

HOUSTON PLANNING COMMISSION

AGENDA

JUNE 23, 2016



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

PLANNING COMMISSION MEMBERS



Martha Stein, *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
Mark Kilkenny
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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

June 23, 2016

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

Call to Order

Director's Report

Approval of the June 9, 2016 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Geoff Butler)
- b. Replats (Geoff Butler)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Aracely Rodriguez, Marlon Connley)
- 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 (Chad Miller)

II. Establish a public hearing date of July 21, 2016

- a. Lakes of Bella Terra Sec 37 replat no 1
- b. Mangum Manor Sec 1 partial replat no 1
- c. Neuen Manor partial replat no 4
- d. West Court partial replat no 6
- e. Whispering Pines Estates partial replat no 11

III. Consideration of a Landscaping Variance for a property located at 6840 W Sam Houston S Parkway (Marlon Connley)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the portions of the Fondren Southwest Northfield Subdivision, Sections 1 and 2 (MLSA 594) (Abraham Zorrilla)

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

June 9, 2016

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair, Mark A. Kilkenny called the meeting to order at 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Fernando Brave

Arrived at 2:43 p.m. during item I (A-B Consent)

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 2:50 p.m. during item #80

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Absent

Martha Stein

Eileen Subinsky

Absent

Shaukat Zakaria

Mark Mooney for

Arrived at 2:50 p.m. during item #80, left at 4:05 p.m.
during item #88

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE MAY 26, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Commissioner Alleman made a motion to amend the minutes to reflect that she abstained from item 106. Commissioner Alleman also made a motion to amend the minutes to reflect that Robin Holtzer, speaker for item 82, was in support of the setback on Westheimer.

Motion: **Clark** Second: **Byant** Vote: **Carries** Abstaining: **Nelson and Rifaat**

I. ELECTION OF PLANNING COMMISSION CHAIR

Presentation was given by Chair, Kilkenny of the Houston Planning Commission who reported the provisions of Chapter 33 state the Commission Chair position has a term limit, which is six years. Chair, Kilkenny stated his term limit has been reached and made a motion to nominate Commissioner Martha Stein as the new Planning Commission Chair.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 79)

Items removed for separate consideration: **11, 14, 19, 31 and 45. Item 41 removed for separate consideration in order to hear from speakers.**

Staff recommendation: Approve staff's recommendations for items **1 - 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 79** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson and Edminster recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **11, 14, 19, 31 and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **11, 14, 19, 31 and 45** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson and Edminster returned.

Item 41 was taken at this time.

41 Shaw Storage

C2

Defer

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

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

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

Speaker: Mikalla Hodges, applicant – supportive

C PUBLIC HEARINGS

80 Avondale C3N Approve partial replat no 1

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

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

Motion: **Baldwin** Second: **Brave** Vote: **Carries** Abstaining: **None**

Opposed: **Bryant, Garza, Edminster, Zakaria and Bohan**

Speakers: Mary Lou Henry, Nash Alaei and Carlo Di Nunzio – supportive; Gwyneth Williams, David Oelman, Glen Runnels, Lily Chen Foster, Bob Nimocks, Brock Wagner, Dennis Murland, Robert Taylor, Murray Air and Robert Parke – opposed

81 Blossom Hotel and Suites C3N Approve replat no 1 and extension

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

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

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

82 East End on the Bayou Sec 4 C3N Withdrawn

Staff recommendation: Establish a public hearing date of July 7, 2016 for item 82.

Commission action: Established a public hearing date of July 7, 2016 for item 82.

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

83 Grove on Cline Street C3N Approve

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

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

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

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

Speakers: Harold Dodd – no position stated; Kevin Moore and Laura Ziemba – opposed

85 Park Place 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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

86 Sherwood Oak Gardens C3N Approve replat no 1

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

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

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

D VARIANCES

Commissioner Alleman recused herself.

87 Aldine ISD Lauder Road Elementary C3P Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: **Bryant** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

88 Courtland Square Sec 2 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

89 Creekside Ranch FBC MUD 142 C2 Approve
Elevated Storage Tank Site no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Dean** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

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

Items 91 and IV were taken together at this time.

91 Legacy Community Health Services C2R Approve
5th Ward

IV CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3811 LYONS AVENUE

Staff recommendation: Grant the requested variance for a 15' building line, allow 37 off-street parking spaces, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 15' building line, allowed 37 off-street parking spaces, and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speaker: Katy Caldwell, applicant – supportive

92 Lisa Property C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 93, 94 and 95 were taken together at this time.

93 Pecan Oaks GP GP Approve
94 Pecan Oaks Sec 1 C2 Approve
95 Pecan Oaks Sec 2 C2 Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions for items 93 and 94. Defer item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions for items 93 and 94. Deferred item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

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

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

Items 97 and 98 were taken together at this time.

97 Republic Center GP GP Approve

98 Republic Center Sec 1 C2R Approve

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

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

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

Items 99, 129 and V were taken together at this time.

99 Sunrise Orchards C2 Grant and Approve
129 5300 Sunrise Road DPV Approve

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 5300 SUNRISE ROAD**

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

100 WALIPP Terrace C2 Approve

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

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

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

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

Commissioner Edminster recused himself.

101 Weber Modern Living 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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Edminster recused himself at this time.

102 Camillo Lakes Sec 1 C3P Approve

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

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

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

Commissioner Edminster returned.

Items 103 and 104 were taken together at this time.

103 Cypress Trail Plaza GP GP Approve

104 Cypress Trail Plaza Sec 1 C3P Approve

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

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

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

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

G EXTENSIONS OF APPROVAL

105 Breckenridge Park partial replat no 2 EOA Approve

106 Burcaw Acres EOA Approve

107 Carpenters Landing Sec 7 EOA Approve

108 Falba Road Reserve EOA Approve

109 Lund RV Park EOA Approve

110 Mayfield Place EOA Approve

111 McCrary Meadows Wastewater EOA Approve

Treatment Plant

112 Miller Crossing EOA Approve

113 Northeast Christian Academy EOA Approve

114 Olde Oaks Sec 2 partial replat no 1 EOA Approve

115 Park West Reserve EOA Approve

116 Popeyes East Sam Houston EOA Approve

117 Rankin Investment EOA Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 105–125.

Commission action: Approved staff's recommendation for items 105–125.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 3103 Adelia Street DPV Approve

Staff recommendation: Deny the requested development plat variances.

Commission action: Granted the requested variances 1.) to allow a single family structure to be built at a 5'-3" building line and 2.) not dedicate 10' of right of way widening, with the condition that the applicant remove one of the three buildings to have a total of two structures on site with the proposed parking.

Motion: **Baldwin**

Second: **Edminster**

Vote: **Carries**

Abstaining: **None**

Opposed: **Zakaria, Clark, Bryant and Anderson**

Speakers: Douglas Rodriguez, applicant – supportive; Joe Harland – opposed; Delores Dunn – undecided

127 843 Ashland Street DPV Approve

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

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

Motion: **Alleman**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

128 701 E 8 1/2 Street DPV Approve

Staff recommendation: Grant the requested development plat variance for a 10' garage building line and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested development plat variance for a 10' garage building line and approved the plat subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Item 129 was considered earlier in the meeting.

130 906 West 20th Street DPV Approve

Staff recommendation: Grant the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approved the plat subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

131 2019 Wichita Street

DPV

Approve

Staff recommendation: Deny the requested development plat variance.

Commission action: Granted the requested development plat variance to allow a new single family residence to be built at a 5' building line rather than the required 25' building line along State Highway 288, and approved the plat as submitted by the applicant.

Motion: **Davis**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mickey Washington, applicant – supportive

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR:

- 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

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

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

Motion: **Bohan**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Item IV was considered earlier in the meeting.

Item V was considered earlier in the meeting.

VI. CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

VII. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS DRIVE

Staff recommendation: Establish a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.

Commission action: Established a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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)

Staff recommendation: Approve the 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) and forward to City Council.

Commission action: Approved the 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) and forwarded to City Council.

Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speakers: Delia Cuellar, Cynthia Greenwood and David Centanni – supportive

IX. EXCUSE THE ABSENCES OF COMMISSIONER SUBINSKY

Staff recommendation: Excuse the absences of Commissioner Subinsky.

Commission action: Excused the absences of Commissioner Subinsky.

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

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:21 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aldine Career and Technology	C3F	
2	Aliana Clouston Avenue and Manderston Avenue Street Dedication	SP	
3	Aliana Retail Center	C2	
4	Aliana Sec 57	C3P	
5	Bellfort Two Eighty Eight East	C2	
6	Briscoe Falls Sec 5	C3F	
7	Cambridge Falls Sec 9	C3F	DEF1
8	Eagle Landing Sec 4	C3F	
9	Eagles Run Drive Street Dedication Sec 1	SP	
10	Goliad Grove	C2	
11	Grinsfelder Garcia Estate	C2	
12	Harvest Land	C2	DEF1
13	Knight Gaston Road Development	C2	
14	Knoll Park Sec 2	C3F	DEF2
15	KSR Addition	C2	
16	Kuykendahl Evam Place	C2	DEF1
17	Kuykendahl Place	C2	
18	Marcel Plaza	C2	
19	Mason Road Storage at Long Meadow Farms	C2	
20	Mills Creek Crossing GP	GP	
21	Minola Addition partial replat no 1	C3F	
22	Mission Terrace	C3P	
23	Morning Creek Springs Lane Street Dedication Sec 2	C3F	
24	Morton Creek Ranch Sec 13	C3P	
25	Park Place partial replat no 2	C3F	
26	Pecan Oaks Sec 2	C2	DEF2
27	Pinto Business Park Overflow Parking Center	C2	
28	Prestige Storage at Summerwood	C2	
29	Rancho Verde Sec 7	C3F	
30	Regency Glen	C3P	
31	Rio Vista North	C2	DEF1
32	Saint Thomas CSI Church of Greater Houston	C2	
33	Shaw Storage	C2	DEF2
34	Sherwood Oak Gardens replat no 1	C3F	
35	Sunset Ridge Detention Basin	C2	
36	Tavola Day Care	C3P	
37	TC Jester Boulevard Street Dedication From West Road to Vikram Drive	SP	
38	Terraces at Blue Bell Village GP	GP	
39	Towne Lake Sec 41	C3F	
40	Valley Ranch Town Center East Market Place	C3F	
41	Werrington Park Sec 3 partial replat no 1	C3F	
42	Westgreen Developments	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Wild Oaks	C2	
44	Woodlands Wendtwoods Drive Street Dedication	SP	

B-Replats

45	Brooks Ville	C2R	
46	Cleburne Cafeteria	C2R	
47	Gibson and Gibson Properties	C2R	DEF2
48	Houston Heights partial replat no 16	C2R	
49	Indiana Terrace	C2R	
50	Jensen Mills Davis Addition	C2R	
51	Kickapoo Road Venture	C2R	
52	Kilgore Enclave	C2R	DEF1
53	Lyons Redev Eleventh Venture	C2R	
54	Lyons Redev Thirtyfirst Venture	C2R	
55	Lyons Redev Twentyfourth Venture	C2R	
56	Northwest Ventures	C2R	
57	Nunn Commercial Reserve	C2R	
58	Pine Valley Development Sec 1	C3R	
59	Qmart Bellaire	C2R	
60	Reddy Reserve	C2R	
61	Rutland Street Patio Homes	C2R	DEF1
62	Rylans Corner	C2R	DEF1
63	Schuler Homes	C2R	
64	Station at West Dallas	C2R	
65	Stone Henge	C2R	
66	Terraces at Blue Bell Village Sec 1	C3R	
67	Town Homes of Wakefield	C2R	
68	Trails on Judiway Street	C2R	

C-Public Hearings Requiring Notification

69	Bradford Place partial replat no 4	C3N	
70	Brundage Woods replat no 1	C3N	
71	Crown Park Estates	C3N	
72	Hernandez Plaza	C3N	
73	Jackson Court partial replat no 1	C3N	DEF2
74	Melody Oaks partial replat no 17	C3N	
75	Oak Estates Sec 1 partial replat no 1	C3N	
76	Oak Forest Sec 1 partial replat no 1	C3N	
77	Spring Branch Valley partial replat no 5	C3N	
78	Westheimer Estates partial replat no 6	C3N	
79	Wheeler Avenue Baptist Church Central	C3N	
80	Wheeler Avenue Baptist Church South	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

D-Variances

81	Aldine ISD Lauder Road Elementary	C3P	DEF1
82	Courtland Square Sec 2 replat no 1	C2R	DEF2
83	Humble ISD Multi School Site	C2	DEF2
84	Poinciana	C2R	DEF2
85	Venetian Luxury Homes	C3R	

E-Special Exceptions

None

F-Reconsideration of Requirements

86	Heights Center at Center Street	C2R	
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G-Extensions of Approval

87	Aldine Fire Station	EOA	
88	Bosniaks Cultural Community of Houston	EOA	
89	Clay Road Self Storage	EOA	
90	Forestwood Sec 8	EOA	
91	Grand Crossing replat no 1 partial replat no 2	EOA	
92	Harris County ESD No 7 Station No 75	EOA	
93	Market Lee Lane Street Dedication Sec 1	EOA	
94	Market Park Lane	EOA	
95	South Meadow Place Detention	EOA	
96	Spring Cypress Commerce Park Sec 1	EOA	

H-Name Changes

None

I-Certification of Compliance

97	26256 Pine Lane	COC	
98	3222 Bobbie St.	COC	

J-Administrative

None

K-Development Plats with Variance Requests

99	1505 Kane Street	DPV	
100	800 Post Oak Boulevard	DPV	

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

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

A-Consent

1	Aldine Career and Technology	2016-1013	C3F	Harris	ETJ	412C	54.81	50.50	0	Aldine Independent School District	Windrose Land Services
2	Aliana Clouston Avenue and Manderston Avenue Street Dedication	2016-0984	SP	Fort Bend	ETJ	526Y	3.46	0.00	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
3	Aliana Retail Center	2016-0992	C2	Fort Bend	ETJ	526Y	31.93	31.93	0	Property Commerce Development	Terra Surveying Company, Inc.
4	Aliana Sec 57	2016-0987	C3P	Fort Bend	ETJ	566D	34.61	1.54	120	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
5	Bellfort Two Eighty Eight East	2016-1033	C2	Harris	City	533X	20.12	20.12	0	Jermar Company L.C.	Windrose Land Services
6	Briscoe Falls Sec 5	2016-1020	C3F	Fort Bend	ETJ	524Q	14.24	4.01	54	LRI Investment Group	Jones Carter
7	Cambridge Falls Sec 9 (DEF1)	2016-0918	C3F	Fort Bend	ETJ	611S	11.19	0.00	60	Fresno Lakes, Ltd.	LJA Engineering, Inc.- (West Houston Office)
8	Eagle Landing Sec 4	2016-1024	C3F	Harris	ETJ	332X	14.93	0.06	77	Woodmere Development Co., LTD.	EHRA
9	Eagles Run Drive Street Dedication Sec 1	2016-0993	SP	Montgomery	ETJ	256T	0.45	0.00	0	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
10	Goliad Grove	2016-1032	C2	Harris	City	493G	0.58	0.00	13	Cityside Homes, LLC	Total Surveyors, Inc.
11	Grinsfelder Garcia Estate	2016-0837	C2	Harris	City	452Y	0.32	0.00	1	Garrett Grinsfelder	Owens Management Systems, LLC
12	Harvest Land (DEF1)	2016-0765	C2	Harris	ETJ	334B	5.00	0.00	1	Doyle and Wachtstetter	DOYLE AND WACHTSTETTER INC
13	Knight Gaston Road Development	2016-1002	C2	Fort Bend	ETJ	484Q	0.72	0.72	0	Knight & Bily	Doshi Engineering & Surveying Company
14	Knoll Park Sec 2 (DEF2)	2016-0874	C3F	Harris	City	450U	3.16	0.52	48	Friendswood Development Company	Jones Carter
15	KSR Addition	2016-0946	C2	Harris	ETJ	329H	2.85	2.85	0	JPH Land Surveying, Inc.	JPH
16	Kuykendahl Evam Place (DEF1)	2016-0804	C2	Harris	ETJ	250J	2.41	2.41	0	Evam Usa	Replat Specialists
17	Kuykendahl Place	2016-0983	C2	Harris	ETJ	372B	4.46	4.46	0	Dev Tex Engineering	South Texas Surveying Associates, Inc.
18	Marcel Plaza	2016-1018	C2	Fort Bend	ETJ	484M	10.74	9.70	0	Marcel Plaza of Katy, LLC	Windrose Land Services
19	Mason Road Storage at Long Meadow Farms	2016-1031	C2	Fort Bend	ETJ	566A	2.67	2.67	0	LM Land Holdings LP	Costello, Inc.
20	Mills Creek Crossing GP	2016-1040	GP	Harris	ETJ	369L	28.90	0.00	0	KB Home	RVi Planning + Landscape Architecture
21	Minola Addition partial replat no 1	2016-1027	C3F	Harris	City	492F	0.12	0.00	2	Carnegie Homes	Total Surveyors, Inc.

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
22	Mission Terrace	2016-1046	C3P	Fort Bend	ETJ	527Q	3.95	0.93	53	Texas Baptist Children's Home & Family Services	Windrose Land Services
23	Morning Creek Springs Lane Street Dedication Sec 2	2016-1021	C3F	Harris	City	297K	2.73	0.00	0	Friendswood Development Company	Jones Carter
24	Morton Creek Ranch Sec 13	2016-1023	C3P	Harris	ETJ	445J	11.38	1.57	59	Woodmere Deveopment Co., LTD.	R.G. Miller Engineers
25	Park Place partial replat no 2	2016-1038	C3F	Harris	City	535P	0.89	0.00	4	Rezcom	PLS
26	Pecan Oaks Sec 2 (DEF2)	2016-0875	C2	Harris	ETJ	379K	12.60	0.00	2	Kolloway & Loftin	Owens Management Systems, LLC
27	Pinto Business Park Overflow Parking Center	2016-1009	C2	Harris	ETJ	372X	8.16	8.16	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.
28	Prestige Storage at Summerwood	2016-1016	C2	Harris	ETJ	417A	4.61	4.61	0	Prestige Storage Summerwood, LP	Windrose Land Services
29	Rancho Verde Sec 7	2016-0980	C3F	Harris	ETJ	458W	31.61	5.01	166	Huitt-Zollars, Inc.	Huitt-Zollars, Inc.
30	Regency Glen	2016-1036	C3P	Harris	ETJ	369J	5.02	1.32	22	Santasiero Custom Homes and Remodelling	ICMC GROUP INC
31	Rio Vista North (DEF1)	2016-0902	C2	Harris	City	452T	0.33	0.00	6	TITAN URBAN DEVELOPMENT	ICMC GROUP INC
32	Saint Thomas CSI Church of Greater Houston	2016-1048	C2	Fort Bend	City	611A	5.00	5.00	0	Saint Thomas CSI Church of Greater Houston	PROSURV
33	Shaw Storage (DEF2)	2016-0863	C2	Harris	ETJ	328E	8.76	8.69	0	Northpointe Storage LLC	Jones Carter
34	Sherwood Oak Gardens replat no 1	2016-1014	C3F	Harris	City	489B	2.51	0.52	37	Tanglewood Builders	The Interfield Group
35	Sunset Ridge Detention Basin	2016-1044	C2	Harris	ETJ	376V	18.49	18.49	0	SSR-185 Investments, LTD.	Benchmark Engineering Corp.
36	Tavola Day Care	2016-0996	C3P	Montgomery	ETJ	257F	2.65	2.28	0	Friendswood Development Company	RVi Planning + Landscape Architecture
37	TC Jester Boulevard Street Dedication From West Road to Vikram Drive	2016-0986	SP	Harris	ETJ	411D	0.82	0.00	0	Harris Manor Associates, LP	LJA Engineering, Inc.- (West Houston Office)
38	Terraces at Blue Bell Village GP	2016-1042	GP	Harris	ETJ	412F	40.25	0.00	0	Blue Bell Place Builders & Blue Bell Place Builders	Jones Carter - Woodlands Office
39	Towne Lake Sec 41	2016-1030	C3F	Harris	ETJ	366R	42.24	2.27	51	CW SCOA West, L.P.	EHRA
40	Valley Ranch Town Center East Market Place	2016-0903	C3F	Montgomery	ETJ	256U	6.58	6.58	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
41	Werrington Park Sec 3 partial replat no 1	2016-1043	C3F	Harris	ETJ	333K	1.64	1.64	0	Circle K Stores Inc.	M2L Associates, Inc.
42	Westgreen Developments	2016-0982	C2	Harris	ETJ	406N	8.23	8.23	0	Christian Bach Investments LLC	South Texas Surveying Associates, Inc.
43	Wild Oaks	2016-0930	C2	Harris	ETJ	327T	2.08	0.00	1	robinson surveying, inc.	Robinson Surveying Inc.
44	Woodlands Wendtwoods Drive Street Dedication	2016-0940	SP	Harris	ETJ	249U	1.37	0.00	0	WOODLANDS LAND DEVELOPMENT	LJA Engineering, Inc.- (West Houston Office)

B-Replats

45	Brooks Ville	2016-1010	C2R	Harris	City	492R	0.23	0.00	3	Iron Gate Builders	TRI-TECH SURVEYING/ BEC-LIN ENGINEERING/ GLOBAL SURVEYORS
46	Cleburne Cafeteria	2016-0990	C2R	Harris	City	492X	1.64	1.64	0	Cleburne Cafeteria Inc	Knudson, LP
47	Gibson and Gibson Properties (DEF2)	2016-0807	C2R	Harris	City	492V	0.40	0.40	0	Gibson & Gibson Properties	Windrose Land Services
48	Houston Heights partial replat no 16	2016-0991	C2R	Harris	City	452Y	0.22	0.22	0	Jamestown Estate Homes	Probstfeld & Associates, Inc.
49	Indiana Terrace	2016-1022	C2R	Harris	City	492R	0.11	0.00	2	LTH Builders Fund I, LLC	Windrose Land Services
50	Jensen Mills Davis Addition	2016-0835	C2R	Harris	City	494E	0.86	0.34	3	Gregory M Booker	Survey 1, Inc.
51	Kickapoo Road Venture	2016-0997	C2R	Harris	ETJ	323C	44.54	44.54	0	Panattoni Development Company	Hovis Surveying Company Inc.
52	Kilgore Enclave (DEF1)	2016-0952	C2R	Harris	City	533G	0.14	0.00	3	Vista Urban Homes	Bates Development Consultants
53	Lyons Redev Eleventh Venture	2016-0999	C2R	Harris	City	494G	0.25	0.00	4	South by Northwest, LP	Karen Rose Engineering and Surveying
54	Lyons Redev Thirtyfirst Venture	2016-1001	C2R	Harris	City	494C	0.23	0.00	4	South by Northwest, LP	Karen Rose Engineering and Surveying
55	Lyons Redev Twentyfourth Venture	2016-1000	C2R	Harris	City	494G	0.12	0.00	2	South by Northwest, LP	Karen Rose Engineering and Surveying
56	Northwest Ventures	2016-0994	C2R	Harris	City	451L	0.83	0.83	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
57	Nunn Commercial Reserve	2016-0981	C2R	Harris	City	534U	5.33	5.33	0	6804 Properties, LLC	The Pinnell Group, LLC
58	Pine Valley Development Sec 1	2016-1045	C3R	Harris	ETJ	412J	36.04	31.80	0	Aldine ISD	Jones Carter
59	Qmart Bellaire	2016-1012	C2R	Harris	City	529G	0.60	0.60	0	Skylark Construction, LLC	TRI-TECH SURVEYING/ BEC-LIN ENGINEERING/ GLOBAL SURVEYORS
60	Reddy Reserve	2016-1028	C2R	Harris	ETJ	331L	21.81	21.81	0	Reddy Realty Group, LLC	EHRA

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
61	Rutland Street Patio Homes (DEF1)	2016-0954	C2R	Harris	City	492D	0.40	0.00	3	Bella Torre Homes, LLC	Bowden Survey
62	Rylans Corner (DEF1)	2016-0899	C2R	Harris	ETJ	292T	3.14	3.14	0	ARDC Developement	Glezman Surveying, Inc.
63	Schuler Homes	2016-1006	C2R	Harris	City	492G	0.10	0.00	2	City Quest	Bates Development Consultants
64	Station at West Dallas	2016-1004	C2R	Harris	City	492M	0.46	0.46	0	3210 W. CLARK CROSSWELL HOLDING, INC.	Atkinson Engineers
65	Stone Henge	2016-0995	C2R	Harris	City	617E	4.38	4.38	0	Individual	South Texas Surveying Associates, Inc.
66	Terraces at Blue Bell Village Sec 1	2016-1039	C3R	Harris	ETJ	412F	32.10	20.68	94	Blue Bell Place Builders & Blue Bell Place Builders	Jones Carter - Woodlands Office
67	Town Homes of Wakefield	2016-1025	C2R	Harris	City	452Q	1.00	0.01	18	Heights Home Builder	PLS
68	Trails on Judiway Street	2016-0916	C2R	Harris	City	452P	0.15	0.00	2	Gm Building Solutions INC	ICMC GROUP INC

C-Public Hearings Requiring Notification

69	Bradford Place partial replat no 4	2016-0937	C3N	Harris	City	532F	0.14	0.00	2	Roc Homes	Bates Development Consultants
70	Brundage Woods replat no 1	2016-0827	C3N	Harris	ETJ	372B	5.07	5.07	0	R. WEST DEVELOPMENT CO., INC.	REKHA ENGINEERING, INC.
71	Crown Park Estates	2016-0754	C3N	Harris	City	529P	32.05	21.00	121	Houston Gateway Academy	ICMC GROUP INC
72	Hernandez Plaza	2016-0852	C3N	Harris	City	452B	1.84	1.84	0	SAAS Enterprise Group, LLC	The Interfield Group
73	Jackson Court partial replat no 1 (DEF2)	2016-0596	C3N	Harris	City	494X	0.11	0.00	2	L and L Real Estate	Owens Management Systems, LLC
74	Melody Oaks partial replat no 17	2016-0813	C3N	Harris	City	451X	0.28	0.00	2	N/A	E.I.C. Surveying Company
75	Oak Estates Sec 1 partial replat no 1	2016-0814	C3N	Harris	City	492S	4.04	4.04	0	Highland Village LP	Century Engineering, Inc
76	Oak Forest Sec 1 partial replat no 1	2016-0684	C3N	Harris	City	452P	0.28	0.00	2	Du Barry Corner, LLC	RP & Associates
77	Spring Branch Valley partial replat no 5	2016-0826	C3N	Harris	City	449R	0.18	0.00	2	Helen Pham	Owens Management Systems, LLC
78	Westheimer Estates partial replat no 6	2016-0794	C3N	Harris	City	491T	0.31	0.00	6	Carnegie Homes	Total Surveyors, Inc.
79	Wheeler Avenue Baptist Church Central	2016-0881	C3N	Harris	City	533D	2.98	2.98	0	Bury, Inc.	Bury
80	Wheeler Avenue Baptist Church South	2016-0882	C3N	Harris	City	533D	6.15	6.15	0	Bury, Inc.	Bury

D-Variances

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
81	Aldine ISD Lauder Road Elementary (DEF1)	2016-0898	C3P	Harris	ETJ	414E	47.68	46.00	0	Brooks and Sparks, Inc.	West Belt Surveying, Inc.
82	Courtland Square Sec 2 replat no 1 (DEF2)	2016-0691	C2R	Harris	City	493T	1.15	1.15	0	Baxter Development	Owens Management Systems, LLC
83	Humble ISD Multi School Site (DEF2)	2016-0839	C2	Harris	City/ETJ	377P	154.45	154.45	0	Humble ISD	Jones Carter - Woodlands Office
84	Poinciana (DEF2)	2016-0871	C2R	Harris	City	529E	2.94	0.78	60	DTD Investments LLC	Owens Management Systems, LLC
85	Venetian Luxury Homes	2016-0859	C3R	Harris	City	530X	9.46	2.34	99	American Citigroup Construction	Owens Management Systems, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

86	Heights Center at Center Street	2016-1037	C2R	Harris	City	493E	0.44	0.43	0	Estudio	South Texas Surveying Associates, Inc.
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G-Extensions of Approval

87	Aldine Fire Station	2015-0956	EOA	Harris	ETJ	333J	8.41	8.41	0	HC Emergency Service District #24	Gessner Engineering
88	Bosniaks Cultural Community of Houston	2015-1319	EOA	Harris	ETJ	447L	1.25	1.25	0	Bosniaks Cultural Community of Houston	Advance Surveying, Inc.
89	Clay Road Self Storage	2015-1210	EOA	Harris	ETJ	447H	3.00	3.00	0	Howard Development	LJA Engineering, Inc. - (West Houston Office)
90	Forestwood Sec 8	2015-1192	EOA	Harris	ETJ	411D	12.06	0.96	63	Westchase Madison Inc.	Arborleaf Engineering & Surveying, Inc.
91	Grand Crossing replat no 1 partial replat no 2	2015-1286	EOA	Harris	ETJ	485B	10.86	10.86	0	PRICE DEVELOPMENT GROUP	Miller Survey Group
92	Harris County ESD No 7 Station No 75	2015-1386	EOA	Harris	ETJ	291T	1.68	1.68	0	Coveler & Katz	Weisser Engineering Company
93	Market Lee Lane Street Dedication Sec 1	2015-1342	EOA	Montgomery	ETJ	256T	0.44	0.00	0	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
94	Market Park Lane	2015-1343	EOA	Montgomery	ETJ	256X	0.44	0.00	0	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
95	South Meadow Place Detention	2015-1272	EOA	Harris	City	574V	14.82	14.79	0	OU LAND ACQUISITION, L.P.	Brown & Gay Engineers, Inc.
96	Spring Cypress Commerce Park Sec 1	2015-1346	EOA	Harris	ETJ	330A	5.22	5.22	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC

Platting Summary**Houston Planning Commission****PC Date: June 23, 2016**

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

H-Name Changes

None

I-Certification of Compliance

97	26256 Pine Lane	16-1152	COC	Montgomery	ETJ	257M				Sandra Campos	Carlos Parra
98	3222 Bobbie St	16-1153	COC	Harris	ETJ	411 C				Salvador M. Hernandez	S. Manuel Hdz

J-Administrative

None

K-Development Plats with Variance Requests

99	1505 Kane Street	16058303 DPV	Harris	City	493K					St. Joseph Catholic Church	Linda Camacho
100	800 Post Oak Boulevard	16057902 DPV	Harris	City	491R					Vernon Henry & Associates	Mary Lou Henry

Houston Planning Commission

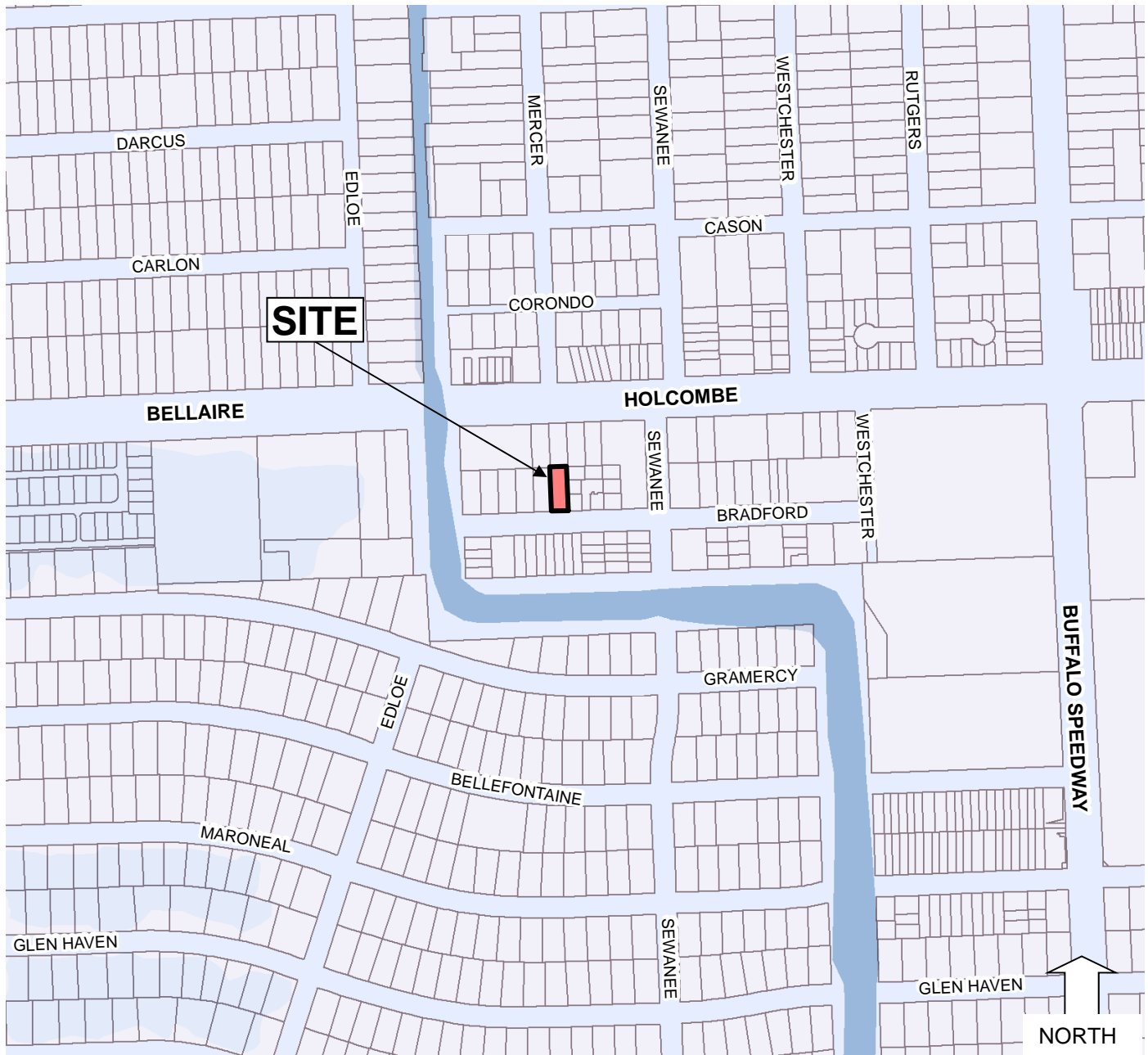
ITEM: 69

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Bradford Place partial replat no 4

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 69

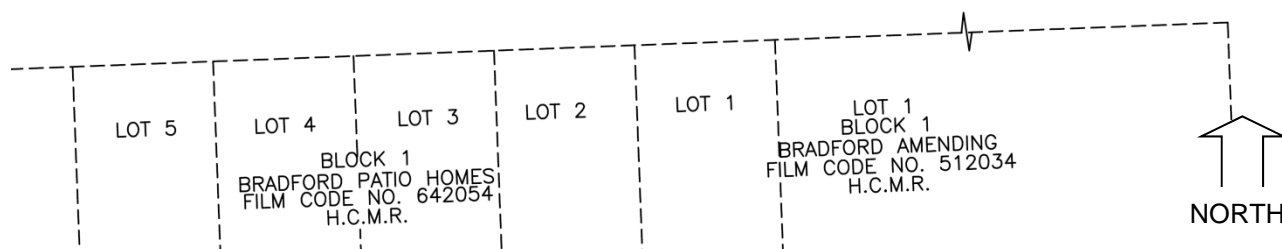
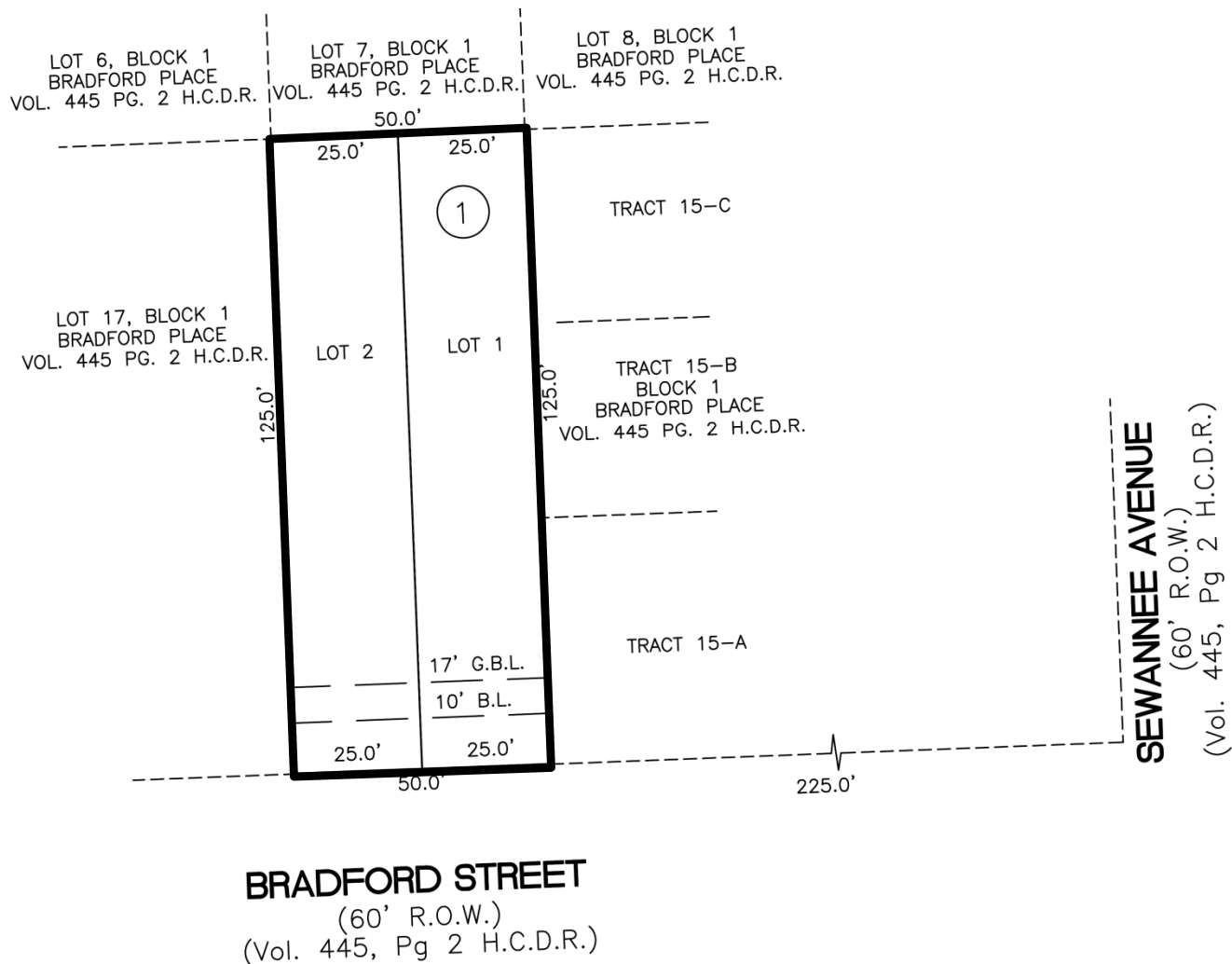
ITEM: 69

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Bradford Place partial replat no 4

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

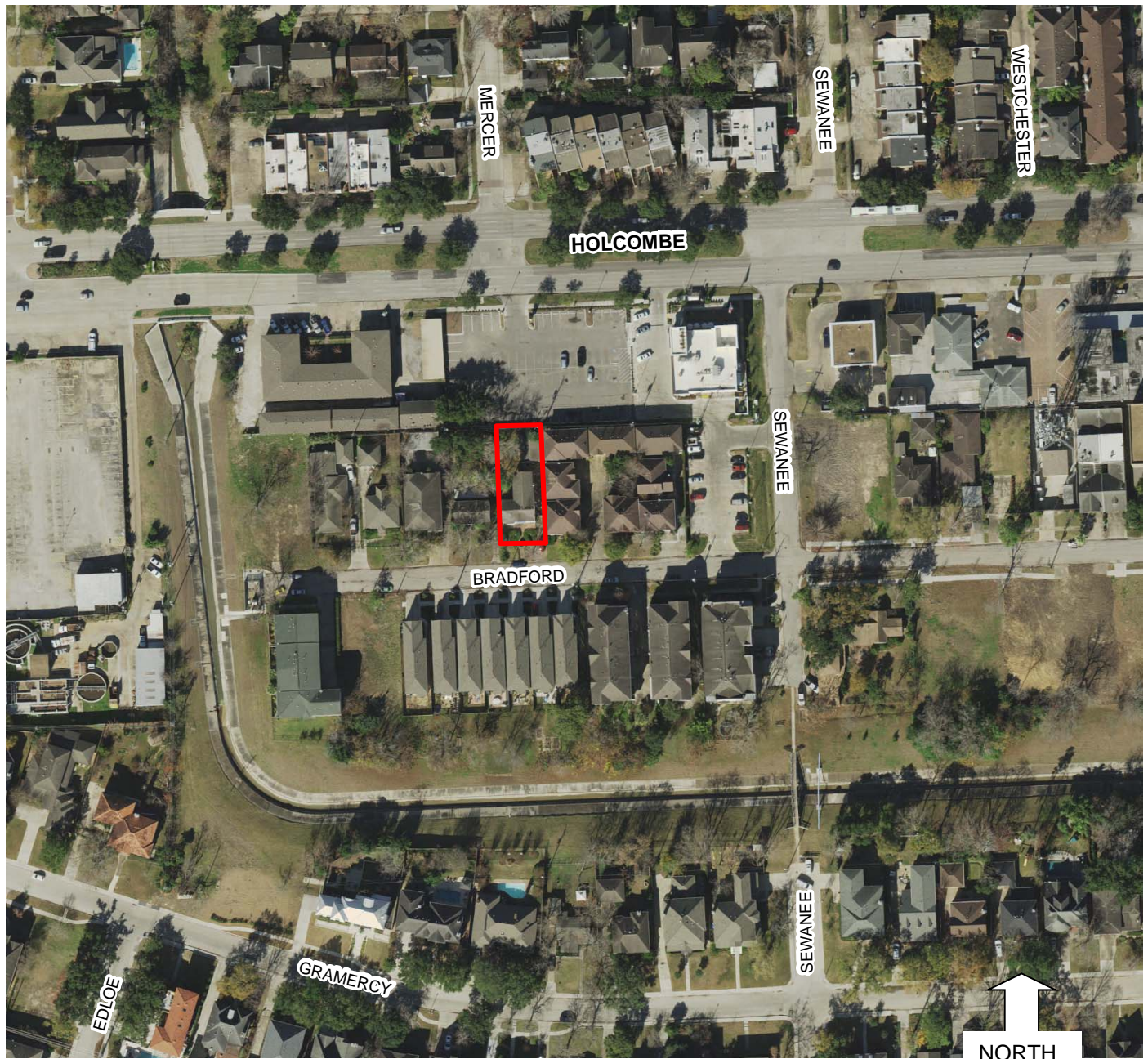
ITEM: 69

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Bradford Place partial replat no 4

Applicant: Bates Development Consultants



C – Public Hearings

Aerial

Houston Planning Commission

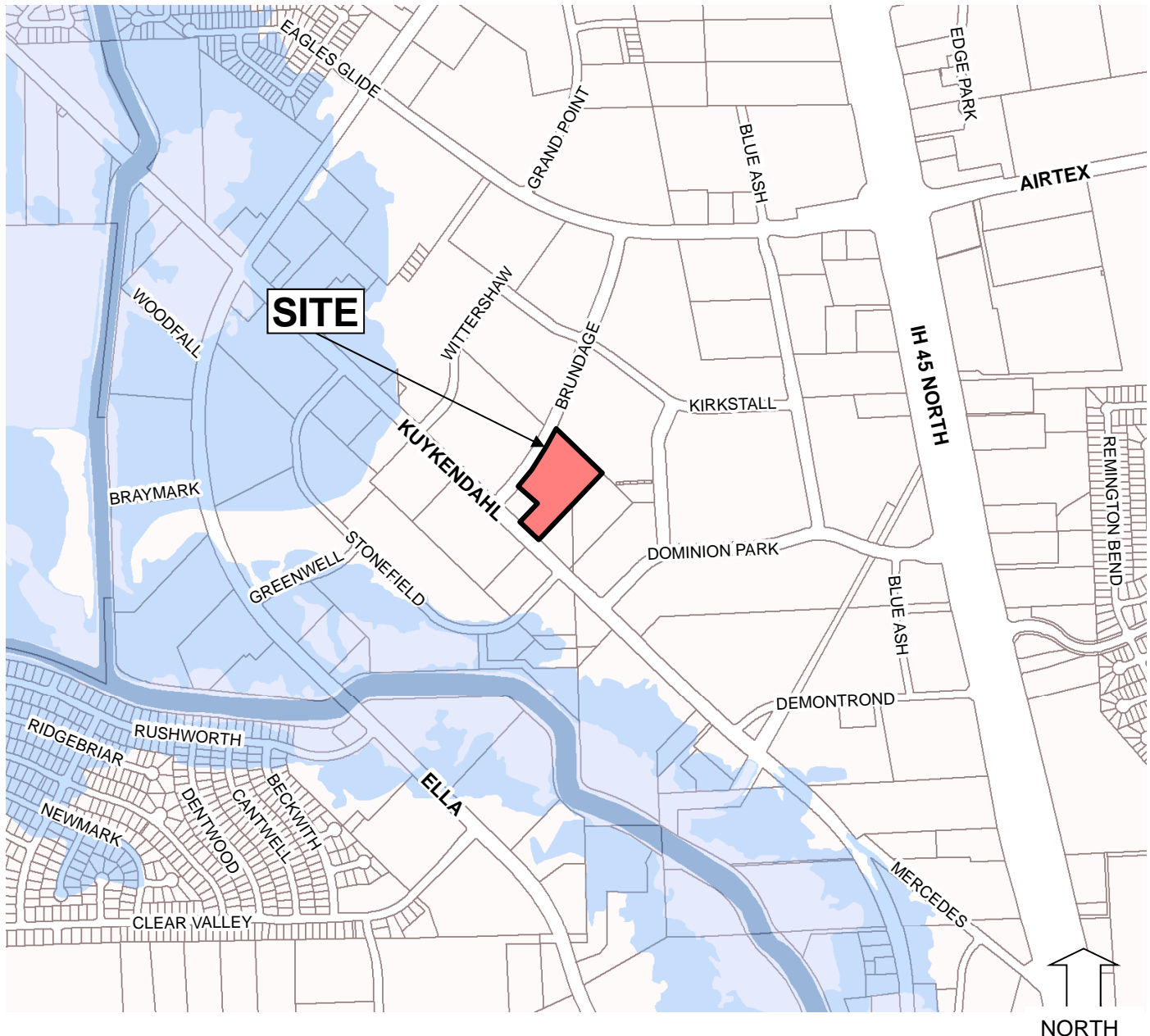
ITEM: 70

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

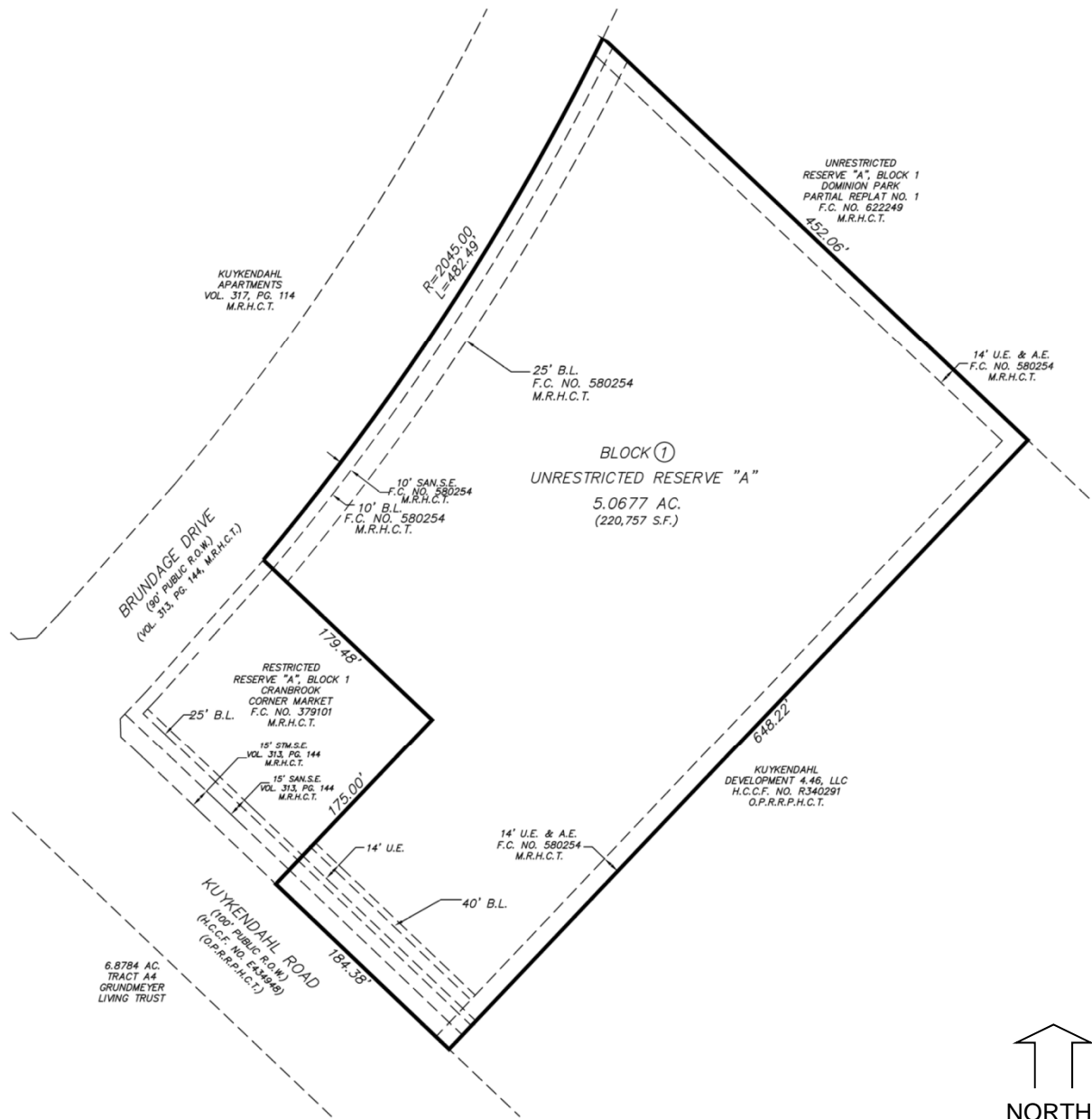
ITEM: 70

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

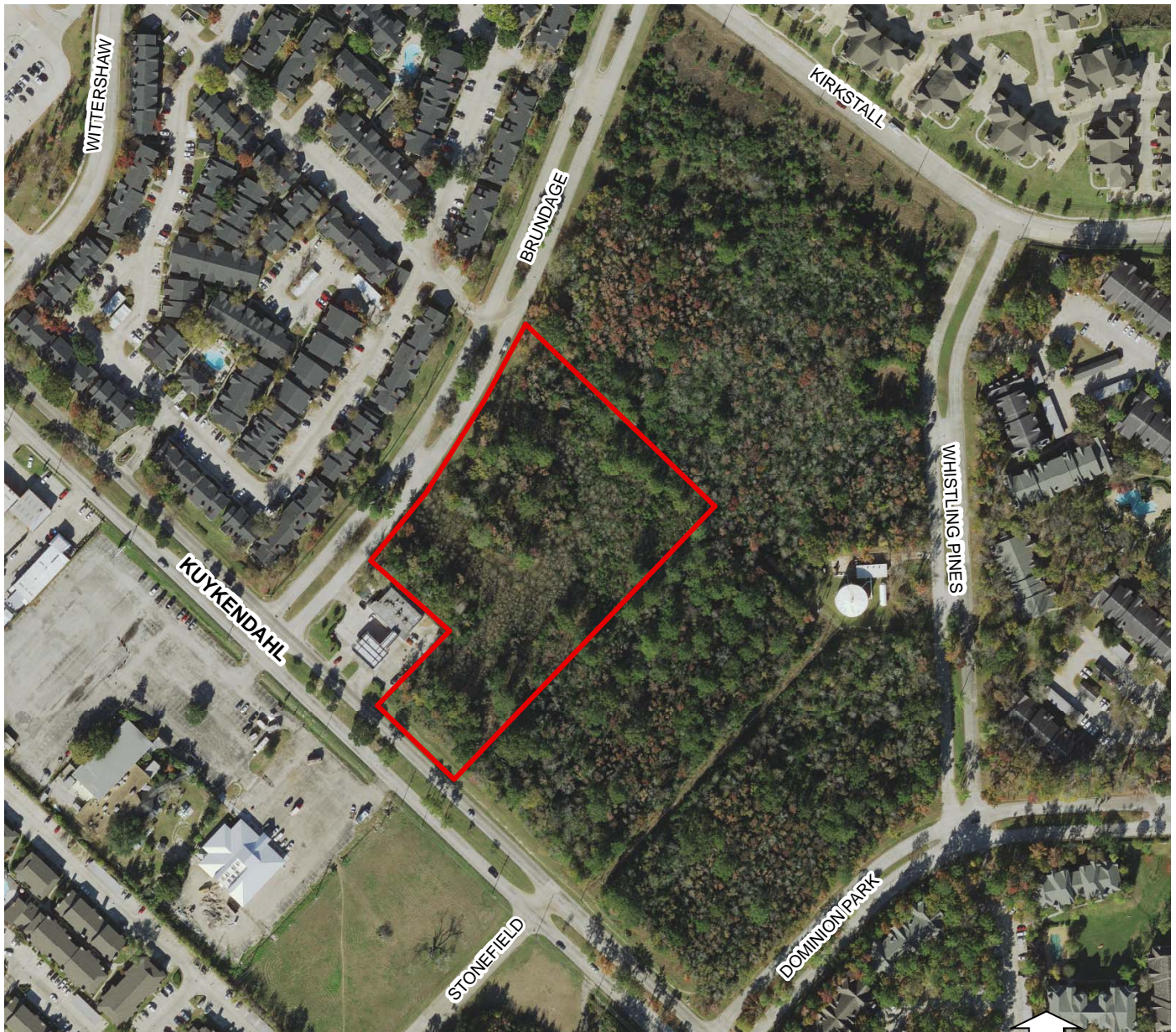
ITEM: 70

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Brundage Woods replat no 1

Applicant: Rekha Engineering, Inc.



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

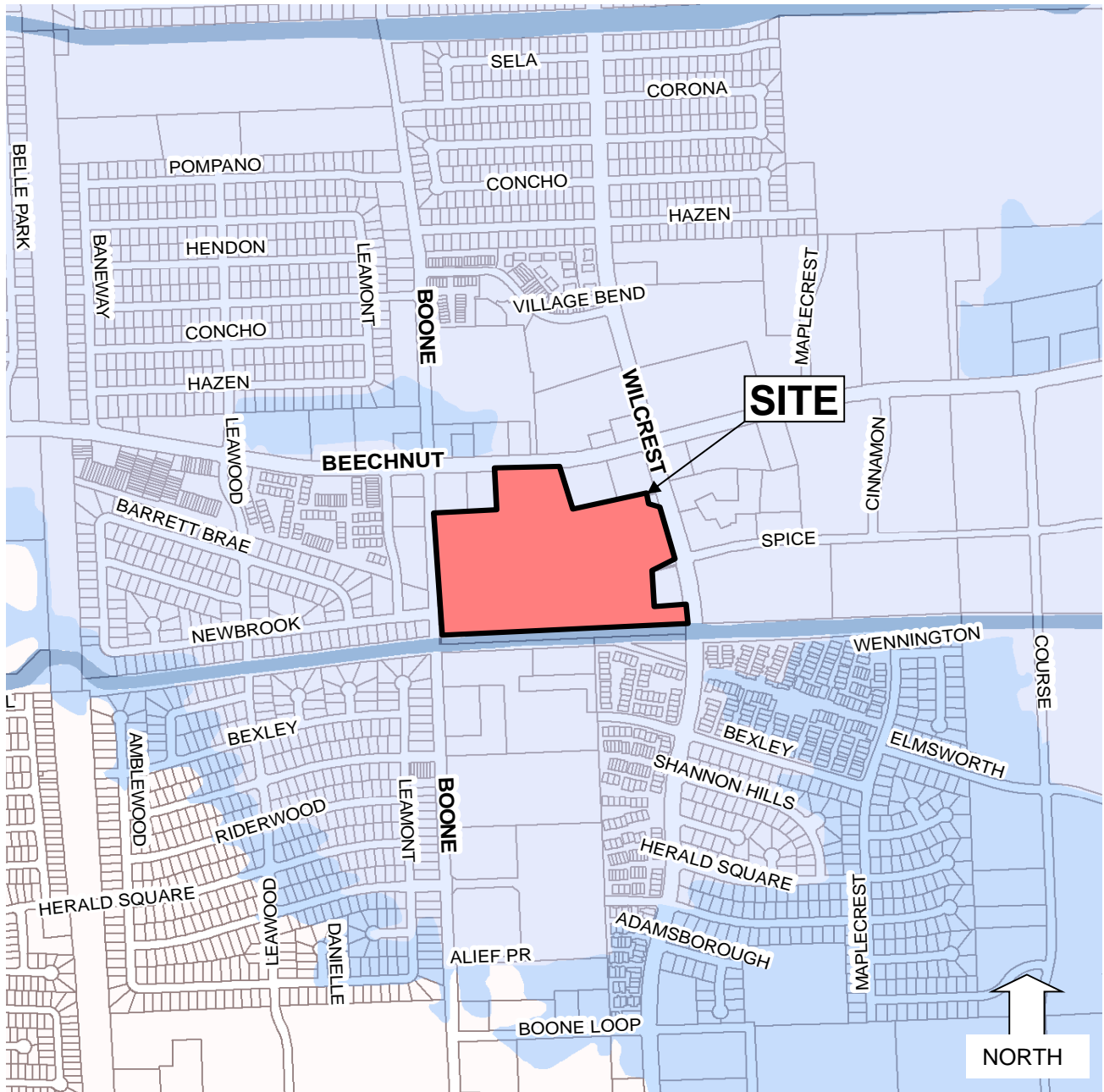
ITEM: 71

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Crown Park Estates

Applicant: ICMC Group Inc.



C – Public Hearings

Site Location

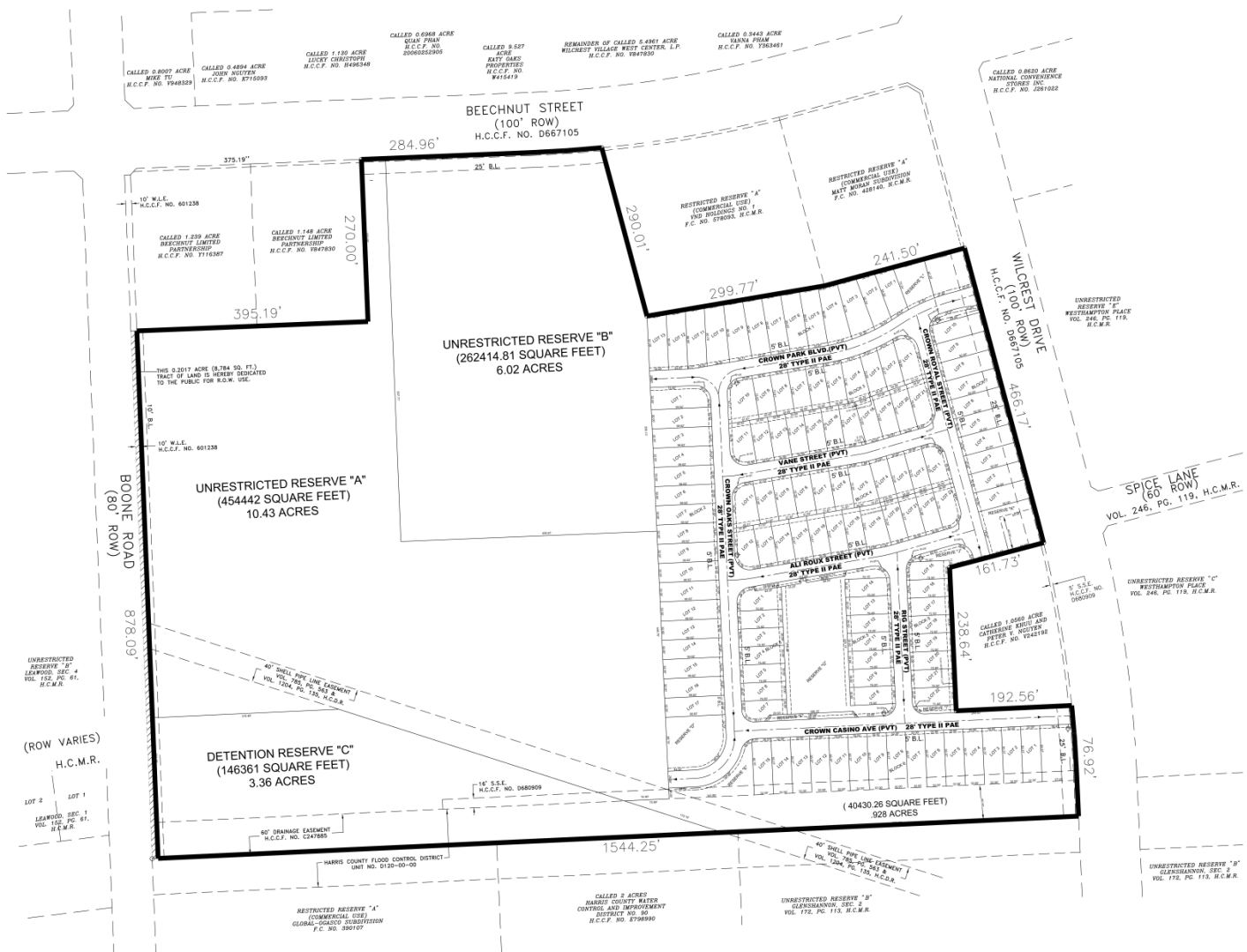
Planning and Development Department

ITEM: 71

Meeting Date: 06/23/2016

Subdivision Name: Crown Park Estates

Applicant: ICMC Group Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 71

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Crown Park Estates

Applicant: ICMC Group Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 72

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Hernandez Plaza

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

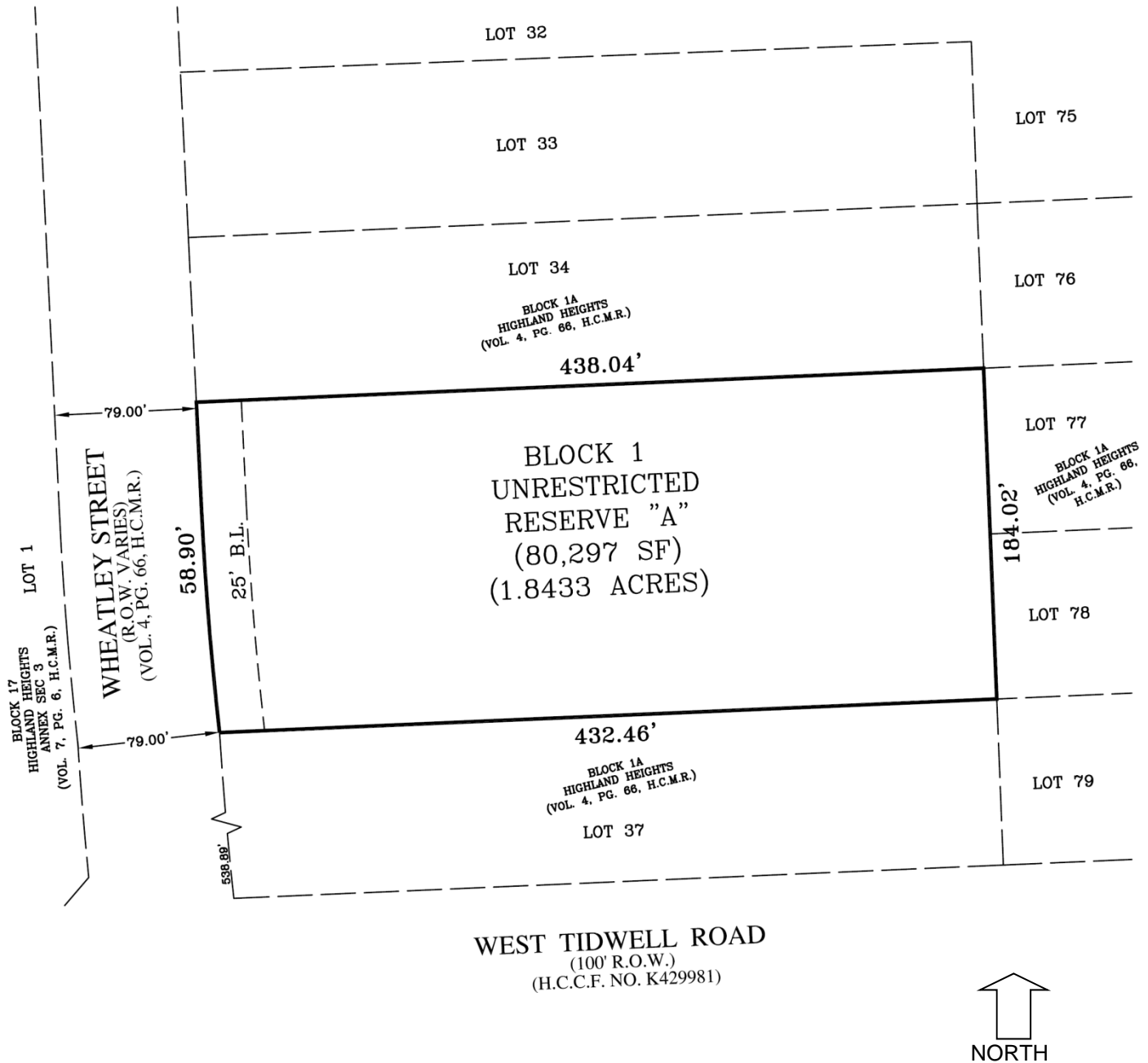
ITEM: 72

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Hernandez Plaza

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

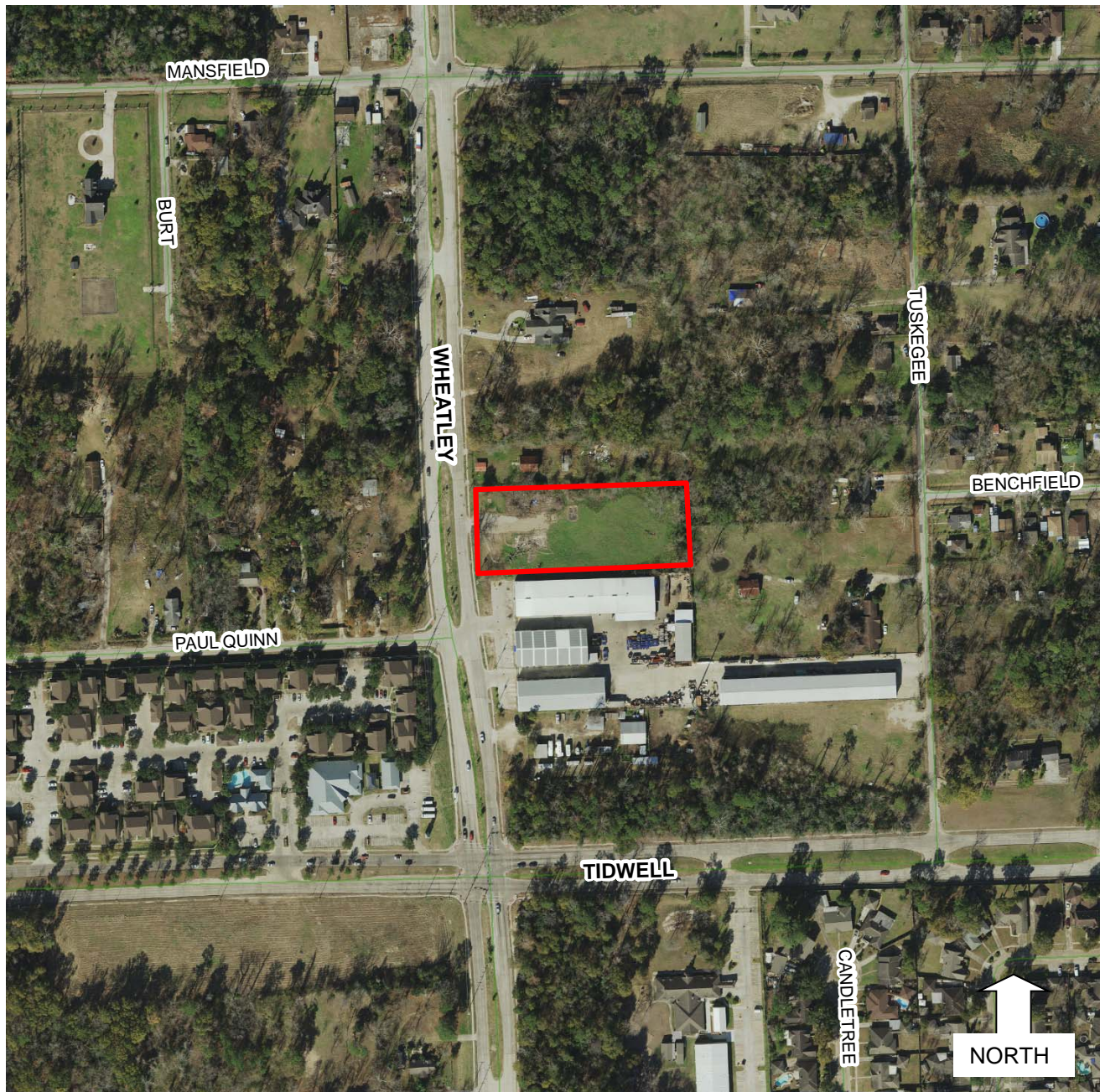
ITEM: 72

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Hernandez Plaza

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Jackson Court partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Site Location

Houston Planning Commission

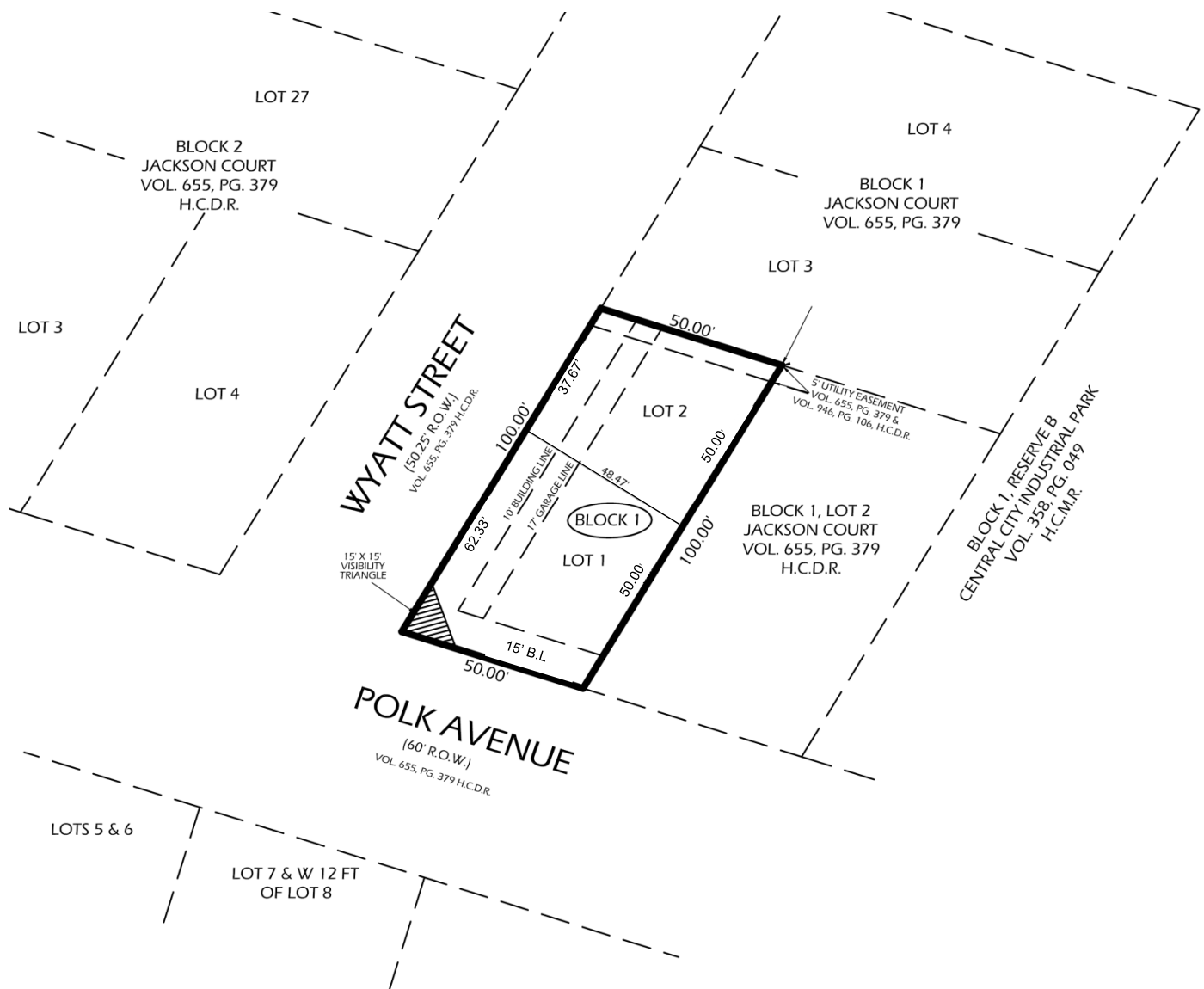
ITEM: 73

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Jackson Court partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

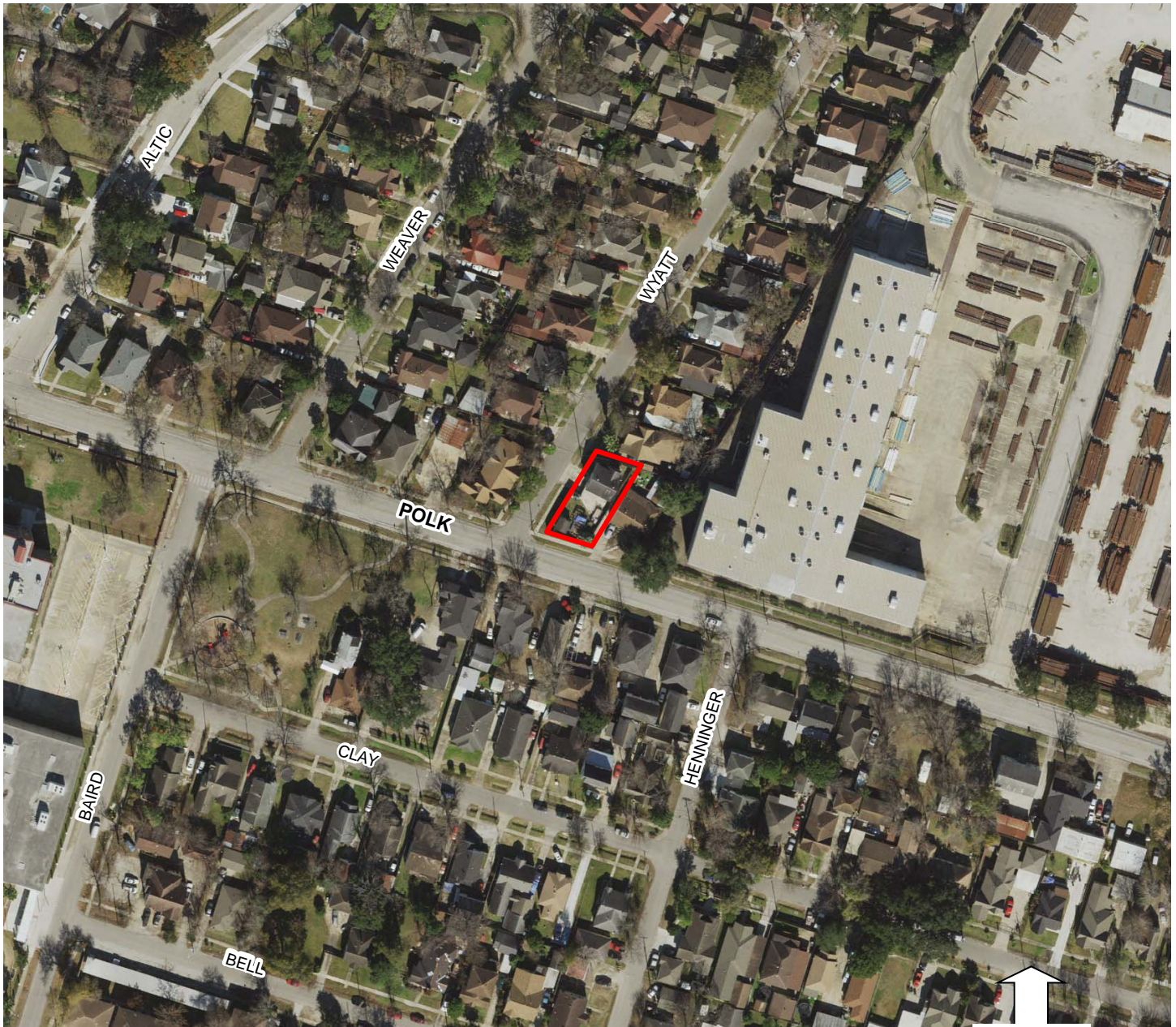
ITEM: 73

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Jackson Court partial replat no 1 (DEF2)

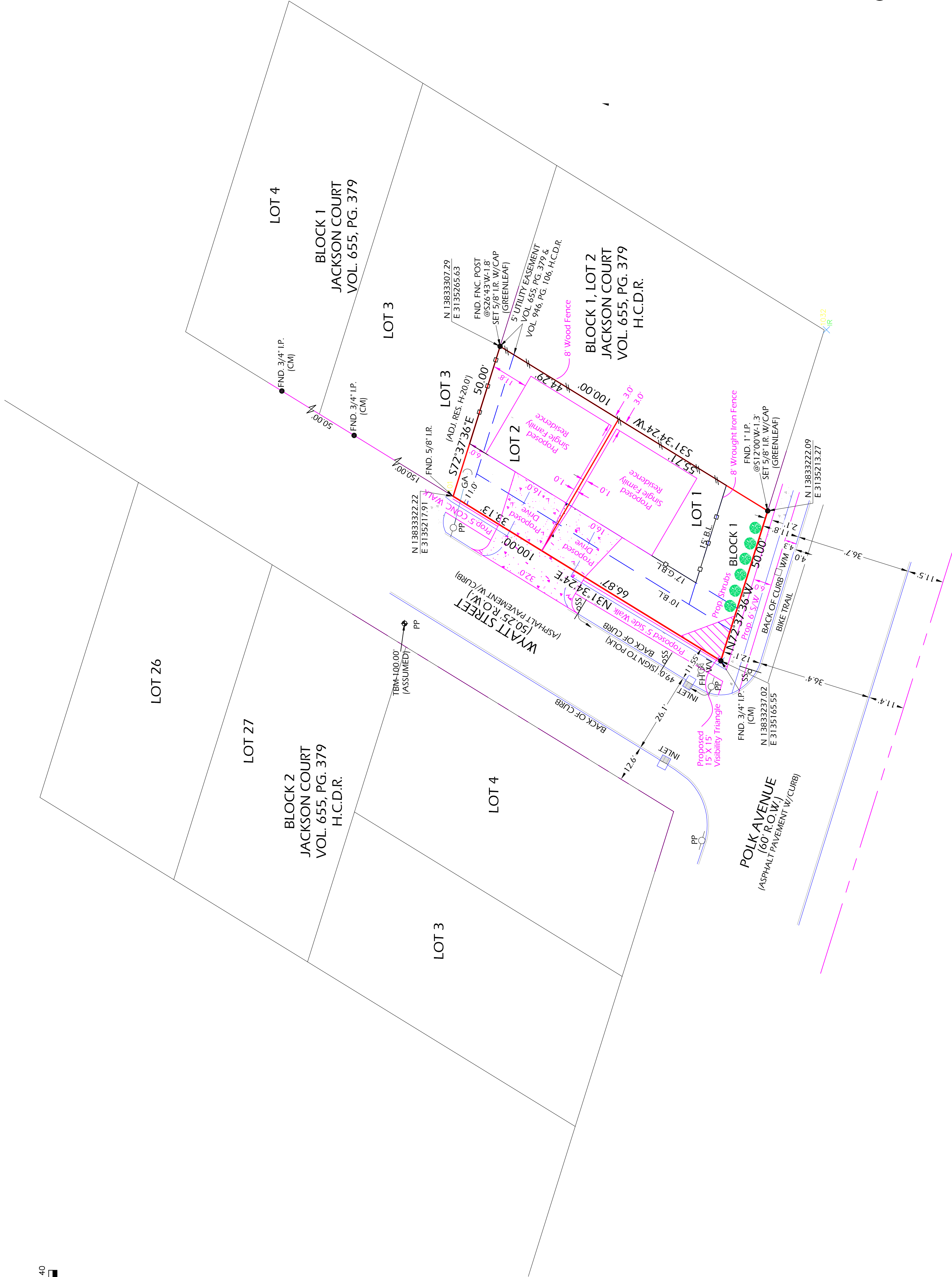
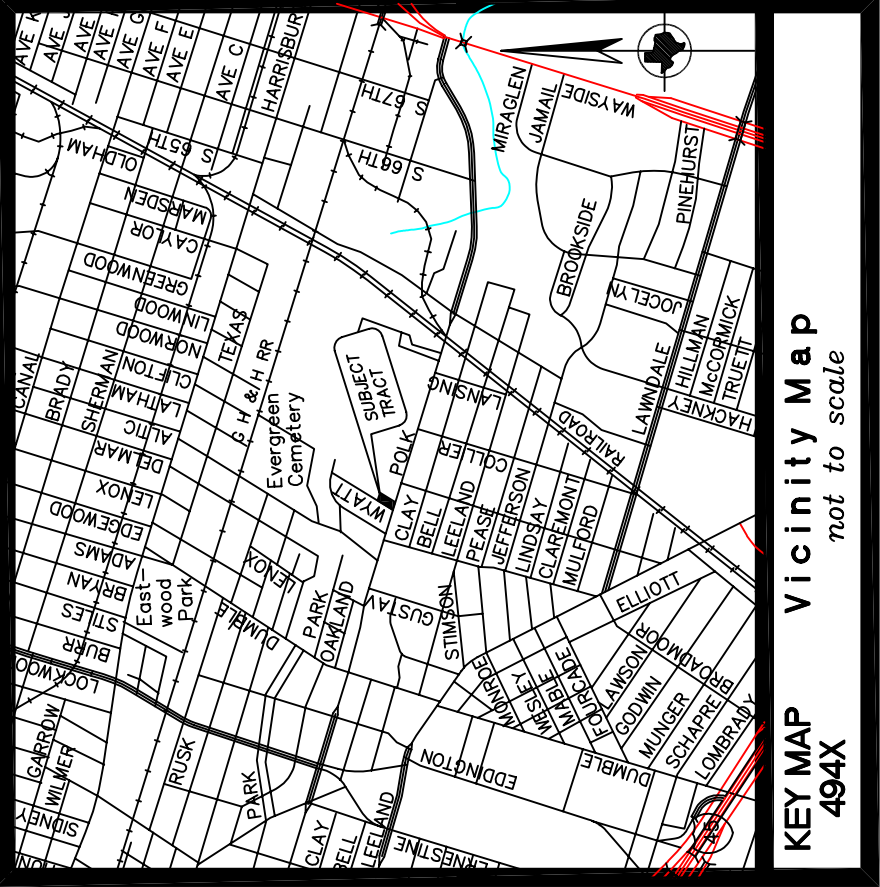
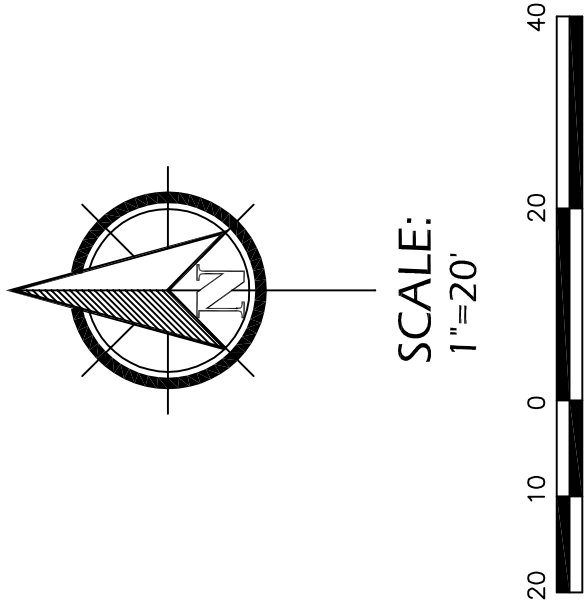
Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings with Variance

Aerial



SITE PLAN FOR PROPOSED
JACKSON COURT PARTIAL
REPLAT NO 1

A SUBDIVISION OF A 0.1148 ACRE TRACT OF LAND
BEING A REPLAT OF LOT 1, BLOCK 4
JACKSON COURT

A SUBDIVISION IN HARRIS COUNTY
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 655, PAGE 379
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 SINGLE FAMILY
RESIDENTIAL LOTS

2 LOTS 1 BLOCK

OWNER:

MARIA L. MARTINEZ

DATE: APRIL, 2016 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

BLOCK 2
JACKSON COURT
VOL. 655, PG. 379
H.C.D.R.

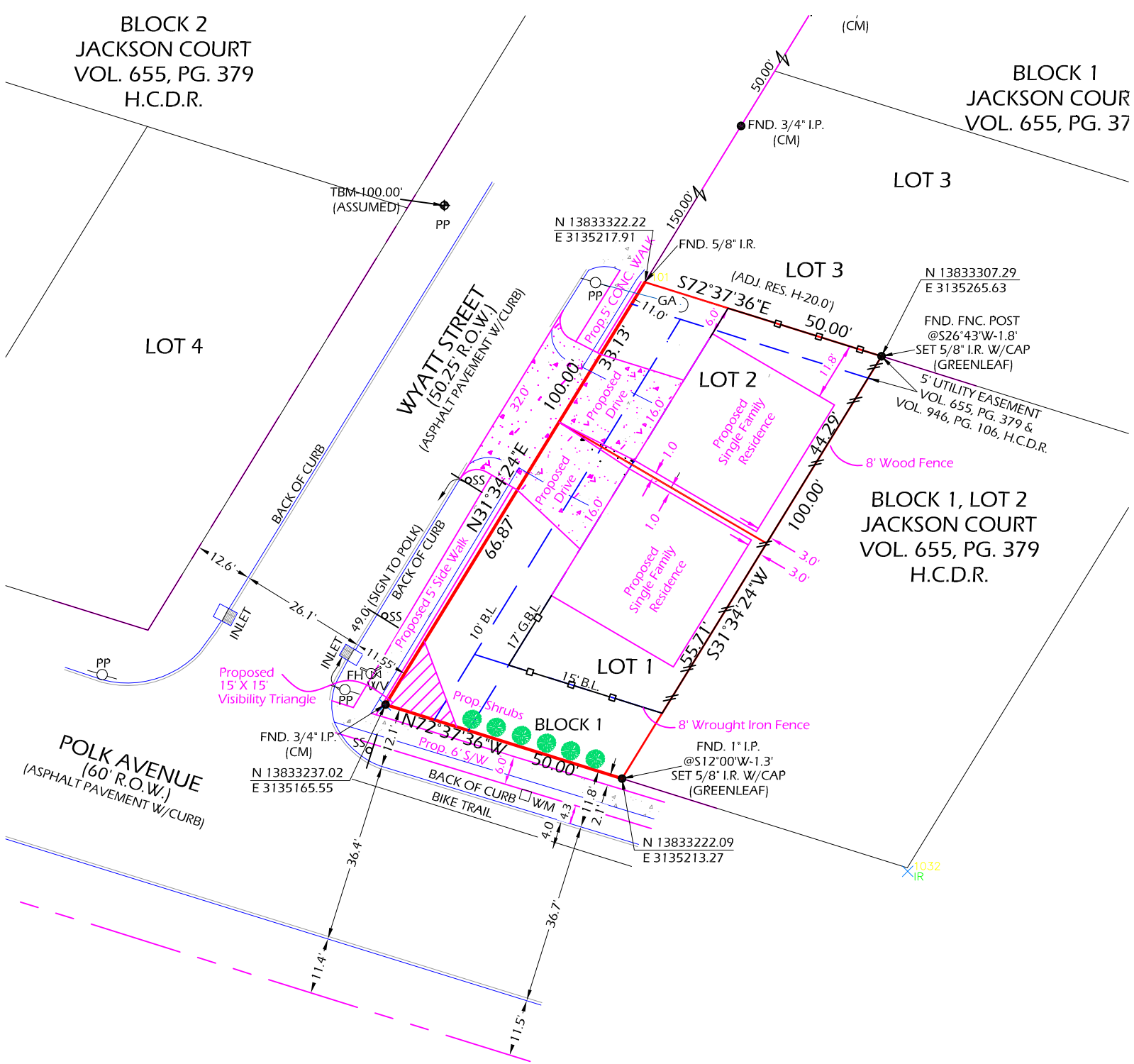
TBM 100.00'
(ASSUMED)

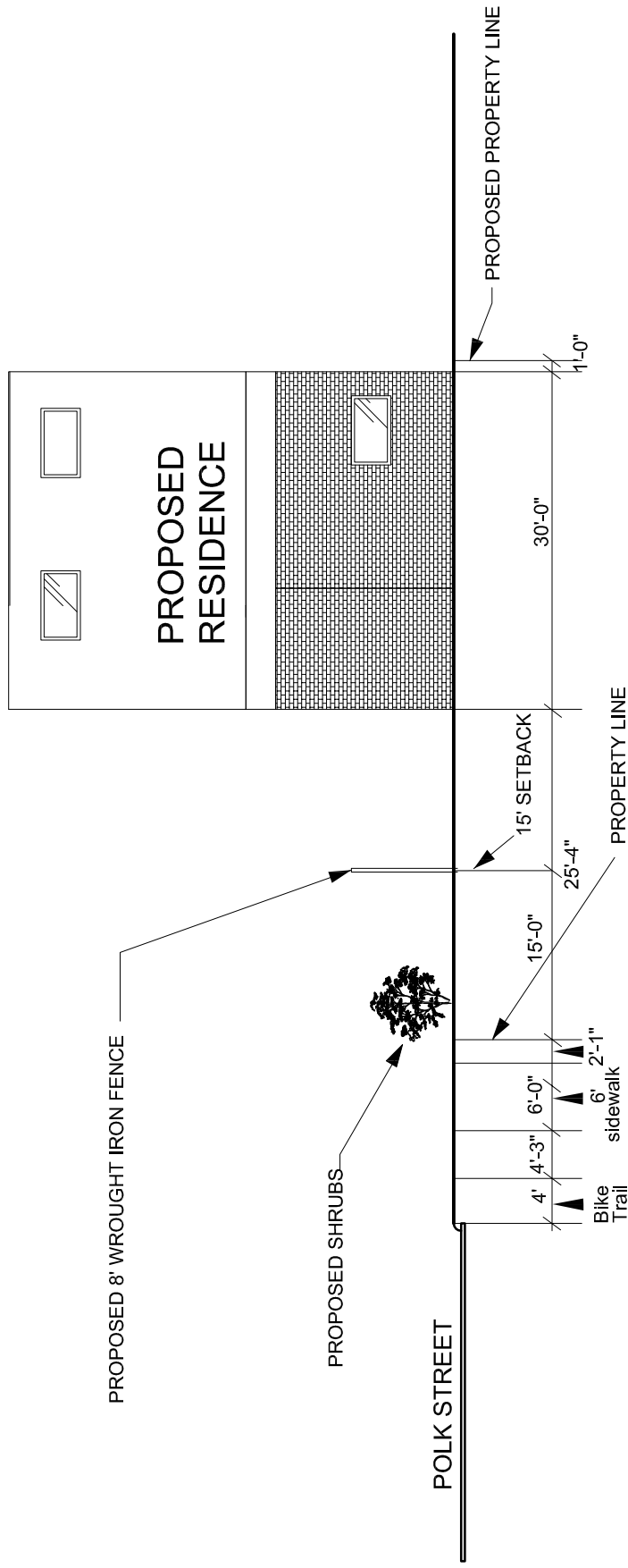
PP

LOT 4

BLOCK 1, LOT 2
JACKSON COURT
VOL. 655, PG. 379
H.C.D.R.

POLK AVENUE
(60' R.O.W.)
(ASPHALT PAVEMENT W/CURB)





6

PROFILE OF PROPOSED TOWNHOME POLK @ WYATT ST.

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



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 sought for a 15-foot building line on Polk Street, a major thoroughfare and a dual building line on Wyatt.

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

Jackson Court subdivision was platted in 1929 with 4 blocks and 74 lots. There are no building lines on the face of plat. Wyatt street is the most eastern ROW within the subdivision with 2 lots abutting Polk Street. All of the corner lots in Jackson Court that abut Polk Street front on Polk Street, except the subject property. Due to the orientation of the general area, lots within Jackson Court are parallelogram shaped lots, making the lot sides different lengths. Polk Street was originally platted as a 60-foot right-of-way with 36.7' paved section, curb and gutter and a 4' wide bike lane. Wyatt Street is one block and terminates at Stonewall Drive serving 23 lots. No Parking signs prohibit parking on the east side of Wyatt from Polk to 49 feet northward. There are 2 lots, 110.3 liner feet, from Wyatt to the eastern plat boundary. The remainder of the land to Hughes Street is commercial. The City of Houston Major Thoroughfare Plan (MFP) was adopted in 1942. Polk Street, from Chartres to Wayside was incorporated into the Major Thoroughfare Plan in _____. However, no updates for traffic counts for the aforementioned segments have been performed since 2009. Every segment of Polk, west of Scott through downtown were updated 2012, 2013 & 2014. Restrictive covenants per Vol 946, Page 106 HCDR were recorded June 11, 1926 with restrictions for "single family only" and 20' building line. The restrictions expired June 11, 1976. There have been no extensions or amendments filed with the Harris County Clerk in 40 years. With the estimated growth projections for City of Houston and aggressive inner-city development for many years, residences of Jackson Court, per City Planning records, have not taken advantage of the opportunity to make applications for Special Minimum Building Line or Special Minimum Lot Sizes. There are no Historical designations for Jackson Court subdivision nor any individual homes therein. Maria Martinez purchased the lot in 2004. She is proposing to replat Lot 1 to create 2 lots for single family residences for her and her son. Each lot will provide 2 off street parking spaces. The proposed development will front on Wyatt Street. The existing house is 2-story, 1568 square feet, 22' height with 2 entrances: 1st floor front door access and 2nd floor access via exterior staircase, with an attached garage. There is a 2-foot slope from the sidewalk to the structure, making it a higher elevation than all other lots on Wyatt. Per HCAD, of the 23 houses that front on Wyatt Street, 21 were constructed between 1927 and 1938, 2 constructed in 1960's and the subject lot in 1996. The existing façade of the subject lot is not consistent with the architectural design/elevations of the other 23 homes constructed in the 1930's. The proposed replat includes a 15-foot building line on Polk. 10'/17' building line on Wyatt and a 15-foot visibility triangle at the corner to Wyatt and Polk.

(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;

Per HCAD, the existing residential structure was constructed in 1996 with the attached garage parallel to the front of the house, creating a 2.5-foot encroachment on one side of the structure due to the odd shaped lot. According to the City of Houston MFP Major Thoroughfare and Freeway Plan Policy Statement amended 3-2015: Thoroughfares are those streets designed for fast, heavy traffic, and intended to serve as traffic arteries of considerable length and continuity throughout the community.... To maximize mobility, streets designated as Major Thoroughfares generally require a wide right-of-way, typically 100-feet, and are designed to accommodate dual multi-lane roadways. Collector Streets typically provide mobility and access to commercial, mixed use and medium to high density residential uses. Direct vehicular access to single family residential uses is not desirable. Street character may be based on context, ie: Urban or Suburban. These streets typically serve pedestrian, bicycle and local transit routes. Goods movement is limited to local deliveries only. In developed areas, these streets may serve as a main street in mixed use areas. Per the MTP, the section of Polk, from Lockwood to Hughes, has a downgraded 60-foot right-of-way, compared to 80-foot right-of-way for other sections. The segment of Polk, serves more as a Collector Street, from Lockwood to Hughes. The development would meet the requirement of a Collector Street. The development to the northern boundary of Jackson Court is a 25-acre cemetery with no access to Wyatt Street. This prohibits future additional vehicular impact on Wyatt Street. The development to the eastern plat boundary is a 64.75 industrial development. The majority of the commercial vehicles access Wayside, a major thoroughfare with 80' right-of-way. Per CIP 2016-2020, there are no plans to widen Polk Street.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing 60' right-of-way meets the Major Thoroughfare Plan requirement. The distance from the back of curb to the property line is 12.14' at the western corner and 11.8' at the eastern corner, thereby creating 27.14' feet & 26.8' respectively, from the paved section, exceeding 25' building line. The property is within the Loop 610 in an urban environment. The 10'/17' building line is more consistent with the existing building lines on Wyatt. A townhouse development with a 16' shared driveway and a 5-foot building line on Wyatt would create a development uncharacteristic of the neighborhood.

(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. There is no vehicular access to Polk Street. A 15' building line along Polk and a 15-foot visibility triangle will increase site line on Polk and Wyatt. The existing solid wood fence 4-feet from property line will be replaced with a wrought iron fence 15' from the property line on Polk and 10-feet from the property line on Wyatt. The proposed development will utilize the existing 24-foot curb cut. However, eight feet will be added to accommodate 2 – 2 car garages. This will not impede on the existing NO PARKING area designated on Wyatt. In addition to the 4-foot bike lane on Polk, the sidewalks will be widened from 4-feet to 6-feet for an improved pedestrian experience of 10 feet. The sidewalks along Wyatt will be widened to 5-feet in accordance with City Code. Additional shrubs and a 1.5" caliper tree will be planted along Polk. There will be no impact on traffic on Wyatt Street or Polk Street. Per PWE, Utility Analysis Section confirmed that the existing water line and existing sanitary lines in Wyatt and Polk have sufficient capacity to serve 1 additional residential unit.

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

Economic hardship is not the sole justification. The classification of the segment of Polk on the MTFP as a Thoroughfare when it functions as Collector street is the justification of the variance. The new single family residences will be an improvement to the neighborhood.

Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Melody Oaks partial replat no 17

Applicant: E. I. C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

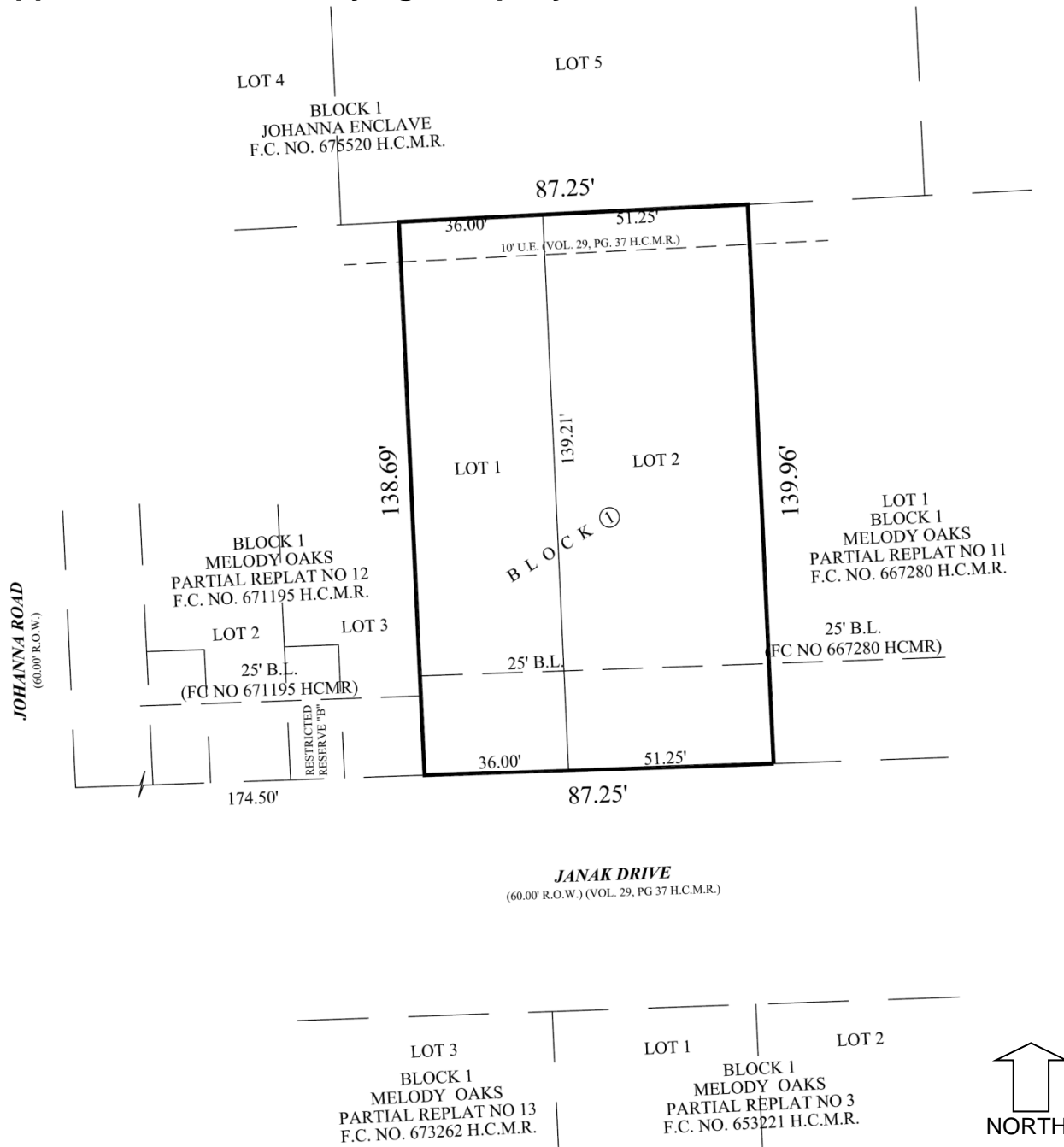
ITEM: 74

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Melody Oaks partial replat no 17

Applicant: E. I. C. Surveying Company



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 74

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Melody Oaks partial replat no 17

Applicant: E. I. C. Surveying Company



C – Public Hearings

Aerial

Houston Planning Commission

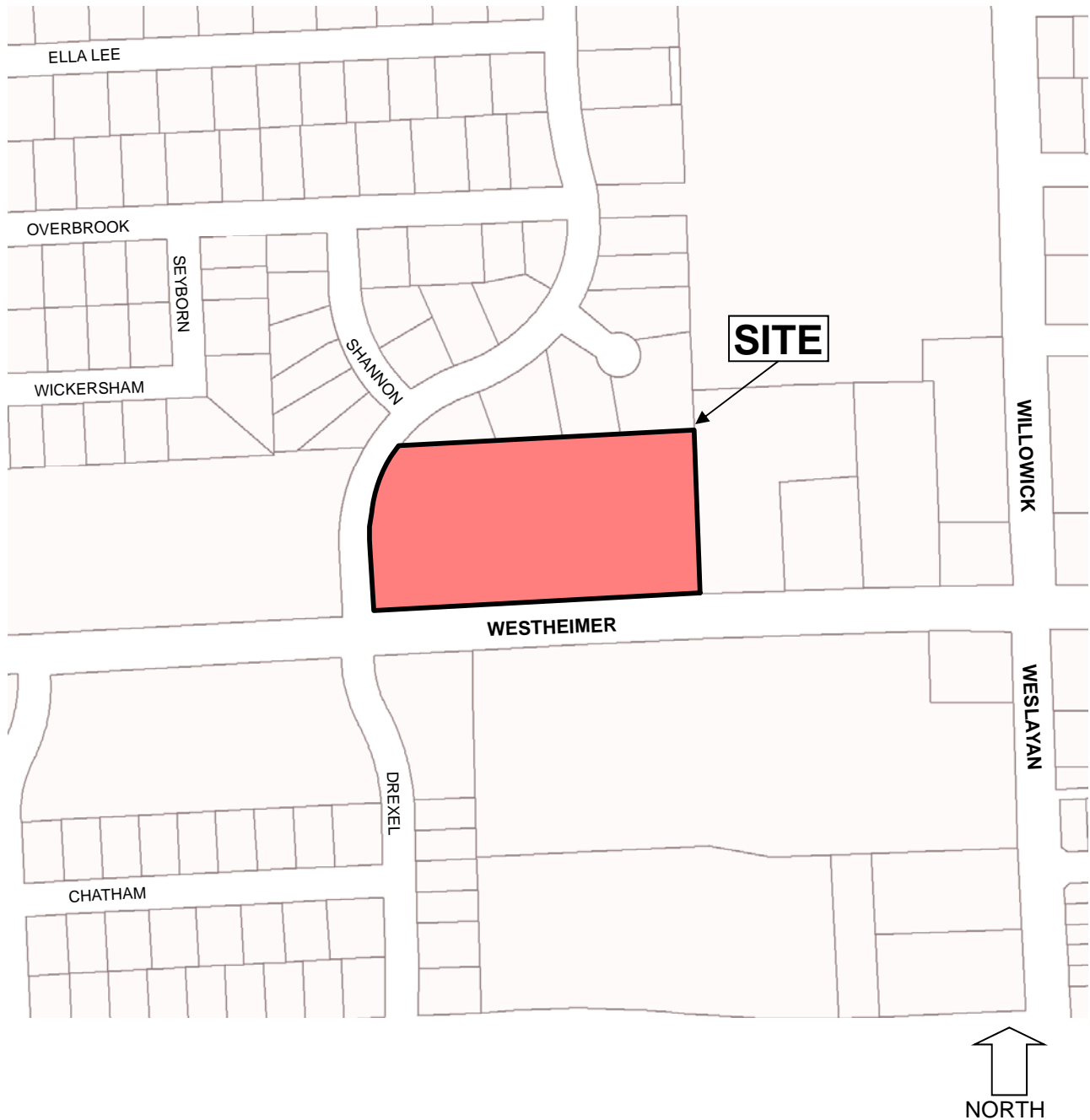
ITEM: 75

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

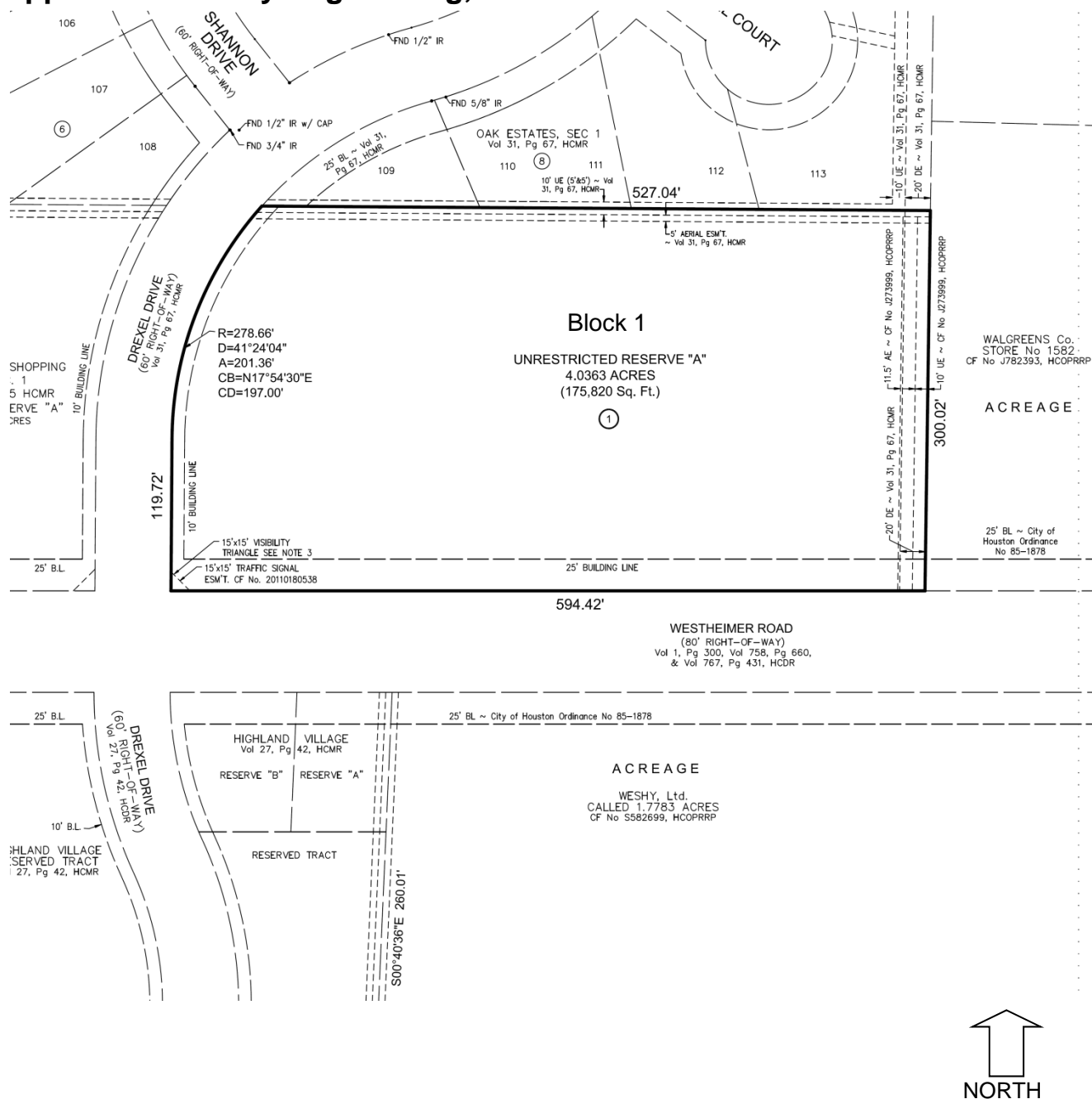
ITEM: 75

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Forest Sec 1 partial replat no 1

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Forest Sec 1 partial replat no 1

Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Oak Forest Sec 1 partial replat no 1

Applicant: RP & Associates



C – Public Hearings

Aerial

Houston Planning Commission

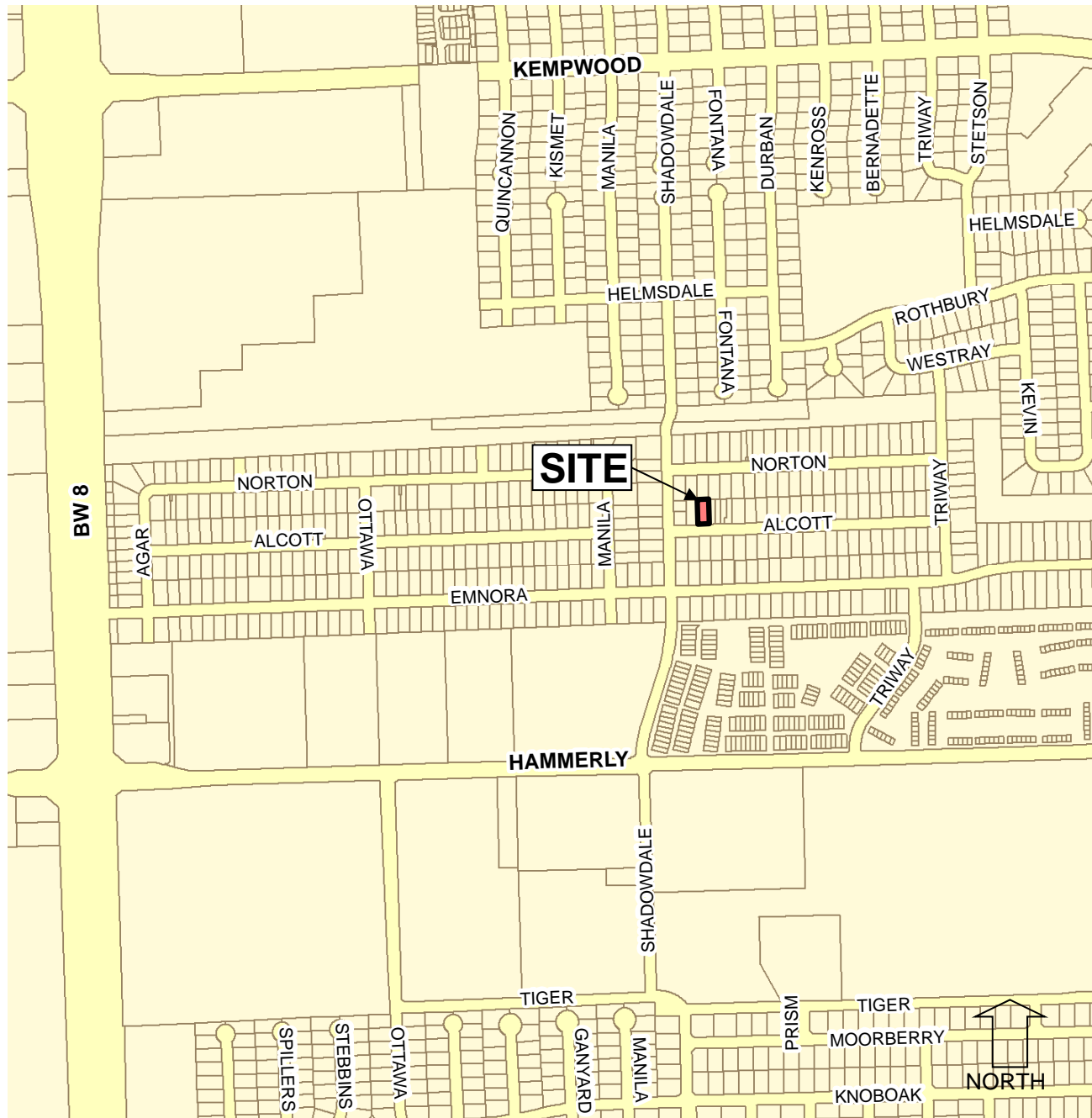
ITEM: 77

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Spring Branch Valley partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

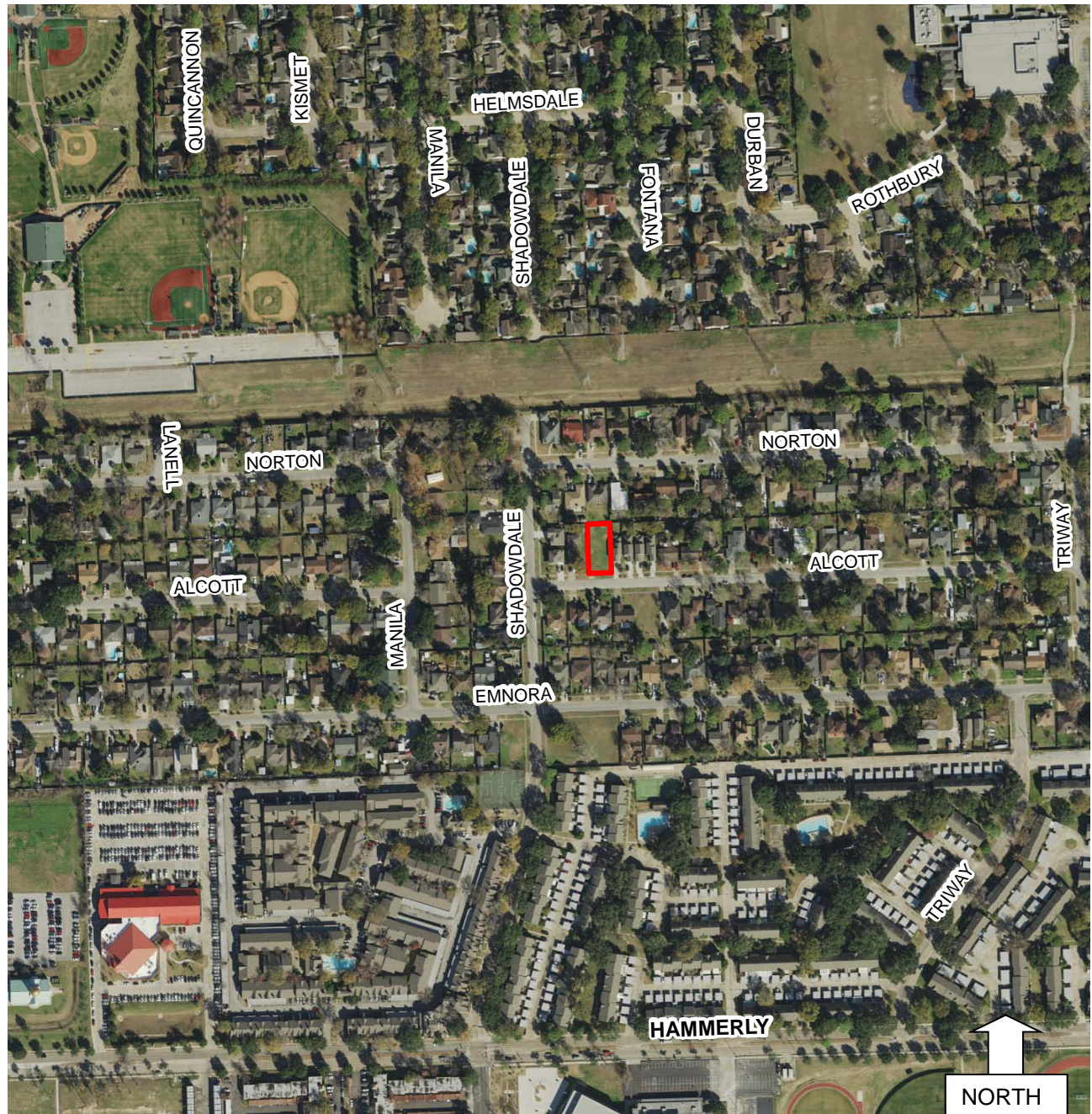
ITEM: 77

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Spring Branch Valley partial replat no 5

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial

Houston Planning Commission

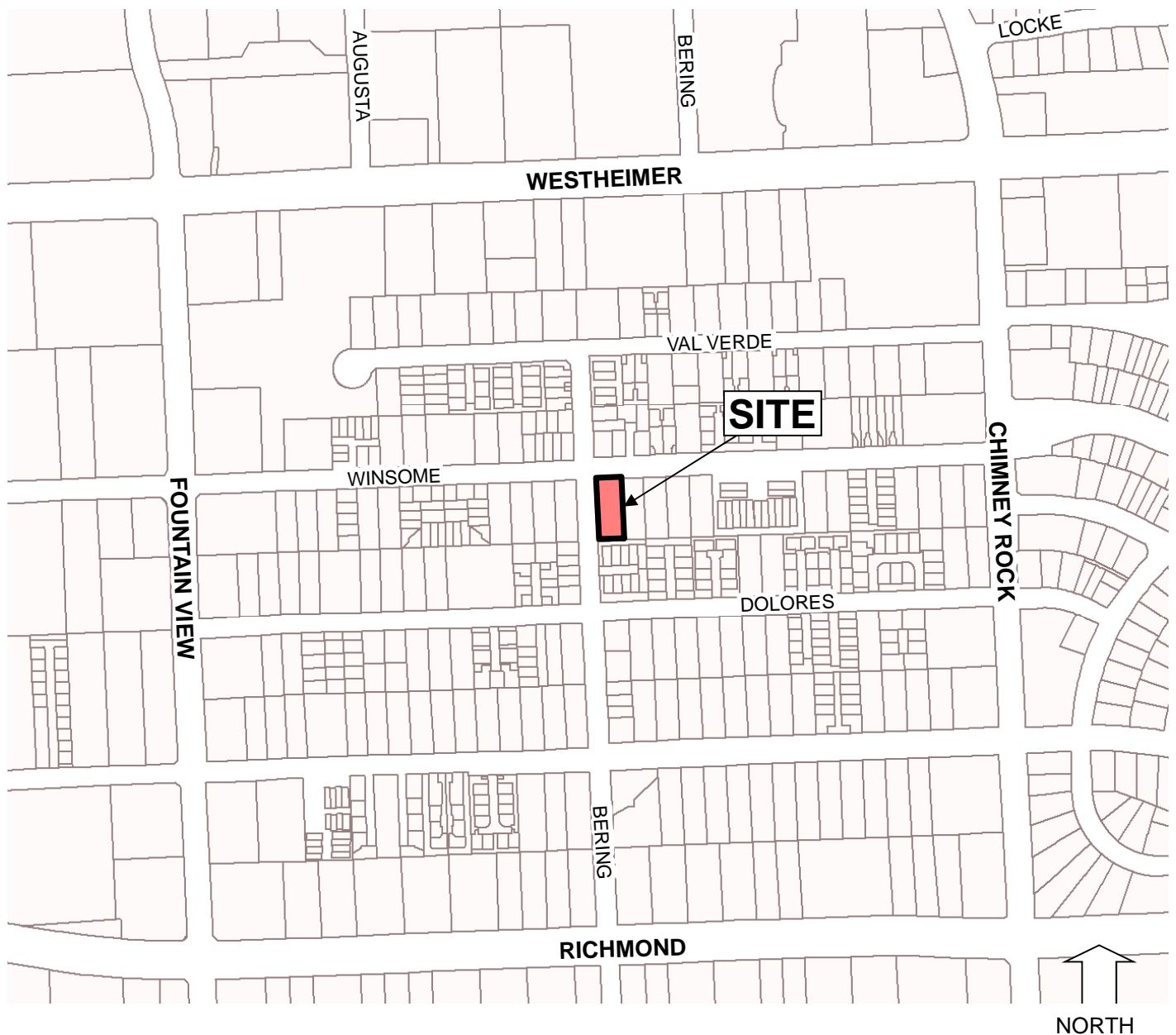
ITEM: 78

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Westheimer Estates partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

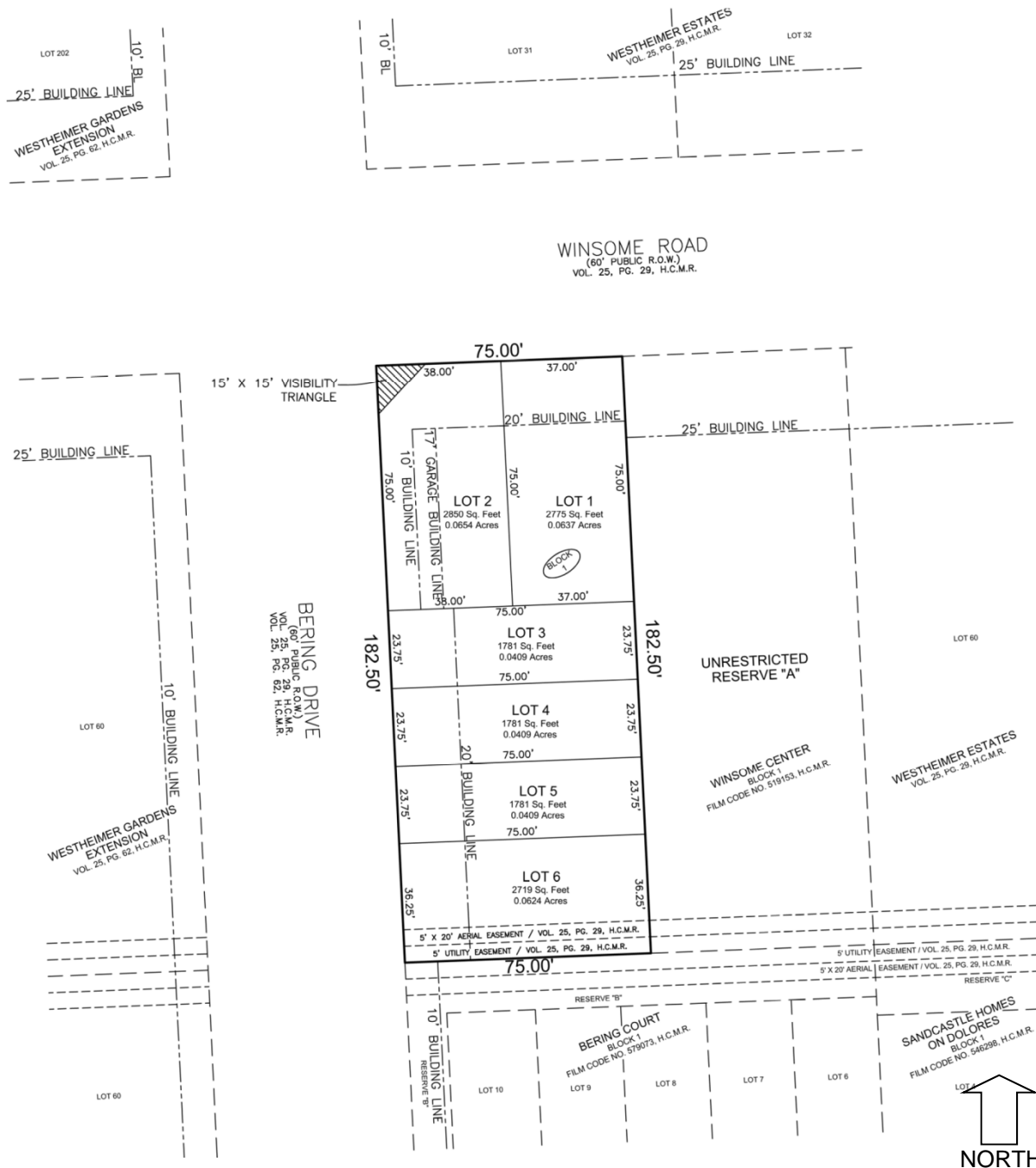
ITEM: 78

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Westheimer Estates partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

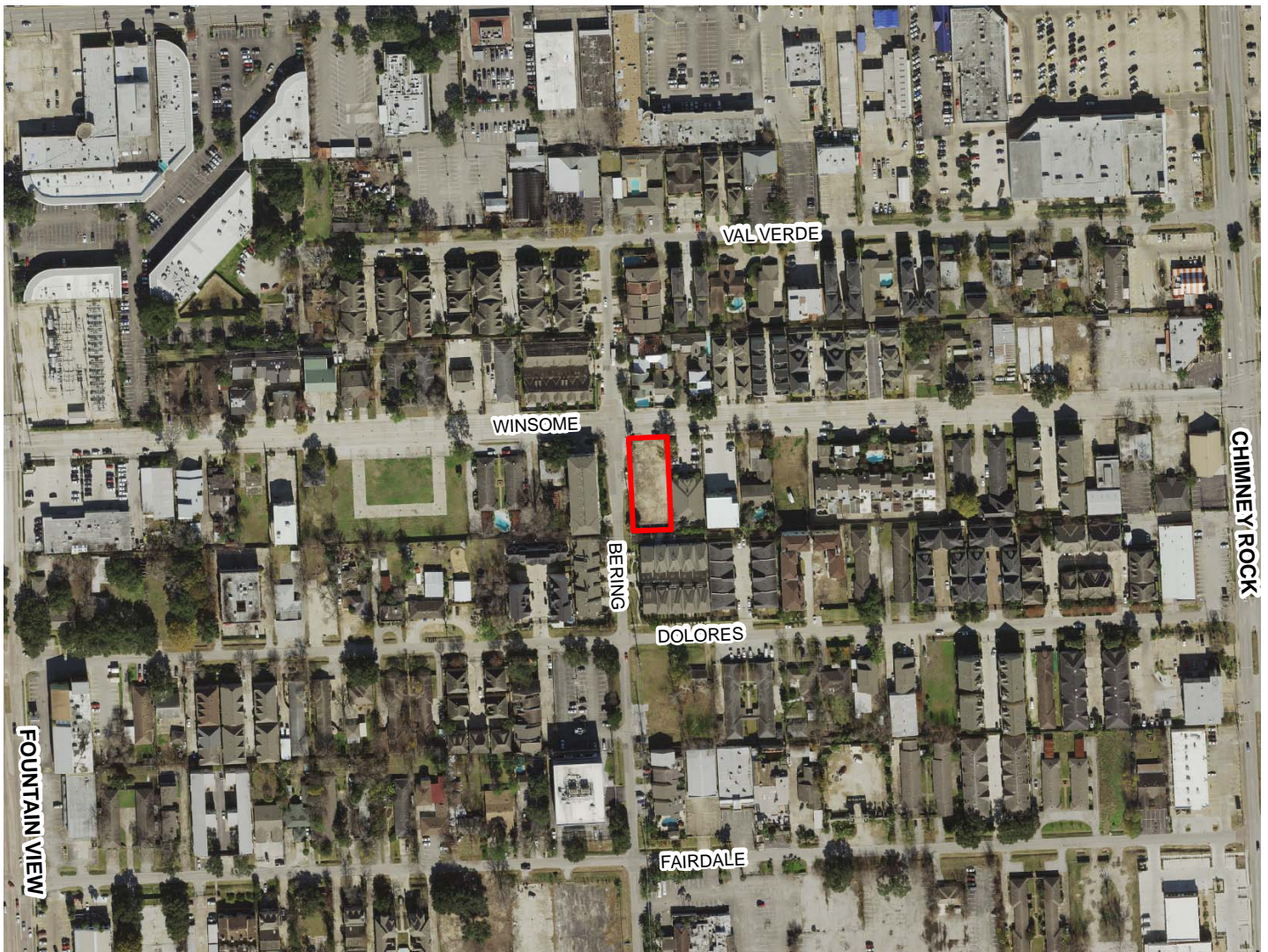
ITEM: 78

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Westheimer Estates partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date : 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church Central

Applicant: Bury, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church Central

Applicant: Bury, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

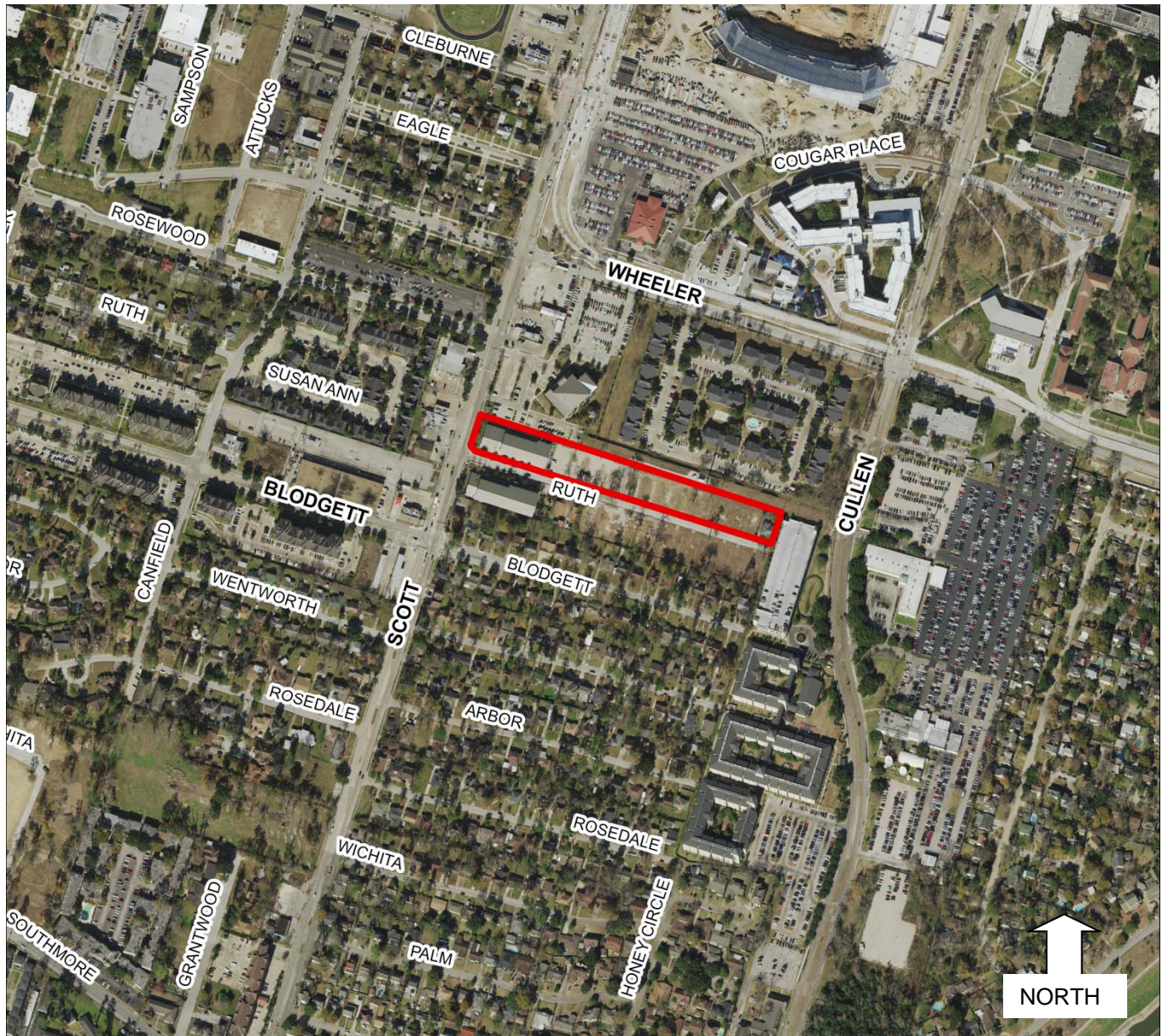
ITEM: 79

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church Central

Applicant: Bury, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

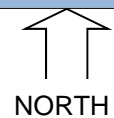
ITEM: 80

Planning and Development Department

Meeting Date : 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church South

Applicant: Bury, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

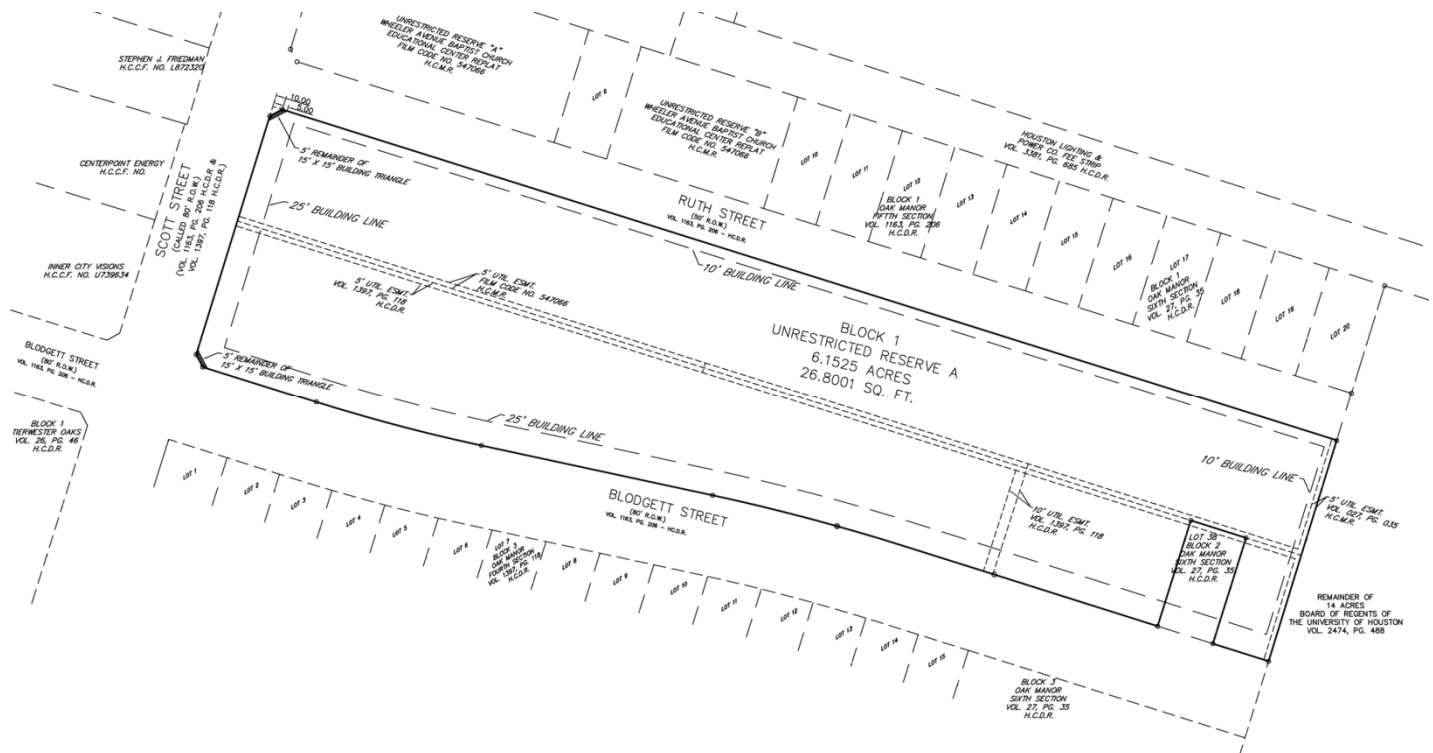
ITEM: 80

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church South

Applicant: Bury, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

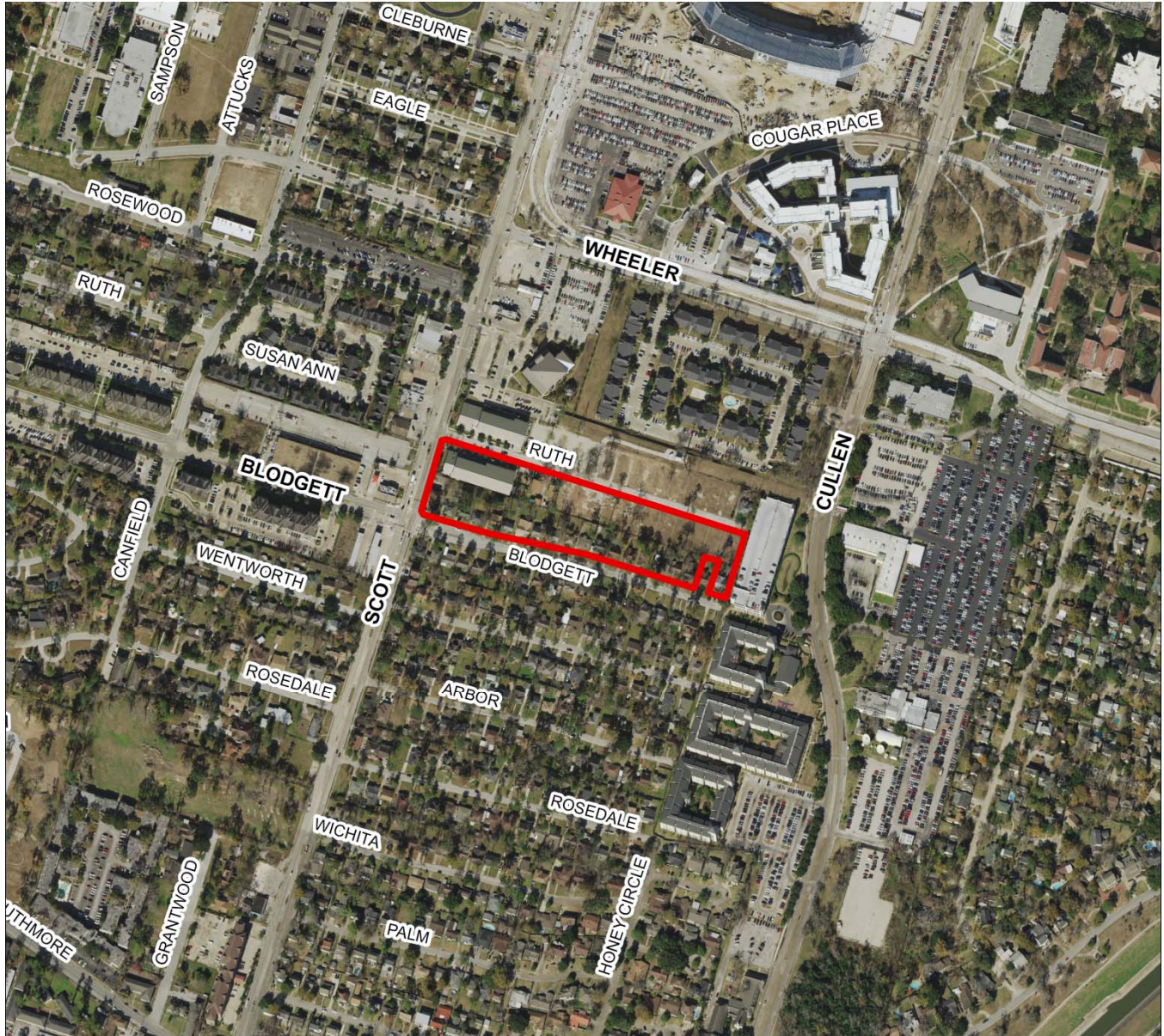
ITEM: 80

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Wheeler Avenue Baptist Church South

Applicant: Bury, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

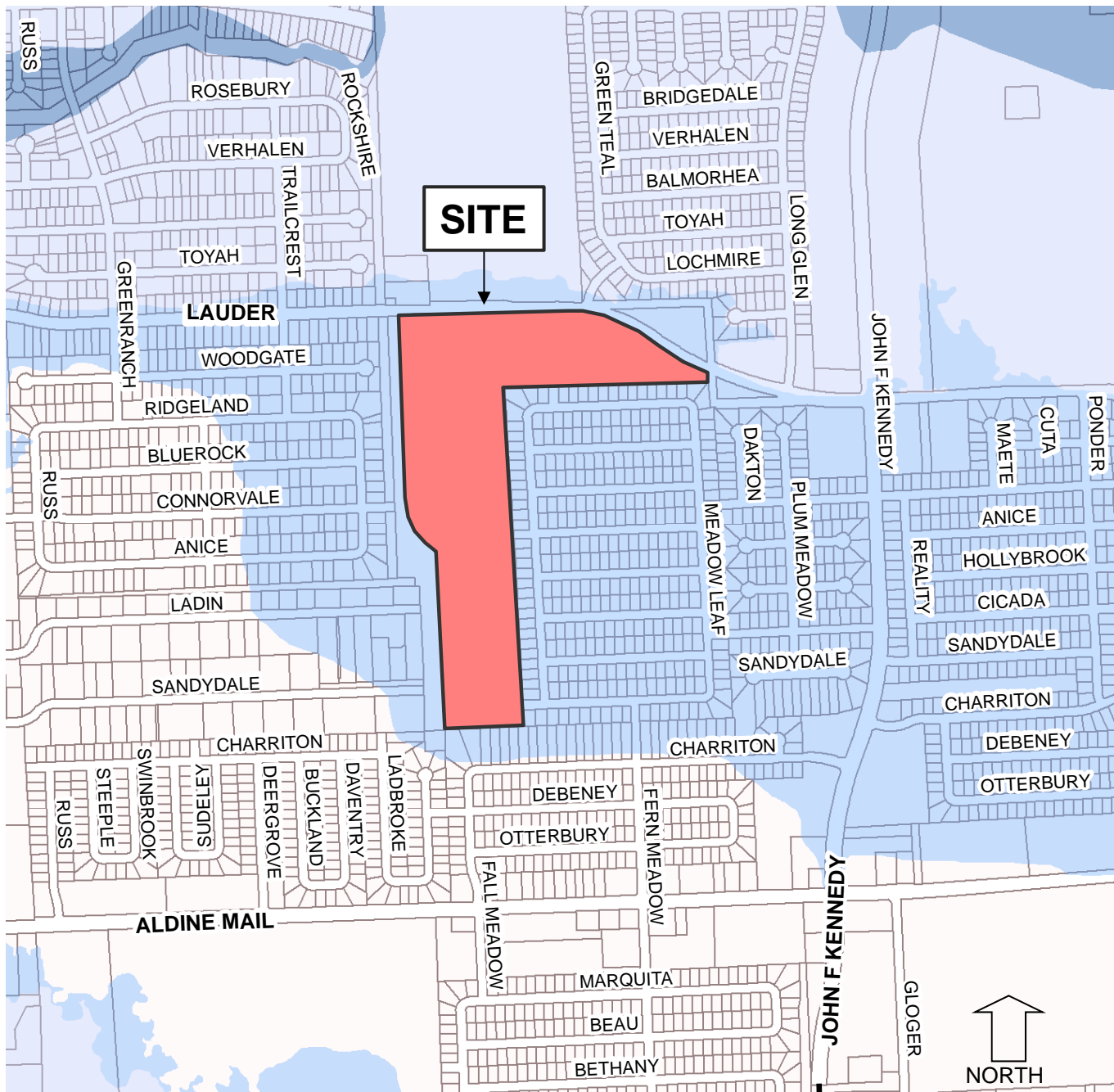
ITEM: 81

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Aldine ISD Lauder Road Elementary (DEF1)

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

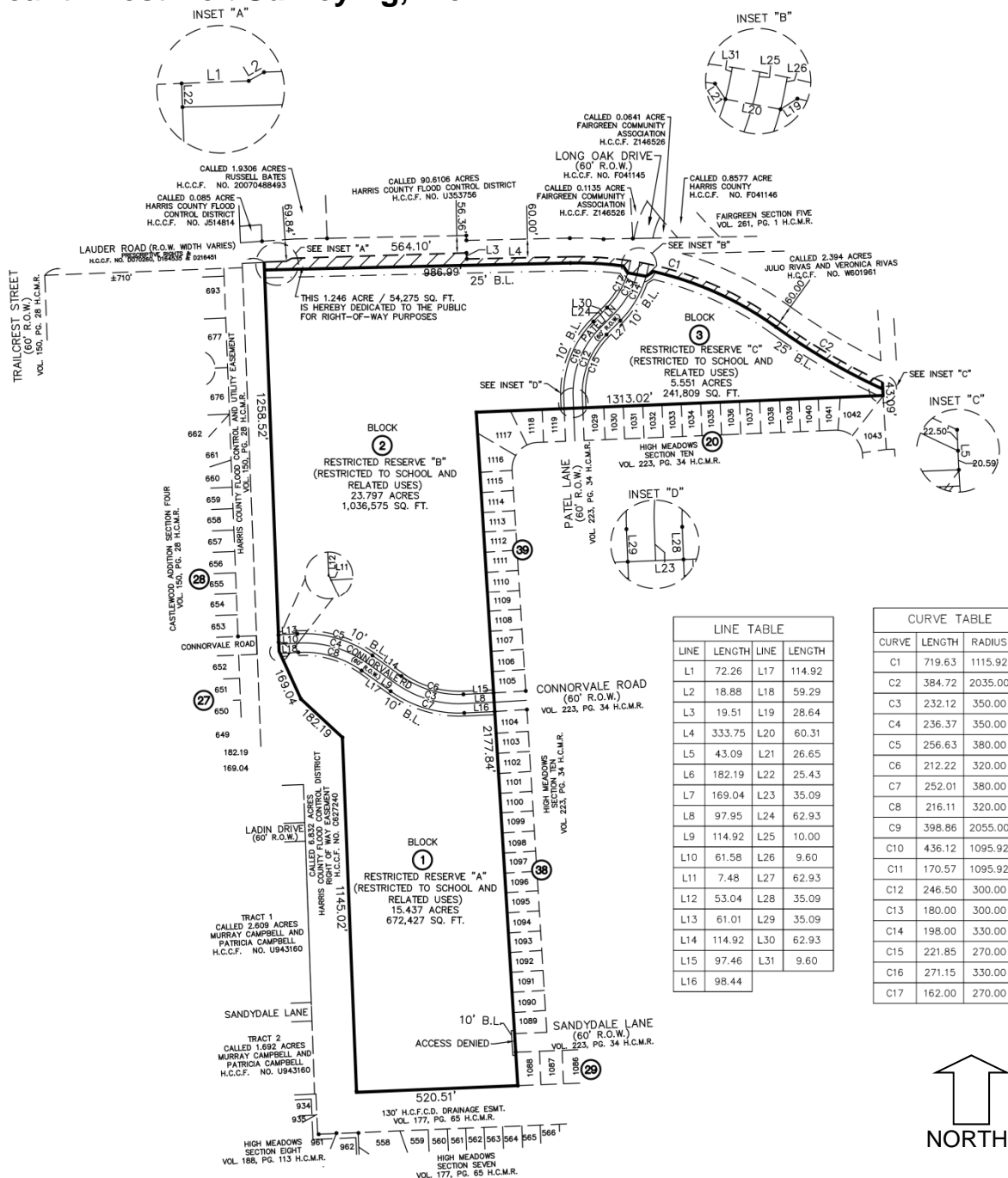
ITEM: 81

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Aldine ISD Lauder Road Elementary (DEF1)

Applicant: West Belt Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Aldine ISD Lauder Road Elementary (DEF1)

Applicant: West Belt Surveying, Inc.



D – Variances

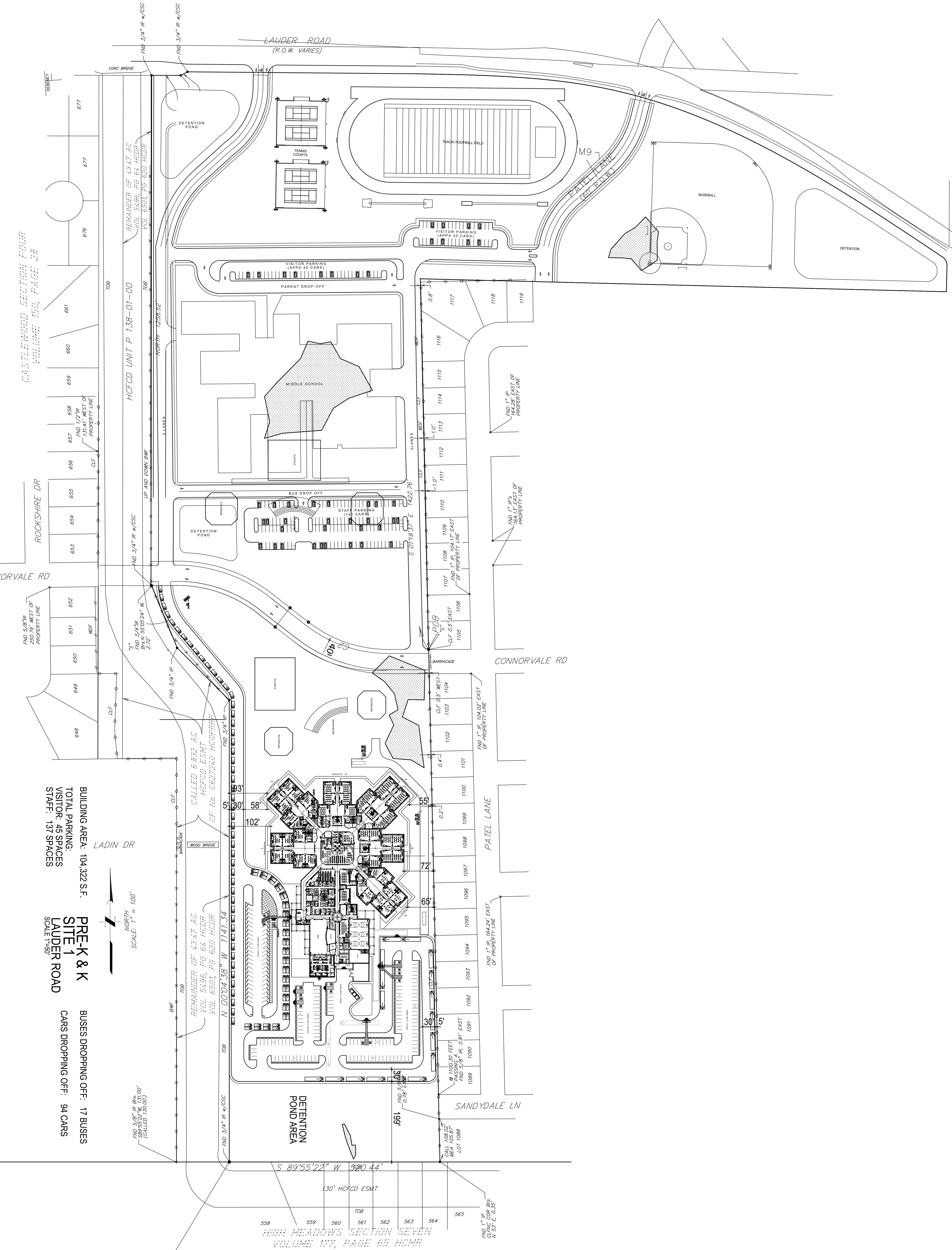
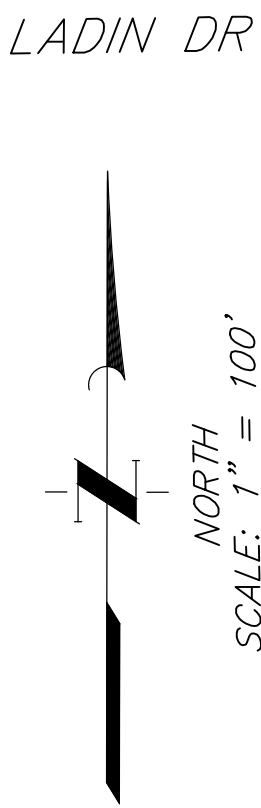
Aerial

BUILDING AREA: 104,322 S.F.
TOTAL PARKING:
VISITOR: 45 SPACES
STAFF: 137 SPACES

**PRE-K & K
SITE 1
LAUDER ROAD**

BUSES DROPPING OFF: 17 BUSES
CARS DROPPING OFF: 94 CARS

SCALE 1"=50'





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: 82

Planning and Development Department

Meeting Date: 06/23/2016

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

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

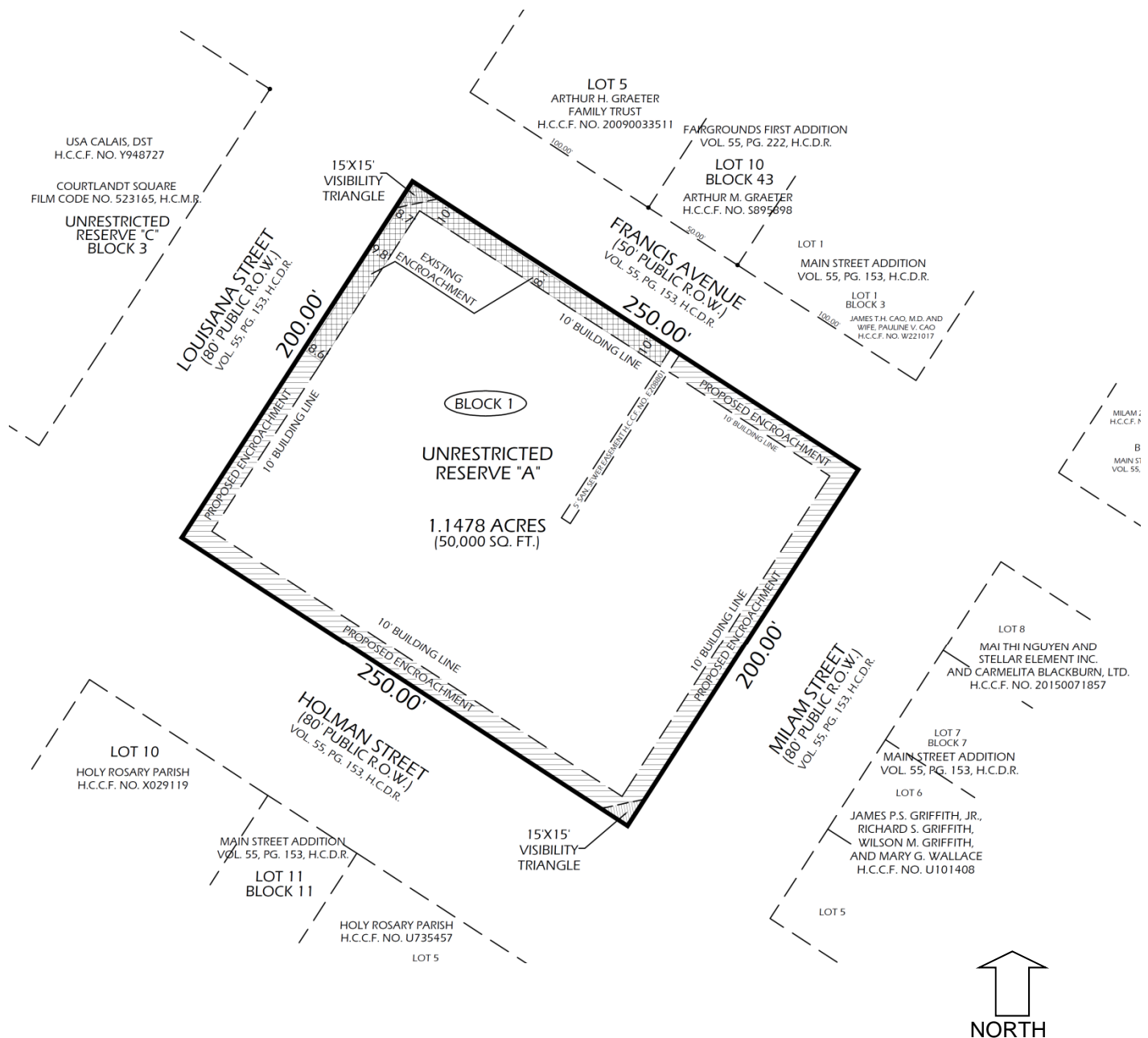
ITEM: 82

Planning and Development Department

Meeting Date: 06/23/2016

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

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 06/23/2016

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

Applicant: Owens Management Systems, LLC



D – Variances

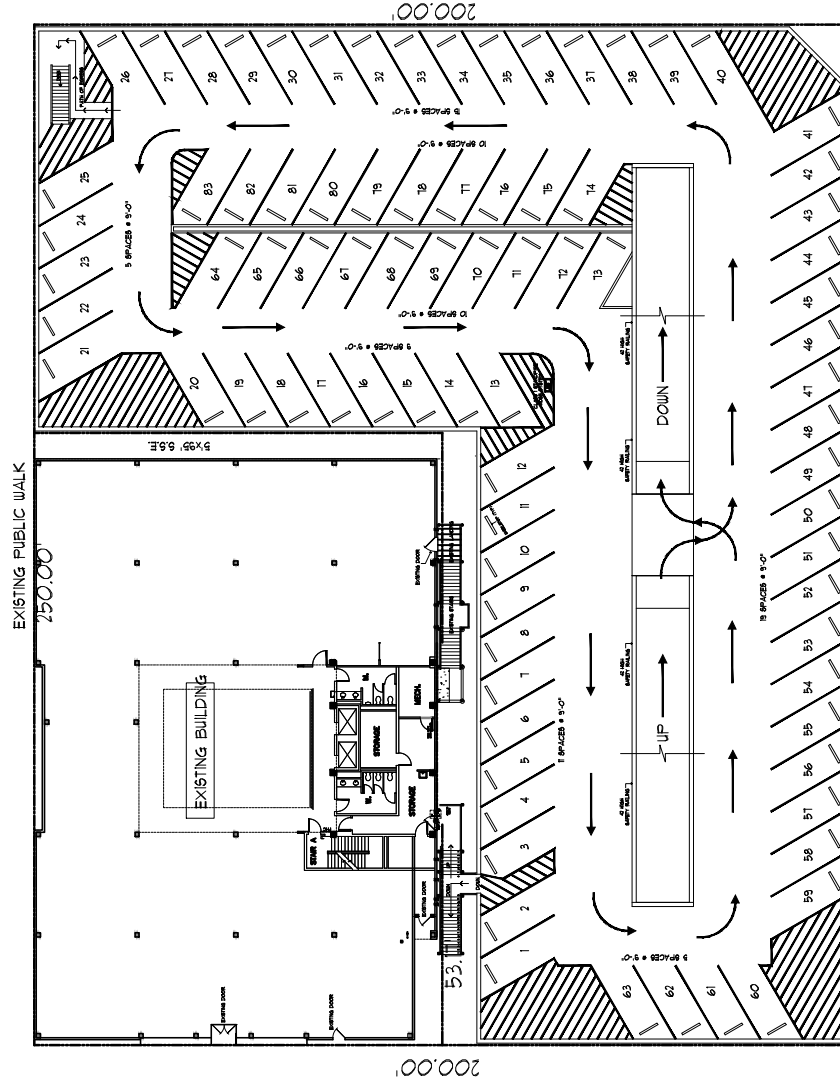
Aerial



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


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

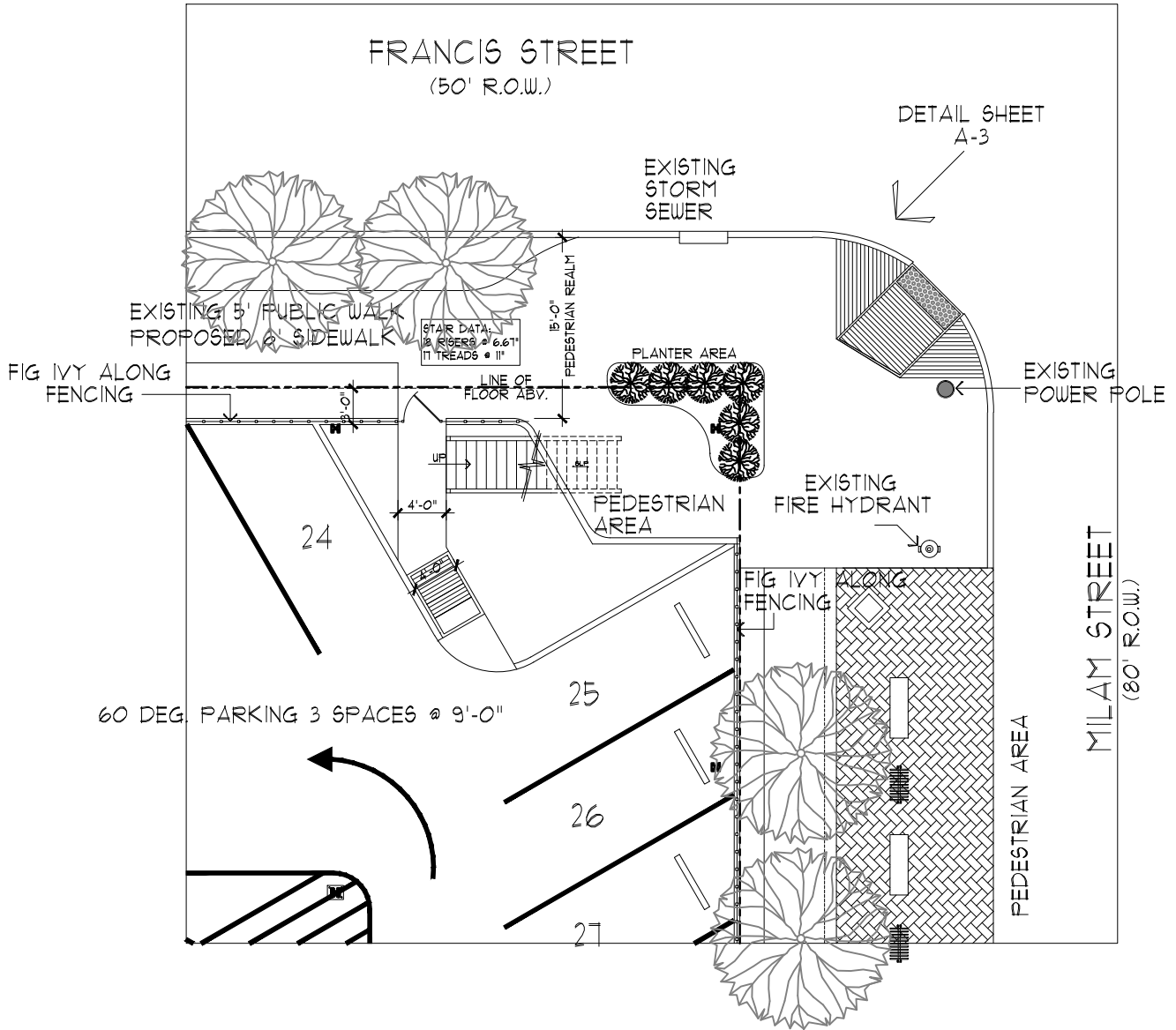
HOLMAN STREET
(70' R.O.W.)



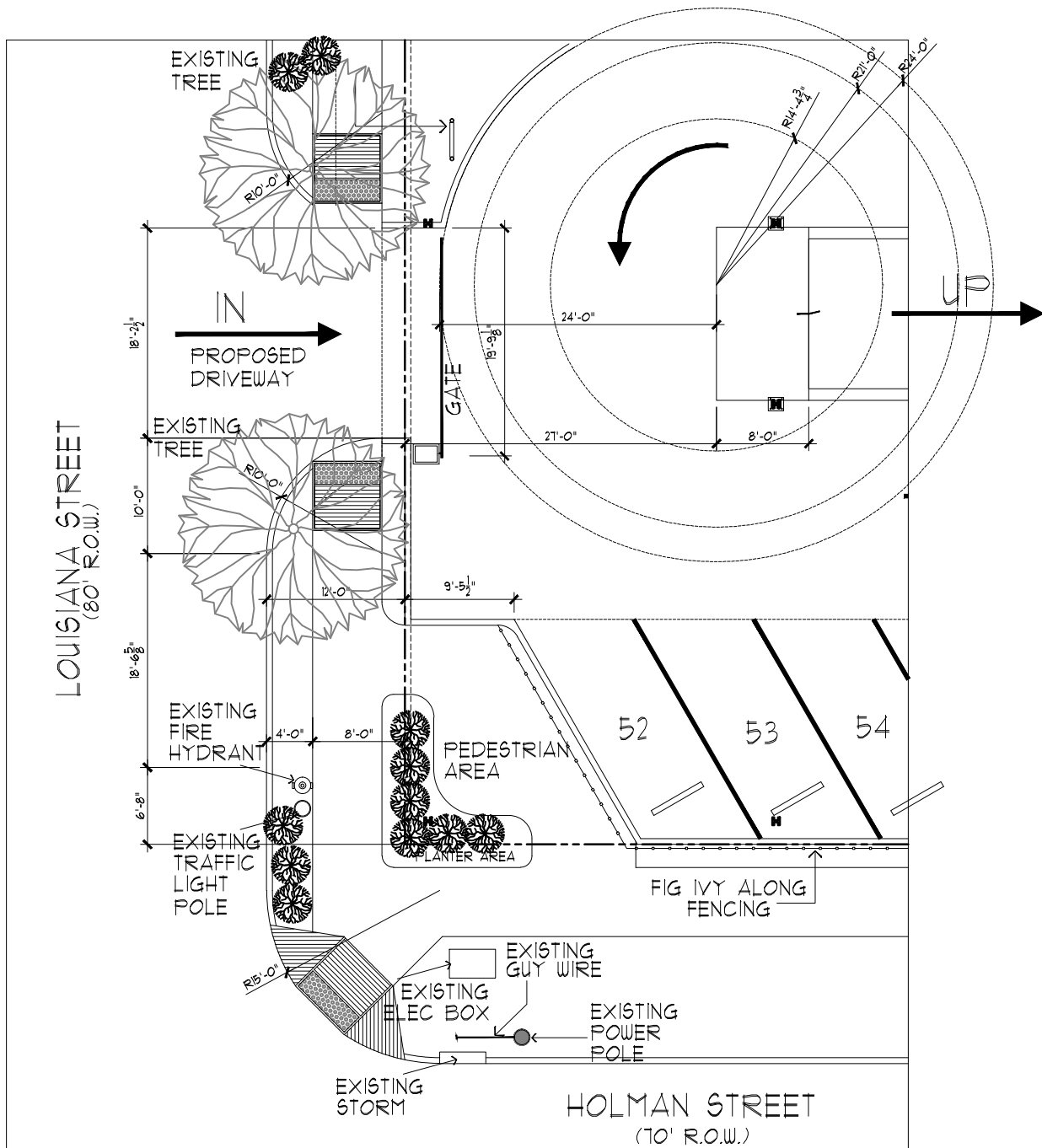
2 2ND LEVEL
SCALE: 24 x 36 - 0'-1" x 20'-0"

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

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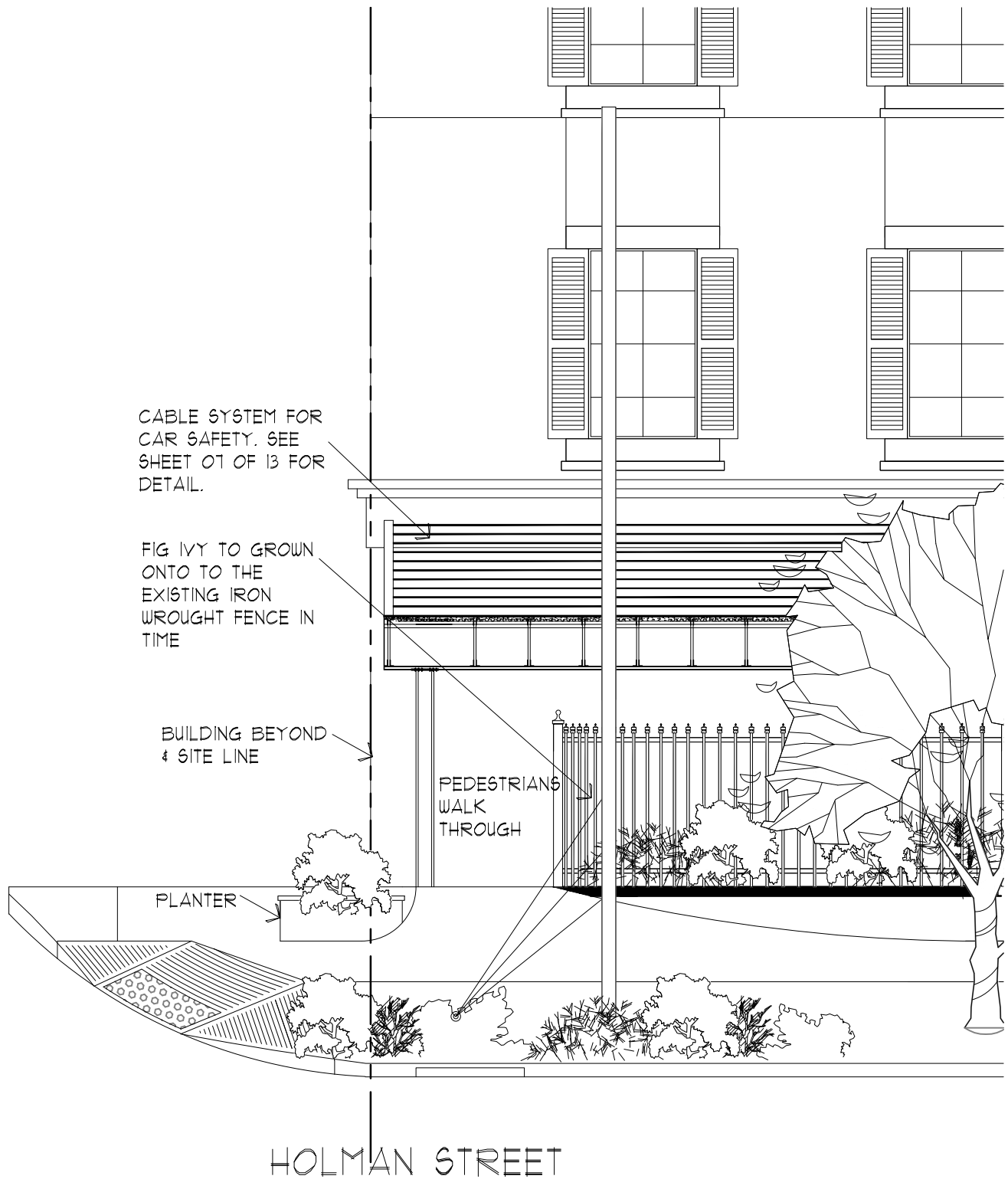


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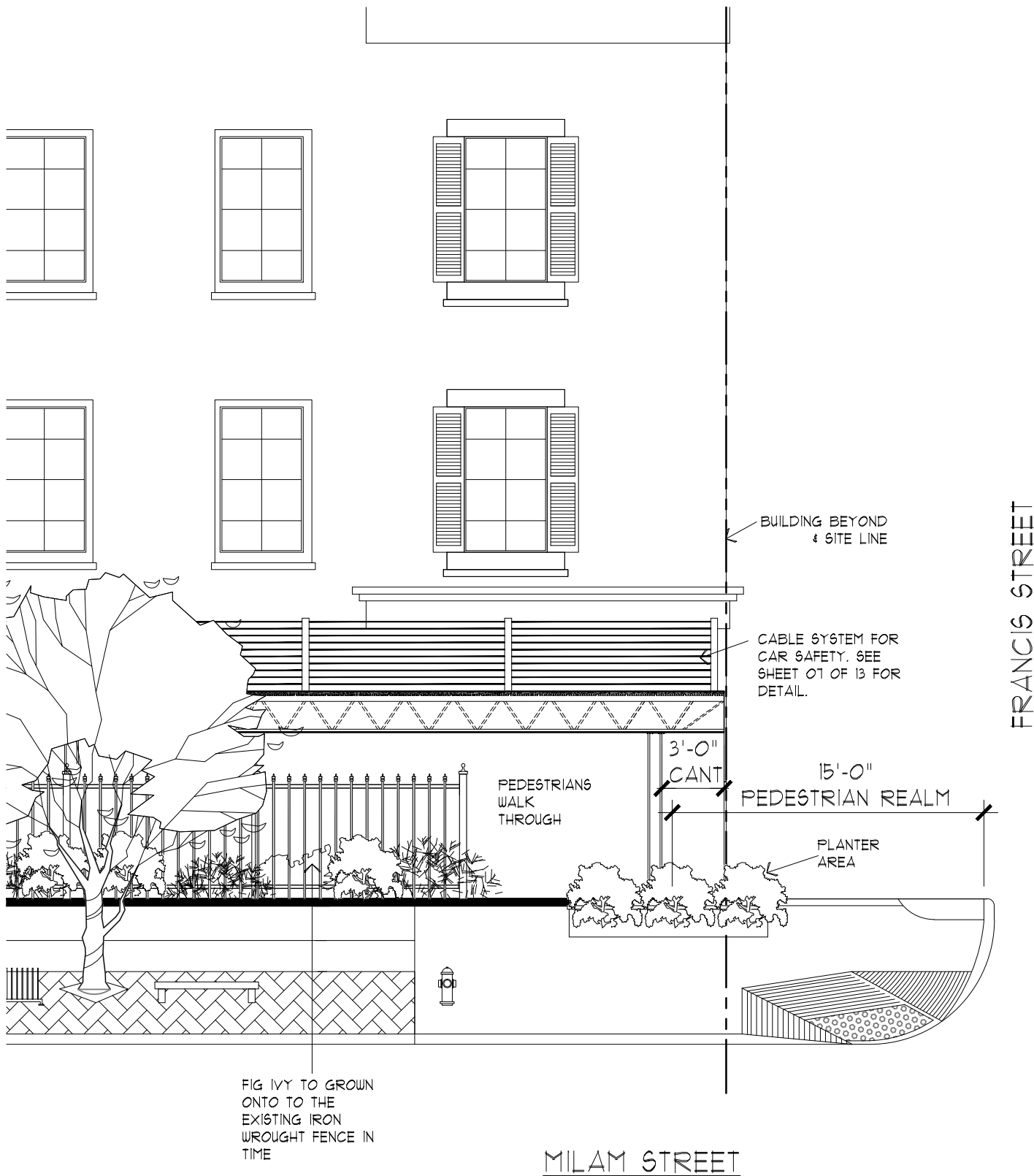
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LOUISIANA STREET



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	TITLE: 3401 LOUISIANA STREET		



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LOUISIANA STREET

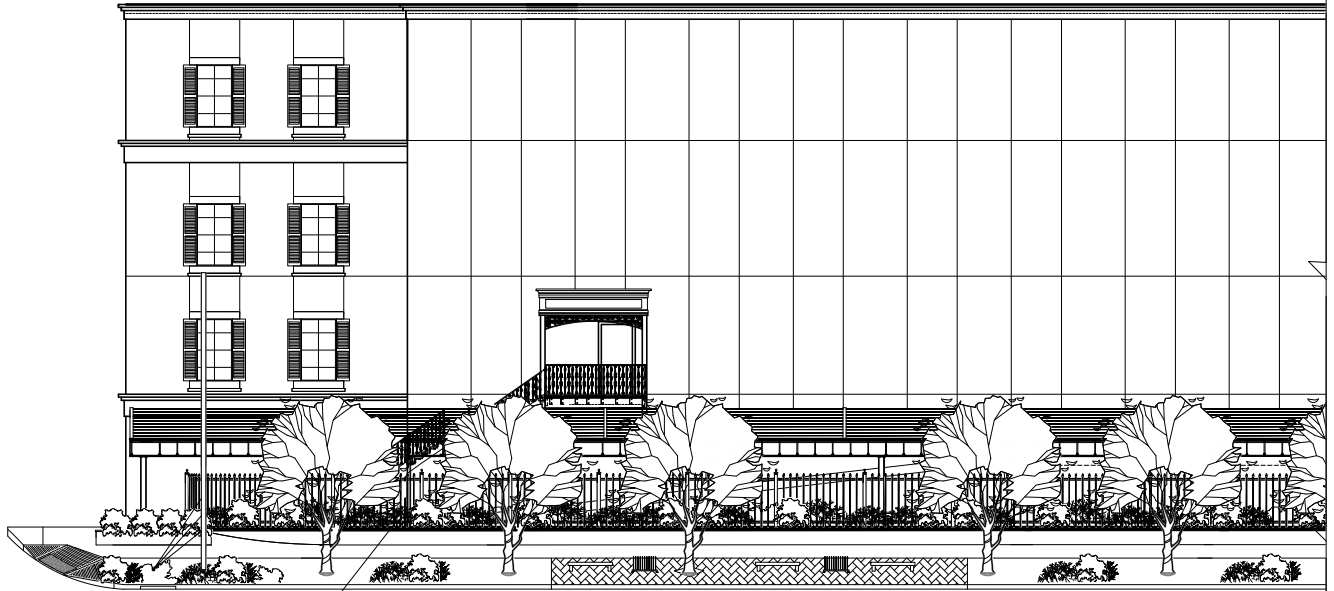


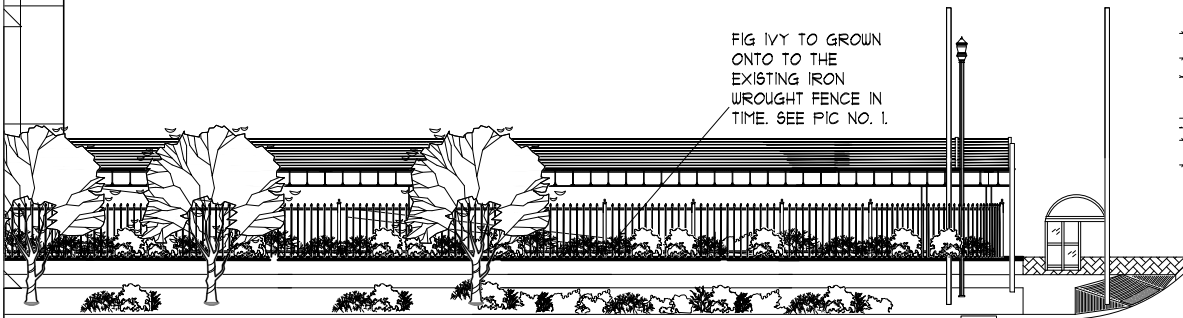
FIG IVY TO GROWN
ONTO TO THE EXISTING
IRON WROUGHT FENCE
IN TIME. SEE PIC NO. 1.

HOLMAN STREET



PIC NO. 1 (FIG IVY)

FIG IVY TO GROWN
ONTO TO THE
EXISTING IRON
WROUGHT FENCE IN
TIME. SEE PIC NO. 1.



HOLMAN STREET

MILAM STREET

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(713) 862-5600 OFFICE
(713) 869-2191 FAX
GREGBDC@COMCAST.NET

DATE:
6-15-2016

PLAN NO.:
PARKING GARAGE

TITLE:
3401 LOUISIANA STREET

MILAM STREET

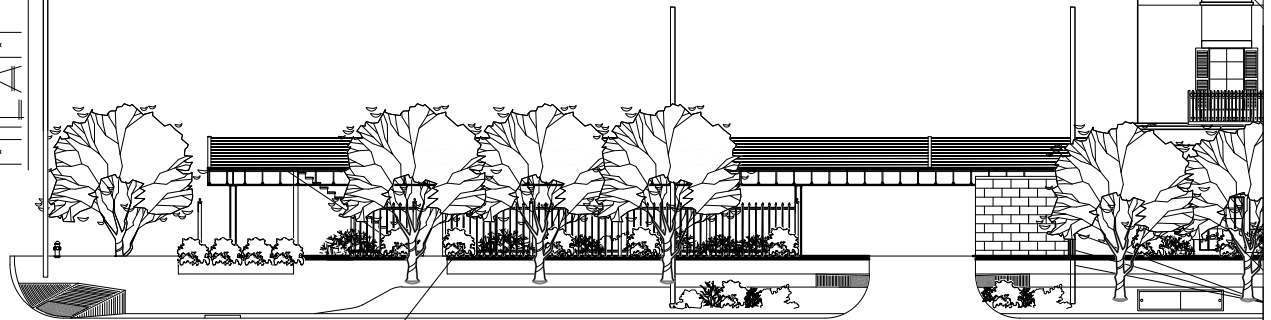


FIG IVY TO GROWN
ONTO TO THE
EXISTING IRON
WROUGHT FENCE IN
TIME

FRANCIS STREET



LOUISIANA STREET

FRANCIS STREET

NOTE: EXISTING CONDITIONS

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PLAN NO.: PARKING GARAGE
TITLE: 3401 LOUISIANA STREET

FRANCIS STREET



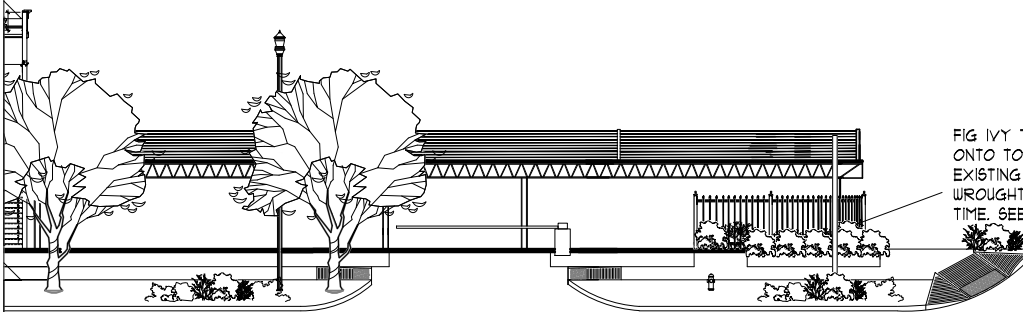
LOUISIANA STREET

NOTE: EXISTING CONDITIONS



PIC NO. 1 (FIG IVY)

HOLMAN STREET



LOUISIANA STREET

FIG IVY TO GROWN
ONTO TO THE
EXISTING IRON
WROUGHT FENCE IN
TIME. SEE PIC NO. 1.

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HOLMAN STREET



FRANCIS STREET

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GREGBDC@COMCAST.NET

DATE: 6-15-2016 PLAN NO.: PARKING GARAGE

TITLE: 3401 LOUISIANA STREET



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 sought for a dual building line along Louisiana and Francis street.

Chapter 42 Section: 150

Chapter 42 Reference:

An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter.

Statement of Facts

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

The proposed development is the bounded by Louisiana, Holman, Francis and Milam Streets, 50,000 sf block, all within the street exception area. The property is located one block from the off-ramp of Louisiana from Spur 58. The existing structure, 4 story office, 46,500 sf building at the corner of Louisiana and Francis and a single-story building at the corners of Holman and Louisiana. Both are constructed on a zero building line. Both are exempt from the 10' building line requirement. There are existing 4-foot sidewalks along Louisiana and in front of the building on Francis 5-foot sidewalks from the parking lot entrance to Milam and along Milam Street. Recent improvements along Holman Street include 6-foot sidewalks. Louisiana one-directional north, 80' ROW with 54.4' feet paved section with Metro bus isle with No Parking, Distance from back of curb to property line is 11.6'. Francis, two directional -50- ROW with 27.1' paved section. No parking is allowed on the north side of Francis. Two commercial parking meters are located from Louisiana to entrance of Bienville Building. Distance from back of curb to property line along surface Milam – one-directional south, 80' ROW with 50' paved section, 5' sidewalks and No Parking along west side of street. Distance from back of curb to property line is 20.3'. Holman – two-directional, 80' ROW with 29.2' paved section and 6' sidewalks. Distance from back of curb to property line is 18.5'. The owner is proposing a t2-level parking garage to serve the patrons and owner so Midtown. The second level will have pulled cable to secure vehicles.

(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 a result of a hardship created or imposed by the applicant. The vision for Midtown to make create an environment where residents live, work and play created a need for parking. Under the tenure of Bob Litke, City Planning Director, an agreement was brokered to allow the surface parking lot, owned by Republic Insurance Co. which served the Palm Court & Bienville Buildings, to be converted to a 2 story multi-level parking garage with 380 spaces serving the Calais, 356 unit multi-family development .80 spaces were to be reserved for use by Bienville and Palm Court. However, the reality is Calais Apartment tenants occupy all of the spaces with additional on-street parking along the west side of Louisiana. The Bienville Building was remodeled for commercial office use. The existing surface parking lot, serving the Bienville and Palm Court buildings has 95 parking spaces. As development progresses in Midtown, the need for parking increases. The proposed 2-story parking garage will create 66 additional parking spaces. The design for the garage includes a ramp to the second level. The ramp is located on the Louisiana side of the development. An additional 2.5 feet dedication on Louisiana will cause a steep slope thereby creating an unsafe garage. The existing light poles and utility in ROW along Louisiana prohibit wider sidewalks.

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

The development is within the Exception Area. Louisiana Street is a major thoroughfare, but not a Type A street. The proposed development meets the 80-foot right-of-way requirement. The existing on-story structure at the corner of Holman and Louisiana, constructed on a zero building line, will be demolished allowing for a 15' x 15' visibility triangle. To improve pedestrian friendly environment, a portion of the corner will be open for pedestrian traffic. There are new improved ADA sidewalks at the corners for Holman and Louisiana as part to the Midtown TIRZ improvement project. Midtown TIRZ improvements along Milam include 6' sidewalks.

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

The development is within the Exception Area. Louisiana Street is a major thoroughfare, but not a Type A street. The proposed development meets the 80-foot right-of-way requirement. The existing on-story structure at the corner of Holman and Louisiana, constructed on a zero building line, will be demolished allowing for a 15' x 15' visibility triangle. To improve pedestrian friendly environment, a portion of the corner will be open for pedestrian traffic. There are new improved ADA sidewalks at the corners for Holman and Louisiana as part to the Midtown TIRZ improvement project. Midtown TIRZ improvements along Milam include 6' sidewalks.

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

The justification is to provide safe parking for patrons in the Midtown District which has greater enhancement and meets a greater need than 2.5 feet of pedestrian realm.

Houston Planning Commission

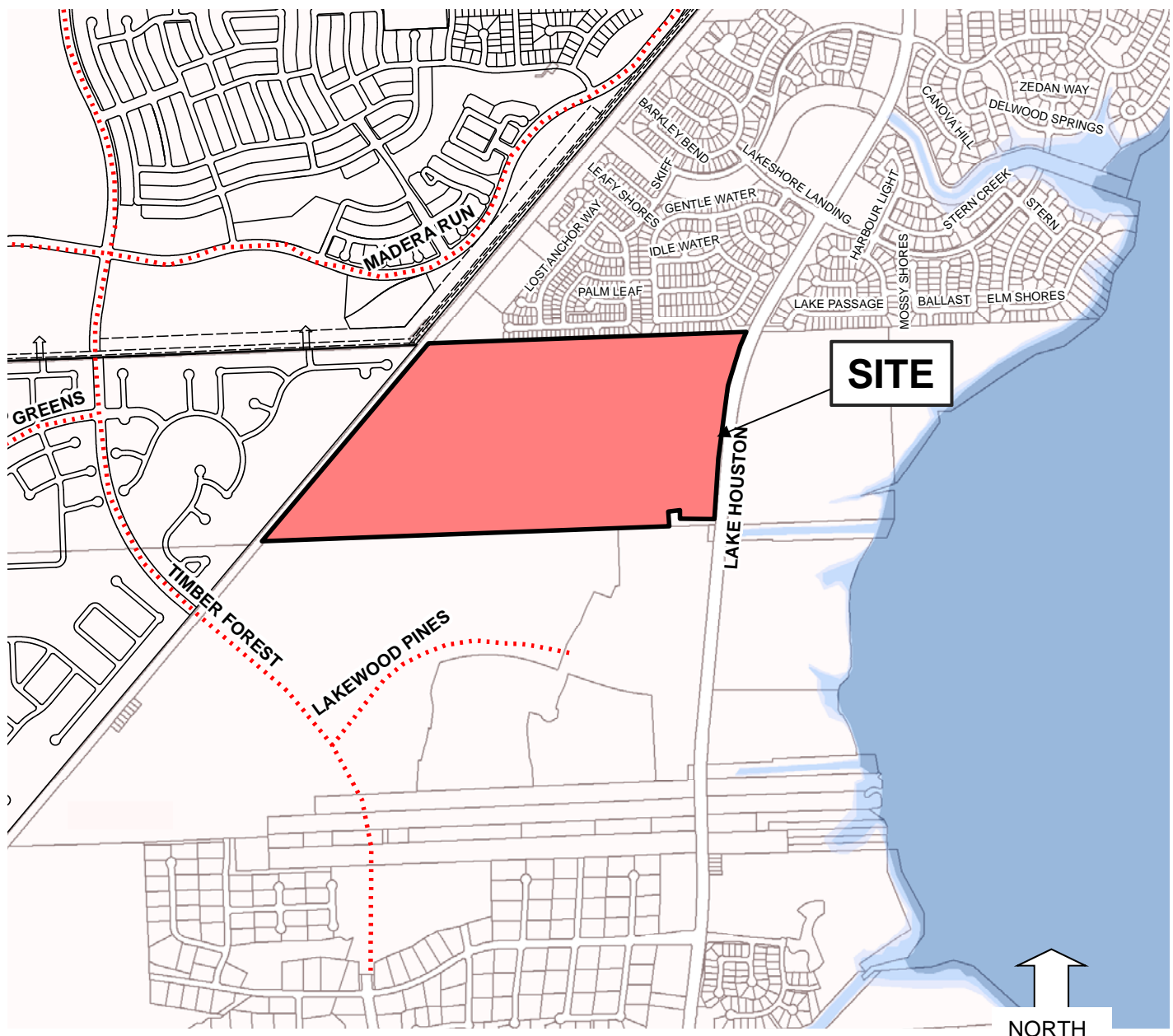
ITEM: 83

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Humble ISD Multi School Site (DEF2)

Applicant: Jones | Carter- Woodland Office



D – Variances

Site Location

Houston Planning Commission

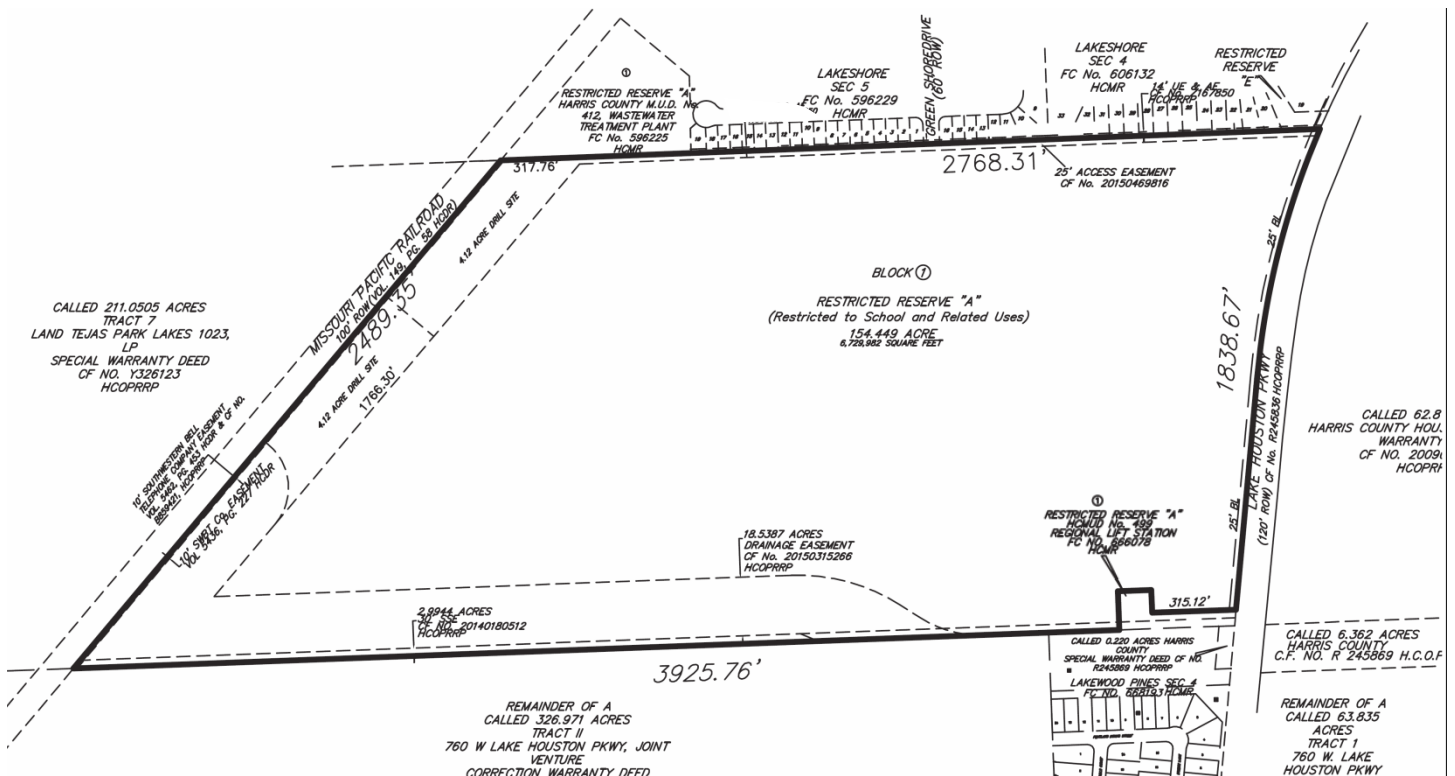
ITEM: 83

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Humble ISD Multi School Site (DEF2)

Applicant: Jones | Carter- Woodland Office



D – Variances

Subdivision

Houston Planning Commission

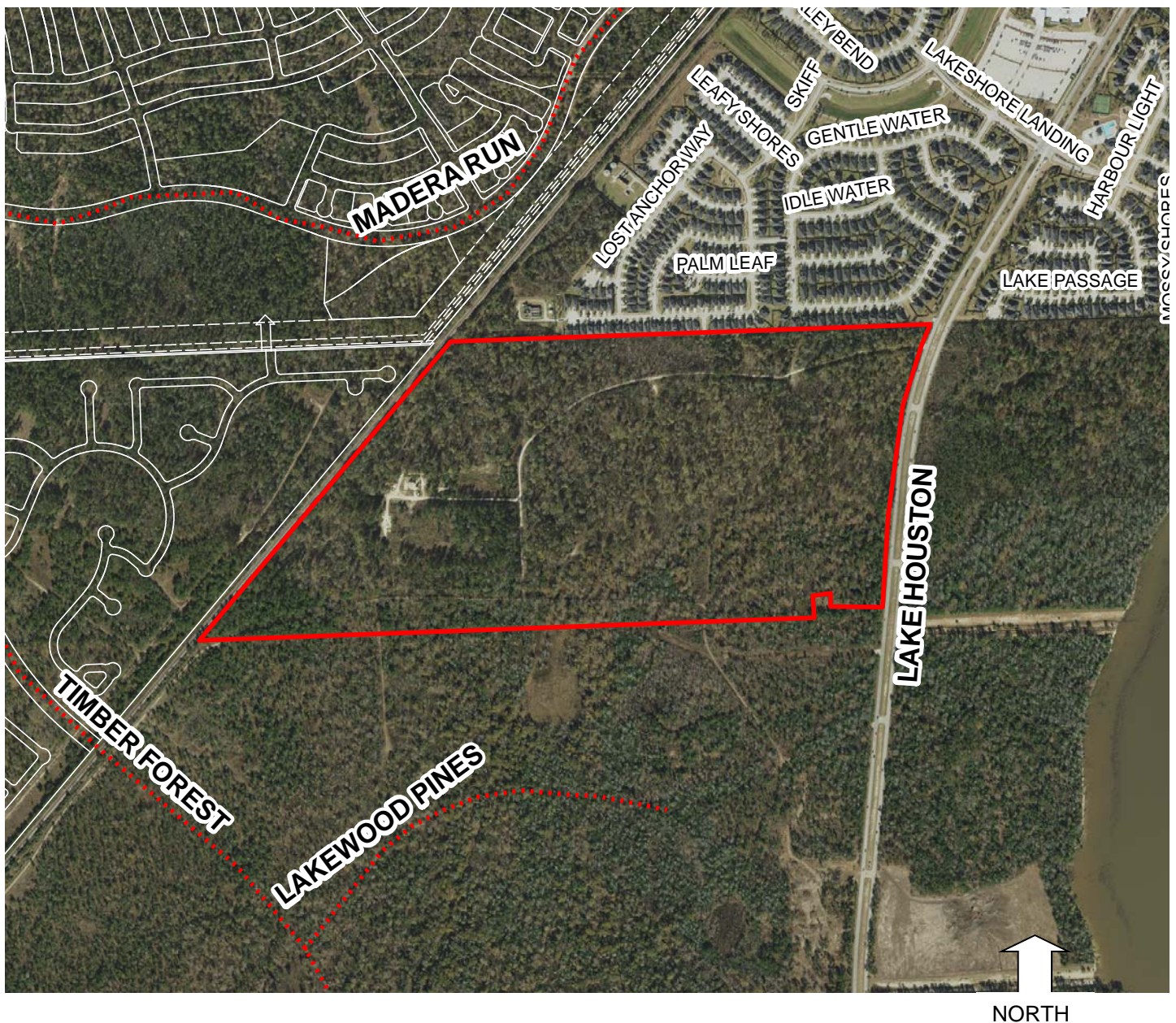
ITEM: 83

Planning and Development Department

Meeting Date: 06/23/2016

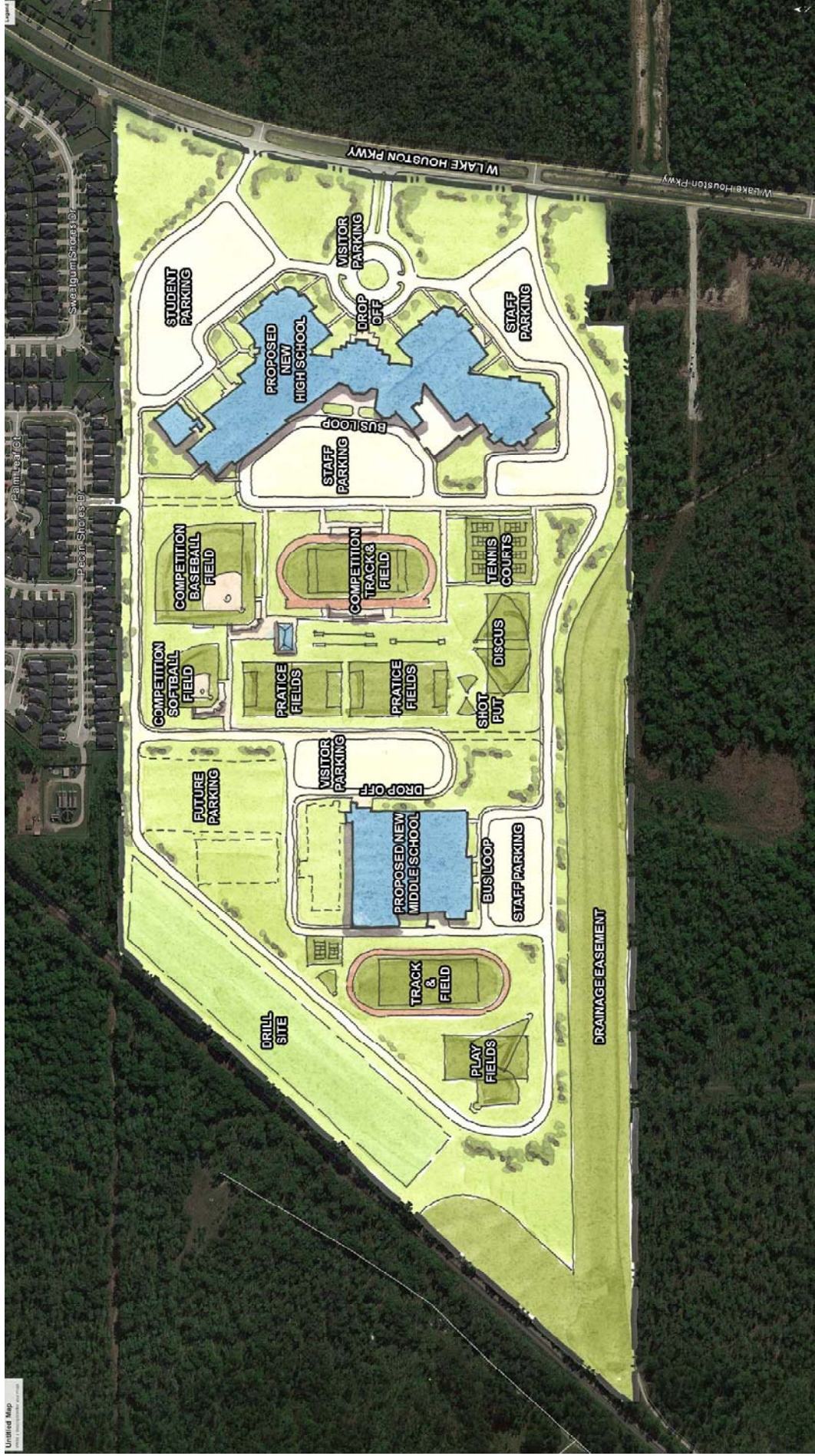
Subdivision Name: Humble ISD Multi School Site (DEF2)

Applicant: Jones | Carter- Woodland Office



D – Variances

Aerial



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

Humble Independent School District

Conceptual Site Study - Option 1



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

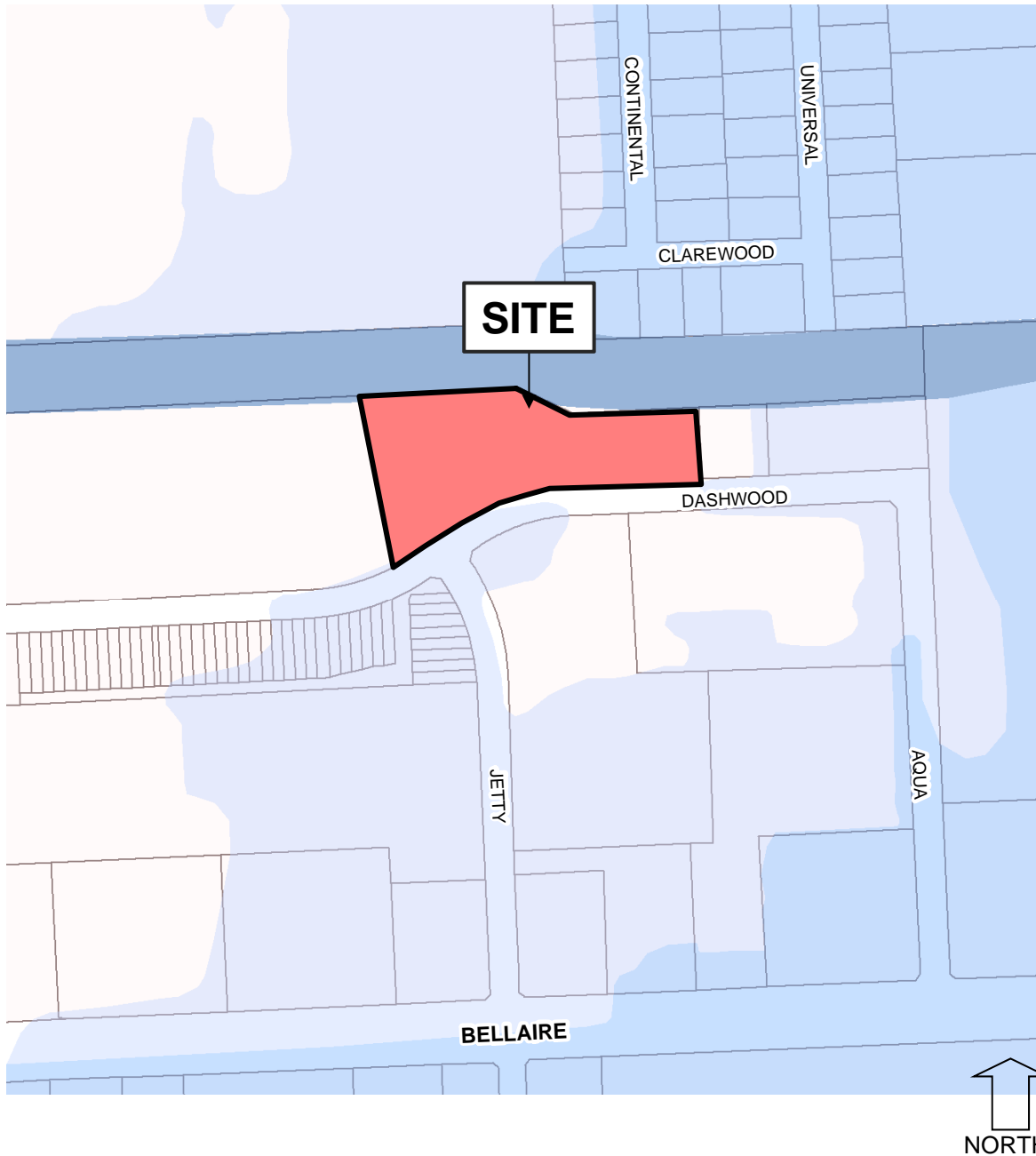
ITEM: 84

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Poinciana (DEF 2)

Applicant: Owens Management System



D – Variances

Site Location

Houston Planning Commission

ITEM: 84

Planning and Development Department

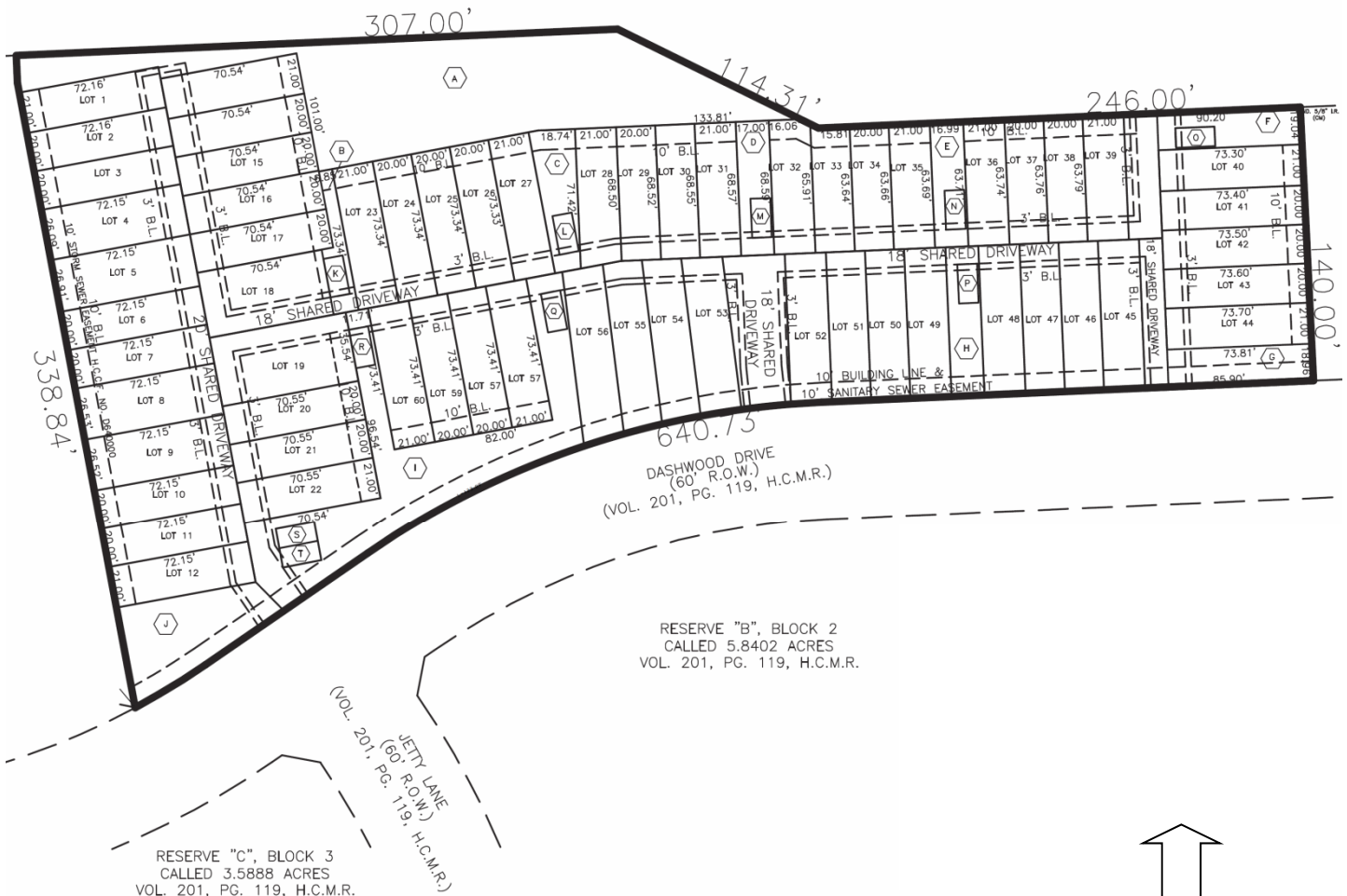
Meeting Date: 06/23/2016

Subdivision Name: Poinciana (DEF 2)

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

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Poinciana (DEF 2)

Applicant: Owens Management System



D – Variances

Aerial



SECTION 3
 @ CENTER OF CENTER GATE LOOKING WEST

0 1 3 5 10 20



SECTION 2

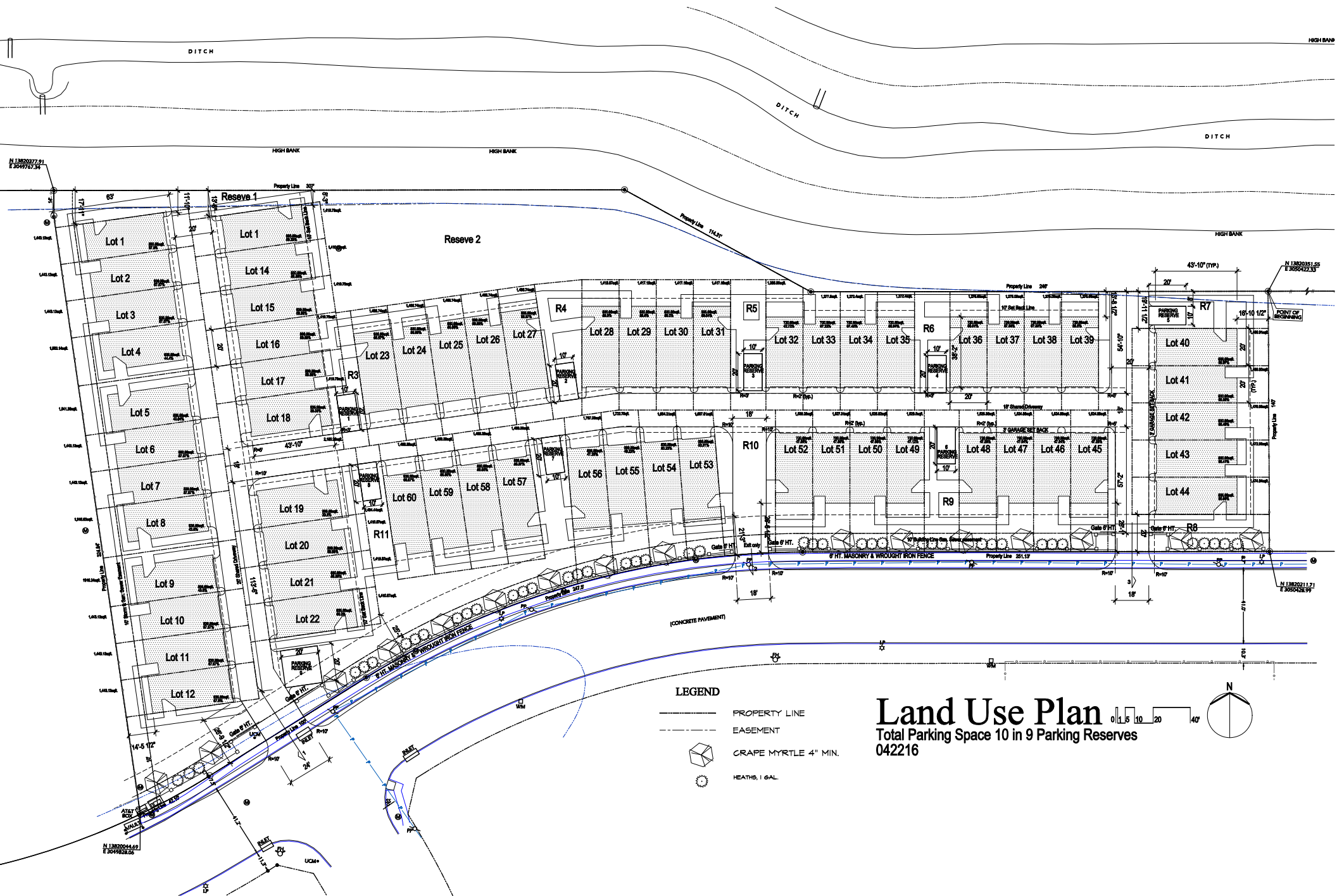
@ CENTER OF CENTER GATE LOOKING WEST



SECTION 1

0 1 5 10 20

@ CENTER OF WEST GATE LOOKING WEST





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: 85

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Venetian Luxury Homes

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

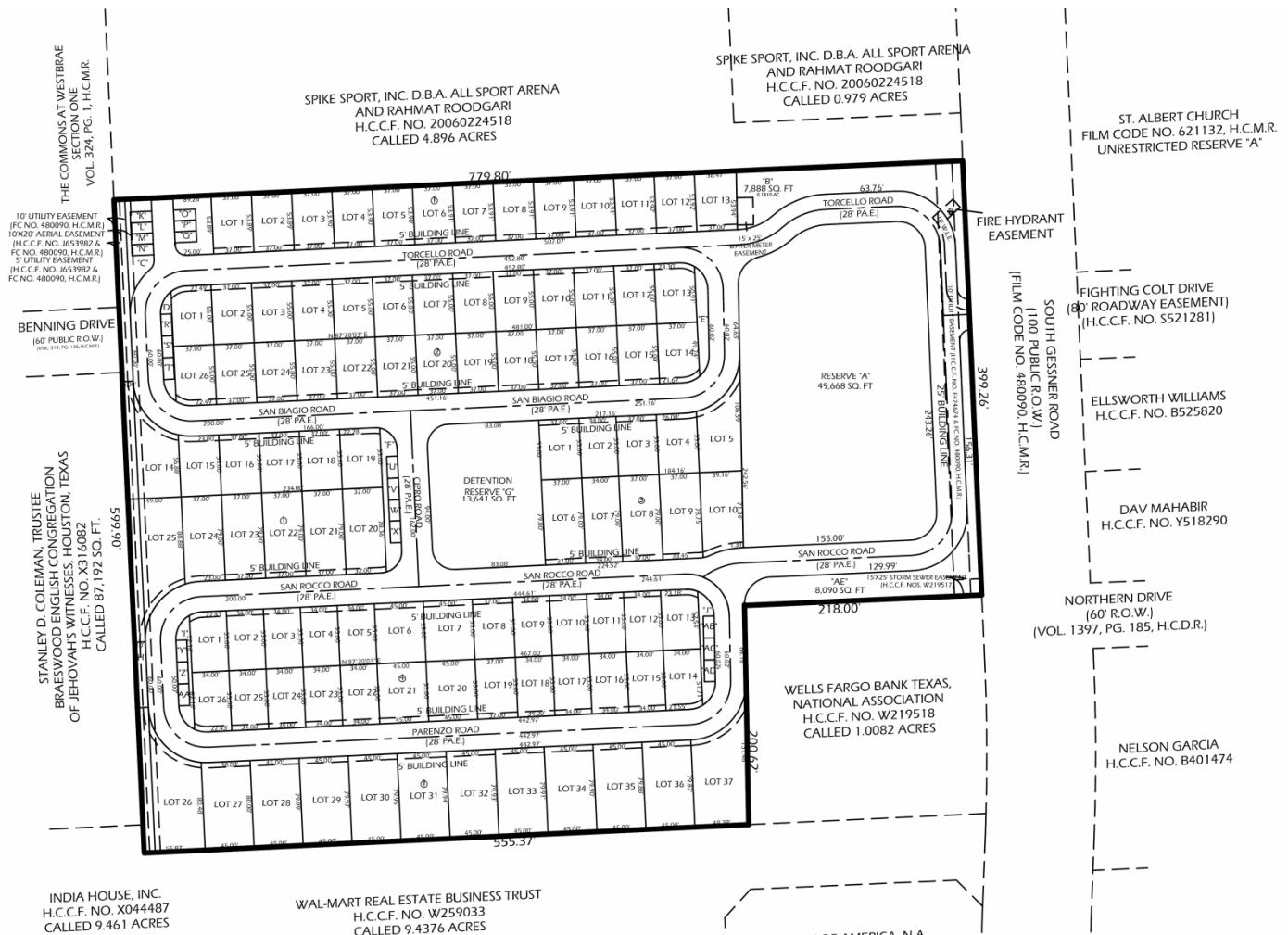
ITEM: 85

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Venetian Luxury Homes

Applicant: Owens Management Systems, LLC



RESERVE LETTER	SQ. FT. / ACREAGE	USE	F		
A	49,668/1.140	UNRESTRICTED RESERVE	G	1,040/0.239	OPEN SPACE
B	7,888/0.181	OPEN SPACE	H	13,641/0.313	DETENTION
C	4,002/0.092	OPEN SPACE	I	600/0.014	OPEN SPACE
D	329/0.008	OPEN SPACE	J	636/0.015	OPEN SPACE
E	929/0.021	OPEN SPACE	K-AD	1,224/0.028	OPEN SPACE
			AE	200/0.005	PARKING RESERVE
				8,090/0.186	OPEN SPACE



D – Variances

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Venetian Luxury Homes

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

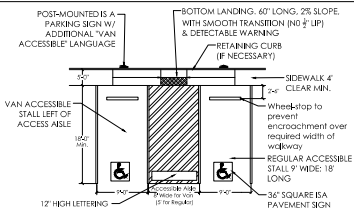
LEGAL DESCRIPTION

A Topographic survey of the 9.461 acre tract of land in the H.T. & S.R.R.CO. survey, abstract no. 1184, Harris County, Texas, and being out of and a part of unrescinded reserve "A" Block of west of Fortall Business park. A subdivision as shown on plat thereof recorded at film code no. 480093 of the Harris County map records. Also being out of and a part of the residue of a coted 76.805 acre tract of land described by deed recorded under Harris County Clerk's file no. H097620, said 9.461 acre tract being more particularly described by Metes and Bounds.

The flood insurance rate map, community panel no. 48201C0545 L, Dated JUNE 9TH 2014 and have determined that the tract hereby surveyed lies wholly within ZONE "X" or areas determined to be outside the 500-year floodplain.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE CONSTRUCTION MAY BEGIN.
IN CASE OF A DISCREPANCY/ERROR CONTACT GENERAL CONTRACTOR IMMEDIATELY.

1. ALL PLANTS SHALL BE FULL POT AND HAD, SYMMETRICAL FOLIAGE
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER
3. GRADE SURFACE TO ENSURE DRAINS DRAIN AWAY FROM STRUCTURES AND TO PREVENT FLOODING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SLOPE FROM CURBS TO 1/2" TO DRAINAGE DITCHES. HAND HAD ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREA SO GRASS WILL NOT HOLD WATER ON WALKS AND CURBS. GRASS SHALL BE SODDED.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. ALL LANDSCAPE AREAS WILL BE IRRIGATED.



** Ramp surface to be contrasting finish from adjacent walk. **

NOT TO SCALE



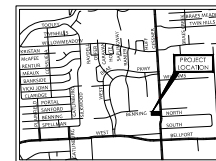
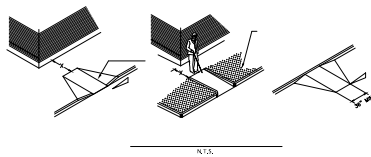
A. STREET TREES:
Length of property line in linear feet as measured along all sides of the property fronting on a public street(s): 399.26 Linear feet/30 = 13 STREET TREES REQUIRED
(Staff may create an artificial lot)

C. TOTAL TREE REQUIREMENT:
A + B = 13 total number of street and parking lot trees required.

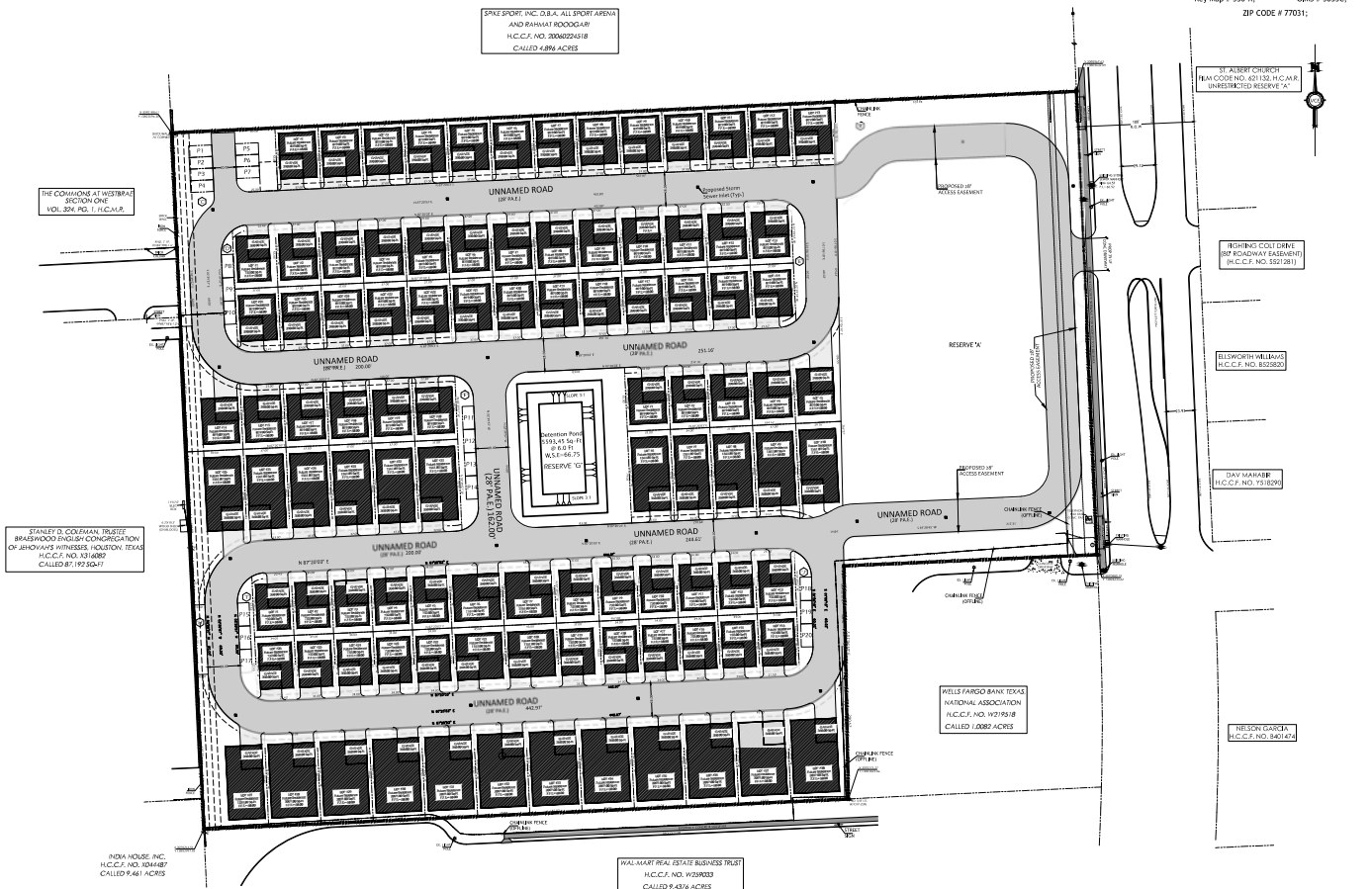
Total number of different trees required, from A above A to = 150 and ans.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
QV	13	QUERCUS VIRGINIANA	LIVE OAK	1 1/2" CALIPER	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14" HT X 7'-8" SPREAD
QS	130	LIGUSTRUM	WAXLEAF	5 GAL.	10" HT X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" o.c.
SS	FULL		SAINT AUGUSTINE		SOLID SOD GRASS

HARDWOOD BLEND - LIVE OAK / WATER OAK (1 1/2" CALIPER, 12"-14" HT. X 7"-8" FULL SPREAD)	EVERGREEN SHRUBS/HEDGE - COMBINATION OF DWARF GARDENIA, WAXLEAF LIGUSTRUM & INDIAN HAWTHORNE (5 GALLON)
---	---



Key Map # 530-X; GJMS # 5053C
ZIP CODE # 77031;



*** SHRUBS ARE REPRESENTATIONAL ON DRAWING
CONTRACTOR TO PROVIDE THE REQUIRED SHRUBS ON SITE

NO EXISTING TREES ON SITE (REF: SURVEY

NOTE:

NO PROPOSED RETAINING WALL

NOTE: COMMON AR

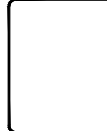
ALL AREAS NOT UNDER THE FOOTPRINT OF BUILDING ARE CONSIDERED COMMON AREA

SCALE: 1"=50'

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		
3		

THESE DRAWINGS ARE PROPERTY OF VATAMI CONSULTING ENGINEERS, PLLC, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR FURNISHING INFORMATION TO OTHERS WITHOUT WRITTEN PERMISSION FROM VATAMI CONSULTING ENGINEERS, PLLC.

CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & SPECIFICATIONS ON FIELD TO CONTACT ENGINEER ON RECORD WITHIN 24 HOURS



SITE DIMENSIONAL PLAN FOR "PROPOSED TOWNHOMES"

11152 S. GESSNER ROAD
HOUSTON, TEXAS-77031

DATE: MAY 18, 2016
CHECKED BY: PRASAD
DRAWN BY: S.L.
SCALE: 1:50
JOB No:

SHEET:
C.001
2 OF 8



Application Number: 2016-0859

Plat Name: Venetian Luxury Homes

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 for the following: 1)Not to extend Benning Street through proposed plat boundary to Gessner nor provide a vehicular turnaround. 2)Not to provide a 10' building line along Benning Street.

Chapter 42 Section: 135 & 150

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 unless: 1) The existing stub street is a local street and is not designated as a collector or major thoroughfare and freeway plan; 2) The existing stub street is not shown as 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 the development; and 5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. 42-150 - An improvement that requires a building line shall not be constructed within the building line requirement established by this chapter.

Statement of Facts

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

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. Benning Street, 60' ROW, was originally dedicated in the West Brae Park Sec 2 plat per HCMR M3190135 in 1983. Benning terminated along the western boundary of the proposed replat. The subject tract was acreage. Benning Park Plat, recorded in 1986 to create an unrestricted reserve extended Benning Street through the plat boundary to connect to Gessner per HCMR 337022 (17.27 acres. In 2001, Benning Park was replatted to vacate the Benning Drive 60' ROW dedication and the adjoining 10' waterline easement and adjoining 10' building line per HCMR 452014 replat, a 50' radius cul-de-sac was dedicated for turnaround. There is an existing 10' north/south utility easement along the rear property line. The original 17 acres reserve - West Belfort Business Park was subdivided by metes & bounds. A 1.0082 parcel (A2) was sold to Wells Fargo Bank in 2003. A 4.89 acre parcel was conveyed to Spike Sport Inc. Both parcels have direct access to S. Gessner. The current owner purchased the land in 2015 to develop a 99 lot, affordable housing, gated subdivision for single family homes and 17 guest parking spaces with open space for landscaping.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The subject replat is undeveloped land. NO vehicular access from Benning Street will limit the impact of vehicles accessing Gessner. Benning Street is approximately 862 feet from West Brae to terminus with residential along the north side and commercial developments along the south side. The north side of Benning is The Common condo development and on the south side of Benning is the Kingdom Hall. The entrance to the Commons is at least 100 feet for dead end and the Kingdom Hall has an Exit Only egress from their parking lot. Providing a turnaround will not enhance the current circulation pattern on Benning.

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

The intent and general purposes of this chapter will be preserved and maintained. The proposed development includes ingress/egress via 2 - 28' private access easements at the northern and southern property corners. The development includes an electric access gate with 25' setback from property line. PWE has reviewed utility capacity and determined water and sanitary are available along Gessner. The continuance of Benning is not required to meet intersection spacing.

(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 existing 4' sidewalks along Gessner will be widened to 6 feet. Landscaping to meet commercial developments will be along the 28' PAE's - 14 trees and 140 shrubs with green space in the Reserve fronting on Gessner. Additional landscaping will be added to the detention pond. The development will be encompassed by an 8' wood fence. The red/white dead end fencing will remain. There is no vehicular access to Benning Street. The gated access will lend to the safety of the development. The PAE's are located north and south of the median break in Gessner.

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

Economic hardship is not the sole justification of the variance. The 2 private access easements will provide access to Gessner and limit additional through traffic.

Houston Planning Commission

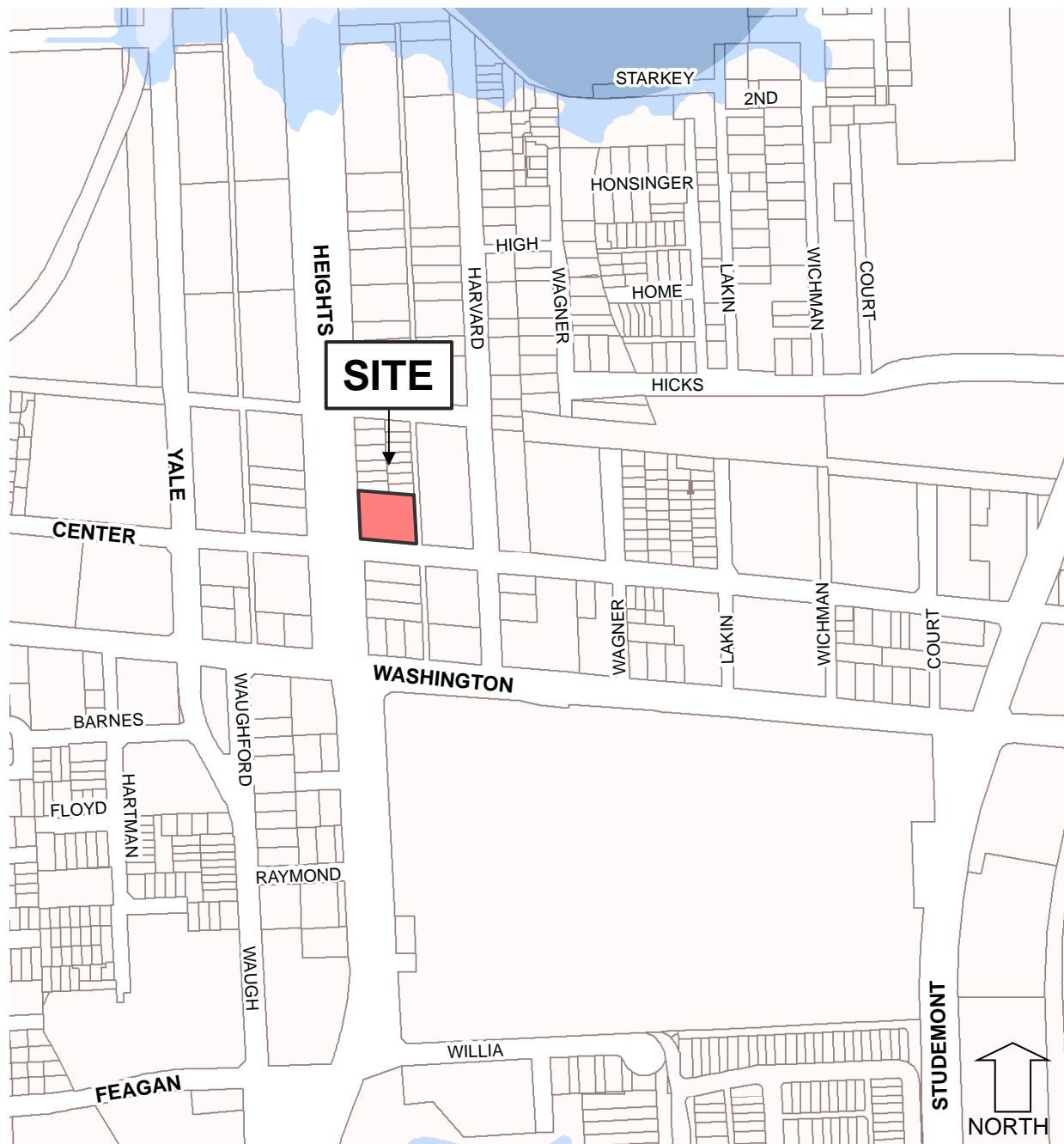
ITEM: 86

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Heights Center at Center Street

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 06/23/2016

Subdivision Name: Heights Center at Center Street

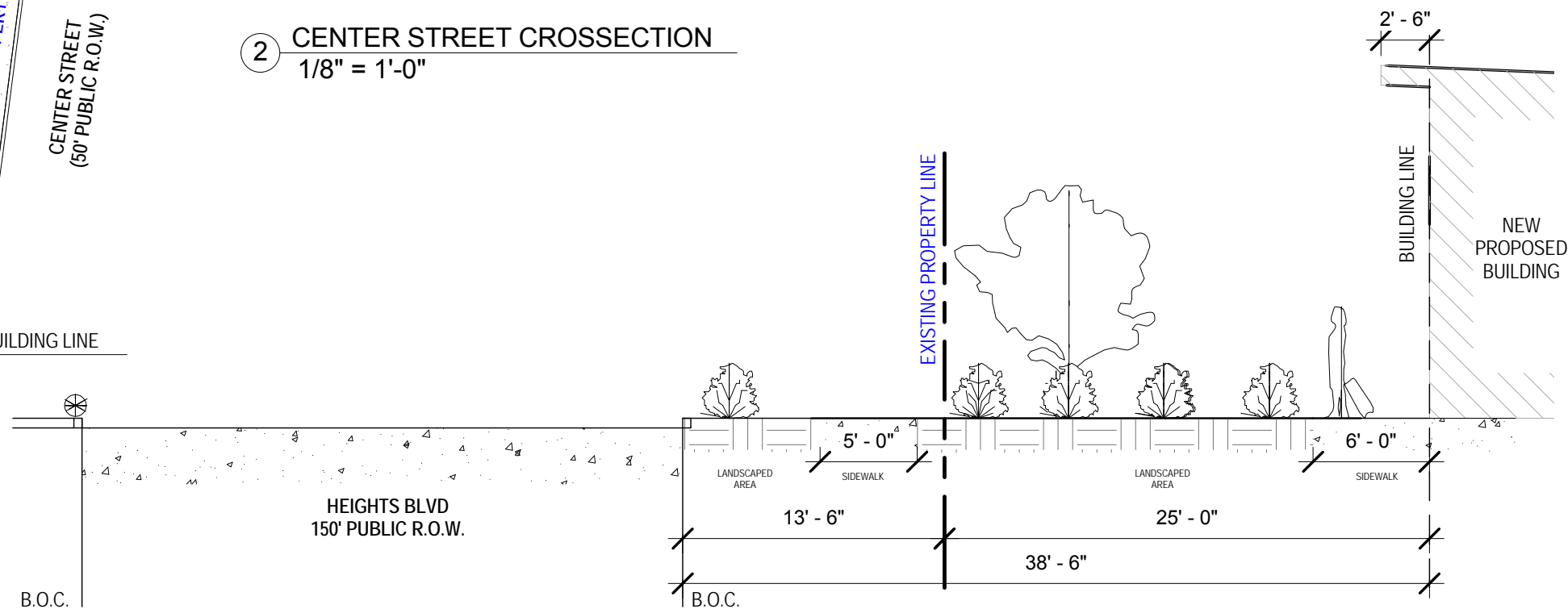
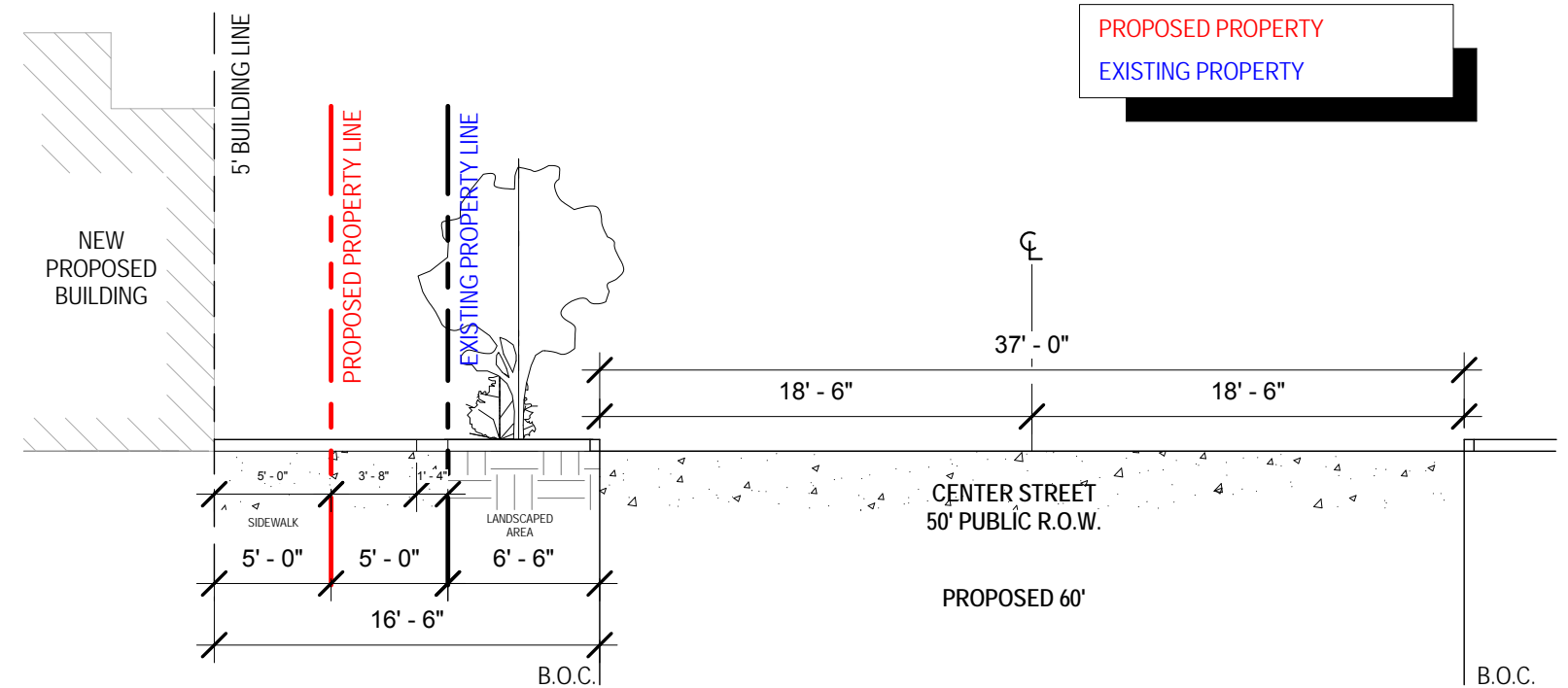
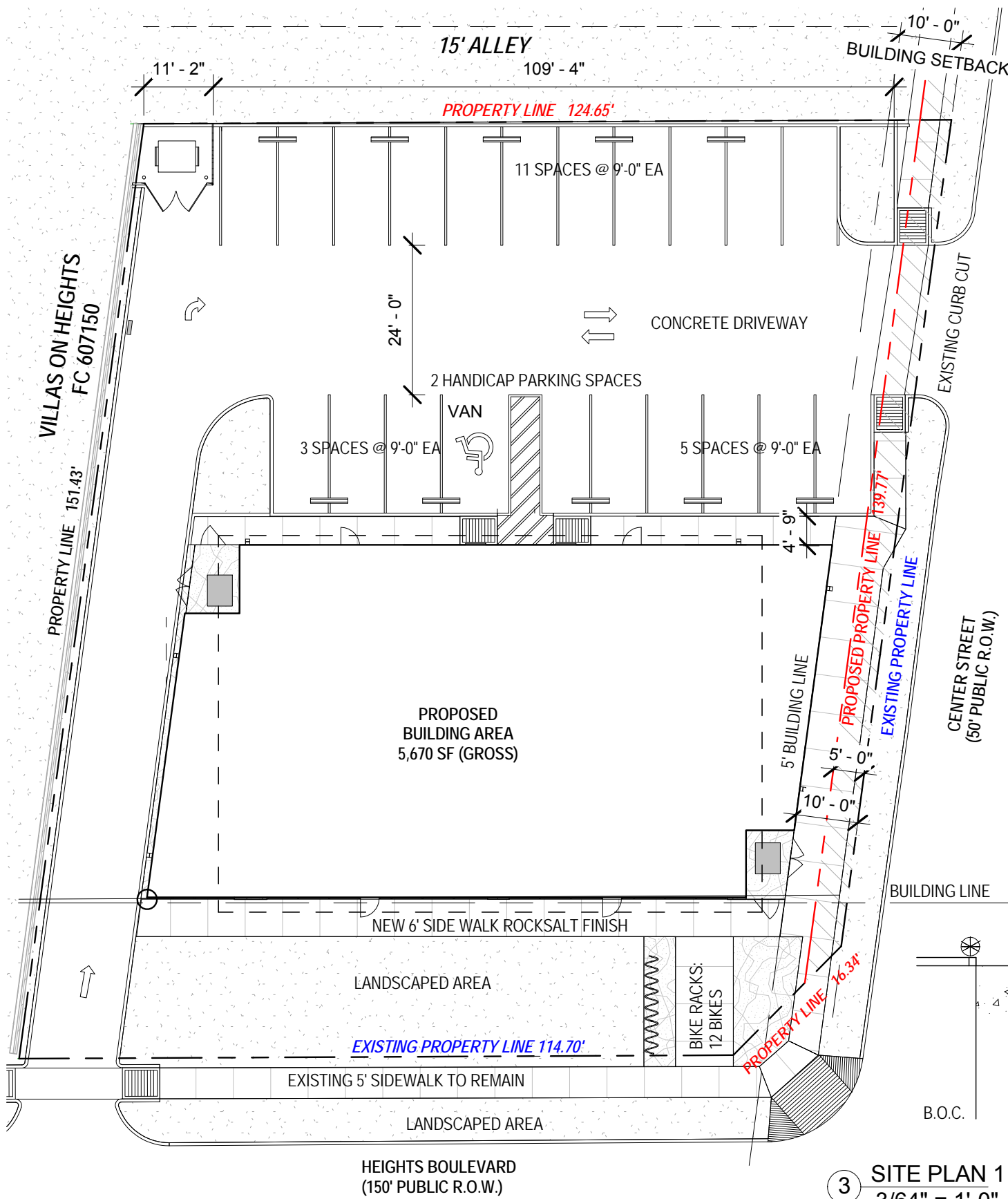
Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Aerial

HEIGHTS CENTER AT CENTER STREET





Application Number: 2016-1037

Plat Name: Heights Center at Center Street

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 06/13/2016

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

Specific Variance is being sought and extent of variance:

Variance request for a reduced the building line from 10' to 5' after dedication 5' to the ROW

Chapter 42 Section: 150

Chapter 42 Reference:

1. 42-150 Building Line Requirements: An improvement that requires a building line shall not be constructed within the building line requirement established by this chapter. 10' BL for non single-family residential

Statement of Facts

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

The subject property is located at the northeast corner of the intersection of Height's Blvd and Center Street. Center Street is considered a major collector and the MTF plan calls for 60' ROW and 2 lanes of traffic. Currently Center Street is 50' ROW has 37' in paving section and 2 lanes on the ground with room for a 3rd at this time. Dedicating the 5' for the widening of the ROW will offset the building line causing an undue hardship on the development of this property. Heights Blvd is 150' ROW with a 25' set back and this dedication and standard 10' BL would cause this development to be out of character with the neighborhood. It is reasonable that after the dedication of the 5' for the ROW to allow a 5' building line along Center street. Granting this variance would allow for a more uniform and consistent set back in appearance allowing the character of the neighborhood to maintain it's integrity. The Heights is very special place in the heart of the city and proposes 8' foot sidewalks 5' feet of which will be inside the property line to maintain the street trees already on site. Please refer to site plans attached. Due to the pedestrian realm experience being so important in this area the development will offer pet waste stations in the area for the dog walkers in the area and help keep the area clean and beautiful for the public. Losing the 5 feet in this area would be detrimental to design and prevent having the required number of parking spaces and would cause a snow ball affect for design purposes.

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

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

The hardship is design in nature at this location, the MTF plan updated in August requests 60' ROW at this location even though it is in the street width exception area according to 42-123. The conflict in regulations is the hardship.

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

The intent and general purpose of Chapter 42's requirement will be preserved and maintained due to the fact this development will continue to maintain the character and integrity of the existing neighborhood.

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

Granting this variance will not be injurious to the public health, safety or welfare. The new development will maintain the line of sight as the existing building in the street and will not cause any harm to public.

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

Conflicting regulations created a design hardship that will make the development impractical due to the causing the design to be impractical at this location.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2016-1037
Plat Name: Heights Center at Center Street
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 06/13/2016

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

Specific requirement or condition being sought:

Variance request for a reduced the building line from 10' to 5' after dedication 5' to the ROW

Chapter 42 Section: 150

Chapter 42 Reference:

Chapter 42 Reference:

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

STATEMENT OF FACTS:

The subject property is located at the northeast corner of the intersection of Height's Blvd and Center Street. Center Street is considered a major collector and the MTF plan calls for 60' ROW and 2 lanes of traffic. Currently Center Street is 50' ROW has 37' in paving section and 2 lanes on the ground with room for a 3rd at this time. Dedicating the 5' for the widening of the ROW will offset the building line causing an undue hardship on the development of this property. Heights Blvd is 150' ROW with a 25' set back and this dedication and standard 10' BL would cause this development to be out of character with the neighborhood. It is reasonable that after the dedication of the 5' for the ROW to allow a 5' building line along Center street. Granting this variance would allow for a more uniform and consistent set back in appearance allowing the character of the neighborhood to maintain it's integrity. The Heights is very special place in the heart of the city and proposes 8' foot sidewalks 5' feet of which will be inside the property line to maintain the street trees already on site. Please refer to site plans attached. Due to the pedestrian realm experience being so important in this area the development will offer pet waste stations in the area for the dog walkers in the area and help keep the area clean and beautiful for the public. Losing the 5 feet in this area would be detrimental to design and prevent having the required number of parking spaces and would cause a snow ball affect for design purposes. The hardship is design in nature at this location, the MTF plan updated in August requests 60' ROW at this location even though it is in the street width exception area according to 42-123. The conflict in regulations is the hardship. The intent and general purpose of Chapter 42's requirement will be preserved and maintained due to the fact this development will continue to maintain the character and integrity of the existing neighborhood. Granting this variance will not be injurious to the public health, safety or welfare. The new development will maintain the line of sight as the existing building in the street and will not cause any harm to public. Conflicting regulations created a design hardship that will make the development impractical due to the causing the design to be impractical at this location.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
St Joseph Catholic Church	Linda Camacho	713.426.7488	lindac@kirksey.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1505 Kane St	16058303	77007	5357	493K	H

HCAD ACCOUNT NUMBER(S):	0070910000006 and 0070910000022
PROPERTY LEGAL DESCRIPTION:	LTS 7 8 9 & 10 & TRS 6 & 11A BLK 3 Blount; LTS 1 THRU 5 & 12 THRU 16 & TRS 6A & 11 BLK 3
PROPERTY OWNER OF RECORD:	St Joseph Catholic Church
ACREAGE (SQUARE FEET):	1.8365 Acres
WIDTH OF RIGHTS-OF-WAY:	Houston Ave: 50', Kane St: 60', Lubbock Street: 53', Trinity : 22'
EXISTING PAVING SECTION(S):	Trinity 18' Kane Street 36' Lubbock Street 24' and Houston Ave. 70' - To Property Lines
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	13,900sf.

PURPOSE OF VARIANCE REQUEST: To reduce building set back line along Houston Avenue from a 25' to 10' building set back and to not dedicate 12 feet to Trinity Street

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): Section 42-150 Building line requirement – Section 42-152 (a) Building line requirement along major thoroughfares.

APPLICANT'S STATEMENT OF FACTS

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

St Joseph Catholic Church is requesting a variance for the revision of the building set back line along Houston Avenue in order to provide the community with more outdoor seating area for the future of the new combined community, St Joseph St Stephen Catholic Parish that occurred on May 8, 2016. The community has more than doubled and a Master Plan has just been finalized to accommodate the community growth. The first phase of the master plan will begin in one to two years. The new Parish Hall is the building that will be along Houston Ave. This will be built in a year or two. In the summer of 2016, St Joseph would like to install an aluminum canopy that will be next to the existing Rectory facing Houston Avenue. This will allow for the community to find a place to sit outdoors under a covering after and before mass. At the same time, it would provide for a pleasant pedestrian friendly feel along the very busy street of Houston Avenue. Once Phase 1 is started, this canopy will be incorporated into the new Parish Hall building design and in order to continue to provide outdoor covered seating area. The Parish Hall has been placed 20' off the property line and the east side canopy is abutting the 10' building set back. Due to the community growth, a parking garage is needed. The limited size of the site does not allow us to provide the 12' ROW needed off of Trinity St.

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

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

St Joseph parish has recently merged with the St Stephen parish. With the two churches coming together they have increased the amount of families attending the St Joseph campus. Due to the site constraints and the historical nature of the existing church building, the campus is limited in area and the new community would like to have more outdoor seating area.

- (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 – refer to 1a.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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 grant of the variance are not the result of a hardship created or imposed by St Joseph. The reason for the request was due to unforeseen circumstances that were inherited by the merger. The merger was something that was decided by the Archdioceses. Prior to the merger St Joseph only had 200 families attending and with the merger with St Stephen they gained 800 families from that parish.

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

The general intent of the chapter will still be applicable the only difference is that St Joseph will maintain along Houston Ave a 10' building set back in lieu of a 25' building set back and the 50' R.O.W. along Houston Avenue will remain. The current 10' building set back along Trinity will still be maintained with the 26.05' ROW along that street.

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

Granting the variance for the revision to the building set back line will not be injurious to the public health, safety, or welfare because a 10' building set back will be in place and the 50' R.O.W. will remain. Leaving the current ROW along Trinity St will not be injurious to the public health, safety or welfare as this has been in place for many years and there have not been any issues. St Joseph, currently has a sidewalk that runs along this street that is wide enough for two people to walk through there. And in the future phase of the master plan we continue to show a sidewalk along this street.

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

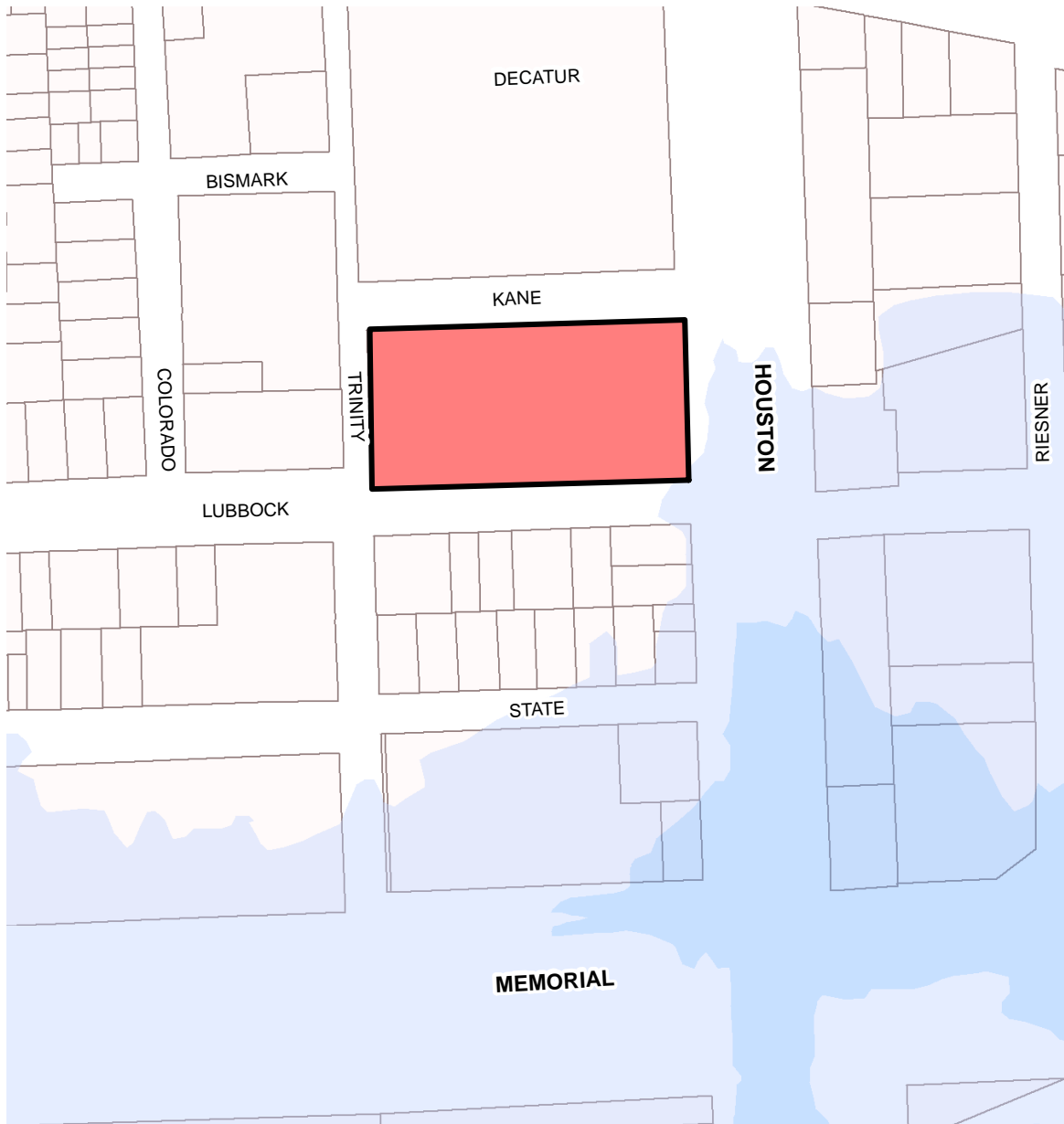
The variance requested does not have an economic hardship on St Joseph. The sole justification of the variance is to obtain outdoor seating area around the future proposed buildings as shown on the master plan. This would also provide for a better and pleasant view along Houston Avenue. It will remain pedestrian friendly. Omitting the increase of the ROW does not have an economic hardship on St Joseph. This will allow for leeway due to any unforeseen measures/issues we may encounter in the future with the design and construction of the building garage.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



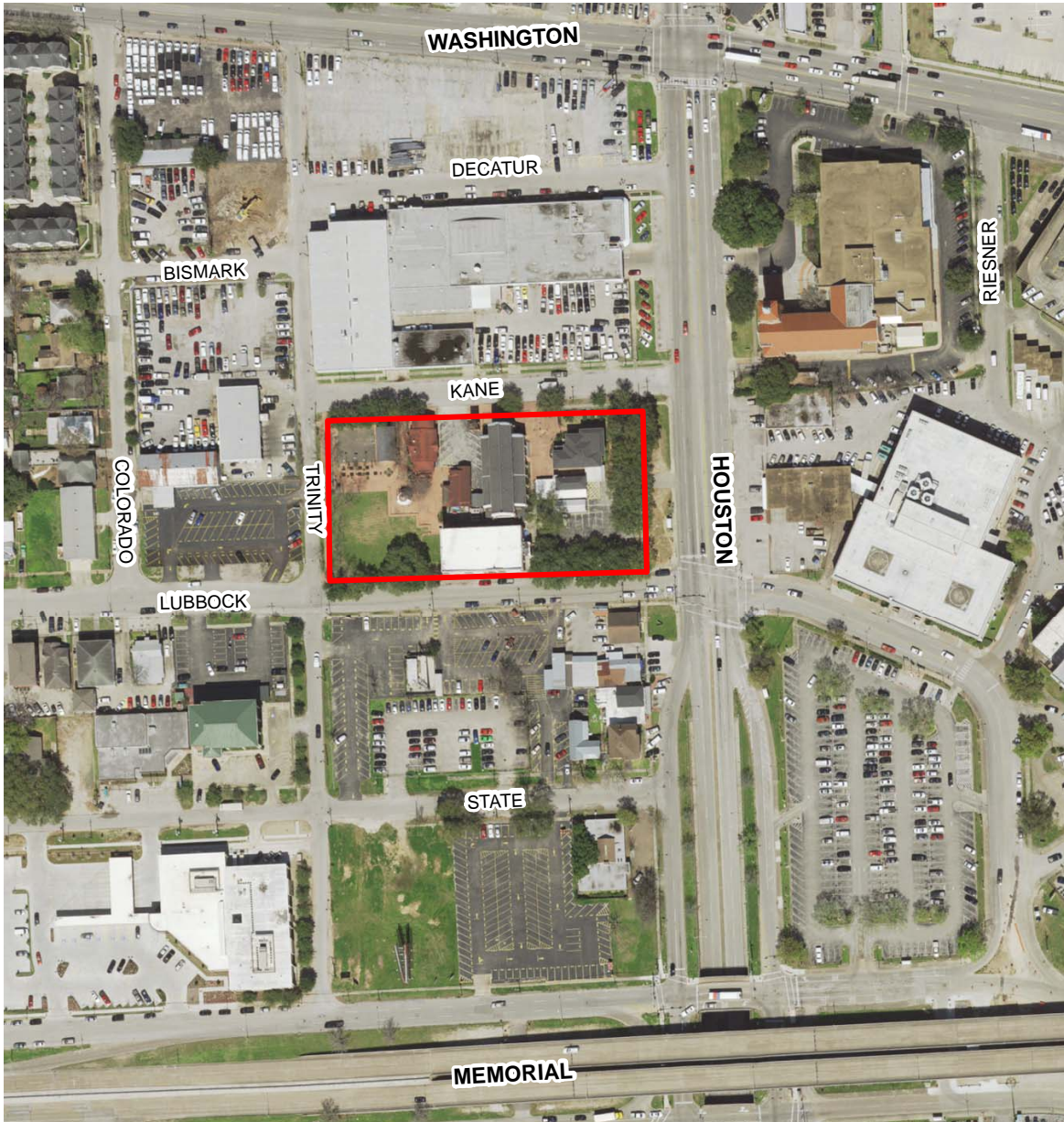
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 99

Meeting Date: 06-23-2016

Houston Planning Commission

AERIAL MAP



DEVELOPMENT PLAT VARIANCE

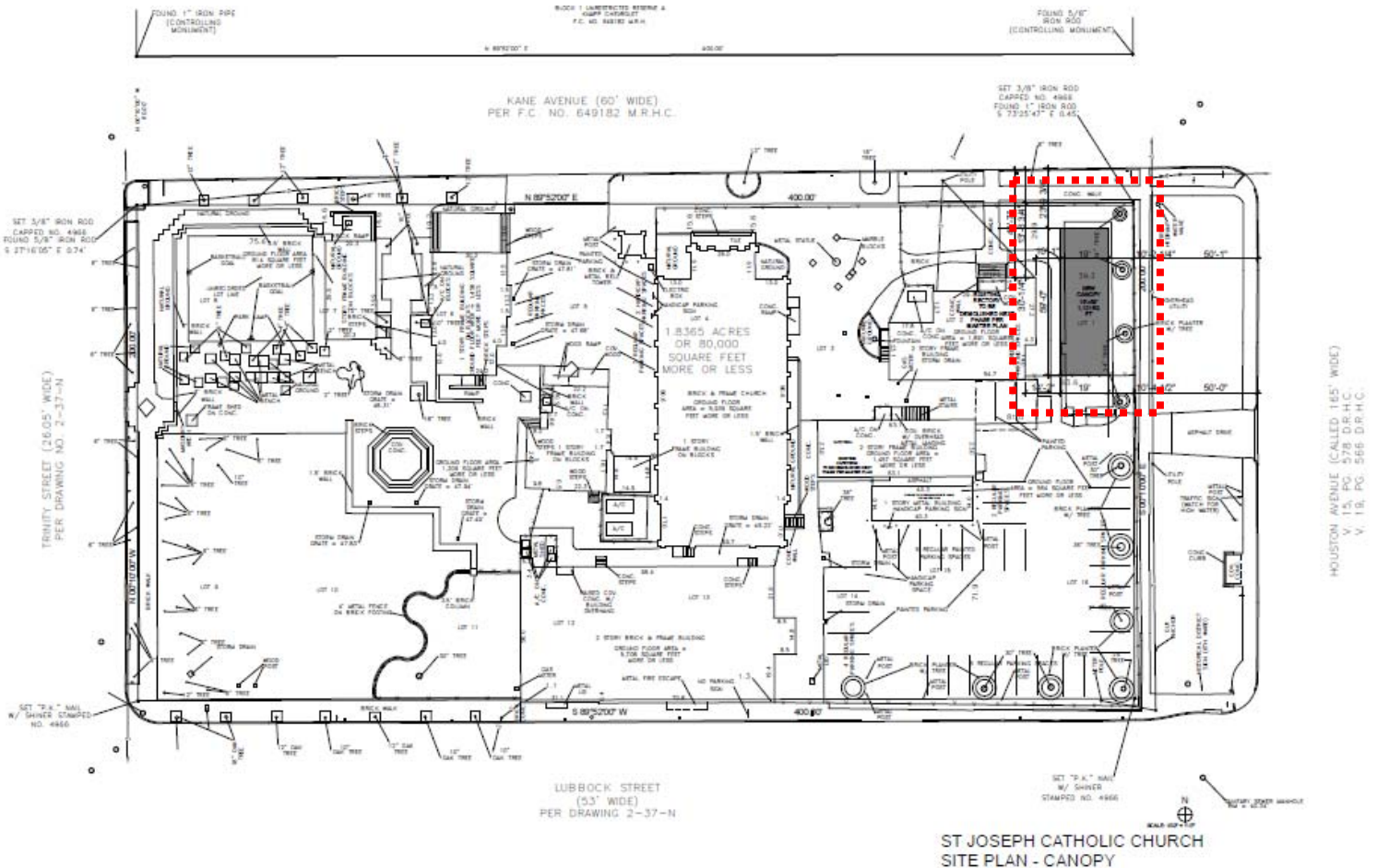


Houston Planning Commission

ITEM: 99

Meeting Date: 06-23-2016

SITE PLAN SHOWING PROPOSED CANOPY

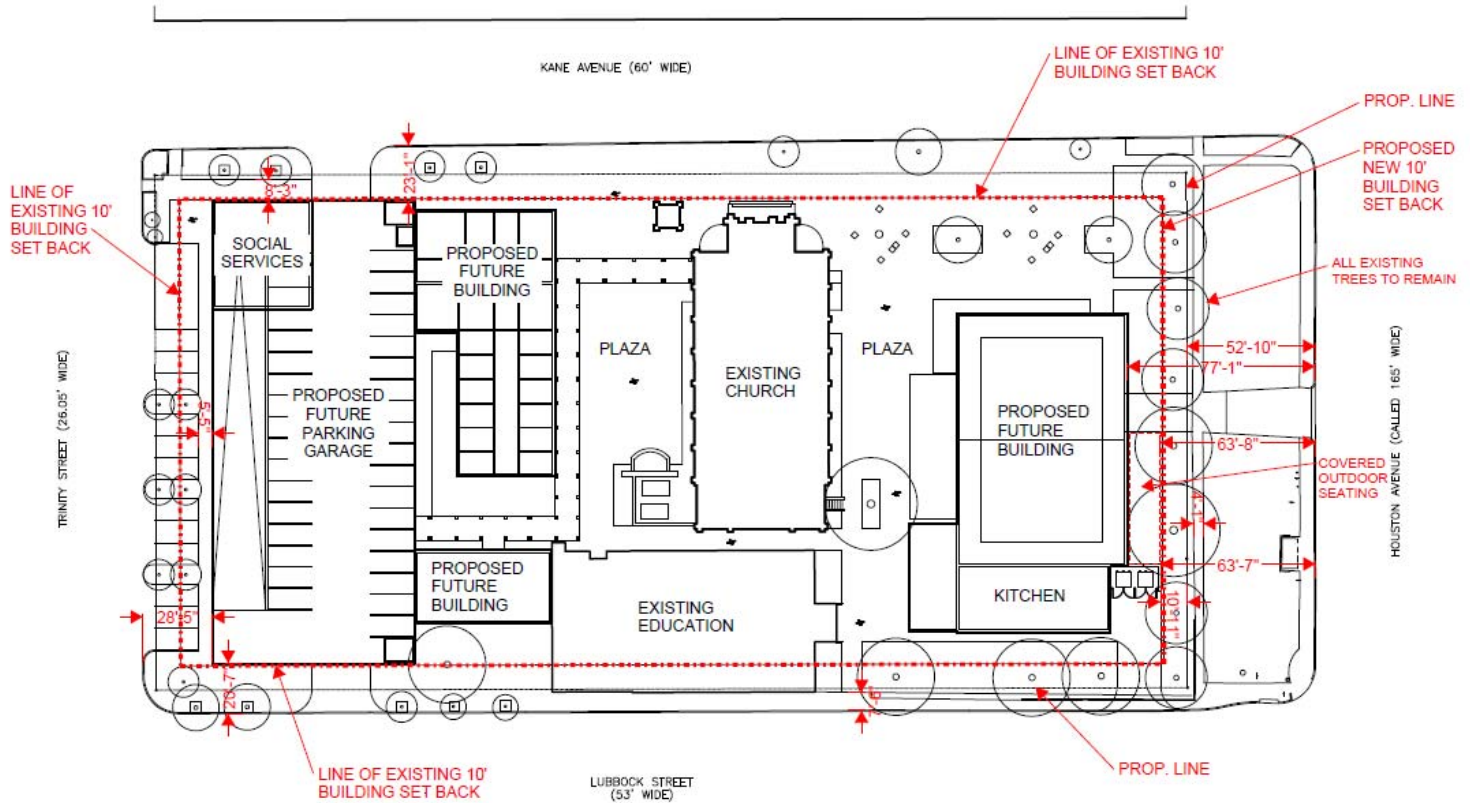


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

MASTER SITE PLAN

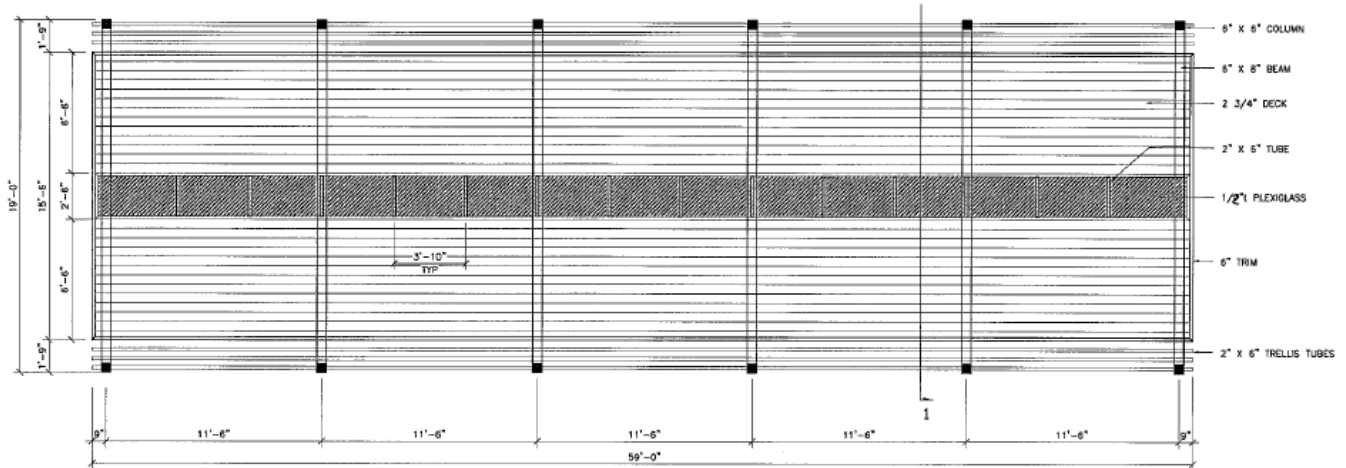


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

PROPOSED CANOPY
DRAWING



PROPOSED CANOPY
SIMILAR AS-BUILT EXAMPLE



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 99

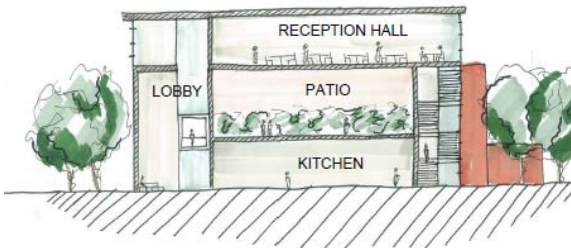
Meeting Date: 06-23-2016

Houston Planning Commission

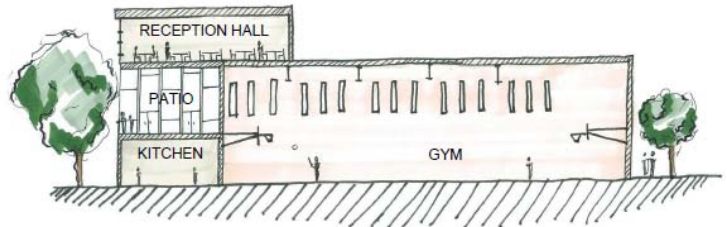
PROPOSED NEW CONSTRUCTION



ST. JOSEPH-ST. STEPHEN HOUSTON STREET ELEVATION



ST. JOSEPH-ST. STEPHEN GYM
TRANSVERSE SECTION



ST. JOSEPH-ST. STEPHEN GYM
LONGITUDINAL SECTION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon Henry & Associates	Mary Lou Henry, FAICP	713-627-8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
800 Post Oak Blvd	16057902	77056		491R	G

HCAD ACCOUNT NUMBER(S):	1114430000001
PROPERTY LEGAL DESCRIPTION:	2.9134 acres out of William White 1/3 League Survey, Abstract No. 836
PROPERTY OWNER OF RECORD:	Inverness Condominium Association
ACREAGE (SQUARE FEET):	2.9134 acres
WIDTH OF RIGHTS-OF-WAY:	Post Oak Blvd 120'; Uptown Park 80'
EXISTING PAVING SECTION(S):	Post Oak Width 83'; Uptown Park Width 63'
OFF-STREET PARKING REQUIREMENT:	N/A
OFF-STREET PARKING PROVIDED:	147 spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.] FT.:	Existing condominium.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]	438 sq. ft. (Proposed laundry facilities)

PURPOSE OF VARIANCE REQUEST: To allow a building line of 1' for proposed covered parking, a 2.07' building line for a proposed laundry room and a 7.09' building line for a proposed laundry & water heater room, instead of the required 25' building line along a Major Thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Summary of Variance Conditions: This property fronts on both Post Oak Boulevard and Uptown Park Boulevard. This property was originally rental apartments in the 1960s and is now condominiums. When the structures on this property were built, there were no setback lines along major thoroughfares. As a result, these laundry and boiler rooms along with covered parking and other structures were built within the later established setback. Plans to facilitate this area with bus rapid transit have presented the need for more ROW (which the laundry and boiler rooms, as well as covered parking are currently in.) These need to be torn down and reconstructed within the property line. We will also be eliminating the dangerous head-in parking that exists on Post Oak Boulevard and relocating within the property line. These new buildings cannot be moved out of the 25' building line because of the distance the pipes would need to be moved to do so.

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

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

The Inverness Condominiums were constructed as rental apartments in the mid-1960 and later converted to individually owned condos. When they were built, the area was on the fringe of development and there were no setback requirements. A 25' setback requirement against Major Thoroughfares was established in 1982 when the Development Ordinance was first passed as was a 10' setback against local streets. This condo already had unit, covered parking spaces, boiler and laundry facilities closer than 25' to Post Oak Blvd. At a later time, Uptown Parkway was constructed immediately adjacent to the northeast property line of the condos, making a row of existing covered parking spaces closer than 10' to that right-of-way. The entire area has seen substantial, dense development in recent decades. To facilitate area transportation needs, a BRT is slated to start construction on Post Oak Blvd. next year and will require additional right-of-way. The area needed from this property includes all the guest parking along the frontage of Post Oak, two of the covered parking spaces, the common laundry facility, and the small rooms that house the boilers which provide hot water to all the residential units. The guest parking is being replaced by new parking on the north side of the property and will be accessed by a new driveway from Uptown Parkway. However, because of the piping system, the boiler and laundry rooms need to be located as close as possible to their original location, which means they will be within the 25' setback. In order to have covered parking close to the residential units to which they are assigned, two of the uncovered spaces within the 25' setback must now be covered.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The row widening needed for the BRT is being acquired by Uptown, which has already acquired much of what is needed from other properties along the route. The location was not selected by the condo association; they are simply seeking to function in a manner similar to what they currently have.

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

The chapter was not intended to force existing facilities to be abandoned.

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

Relocation the guest parking will actually increase traffic safety on Post Oak Blvd.

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

The justification for the variance is to allow the existing residential complex to function as it does now while at the same time facilitating a mass transit system for the area.

DEVELOPMENT PLAT VARIANCE



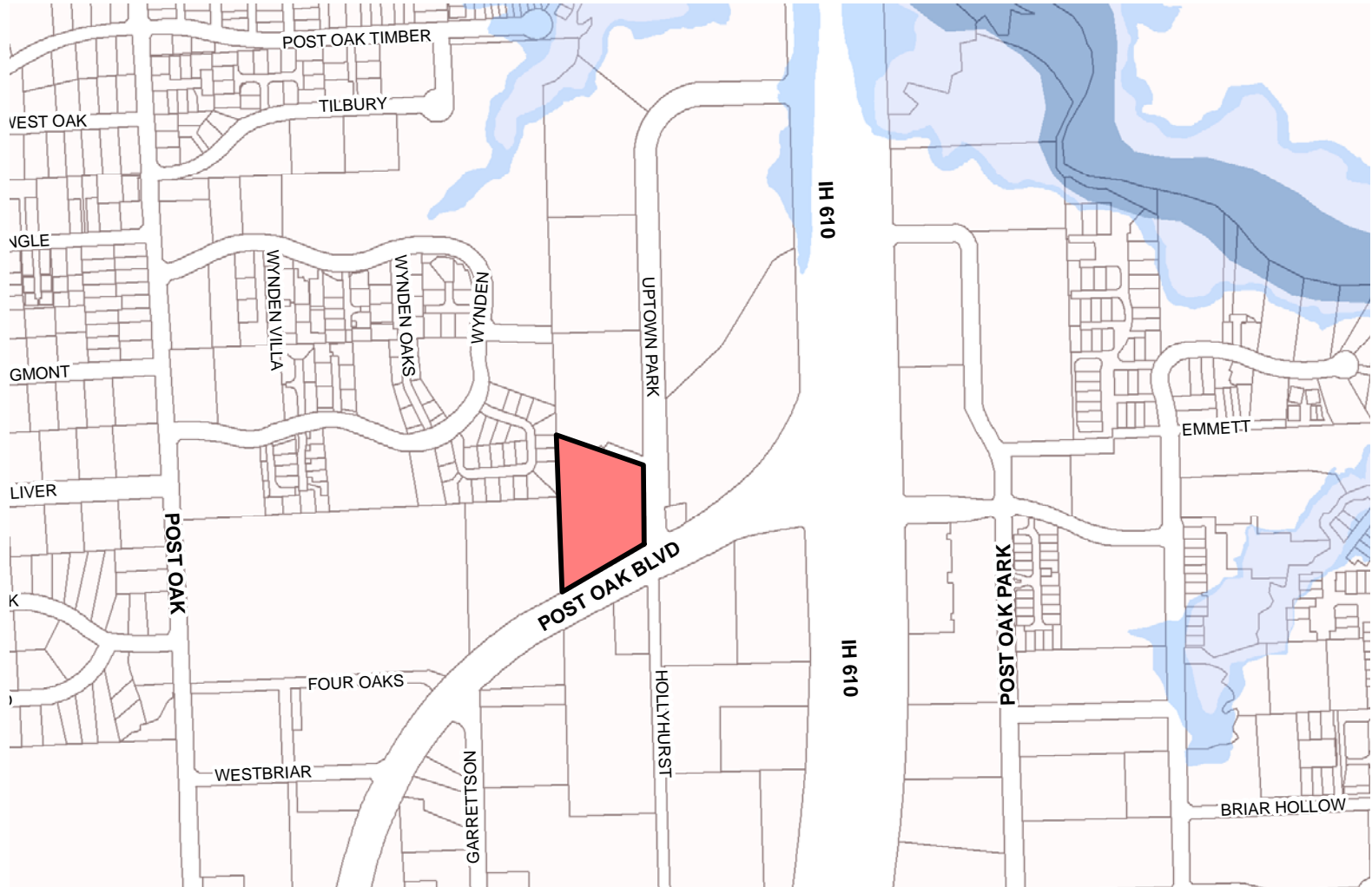
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Location Map



DEVELOPMENT PLAT VARIANCE



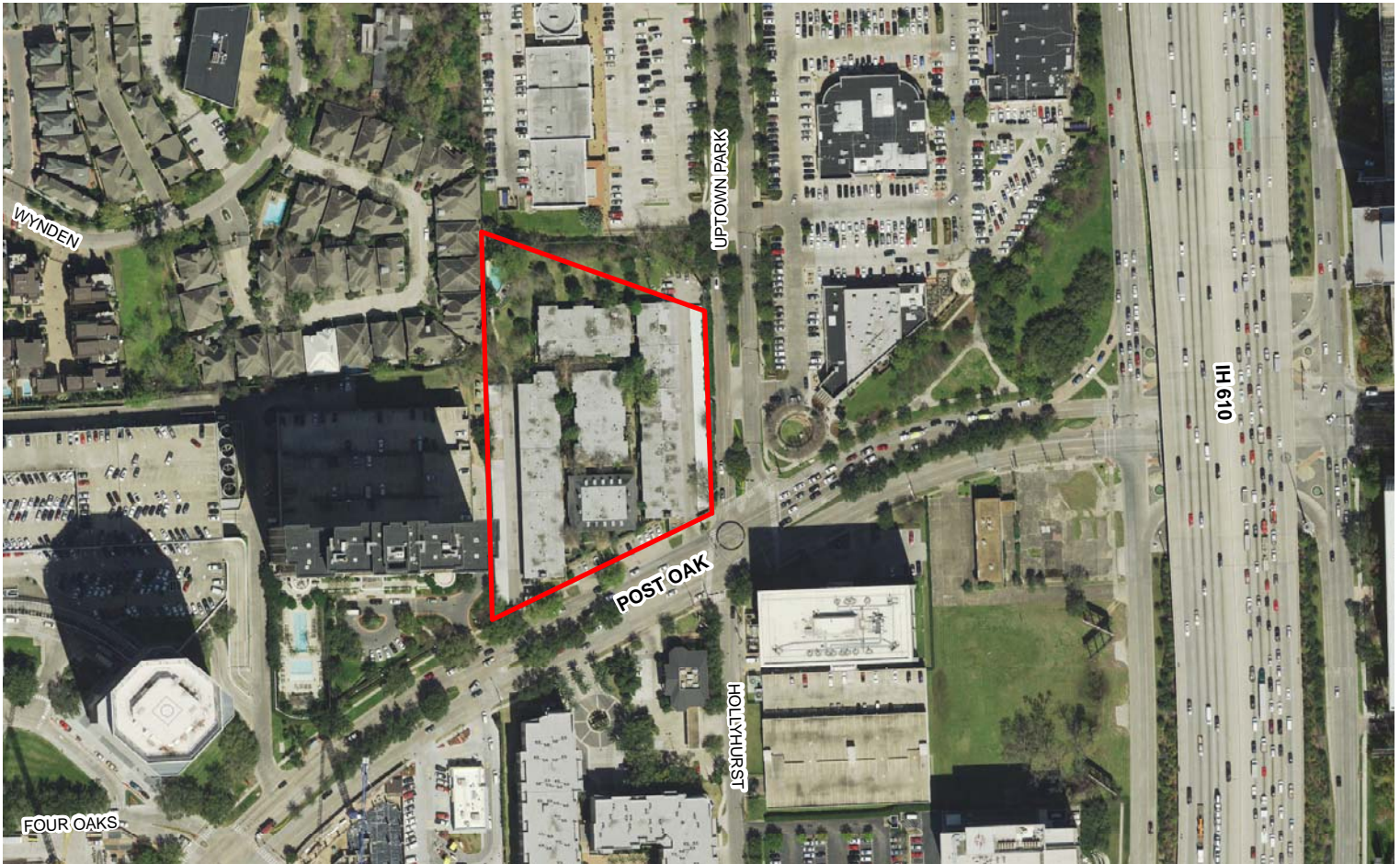
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Aerial



DEVELOPMENT PLAT VARIANCE



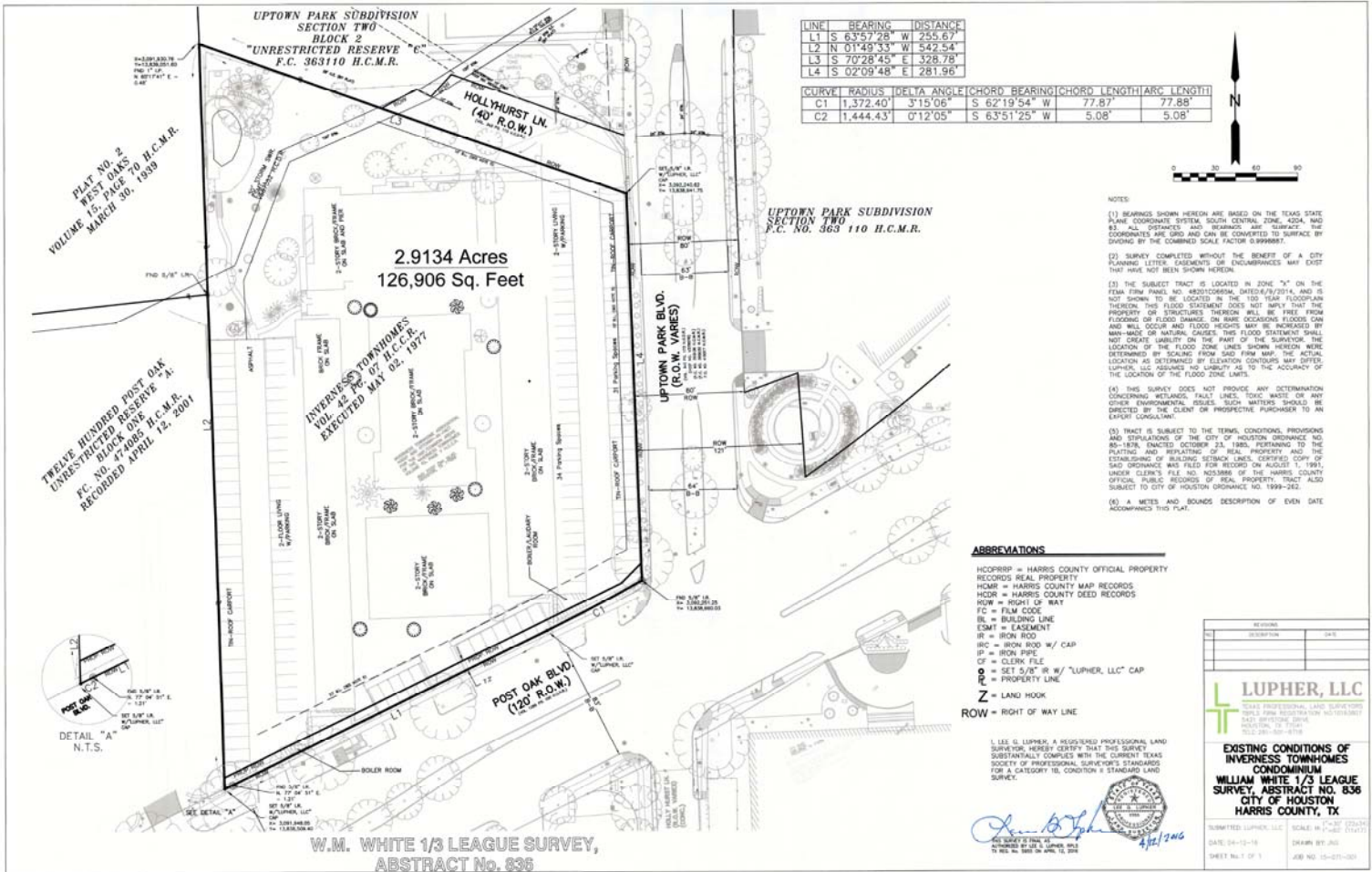
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Survey







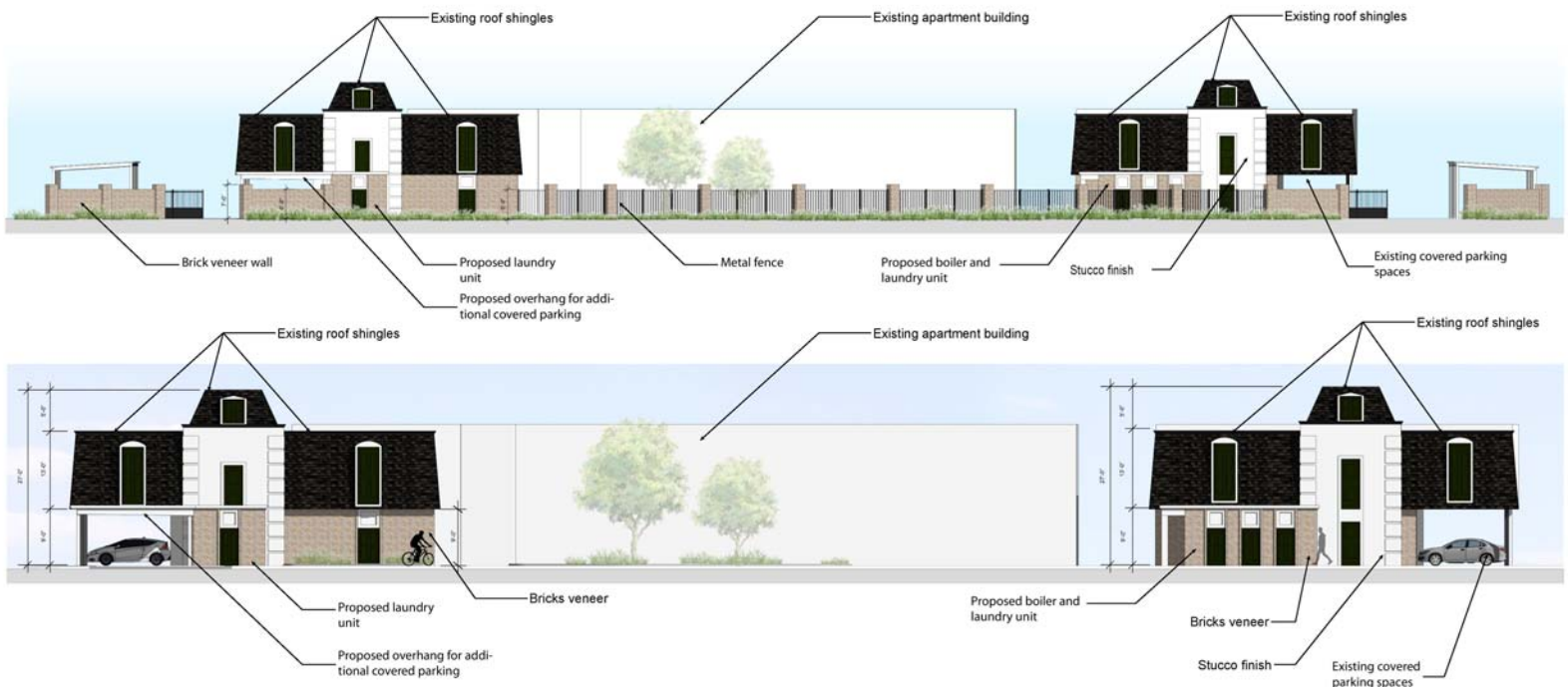
PLANNING &
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Elevations



2016 06 08
SCALE: N/A
PROJECT #:
16-026

Post Oak R.O.W

Color Elevation

Not for regulatory approval, permitting, nor construction



DEVELOPMENT PLAT VARIANCE



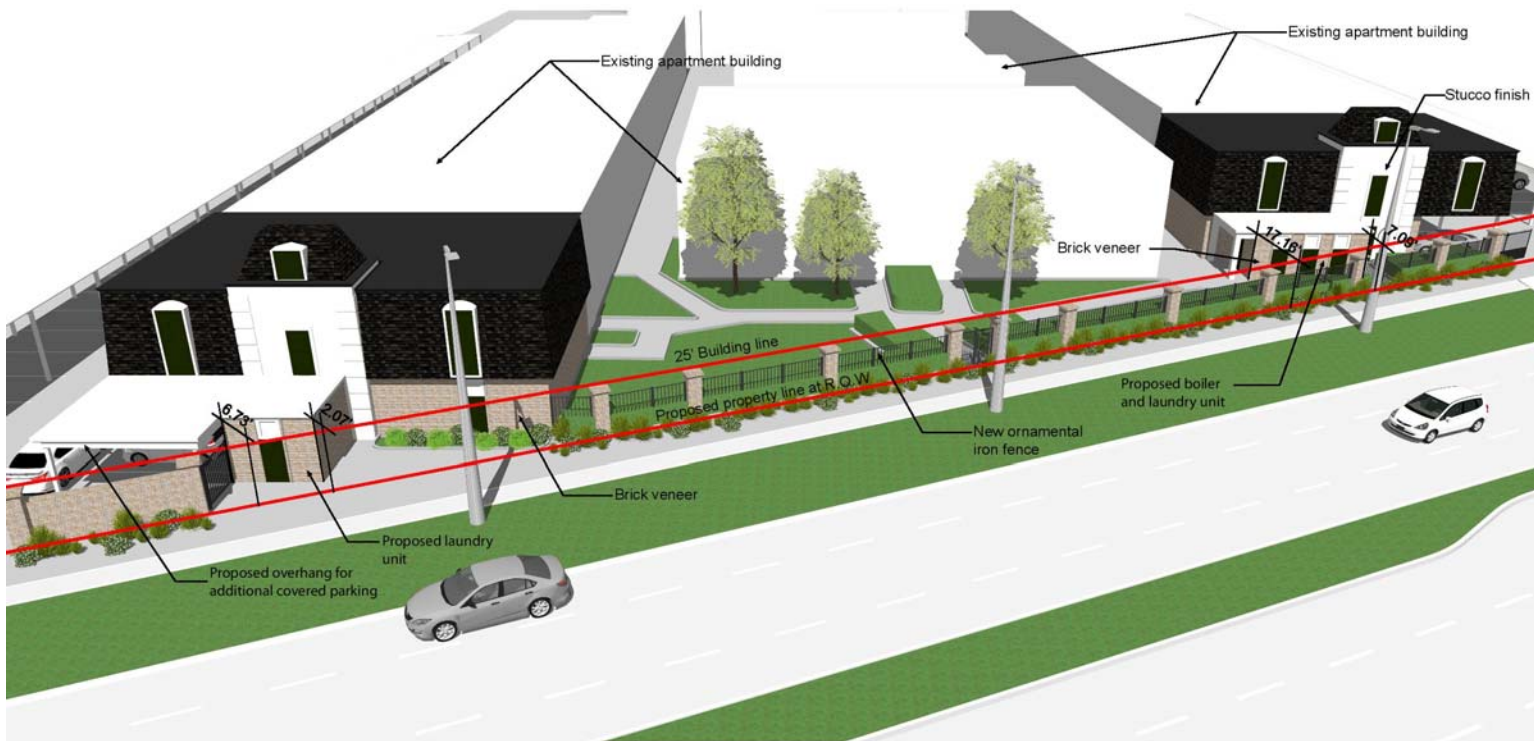
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Perspective View



2016 06 09
SCALE : N/A
PROJECT #:
16-026

Post Oak R.O.W Elevation Perspective

Not for regulatory approval, permitting, nor construction



DEVELOPMENT PLAT 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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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	F

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. 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

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.

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.

- (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

- (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.



LANDSCAPE PLAN VARIANCE



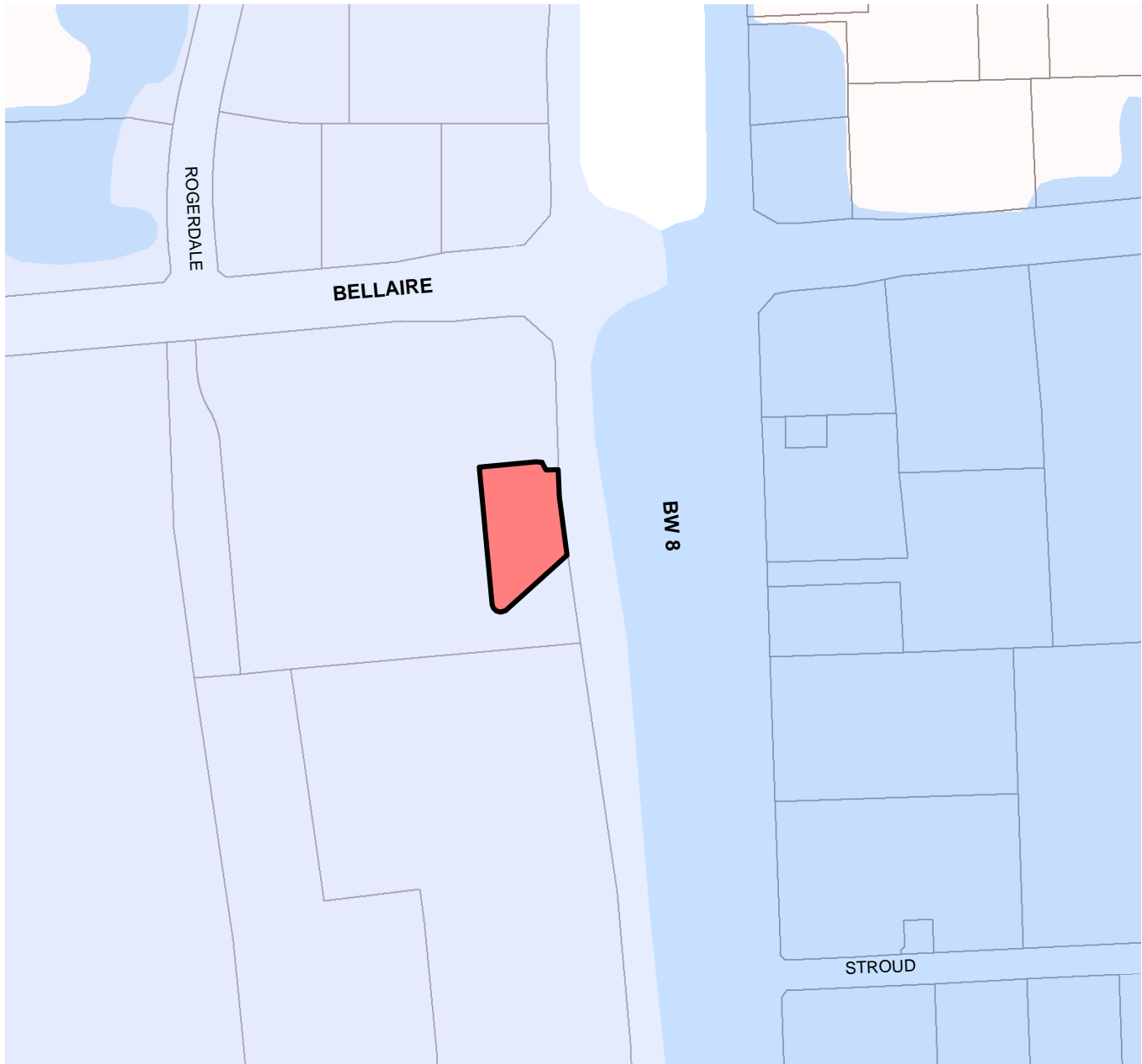
PLANNING &
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ITEM: III

Meeting Date: 06-23-2016

Houston Planning Commission

SITE LOCATION



LANDSCAPE PLAN VARIANCE



PLANNING &
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SITE AERIAL

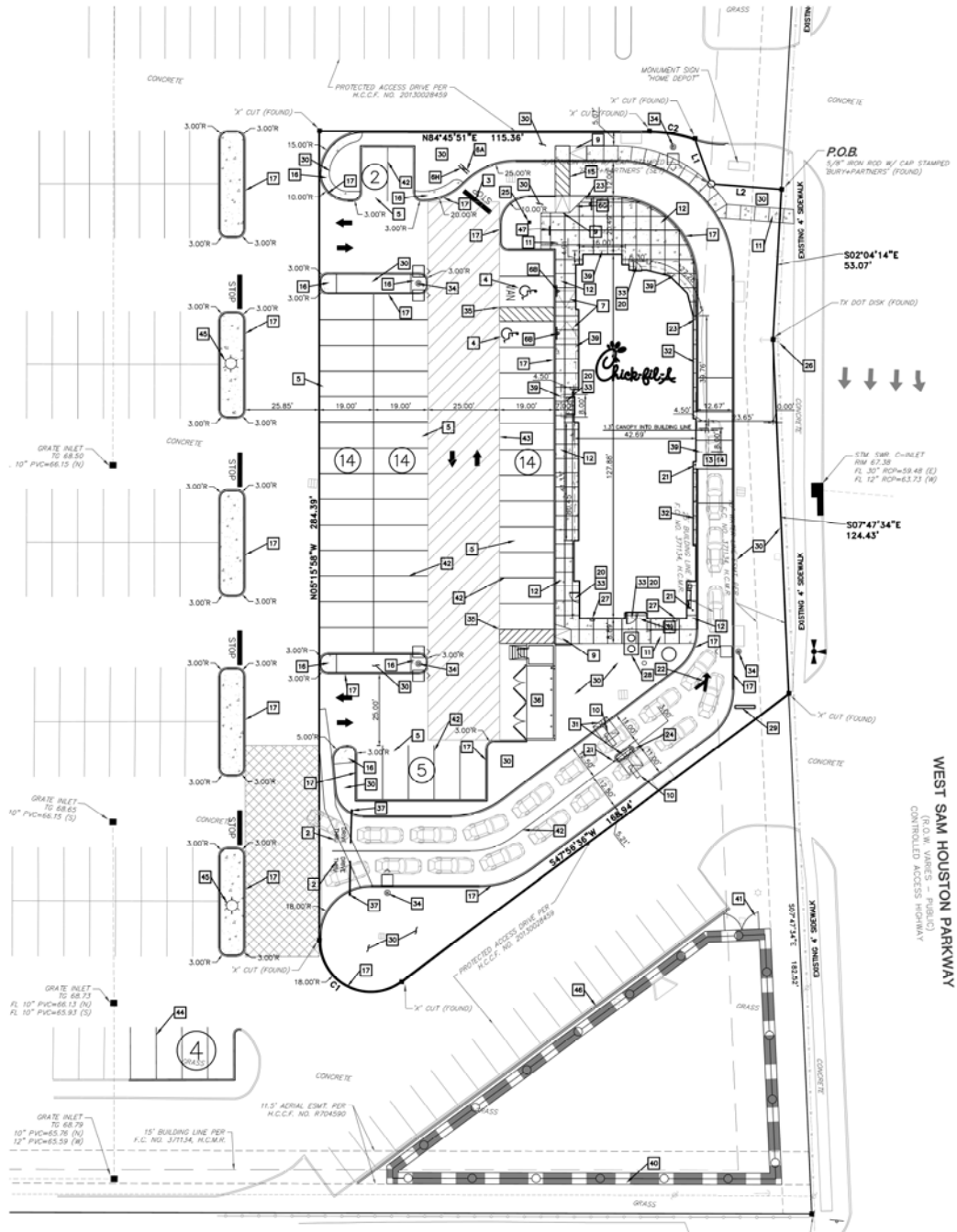


LANDSCAPE PLAN VARIANCE



Houston Planning Commission

SITE PLAN



LANDSCAPE PLAN VARIANCE



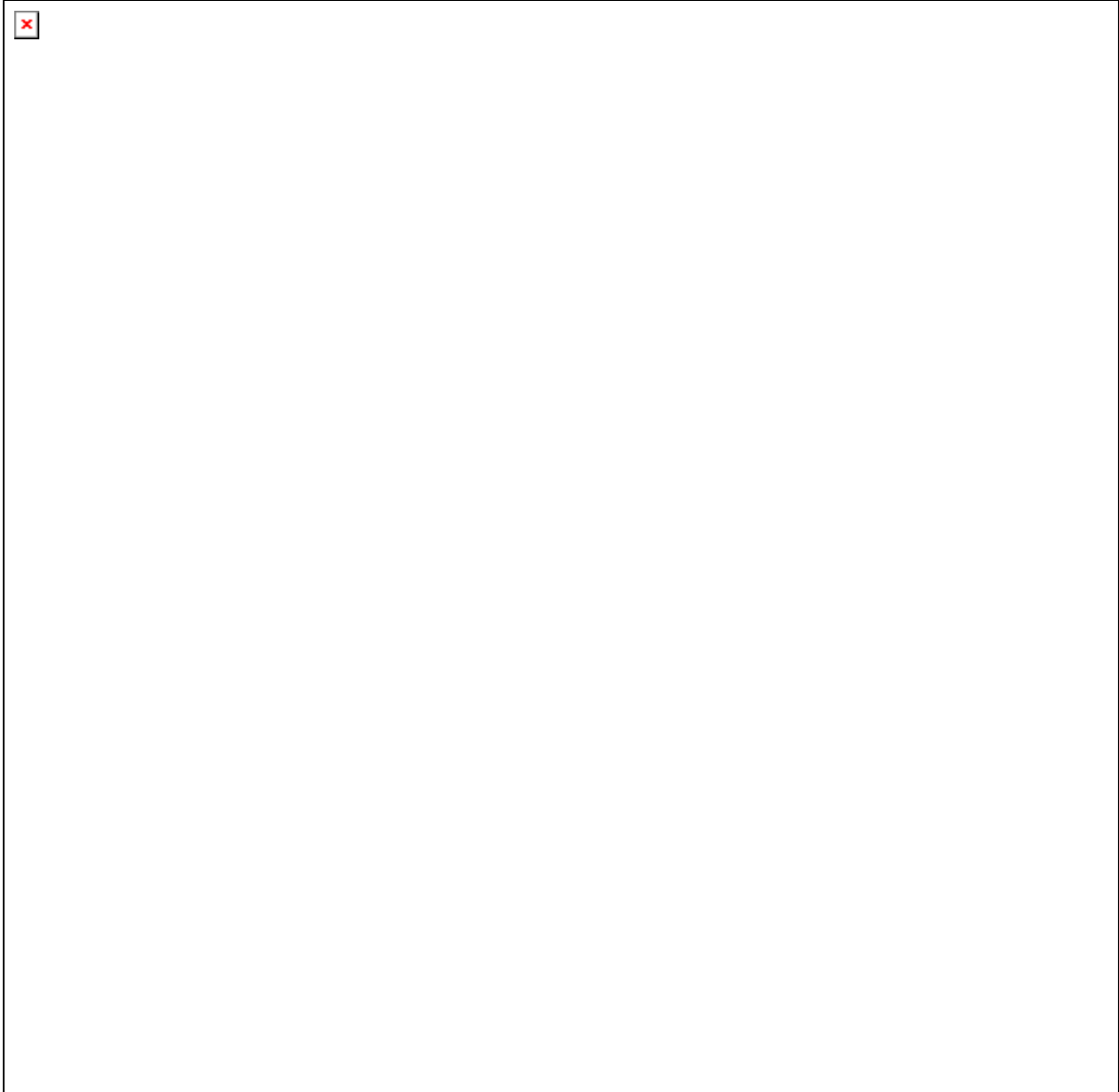
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OVERALL SITE PLAN



LANDSCAPE PLAN VARIANCE



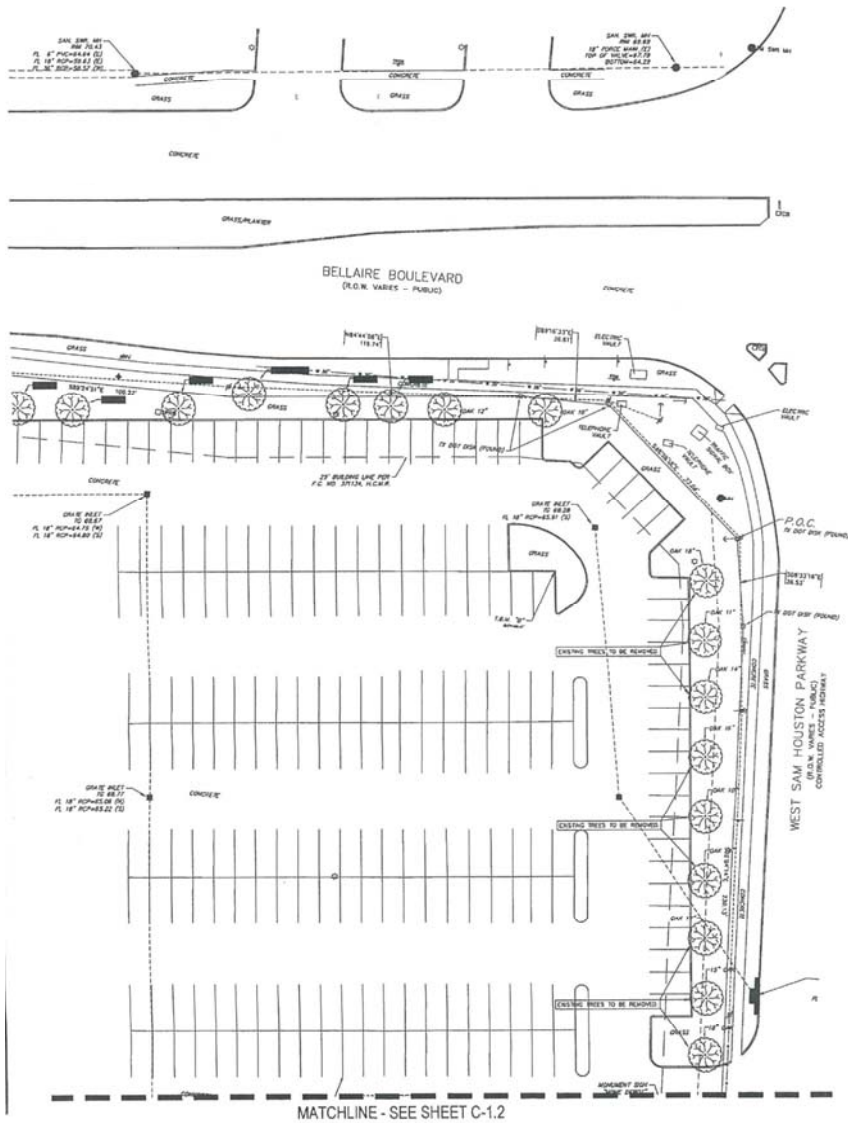
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ITEM: III

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APPROVED REMOVAL PERMIT



LEGEND



TREE REMOVAL: (TREE REMOVAL PERMIT REQUIRED)

REMOVE (1) EXISTING TREES ON HOME DEPOT AND CHICK-FIL-A SITES.
REMOVE (8) EXISTING TREES ON CHICK-FIL-A SITE (SEE SHEET TP-1.1)
REMOVE (9) EXISTING TREES ON HOME DEPOT SITE
HAIL OFF ALL REMOVED MATERIALS
GRIND STUMPS BELOW GROUND LEVEL AND HAIL OFF DEBRIS



LANDSCAPE PLAN VARIANCE

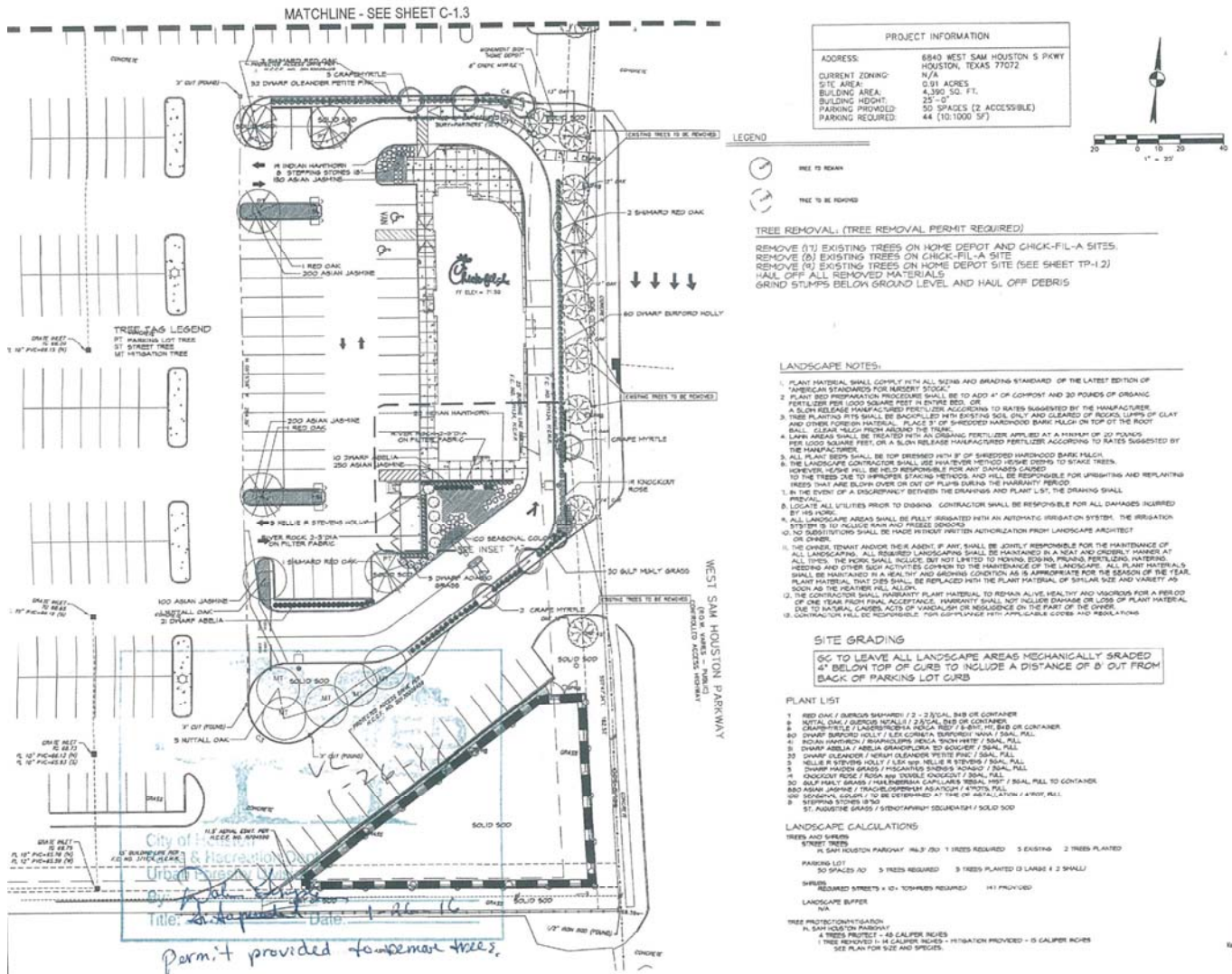


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APPROVED REMOVAL PERMIT



LANDSCAPE PLAN VARIANCE

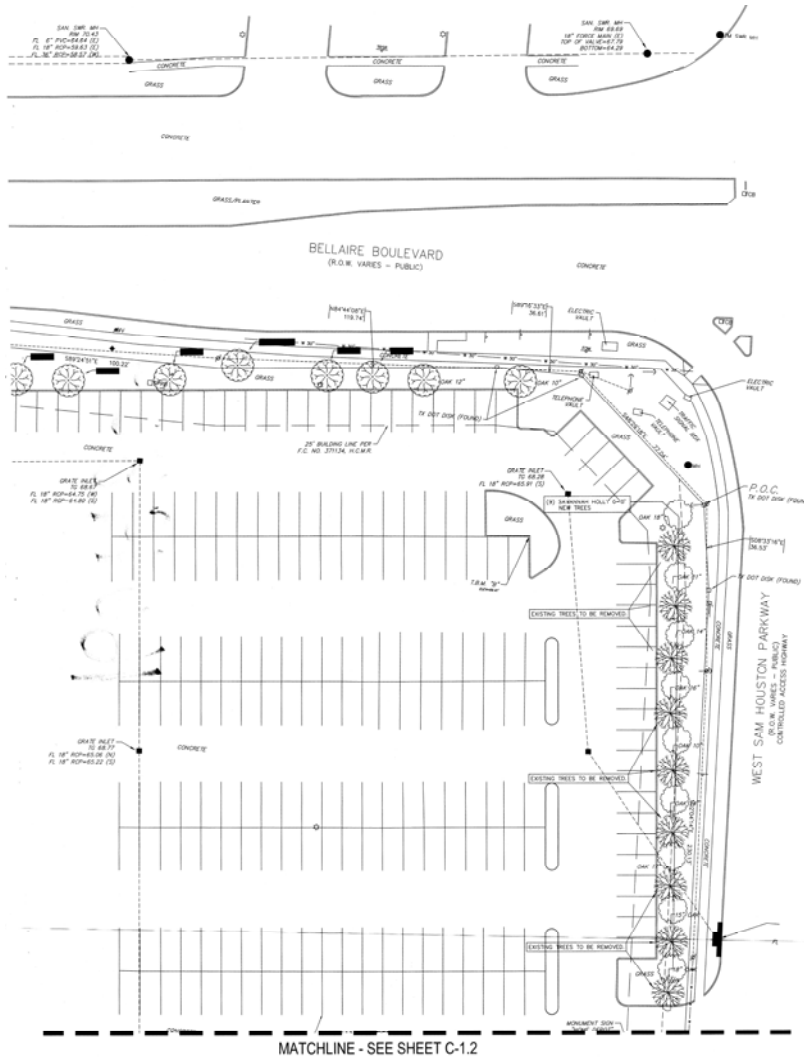


Houston Planning Commission

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APPROVED LANDSCAPE PLAN



LEGEND

- TREE TO REMAIN
- ⊗ TREE TO BE REMOVED

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 (3) EXISTING TREES ON HOME DEPOT SITE.
HAUL OFF ALL REMOVED MATERIALS.
GRIND STUMPS BELOW GROUND LEVEL AND HAUL OFF DEBRIS.

TREE REMOVAL NOTES

- COORDINATE ALL TREE REMOVAL WITH IRRIGATION CONTRACTOR.
- REPAIR ALL DAMAGE FROM TREE REMOVAL WITH SOLID SOD.

LANDSCAPE CALCULATIONS

STREET TREES
IN WEST HOUSTON PARKWAY: 254,371 (20) 4 TREES REQUIRED 4 TREES PLANTED



TREES TO BE REMOVED PER DALE TEMPLE



(1) SAVANNAH HOLLY TREES TO BE PLANTED



LANDSCAPE PLAN VARIANCE

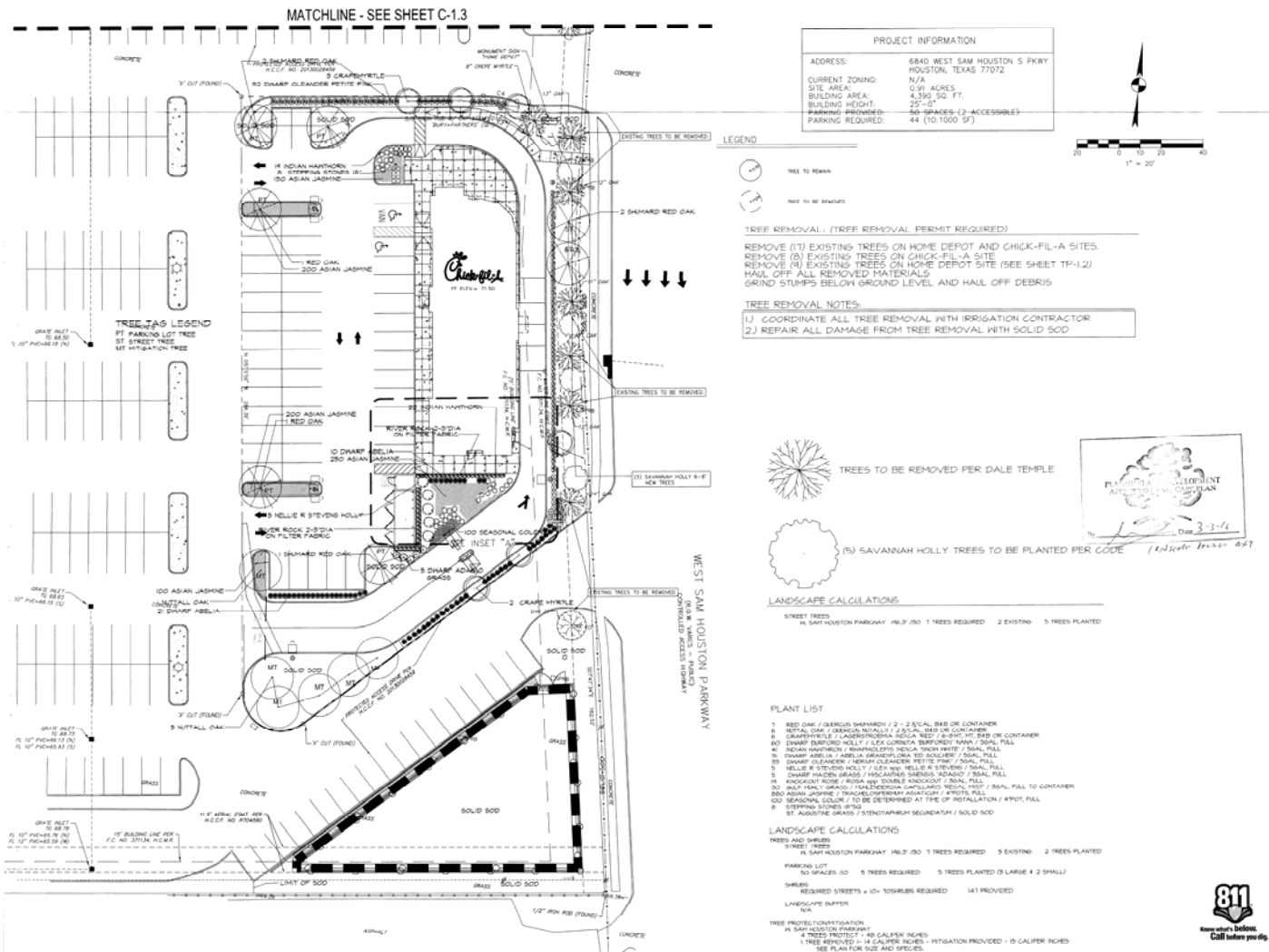


Houston Planning Commission

ITEM: III

Meeting Date: 06-23-2016

APPROVED LANDSCAPE PLAN



LANDSCAPE PLAN VARIANCE



Meeting Date: 06-23-2016

[illegible]

Know what's below.
Call before you dig.

July 10, 2009



Meeting Date: 06-23-2016



Houston Planning Commission

STAFF REPORT

Recommendation: Defer

Basis of Recommendation: Staff recommendation is to defer the variance at the applicant's request.

- (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;
N/A
- (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;
N/A
- (3) The intent of this article is preserved;
N/A
- (4) The parking provided will be sufficient to serve the use for which it is intended;
N/A
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
N/A
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.
N/A

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

LANDSCAPE PLAN VARIANCE

AGENDA: IV

SMLSA Application No. 594: Fondren Southwest Northfield Section 1, all of Blocks 1, 2, 3, 4 and 5; Fondren Southwest Northfield Section 2, all of Blocks 1 and 2, Block 3, Lot 1, all of Blocks 4, 5, 6, 7 and 8

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Fondren Southwest Northfield Sections I & II. Analysis shows that a minimum lot size of 7,870 sq ft exists for the area. A petition was signed by the owners of 17% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

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

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes three hundred seventy two (372) properties in Fondren Southwest Northfield Sections I and II.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains thirty (30) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of three hundred seventy (370) single-family residential properties representing 100% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 58% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 7,870 sq ft exists on two hundred twenty (220) of three hundred seventy-two (372) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1971 and 1972. Some of the houses were constructed in the 1970s. The establishment of a 7,870 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Two hundred twenty one (221) out of three hundred seventy-two (372) lots representing 70% of the application area is at least 7,870 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Letter of Support – District K
7. Application
8. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA

Fondren Southwest Northfield Sections 1 & 2

SITE ADDRESS	Lot Size (in sq. ft.)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
10743 VALLEY HILLS DR	237,804	7.41%	7.41%	Y		EXC
10743 VALLEY HILLS DR	19,200	0.60%	8.01%	Y		EXC
11002 BRAES FOREST DR	17,091	0.53%	8.54%	Y		SFR
10801 VILLA LEA LN	16,885	0.53%	9.07%	Y		SFR
10815 VILLA LEA LN	16,885	0.53%	9.59%			SFR
10802 SHAWNBROOK DR	15,480	0.48%	10.08%			SFR
10819 VILLA LEA LN	15,480	0.48%	10.56%	Y		SFR
10801 VALLEY HILLS DR	15,064	0.47%	11.03%			SFR
10802 PAULWOOD DR	13,338	0.42%	11.44%	Y	Y	SFR
10763 VALLEY HILLS DR	12,900	0.40%	11.85%			SFR
10747 VILLA LEA LN	12,269	0.38%	12.23%	Y		SFR
10738 PAULWOOD DR	12,240	0.38%	12.61%			SFR
10742 SHAWNBROOK DR	12,240	0.38%	12.99%	Y		SFR
10743 VILLA LEA LN	12,240	0.38%	13.37%	N		SFR
10763 VILLA LEA LN	11,795	0.37%	13.74%			SFR
10918 BRAES FOREST DR	11,562	0.36%	14.10%			SFR
10742 BRAES FOREST DR	11,040	0.34%	14.45%	Y		SFR
10738 BRAES FOREST DR	10,960	0.34%	14.79%			SFR
10914 BRAES FOREST DR	10,702	0.33%	15.12%	Y	Y	SFR
10910 BRAES FOREST DR	10,673	0.33%	15.45%			SFR
10906 BRAES FOREST DR	10,653	0.33%	15.79%	Y	Y	SFR
10902 BRAES FOREST DR	10,633	0.33%	16.12%			SFR
10826 BRAES FOREST DR	10,613	0.33%	16.45%	Y		SFR

10822 BRAES FOREST DR	10,593	0.33%	16.78%	Y		SFR
10814 BRAES FOREST DR	10,554	0.33%	17.11%	Y		SFR
10806 BRAES FOREST DR	10,515	0.33%	17.43%			SFR
10802 BRAES FOREST DR	10,495	0.33%	17.76%	Y		SFR
10734 BRAES FOREST DR	10,412	0.32%	18.09%	Y		SFR
10730 BRAES FOREST DR	10,412	0.32%	18.41%	Y		SFR
10726 BRAES FOREST DR	10,412	0.32%	18.73%	Y		SFR
10810 BRAES FOREST DR	10,367	0.32%	19.06%	Y		SFR
10722 BRAES FOREST DR	10,336	0.32%	19.38%			SFR
10710 BRAES FOREST DR	10,336	0.32%	19.70%	Y		SFR
10714 BRAES FOREST DR	10,336	0.32%	20.02%	Y		SFR
10718 BRAES FOREST DR	10,336	0.32%	20.35%	Y		SFR
10706 BRAES FOREST DR	10,260	0.32%	20.67%	Y		SFR
7847 PORTAL DR	9,968	0.31%	20.98%	Y		SFR
10818 BRAES FOREST DR	9,965	0.31%	21.29%	Y		SFR
10735 PAULWOOD DR	9,936	0.31%	21.60%	Y	Y	SFR
7859 PORTAL DR	9,770	0.30%	21.90%	Y		SFR
7823 PORTAL DR	9,633	0.30%	22.20%	Y		SFR
7923 PORTAL DR	9,598	0.30%	22.50%			SFR
7919 PORTAL DR	9,598	0.30%	22.80%			SFR
8007 PORTAL DR	9,598	0.30%	23.10%	Y		SFR
7907 PORTAL DR	9,598	0.30%	23.40%	Y		SFR
8023 PORTAL DR	9,598	0.30%	23.70%	Y		SFR
7863 PORTAL DR	9,598	0.30%	24.00%	Y		SFR
7927 PORTAL DR	9,598	0.30%	24.30%			SFR
7915 PORTAL DR	9,598	0.30%	24.59%	Y		SFR
7903 PORTAL DR	9,598	0.30%	24.89%			SFR

8019 PORTAL DR	9,598	0.30%	25.19%	Y		SFR
8011 PORTAL DR	9,598	0.30%	25.49%			SFR
8003 PORTAL DR	9,598	0.30%	25.79%	Y		SFR
7911 PORTAL DR	9,598	0.30%	26.09%			SFR
8015 PORTAL DR	9,598	0.30%	26.39%	Y	Y	SFR
7867 PORTAL DR	9,598	0.30%	26.69%	Y	Y	SFR
10703 PAULWOOD DR	9,465	0.29%	26.98%	Y		SFR
8027 PORTAL	9,410	0.29%	27.28%	Y		VAC
7831 PORTAL DR	9,360	0.29%	27.57%	Y		SFR
7827 PORTAL DR	9,360	0.29%	27.86%	Y		SFR
10703 BRAES FOREST DR	9,350	0.29%	28.15%	Y	Y	SFR
10805 VALLEY HILLS DR	9,216	0.29%	28.44%	Y		SFR
7850 BANKSIDE DR	9,170	0.29%	28.72%			SFR
10919 VALLEY HILLS DR	9,156	0.29%	29.01%	Y		SFR
7843 PORTAL DR	9,121	0.28%	29.29%			SFR
10919 SHAWNBROOK DR	9,047	0.28%	29.58%	Y	Y	SFR
10823 PAULWOOD DR	9,047	0.28%	29.86%	Y	Y	SFR
10919 PAULWOOD DR	9,047	0.28%	30.14%			SFR
10822 VALLEY HILLS DR	9,047	0.28%	30.42%			SFR
10822 VILLA LEA LN	9,047	0.28%	30.70%	Y	Y	SFR
10918 VILLA LEA LN	9,047	0.28%	30.99%	Y		SFR
10918 VALLEY HILLS DR	9,047	0.28%	31.27%	Y		SFR
7835 PORTAL DR	9,000	0.28%	31.55%	Y		SFR
10759 VALLEY HILLS DR	9,000	0.28%	31.83%			SFR
10759 VILLA LEA LN	9,000	0.28%	32.11%			SFR
10751 VILLA LEA LN	9,000	0.28%	32.39%			SFR
10803 SHAWNBROOK DR	8,933	0.28%	32.67%			SFR

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7839 PORTAL DR	8,880	0.28%	32.94%	Y		SFR
10805 VILLA LEA LN	8,864	0.28%	33.22%	Y		SFR
10811 VILLA LEA LN	8,864	0.28%	33.50%	Y		SFR
10918 SHAWNBROOK DR	8,829	0.28%	33.77%	Y	Y	SFR
10919 VILLA LEA LN	8,829	0.28%	34.05%			SFR
10918 PAULWOOD DR	8,829	0.28%	34.32%			SFR
10919 BRAES FOREST DR	8,800	0.27%	34.60%	Y	Y	SFR
10702 BRAES FOREST DR	8,800	0.27%	34.87%	Y		SFR
10803 KITTY BROOK DR	8,750	0.27%	35.14%	Y		SFR
10727 KITTY BROOK DR	8,750	0.27%	35.42%	Y		SFR
10827 KITTY BROOK DR	8,750	0.27%	35.69%	Y		SFR
10907 KITTY BROOK DR	8,750	0.27%	35.96%	Y		SFR
10735 KITTY BROOK DR	8,750	0.27%	36.23%	Y		SFR
10815 KITTY BROOK DR	8,750	0.27%	36.51%	Y		SFR
10903 KITTY BROOK DR	8,750	0.27%	36.78%	Y		SFR
10723 KITTY BROOK DR	8,750	0.27%	37.05%			SFR
10831 KITTY BROOK DR	8,750	0.27%	37.33%	Y	Y	SFR
10715 KITTY BROOK DR	8,750	0.27%	37.60%			SFR
10819 KITTY BROOK DR	8,750	0.27%	37.87%	Y	Y	SFR
10807 KITTY BROOK DR	8,750	0.27%	38.14%			SFR
10719 KITTY BROOK DR	8,750	0.27%	38.42%	Y		SFR
10707 KITTY BROOK DR	8,750	0.27%	38.69%			SFR
10823 KITTY BROOK DR	8,750	0.27%	38.96%	Y		SFR
10811 KITTY BROOK DR	8,750	0.27%	39.23%			SFR
10711 KITTY BROOK DR	8,750	0.27%	39.51%	Y		SFR
10731 KITTY BROOK DR	8,750	0.27%	39.78%			SFR
10707 BRAES FOREST DR	8,635	0.27%	40.05%			SFR

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10723 BRAES FOREST DR	8,635	0.27%	40.32%	N		SFR
10739 BRAES FOREST DR	8,635	0.27%	40.59%	Y	Y	SFR
10735 BRAES FOREST DR	8,635	0.27%	40.86%			SFR
10711 BRAES FOREST DR	8,635	0.27%	41.13%	Y		SFR
10715 BRAES FOREST DR	8,635	0.27%	41.39%	Y	Y	SFR
10731 BRAES FOREST DR	8,635	0.27%	41.66%			SFR
10727 BRAES FOREST DR	8,635	0.27%	41.93%			SFR
10743 BRAES FOREST DR	8,635	0.27%	42.20%	Y		SFR
10719 BRAES FOREST DR	8,635	0.27%	42.47%	Y		SFR
10706 PAULWOOD DR	8,594	0.27%	42.74%			SFR
10710 PAULWOOD DR	8,593	0.27%	43.01%	Y		SFR
10714 PAULWOOD DR	8,593	0.27%	43.27%	Y		SFR
10730 PAULWOOD DR	8,593	0.27%	43.54%			SFR
10710 VALLEY HILLS DR	8,593	0.27%	43.81%			SFR
10718 PAULWOOD DR	8,593	0.27%	44.08%	Y		SFR
10703 KITTY BROOK DR	8,575	0.27%	44.34%	Y		SFR
10911 VALLEY HILLS DR	8,560	0.27%	44.61%	Y		SFR
10827 VALLEY HILLS DR	8,560	0.27%	44.88%	Y	Y	SFR
10831 VALLEY HILLS DR	8,560	0.27%	45.14%	Y		SFR
10915 VALLEY HILLS DR	8,560	0.27%	45.41%	Y		SFR
10823 VALLEY HILLS DR	8,560	0.27%	45.68%	Y		SFR
10835 VALLEY HILLS DR	8,560	0.27%	45.95%	f		SFR
10903 VALLEY HILLS DR	8,560	0.27%	46.21%	Y		SFR
10907 VALLEY HILLS DR	8,560	0.27%	46.48%	Y		SFR
10910 VALLEY HILLS DR	8,499	0.26%	46.74%			SFR
10903 SHAWNBROOK DR	8,499	0.26%	47.01%			SFR
10831 PAULWOOD DR	8,499	0.26%	47.27%	Y		SFR

10815 SHAWNBROOK DR	8,499	0.26%	47.54%			SFR
10906 VALLEY HILLS DR	8,499	0.26%	47.80%	Y	Y	SFR
10906 VILLA LEA LN	8,499	0.26%	48.07%		Y	SFR
10911 SHAWNBROOK DR	8,499	0.26%	48.33%			SFR
10826 VALLEY HILLS DR	8,499	0.26%	48.60%	Y	Y	SFR
10915 PAULWOOD DR	8,499	0.26%	48.86%	Y		SFR
10907 SHAWNBROOK DR	8,499	0.26%	49.13%			SFR
10834 VALLEY HILLS DR	8,499	0.26%	49.39%	Y	Y	SFR
10811 SHAWNBROOK DR	8,499	0.26%	49.66%			SFR
10807 SHAWNBROOK DR	8,499	0.26%	49.92%	Y	Y	SFR
10902 VALLEY HILLS DR	8,499	0.26%	50.19%			SFR
10915 SHAWNBROOK DR	8,499	0.26%	50.45%	Y		SFR
10914 VILLA LEA LN	8,499	0.26%	50.72%	Y	Y	SFR
10910 VILLA LEA LN	8,499	0.26%	50.98%	Y	Y	SFR
10827 PAULWOOD DR	8,499	0.26%	51.25%			SFR
10835 PAULWOOD DR	8,499	0.26%	51.51%	Y		SFR
10826 VILLA LEA LN	8,499	0.26%	51.78%	Y		SFR
10830 VALLEY HILLS DR	8,499	0.26%	52.04%	Y	Y	SFR
10914 VALLEY HILLS DR	8,499	0.26%	52.31%			SFR
10830 VILLA LEA LN	8,499	0.26%	52.57%			SFR
10834 VILLA LEA LN	8,499	0.26%	52.84%	Y		SFR
10911 PAULWOOD DR	8,499	0.26%	53.10%	Y		SFR
10902 VILLA LEA LN	8,499	0.26%	53.37%	Y	Y	SFR
10907 PAULWOOD DR	8,499	0.26%	53.63%			SFR
10903 PAULWOOD DR	8,499	0.26%	53.90%			SFR
7855 PORTAL DR	8,400	0.26%	54.16%			SFR
10731 PAULWOOD DR	8,376	0.26%	54.42%			SFR

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10739 VALLEY HILLS DR	8,376	0.26%	54.68%	N		SFR
10739 VILLA LEA LN	8,376	0.26%	54.94%			SFR
10734 PAULWOOD DR	8,376	0.26%	55.20%	Y		SFR
10723 PAULWOOD DR	8,375	0.26%	55.46%			SFR
10735 VALLEY HILLS DR	8,375	0.26%	55.72%	Y		SFR
10726 PAULWOOD DR	8,375	0.26%	55.98%			SFR
10719 PAULWOOD DR	8,375	0.26%	56.25%			SFR
10727 PAULWOOD DR	8,375	0.26%	56.51%	Y		SFR
10734 VALLEY HILLS DR	8,375	0.26%	56.77%	Y		SFR
10715 PAULWOOD DR	8,375	0.26%	57.03%			SFR
10722 PAULWOOD DR	8,375	0.26%	57.29%			SFR
10707 PAULWOOD DR	8,375	0.26%	57.55%	Y		SFR
10711 PAULWOOD DR	8,375	0.26%	57.81%			SFR
10703 VILLA LEA LN	8,260	0.26%	58.07%	Y	Y	SFR
10814 SHAWNBROOK DR	8,258	0.26%	58.33%	Y	Y	SFR
10810 SHAWNBROOK DR	8,258	0.26%	58.58%	Y		SFR
10818 SHAWNBROOK DR	8,258	0.26%	58.84%	Y		SFR
10914 SHAWNBROOK DR	8,258	0.26%	59.10%	Y		SFR
10906 SHAWNBROOK DR	8,258	0.26%	59.36%			SFR
10902 SHAWNBROOK DR	8,258	0.26%	59.61%	N		SFR
10806 SHAWNBROOK DR	8,258	0.26%	59.87%		Y	SFR
10806 PAULWOOD DR	8,257	0.26%	60.13%			SFR
10823 VILLA LEA LN	8,257	0.26%	60.38%			SFR
10831 VILLA LEA LN	8,257	0.26%	60.64%	Y	Y	SFR
10903 VILLA LEA LN	8,257	0.26%	60.90%	Y		SFR
10911 VILLA LEA LN	8,257	0.26%	61.16%	Y	Y	SFR
10910 PAULWOOD DR	8,257	0.26%	61.41%	Y		SFR

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10827 VILLA LEA LN	8,257	0.26%	61.67%	Y	Y	SFR
10835 VILLA LEA LN	8,257	0.26%	61.93%			SFR
10814 PAULWOOD DR	8,257	0.26%	62.19%	Y		SFR
10810 PAULWOOD DR	8,257	0.26%	62.44%			SFR
10818 PAULWOOD DR	8,257	0.26%	62.70%			SFR
10915 VILLA LEA LN	8,257	0.26%	62.96%			SFR
10907 VILLA LEA LN	8,257	0.26%	63.22%	Y	Y	SFR
10902 PAULWOOD DR	8,257	0.26%	63.47%			SFR
10906 PAULWOOD DR	8,257	0.26%	63.73%			SFR
10914 PAULWOOD DR	8,257	0.26%	63.99%	Y		SFR
10910 SHAWNBROOK DR	8,175	0.25%	64.24%	Y		SFR
10703 SHAWNBROOK DR	8,155	0.25%	64.50%			SFR
10703 VALLEY HILLS DR	8,155	0.25%	64.75%	Y		SFR
10702 SHAWNBROOK DR	8,155	0.25%	65.00%	Y		SFR
10702 PAULWOOD DR	8,155	0.25%	65.26%			SFR
10702 VALLEY HILLS DR	8,153	0.25%	65.51%	Y		SFR
10702 VILLA LEA LN	8,153	0.25%	65.77%			SFR
10911 KITTY BROOK DR	8,125	0.25%	66.02%			SFR
7850 ROLLINGBROOK DR	8,007	0.25%	66.27%	Y		SFR
7851 ROLLINGBROOK DR	8,007	0.25%	66.52%			SFR
10939 KITTY BROOK DR	8,000	0.25%	66.77%	Y		SFR
10903 BRAES FOREST DR	7,900	0.25%	67.01%			SFR
10907 BRAES FOREST DR	7,900	0.25%	67.26%	Y		SFR
10807 BRAES FOREST DR	7,900	0.25%	67.51%			SFR
10815 BRAES FOREST DR	7,900	0.25%	67.75%	Y	Y	SFR
10811 BRAES FOREST DR	7,900	0.25%	68.00%	Y	Y	SFR
10823 BRAES FOREST DR	7,900	0.25%	68.25%		Y	SFR

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10827 BRAES FOREST DR	7,900	0.25%	68.49%	Y		SFR
10819 BRAES FOREST DR	7,900	0.25%	68.74%		Y	SFR
10911 BRAES FOREST DR	7,900	0.25%	68.98%	Y	Y	SFR
10803 BRAES FOREST DR	7,900	0.25%	69.23%	Y	Y	SFR
10915 BRAES FOREST DR	7,899	0.25%	69.48%	Y		SFR
10738 VALLEY HILLS DR	7,899	0.25%	69.72%			SFR
10739 SHAWNBROOK DR	7,899	0.25%	69.97%	Y	Y	SFR
7851 HUMMINGBIRD ST	7,870	0.25%	70.21%	Y	Y	SFR
7850 HUMMINGBIRD ST	7,870	0.25%	70.46%		Y	SFR
7803 BANKSIDE DR	7,825	0.24%	70.70%	Y		SFR
7802 BANKSIDE DR	7,825	0.24%	70.95%			SFR
7803 VICKIJOHN DR	7,825	0.24%	71.19%			SFR
10738 VILLA LEA LN	7,700	0.24%	71.43%			SFR
10707 VALLEY HILLS DR	7,658	0.24%	71.67%			SFR
10711 SHAWNBROOK DR	7,658	0.24%	71.91%	Y		SFR
10727 VALLEY HILLS DR	7,658	0.24%	72.15%			SFR
10714 SHAWNBROOK DR	7,658	0.24%	72.39%			SFR
10726 VILLA LEA LN	7,658	0.24%	72.62%	Y		SFR
10735 VILLA LEA LN	7,658	0.24%	72.86%	Y		SFR
10711 VILLA LEA LN	7,658	0.24%	73.10%			SFR
10715 SHAWNBROOK DR	7,658	0.24%	73.34%	Y		SFR
10730 SHAWNBROOK DR	7,658	0.24%	73.58%	Y		SFR
10723 VILLA LEA LN	7,658	0.24%	73.82%			SFR
10707 VILLA LEA LN	7,658	0.24%	74.06%			SFR
10714 VALLEY HILLS DR	7,658	0.24%	74.30%			SFR
10727 VILLA LEA LN	7,658	0.24%	74.53%			SFR
10734 SHAWNBROOK DR	7,658	0.24%	74.77%	Y		SFR

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10719 VALLEY HILLS DR	7,658	0.24%	75.01%			SFR
10707 SHAWNBROOK DR	7,658	0.24%	75.25%			SFR
10731 SHAWNBROOK DR	7,658	0.24%	75.49%			SFR
10706 VALLEY HILLS DR	7,658	0.24%	75.73%	Y		SFR
10715 VILLA LEA LN	7,658	0.24%	75.97%			SFR
10706 SHAWNBROOK DR	7,658	0.24%	76.20%			SFR
10730 VALLEY HILLS DR	7,658	0.24%	76.44%			SFR
10722 VALLEY HILLS DR	7,658	0.24%	76.68%			SFR
10731 VILLA LEA LN	7,658	0.24%	76.92%	Y	Y	SFR
10735 SHAWNBROOK DR	7,658	0.24%	77.16%	Y		SFR
10723 VALLEY HILLS DR	7,658	0.24%	77.40%	Y		SFR
10718 SHAWNBROOK DR	7,658	0.24%	77.64%			SFR
10722 SHAWNBROOK DR	7,658	0.24%	77.88%			SFR
10727 SHAWNBROOK DR	7,658	0.24%	78.11%	Y	Y	SFR
10718 VALLEY HILLS DR	7,658	0.24%	78.35%			SFR
10738 VILLA LEA LN	7,658	0.24%	78.59%			SFR
10726 VALLEY HILLS DR	7,658	0.24%	78.83%	Y		SFR
10719 VILLA LEA LN	7,658	0.24%	79.07%		Y	SFR
10730 VILLA LEA LN	7,658	0.24%	79.31%		Y	SFR
10715 VALLEY HILLS DR	7,658	0.24%	79.55%			SFR
10711 VALLEY HILLS DR	7,658	0.24%	79.78%	Y		SFR
10714 VILLA LEA LN	7,658	0.24%	80.02%			SFR
10722 VILLA LEA LN	7,658	0.24%	80.26%			SFR
10710 SHAWNBROOK DR	7,658	0.24%	80.50%			SFR
10706 VILLA LEA LN	7,658	0.24%	80.74%	Y		SFR
10710 VILLA LEA LN	7,658	0.24%	80.98%	Y		SFR
10719 SHAWNBROOK DR	7,658	0.24%	81.22%			SFR

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10723 SHAWNBROOK DR	7,658	0.24%	81.45%			SFR
10718 VILLA LEA LN	7,658	0.24%	81.69%	Y	Y	SFR
10731 VALLEY HILLS DR	7,658	0.24%	81.93%			SFR
10726 SHAWNBROOK DR	7,658	0.24%	82.17%	Y		SFR
10738 SHAWNBROOK DR	7,589	0.24%	82.41%	Y		SFR
7851 PORTAL DR	7,560	0.24%	82.64%	Y		SFR
7851 VICKIJOHN DR	7,370	0.23%	82.87%	Y		SFR
7802 ROLLINGBROOK DR	6,775	0.21%	83.08%	Y		SFR
7803 ROLLINGBROOK DR	6,775	0.21%	83.30%			SFR
7803 HUMMINGBIRD ST	6,775	0.21%	83.51%	Y		SFR
7846 ROLLINGBROOK DR	6,468	0.20%	83.71%	Y		SFR
7847 ROLLINGBROOK DR	6,468	0.20%	83.91%			SFR
7847 HUMMINGBIRD ST	6,468	0.20%	84.11%			SFR
7846 HUMMINGBIRD ST	6,465	0.20%	84.31%	Y	Y	SFR
10915 KITTY BROOK DR	6,375	0.20%	84.51%			SFR
10919 KITTY BROOK DR	6,375	0.20%	84.71%	Y		SFR
10935 KITTY BROOK DR	6,375	0.20%	84.91%			SFR
10927 KITTY BROOK DR	6,375	0.20%	85.11%			SFR
10931 KITTY BROOK DR	6,375	0.20%	85.31%			SFR
10923 KITTY BROOK DR	6,375	0.20%	85.50%			SFR
7802 VICKIJOHN DR	6,250	0.19%	85.70%			SFR
7802 HUMMINGBIRD ST	6,250	0.19%	85.89%			SFR
7846 BANKSIDE DR	6,230	0.19%	86.09%			SFR
7847 BANKSIDE DR	6,215	0.19%	86.28%	Y		SFR
7846 VICKIJOHN DR	5,996	0.19%	86.47%			SFR
7819 VICKIJOHN DR	5,670	0.18%	86.65%	N		SFR
7834 VICKIJOHN DR	5,596	0.17%	86.82%	Y		SFR

7847 VICKIJOHN DR	5,477	0.17%	86.99%			SFR
7823 VICKIJOHN DR	5,460	0.17%	87.16%	Y		SFR
7838 VICKIJOHN DR	5,460	0.17%	87.33%			SFR
7843 VICKIJOHN DR	5,460	0.17%	87.50%			SFR
7815 VICKIJOHN DR	5,460	0.17%	87.67%			SFR
7818 BANKSIDE DR	5,460	0.17%	87.84%	Y	Y	SFR
7823 BANKSIDE DR	5,460	0.17%	88.01%	Y		SFR
7830 VICKIJOHN DR	5,460	0.17%	88.18%	Y		SFR
7818 ROLLINGBROOK DR	5,460	0.17%	88.35%			SFR
7842 BANKSIDE DR	5,460	0.17%	88.52%	Y		SFR
7811 VICKIJOHN DR	5,460	0.17%	88.69%	N		SFR
7822 VICKIJOHN DR	5,460	0.17%	88.86%	Y		SFR
7839 BANKSIDE DR	5,460	0.17%	89.03%	Y		SFR
7806 VICKIJOHN DR	5,460	0.17%	89.20%	Y		SFR
7807 BANKSIDE DR	5,460	0.17%	89.37%	Y		SFR
7835 BANKSIDE DR	5,460	0.17%	89.54%	Y		SFR
7807 VICKIJOHN DR	5,460	0.17%	89.71%	Y		SFR
7810 VICKIJOHN DR	5,460	0.17%	89.88%			SFR
7843 BANKSIDE DR	5,460	0.17%	90.05%			SFR
7814 VICKIJOHN DR	5,460	0.17%	90.22%			SFR
7827 BANKSIDE DR	5,460	0.17%	90.39%	N		SFR
7831 BANKSIDE DR	5,460	0.17%	90.56%			VAC
7842 VICKIJOHN DR	5,460	0.17%	90.73%			SFR
7835 VICKIJOHN DR	5,460	0.17%	90.90%	Y	Y	SFR
7839 VICKIJOHN DR	5,460	0.17%	91.07%			SFR
7811 BANKSIDE DR	5,460	0.17%	91.24%	Y	Y	SFR
7831 VICKIJOHN DR	5,460	0.17%	91.41%			SFR

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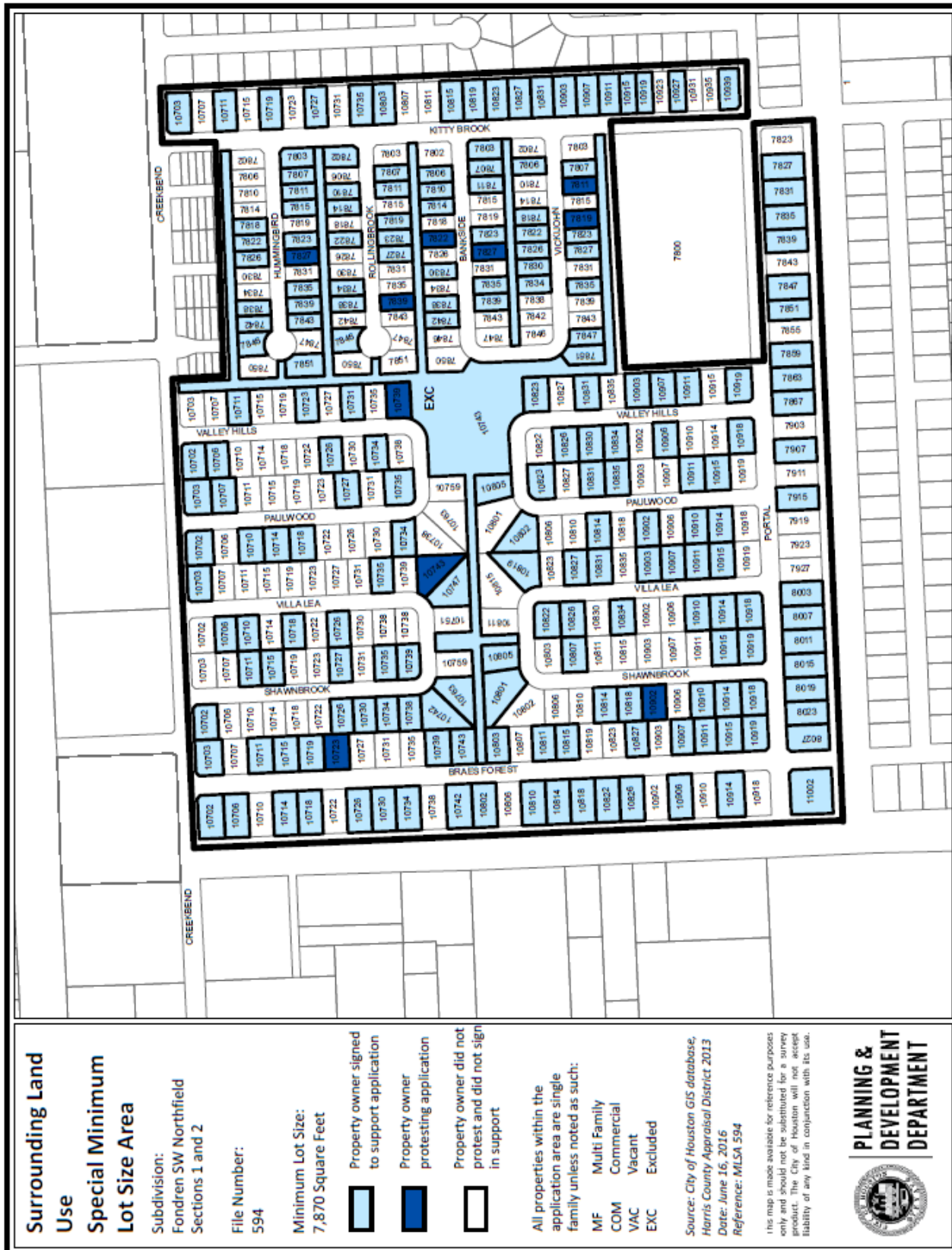
7819 BANKSIDE DR	5,460	0.17%	91.58%			SFR
7810 BANKSIDE DR	5,460	0.17%	91.76%	Y		SFR
7826 VICKIJOHN DR	5,460	0.17%	91.93%	Y	Y	SFR
7815 BANKSIDE DR	5,460	0.17%	92.10%			SFR
7827 VICKIJOHN DR	5,460	0.17%	92.27%	Y		SFR
7818 VICKIJOHN DR	5,460	0.17%	92.44%			SFR
7819 HUMMINGBIRD ST	5,303	0.17%	92.60%			SFR
7834 HUMMINGBIRD ST	5,303	0.17%	92.77%			SFR
7823 HUMMINGBIRD ST	5,303	0.17%	92.93%	Y		SFR
7822 ROLLINGBROOK DR	5,303	0.17%	93.10%	Y		SFR
7822 HUMMINGBIRD ST	5,303	0.17%	93.26%	Y		SFR
7835 HUMMINGBIRD ST	5,303	0.17%	93.43%	Y	Y	SFR
7807 HUMMINGBIRD ST	5,303	0.17%	93.59%	Y	Y	SFR
7831 HUMMINGBIRD ST	5,303	0.17%	93.76%			SFR
7806 HUMMINGBIRD ST	5,303	0.17%	93.92%			SFR
7827 HUMMINGBIRD ST	5,303	0.17%	94.09%	N		SFR
7838 HUMMINGBIRD ST	5,303	0.17%	94.25%	y	Y	SFR
7842 HUMMINGBIRD ST	5,303	0.17%	94.42%	Y		SFR
7818 HUMMINGBIRD ST	5,303	0.17%	94.58%	Y		SFR
7810 HUMMINGBIRD ST	5,303	0.17%	94.75%			SFR
7814 HUMMINGBIRD ST	5,303	0.17%	94.91%			SFR
7826 HUMMINGBIRD ST	5,303	0.17%	95.08%	Y		SFR
7830 ROLLINGBROOK DR	5,303	0.17%	95.25%			SFR
7823 ROLLINGBROOK DR	5,303	0.17%	95.41%			SFR
7830 HUMMINGBIRD ST	5,303	0.17%	95.58%			SFR
7839 HUMMINGBIRD ST	5,303	0.17%	95.74%	Y		SFR
7843 HUMMINGBIRD ST	5,303	0.17%	95.91%	Y		SFR

Special Minimum Lot Size Area

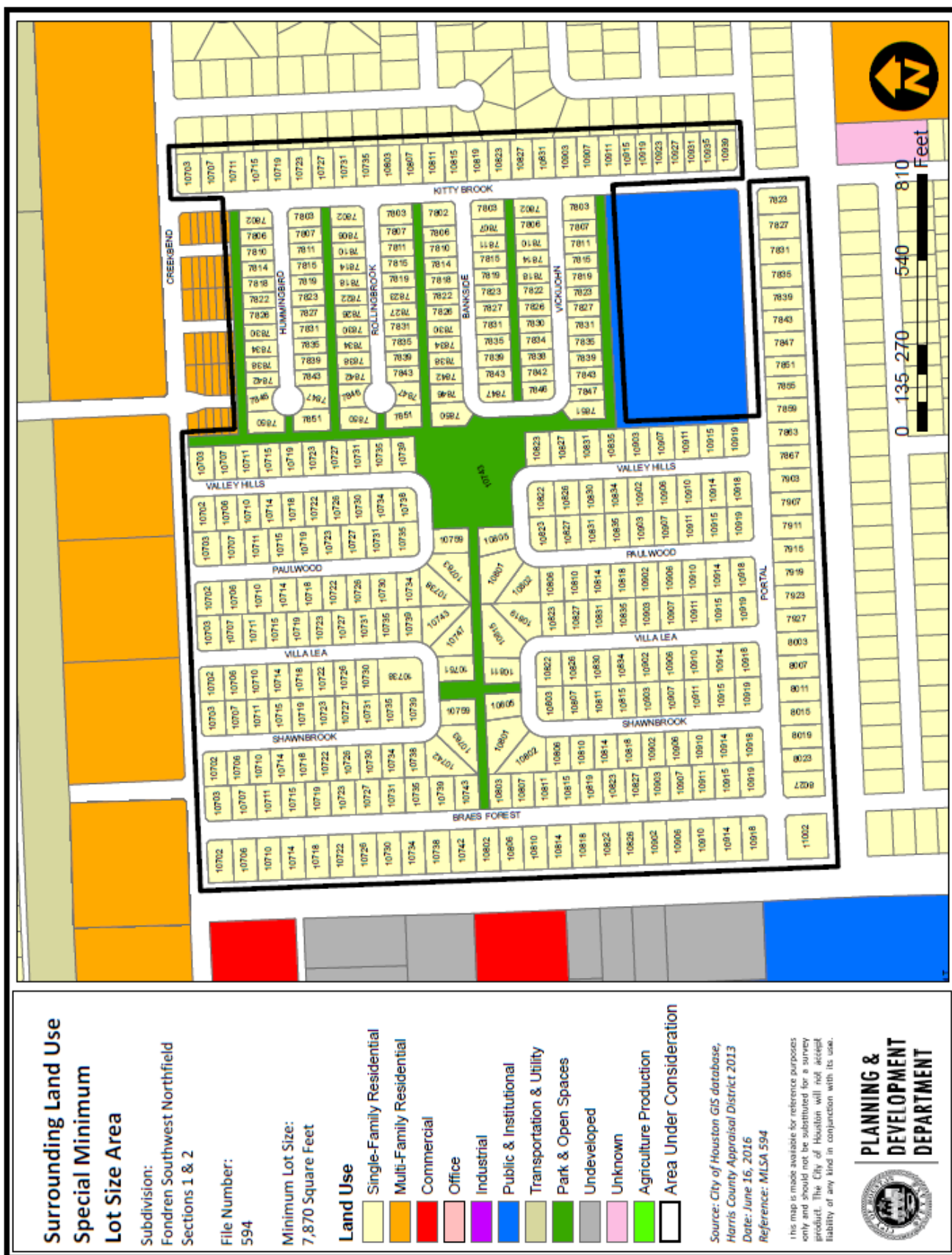
Planning and Development Department

7815 HUMMINGBIRD ST	5,303	0.17%	96.07%	Y		SFR
7811 HUMMINGBIRD ST	5,303	0.17%	96.24%	Y		SFR
7838 ROLLINGBROOK DR	5,250	0.16%	96.40%	Y	Y	SFR
7830 BANKSIDE DR	5,250	0.16%	96.56%	Y		SFR
7807 ROLLINGBROOK DR	5,250	0.16%	96.73%	Y		SFR
7826 ROLLINGBROOK DR	5,250	0.16%	96.89%			SFR
7839 ROLLINGBROOK DR	5,250	0.16%	97.05%	N		SFR
7826 BANKSIDE DR	5,250	0.16%	97.22%			SFR
7838 BANKSIDE DR	5,250	0.16%	97.38%	Y		SFR
7827 ROLLINGBROOK DR	5,250	0.16%	97.55%	Y		SFR
7810 ROLLINGBROOK DR	5,250	0.16%	97.71%	Y		SFR
7814 ROLLINGBROOK DR	5,250	0.16%	97.87%	Y		SFR
7806 BANKSIDE DR	5,250	0.16%	98.04%	Y	Y	SFR
7843 ROLLINGBROOK DR	5,250	0.16%	98.20%			SFR
7811 ROLLINGBROOK DR	5,250	0.16%	98.36%	Y		SFR
7835 ROLLINGBROOK DR	5,250	0.16%	98.53%			SFR
7842 ROLLINGBROOK DR	5,250	0.16%	98.69%			SFR
7831 ROLLINGBROOK DR	5,250	0.16%	98.85%		Y	SFR
7815 ROLLINGBROOK DR	5,250	0.16%	99.02%			SFR
7819 ROLLINGBROOK DR	5,250	0.16%	99.18%	Y		SFR
7806 ROLLINGBROOK DR	5,250	0.16%	99.35%			SFR
7834 ROLLINGBROOK DR	5,250	0.16%	99.51%	Y		SFR
7834 BANKSIDE DR	5,250	0.16%	99.67%			SFR
7822 BANKSIDE DR	5,250	0.16%	99.84%	N		SFR
7814 BANKSIDE DR	5,250	0.16%	100.00%	Y		SFR

Response Form received with support	201
Response Form received with opposed	10
Percentage of boundary area in favor of the MLSA (must be at least 55%)	58%
Signed Petition in Support	58
Property Owners Signing in Support of the Petition (must be at least 10%)	17%
# developed or restricted to no more than two SFR Units	370
# of Multifamily lots	0
# of Commercial lots	0
# of Vacant Lots	0
# of Excluded Lots	2
TOTAL LOTS IN AREA	372
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	100%







Special Minimum Lot Size Area

Planning and Development Department





LARRY V. GREEN, ESQ.
Houston City Council Member, District K

June 23, 2016

Mr. Abraham Zorrilla, Planner
Planning & Development Dept.
611 Walker St., 6th Floor
Houston, TX 77002

Re: Support Letter- Northfield I & II MLSA Application

Dear Mr. Zorrilla,

It gives me great pleasure to submit this letter of support relative to the Northfield I & II Homeowners Association's Minimum Lot Size Area (MLSA) applications. Northfield I & II is a vibrant, well maintained, and deed-restricted community located in southwest Houston along Fondren Rd. near Creekbend Dr. The Northfield I & II community is comprised of 368 single family homes.

Northfield I & II consists of 2 subdivision sections with similar deed restrictions – except addressing minimum lot size coverage. With the expansion of the "urban rules" relative to Ch. 42 extending to the entire city of Houston, the District K office encouraged the Northfield I & II community to coordinate with the Planning and Development Dept. to start a MLSA application process. Fortunately, the number of residential lots making up the Northfield I & II subdivision consisted of one MLSA application in which they met the required 55% threshold.

Relative to this support letter, I fully support the Planning and Development Dept.'s recommendation to review and consider approval of MLSA application 594 via the Houston Planning Commission. Per ordinance, the Commission shall consider the application and recommend designation of a proposed minimum lot size area that complies with certain criteria to City Council for final action.

If you have any questions or concerns, please contact my Chief of Staff, Donald Perkins at 832-393-3376.

Respectfully,

A handwritten signature in blue ink, appearing to read "Larry V. Green", is written over a horizontal line.

Larry V. Green, Esq.
Houston Council Member
District K

CC: Mark Kilkinny, Houston Planning Commission Chairperson
Sonny Garza, Houston Planning Commission Vice-Chairperson
Patrick Walsh, Houston Planning Commission Secretary
Misty Staunton, Planner Leader, Planning and Development Dept.

Special Minimum Lot Size Area Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

Northfield Sections One & Two

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

2. Contacts:

Primary

Applicant

VINCENT L. SANDERS

Phone #

Address

11907 Villa Lea

City

HOUSTON

State

Tx zip 77071

Alternate

Applicant

Sandra Smith

Ph

Address

10802 Paulwood

E-

City

HOUSTON

State

Tx zip 77071

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

File #

594

Key Map #

TIRZ

Lambert #

Super N'hood Census Tract

City Council District

K

4. Submittal Requirements:

Please Check

Completed application form (this page)

☐

Signed petition signed by the applicant (page 5)

☐

Signed petition of support signed by 10% of lot owners within the boundary area (page 6)

☐

Signed deed restriction statement (page 6)

☐

Three (3) recommended locations for a community meeting (page 7)

☐

Sample of Notification Sign (page 9)

☐

Copy of deed restrictions, if applicable

☐

Map or sketch showing the address, land use and the size of all lots within boundary area

☐

Submitted on 1/8/16 us

Special Minimum Lot Size Area

Page 3 of 9

City of Houston

Special Minimum Lot Size Area

Planning Commission Staff Report
Planning and Development Department

