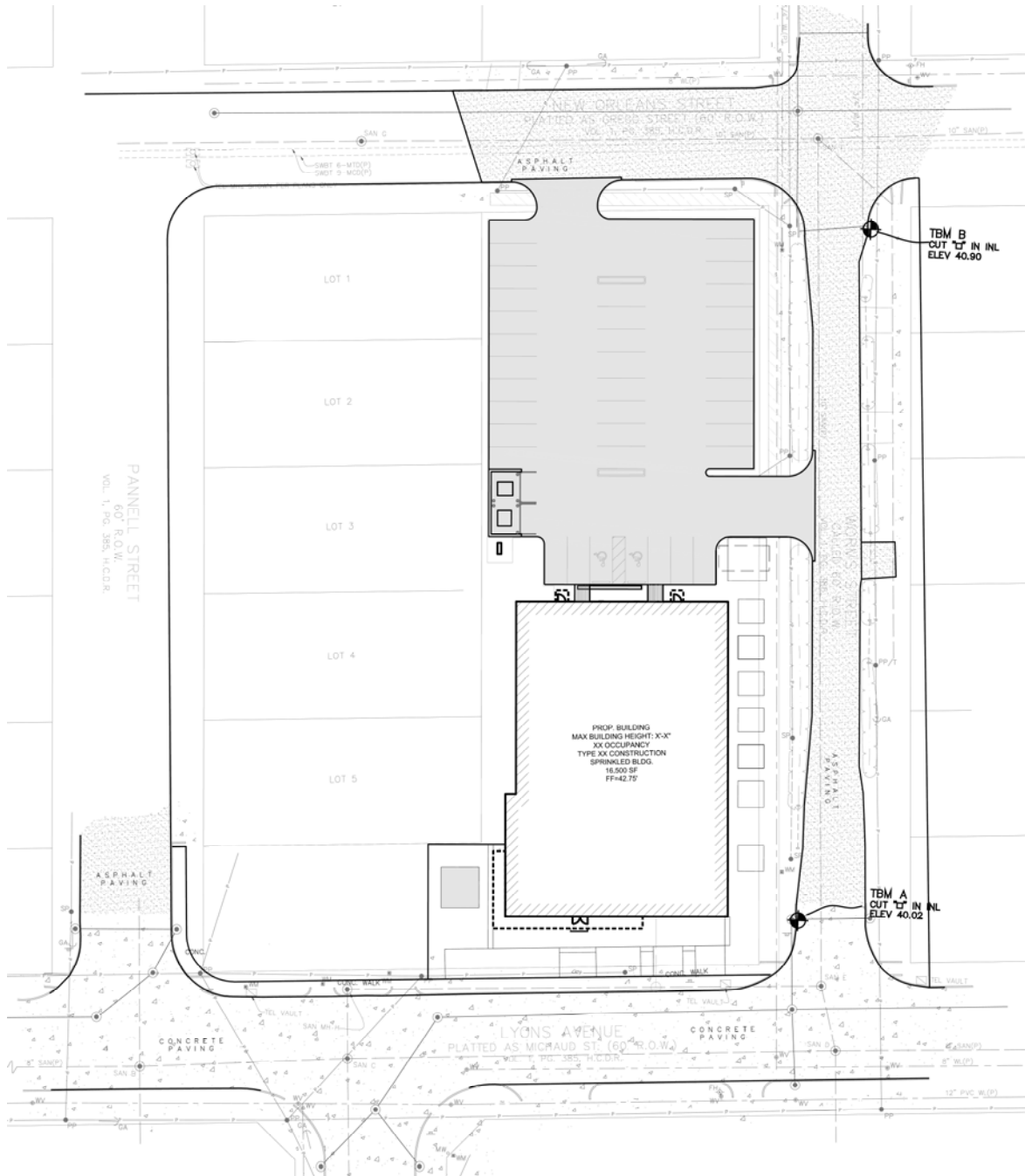
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SITE PLAN



# OFF-STREET PARKING VARIANCE



# Houston Planning Commission

## PARKING ANALYSIS

### SHARED PARKING AGREEMENT ANALYSIS - LEGACY COMMUNITY HEALTH CLINIC

Church	Type of Use	Typical Weekday				Typical Weekend			
		MID-7AM	7AM - 5 PM	5PM-9PM	9PM-MID	MID-7AM	7AM - 5 PM	5PM-9PM	9PM-MID
<b>Pleasant Hill Church (Donor)</b>	Church (1 Space/5 Fixed Seats) = <b>125 Spaces Req. / 129 Provided</b>	0%	5%	25%	0%	10%	100%	40%	0%
	Parking Spots Required By Time Slot Per Chapter 26	0	6	31	0	13	125	50	0
	Spots Available to Share With Clinic	129	123	98	129	117	4	79	129

		Typical Weekday				Typical Weekend			
		MID-7AM	7AM - 5 PM	5PM-9PM	9PM-MID	MID-7AM	7AM - 5 PM	5PM-9PM	9PM-MID
<b>Legacy Community Health (Recipient)</b>	Clinic, Medical (3.5 Spaces/1,000 SF GFA) = <b>59 Spaces Req. / 39 Provided</b>	5%	100%	50%	5%	0%	10%	0%	0%
	Parking Spots Required	3	59	30	3	0	6	0	0
	Total Parking Spots With Sharing Agreement	168	162	137	168	156	43	118	168
	Percentage of Required Parking Through Shared Parking Agreement	0%	34%	0%	0%	0%	0%	0%	0%

**Notes:**

1. The Pleasant Hill Church parking area is located within 450 feet from the Legacy Community Health Clinic.
2. The applicant is requesting a variance to allow 34-percent of their spaces to be provided via the shared parking agreement.

# OFF-STREET PARKING VARIANCE



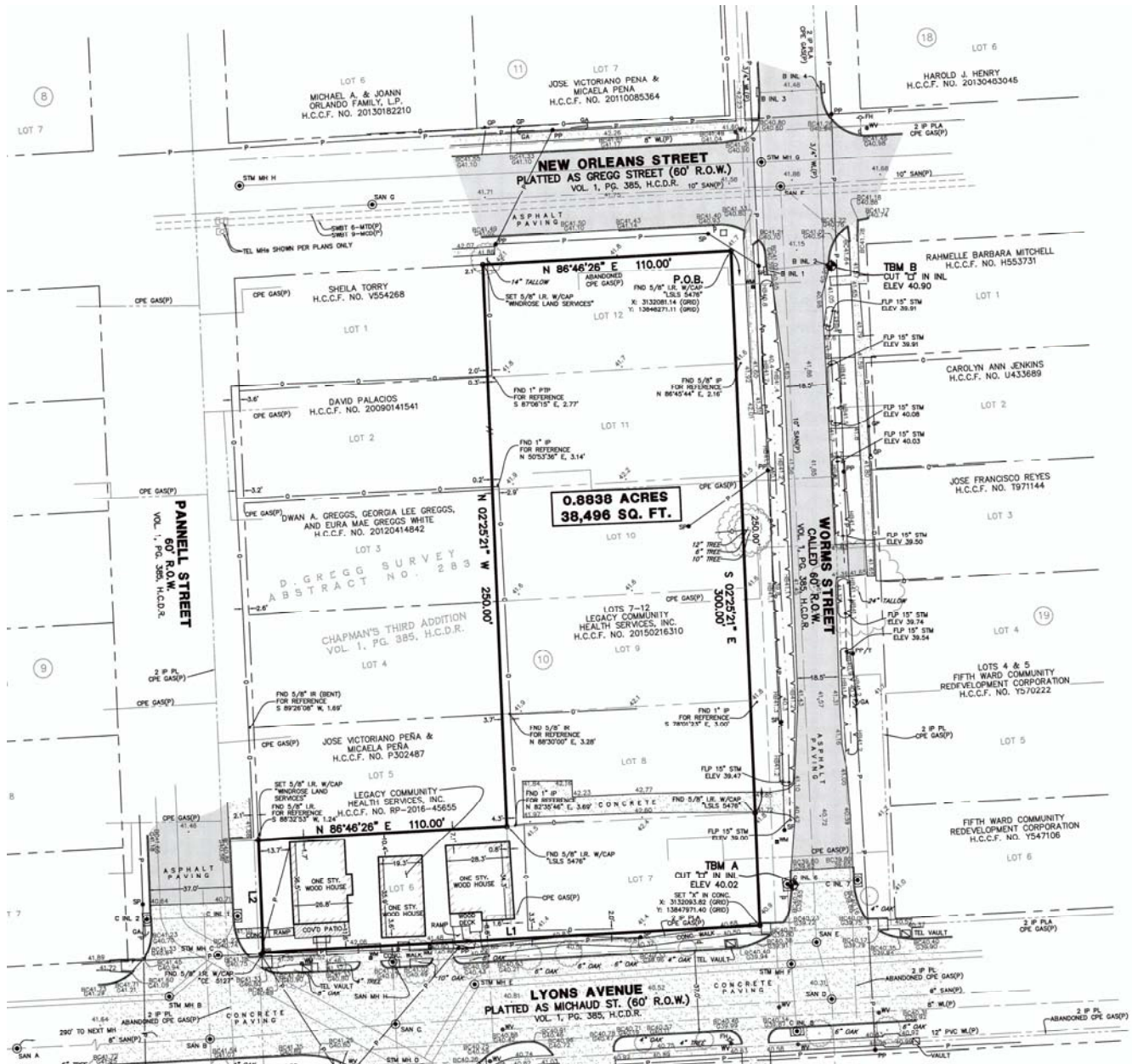


# Houston Planning Commission

## ITEM: IV

Meeting Date: 06-09-2016

### EXISTING CONDITIONS SURVEY



# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
AGS Consultants, LLC	Zeeba Paksima	(713) 392-8275	zeeba@paksimagroup.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5300 Sunrise Road	16042830	77021	5555C	534K	D

HCAD ACCOUNT NUMBER(S):	041.007.032.0012
PROPERTY LEGAL DESCRIPTION:	TRS 11, 12, & 12B ABST 51 L MOORE
PROPERTY OWNER OF RECORD:	TEJANO CENTER FOR COMMUNITY CONCERNS
ACREAGE (SQUARE FEET):	77,032 sq. ft. (1.7684 acres)
WIDTH OF RIGHTS-OF-WAY:	60' ROW (Sunrise Road and Newkirk Lane)
EXISTING PAVING SECTION(S):	32'
OFF-STREET PARKING REQUIREMENT:	80
OFF-STREET PARKING PROVIDED:	22 per section 26-492 Class 2 Residential C
LANDSCAPING REQUIREMENTS:	19 Street Trees, 2 Parking Lot Trees, 190 Shrubs
LANDSCAPING PROVIDED:	10 Street Trees (Credit for 9), 2 Parking Lot Trees, 190 Shrubs

EXISTING STRUCTURE(S) [SQ. FT.]:	6,124 sq. ft. Exempt Charitable
PROPOSED STRUCTURE(S) [SQ. FT.]:	30,614, Exempt Charitable

**PURPOSE OF VARIANCE REQUEST:** Allow a reduced parking requirement of 22 parking spaces instead of the required 80 spaces. To seek classification for this City and County funded Youth Housing Community Center as a Class 2 Residential C for .3 parking spaces per sleeping room, plus 1.0 parking space per employee on largest shift.

**CHAPTER 26 REFERENCE(S):** 26-492.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS(BE AS COMPLETE AS POSSIBLE):** This project is City and County funded to house teens and youth that have been aged out of foster care but are still in need of guidance and community support. The safety concerns are tantamount for this group of young adults. The residents will not drive and/or own vehicles and therefore the need to have any more than .3 parking spaces per sleeping room is unwarranted. The 22 spaces provided will be utilized by the staff and office employees with at least 5 spaces available for visitor parking. The residential units will only be accessed via pathways for pedestrian and/or bicycle use. There will be numerous bicycle racks to further decrease the parking requirement by 20%. Most residents will be utilizing the light rail, within walking distance. The number of housing units are 60 one bedroom with a kitchenette. We are asking to be classified as Class 2 Residential C per section 26-492 of the Code of Ordinances,, Chapter 26. The parking requirement for 60 units is 1.33 per sleeping room but since our residents will not be driving, we are asking to be classified as special residential.

#### 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

- (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;** because of the nature of this development. The youth that have aged out of foster homes need the safety and security of community living. Since they do not drive, the impact of vehicles will be at a minimum with only staff and office employees parking on the premises. The development will be a pedestrian/bicycle community. No vehicles have access to the development except at the entrance near the office. Adequate parking is provided for the employees with the largest employee shift requiring 6 spaces.
- (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;** because the vehicular traffic will be minimal generated only by office employees and staff and will be centered at the entrance of the development only. The remainder of the development will be youth residential buildings and no vehicles will be permitted outside of the front entrance parking cluster. The residents will be walking to the light rail located on Griggs.
- (3) **The intent of this article is preserved;** There will be enough parking for employees, staff and visitors with the granting of the parking variance without impacting the development or surrounding properties.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (4) **The parking provided will be sufficient to serve the use for which it is intended;** The parking will serve the development amply since the community is strictly a pedestrian and bicycle center with the youth utilizing the light rail transit and only office and staff using vehicles.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and** will in fact be better for this City and County funded development because it will promote a sense of security and camaraderie amongst the residents who will either walk or bicycle throughout the development.
- (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.**

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## OFF-STREET PARKING VARIANCE

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## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

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

## OFF-STREET PARKING VARIANCE





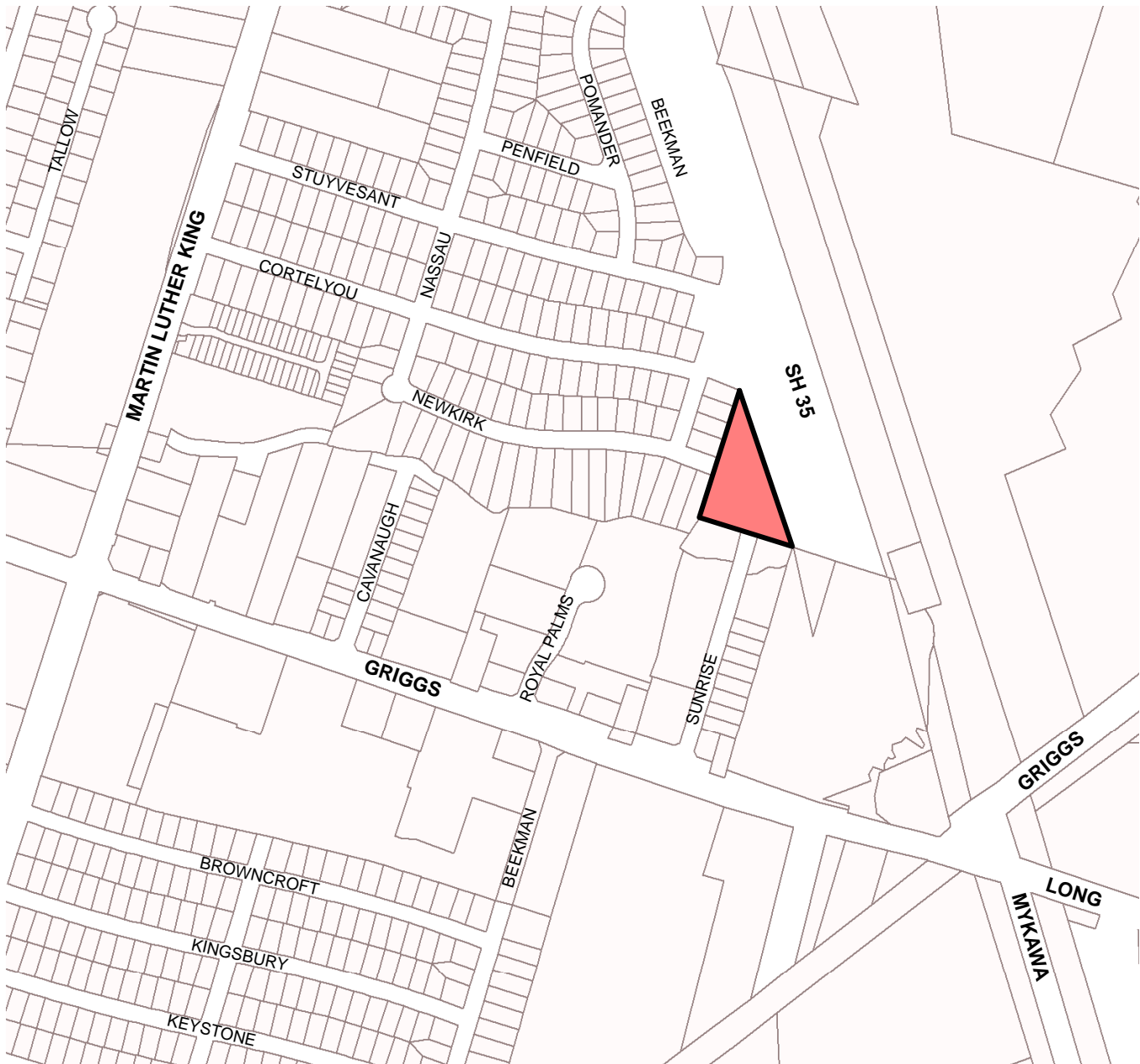
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 05-26-2016

## Houston Planning Commission

SITE LOCATION



# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 05-26-2016

## Houston Planning Commission

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AERIAL LOCATION



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# OFF-STREET PARKING VARIANCE

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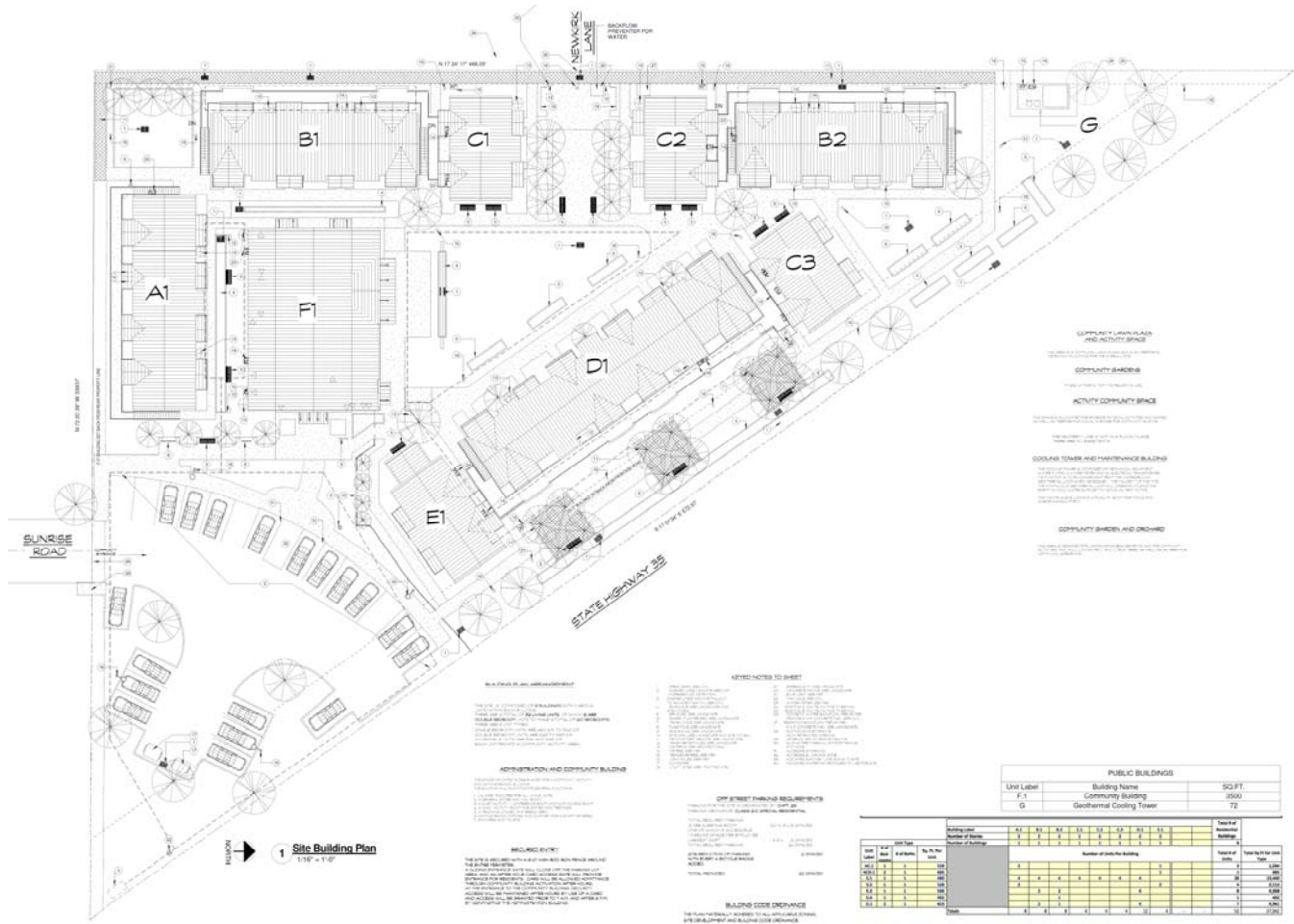


## Houston Planning Commission

**ITEM: IV**

Meeting Date: 05-26-2016

### SITE PLAN



# OFF-STREET PARKING VARIANCE



## Meeting Date: 05-26-2016

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Chick-fil-A	Ray Parrish	404-765-2445	ray.parrish@cfacorp.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6840 W. Sam Houston S. Pkwy	16053699	77072	4955	529H	IMD

PROJECT NAME:	Beltway 8 and Bellaire
HCAD ACCOUNT NUMBER(S):	HCCF No 20130028457
PROPERTY LEGAL DESCRIPTION:	Plaza Del Norte, LTD, Tract 1 – Fee Estate
PROPERTY OWNER OF RECORD:	ICBL Investment, LLC, 7419 Frampton Lane, Sugar Land, TX 77479
ACREAGE (SQUARE FEET):	.91 Acres
WIDTH OF RIGHTS-OF-WAY:	R.O.W. along CFA property Varies
EXISTING PAVING SECTION(S):	Concrete
OFF-STREET PARKING REQUIREMENT:	44 SPACES
OFF-STREET PARKING PROVIDED:	50 SPACES
LANDSCAPING REQUIREMENTS:	(7) Street Trees
LANDSCAPING PROVIDED:	(7) Street Trees

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,390 Sq. Ft.

**PURPOSE OF VARIANCE REQUEST:** To reduce the number of required street trees from 20 to 7, to allow the required street trees to be planted closer than 20' on center, to allow some of the required street trees to be planted outside of the building line requirement, and to allow the proposed street trees to be clustered in two parts of the site, instead of being spaced evenly across the blockface.

## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

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**CHAPTER 33 REFERENCE(s):** Sec. 33-126. - Street trees required.

- (a) Street trees shall be planted within the public street rights-of-way, or on private property within ten feet parallel and adjacent to a local street right-of-way, or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare, or in the esplanade pursuant to the requirements of section 33-129(b) (see figure E). When the building site abuts a designated state or federal highway or road or any designated county road and street trees are not otherwise required by law, street trees shall be planted on private property in accordance with this section. The number of street trees planted shall equal the total number of trees (T) required under the following formula:

$T = (X/30)$ , where X shall represent the length in linear feet measured along each side of the property line on the public street(s). (See figure B.)

This formula and all resulting planting requirements under this section shall be applied separately to each side of the property that abuts a street right-of-way, and if any side abuts two or more block faces, then separately to each block face.

- (b) Street trees planted in accordance with this section shall be of a species listed on the street tree list. In the case of trees planted within the public rights-of-way, trees shall be planted in a location which conforms with the requirements of section 33-129 of this division. The trees shall be planted so as not to interfere with existing utilities, roadways, sidewalks, or street lights.

- (c) The planting scheme for street trees shall be such that no street tree is planted closer than 20 feet to any other street tree (whether an existing tree or a tree planted hereunder) with the trees being spaced without extreme variation in distance across each blockface frontage taking into account existing site conditions and driveway locations. The director may authorize a partial waiver under the credit terms of section 33-123 of this Code if he determines that planting all of the otherwise required street trees upon any given side of the property that abuts a street right-of-way or block face would result in excessive tree canopy, based upon existing trees that are to be preserved during construction. Any request for a waiver shall be in writing and shall specify the preservation methods that will be used for the existing trees, which shall meet or exceed the requirements of section 33-130 of this Code. Additionally, the director may authorize the spacing to be reduced from 20 feet to no less than 18 feet if he determines that the conditions in the right-of-way make compliance at 20-foot spacing impracticable.

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# LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

#### Sec. 33-136. Standards for variance.

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) 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 of chapter 33 of this Code.

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS:

Chick fil A is requesting a variance to concentrate the proposed trees per code in an area where they do not impede the line of sight from W. Sam Houston Parkway to the Chick fil A. To increase visibility of the Chick-fil-A restaurant and increase line of sight view from W. Sam Houston Parkway.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**
  - a. Since the initial tree removal, sales have consistently risen. The trees would be planted in an area behind the Chick fil A and at the front of the HD Property to help the area grow in sales.

## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

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- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;
  - a. Chapter 33 requirements are met in the standard of quantity. Proposing new location of trees.
- (3) The intent of this article is preserved;
  - a. Proposed shrubs will be planted in place of the removed existing trees.
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare,
  - a. It will not be.
- (5) 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 of chapter 33 of this Code.
  - a. Not required for any certification.



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## LANDSCAPE PLAN VARIANCE





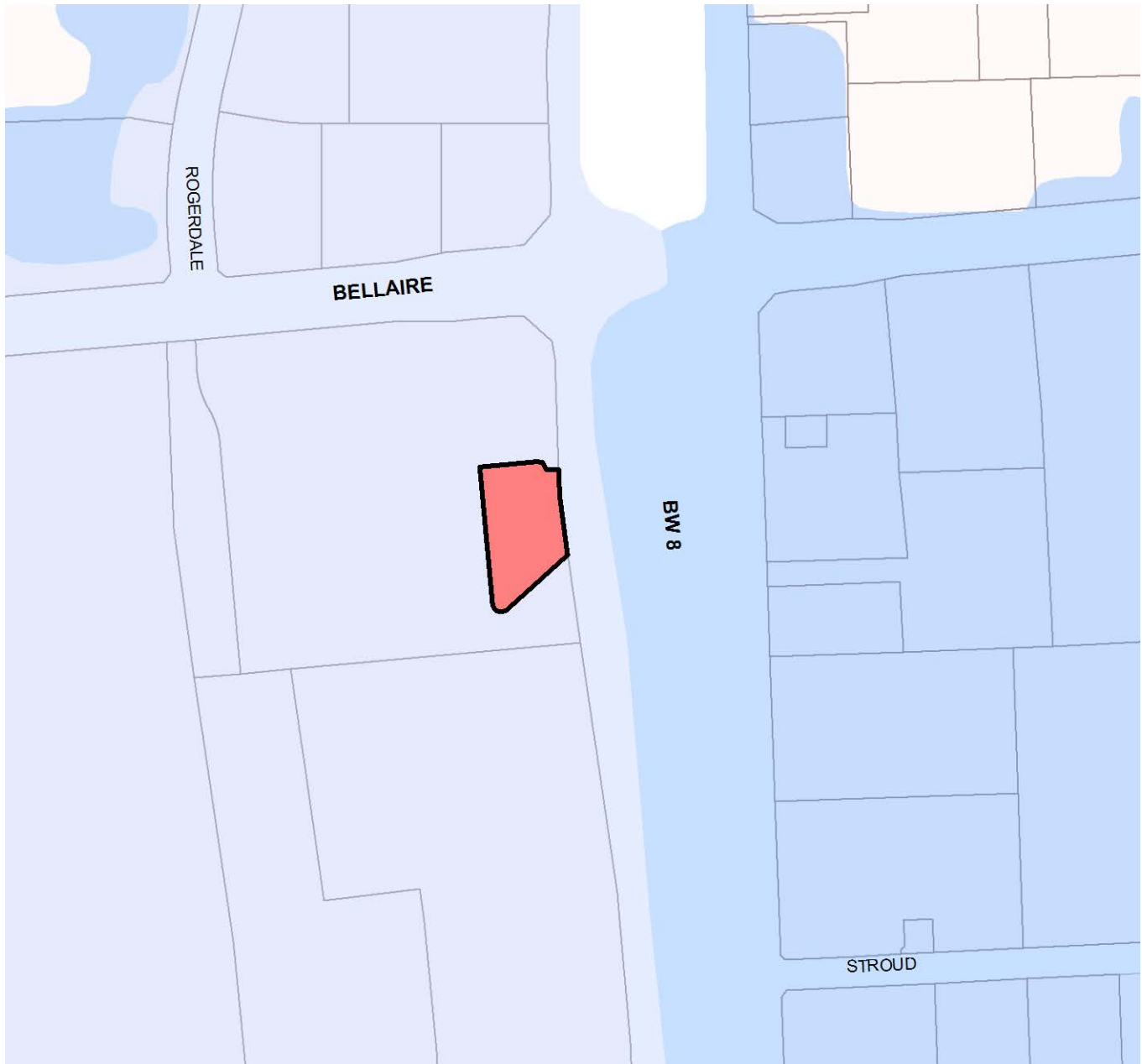
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: VI

Meeting Date: 06-09-2016

# Houston Planning Commission

## SITE LOCATION



# LANDSCAPE PLAN VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 06-09-2016

## Houston Planning Commission

SITE AERIAL

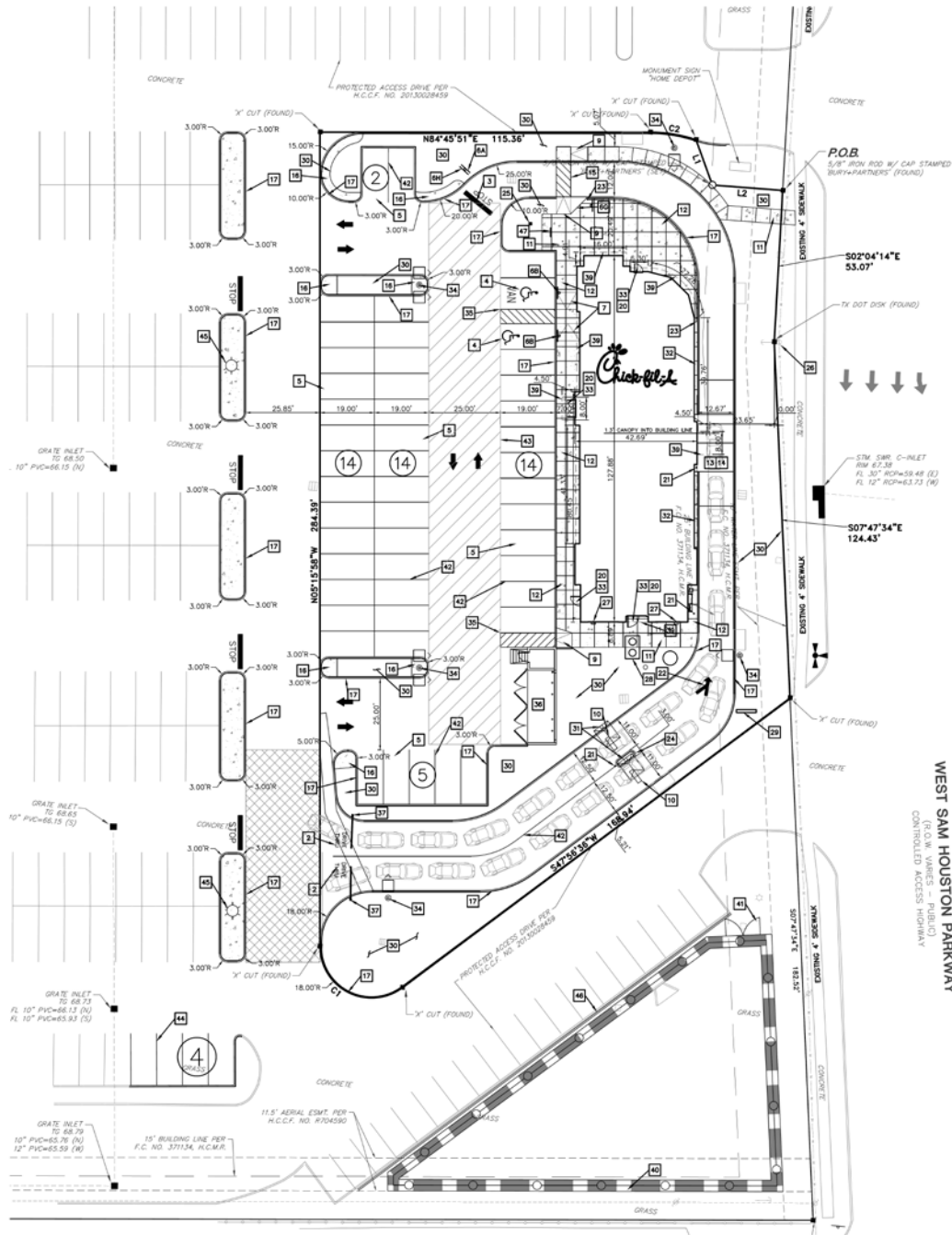


## LANDSCAPE PLAN VARIANCE



# Houston Planning Commission

## SITE PLAN



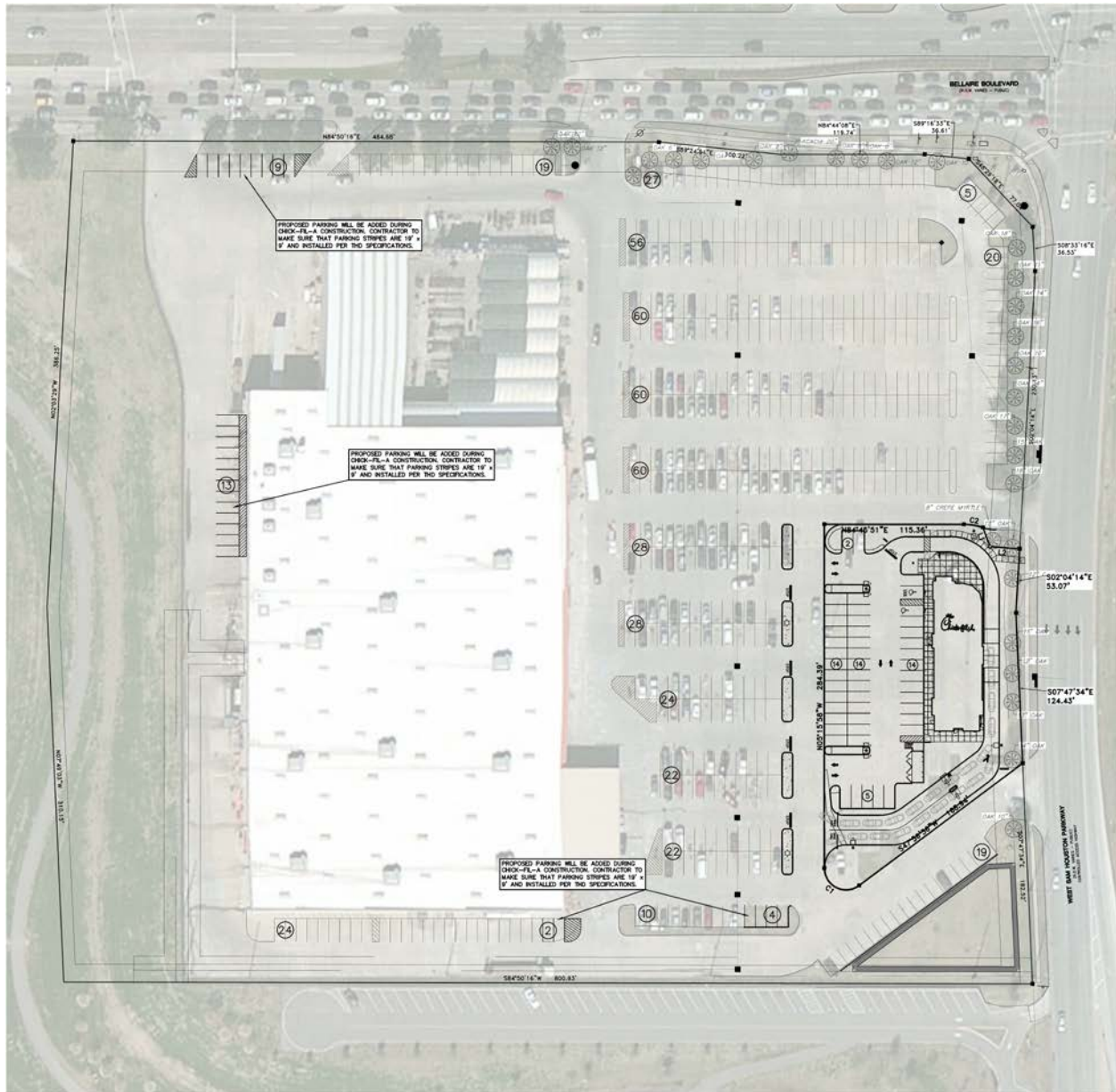
# LANDSCAPE PLAN VARIANCE





## Houston Planning Commission

### OVERALL SITE PLAN



## LANDSCAPE PLAN VARIANCE





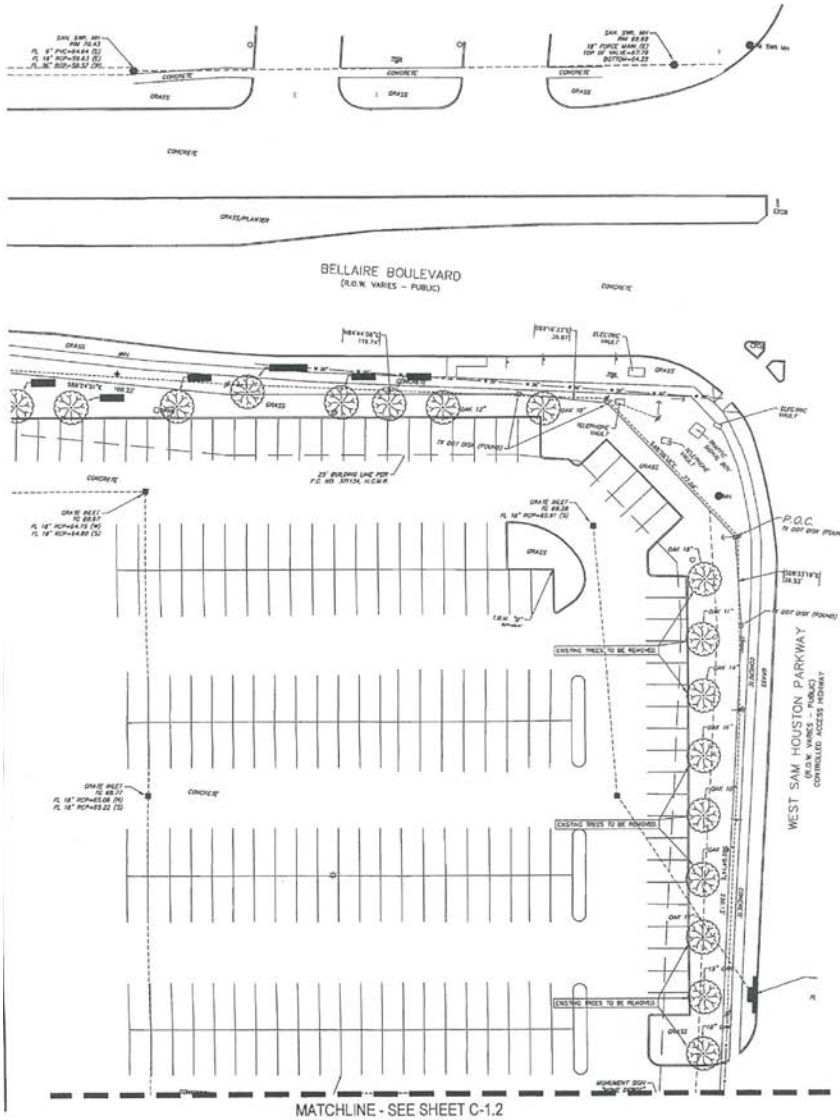


# Houston Planning Commission

ITEM: VI

Meeting Date: 06-09-2016

## APPROVED REMOVAL PERMIT



TREE REMOVAL: (TREE REMOVAL PERMIT REQUIRED)  
REMOVE (1) EXISTING TREES ON HOME DEPOT AND CHICK-FIL-A SITES.  
REMOVE (2) EXISTING TREES ON CHICK-FIL-A SITE (SEE SHEET TP-1.1)  
REMOVE (4) EXISTING TREES ON HOME DEPOT SITE  
HAUL OFF ALL REMOVED MATERIALS  
GRIND STUMPS BELOW GROUND LEVEL AND HAUL OFF DEBRIS



# LANDSCAPE PLAN VARIANCE









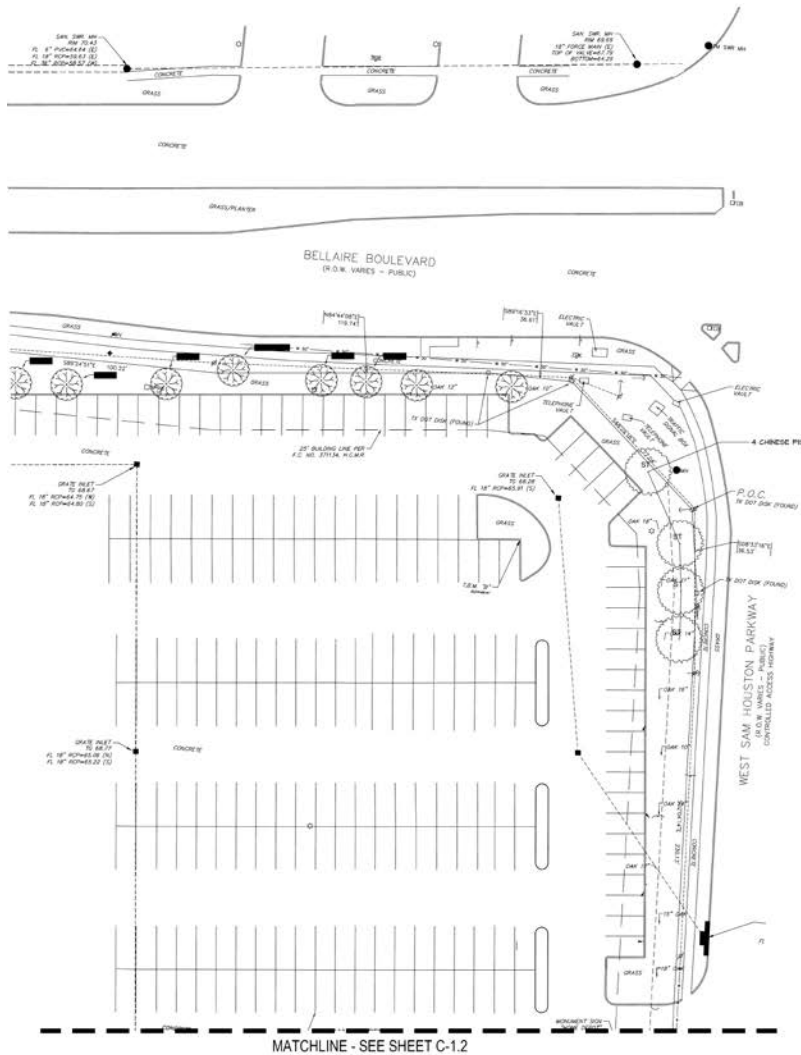


## Houston Planning Commission

### ITEM: VI

Meeting Date: 06-09-2016

#### PROPOSED LANDSCAPING (LARGE TREES)



# LANDSCAPE PLAN VARIANCE



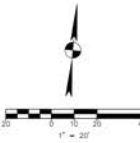
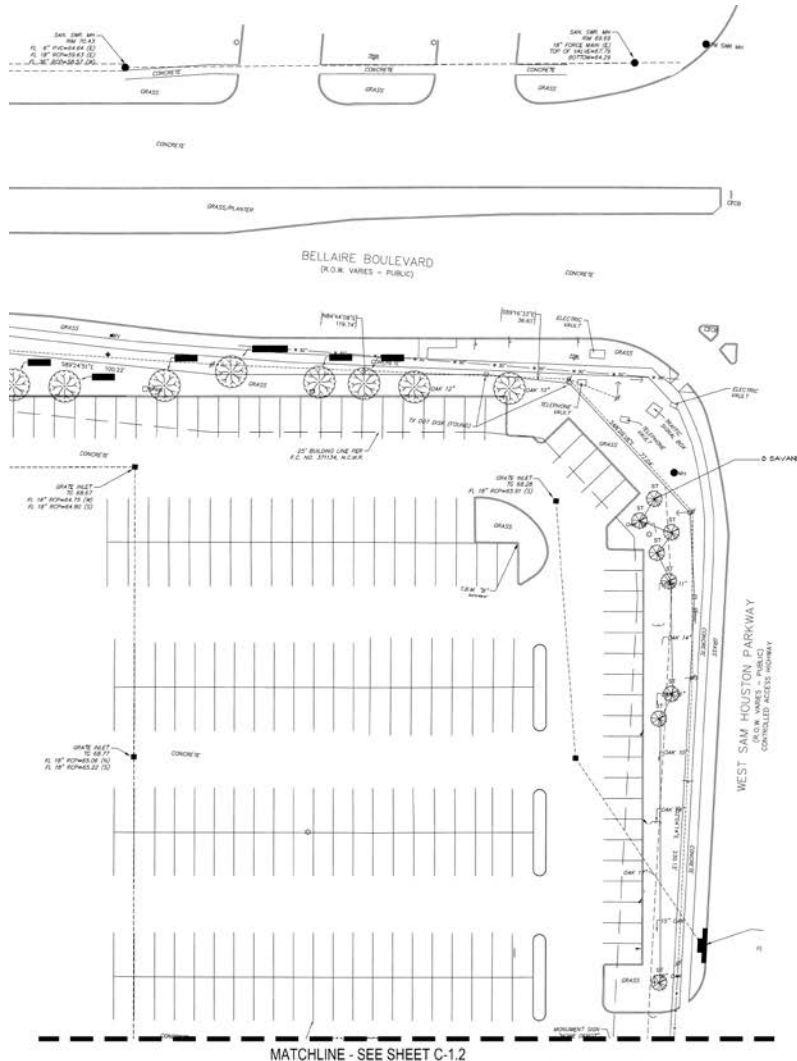


## Houston Planning Commission

### ITEM: VI

Meeting Date: 06-09-2016

#### PROPOSED LANDSCAPING (SMALL TREES)



#### TREE REMOVAL: (TREE REMOVAL PERMIT REQUIRED)

REMOVE (1) EXISTING TREES ON HOME DEPOT AND CHICK-FIL-A SITES.  
REMOVE (6) EXISTING TREES ON CHICK-FIL-A SITE (SEE SHEET TP-11)  
REMOVE (9) EXISTING TREES ON HOME DEPOT SITE  
HAUL OFF ALL REMOVED MATERIALS  
GRIND STUMPS BELOW GROUND LEVEL AND HAUL OFF DEBRIS

#### TREE REMOVAL NOTES:

- 1) COORDINATE ALL TREE REMOVAL WITH IRRIGATION CONTRACTOR
- 2) REPAIR ALL DAMAGE FROM TREE REMOVAL WITH SOLID SOD

#### (B) PROPOSAL FOR REPLACING (7) REQUIRED STREET TREES



REPLACEMENT TREES 1.5" SAVANNAH HOLLY  
(8) ON THIS SITE  
(6) ON CHICK-FIL-A SITE



# LANDSCAPE PLAN VARIANCE





## **AGENDA: VIII**

**SMLSB Application No. 606:** 1100 block of Welch Street, south side, between Montrose Boulevard and Van Buren Street

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1100 block of Welch Street, south side, between Montrose Boulevard and Van Buren Street. Analysis shows that a minimum lot size of 5,000 sf exists for the blockface. A petition was signed by the owners of 64% of the property within the proposed Special Minimum Lot Size Block. One (1) protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

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

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

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

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

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

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

### STAFF ANALYSIS:

The application includes ten (10) lots along the 1100 block of Welch Street, south side, between Montrose Boulevard and Van Buren Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises one blockface, the south side of Welch Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of eight (8) single-family residential properties (representing 80% of the total lots within the boundary area) and two (2) commercial properties.
- *The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained six (6) of ten (10) signatures of support from property owners in the proposed SMLSB (owning 64% of the total area). There was one (1) protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sf exists on ten (10) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1909. The houses originate from the 1910s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Ten (10) out of ten (10) lots (representing 100% of the application area) are at least 5,000 square feet in size.

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

### ATTACHMENTS:

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

<b>SPECIAL MINIMUM LOT SIZE BLOCK</b>			
Application	<b>606</b>		
Date Received:	<b>3/23/2016</b>	Date Complete:	<b>3/28/2016</b>
Street(s) Name:	<b>Welch Street</b>	Lot(s)	<b>1100 block Welch Street</b>
Cross Streets:	<b>Montrose Blvd</b>	and	<b>Van Buren Street</b>
Side of street:	<b>South</b>		
<b>MINIMUM LOT SIZE:</b>			
<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2120 Montrose (LT 46 & TR 47A)	COM	Y	7,500
2120 Montrose (LT 70 & TR 71A)	COM	Y	7,500
1111 Welch (LT 45)	SFR		5,000
1111 (LT 69)	SFR		5,000
1113 (LT 68)	SFR	Y	5,000
1115 (LT 67)	SFR	Y	5,000
1117 (LT 66)	SFR	Y	5,000
1119 (LT 65)	SFR	Y	5,000
1121 (LT 64)	SFR		5,000
1123 (LT 63)	SFR		5,000

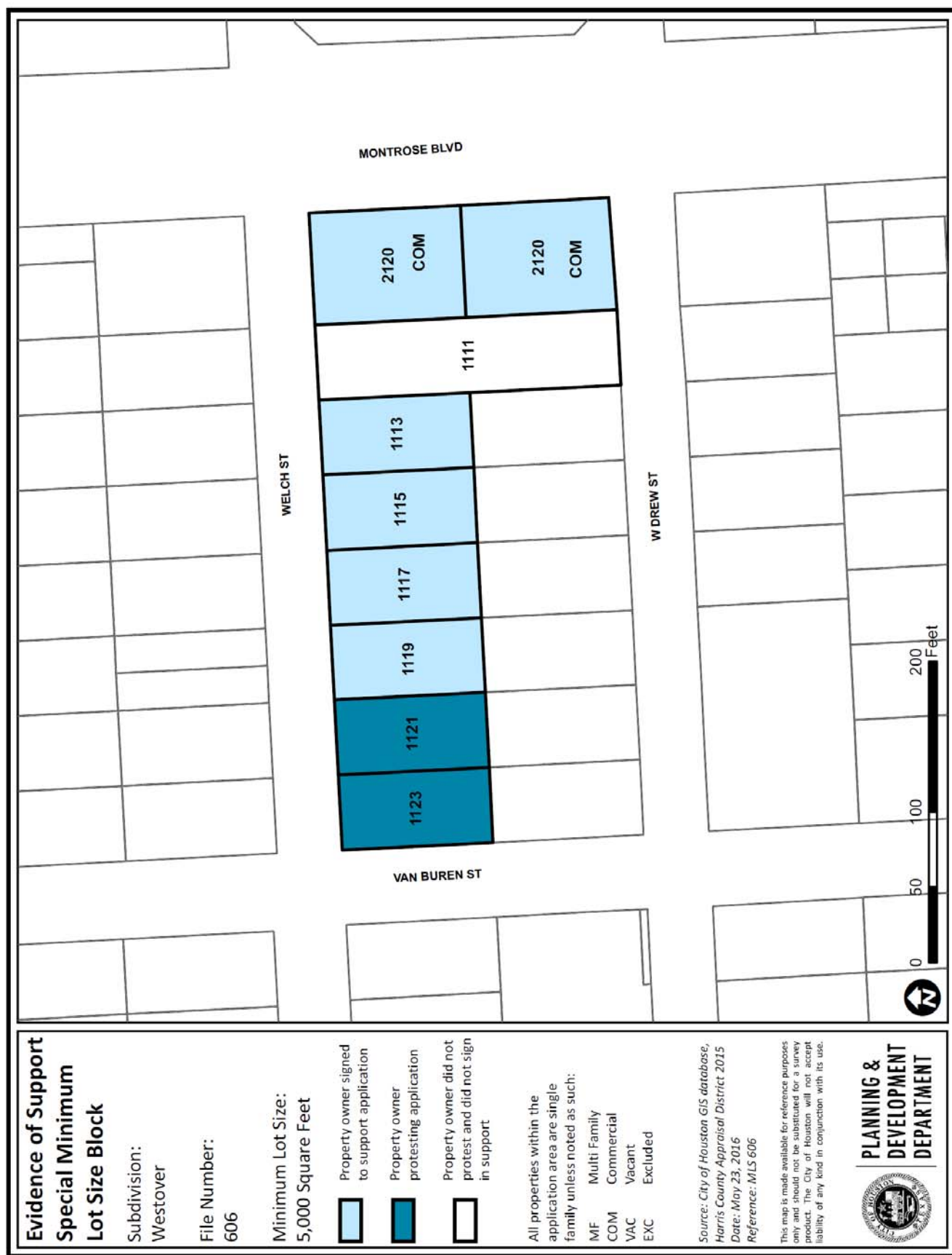


Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	<b>55,000</b>	Square Feet in the Proposed Application Area	<b>35,000</b>	Square Feet are Owned by Property Owners Signing in Support of the Petition =	<b>64%</b>		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	<b>8</b>	# developed or restricted to no more than two SFR Units	Of	<b>8</b>	Total number of SFR lots in the Proposed Application Area	<b>10</b>	Total number of lots in the Proposed Application Area
	<b>0</b>	# of Multifamily lots					
	<b>2</b>	# of Commercial lots					
	<b>0</b>	# of Vacant Lots					
	<b>10</b>	Total					

### Special Minimum Lot Size Block

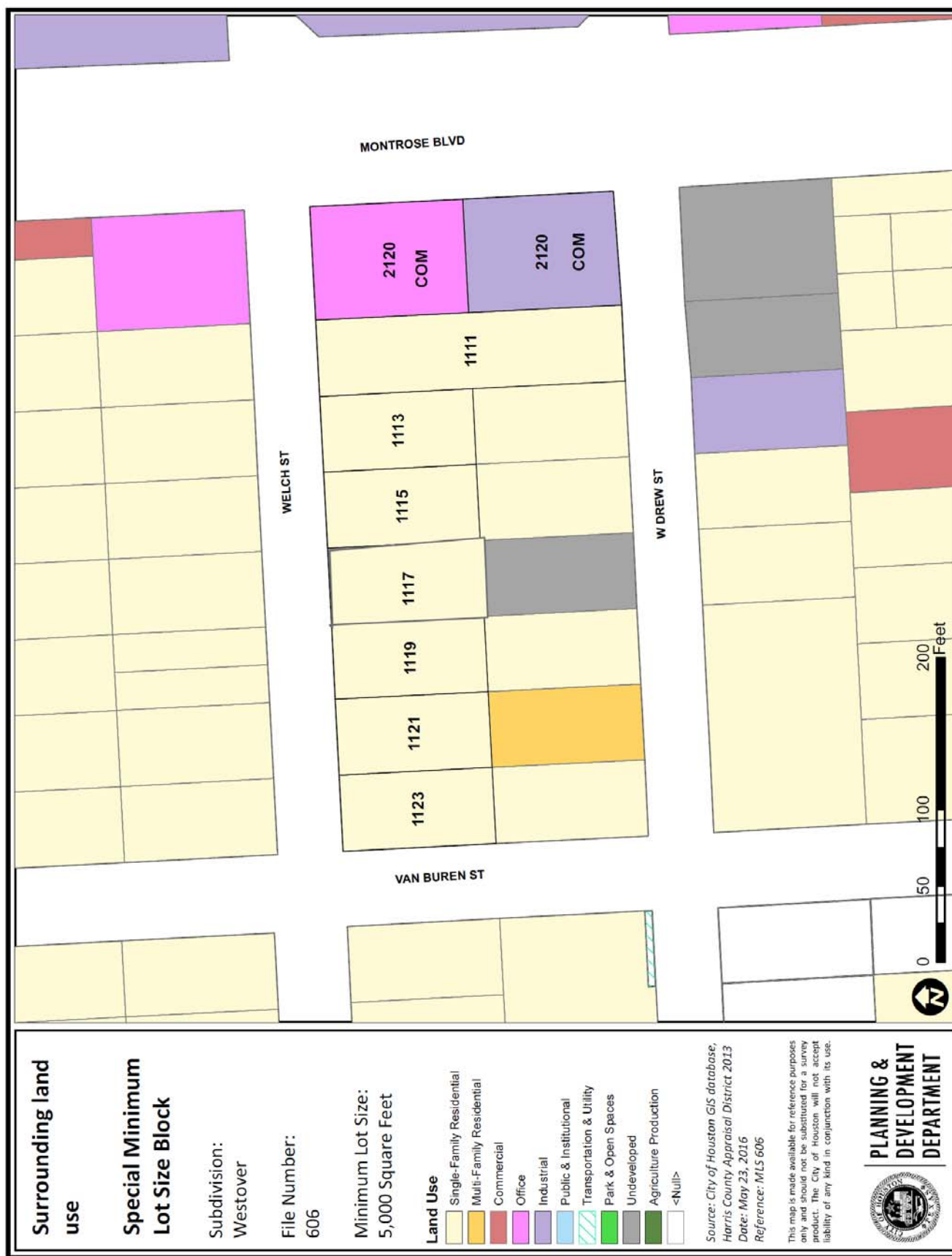
Planning and Development Department

[illegible]









### Mitchell, Annette - PD

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**From:** George Douglas [REDACTED]  
**Sent:** Wednesday, May 04, 2016 3:22 PM  
**To:** Mitchell, Annette - PD  
**Subject:** 1100 block of welch, minimum lot size application

My name is Douglas George and I own 1121 and 1123 Welch. I am opposed to the minimum lot size application and therefore I am using this email to file a protest. Thank you, Douglas George, [REDACTED]

# City of Houston

## Special Minimum Lot Size Block

Planning Commission Staff Report  
Planning and Development Department

### Special Minimum Lot Size Block Application

According to

Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Please complete entire application form.

#### 1. Location:

**General Location:** South side of Welch St between Van Buren and Montrose Blvd.

**Specific Legal Description :** Blocks 63-70 Westover Subdivision

#### 2. Contacts:

Primary  
Applicant CAROLYN GARDINER Phone # [REDACTED]  
Address 1115 WELCH ST E-mail   
City HOUSTON State TX Zip 77006

Alternate  
Applicant DELIA CUELLAR Phone # [REDACTED]  
Address 1221 WILLARD ST E-mail [REDACTED]  
City HOUSTON State TX Zip 77006

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

File # 606 Key Map #  TIRZ   
Lambert # #1C Super N'hood  Census Tract   
City Council District #1C

#### 4. Submittal Requirements:

Please Check

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

# City of Houston

## Special Minimum Lot Size Block

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