

# HOUSTON PLANNING COMMISSION

## AGENDA

JULY 07, 2016



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

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

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

June 23, 2016

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

### **Call to Order**

**Chair, Martha L. Stein called the meeting to order at 2:31p.m.with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Arrived at 2:37 p.m. during Consent Items A and B

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Left at 3:23 p.m. during item #75

Truman C. Edminster III

Mark A. Kilkenney

Paul R. Nelson

Left at 4:25 p.m. during item #83

Linda Porrás-Pirtle

Arrived at 2:36 p.m. during Consent Items A and B

Shafik Rifaat

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

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 JUNE 9, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 9, 2016 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

### I. PLATTING ACTIVITY (Consent items A and B, 1- 68)

Staff recommendation for item 22 was modified from Approve to Defer. Item 33 will be taken out of order to hear from speakers. Items removed for separate consideration: **1, 8, 39, 58 and 60**  
Staff recommendation: Approve staff's recommendations for items **1 - 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 68** subject to the CPC 101 form conditions.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Edminster and Alleman recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **1, 8, 39, 58 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 8, 39, 58 and 60** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Edminster and Alleman returned.**

### 33 Shaw Storage

**C2**

**Approve**

Staff Recommendation: Approve the plat with the condition to address the N-S public street.

Commission action: Approved the plat with the condition to address the N-S public street.

Motion: **Garza**

Second: **Baldwin**

Vote: **Carries**

Opposed: **Anderson**

Speaker: Stan Winter, applicant – opposed

## C PUBLIC HEARINGS

### 69 Bradford Place partial replat no 4

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### 70 Brundage Woods replat no 1

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

### 71 Crown Park Estates

**C3N**

**Approve**

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

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

Motion: **Clark**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**72 Hernandez Plaza C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker: Mary Villareal, applicant – supportive

**73 Jackson Court 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: Denied the requested variance and approved the plat with a 25ft building line along Polk subject to the CPC 101 form conditions  
Motion: **Garza** Second: **Edminster** Vote: **Carries** Opposed: **Davis**  
Speakers: Joyce Owens, applicant – supportive; Maria Martinez and Luis Martinez – supportive; Michael Brombacher and Steve Parker – opposed

**74 Melody Oaks C3N Approve**  
**partial replat no 17**  
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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**75 Oak Estates Sec 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Kilkenny** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**76 Oak Forest Sec 1 C3N Approve**  
**partial replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speakers: Tom Brandt – position not stated; Diane McMahon, John J. Creshewicz, Marie Kallus and Buz Smith – opposed; Arva Howard, Legal Department

**77 Spring Branch Valley C3N Approve**  
**partial replat no 5**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**78 Westheimer Estates C3N Approve**  
**partial replat no 6**  
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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**79 Wheeler Avenue Baptist Church Central 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: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**



**80      Wheeler Avenue Baptist Church South      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: **Rifaat**      Vote: **Unanimous**      Abstaining: **None**

**D      VARIANCES**

**Item 83 was taken out of order at this time. Commissioner Alleman recused herself.**

**83      Humble ISD Multi School Site      C2      Withdraw**

Staff recommendation: Deny the requested variances, require 1 N-S public street, 1 E-W public street, and approve the plat subject to the CPC 101 form conditions.

Commission action: The application was withdrawn by the applicant at the Planning Commission.

Motion: **Kilkenny**      Second: **Nelson**      Vote: **Carries**      Abstaining: **Edminster**

Speakers: Council Member Dave Martin, Roger Brown, Sean Rooney and Tim Glaude – supportive; Kim Balducci – undecided; Fred Mathis, Sr. Planning Engineer with Harris County Engineering Department – opposed

**Item 85 was taken out of order at this time. Commissioner Alleman returned. Commissioner Edminster recused himself.**

**85      Venetian Luxury Homes      C2R      Defer**

Staff recommendation: Defer the plat for two weeks per Chapter 42 Planning Standards and to allow staff time to coordinate with Council Member Mike Laster.

Commission action: Deferred the plat for two weeks per Chapter 42 Planning Standards and to allow staff time to coordinate with Council Member Mike Laster.

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

Speaker: Council Member Mike Laster – opposed

**Commissioner Alleman recused herself.**

**81      Aldine ISD Lauder Road Elementary      C3P      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: **Anderson**      Second: **Subinsky**      Vote: **Unanimous**      Abstaining: **None**

**82      Courtland Square Sec 2      C2R      Withdraw**

**Item 83 was considered earlier in the meeting.**

**84      Poinciana      C2R      Withdraw**

**Item 85 was considered earlier in the meeting. Commissioners Edminster returned.**

**E      SPECIAL EXCEPTIONS  
NONE**

**F      RECONSIDERATION OF REQUIREMENTS**

**86 Heights Center at Center Street 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman returned. Commissioner Clark recused herself.**

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

**G EXTENSIONS OF APPROVAL**

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

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>97</b>	<b>26256 Pine Lane</b>	<b>COC</b>	<b>Approve</b>
<b>98</b>	<b>3222 Bobbie Street</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 87–98.

Commission action: Approved staff's recommendation for items 87–98.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>99</b>	<b>1505 Kane Street</b>	<b>DPV</b>	<b>Defer</b>
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Staff recommendation: Defer the development plat variance for two weeks per the applicant's request.

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

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

<b>100</b>	<b>800 Post Oak Boulevard</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested development plat variance to allow 1) a building line of 1' for proposed covered parking, 2) a 2.07' building line for a proposed laundry room and 3) a 7.09' building line for a proposed laundry & water heater room, instead of the required 25' building line along a Major Thoroughfare.

Commission action: Granted the requested development plat variance to allow 1) a building line of 1' for proposed covered parking, 2) a 2.07' building line for a proposed laundry room and 3) a 7.09'

building line for a proposed laundry & water heater room, instead of the required 25' building line along a Major Thoroughfare.

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

**Commissioner Alleman returned.**

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 21, 2016 FOR:**

- 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

Staff recommendation: Establish a public hearing date of July 21, 2016 for items **II a-e**.

Commission action: Established a public hearing date of July 21, 2016 for items **II a-e**.

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

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

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

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

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

**Commissioner Clark returned.**

**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)**

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Area Application for the portions of the Fondren Southwest Northfield Subdivision, Sections 1 and 2 (MLSA 594) and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Area Application for the portions of the Fondren Southwest Northfield Subdivision, Sections 1 and 2 (MLSA 594) and forwarded to City Council.

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

Speakers: S.E. Altman – undecided; Donald Perkins, Chief of Staff for Council Member Larry Green – supportive

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 4:49 p.m.

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

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aldine Career and Technology	C3F	DEF1
2	Aliana Sec 57	C3F	
3	Angadare Land	C2	
4	Ashley Pointe Sec 13	C3P	
5	Atascocita Springs GP	GP	
6	Atascocita Springs Sec 1	C3P	
7	Balmoral Park Lakes East Sec 3	C3P	
8	Blossom Hotel and Suites replat no 1 and extension	C3F	
9	Bradford Place partial replat no 4	C3F	
10	Bridgeland Parkland Village Sec 5	C3P	
11	Bridgeland Parkland Village Sec 6	C3P	
12	Brookwood Forest Sec 4	C3F	
13	Brundage Woods replat no 1	C3F	
14	Camillo Lakes Sec 1	C3F	
15	Cascading Oaks Drive Street Dedication Sec 1	SP	
16	City Park South Sec 4	C3P	
17	CST Corner Store no 2174	C2	
18	Cypresswood Point Sec 7	C3F	
19	Dellrose Sec 4	C3F	
20	Dellrose Sec 5	C3F	
21	Dellrose Sec 6	C3F	
22	Eagle Landing Sec 4	C3F	DEF1
23	Fry Road Commercial Sites	C2	
24	Goliad Landing	C2	
25	Grafton Drive Street Dedication Sec 1	SP	
26	Grove at Gleannloch Farms Sec 1	C3F	
27	Groves Sec 11	C3F	
28	Hernandez Plaza	C3F	
29	Huffman Grove	C2	
30	Imperial Trace Sec 5	C3F	
31	Jackson Court partial replat no 1	C3F	
32	Lehigh Plaza	C2	
33	Lindsey Interests	C2	
34	Madera Run Parkway Street Dedication Sec 4	SP	
35	Madera Run Parkway Street Dedication Sec 5	SP	
36	Melody Oaks partial replat no 17	C3F	
37	Memorial City Sec 7	C2	
38	Millwork GP	GP	
39	Mission Terrace	C3P	DEF1
40	Reserve on FM 2920	C2	
41	Rivergrove Sec 6	C3F	
42	Spring Branch Valley partial replat no 5	C3F	

**Platting Summary****Houston Planning Commission****PC Date: July 07, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Summit Point Crossing Street Dedication Sec 1	SP	
44	TC Jester Boulevard Street Dedication Sec 1	SP	DEF1
45	Terraces at Blue Bell Village GP	GP	DEF1
46	Tiffgate	C3P	
47	Towne Lake Sec 42	C3F	
48	Towne Lake Sec 45	C3F	
49	Towne Lake Sec 46	C3P	
50	Townsen Boulevard GP	GP	
51	Union Park Sec 2	C2	
52	Valley Ranch Town Center North East	C3F	
53	Virlogeux Lane Street Dedication Sec 1	SP	
54	Waterbend Cove Development	C2	
55	West Belfort Storage	C2	
56	Westgreen Developments	C2	DEF1
57	Westheimer Estates partial replat no 6	C3F	
58	Wild Oaks	C2	DEF1
59	Woodlands Creekside Park West Sec 37	C3P	

**B-Replats**

60	Auto Medic	C2R	
61	Cemex Engel	C2R	
62	Garden Heights	C2R	
63	Jensen Mills Davis Addition	C2R	DEF1
64	Lemus Family Estates	C2R	
65	Lyons Redev Thirtyfirst Venture	C2R	DEF1
66	Metromart Best	C2R	
67	Plaza at Clearwood	C2R	
68	Powerhouse Church	C2R	
69	Prime Auto Resources	C2R	
70	Robco Seton Lake	C2R	
71	Rozyworld	C2R	
72	Saddlegate	C2R	
73	Schindewolf Tract	C2R	
74	Set Industries	C2R	
75	Summa Trace	C2R	
76	Terraces at Blue Bell Village Sec 1	C3R	DEF1
77	Terry Corals	C2R	
78	Town Homes of Wakefield	C2R	DEF1
79	West 23rd Street Court	C2R	
80	Westgate Business Park at Ricefield Drive	C2R	
81	Wilburforce Mount Zion	C2R	

**C-Public Hearings Requiring Notification**

82	Gault Road Acres partial replat no 1	C3N	
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**Platting Summary****Houston Planning Commission****PC Date: July 07, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
83	Green Valley Estates Sec 2 Amending plat partial replat no 1	C3N	
84	Greenway Addition Sec 6 partial replat no 1 and extension	C3N	
85	Shepherd Park Plaza Sec 4 partial replat no 1	C3N	
86	Spring Branch Estates no 2 partial replat no 8	C3N	
87	Village at Gracewood	C3N	
88	Westheimer Gardens Extension partial replat no 3	C3N	
89	Woodlands Creekside Park West Sec 18 partial replat no 1	C3N	
90	Woodlands Creekside Park West Sec 18 partial replat no 2	C3N	

**D-Variances**

91	Grove at Gleannloch Farms Lift Station	C2	
92	Heights Central	C2R	
93	Pinemont Business Center	C2R	
94	Post Oak Centre replat no 1	C2R	
95	Venetian Luxury Homes	C3R	DEF1

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

96	Birnam Woods Marketplace	C2	
97	Heights Center at Center Street	C2R	DEF1
98	Pigs Unlimited International	C3P	

**G-Extensions of Approval**

99	Beehive Homes of Cypress	EOA	
100	Commons Waterway Parkland	EOA	
101	Commons Waterway Sec 6	EOA	
102	Dahu Plaza	EOA	
103	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1	EOA	
104	Ventana Lakes Sec 12	EOA	
105	Ventana Lakes Sec 13	EOA	
106	Walmart Supercenter Store no 0351	EOA	
107	Wildwood at Northpointe Sec 25	EOA	

**H-Name Changes**

108	Studemont Junction North (prev. Memorial Hermann Heights)	NC	
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**I-Certification of Compliance**

109	25215 Needham Lane	COC	
110	915 Coolidge Street	COC	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

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**J-Administrative**

None

**K-Development Plats with Variance Requests**

111	5501 Aspen Street	DPV
112	7505 Avenue L	DPV
113	1505 Kane Street	DPV
114	5640 Kiam Street	DPV
115	1737 W 34th Street	DPV

**Platting Summary****Houston Planning Commission****PC Date: July 07, 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 (DEF1)	2016-1013	C3F	Harris	ETJ	412C	54.81	50.50	0	Aldine Independent School District	Windrose Land Services
2	Aliana Sec 57	2016-1057	C3F	Fort Bend	ETJ	566D	34.61	1.54	120	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
3	Angadare Land	2016-1092	C2	Harris	ETJ	367V	26.76	26.76	0	Angadare Land, L.P.	Windrose Land Services
4	Ashley Pointe Sec 13	2016-1130	C3P	Harris	ETJ	616L	7.41	0.00	34	Ashley Pointe Development, L.P.	Windrose Land Services
5	Atascocita Springs GP	2016-1143	GP	Harris	ETJ	375M	34.78	0.00	0	Camillo Properties, Ltd	LJA Engineering, Inc. - (West Houston Office)
6	Atascocita Springs Sec 1	2016-1141	C3P	Harris	ETJ	375M	21.23	0.83	137	Camillo Properties, Ltd	LJA Engineering, Inc. - (West Houston Office)
7	Balmoral Park Lakes East Sec 3	2016-1139	C3P	Harris	ETJ	376Q	21.25	1.54	98	LGI Homes	Pape-Dawson Engineers
8	Blossom Hotel and Suites replat no 1 and extension	2016-1050	C3F	Harris	City	532M	0.92	0.92	0	Zhejiang Blossom Tourism Group Houston, LLC	Civil-Surv Land Surveying, L.C.
9	Bradford Place partial replat no 4	2016-1089	C3F	Harris	City	532F	0.14	0.00	2	Roc Homes	Bates Development Consultants
10	Bridgeland Parkland Village Sec 5	2016-1083	C3P	Harris	ETJ	366P	22.36	8.70	36	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
11	Bridgeland Parkland Village Sec 6	2016-1084	C3P	Harris	ETJ	366T	19.34	2.78	50	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
12	Brookwood Forest Sec 4	2016-1146	C3F	Montgomery	ETJ	295R	11.82	0.00	55	KB Home	Pape-Dawson Engineers
13	Brundage Woods replat no 1	2016-1075	C3F	Harris	ETJ	372B	5.07	5.07	0	R. WEST DEVELOPMENT CO., INC.	REKHA ENGINEERING, INC.
14	Camillo Lakes Sec 1	2016-1094	C3F	Harris	ETJ	444M	41.54	9.59	182	Benchmark Acquisitions, LLC.	EHRA
15	Cascading Oaks Drive Street Dedication Sec 1	2016-1069	SP	Montgomery	ETJ	256T	0.44	0.00	0	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
16	City Park South Sec 4	2016-0988	C3P	Harris	City	573N	16.89	0.63	88	D.R. Horton - Texas, LTD	AECOM
17	CST Corner Store no 2174	2016-0985	C2	Harris	City	489S	0.89	0.89	0	Skipper Beverage Company, LLC	Weisser Engineering Company
18	Cypresswood Point Sec 7	2016-1053	C3F	Harris	ETJ	334P	11.49	2.67	42	Woodmere Development., LTD.	IDS Engineering Group
19	Dellrose Sec 4	2016-1107	C3F	Harris	ETJ	325K	37.58	16.08	73	Cypress 600 Development Partners, LP	Texas Engineering And Mapping Company
20	Dellrose Sec 5	2016-1108	C3F	Harris	ETJ	325K	44.57	11.31	131	Cypress 600 Development Partners, LP	Texas Engineering And Mapping Company
21	Dellrose Sec 6	2016-1117	C3F	Harris	ETJ	325J	26.08	11.83	39	Cypress 600 Development Partners, LP	Texas Engineering And Mapping Company



**Platting Summary****Houston Planning Commission****PC Date: July 07, 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	Eagle Landing Sec 4 (DEF1)	2016-1024	C3F	Harris	ETJ	332X	14.93	0.06	77	Woodmere Development Co., LTD.	EHRA
23	Fry Road Commercial Sites	2016-1051	C2	Harris	ETJ	446Q	7.85	7.85	0	BCP MORTON LP	Civil-Surv Land Surveying, L.C.
24	Goliad Landing	2016-1140	C2	Harris	City	493G	0.23	0.00	6	Cityside Homes, LLC	Total Surveyors, Inc.
25	Grafton Drive Street Dedication Sec 1	2016-1070	SP	Montgomery	ETJ	256T	0.44	0.00	0	The Signorelli Co / Commons of Lake Houston, LTD.	Dannenbaum Engineering Corporation
26	Grove at Gleannloch Farms Sec 1	2016-1114	C3F	Harris	ETJ	329L	35.65	13.25	83	Pulte Homes of Texas, L.P.	Costello, Inc.
27	Groves Sec 11	2016-1088	C3F	Harris	ETJ	377K	9.99	0.73	36	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
28	Hernandez Plaza	2016-1129	C3F	Harris	City	452B	1.84	1.84	0	SAAS Enterprise Group, LLC	The Interfield Group
29	Huffman Grove	2016-1112	C2	Harris	ETJ	298V	1.47	0.00	1	Dawn	The Interfield Group
30	Imperial Trace Sec 5	2016-1061	C3F	Harris	ETJ	332R	13.19	2.23	70	Elan Development, L.P.	McDonough Engineering Corporation
31	Jackson Court partial replat no 1	2016-1103	C3F	Harris	City	494X	0.11	0.00	2	Luis Martinez	Owens Management Systems, LLC
32	Lehigh Plaza	2016-1074	C2	Harris	ETJ	457S	2.00	2.00	0	The Gonzalez Group	South Texas Surveying Associates, Inc.
33	Lindsey Interests	2016-1090	C2	Harris	ETJ	332D	15.43	15.43	0	Lindsey Interests, LLC	Windrose Land Services
34	Madera Run Parkway Street Dedication Sec 4	2016-1071	SP	Harris	ETJ	377K	5.55	0.00	0	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
35	Madera Run Parkway Street Dedication Sec 5	2016-1072	SP	Harris	ETJ	377J	4.90	0.00	0	Crescent LHTX 2012, LLC	Brown & Gay Engineers, Inc.
36	Melody Oaks partial replat no 17	2016-1119	C3F	Harris	City	451X	0.28	0.00	2	N/A	E.I.C. Surveying Company
37	Memorial City Sec 7	2016-1095	C2	Harris	City	490A	2.93	2.93	0	Lipex Properties, L.P.	Windrose Land Services
38	Millwork GP	2016-1093	GP	Harris	ETJ	528N	25.01	25.01	0	Martinez Millwork	Gessner Engineering
39	Mission Terrace (DEF1)	2016-1046	C3P	Fort Bend	ETJ	527Q	3.95	0.93	53	Texas Baptist Children's Home & Family Services	Windrose Land Services
40	Reserve on FM 2920	2016-1105	C2	Harris	ETJ	287J	23.09	23.09	0	HEB Grocery Company, LP	LJA Engineering, Inc. - (West Houston Office)
41	Rivergrove Sec 6	2016-1055	C3F	Harris	ETJ	337P	15.35	3.58	60	KB HOME LONE STAR INC a Texas corporation	Brown & Gay Engineers, Inc.
42	Spring Branch Valley partial replat no 5	2016-1102	C3F	Harris	City	449R	0.18	0.00	2	Helen Pham	Owens Management Systems, LLC
43	Summit Point Crossing Street Dedication Sec 1	2016-1100	SP	Harris	ETJ	365V	3.80	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.

**Platting Summary****Houston Planning Commission****PC Date: July 07, 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
44	TC Jester Boulevard Street Dedication Sec 1 (DEF1)	2016-0986	SP	Harris	ETJ	411D	0.82	0.00	0	Harris Manor Associates, LP	LJA Engineering, Inc.- (West Houston Office)
45	Terraces at Blue Bell Village GP (DEF1)	2016-1042	GP	Harris	ETJ	412F	40.25	0.00	0	Blue Bell Place Builders & Blue Bell Place Builders	Jones Carter - Woodlands Office
46	Tiffgate	2016-0914	C3P	Harris	ETJ	379Y	32.26	25.97	10	Gary Janacek	Wells Land Survey, LLC
47	Towne Lake Sec 42	2016-1096	C3F	Harris	ETJ	367S	41.79	8.33	113	CW SCOA West, L.P.	EHRA
48	Towne Lake Sec 45	2016-1097	C3F	Harris	ETJ	367S	16.93	1.41	51	CW SCOA West, L.P.	EHRA
49	Towne Lake Sec 46	2016-1099	C3P	Harris	ETJ	367S	70.43	10.83	231	CW SCOA West, L.P.	EHRA
50	Townsen Boulevard GP	2016-1120	GP	Harris	City	335K	21.45	0.00	0	PACIFIC INDIO PROPERTIES, LLC	Benchmark Engineering Corp.
51	Union Park Sec 2	2016-1125	C2	Harris	ETJ	379S	55.26	55.26	0	International Union of Operating Engineers	Action Surveying
52	Valley Ranch Town Center North East	2016-1106	C3F	Montgomery	ETJ	256U	2.94	2.94	0	Valley Ranch Town Center Holdings, LLC	LJA Engineering, Inc.- (West Houston Office)
53	Virlogeux Lane Street Dedication Sec 1	2016-1065	SP	Harris	ETJ	377D	0.78	0.00	0	D.R. Horton - Texas, LTD	Brown & Gay Engineers, Inc.
54	Waterbend Cove Development	2016-1067	C2	Montgomery	ETJ	293F	1.53	1.53	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
55	West Belfort Storage	2016-0924	C2	Fort Bend	ETJ	527Z	0.35	0.35	1	Ahmad Nassar	Noma Engineering
56	Westgreen Developments (DEF1)	2016-0982	C2	Harris	ETJ	406N	8.23	8.23	0	Christian Bach Investments LLC	South Texas Surveying Associates, Inc.
57	Westheimer Estates partial replat no 6	2016-1124	C3F	Harris	City	491T	0.31	0.00	6	Carnegie Homes	Total Surveyors, Inc.
58	Wild Oaks (DEF1)	2016-0930	C2	Harris	ETJ	327T	2.08	0.00	1	robinson surveying, inc.	Robinson Surveying Inc.
59	Woodlands Creekside Park West Sec 37	2016-1080	C3P	Harris	ETJ	249V	26.52	9.73	70	The Woodlands Land Development Co.	LJA Engineering, Inc - (Woodlands Office)

**B-Replats**

60	Auto Medic	2016-1007	C2R	Harris	City	494V	0.25	0.25	0	Long Drive Mufflers, LLC	Survey 1, Inc.
61	Cemex Engel	2016-0989	C2R	Harris	City	494Q	3.99	3.99	0	Cemex	South Texas Surveying Associates, Inc.
62	Garden Heights	2016-1087	C2R	Harris	City	452Z	0.46	0.46	0	Consturctiva LLC	Owens Management Systems, LLC
63	Jensen Mills Davis Addition (DEF1)	2016-0835	C2R	Harris	City	494E	0.86	0.34	3	Gregory M Booker	Survey 1, Inc.
64	Lemus Family Estates	2016-1142	C2R	Harris	City	575R	3.08	3.08	0	Rezcom	PLS

**Platting Summary****Houston Planning Commission****PC Date: July 07, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Developer	Customer Applicant's Company
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots		
65	Lyons Redev Thirtyfirst Venture (DEF1)	2016-1001	C2R	Harris	City	494C	0.23	0.00	4	South by Northwest, LP	Karen Rose Engineering and Surveying
66	Metromart Best	2016-1137	C2R	Harris	ETJ	413J	1.24	1.24	0	JCB	Advance Surveying, Inc.
67	Plaza at Clearwood	2016-1082	C2R	Harris	City	575M	2.52	2.52	0	Clearwood Enterprises LLC	ICMC GROUP INC
68	Powerhouse Church	2016-1133	C2R	Harris	City	454F	1.61	1.61	0	POWERHOUSE CHURCH	Tetra Surveys
69	Prime Auto Resources	2016-1052	C2R	Harris	City	412R	17.94	17.85	0	BIG RED DOG	Civil-Surv Land Surveying, L.C.
70	Robco Seton Lake	2016-1113	C2R	Harris	ETJ	370Z	1.05	1.05	0	ROBCO SETON LAKE, LLC	Hovis Surveying Company Inc.
71	Rozyworld	2016-1135	C2R	Harris	City	575D	2.49	2.49	0	Wadwha and Associates	PROSURV
72	Saddlegate	2016-1128	C2R	Harris	ETJ	410B	2.67	2.67	1	Roberts Development Inc	John G. Thomas and Associates, Inc.
73	Schindewolf Tract	2016-1064	C2R	Harris	ETJ	291V	3.38	3.38	0	N/A	E.I.C. Surveying Company
74	Set Industries	2016-1054	C2R	Harris	ETJ	413B	35.31	35.30	0	S.E.T. INDUSTRIES, L.C.	The Pinnell Group, LLC
75	Summa Trace	2016-1003	C2R	Harris	City	532S	0.44	0.00	10	The Jean McKinley Company, Inc.	Jean McKinley Company
76	Terraces at Blue Bell Village Sec 1 (DEF1)	2016-1039	C3R	Harris	ETJ	412F	32.10	20.68	94	Blue Bell Place Builders & Blue Bell Place Builders	Jones Carter - Woodlands Office
77	Terry Corals	2016-1131	C2R	Harris	City	453V	0.11	0.00	2	AZH Development	The Interfield Group
78	Town Homes of Wakefield (DEF1)	2016-1025	C2R	Harris	City	452Q	1.00	0.01	18	Heights Home Builder	PLS
79	West 23rd Street Court	2016-1005	C2R	Harris	City	452T	0.20	0.00	4	WW iHomes	Richard Grothues Designs
80	Westgate Business Park at Ricefield Drive	2016-1066	C2R	Harris	City/ ETJ	446Z	16.14	16.14	0	Ten West Partners	Terra Surveying Company, Inc.
81	Wilburforce Mount Zion	2016-1126	C2R	Harris	City	412W	3.09	3.09	0	Mount Zion Missionary	The Interfield Group

**C-Public Hearings Requiring Notification**

82	Gault Road Acres partial replat no 1	2016-0873	C3N	Harris	ETJ	414A	1.92	1.92	0	Leo Olguin	Windrose Land Services
83	Green Valley Estates Sec 2 Amending plat partial replat no 1	2016-0959	C3N	Fort Bend	City	611G	0.81	0.81	0	Harose Investments	Tetra Surveys
84	Greenway Addition Sec 6 partial replat no 1 and extension	2016-0886	C3N	Harris	City	535J	5.13	5.13	0	Gulfgate Dodge	Lentz Engineering, L.C.
85	Shepherd Park Plaza Sec 4 partial replat no 1	2016-0828	C3N	Harris	City	452F	0.21	0.00	2	Mary Jo May	ICMC GROUP INC
86	Spring Branch Estates no 2 partial replat no 8	2016-0951	C3N	Harris	City	450U	0.44	0.00	2	BEC-LIN ENGINEERING, LP	TRI-TECH SURVEYING/ BEC-LIN ENGINEERING/ GLOBAL SURVEYORS

**Platting Summary****Houston Planning Commission****PC Date: July 07, 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
87	Village at Gracewood	2016-0880	C3N	Harris	City	450T	3.00	1.10	8	Texas Baptist Children's Home & Family Services	Windrose Land Services
88	Westheimer Gardens Extension partial replat no 3	2016-0917	C3N	Harris	City	491T	1.38	1.38	0	Crossroads School Inc.	E.I.C. Surveying Company
89	Woodlands Creekside Park West Sec 18 partial replat no 1	2016-0774	C3N	Harris	ETJ	250E	0.23	0.00	1	Darling Homes of Texas, LLC	LJA Engineering, Inc.- (West Houston Office)
90	Woodlands Creekside Park West Sec 18 partial replat no 2	2016-0944	C3N	Harris	ETJ	250E	0.18	0.00	1	Darling Homes of Texas, LLC	LJA Engineering, Inc.- (West Houston Office)

**D-Variances**

91	Grove at Gleannloch Farms Lift Station	2016-1104	C2	Harris	ETJ	329G	0.08	0.08	0	Pulte Homes of Texas, L.P.	Costello, Inc.
92	Heights Central	2016-1041	C2R	Harris	City	493A	0.43	0.43	0	927 Stude, LLC	Vernon G. Henry & Associates, Inc.
93	Pinemont Business Center	2016-1134	C2R	Harris	City	452E	1.31	1.28	0	Graziano Roofing	The Interfield Group
94	Post Oak Centre replat no 1	2016-1118	C2R	Harris	City	491U	11.59	11.55	0	Wengarten Realty Investors	Windrose Land Services
95	Venetian Luxury Homes (DEF1)	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**

96	Birnam Woods Marketplace	2016-1062	C2	Montgomery	ETJ	253X	26.85	26.85	0	First Bank, First Financial Bank, Kroger, Birnam	Vernon G. Henry & Associates, Inc.
97	Heights Center at Center Street (DEF1)	2016-1037	C2R	Harris	City	493E	0.44	0.43	0	Estudio	South Texas Surveying Associates, Inc.
98	Pigs Unlimited International	2016-1091	C3P	Harris	ETJ	287R	22.39	22.39	0	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC

**G-Extensions of Approval**

99	Beehive Homes of Cypress	2015-1501	EOA	Harris	ETJ	368A	3.24	1.00	0	SSPS Properties, LLC	Owens Management Systems, LLC
100	Commons Waterway Parkland	2015-1677	EOA	Harris	City	298S	7.80	7.45	0	Signorelli Companies	BGE Kerry R. Gilbert Associates
101	Commons Waterway Sec 6	2015-1226	EOA	Harris	City	298T	15.80	1.03	62	Signorelli Company	BGE Kerry R. Gilbert Associates

**Platting Summary****Houston Planning Commission****PC Date: July 07, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
102	Dahu Plaza	2015-1371	EOA	Harris	ETJ	496H	2.96	2.96	0	Suleiman Dahu	R.W. Patrick & Associates, Inc.
103	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1	2015-1324	EOA	Harris	ETJ	292F	3.53	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
104	Ventana Lakes Sec 12	2015-1376	EOA	Harris	ETJ	445A	22.52	2.56	96	D. R. Horton - Texas, Ltd.	EHRA
105	Ventana Lakes Sec 13	2015-1380	EOA	Harris	ETJ	445B	22.40	1.07	86	D. R. Horton - Texas, LTD.	EHRA
106	Walmart Supercenter Store no 0351	2015-1449	EOA	Harris	ETJ	250S	17.95	17.95	0	Timbercrest Partners, LLC	Windrose Land Services
107	Wildwood at Northpointe Sec 25	2015-1320	EOA	Harris	ETJ	328F	11.94	1.28	38	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc. - (West Houston Office)

**H-Name Changes**

108	Studemont Junction North (prev. Memorial Hermann Heights)	2016-0011	NC	Harris	City	493E	2.63	2.63	0	Studemont Venture, LP	Terra Associates, Inc.
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**I-Certification of Compliance**

109	25215 Needham Lane	16-1154	COC	Montgomery	ETJ	296R				Ryan Rutherford and Faith Burnett Futherford	Faith Burnett Futherford
110	915 Coolidge Street	16-1155	COC	Harris	ETJ	498M				Vance P Holt	Vance P Holt

**J-Administrative**

None

**K-Development Plats with Variance Requests**

111	5501 Aspen Street	16054934	DPV	Harris	City	531K				Houston Permit Service	Jacob Buckwalter
112	7505 Avenue L	16058791	DPV	Harris	City	495S				Eli Rivera & Paula Campbell	N/A
113	1505 Kane Street	16058303	DPV	Harris	City	493K				St. Joseph Catholic Church	Linda Camacho
114	5640 Kiam Street	16043266	DPV	Harris	City	492B				Owens Management Systems LLC	Joyce Owens
115	1737 W 34th Street	16021905	DPV	Harris	City	452P				Cisneros Design Studio Architects LLC	Romulo Cisneros

# Houston Planning Commission

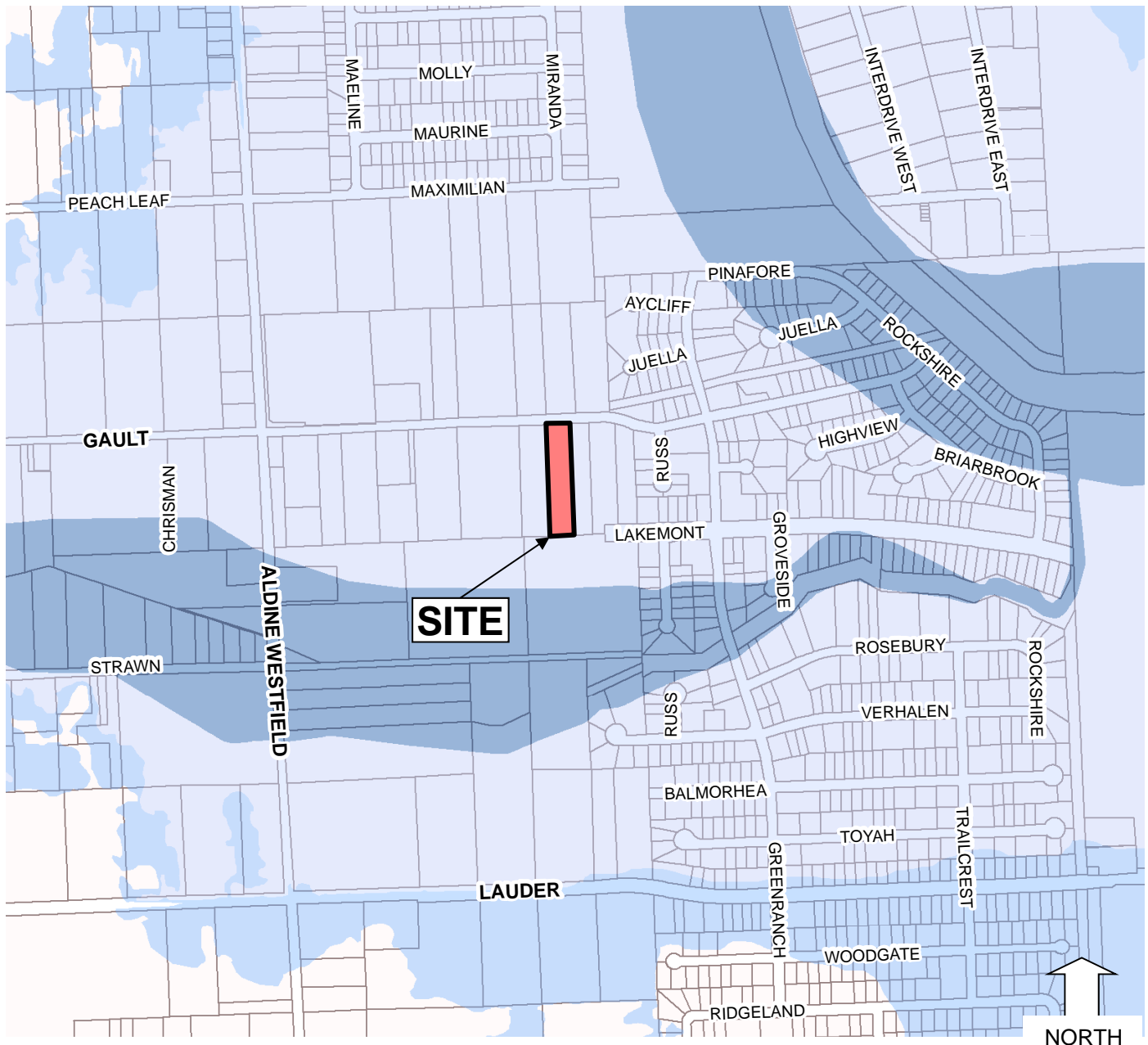
**ITEM: 82**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Gault Road Acres partial replat no 1**

**Applicant: Windrose Land Services**



**C – Public Hearings with Variance    Site Location**

# Houston Planning Commission

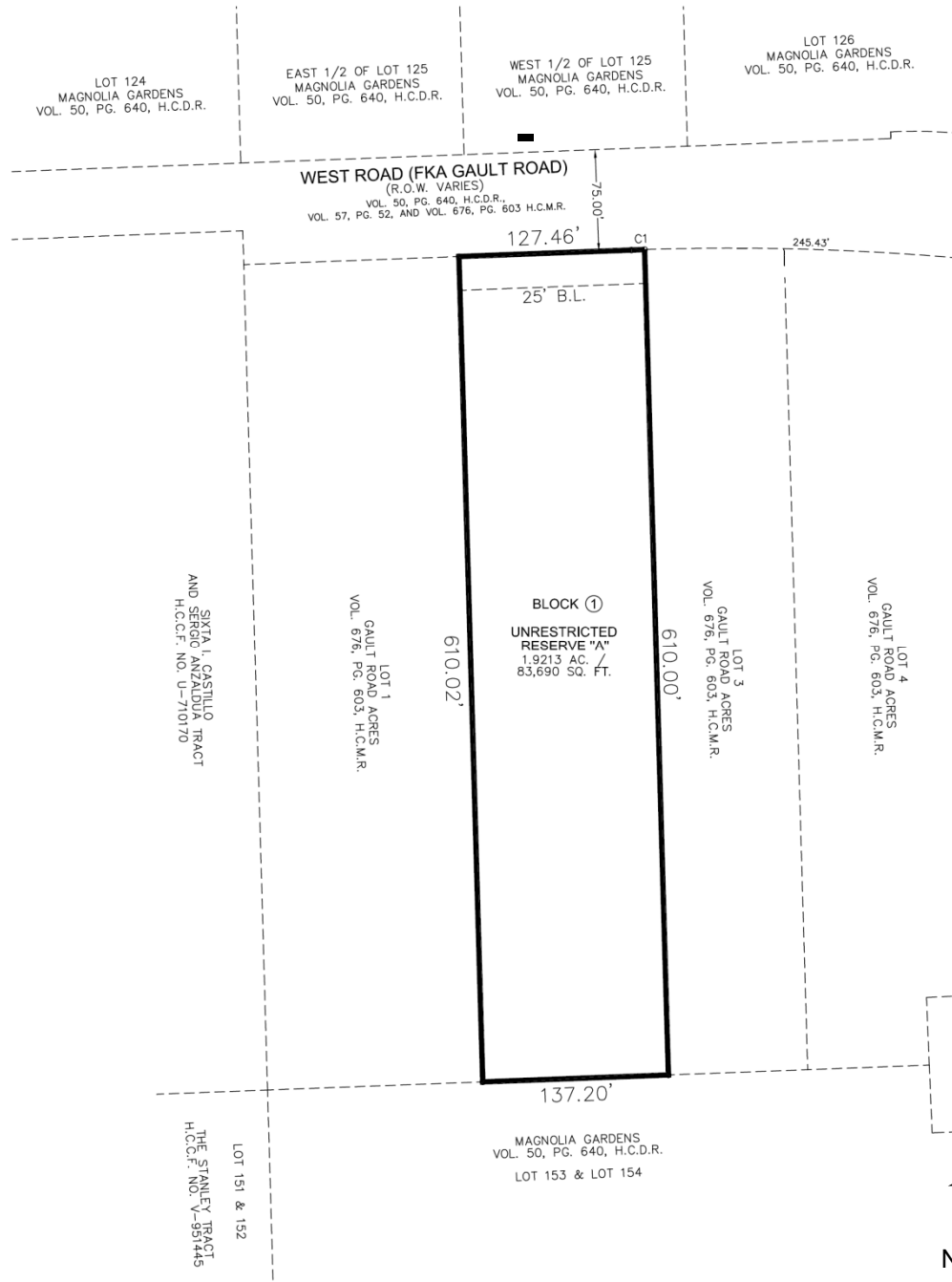
## ITEM: 82

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Gault Road Acres partial replat no 1**

**Applicant: Windrose Land Services**



**C – Public Hearings with Variance**

**Subdivision**



# Houston Planning Commission

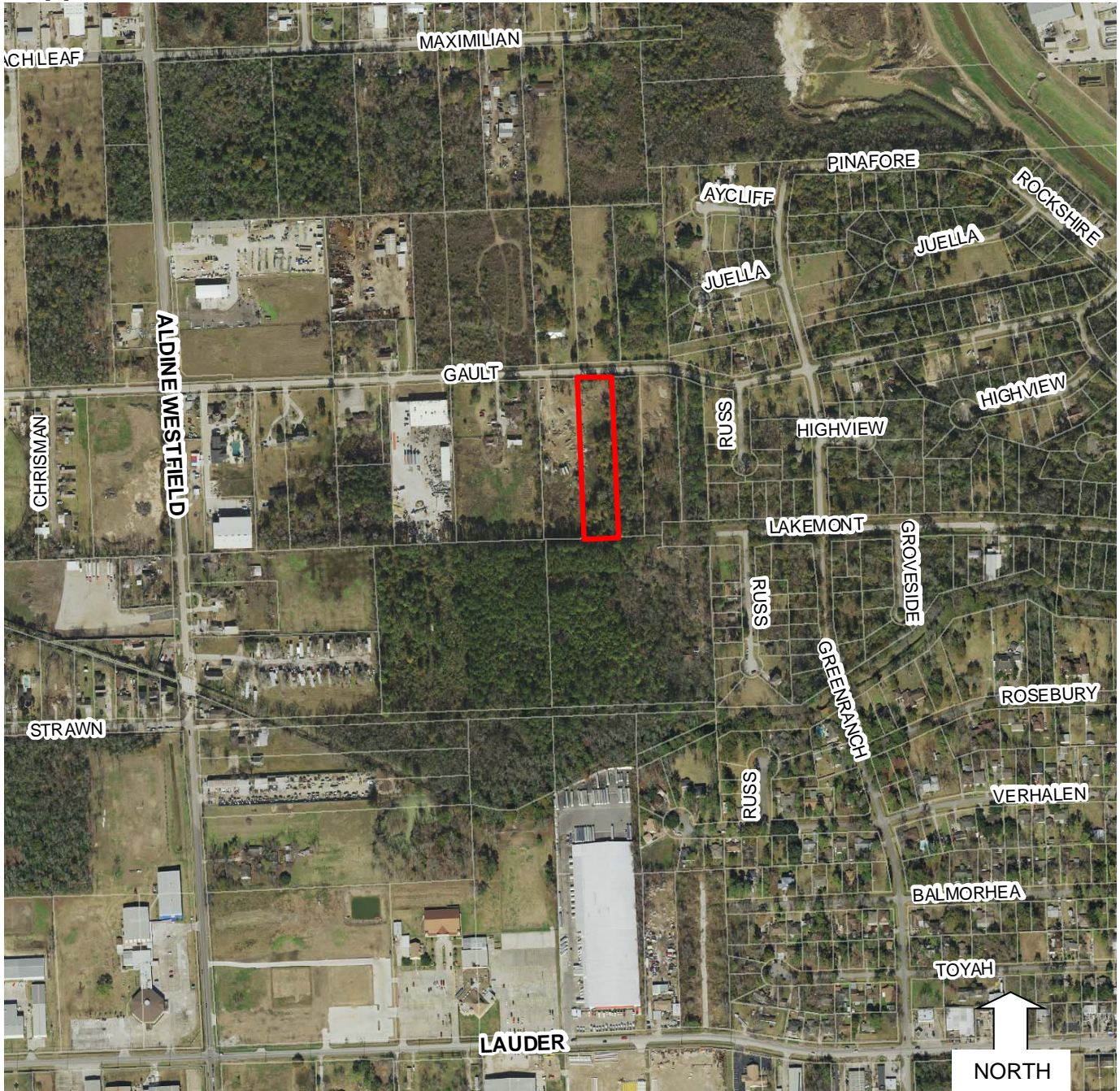
ITEM: 82

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Gault Road Acres partial replat no 1

Applicant: Windrose Land Services



C – Public Hearings with Variance

Aerial





**Application Number:** 2016-0873

**Plat Name:** Gault Road Acres partial replat no 1

**Applicant:** Windrose Land Services

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

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

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

To replat a lot that is restricted to single-family use to an unrestricted reserve.

**Chapter 42 Section:** 42-193

**Chapter 42 Reference:**

Sec. 42-193. - Rules governing partial replats of certain property, Paragraph (c), Subparagraph (1) states that property within a subdivision plat that contains lots restricted to residential use may only be replatted as follows, "A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses."

### Statement of Facts

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

The subject property is 1.9213 acres located on the south side of proposed West Road approximately 200 feet west of Russ Drive. The site is currently undeveloped, but it is bordered on the west by a scrap/lay-down yard and by vacant land to the east and south. bordered by commercial developments along the proposed West Road frontage and by unimproved acreage along the Southern and Eastern Boundaries. In December 2015, there was a plat filed on this property - Gault Road Acres. The project was coordinated to legitimize the sale of a parent tract in to six (6) metes and bounds tracts to separate owners in 2013. Unfortunately, there was a miscommunication and the client who spearheaded the first plat process requested that the plat be restricted to single-family uses without disclosing the intended uses of the other lot owners. Mr. Leo Olguin, the applicant for this case, was one of the six separate owners who signed the original Gault Road Acres plat without realizing that a single-family restriction was placed on the property. Mr. Olguin's intention has always been to relocate his existing automobile machine shop and repair business, which he currently leases, to this location that he owns outright. The applicant must apply for a variance to Section 42-193 as properties restricted to residential uses are prohibited from being replatted to remove said restrictions. The miscommunication during the original platting effort constitutes an undue hardship that deprives the applicant of the reasonable use of their land. Additionally, the intended use of the land is entirely compatible with the surrounding area that includes other mixed-use developments.

**(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;**

While the applicant did sign the previous plat in 2015, they were not aware of the residential restrictions that were being applied to their land. Since the property was purchased in 2013, the applicant has always intended to construct a machine shop. The fact that the restrictions directly conflict with the intended use of the land and the other commercial uses in the area create the unique circumstances that justify the variance request.

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

The intent of the City's regulations that are the subject of the variance request are to ensure that subsequent development occurs in a logical and compatible nature in concurrence with the intent of the City and the original subdivision applicants. The requested unrestricted reserve and the commercial/residential mixed-use development is highly compatible with the area, which includes numerous developments that are similar or more industrial in nature.

Secondly, the applicant in this case was one of the original subdivision applicants and is uniquely qualified to speak to their intent.

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

The subject property will meet all of the applicable City of Houston and Harris County development regulations. The proposed use will be similar to neighboring lands and will not conflict with the provision of any public service.

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

The conditions supporting the variance are the inappropriate restrictions that were placed on the property when the Gault Road Acres plat was filed. Since the property was purchased in 2013 by Mr. Olguin, his intent has always been to relocate his automobile machine and repair shop that currently sits in leased spaced to this location that he purchased. Further, this area is characterized by numerous commercial and industrial users. Removing the single-family restrictions on this lot not only supports the applicant's use but it is highly compatible with other uses in the immediate area. Without the variance, the applicant will be denied the right to use their property in accordance with their wishes.

# Houston Planning Commission

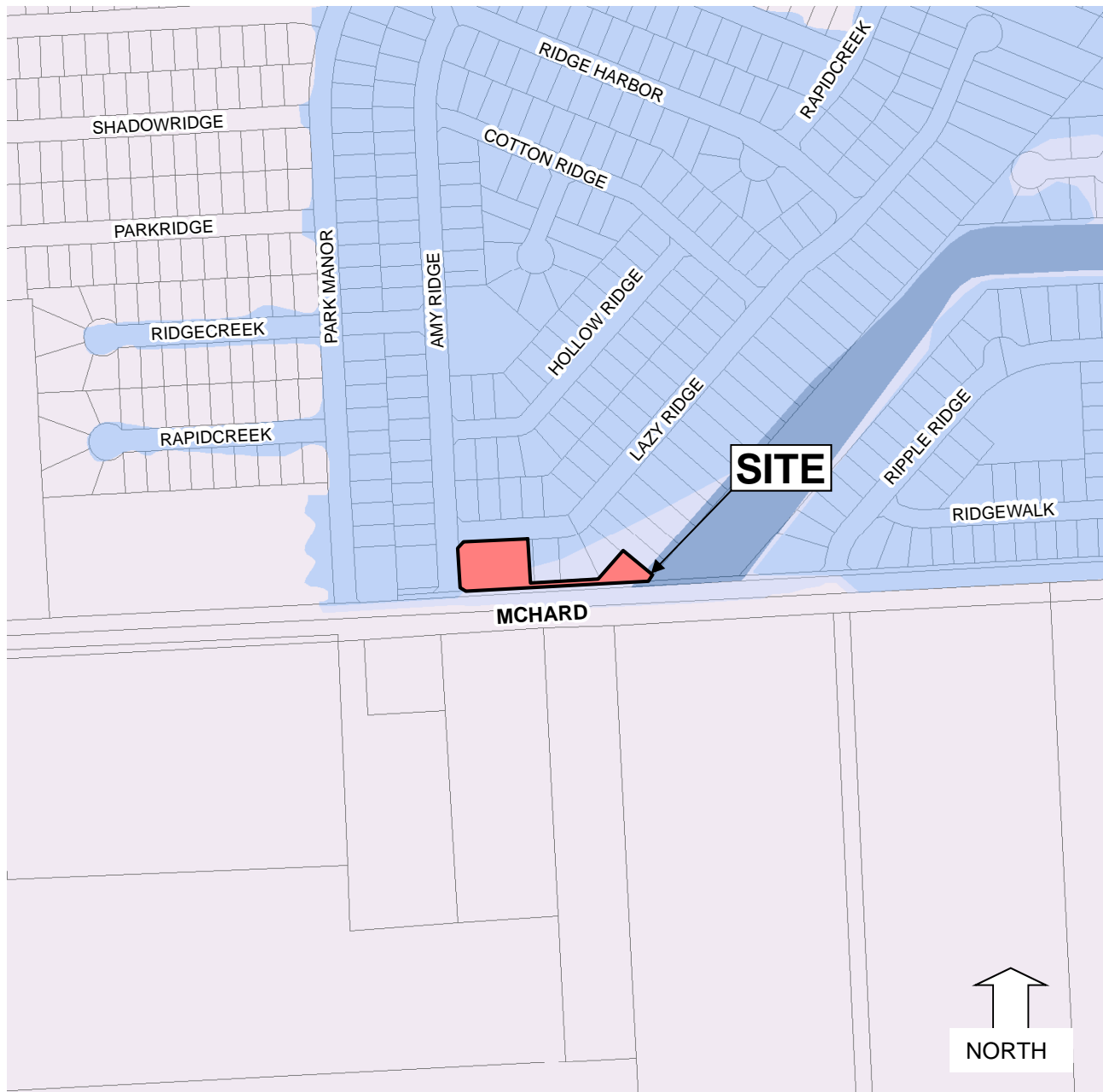
**ITEM: 83**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1**

**Applicant: Tetra Surveys**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

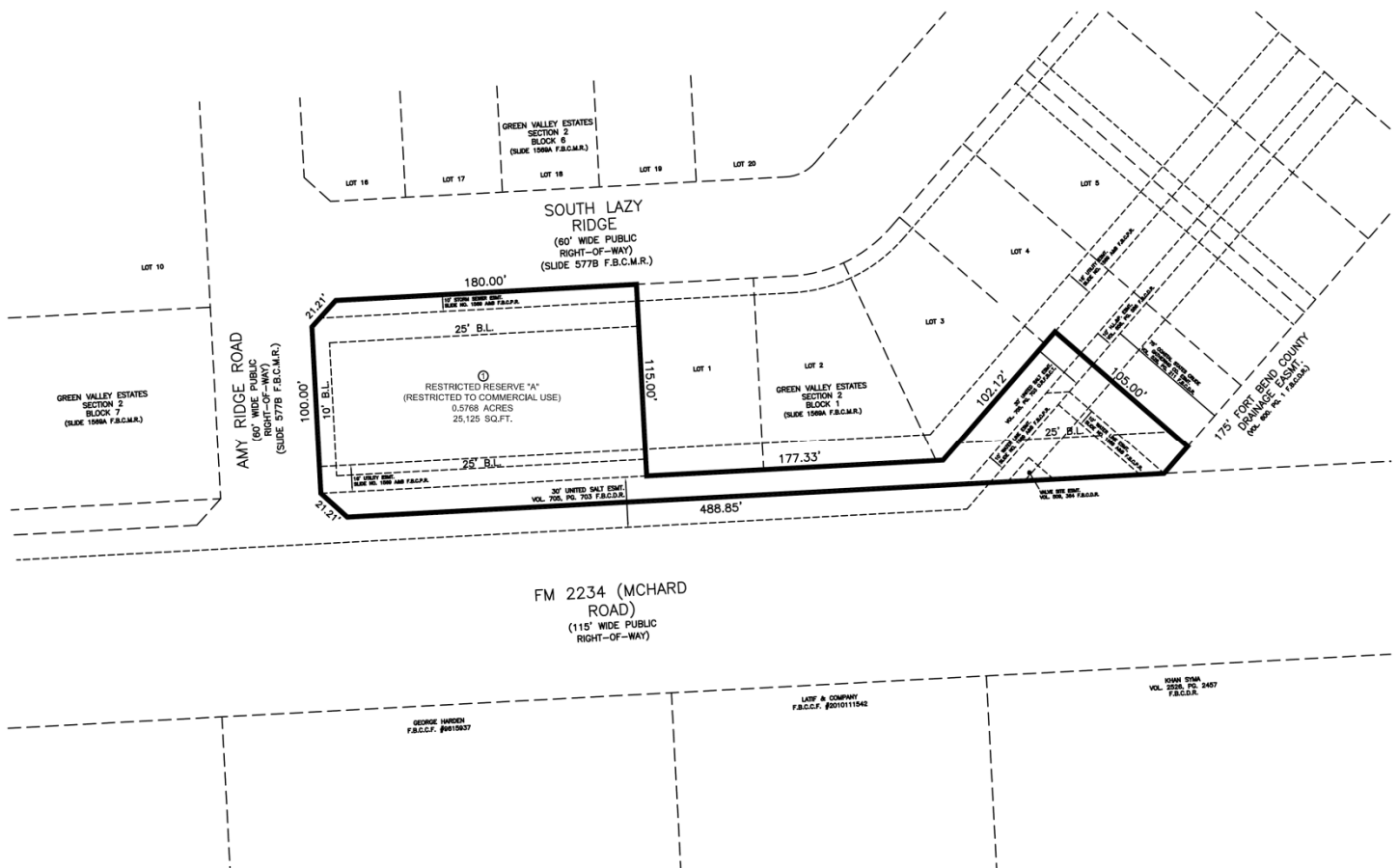
ITEM: 83

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1

Applicant: Tetra Surveys



C – Public Hearings

Subdivision



# Houston Planning Commission

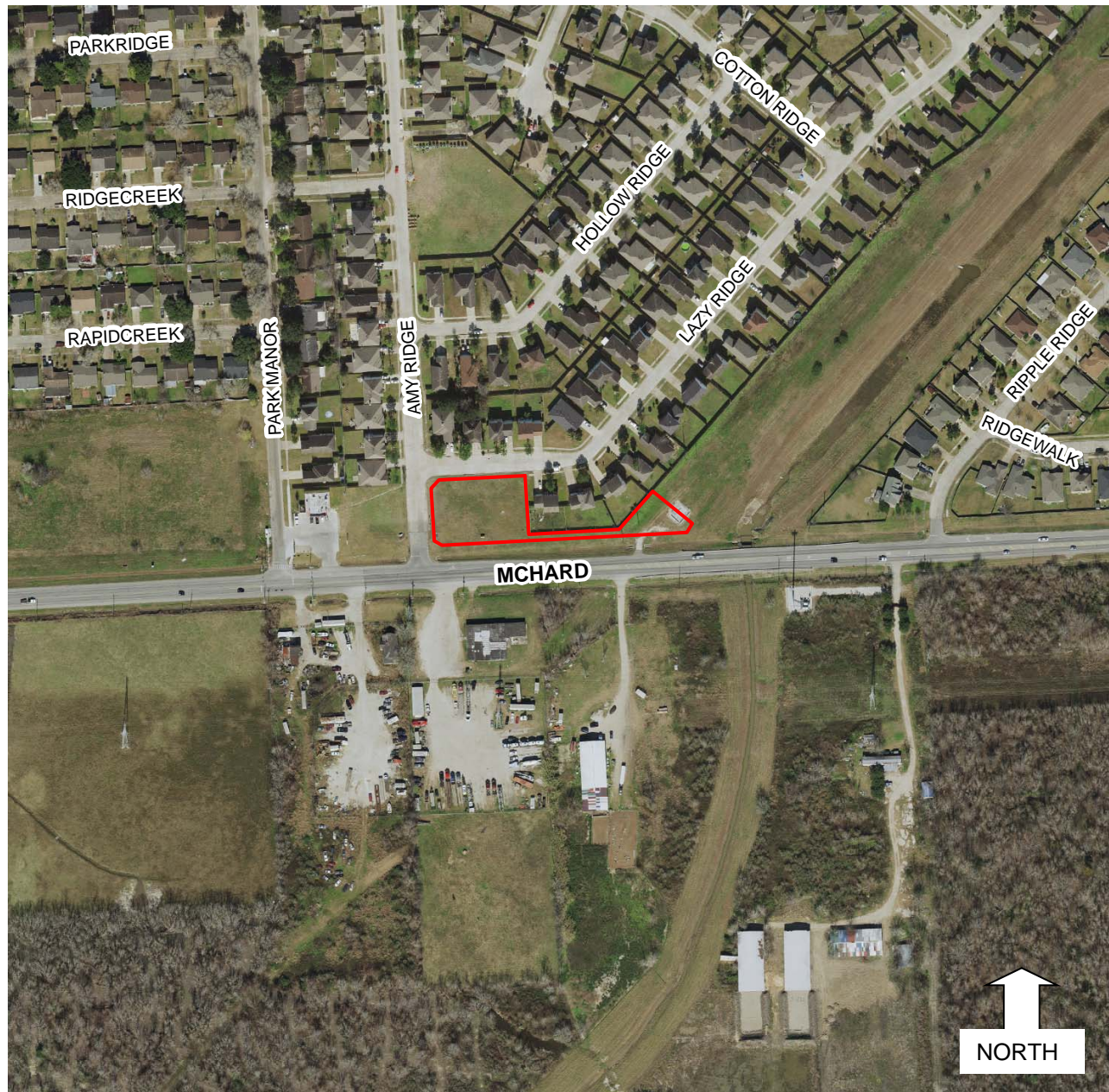
**ITEM: 83**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Green Valley Estates Sec 2 amending plat partial replat no 1**

**Applicant: Tetra Surveys**



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

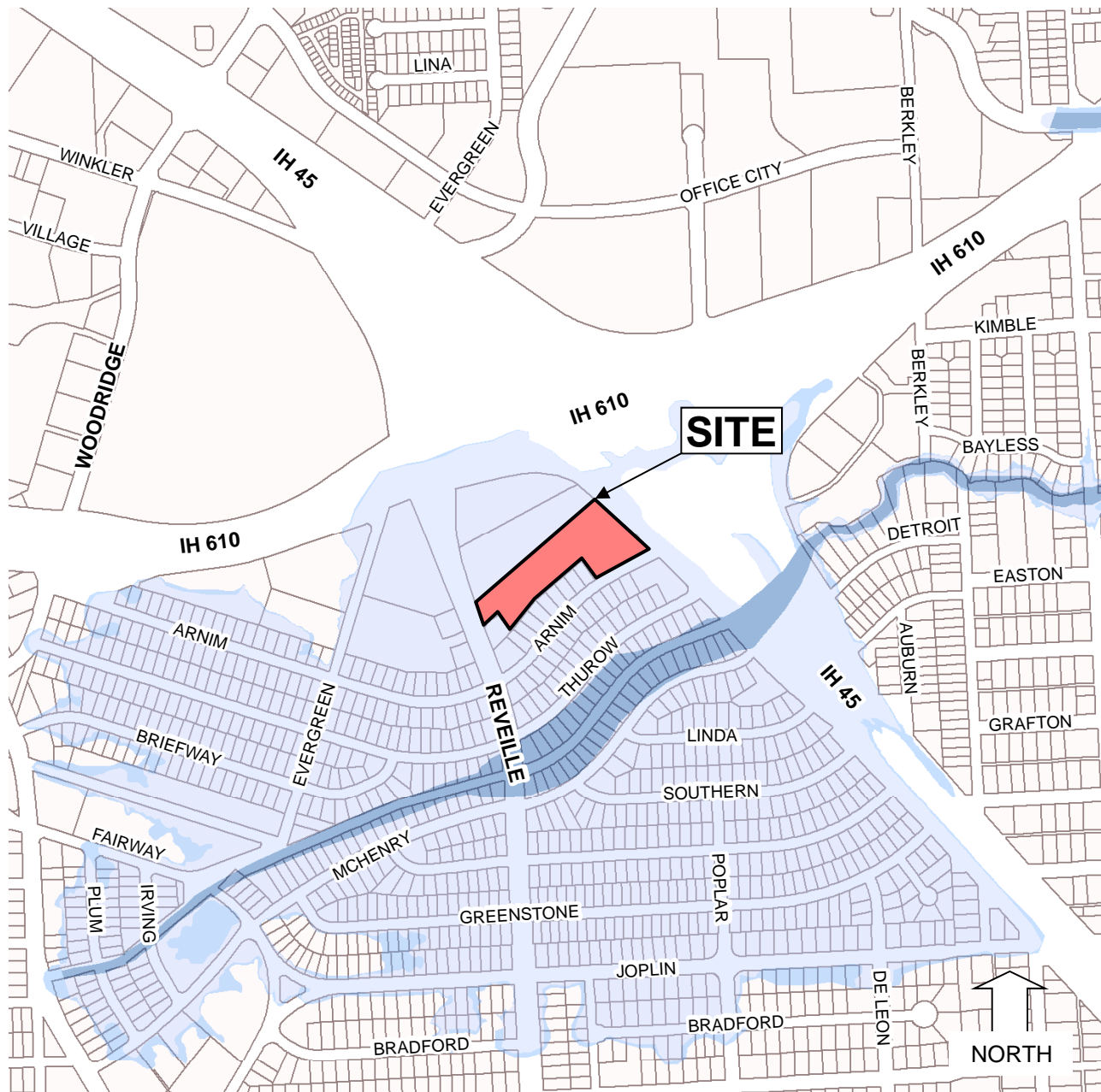
**ITEM: 84**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Greenway Addition Sec 6 partial replat no 1 and extension**

**Applicant: Lentz Engineering, L.C.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

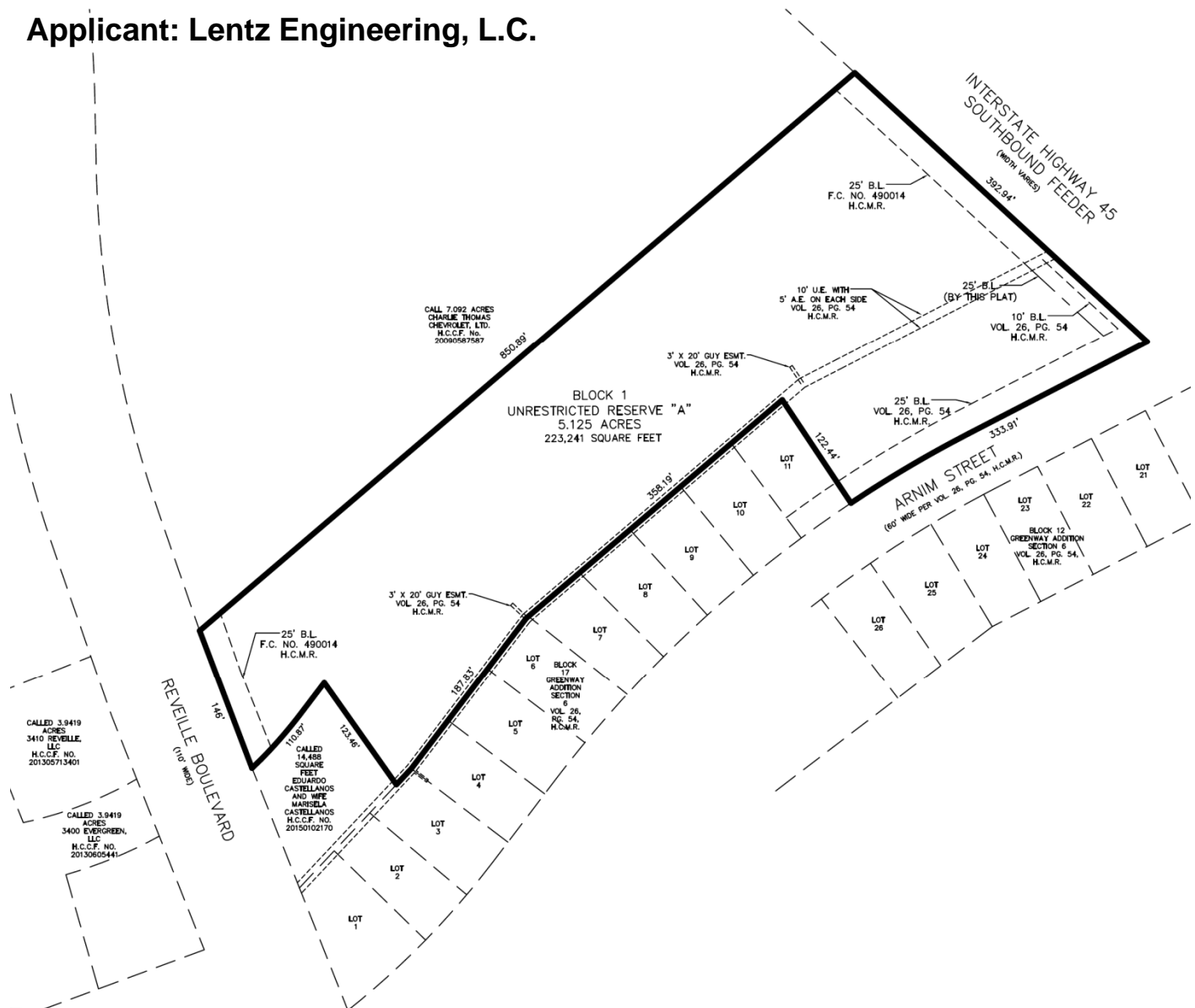
## ITEM: 84

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Greenway Addition Sec 6 partial replat no 1 and extension**

**Applicant: Lentz Engineering, L.C.**



**C – Public Hearings**

**Subdivision**



# Houston Planning Commission

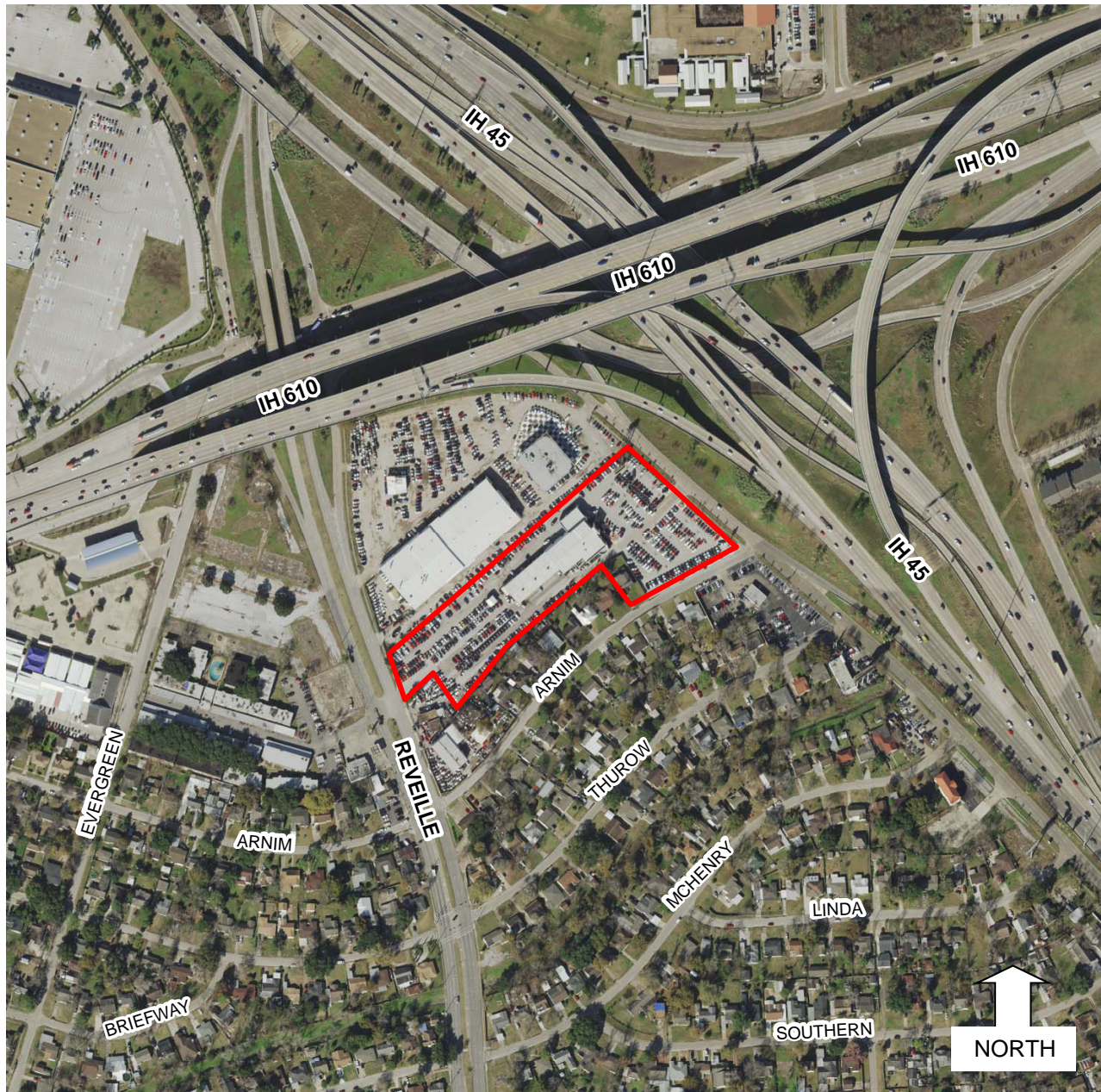
**ITEM: 84**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Greenway Addition Sec 6 partial replat no 1 and extension**

**Applicant: Lentz Engineering, L.C.**



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

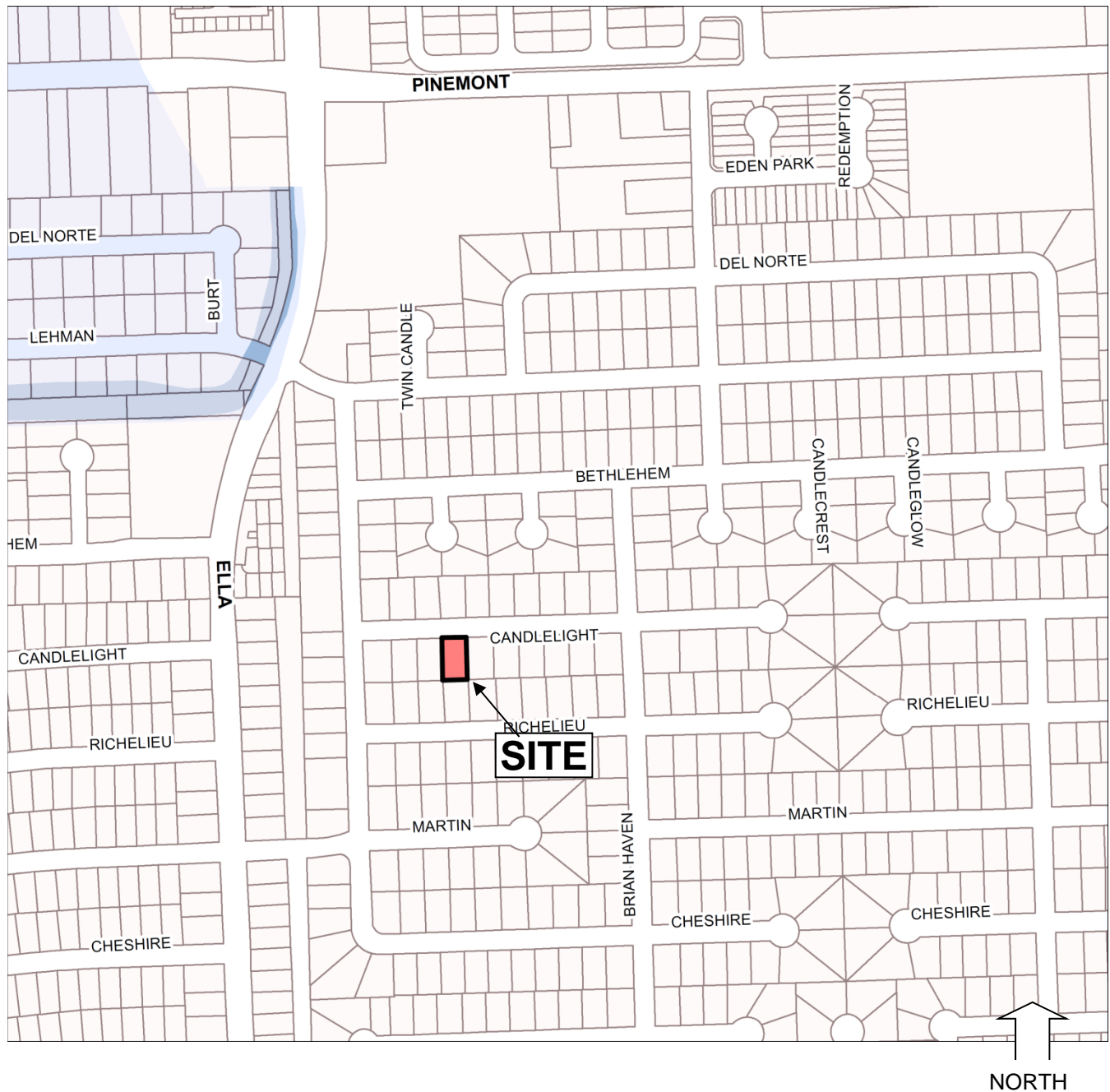
**ITEM: 85**

Planning and Development Department

Meeting Date : 07/07/2016

**Subdivision Name: Shepherd Park Plaza Sec 4 partial replat no 1**

**Applicant: ICMC GROUP INC.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

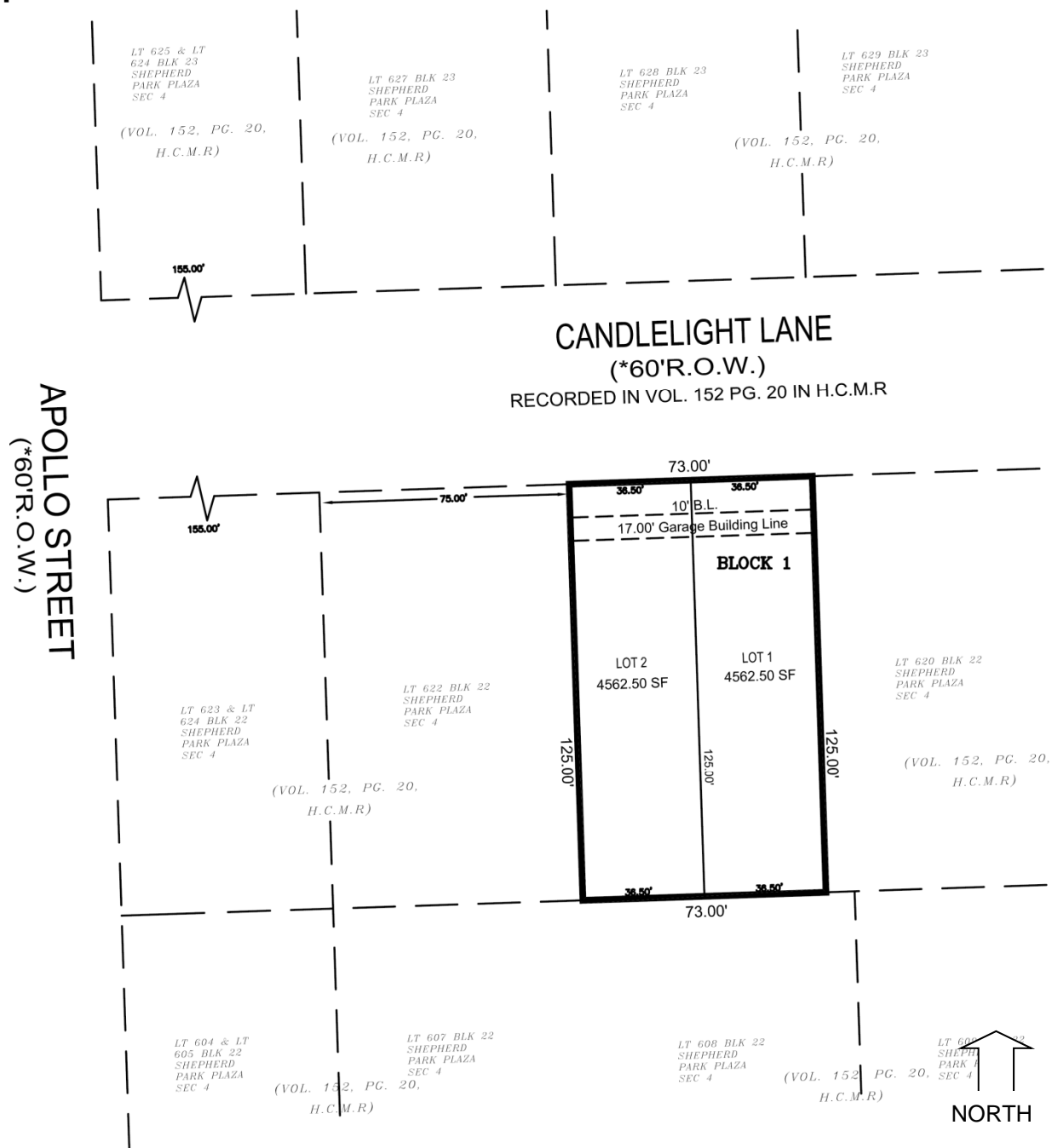
ITEM: 85

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Shepherd Park Plaza Sec 4 partial replat no 1

Applicant: ICMC GROUP INC.



C – Public Hearings

Subdivision

# Houston Planning Commission

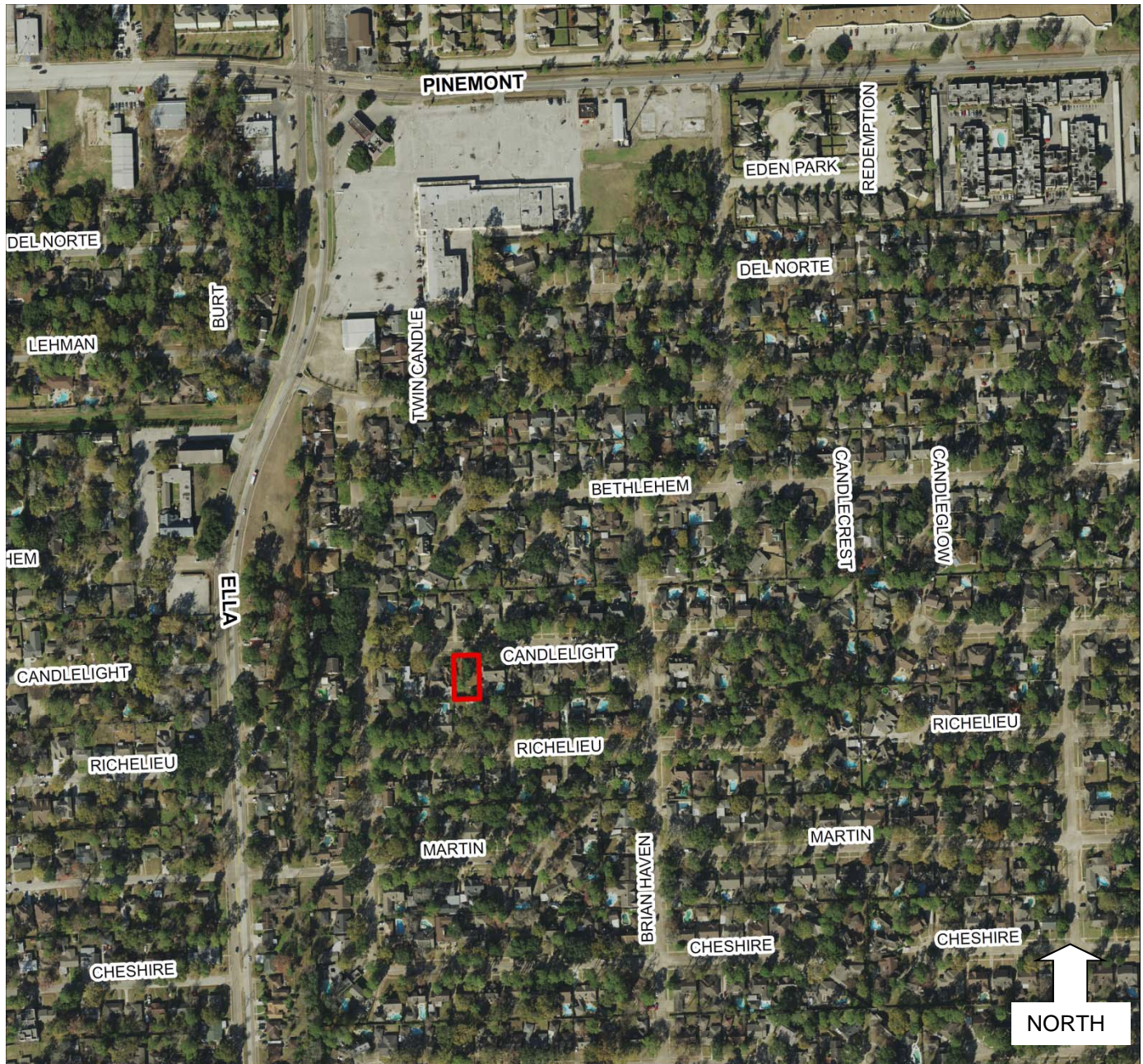
**ITEM: 85**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Shepherd Park Plaza Sec 4 partial replat no 1

Applicant: ICMC GROUP INC.



**C – Public Hearings**

**Aerial**



# Houston Planning Commission

**ITEM: 86**

Planning and Development Department

Meeting Date : 07/07/2016

**Subdivision Name: Spring Branch Estates no 2 partial replat no 8**

**Applicant: BEC-LIN ENGINEERING, LP**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

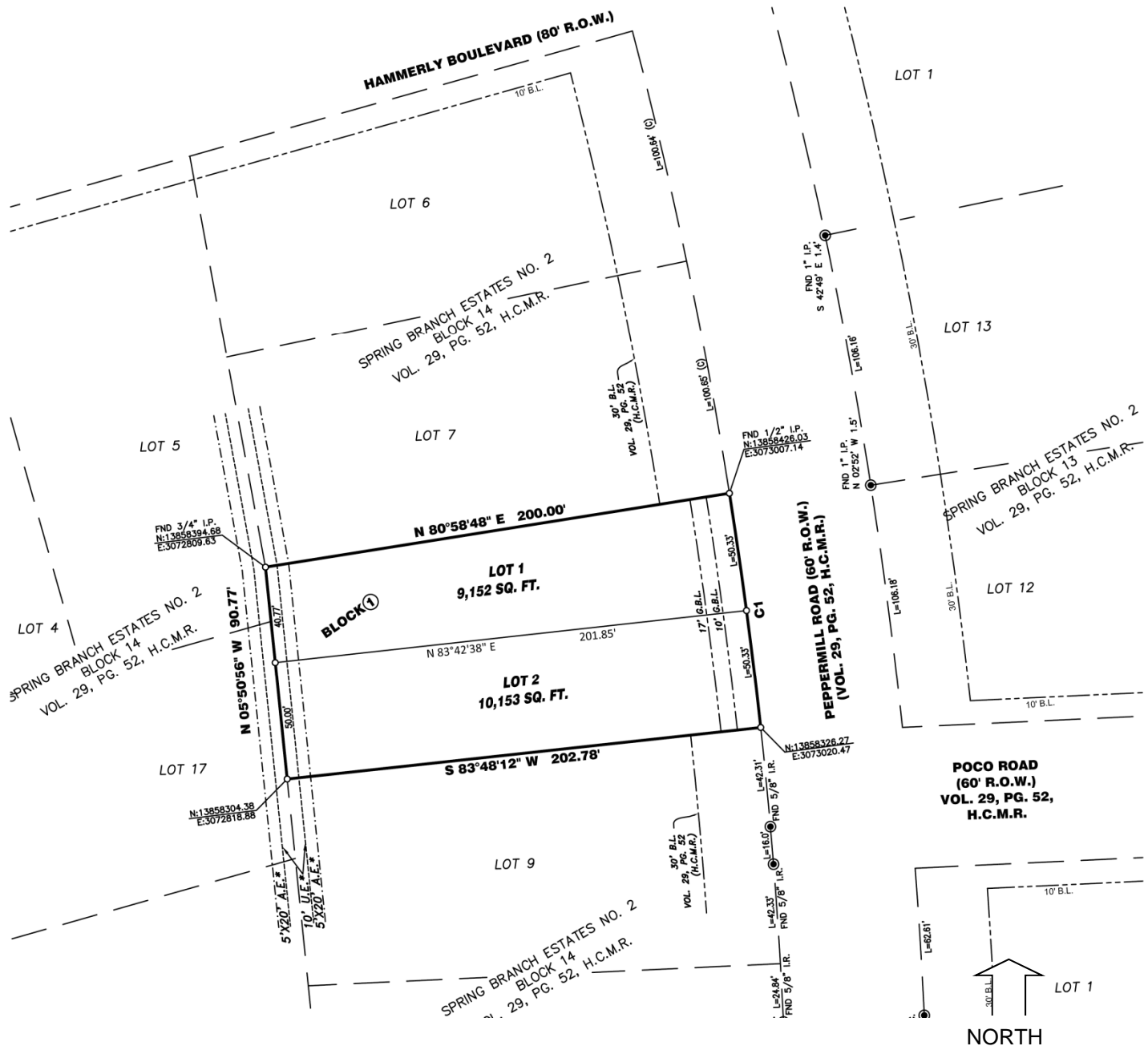
ITEM: 86

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Spring Branch Estates no 2 partial replat no 8

Applicant: BEC-LIN ENGINEERING, LP



C – Public Hearings

Subdivision



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# Houston Planning Commission

**ITEM: 86**

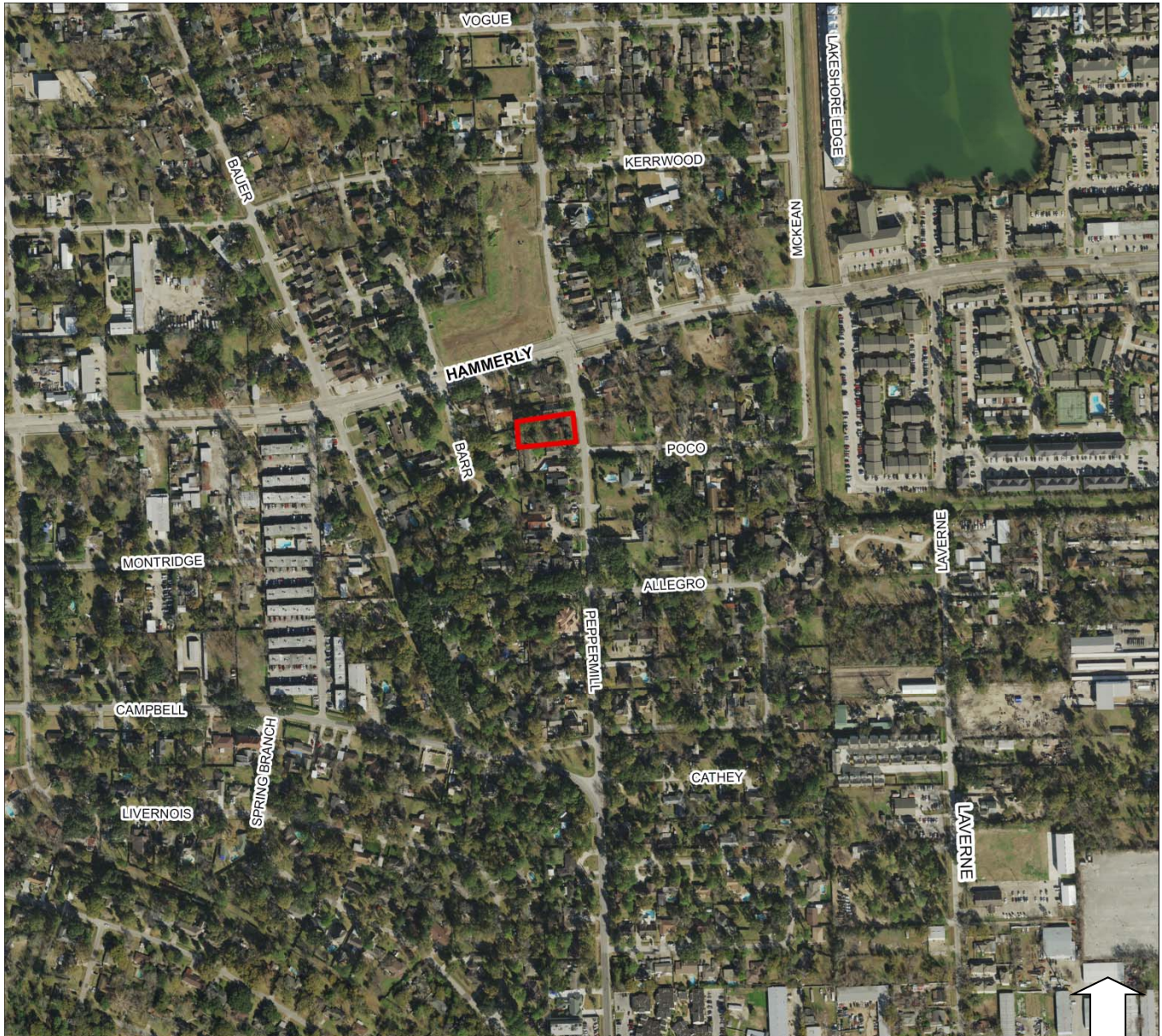
Planning and Development Department

Meeting Date: 07/07/2016

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**Subdivision Name: Spring Branch Estates no 2 partial replat no 8**

**Applicant: BEC-LIN ENGINEERING, LP**



NORTH

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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

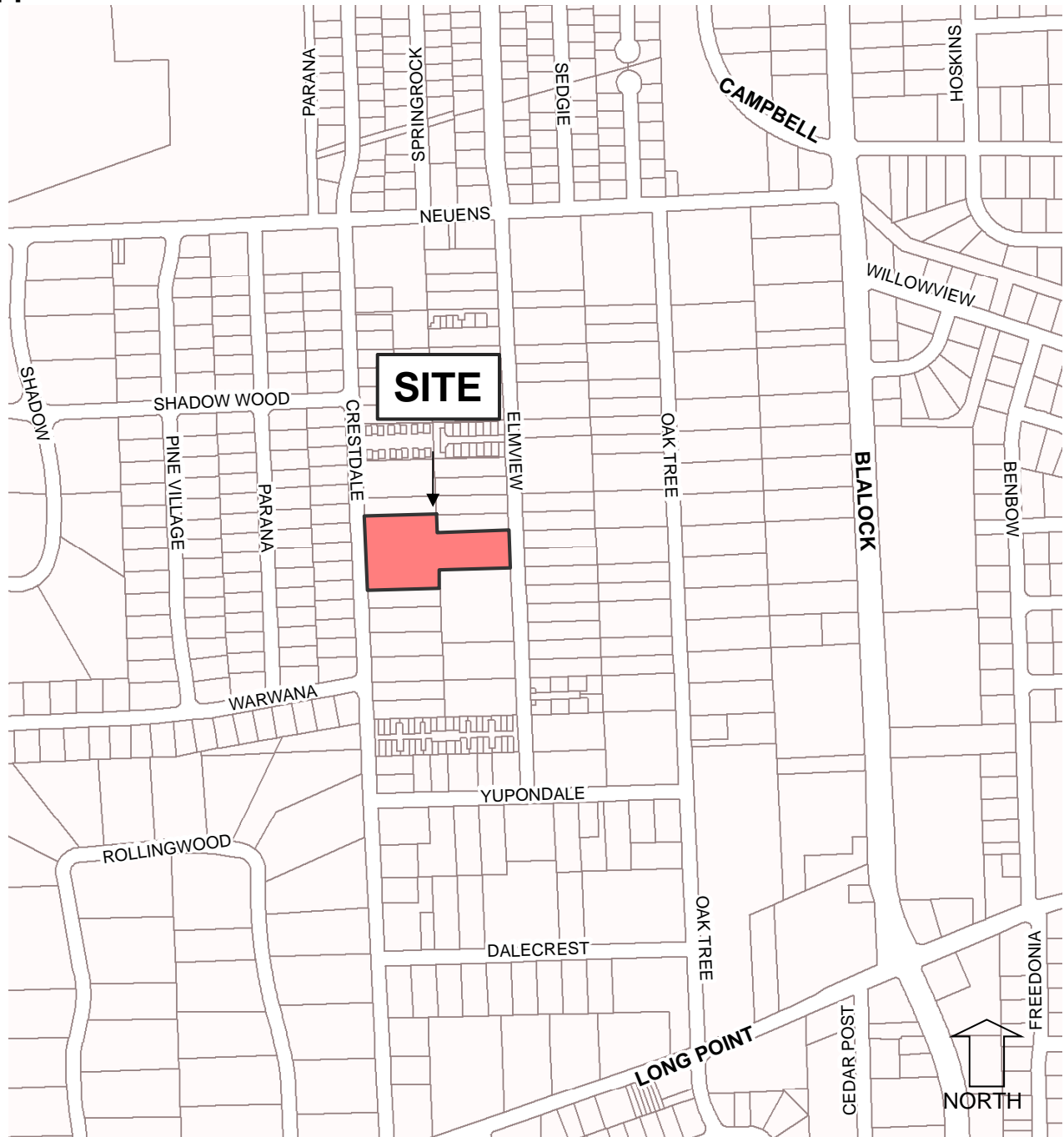
**ITEM: 87**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Village at Gracewood**

**Applicant: Windrose Land Services**



**C – Public Hearings with Variance      Site Location**

## C – Public Hearings with Variance      Site Location



# Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Village at Gracewood

Applicant: Windrose Land Services



C – Public Hearings with Variance      Site Location



**Application Number:** 2016-0880  
**Plat Name:** Village at Gracewood  
**Applicant:** Windrose Land Services  
**Date Submitted:** 05/16/2016

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

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

The applicant requests a variance to not dedicate an east-west street through the subject property.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

The subject property is 3.0 acres located between Crestview Drive and Elmview Drive approximately 1,200 feet south of Neuens Road. The applicant, Texas Baptist Children's Home and Family Services, Inc., is proposing to develop 8 single-family residential lots off of a 28-foot wide private access easement ("PAE") on Crestview and a restricted reserve for religious and institutional purposes off Elmview. The City's regulations require the applicant to dedicate and construct a public east/west street at this location because of intersection spacing guidelines. A cut-through street on this development would not only conflict with the applicant's proposed plans, but existing development to the east and west precludes the new street from ever extending beyond the limits of this subdivision. Because of the site's unusual physical characteristics, the applicant is requesting a variance not to dedicate a street through the subject property.

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

The hardship associated with this case is the result of limitations caused by existing development. Across Crestdale, there are three solid blocks for residential homes that would need to be demolished to make way for a westerly street extension. Across Elmview, there are two solid blocks of commercial/industrial structures that would need to be demolished in order to make way for an easterly street extension.

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

The intent of the cited sections is to provide safe and effective mobility and to enable land to develop in an orderly fashion in accordance with the highest and best use so long as it does not conflict with existing or planned land uses. Due to the existing conditions surrounding the subject property the dedication of an east-west street is not viable beyond the limits of this subdivision and there is no tangible benefit for the cut-through street alone between Crestdale and Elmview. The applicant's proposed uses are designed for compatibility with adjacent uses along the same block-faces. The applicant's residential component along Crestdale is compatible with the other residential uses to the north and south. The proposed religious/institutional use along Elmview is more compatible with the commercial and industrial (i.e. non-residential) adjacent and in close proximity.

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

The dedication of a public street through the property is impractical and contrary to the public interest. The dedication of a roadway through the site would not benefit traffic flow as there would be no extension beyond the subject site.



Additionally, the existing street network is highly effective in moving east/west traffic in this area. As an example, there is an east/west street (Shadow Wood Drive) that intersects with Crestdale approximately 480 feet to the north and two others within 850 feet to the south (Warwana Road and Yupondale Drive).

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

The conditions supporting the variance are caused by the unique physical characteristics of the surrounding land and the fact that a street at this location serves no public interest. The existing development prevents a new road on the subject property from being extended to the west or east. Further, the existing street network more than adequately provides for traffic movement without a new cut-through street between Crestdale and Elmview.

# Houston Planning Commission

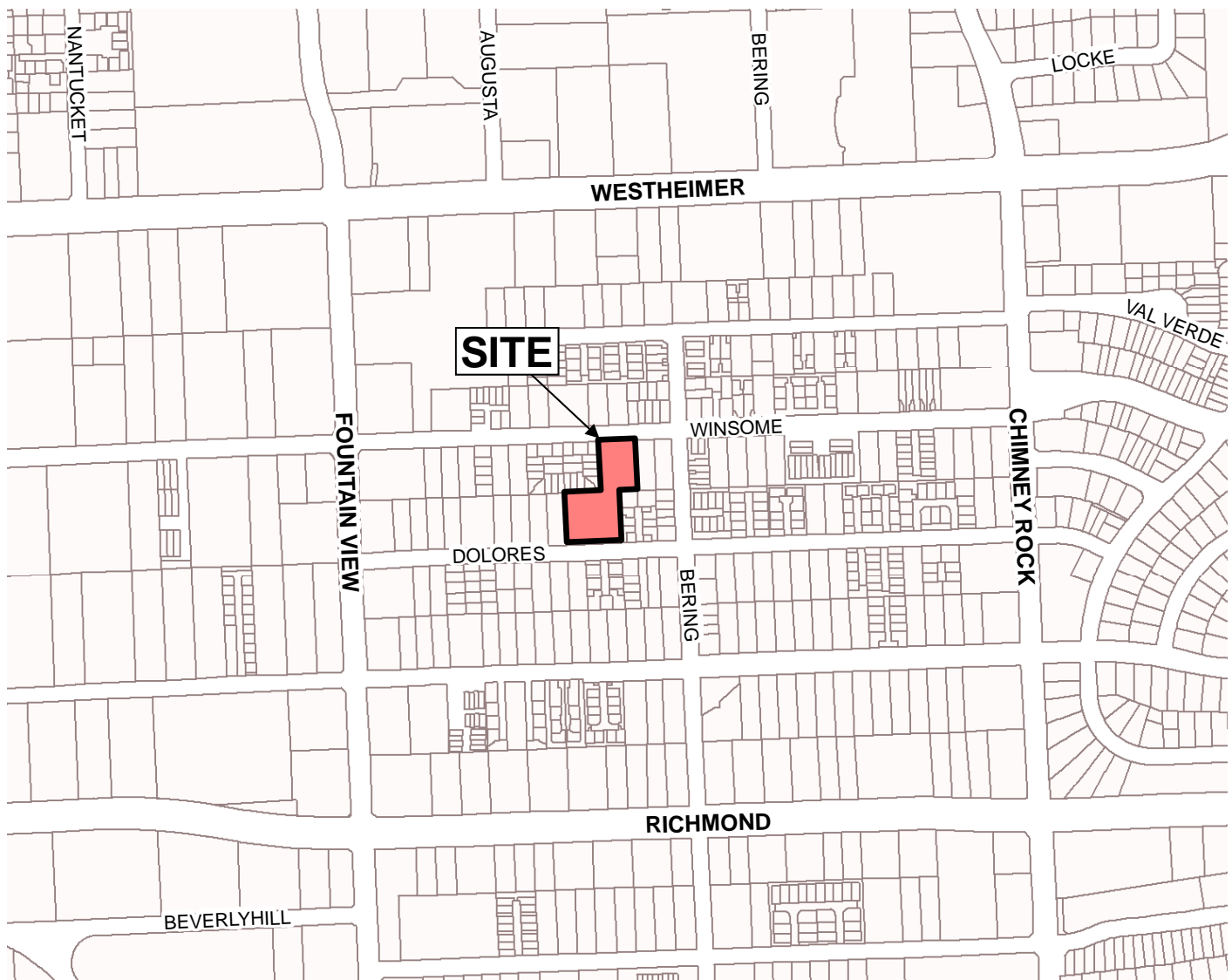
**ITEM: 88**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Westheimer Gardens Extension partial replat no 3**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

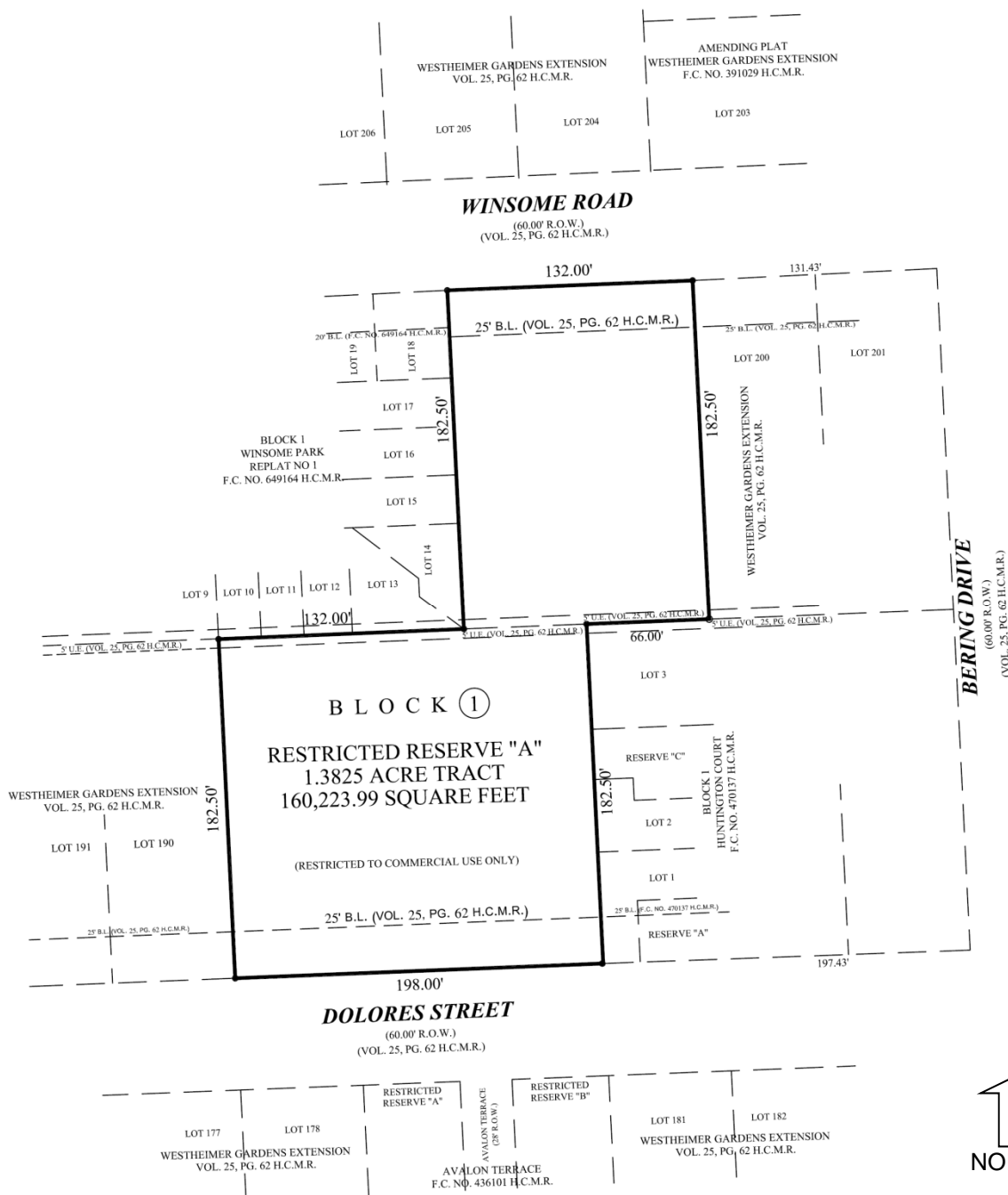
## ITEM: 88

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Westheimer Gardens Extension partial replat no 3

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 88

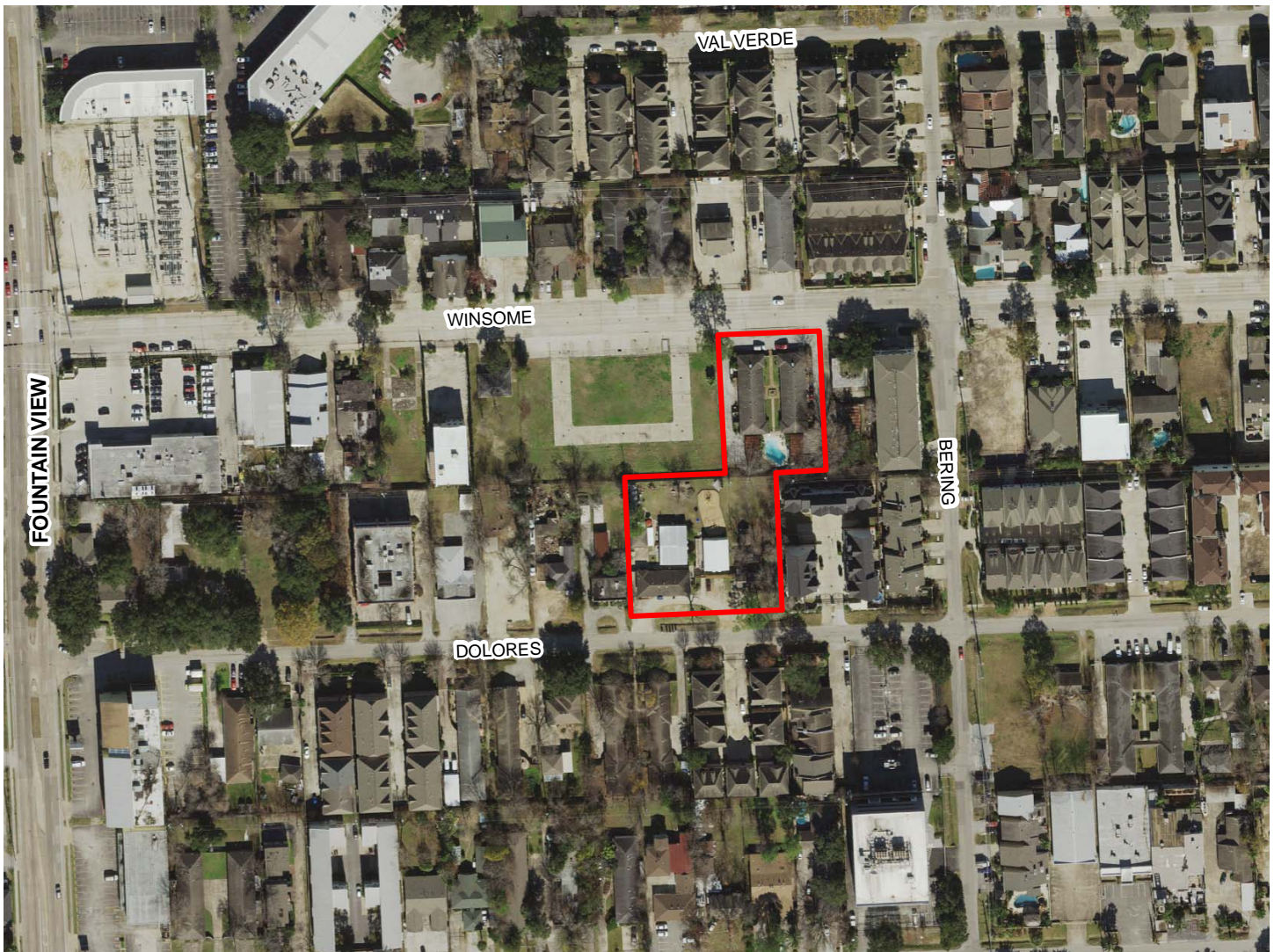
Planning and Development Department

Meeting Date: 07/07/2016

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Subdivision Name: Westheimer Gardens Extension partial replat no 3

Applicant: E.I.C. Surveying Company



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

**ITEM: 89**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 1**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

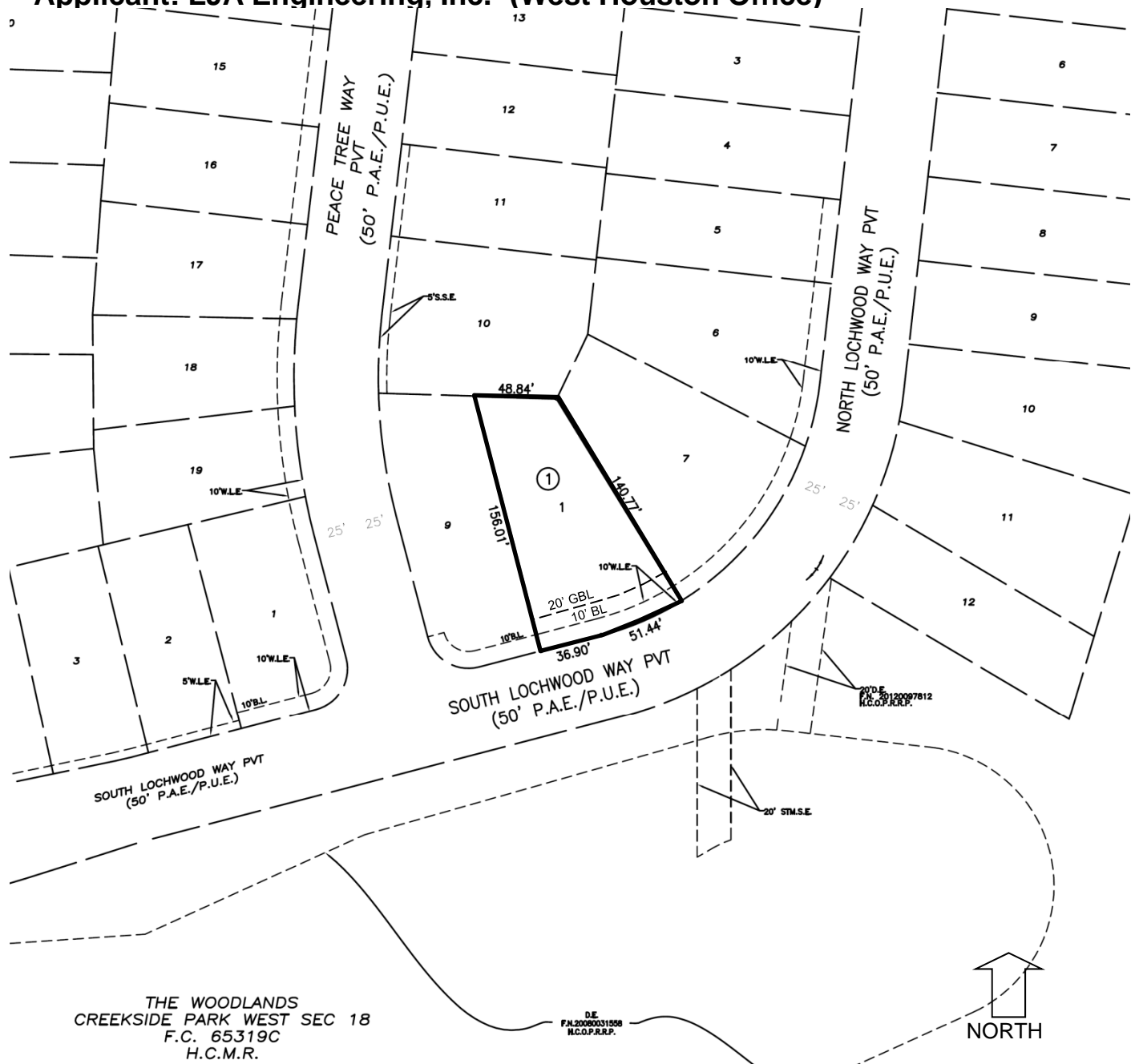
ITEM: 89

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 1

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



C – Public Hearings

Subdivision



# Houston Planning Commission

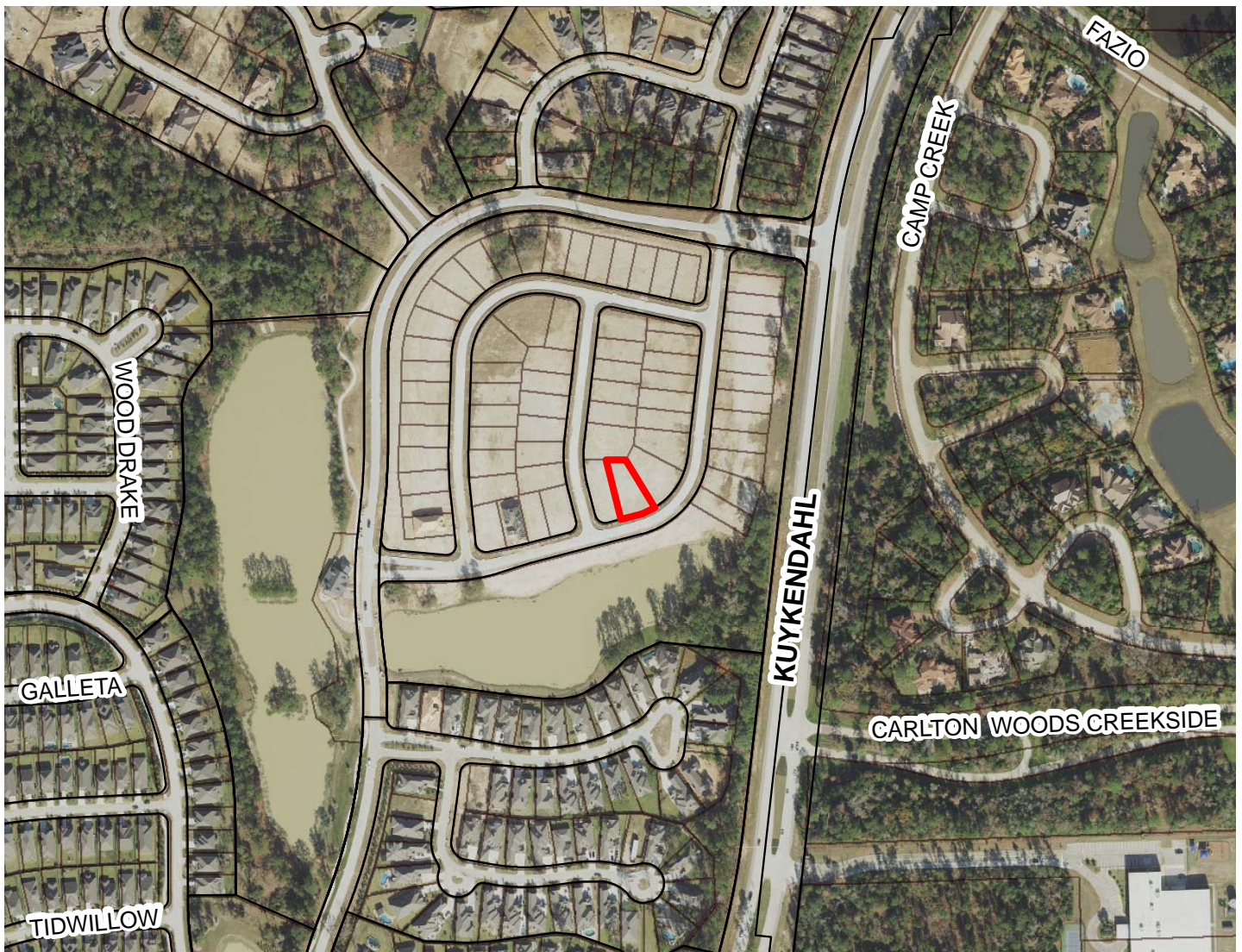
**ITEM: 89**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 1

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



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

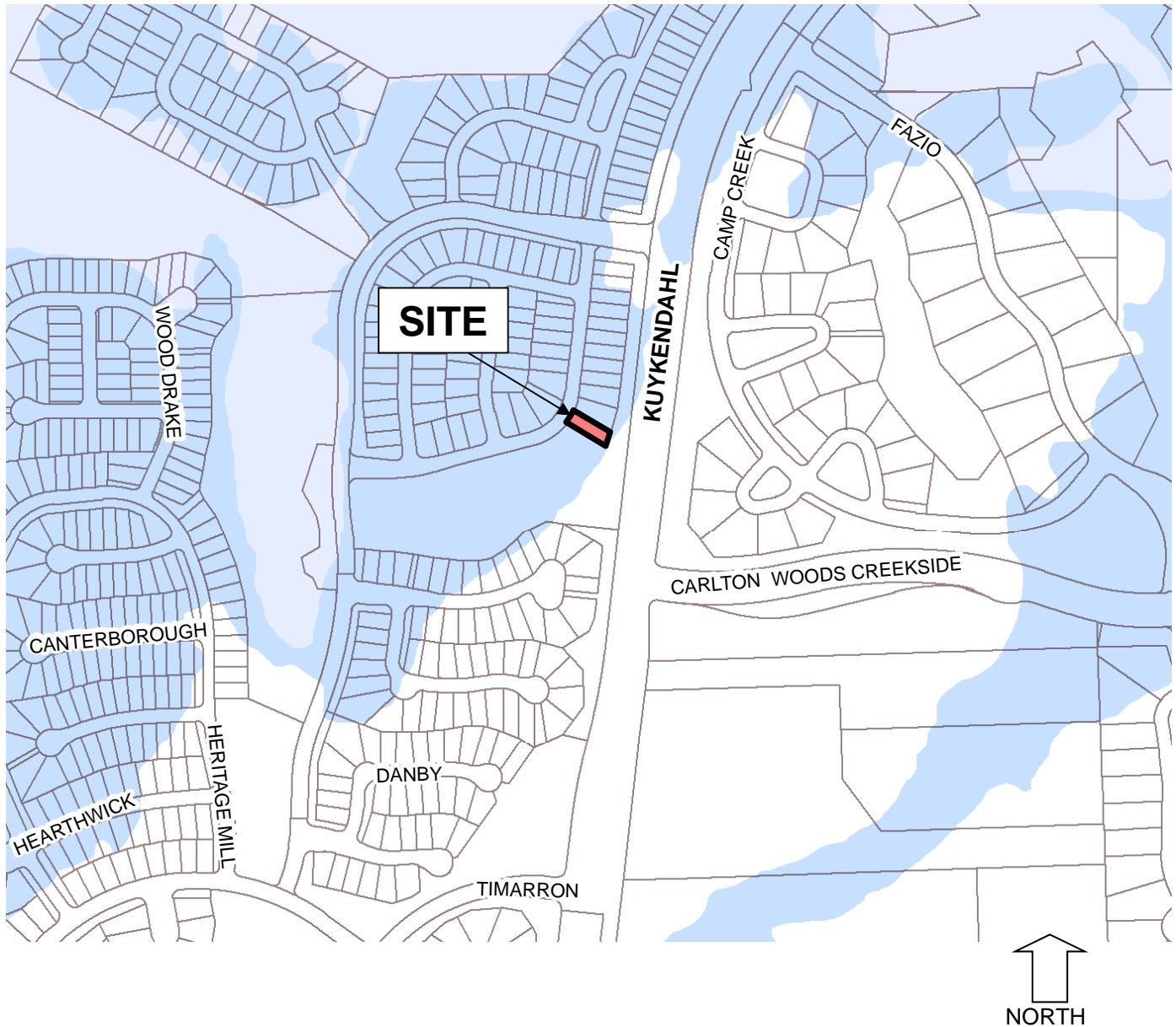
**ITEM: 90**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 2**

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



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

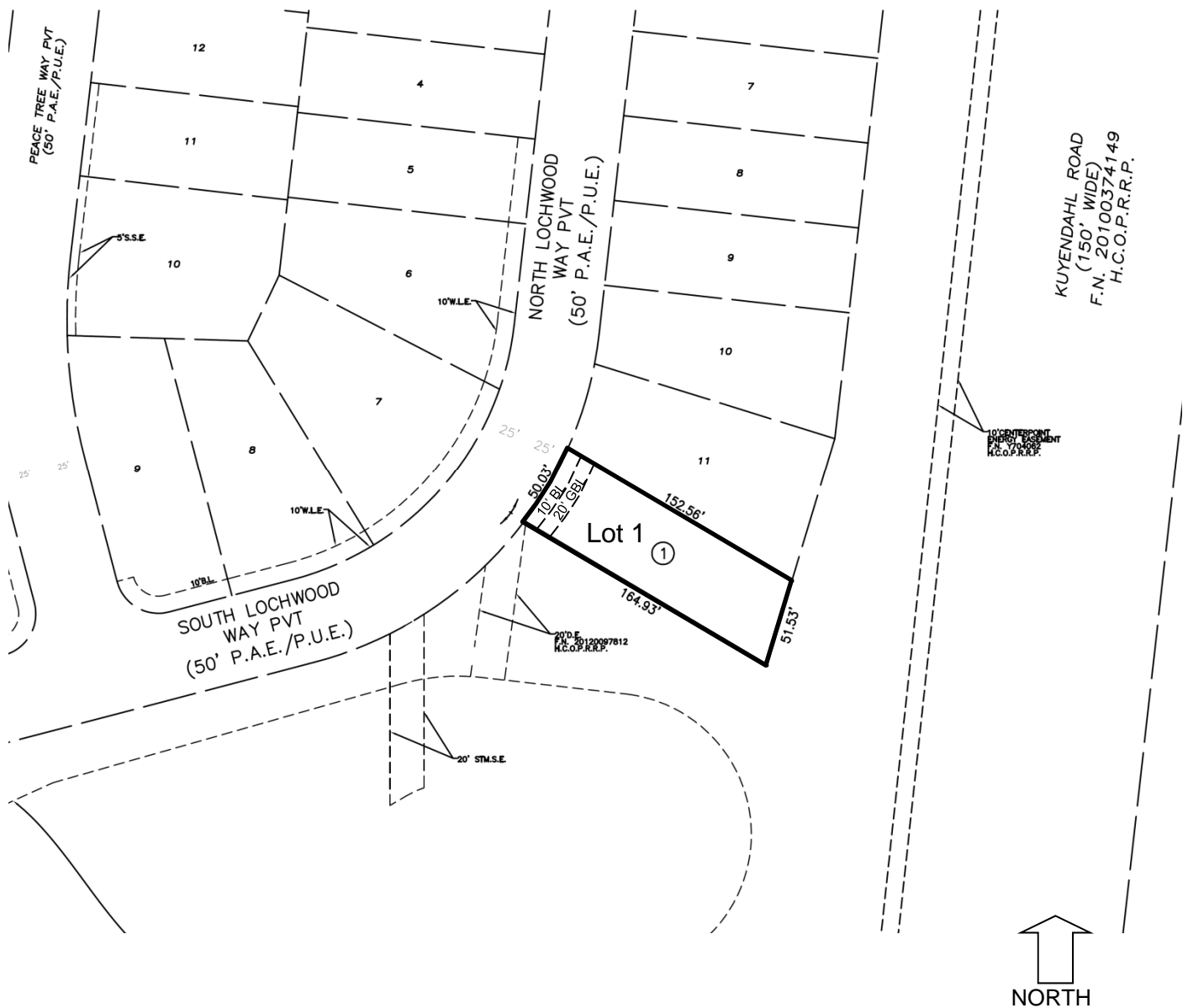
ITEM: 90

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 2

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



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

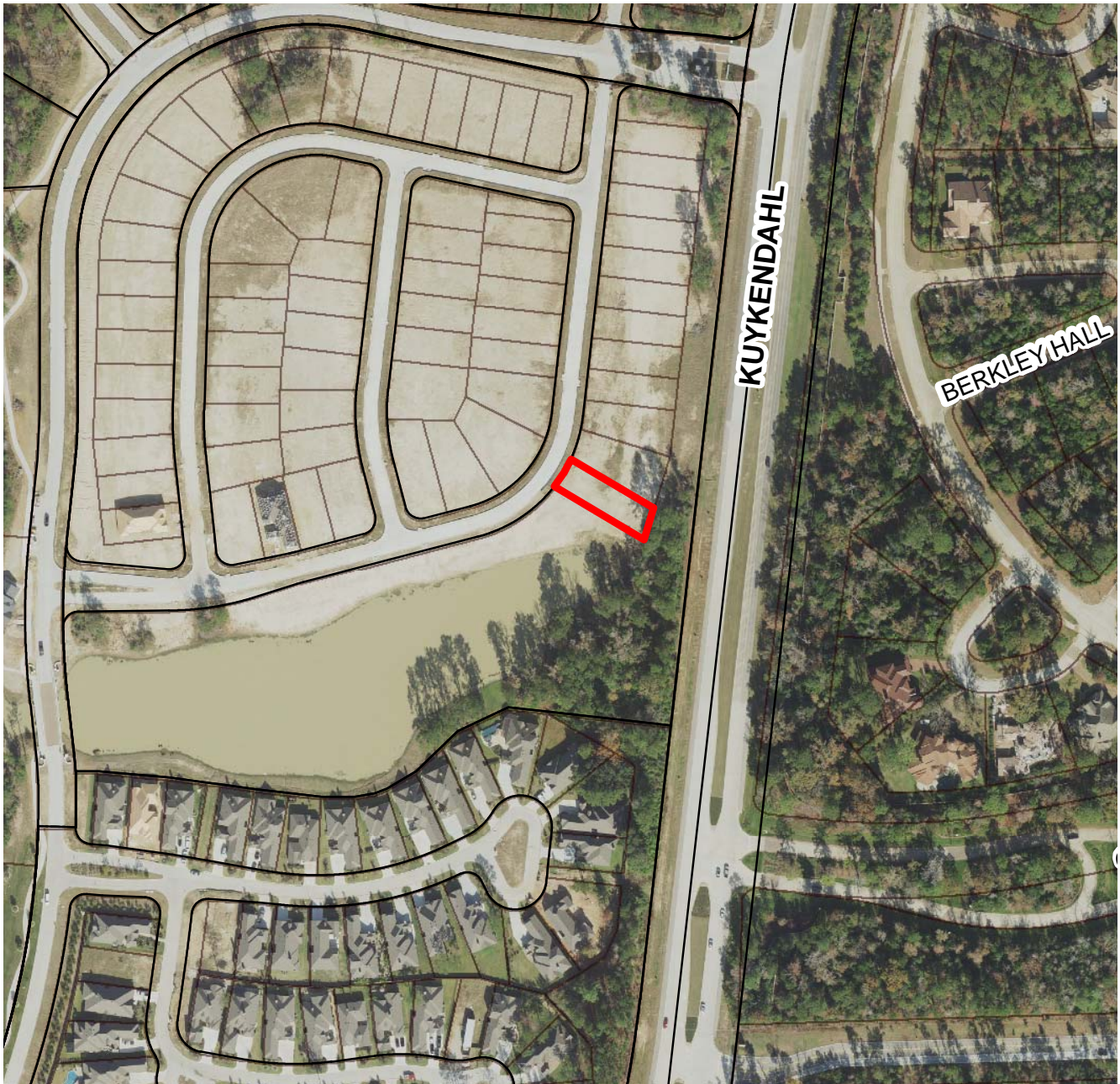
**ITEM: 90**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Woodlands Creekside Park West Sec 18 partial replat no 2

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



**C – Public Hearings with Variance**

**Aerial**

# Houston Planning Commission

**ITEM: 91**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Grove at Gleannloch Farms Lift Station**

**Applicant: Costello, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 91

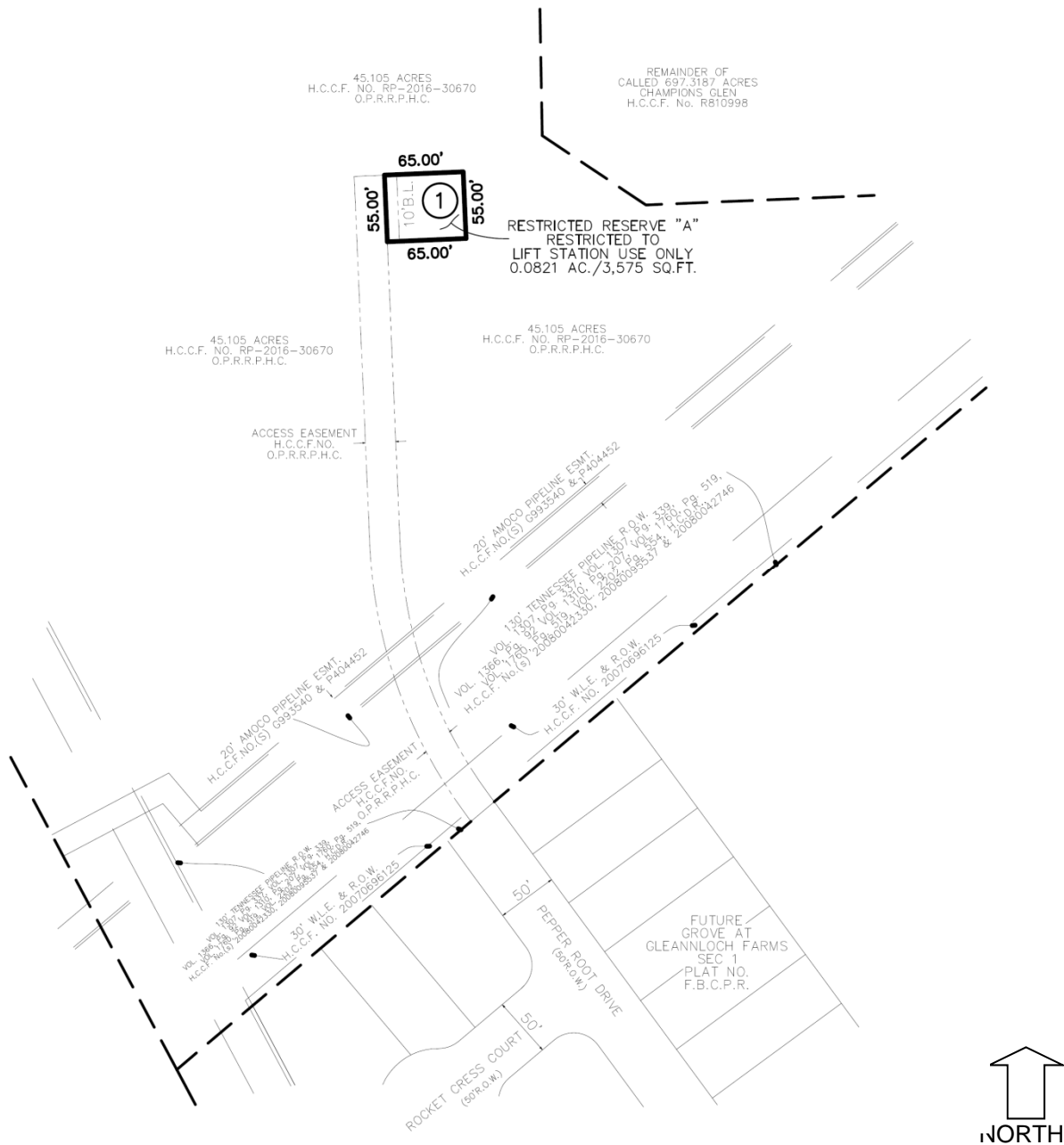
Planning and Development Department Meeting Date: 07/07/2016

**ITEM: 91**

**Meeting Date: 07/07/2016**

**Subdivision Name: Grove at Gleannloch Farms Lift Station**

**Applicant: Costello, Inc.**



## D – Variances

## Subdivision



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# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 07/07/2016

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**Subdivision Name: Grove at Gleannloch Farms Lift Station**

**Applicant: Costello, Inc.**



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**D – Variances**

**Aerial**

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**Application Number:** 2016-1104

**Plat Name:** Grove at Gleannloch Farms Lift Station

**Applicant:** Costello, Inc.

**Date Submitted:** 06/27/2016

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

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

Lift Station to not have 50' frontage on a 50' public street.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

Sec. 42-190. Tracts that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves -- Reserves. Restricted reserve—Lift Station, Minimum size required by the design manual, public street or type 1 permanent access easement, 50 feet, 20 feet.

### Statement of Facts

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

Due to the character of the land for the 58.1500 acre development (Grove at Gleannloch Farms, reference General Plan, Plat Application No. 2015-2556), there is limited frontage adjacent to existing public right-of-ways. Owner does have access to Pepper Root Drive (public right-of-way) by means of a 70' wide strip of land. It is the owner's intent to access the water plant through this 70' strip of land by dedicating a temporary access easement to the Water Plant site. Owner will construct an all-weather road to only serve the Water Plant. The temporary access easement and all-weather road are only a temporary or interim condition to serve just the Water Plant. Once owner/ develops plat the single family residential section of Grove of Gleannloch Farms Sec 2, this will terminate the temporary 70' access easement. Granting of a variance will allow This fulfills the ultimate condition of serving the water plant site and development north of Pepper Root Drive.

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

N/A

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

The requested variance is not a result of hardship, but simply an allowance for the timely development of public roads and right-of-ways as development necessitates. A temporary access easement and all-weather road to serve only a water plant site is sufficient. A public right-of-way and permanent street will not be necessary, until future development occurs north in Grove of Gleannloch Farms Sec 2.

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

A temporary access easement and all-weather road will generally preserve the intent of the Chapter 42, Section 190 requirements. The temporary access easement and all weather road are only an interim or temporary condition to serve just the Water Plant. In the interim, there is no reason to provide access to the public to the Water Plant site. The current General Plan (2015-2556) submitted to Planning Staff supports the ultimate dedication of a public right-of-way north of in Grove at Gleannloch Farms Sec 2. Once, development commences north into section two, this will necessitate the construction of a permanent road and dedication of a public right-of-way to meet the full requirements of Chapter 42, Section 42-190.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, in the interim it would be best to limit public access to the Water Plant site. The public has no reason to travel down a road that dead ends at the Water Plant. The temporary access easement can limit public access to the Water Plant until development occurs north into section two of Grove at Gleannloch Farms at which time the owner will dedicate and construct a permanent road which will serve the Water Plant and public.

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

Economic hardship is not the sole justification for this variance. In fact, the owner will not save any expense. The only difference is that the owner will be given latitude to dedicate right-of-way and build a permanent street as development necessitates. This allows the owner to defer costs, until the need arises to dedicate and build a permanent street to serve other development (north of Pepper Root Drive) besides just the Water Plant site.

# Houston Planning Commission

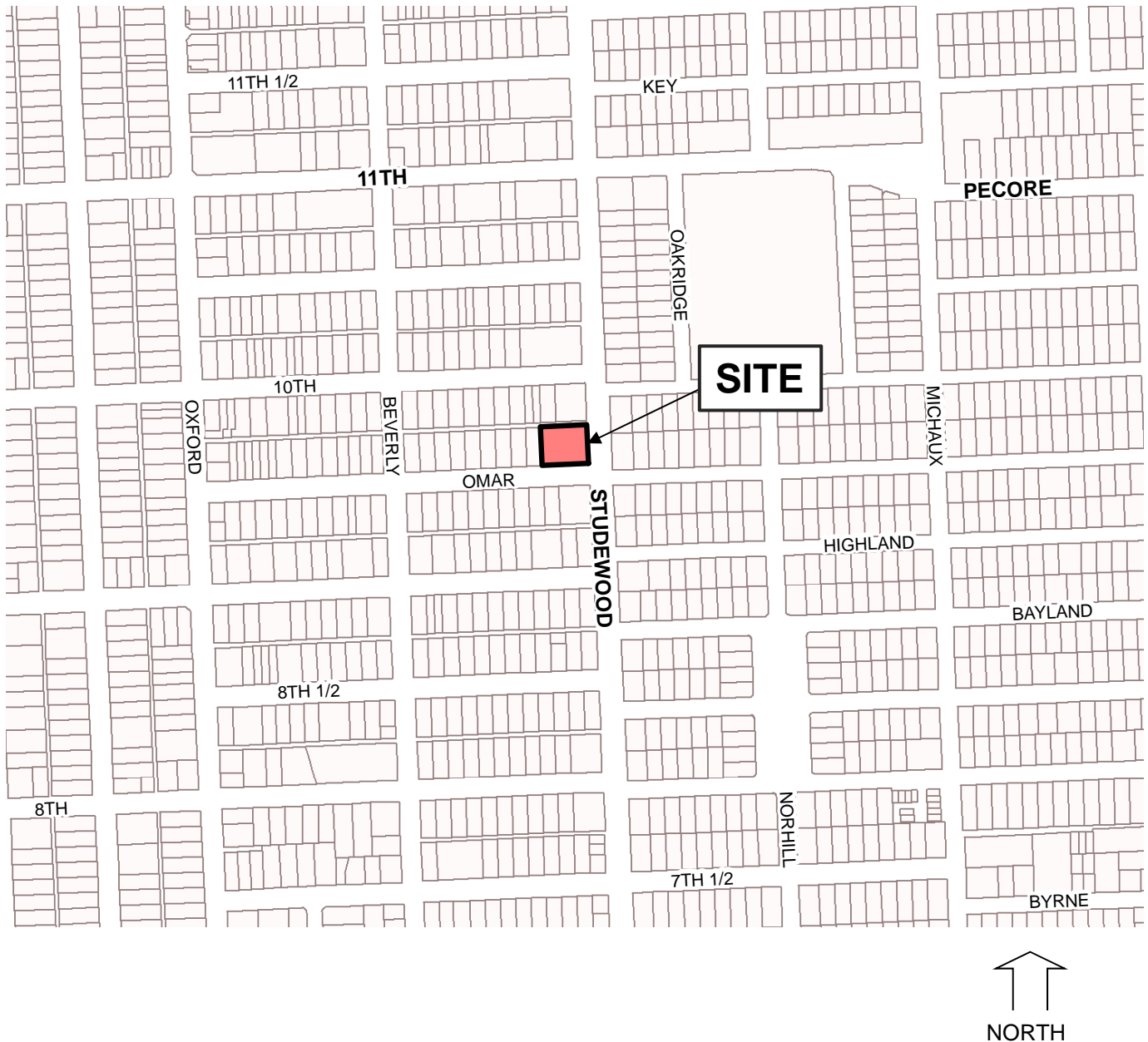
**ITEM: 92**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Heights Central**

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



**D – Variances**

**Site Location**

# Houston Planning Commission

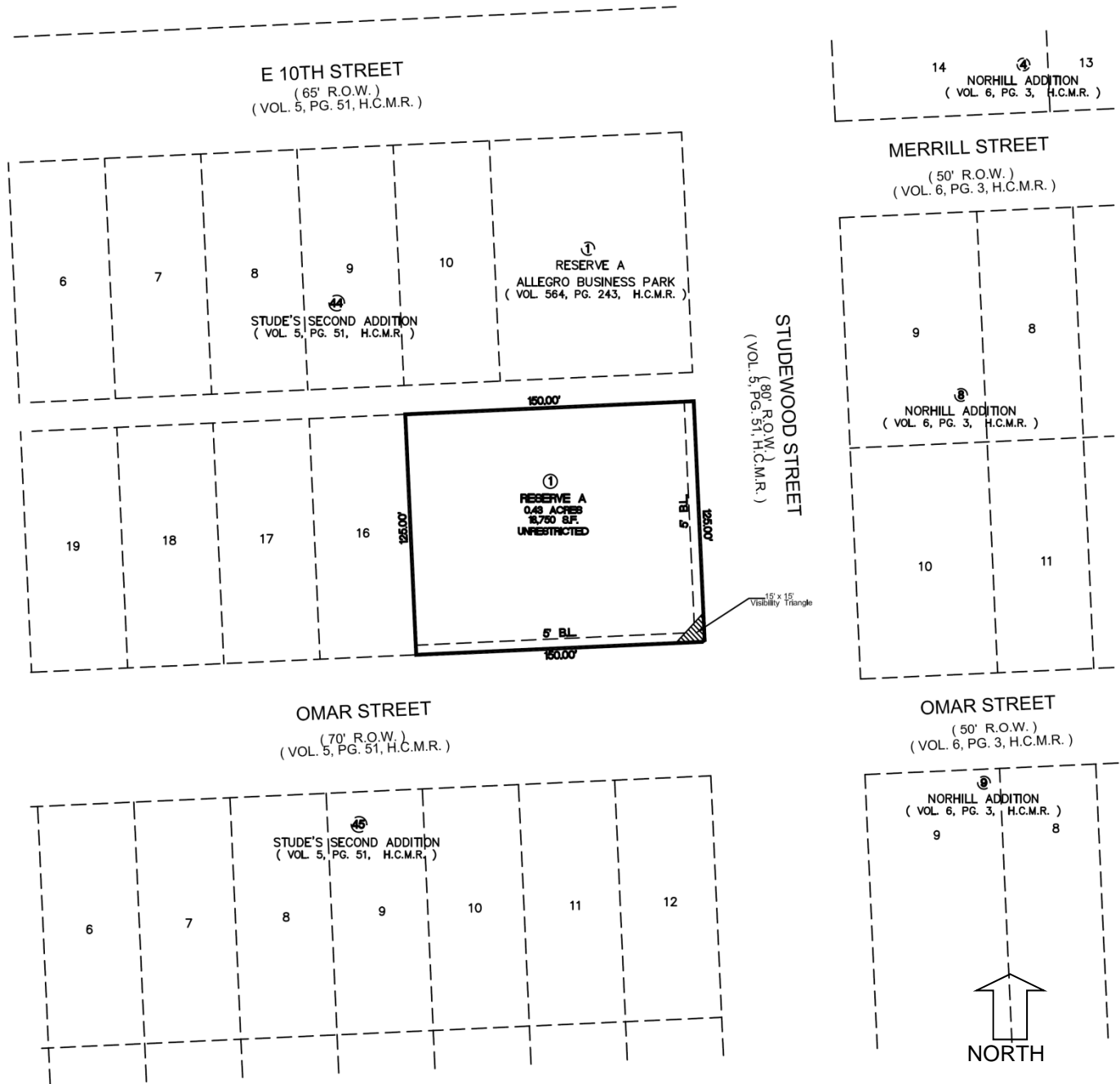
## ITEM: 92

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Heights Central

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

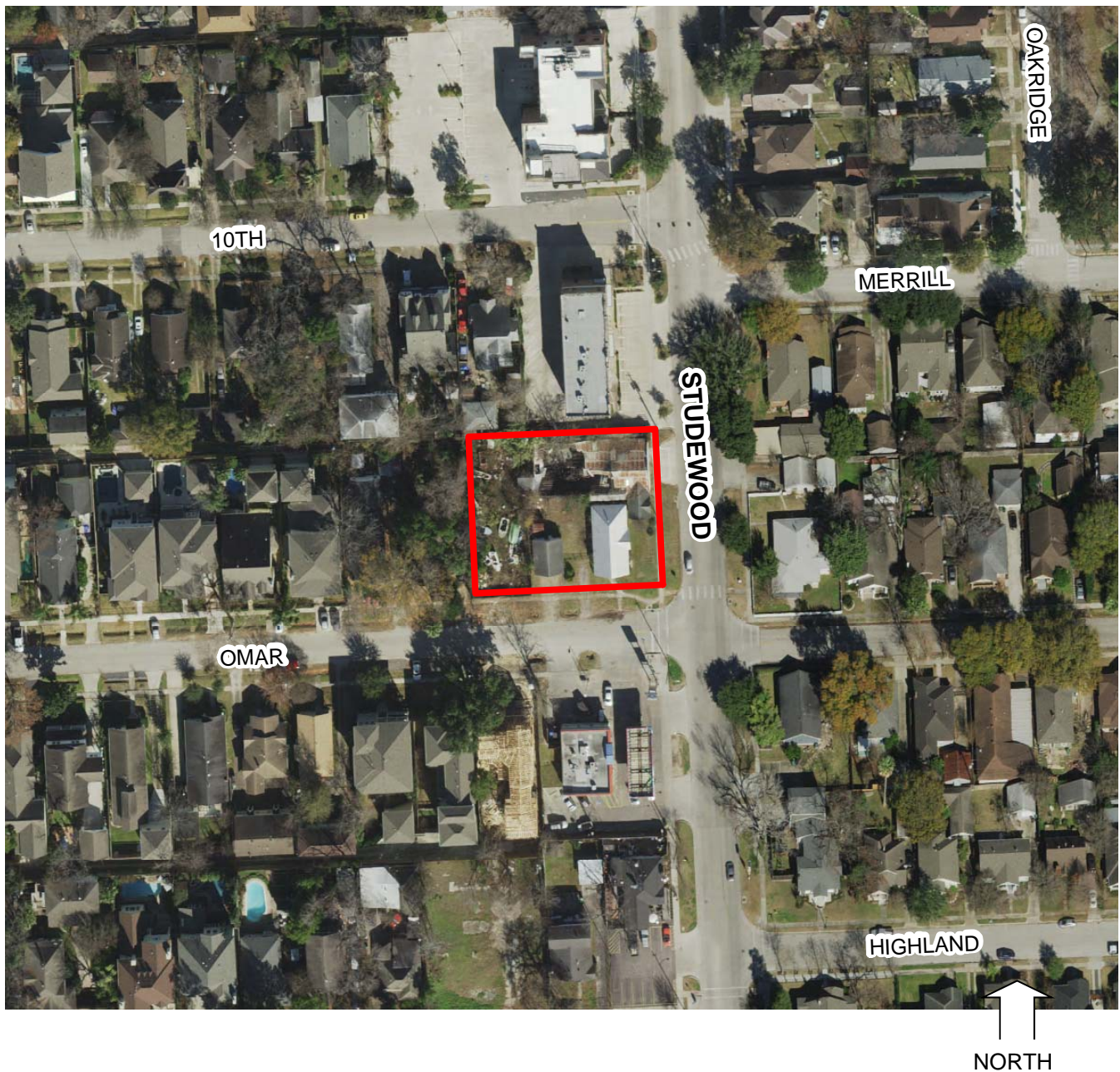
**ITEM: 92**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Heights Central**

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



**D – Variances**

**Aerial**



10th Avenue

Studewood Street

15' X 15' VISIBILITY TRIANGLE

① SITE PLAN  
3/64" = 1'-0"

Omar Street

933

927

PROPERTY LINE

5'-0" PROPOSED BLDG. LINE

5'-0"

24'-0"

14

BICYCLE RACK

24'-0"

11

19'-0" EXISTING BLDG. LINE

5'-0" PROPOSED BLDG. LINE

PROPERTY LINE

10'-0"

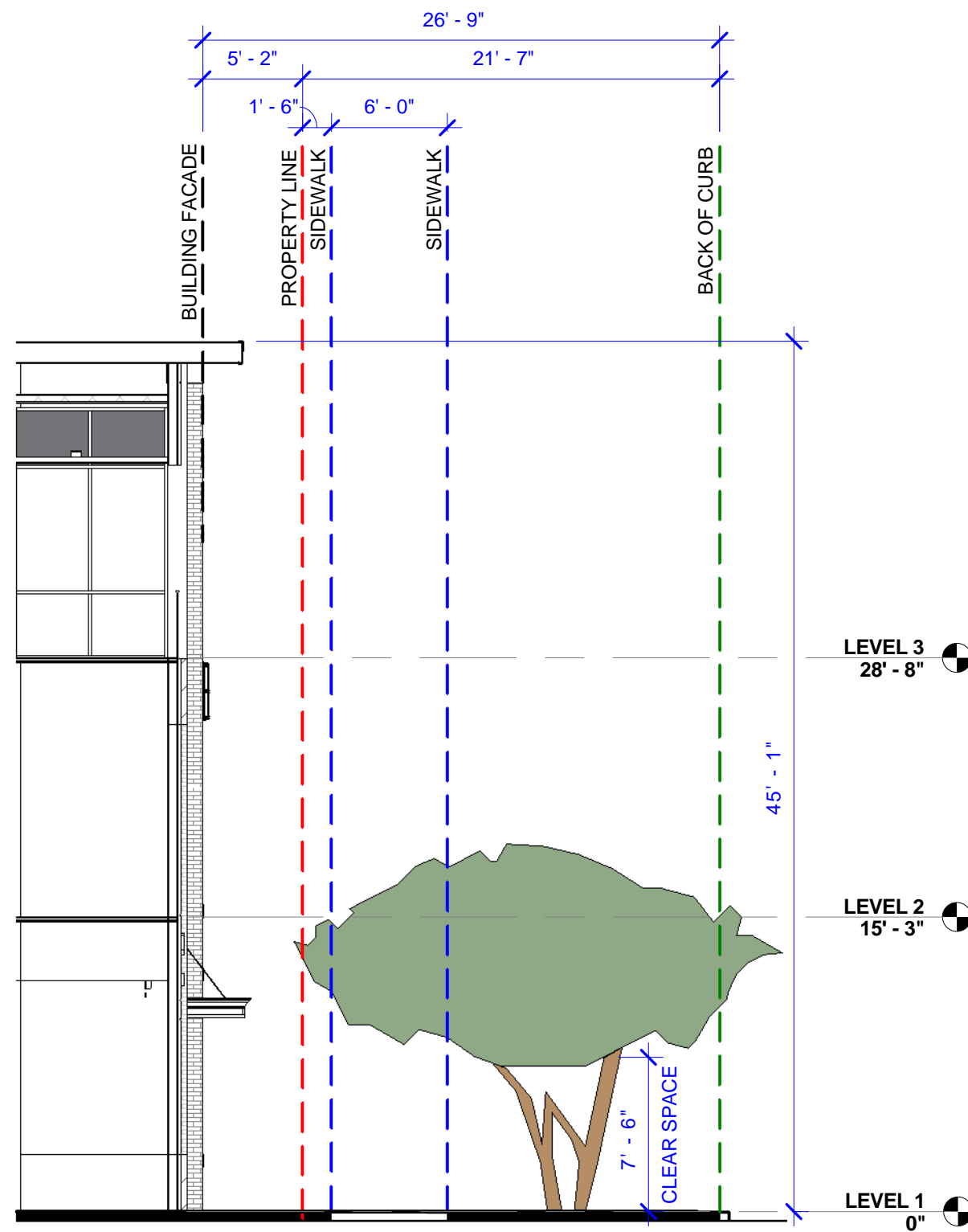
Ea  
architects

www.elementarchitects.com

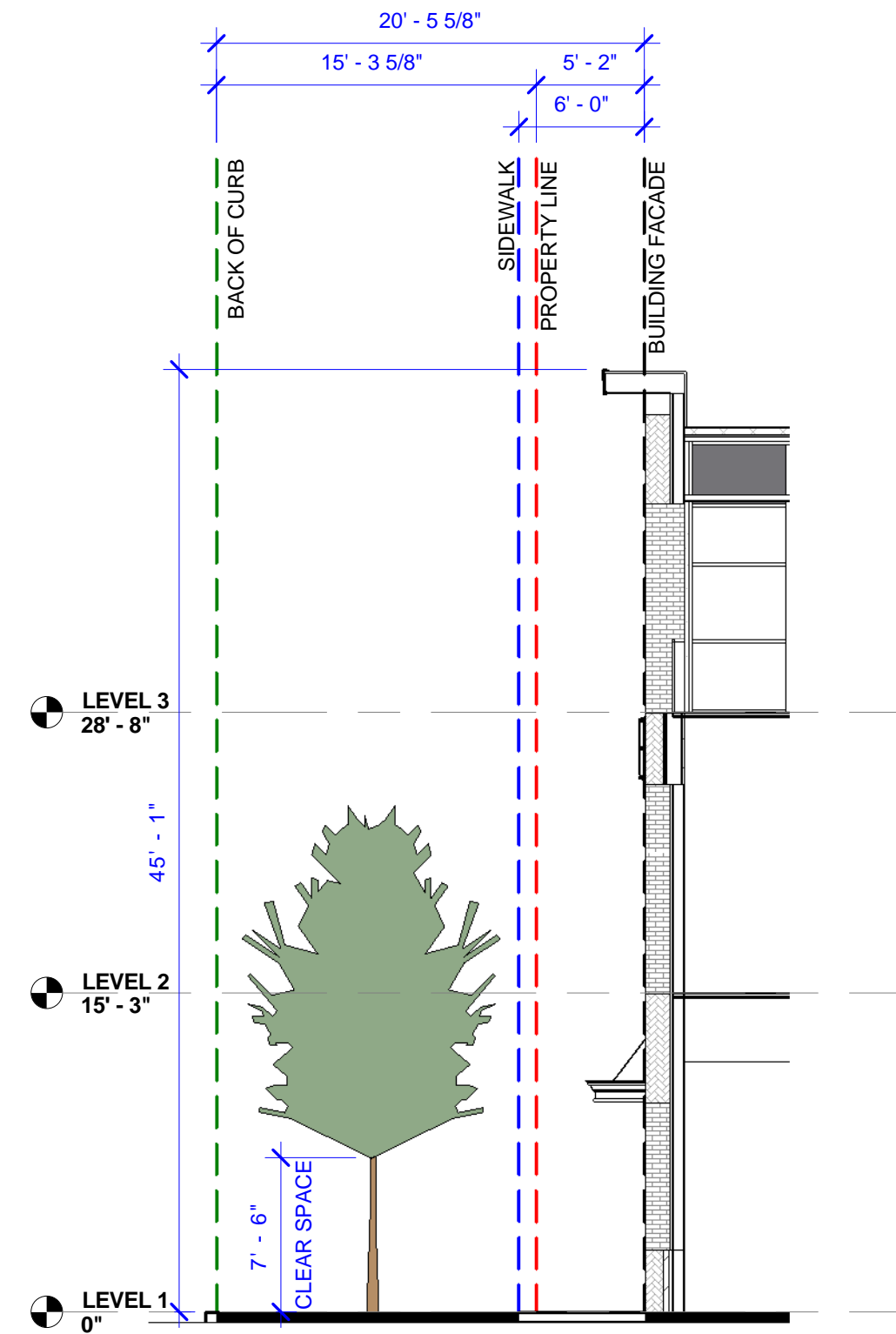
927 Studewood  
927 Studewood Street - Houston, Texas  
MAY 5, 2016



NewQuest  
PROPERTIES



CROSS SECTION ON STUDEWOOD STREET

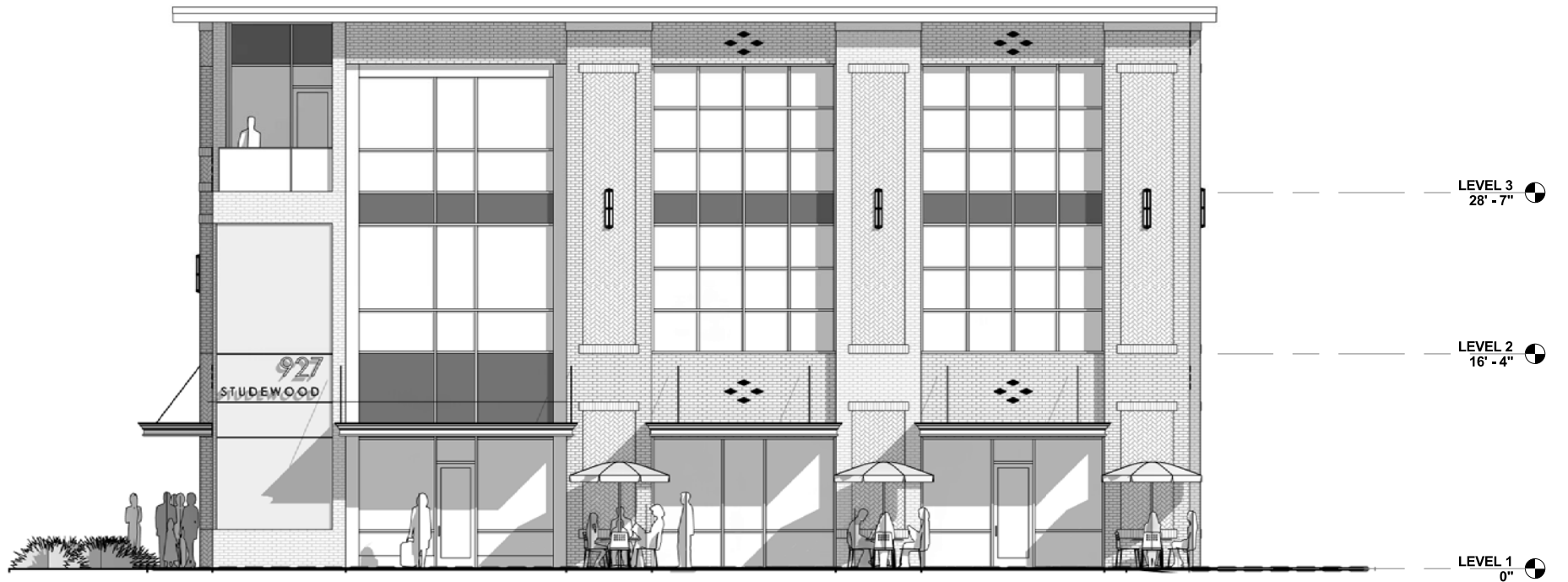


CROSS SECTION ON OMAR STREET



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**927 STUDEWOOD**  
927 Studewood Street Houston, Texas 77008  
06/16/2016



① EAST SIDE ELEVATION  
1/8" = 1'-0"



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927 Studewood Street - Houston, Texas  
MAY 5, 2016





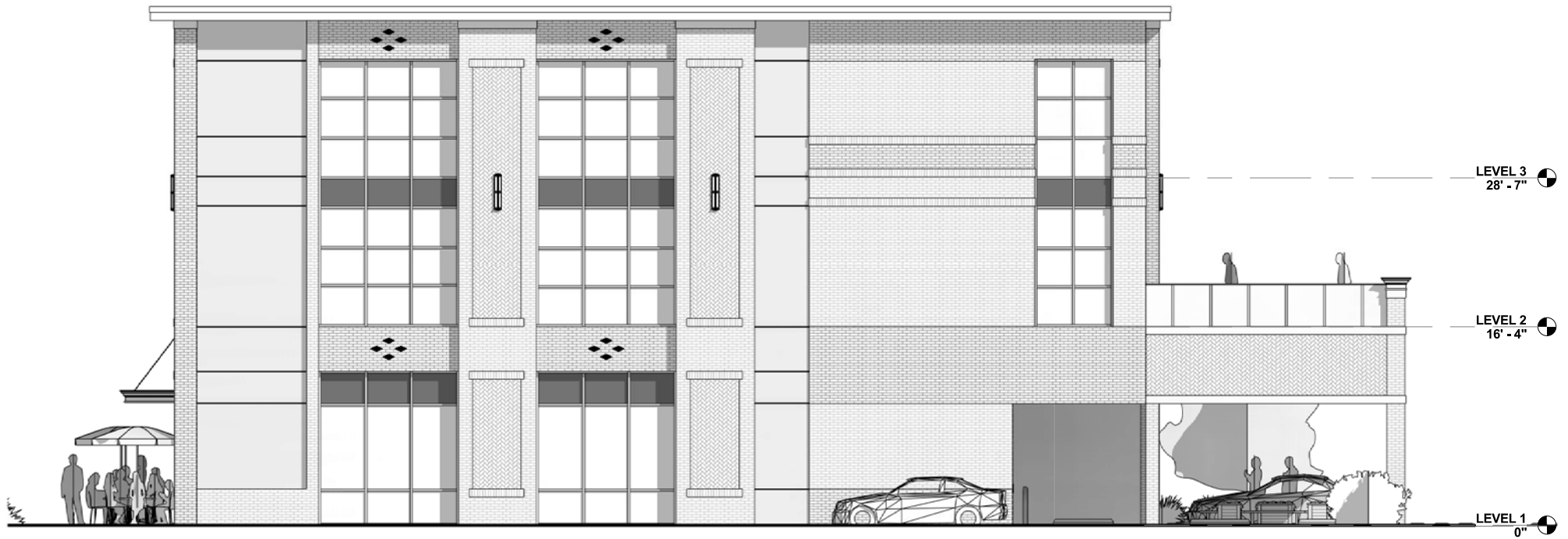
① WEST ELEVATION  
1/8" = 1'-0"



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MAY 5, 2016







① NORTH ELEVATION  
1/8" = 1'-0"



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MAY 5, 2016





① SOUTH ELEVATION  
 $\frac{3}{32}'' = 1'-0''$



927 Studewood  
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 MAY 5, 2016





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MAY 5, 2016



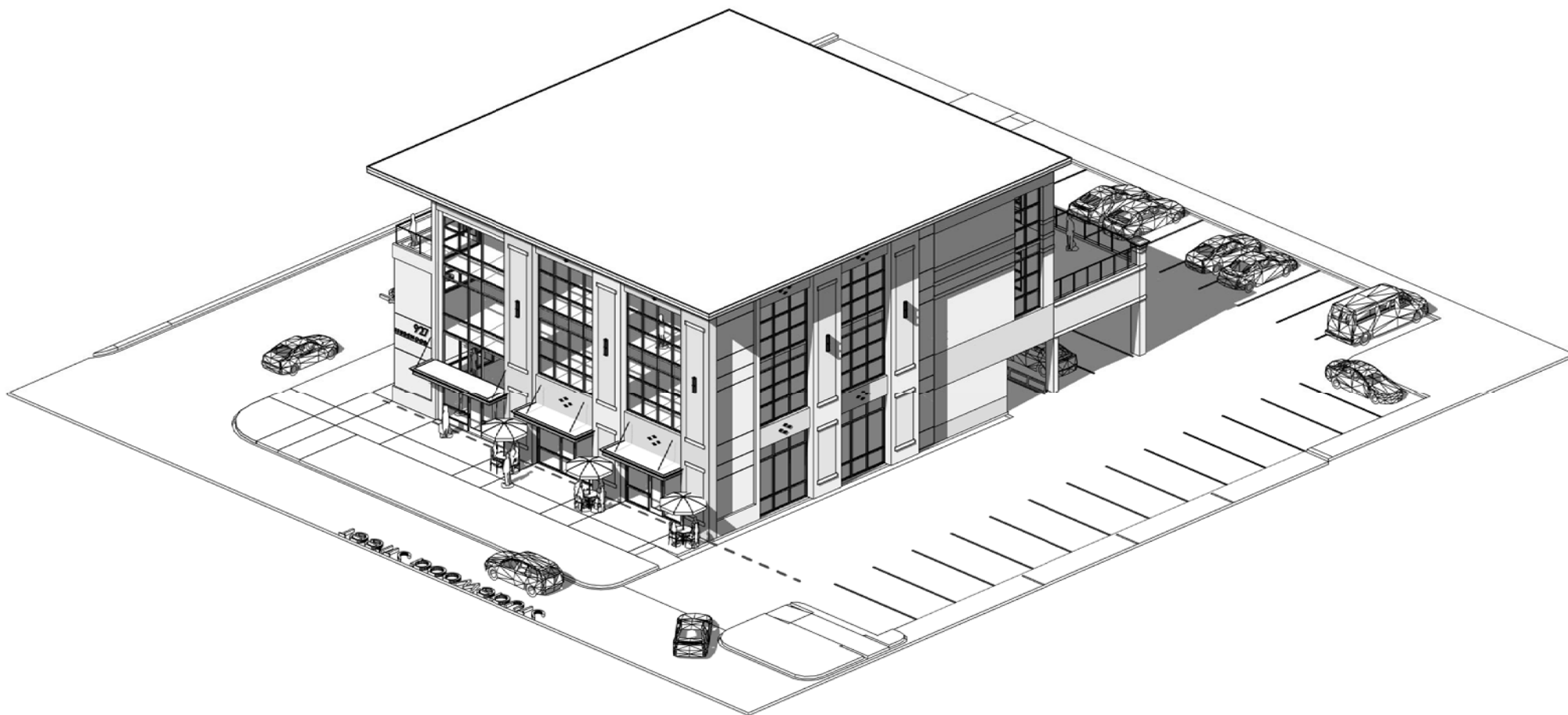


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927 Studewood Street - Houston, Texas  
MAY 5, 2016

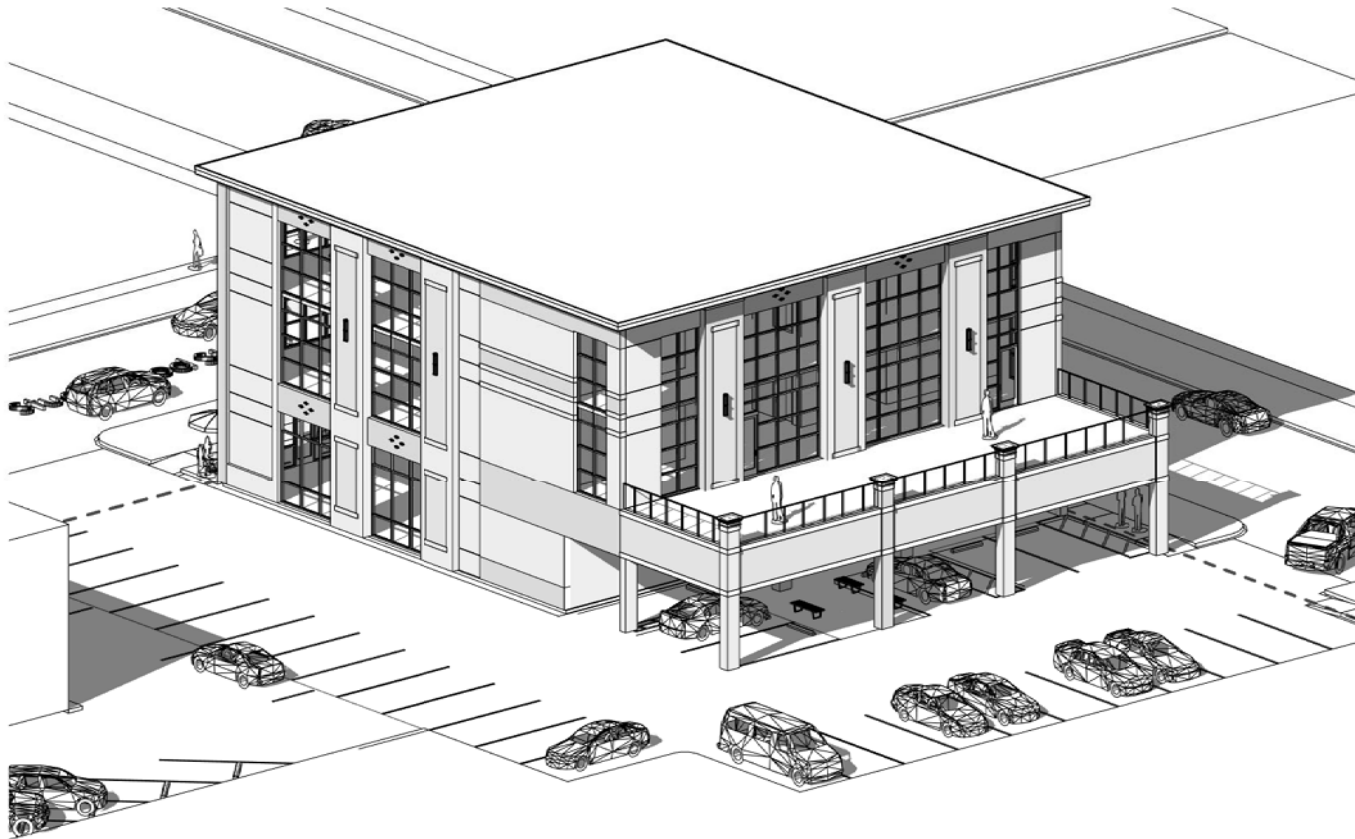




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MAY 5, 2016





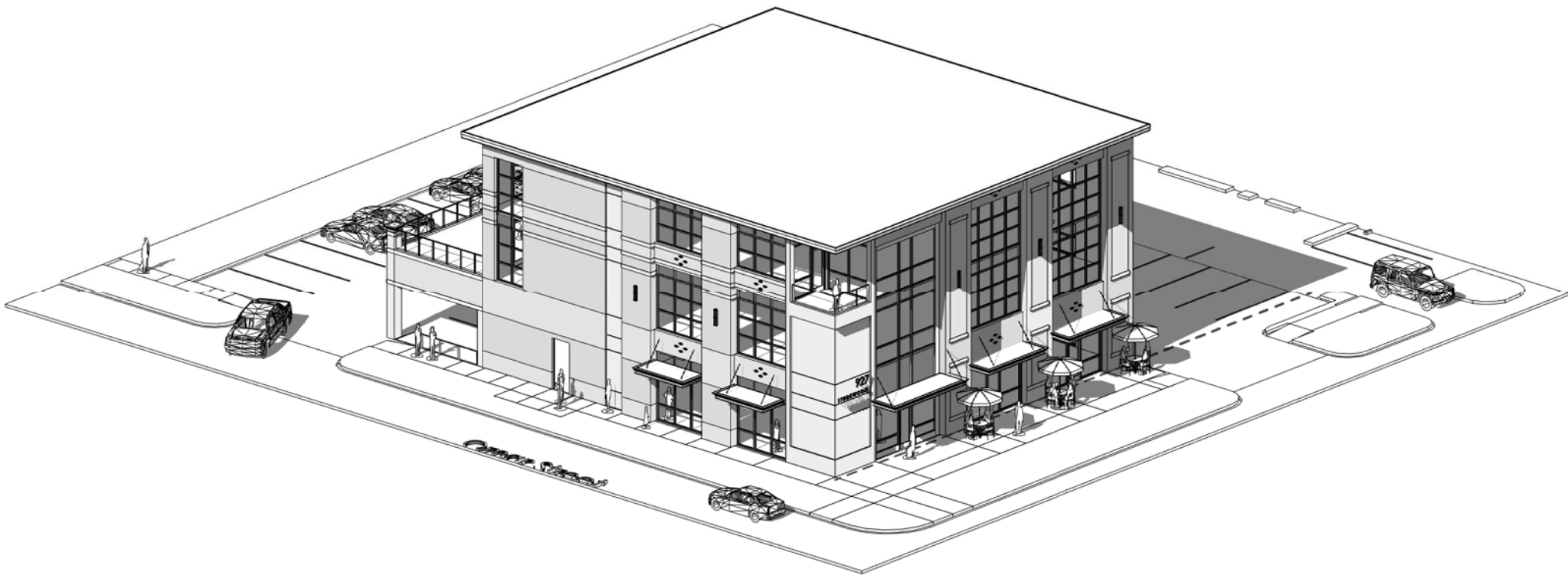
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MAY 5, 2016





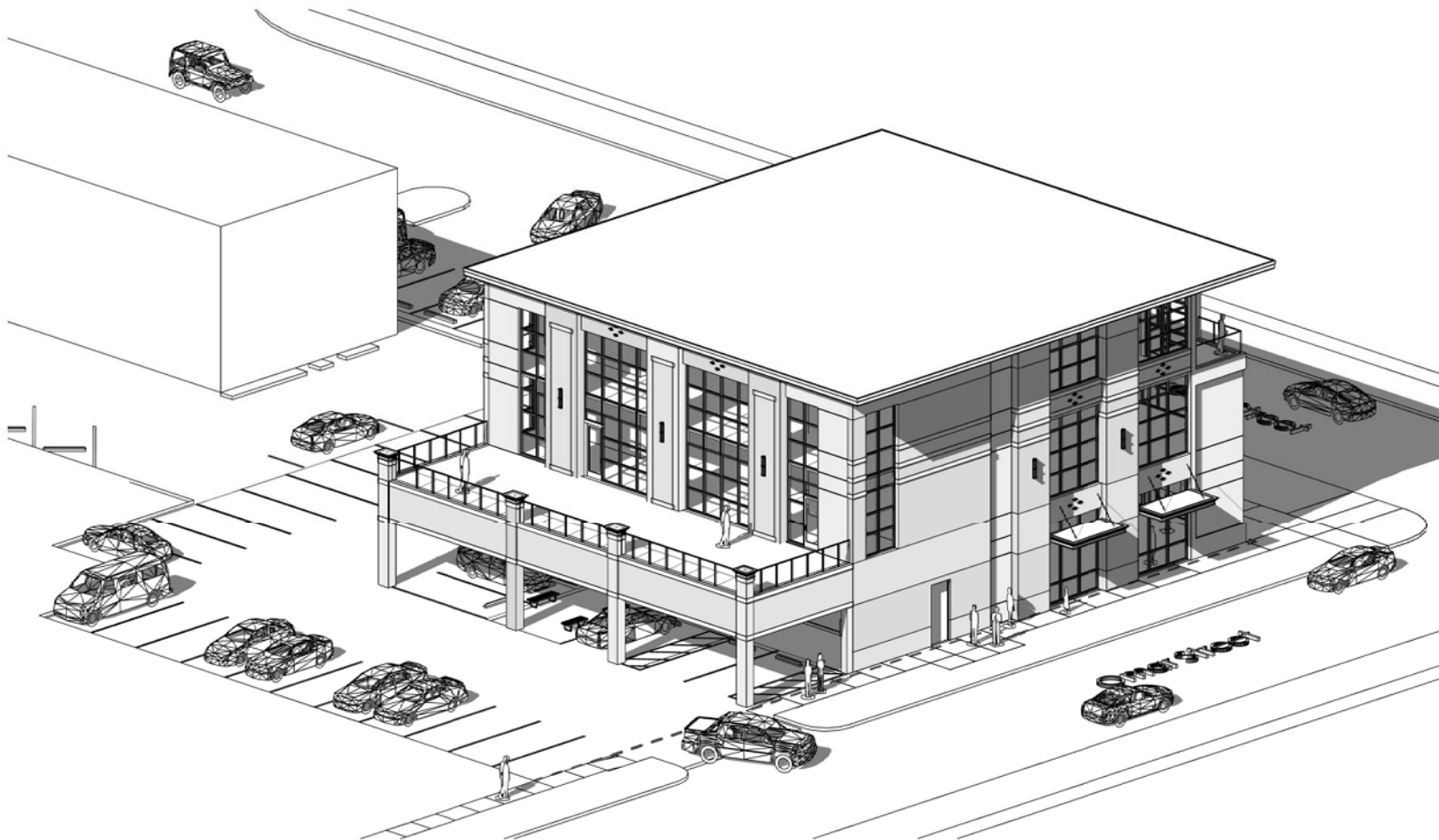


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MAY 5, 2016





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927 Studewood Street - Houston, Texas  
MAY 5, 2016





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**Application Number:** 2016-1041

**Plat Name:** Heights Central

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

**Date Submitted:** 06/13/2016

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

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

To allow a 5' building setback on Omar, which has an established minimum building line of 19'; to allow the corner of the new building to extend 1' into the visibility triangle.

**Chapter 42 Section:** 42-179

**Chapter 42 Reference:**

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### **Statement of Facts**

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

N/A

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

This mixed use building is going to provide additional parking for the Glass Well restaurant next door in the evenings when the restaurant is full and parking spaces are at premium. The two ownerships are cooperating in order to minimize overflow parking onto the residential streets. Because of this sharing, people need to be able to circulate from one parking lot to the next without utilizing the public street as if it were a private driveway. (A space can be blocked off on each property to allow the cars to drive through) This means that the aisle from Studewood besides the new building needs to be on the north side rather than on the south. If it were on the south, it could accommodate the 19' special building line along Omar. This property is an early example of the situation that has concerned the Commission: because of the way a block face is defined" a corner property on a Major Thoroughfare is given a side setback automatically when the residences seek a front setback because of the definition of a block face. Only the corner lot was designated as commercial. It was the site of a warehouse constructed in 1930 and since demolished. The warehouse had no on-site parking. A single lot cannot be developed for commercial purposes today because of the requirement for on-site parking; a larger item is required. The distance from the back of curb on Omar to the building will be 20'5 5/8". A setback of 5' is allowed according to 42-154 for a thoroughfare such as Studewood with a planned r.o.w. width of 80'. The distance from the back of curb to the building will be 26'9". Studewood has a 36' paving section. Opposing traffic on Studewood and Omar will be on opposite sides of the street, so the 1' extension of the building into the visibility triangle should not create a visibility problem and the building will be more compatible with the style of the neighborhood with a square corner.

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

The corner of Studewood and Omar is not a desirable location for a single-family residence but the setback was imposed on the commercial property when the setback is created for the benefit of the homeowners because of the way the definition of a block face was written.at the time the special building line provisions were added to chapter 42.

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

The single-family homes on this block of Omar will still have their ordinance established special building setback, maintaining their residential character.

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

Public welfare will be enhanced by keeping the slow moving traffic circulating for a parking space off the public street by locating the parking lot aisle on the north side of the building.

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

The justification for the variance is enhanced traffic safety and promoting dual use of the parking for the new building to discourage restaurant patrons from parking on the residential portions of Omar and 10 1/2.



# Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Pinemont Business Center

Applicant: The Interfield Group



D – Variances

Site Location

# Houston Planning Commission

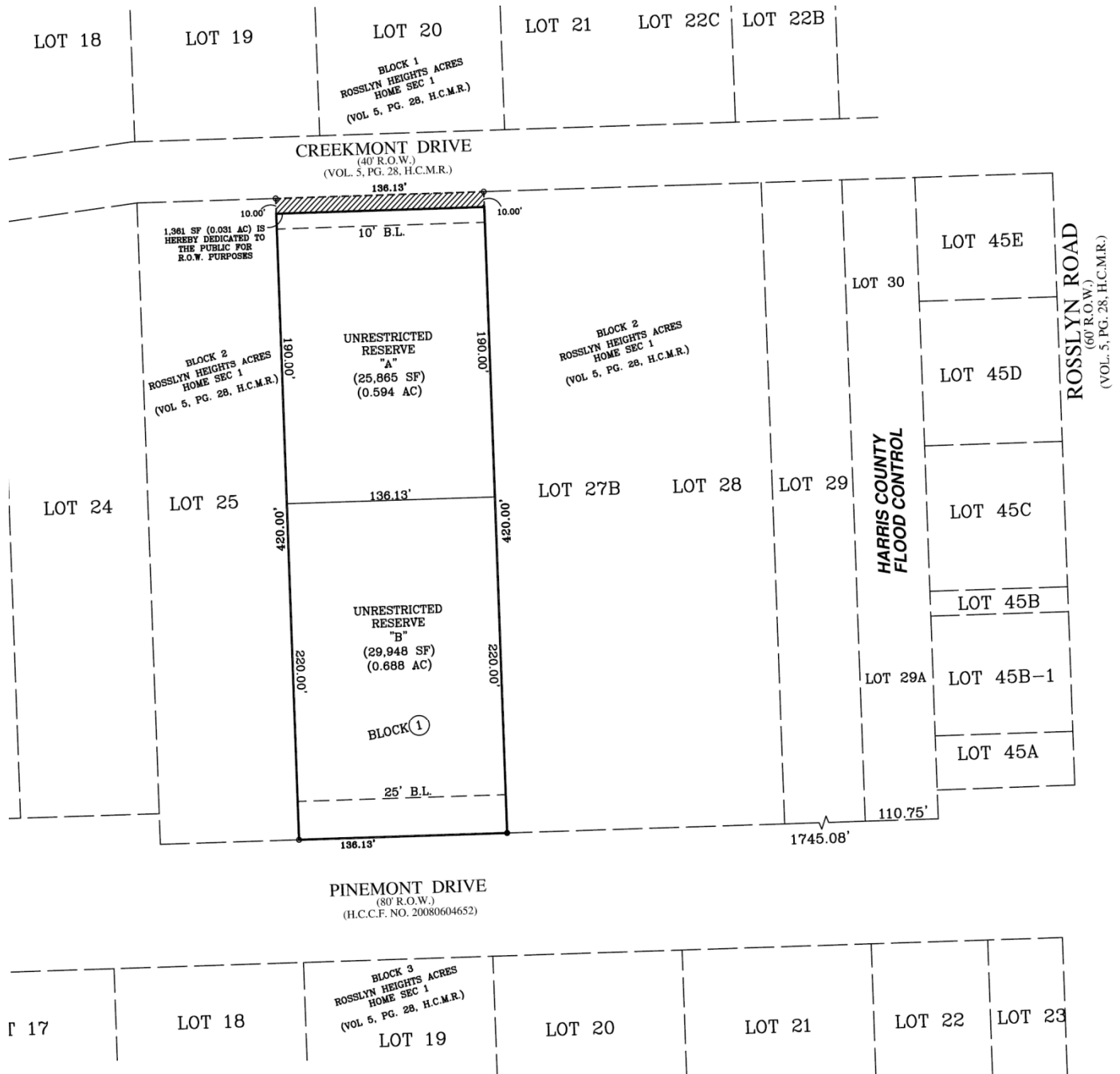
## ITEM: 93

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Pinemont Business Center**

**Applicant: The Interfield Group**



**D – Variances**

**Subdivision**



# Houston Planning Commission

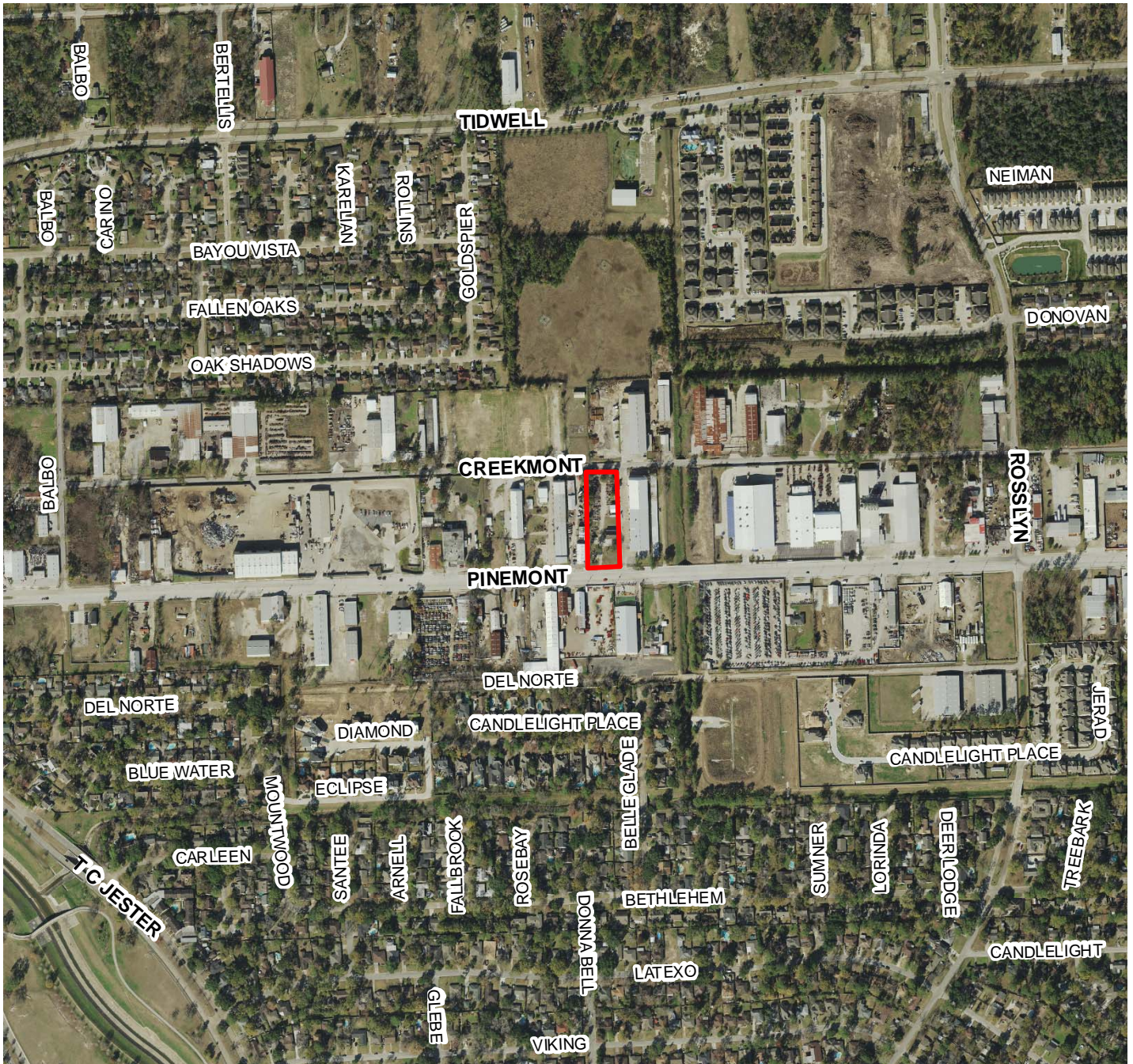
ITEM: 93

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Pinemont Business Center

Applicant: The Interfield Group



D – Variances

Aerial







**Application Number:** 2016-1134  
**Plat Name:** Pinemont Business Center  
**Applicant:** The Interfield Group  
**Date Submitted:** 06/27/2016

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

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

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

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

The RAS Business Center is located north of Pinemont Drive, west of Rosslyn Road, east of Balbo Street and south Creekmont Drive. In regards to the matter of extending a public street north/south, please note the following: 1. To our knowledge, City of Houston mobility plan does not have a planned extension for a public street at this location. 2. Traffic patterns for residential developments north and south appear to be more than adequate. Developments south of W. Tidwell take access primarily from W. Tidwell. 3. The north and south block faces of Pinemont Drive and Creekmont Drive are industrial/manufacturing type developments, from TC Jester to Wheatley Street. Therefore, traffic along these streets is most likely limited to employees of these businesses. 4. A through street in this location would not serve a great purpose to the property owners in the general area of the proposed plat. In general area of proposed public street, a majority of businesses have properties that extend the full length of Creekmont Drive and Pinemont Drive, and have private driveways that access both roadways. 5. With the idea that we established that there is no apparent need for a cross street from Pinemont Drive and Creekmont Drive, we further would like to note that the through street would most likely not connect further to the north to W. Tidwell. This is due to the fact that the land between Creekmont Drive to W. Tidwell consist of communication towers and a recreation center for a recently developed apartment community, both these uses being of permanent nature. Furthermore, even if future developments were to be developed within these two tracts, it would most likely be residential. A public street is likely to introduce traffic of industrial and manufacturing nature which is not compatible with residential character. 6. There is a 110' Harris County Flood Control ditch, approximately 252' east of subject tract that has a protective railing that terminates approximately 55' from the southeast corner of subject tract. It would seem that this distance would not make an ideal location for a new public street. We are of the opinion that extending a public street through subject tract would not significantly improve the current traffic pattern, as Pinemont Drive and Creekmont Drive are primarily used by the industrial/manufacturing businesses. Furthermore, extending a public street through subject tract will seriously place an undue hardship on this owner, deprive him of reasonable use of his land and make his proposed development infeasible. This is due to the fact that his tract of land is only 136.13' in width, so locating a 60' public street, along with a required 10' building line, through his tract would deprive him of 70 to 80 ' feet the full length of his tract.

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

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

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



The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Pinemont Drive. b. Proposed development will dedicate a 10-foot strip of land along Creekmont Drive, for right of way purposes. c. Development will be landscaped and will preserve and enhance the general character of the community

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

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

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

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

# Houston Planning Commission

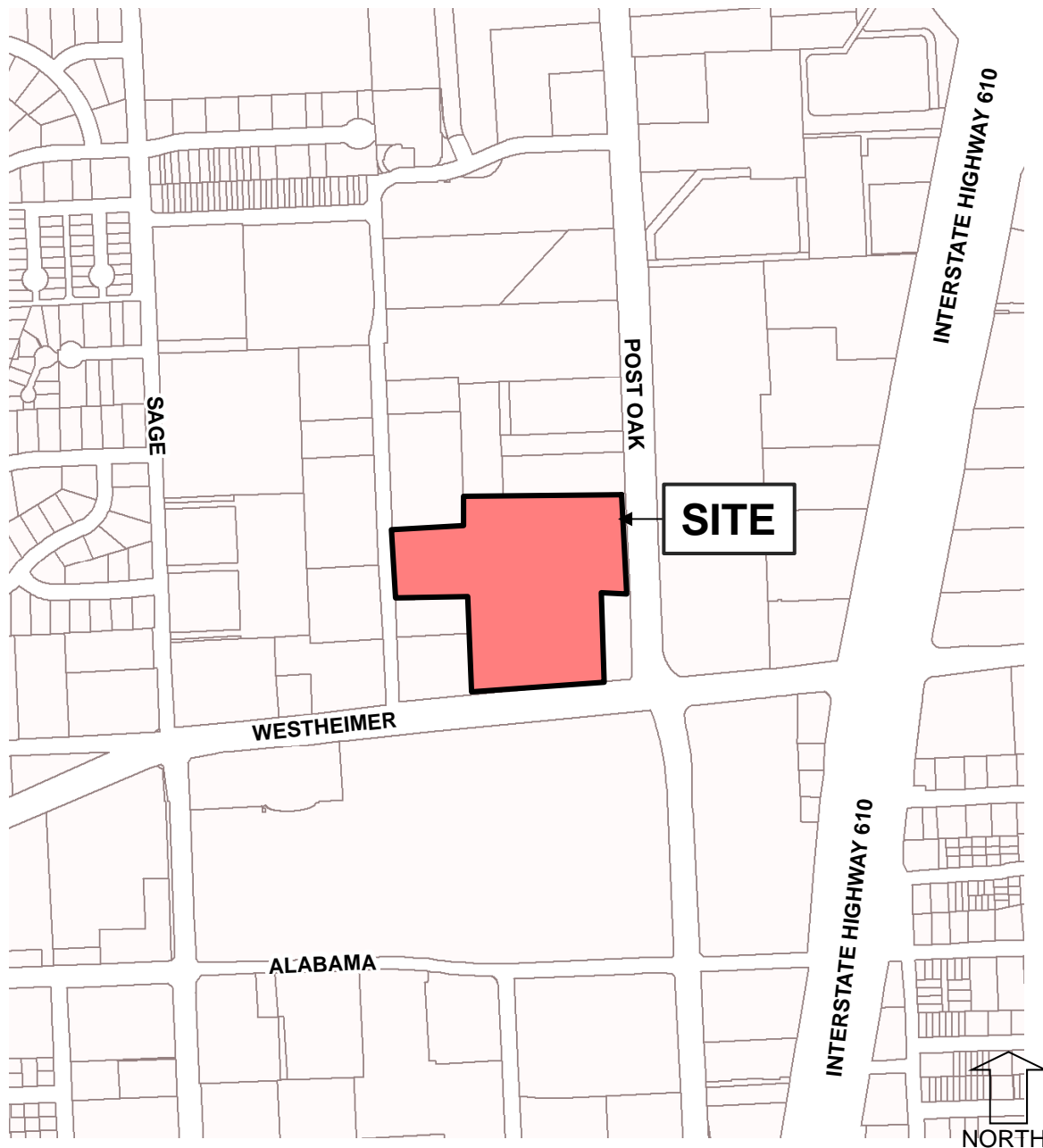
**ITEM: 94**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Post Oak Centre replat no 1

Applicant: Windrose Land Services



**D – Variances**

**Site Location**

# Houston Planning Commission

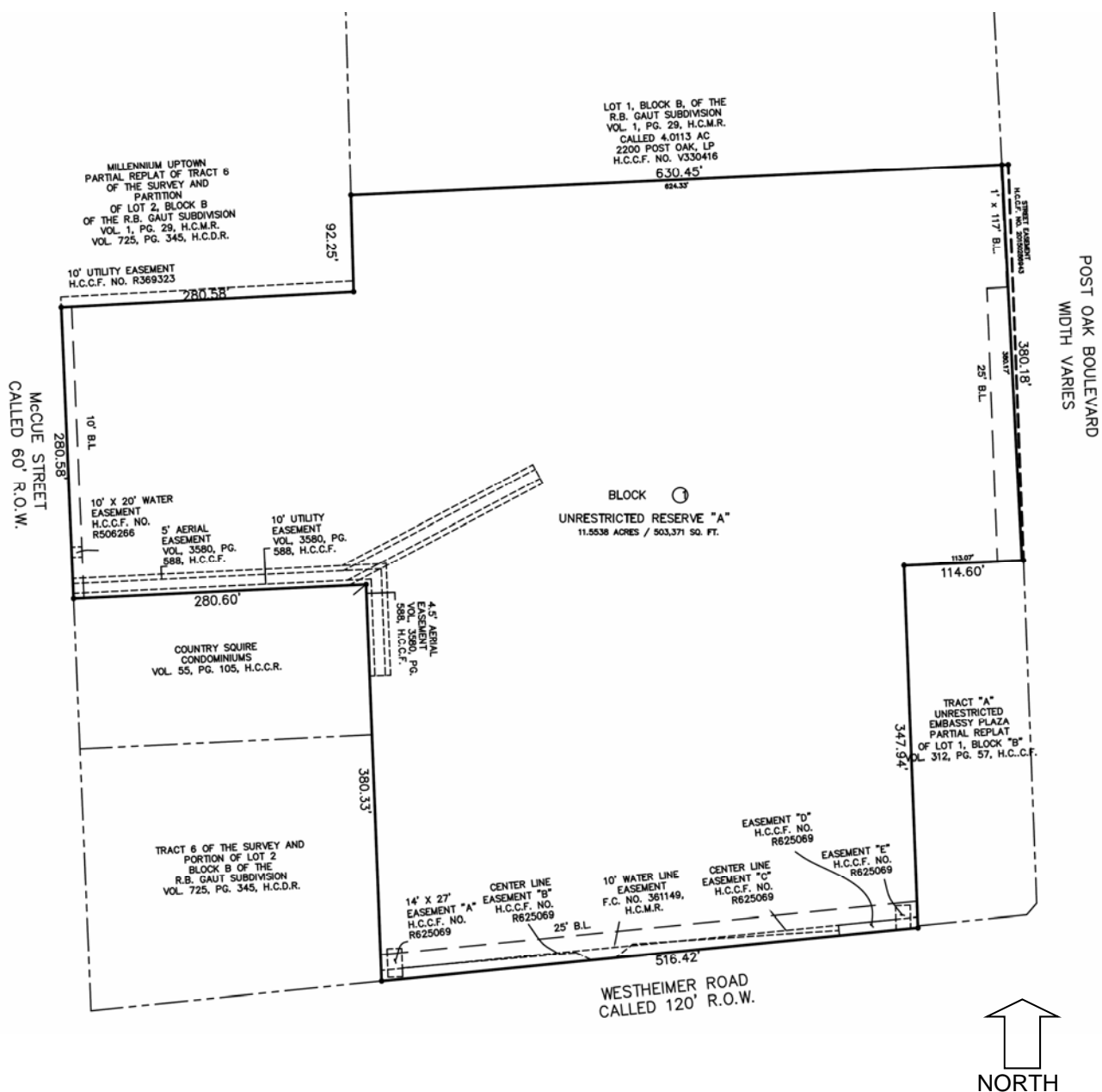
## ITEM: 94

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Post Oak Centre replat no 1

Applicant: Windrose Land Services



D – Variances

Subdivision

# Houston Planning Commission

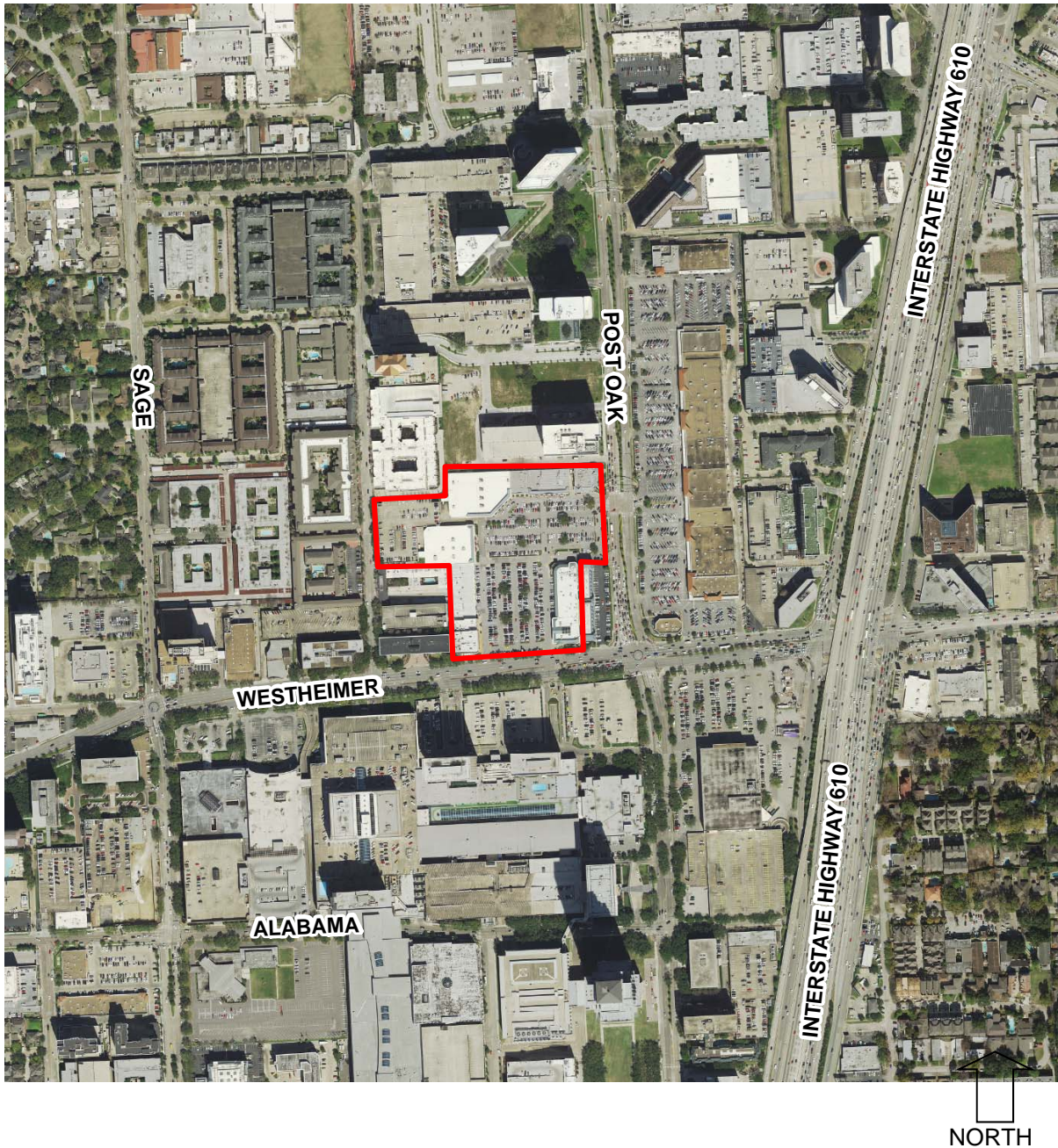
ITEM: 94

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Post Oak Centre replat no 1

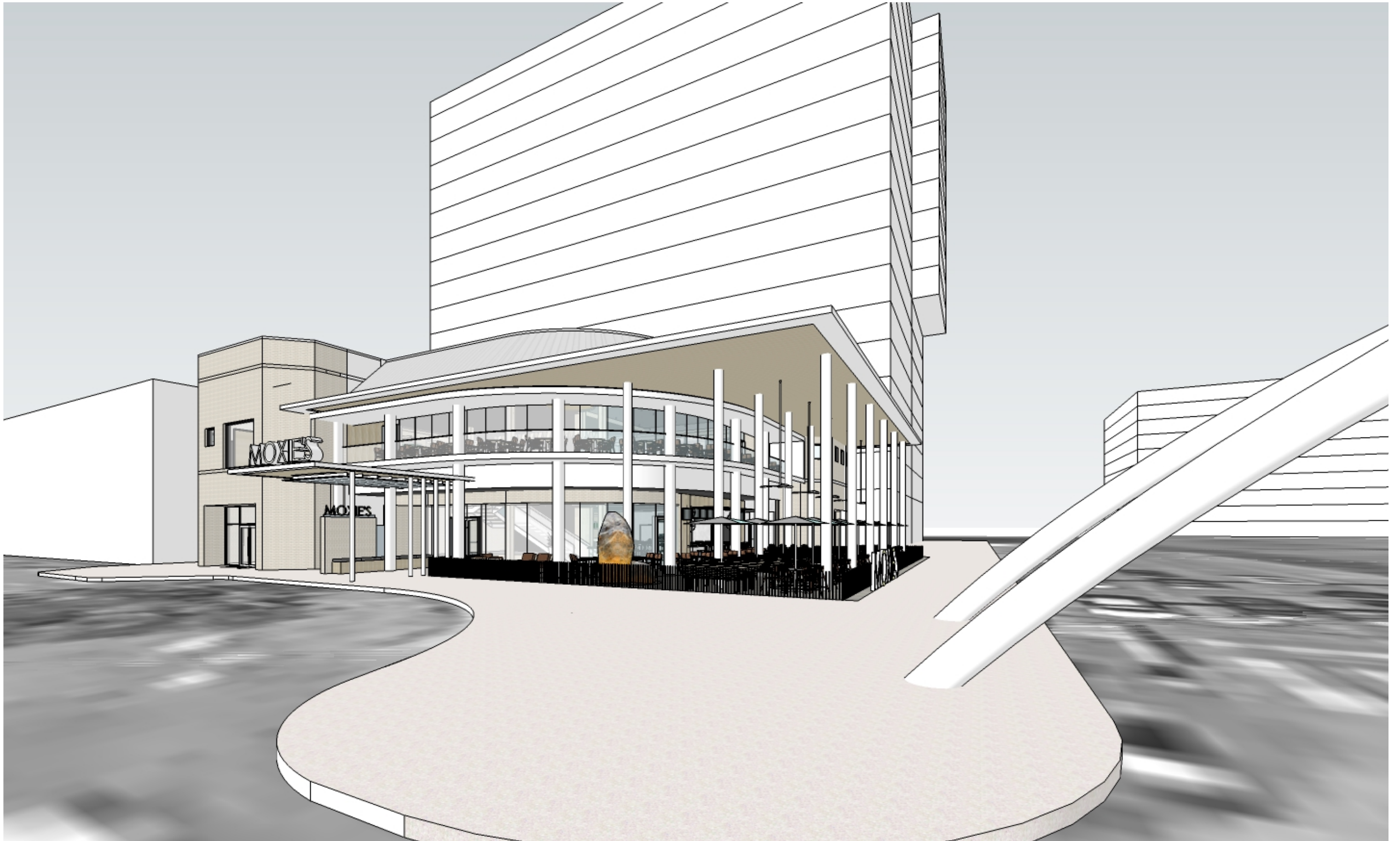
Applicant: Windrose Land Services



D – Variances

Aerial





## ARCHES STUDY | PERSPECTIVE 1

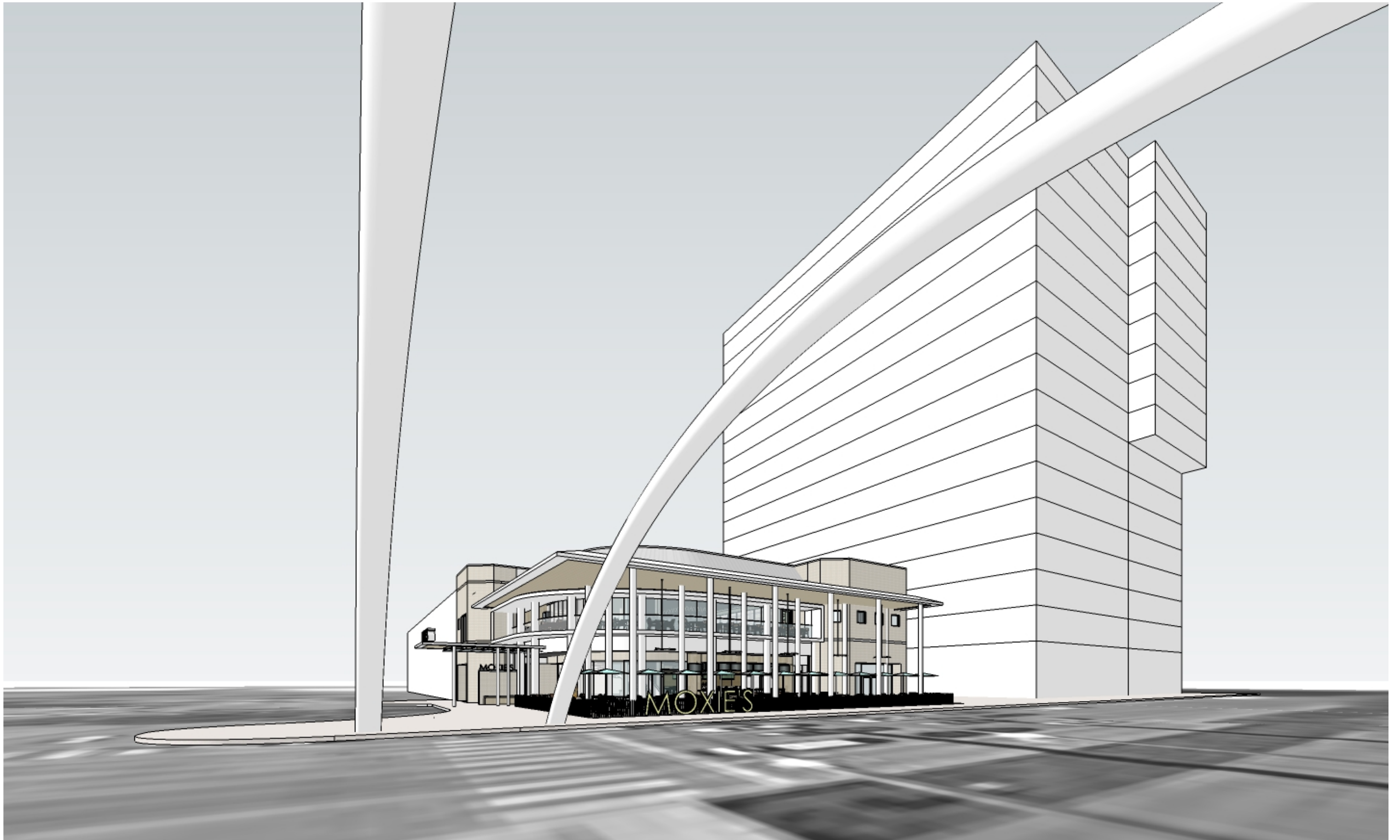
5Gstudio\_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202

MOXIES

Post Oak Blvd + Westheimer Rd | Houston, TX

| 0 | | | NTS | 06.16.16 | A03



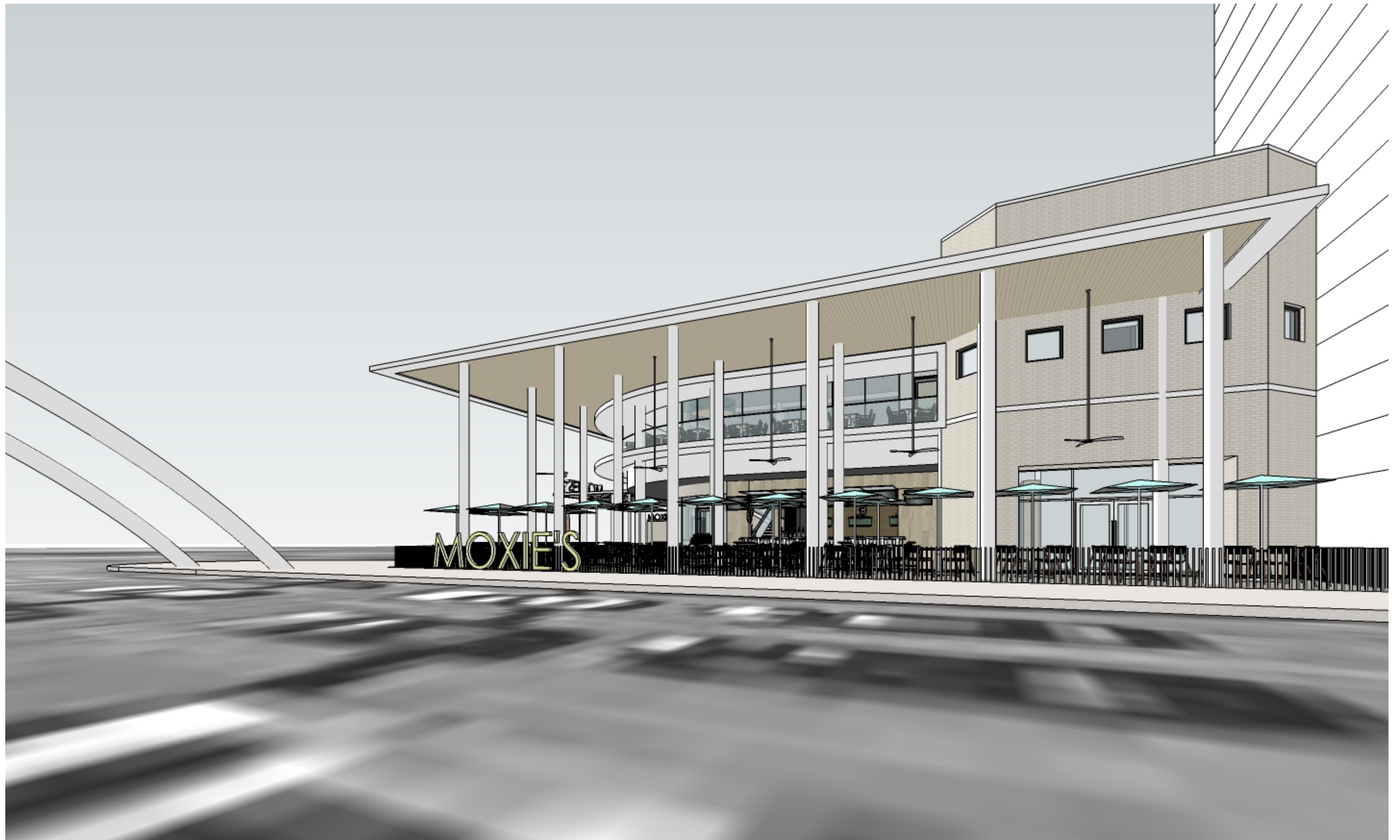


## ARCHES STUDY | PERSPECTIVE 2

5Gstudio\_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202  
MOXIES

Post Oak Blvd + Westheimer Rd | Houston, TX

| 0 | | | NTS | 06.16.16 | A04



# ARCHES STUDY | PERSPECTIVE 3

5Gstudio\_Collabrative, llc. 800 Jackson St. #500. Dallas, TX 75202  
 MOXIES

Post Oak Blvd + Westheimer Rd | Houston, TX

| 0 | | | NTS | 06.16.16 | A05







**Application Number:** 2016-1118

**Plat Name:** Post Oak Centre replat no 1

**Applicant:** Windrose Land Services

**Date Submitted:** 06/27/2016

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

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

To allow reduced building setback of 1 foot on Post Oak Boulevard.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sections 42-150 "Building Line Requirement"

### Statement of Facts

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

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

The subject property is 11.6 acres located on the north side of Westheimer Road and the west side of Post Oak Boulevard. The applicant is platting the property to rehabilitate the existing restaurant-café in to Moxie's Grill, a pedestrian-focused establishment in line with the Uptown District's vision for the area. When the applicant approached the Uptown District and the City about the project, they began working together to ensure that the renovation/expansion would seamlessly integrate with the planned road expansion, landscaping and architectural improvements projects along Post Oak. Because these segments of Westheimer and Post Oak are classified as Transit Corridors, the applicant is eligible for a zero-foot setback subject to certain performance standards. However, a zero-foot setback without a variance is not an option because the existing structure's façade is not massed against the right-of-way. While the building setback will be reduced to 1-foot, there will be at least 15 feet between the back of curb and the patio area. These project elements are essential to the overall goal of rehabilitating and rebranding the facility in to Moxie's Grill. The proposed patio is compatible with and complimentary to the right-of-way widening and the pedestrian-focused, vibrant environment that is generally envisioned for the area. This project will be a very positive addition to the area and we hope the Planning Commission approves the applicant's plat and variance request.

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

The circumstances supporting the variance are the unique development considerations of the site, including its location along some of the City's Transit Corridors. The general area is characterized by pedestrian-focused development with reduced-setbacks. The applicant wants to develop a business that contributes to this model, but the existing building is set back too far to enable strict compliance with the Transit Corridor design. By extending and enhancing the patio area, the applicant is able to provide a development that meets the intent of the City's regulations while maintaining the feasibility of the project. Without the variance, the existing property cannot be reconfigured to match the character of the surrounding area. These considerations result in circumstances that are not self-imposed by the applicant and that provide sufficient grounds to approve the variance request.

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

The applicant's goal for this project is to provide an expansion that is aesthetically pleasing, safe and supportive of the Uptown District's vision for this segment of Post Oak. The requested variance will allow the applicant to expand in a way that is compatible with the City's regulations as well as other developments in the area. The applicant has been working with the City and the Uptown District from the start of the project design to ensure that their expansion is compatible and complimentary to the planned road expansion, landscaping enhancements, and the District signage that will be installed

in the near future. Most importantly, there will be more than 15 feet between the new patio and the driving surface of Post Oak.

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

The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be available. The proposed expansion has been carefully coordinated with the Uptown District and the City to ensure that adequate vehicular access and driver visibility is preserved. The reduction of the building setback will not impede visibility along Post Oak nor will it negatively affect the City's ability to maintain the roadway or other public improvements. During the platting process, the applicant is dedicating the necessary right-of-way to facilitate all public realm and District improvements for the foreseeable future.

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

The justifications for the requested variance are the unusual physical characteristics of the site and the overall development characteristics of the Westheimer and Post Oak Corridors. Bringing the patio closer to the street will match the development footprint of other businesses in the area while maintaining a minimum of 15-feet from the expanded back-of-curb along Post Oak to ensure the safety of the restaurant patrons. By granting the variance, the City will be allowing the applicant to meet the intent of the Code of Ordinances and maintain the viability of the proposed expansion. Without the variance, the resulting development will be incompatible with other businesses in the area and it will have a negative impact on the planned landscaping and architectural elements that will be installed within the adjacent Post Oak right-of-way.



# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Venetian Luxury Homes (DEF 1)**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

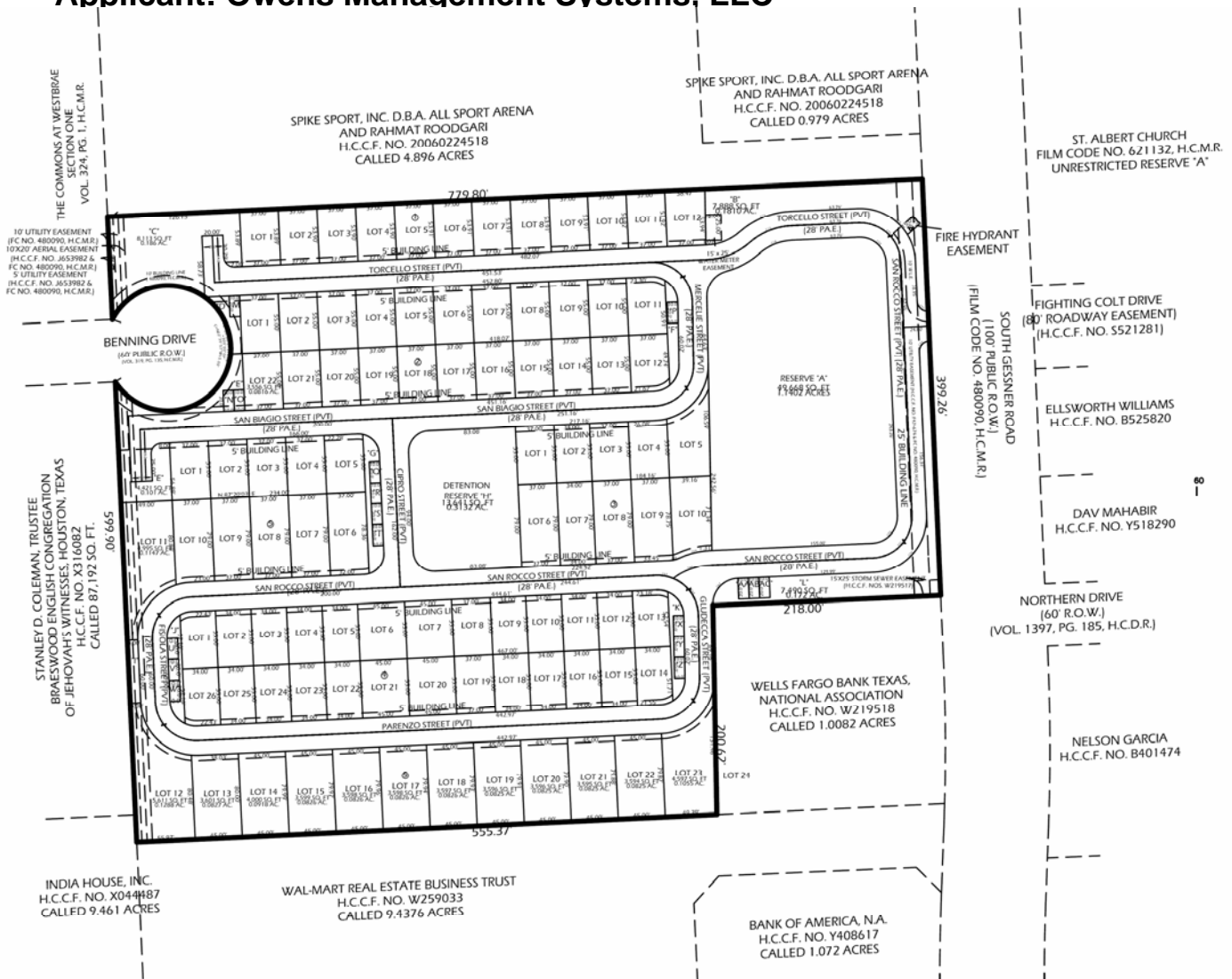
Planning and Development Department

# ITEM: 95

Meeting Date: 07/07/16

**Subdivision Name: Venetian Luxury Homes (DEF 1)**

**Applicant: Owens Management Systems, LLC**



RESERVE LETTER	SQ. FT. / ACREAGE	USE
A	49,668/1.140	OPEN SPACE
B-G	22,895/0.5289	OPEN SPACE
H	13,641/0.313	DETENTION
I-L	16,216/0.0742	OPEN SPACE
M-AC	3,400/0.085	PARKING RESERVE



## D – Variances

## Subdivision

# Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 07/07/16

Subdivision Name: Venetian Luxury Homes (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



# Houston Planning Commission

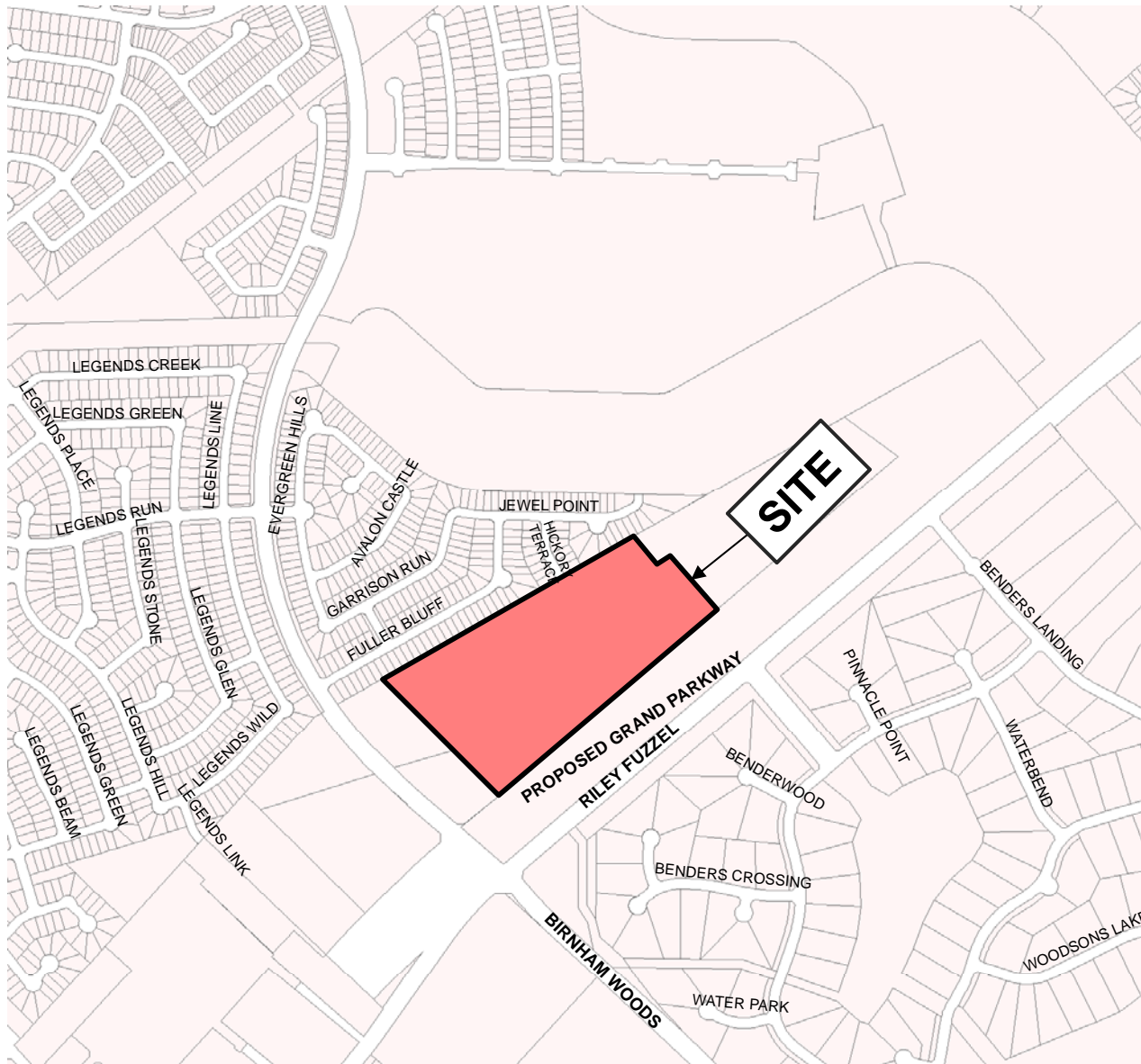
ITEM: 96

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Birnham Woods Marketplace

Applicant: Vernon G. Henry & Associates, Inc.



F-Reconsideration of Requirement Site Location



## F-Reconsideration of Requirement Site Location

# Houston Planning Commission

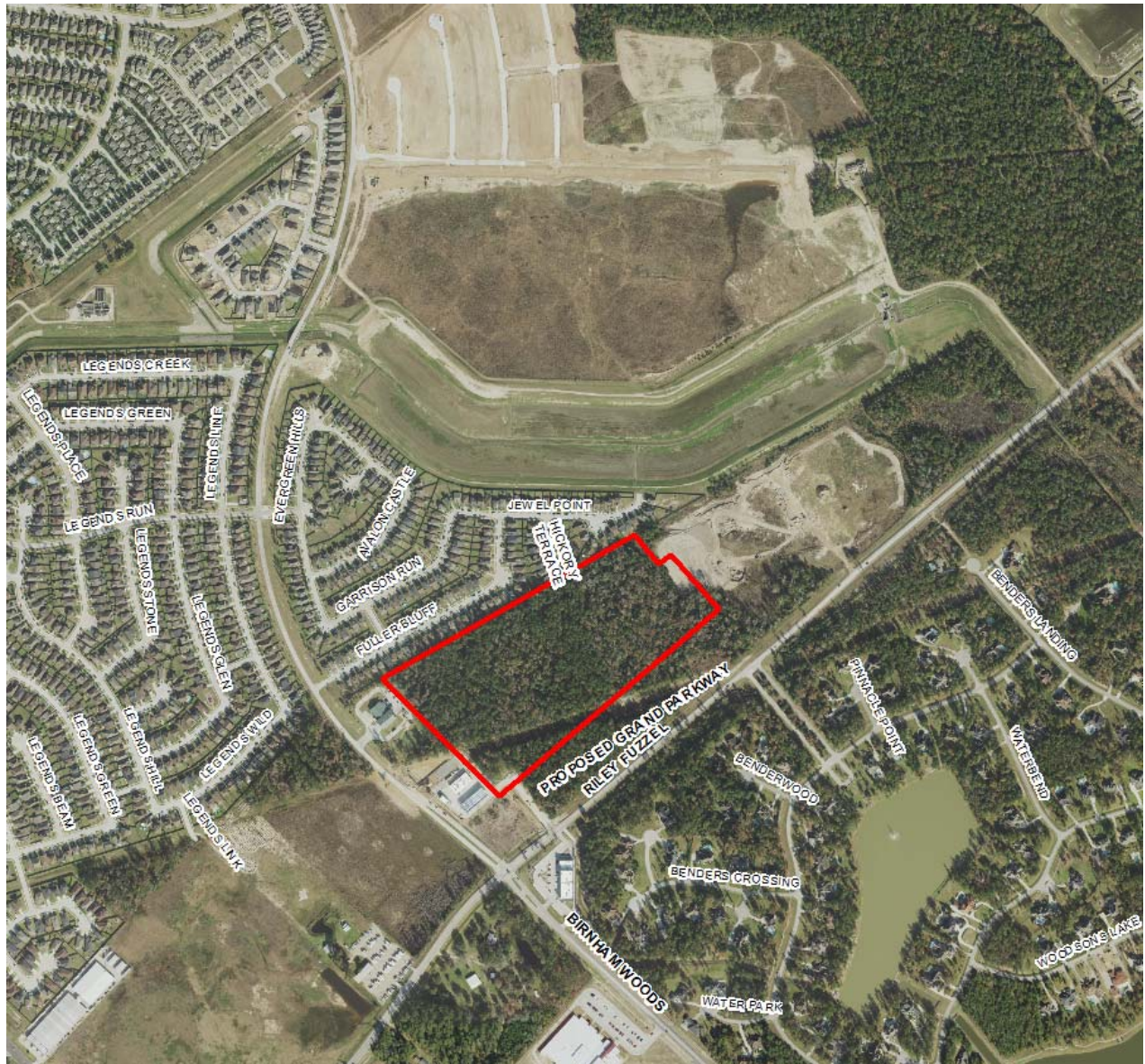
ITEM: 96

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Birnham Woods Marketplace

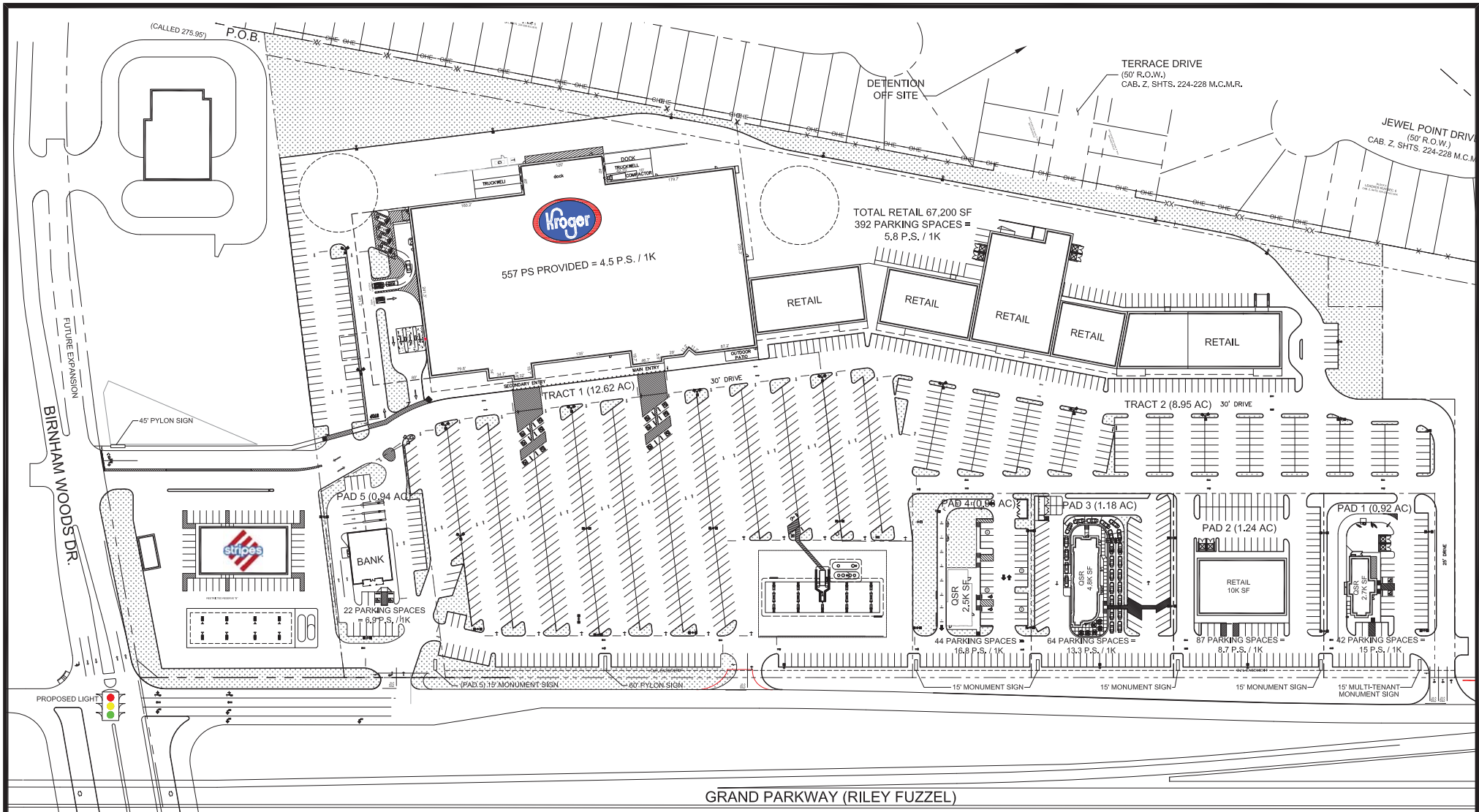
Applicant: Vernon G. Henry & Associates, Inc.



F-Reconsideration of Requirement Site Location



N:\UDA\14142-00\_LGI\_Riley Fuzell\02 SCHEMATIC\Site Plans\14142-00\_MARKETING-OPT3.dwg plotted by Paul Nicosis on 2016-04-11 at 4:11 PM



a master schematic development plan for  
**BIRNHAM WOODS  
MARKETPLACE**  
BIRNHAM WOODS RD. & GRAND PARKWAY  
HARRIS COUNTY, TEXAS



April 11, 2016

14142-00\_MARKETING-OPT3.dwg  
4/11/16

SW 137

**Identity**ARCHITECTS

111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-1062  
**Plat Name:** Birnham Woods Marketplace  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**Date Submitted:** 06/24/2016

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

**Specific requirement or condition being sought:**

"Provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property. Dedicate by separate instrument dedication and show on face of the plat at recordation"

**Chapter 42 Section:** N/A

**Chapter 42 Reference:**

It is not in Chapter 42, therefore there is no 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 Owner objects to the requirement for a separately recorded hike and bike trail out of the adjacent subdivision across the service driveway in back of the stores for many reasons • Such access is regarded as a security risk because it is hidden front view of the public road and the parking lot. This would be a security risk at the rear entry of stores, making robberies and muggings harder to prevent, • It would be an easy path for vandals easy to damage the back of the buildings without detection. People, including children, walking or on bikes would conflict with large delivery trucks and would not be safe. • The scale of development and living off the Grand Parkway is different than that of the inner-city the path would have little productive use. People in the suburbs do not shop one item at a time or even one bag at a time and are very unlikely to come to the stores on foot or on a bike. They shop in bulk and carry multiple bags home in cars and trucks. • Leaseholders and their lender and insurance companies are likely to object to the exposure.



# Houston Planning Commission

**ITEM: 97**

Planning and Development Department

Meeting Date: 07/07/2016

**Subdivision Name: Heights Center at Center Street (DEF 1)**

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



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

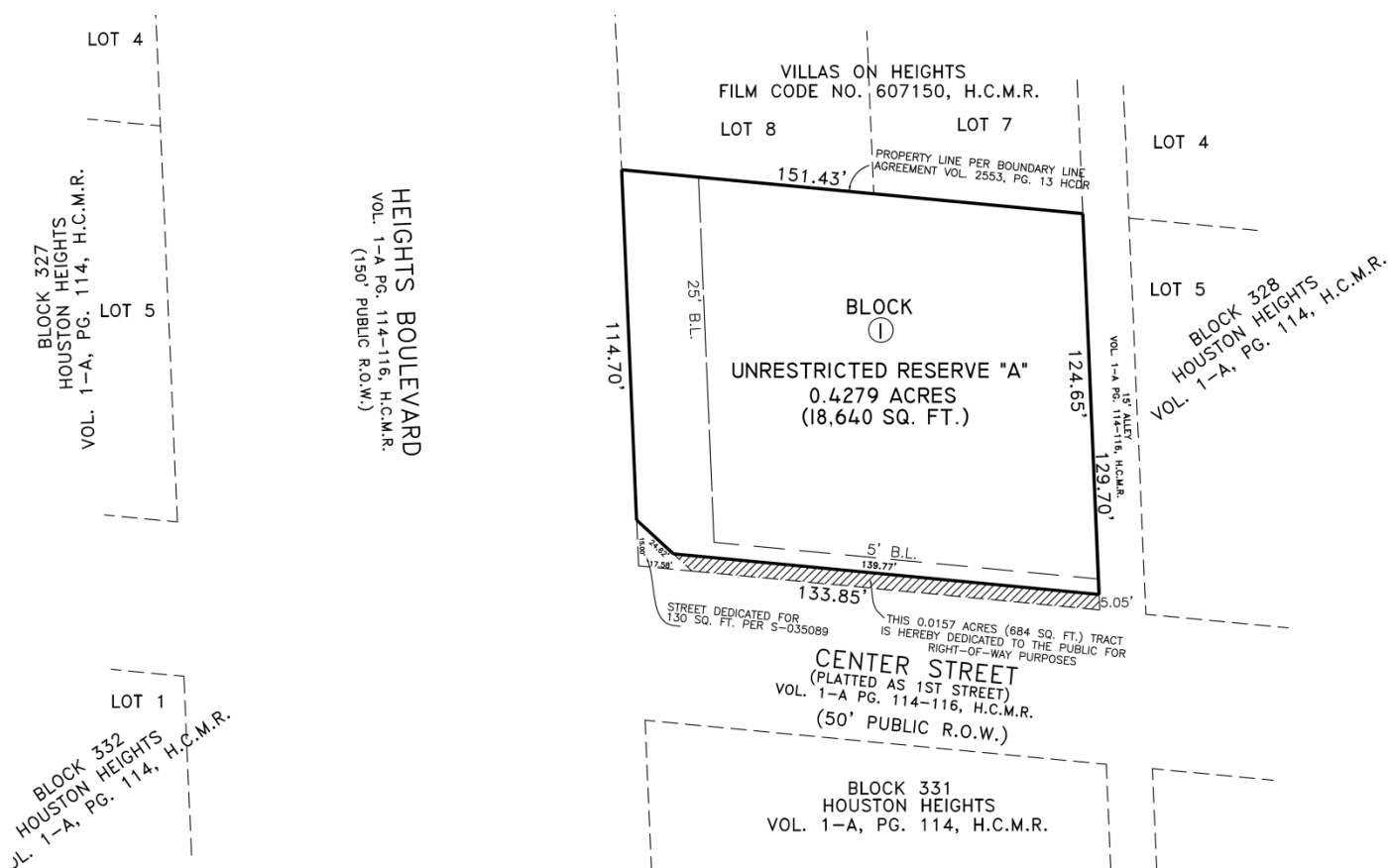
## ITEM: 97

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Heights Center at Center Street (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements

Subdivision

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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 07/07/2016

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**Subdivision Name: Heights Center at Center Street (DEF 1)**

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



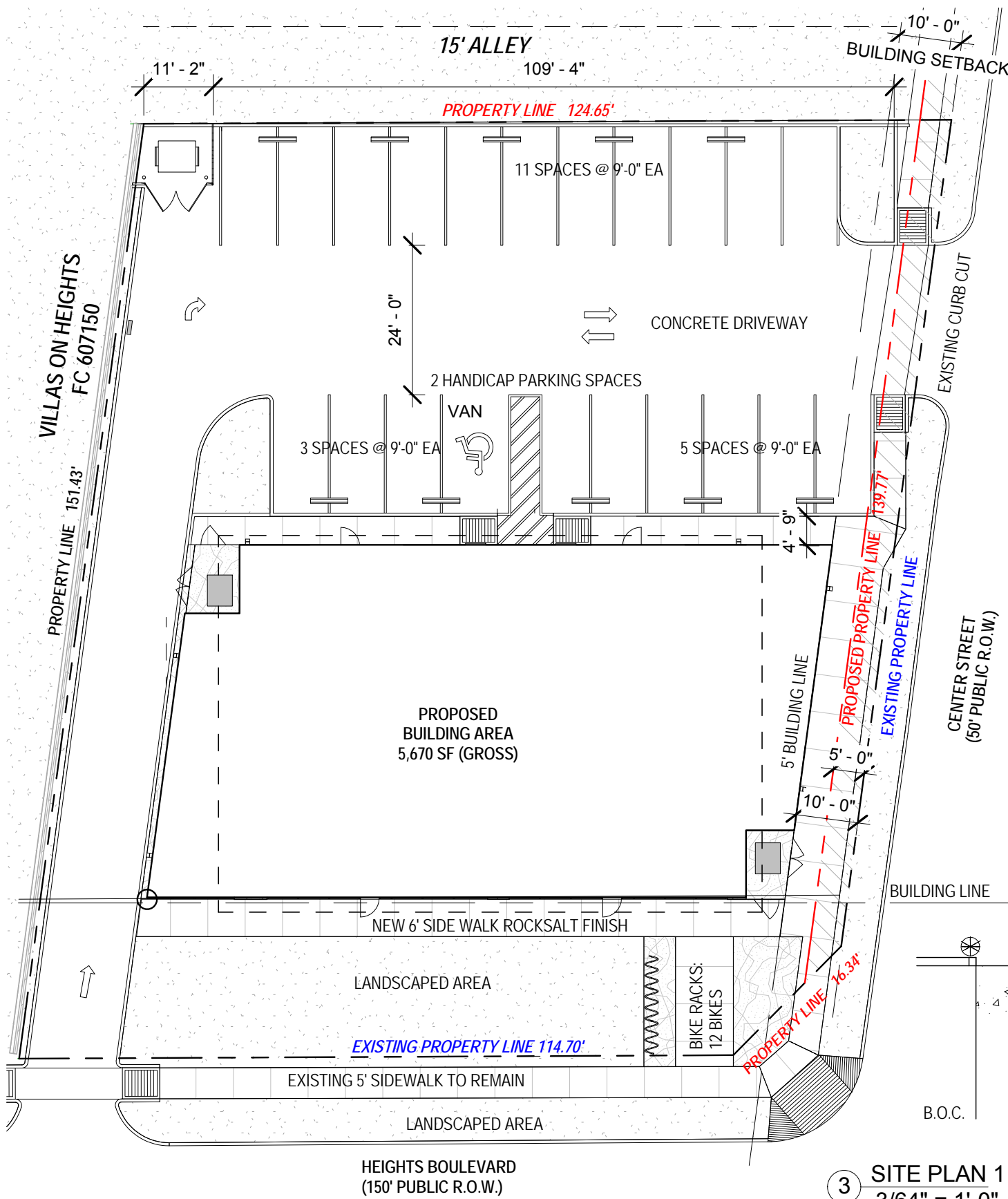
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**F- Reconsideration of Requirements**

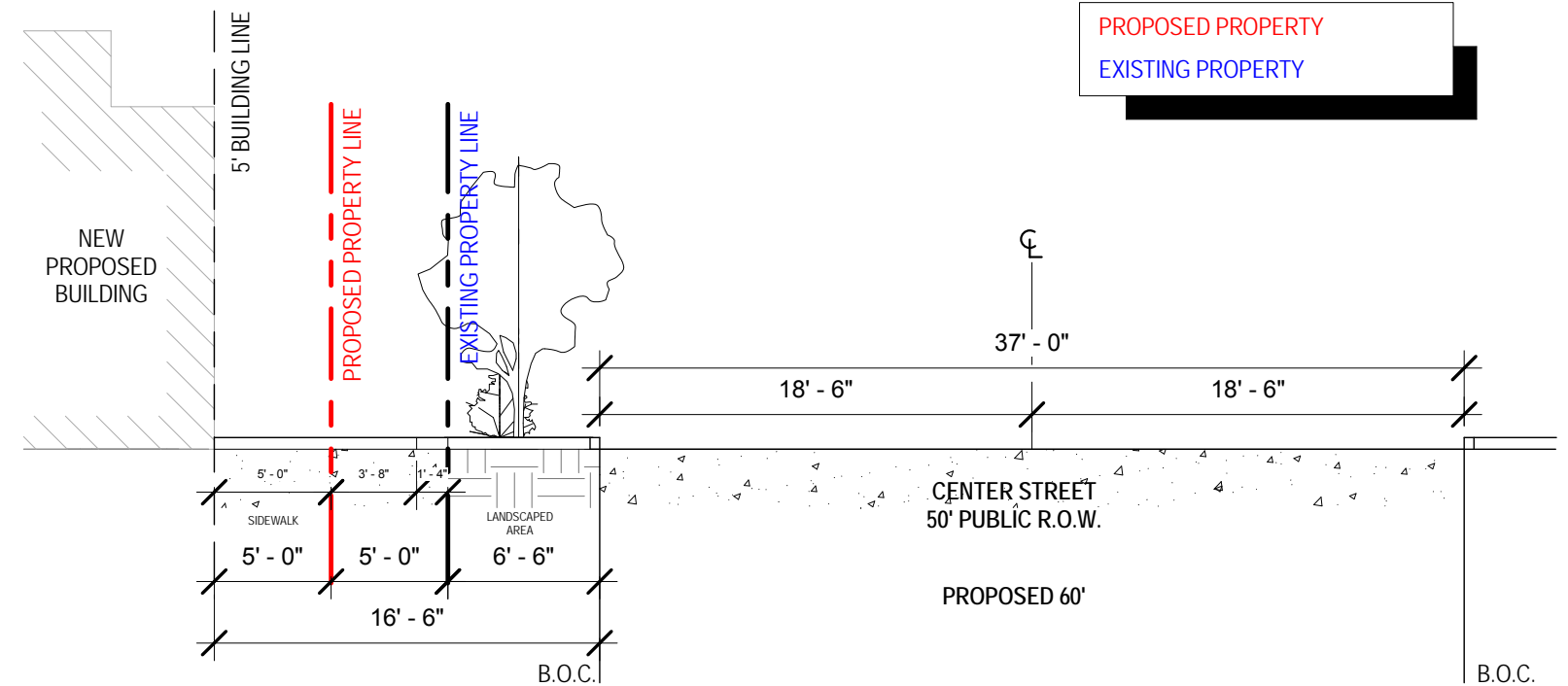
**Aerial**

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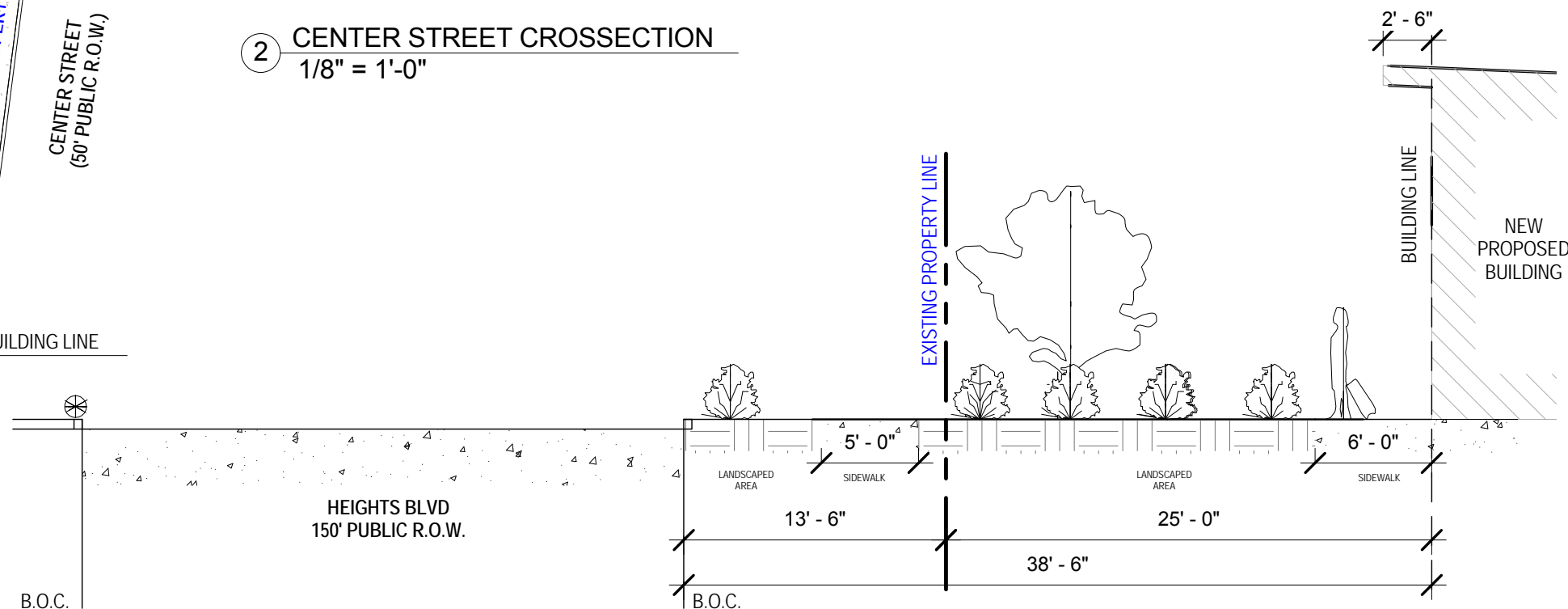
# HEIGHTS CENTER AT CENTER STREET



3 SITE PLAN 1  
3/64" = 1'-0"



2 CENTER STREET CROSSECTION  
1/8" = 1'-0"



1 HEIGHTS BLVD CROSSECTION  
1/8" = 1'-0"





**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

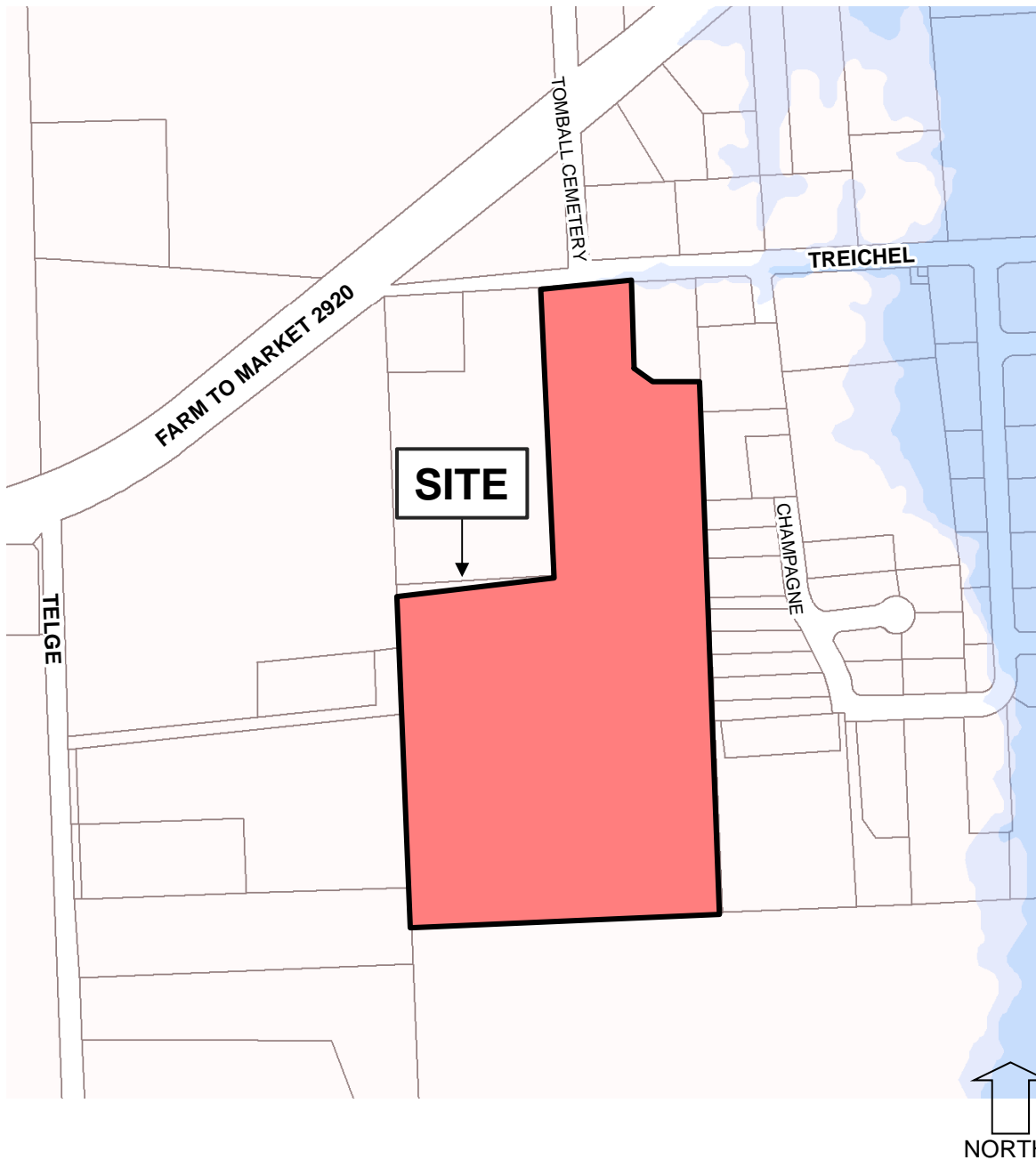
**ITEM: 98**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Pigs Unlimited International

Applicant: King's Land Surveying Solutions LLC



**F- Reconsideration of Requirements**

**Site Location**





# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 07/07/2016

Subdivision Name: Pigs Unlimited International

Applicant: King's Land Surveying Solutions LLC



**F- Reconsideration of Requirements**

**Aerial**



**Application Number:** 2016-1091

**Plat Name:** Pigs Unlimited International

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Date Submitted:** 06/27/2016

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

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

Along a major thoroughfare, there shall be an intersection with a local street, collector street or a major thoroughfare at least every 2600 feet and a local east west street every 1400 feet

**Chapter 42 Section: 127, 128**

**Chapter 42 Reference:**

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 (a)(1) Each local street shall intersect with a street at least every 1400 feet;

### **Statement of Facts**

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

By placing the proposed north south road will cut the tract in half. The Client would like to put office/warehouse business in the middle of the property. There is a unrecorded subdivision to the east, all tracts to the south of our tract has access to Tegle Road and the tracts to the west have access to FM 2920 and Tegle Road which is less than 500 feet from the west line of our tract and with putting an east west street that would divide the tract into four parcels.

**(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 as explained this is an undeveloped area of Harris County and the roads would not serve anyone.

**(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 by our client as there are no other developments in the area. With the unrecorded subdivision being to the east the general purpose will be alright.

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

The granting of the variance will not be injurious to the public health, safety or welfare as stated before we just want to build a business on the tract.

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

Economic hardship is not the sole justification of the variance but location is a very important matter for our client to process to with his plans for a business.



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-1091  
**Plat Name:** Pigs Unlimited International  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**Date Submitted:** 06/27/2016

---

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

**Specific requirement or condition being sought:**

Along a major thoroughfare, there should be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. Each local street shall intersect with a street at least every 1400 feet;

**Chapter 42 Section:** 127, 128

**Chapter 42 Reference:**

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 (a)(1) Each local street shall intersect with a street at least every 1400 feet;

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

**STATEMENT OF FACTS:**

To address Chapter 42 section 127 and 128 for my plat which if enforced would cut the property in half and not usable to my client wanting to build office/warehouse for his business. Tegle road is 500 feet to the west of my west line. All the tracts to the east are in an unrecorded subdivision with a private road, the tracts to the south get access to Tegle Road, the tracts to the west have access to FM 2920 and also Tegle Road



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	Jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5501 Aspen Street	16054934	77081	5154	531K	J

HCAD ACCOUNT NUMBER(S):	0761330070024
PROPERTY LEGAL DESCRIPTION:	Lot 24 Block 7 Richmond Plaza Addition
PROPERTY OWNER OF RECORD:	Mirnikjoo Seyedeh B
ACREAGE (SQUARE FEET):	7,643
WIDTH OF RIGHTS-OF-WAY:	60' Aspen Street; 90' Chimney Rock Road
EXISTING PAVING SECTION(S):	50' Chimney Rock; 25' Aspen
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1294 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1639 square feet addition to existing single family

**PURPOSE OF VARIANCE REQUEST:** 1.) To allow an addition to an existing single family residence to be built at 15' building line instead of the required 25' along a major thoroughfare 2.) To allow direct access to a major thoroughfare for a single family residence.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

Vehicular access cannot be taken from the major thoroughfare.

### APPLICANT'S STATEMENT OF FACTS

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

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 24 Block 7 of Richmond Plaza is a corner lot at the intersection of Aspen and Chimney Rock. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1949 has only a 15' build line on the Chimney Rock Road side.

We require a variance due to the build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1949 at 15' off Chimney Rock side.

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

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

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 25' build line on the major thoroughfare Chimney Rock, in conjunction to the build line on Aspen St. makes the construction infeasible. With this variance, the builder can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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Yes the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on Chimney Rock be reduced from 25' to 15' for the construction of a new Single Family Residence.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single Family Residence.
- (5) **Economic hardship is not the sole justification of the variance.**  
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

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# DEVELOPMENT PLAT VARIANCE



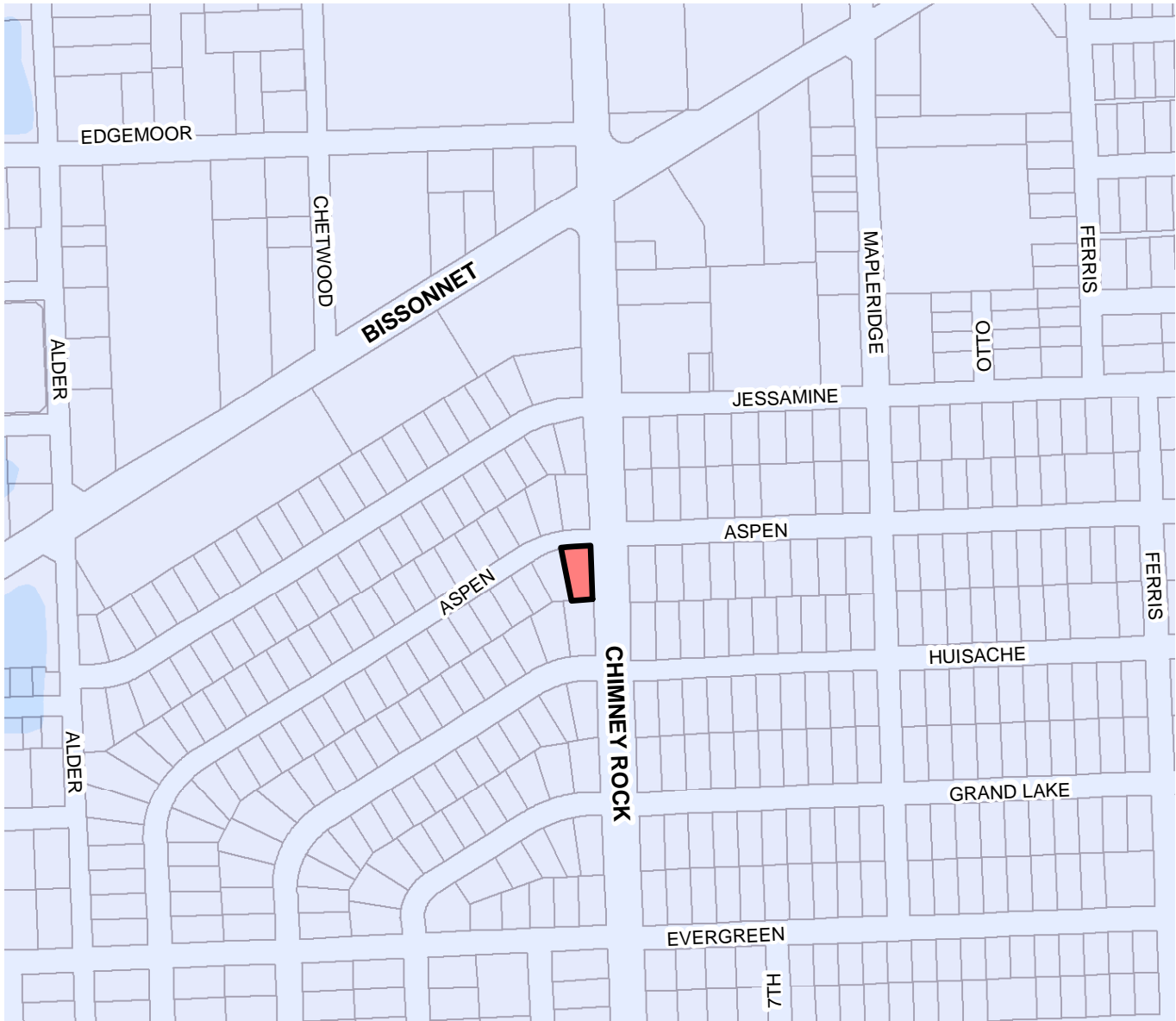
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 111**

Meeting Date: 07-07-2016

Location Map



# DEVELOPMENT PLAT VARIANCE



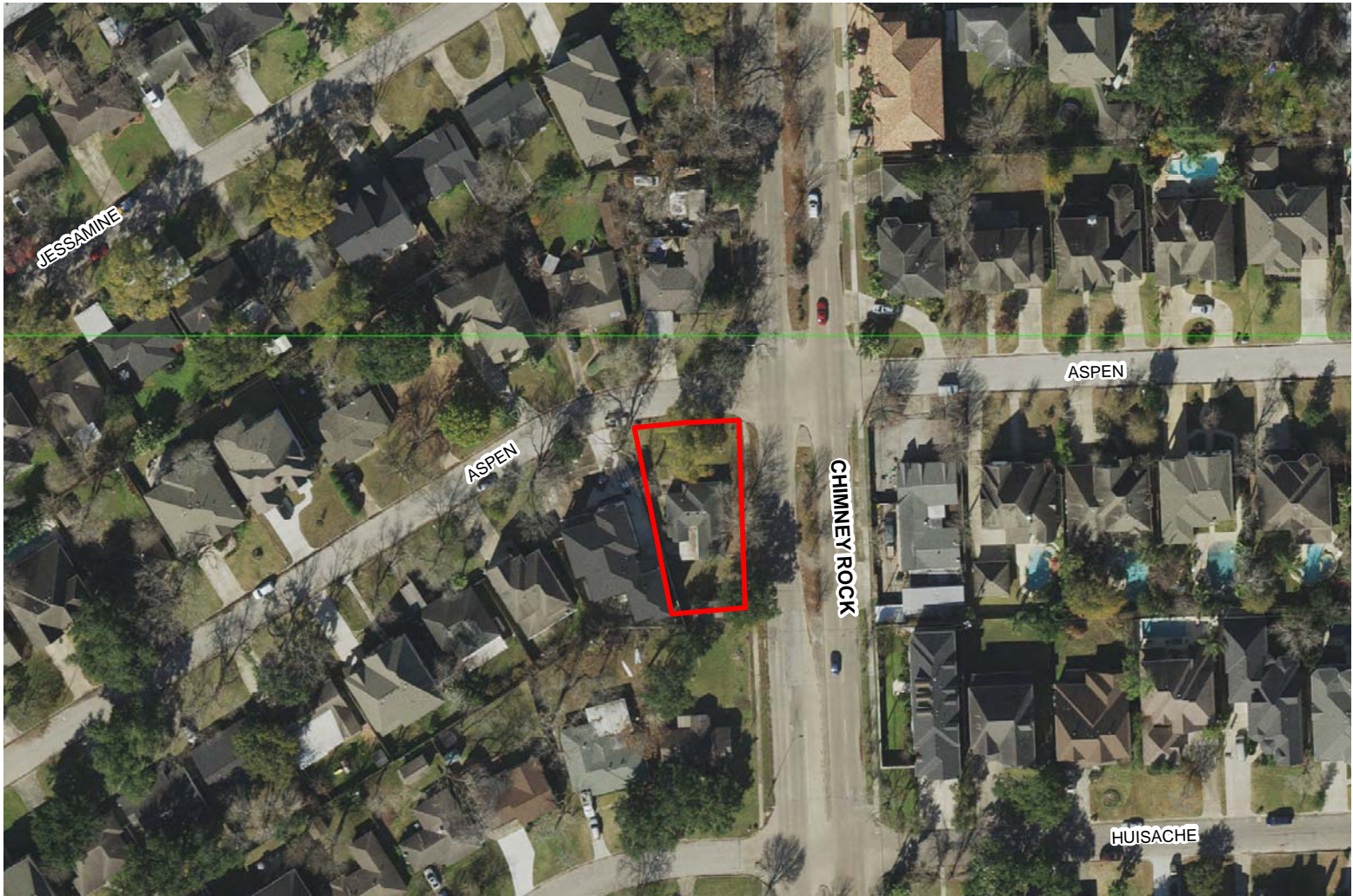
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 111**

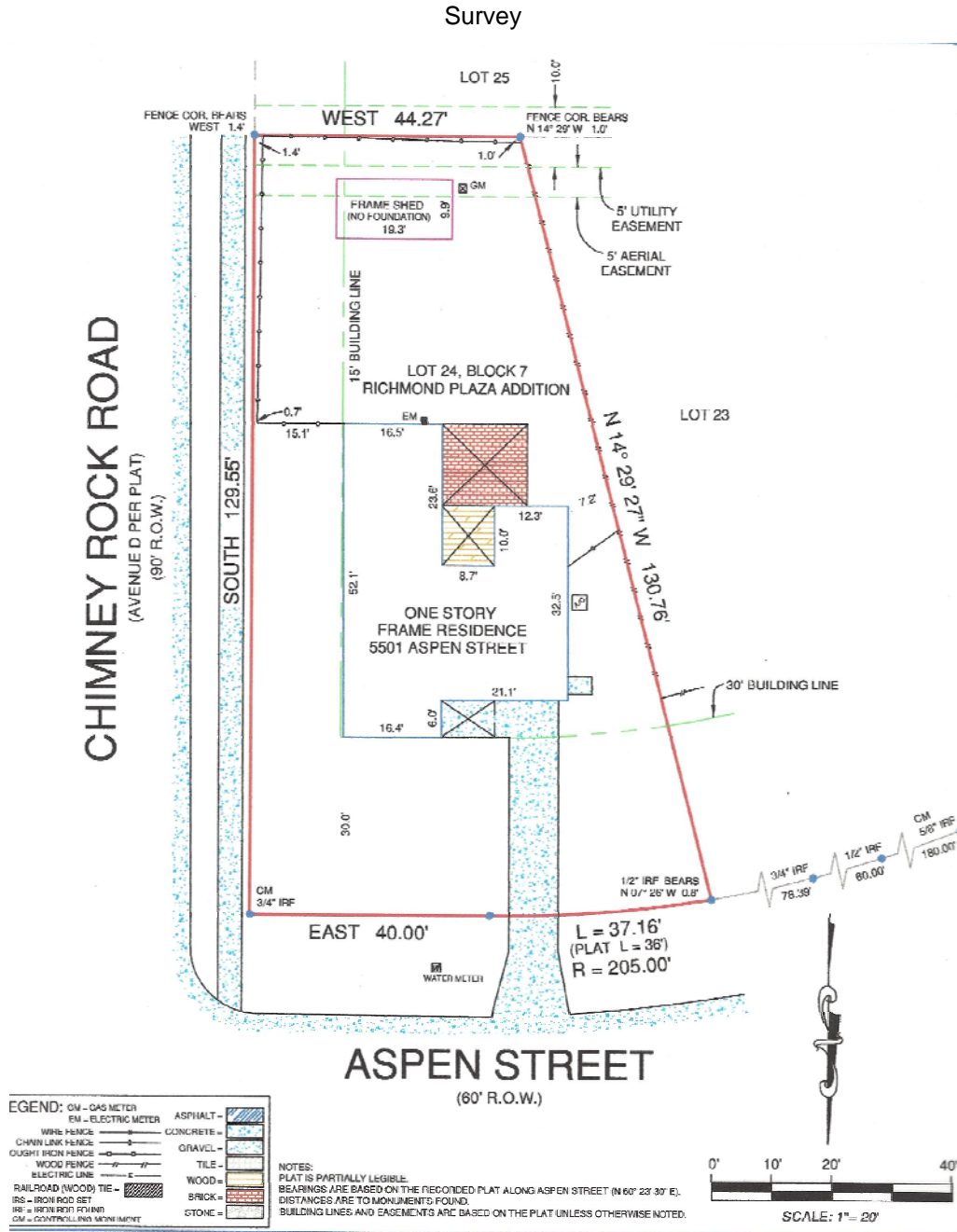
Meeting Date: 07-07-2016

Aerial Map



# DEVELOPMENT PLAT VARIANCE

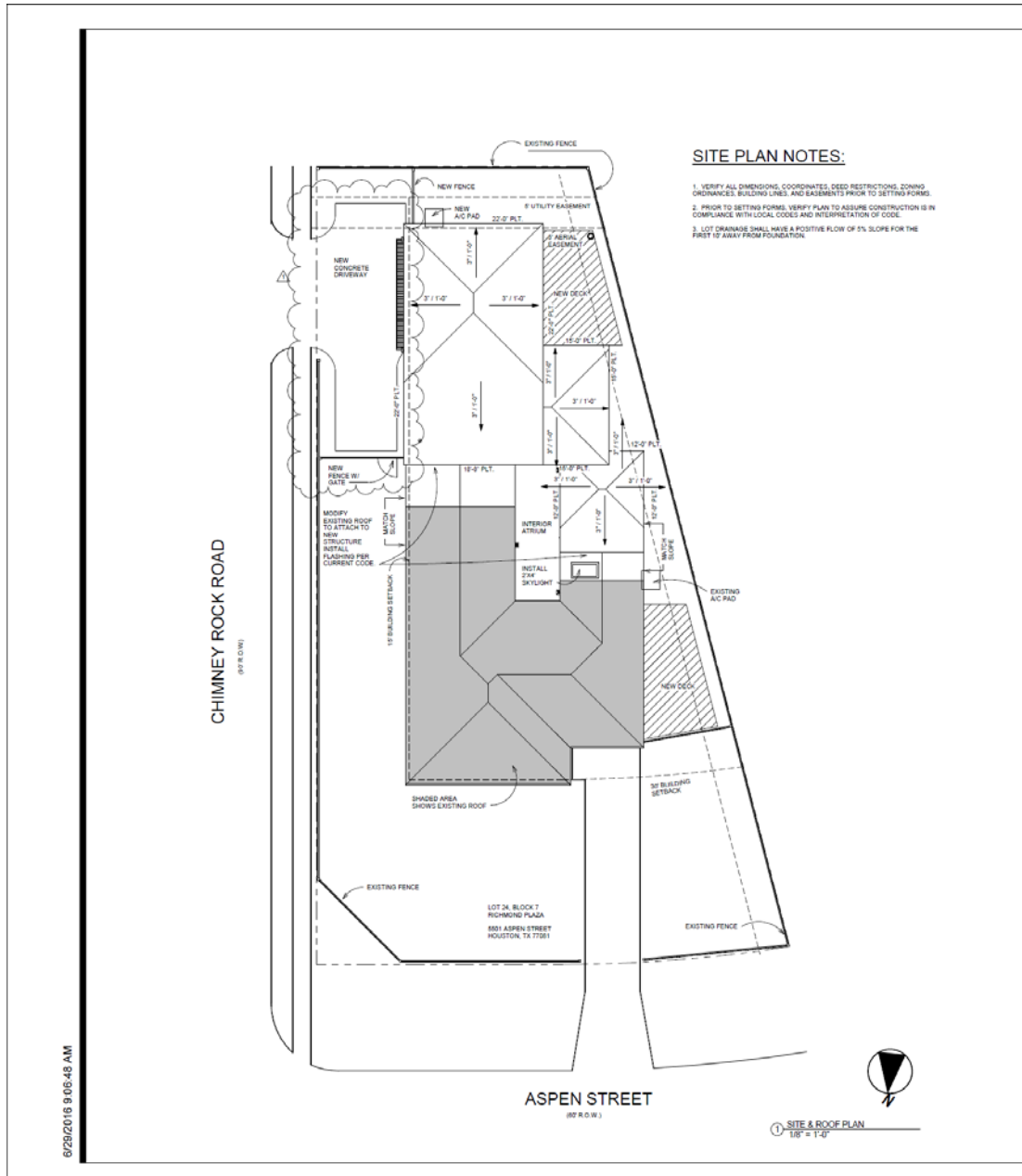




# DEVELOPMENT PLAT VARIANCE



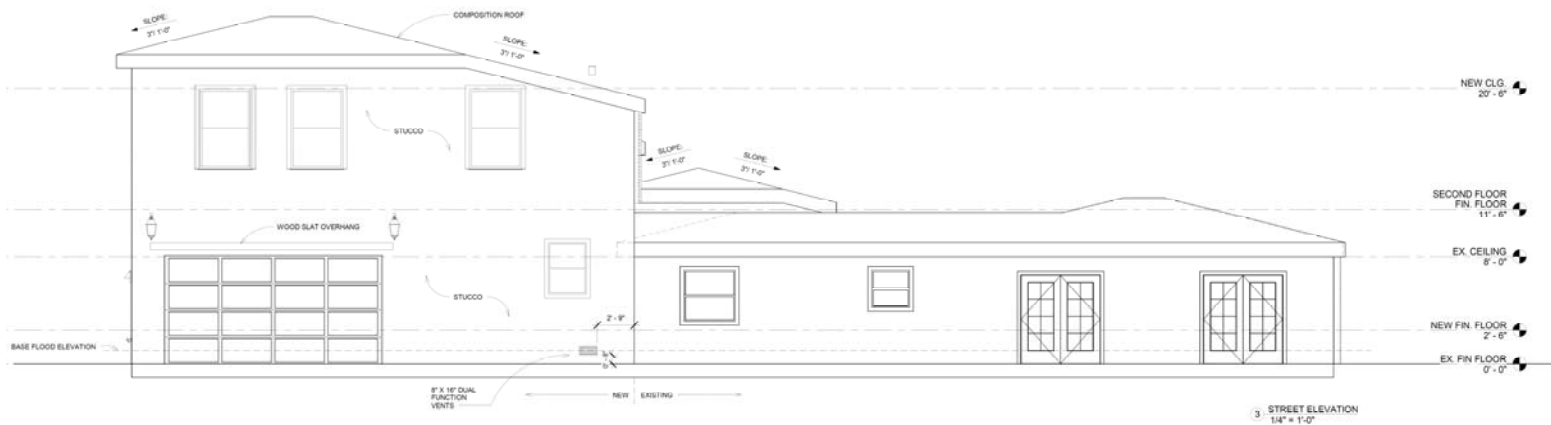
Site Plan



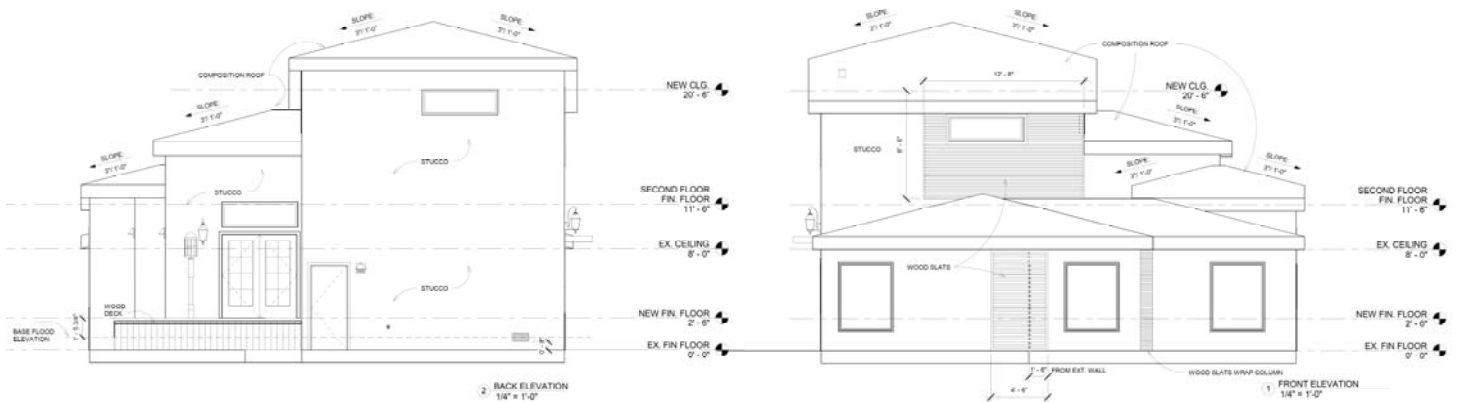
# DEVELOPMENT PLAT VARIANCE



Elevations



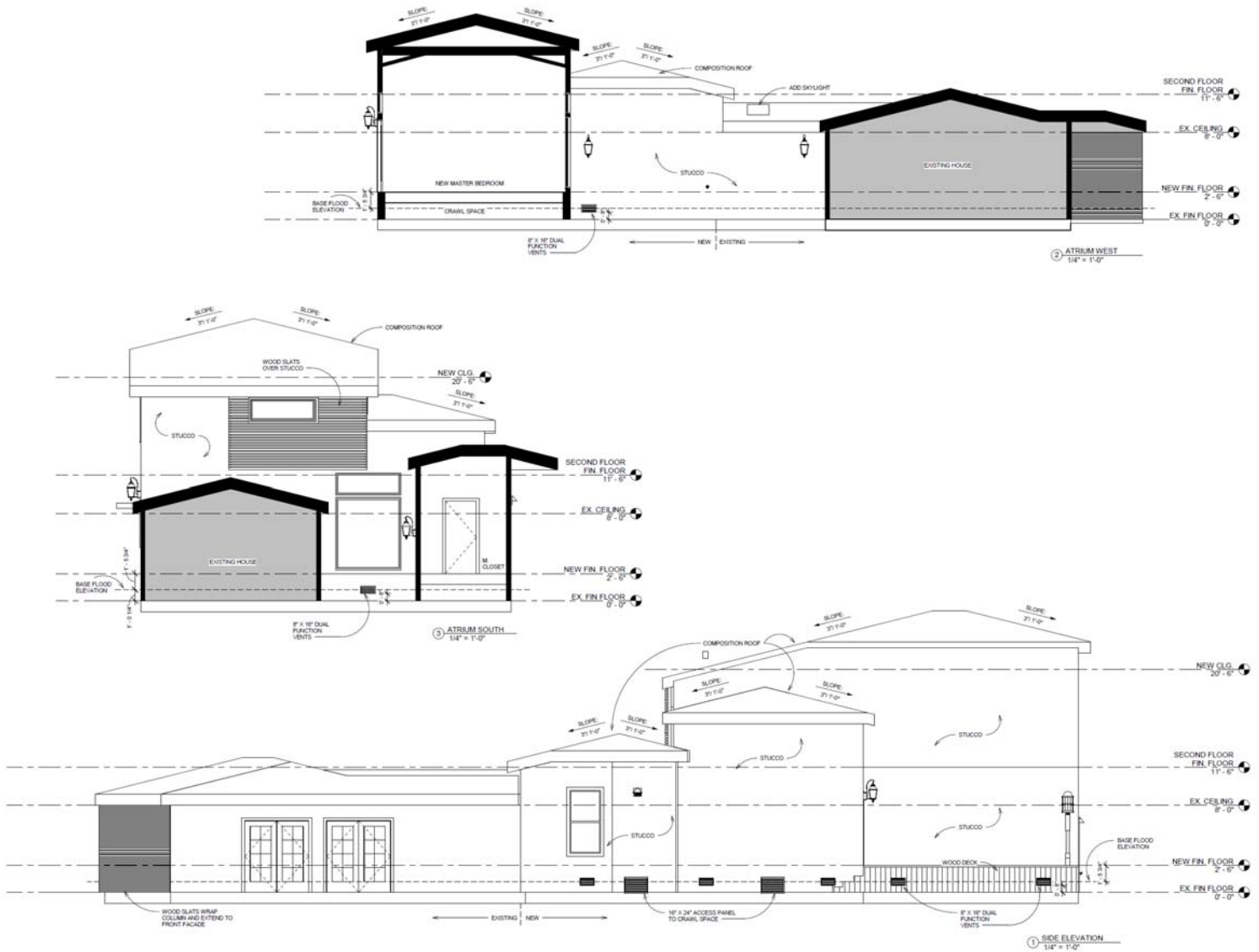
3. THE UNDER FLOOR GRADE SHALL BE CLEARED OF ALL VEGETATION AND ORGANIC MATERIAL.  
A. VAPOR BARRIER SHALL BE A MINIMUM OF 15 MIL POLYETHYLENE SHEETING PER ASTM E 1199 WITH A MINIMUM 0.20 PERMEANCE PER ASTM E 96 AND A MINIMUM 50 LB/IN TENSILE STRENGTH PER ASTM E 154. LAP JOINTS 6" AND SEAL W/ TAPE TURN-UP AT WALLS.



# DEVELOPMENT PLAT VARIANCE



Elevation Continued

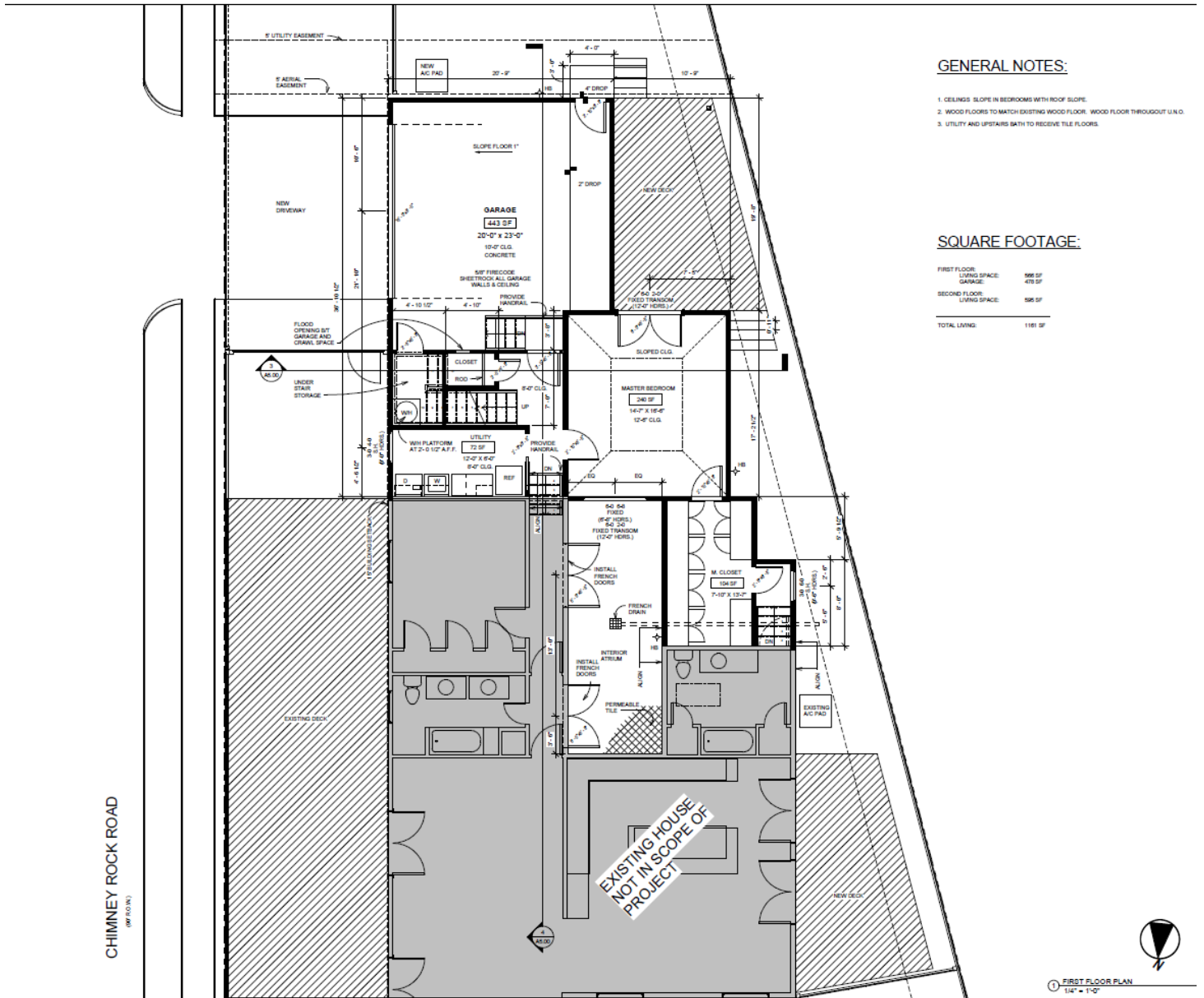


# DEVELOPMENT PLAT VARIANCE





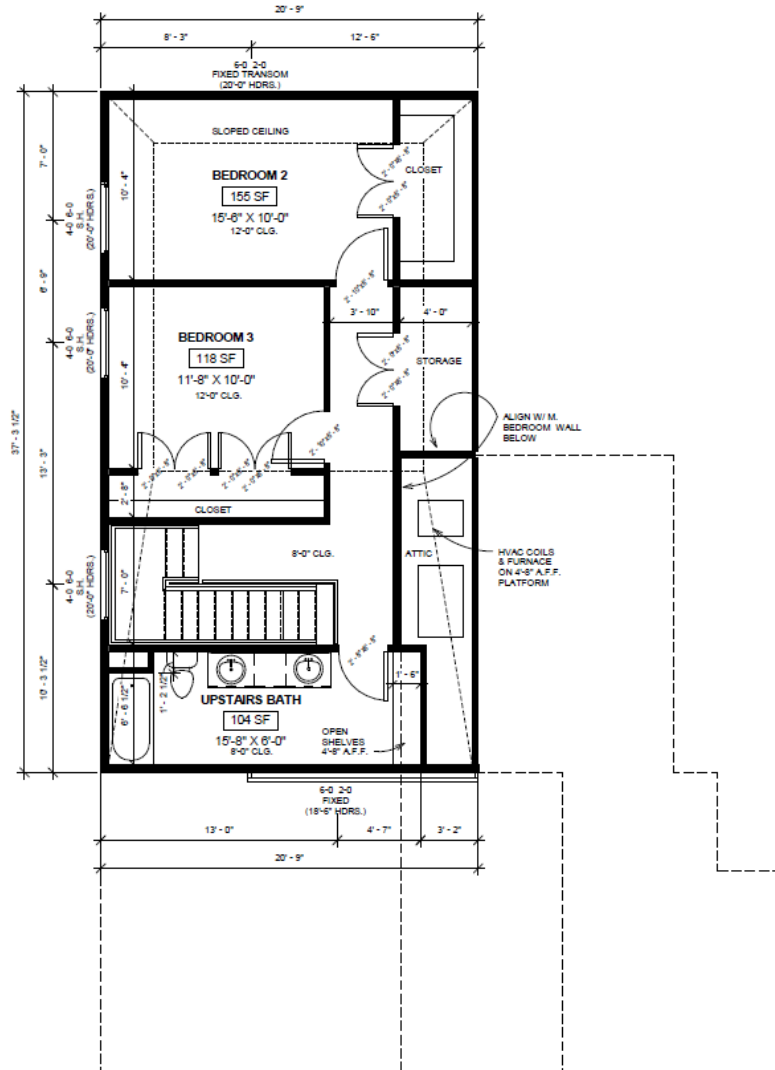
Floor Plan



DEVELOPMENT PLAT VARIANCE



Floor Plan Continued



① SECOND FLOOR PLAN  
1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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<b>APPLICANT COMPANY</b>	<b>CONTACT PERSON</b>	<b>PHONE NUMBER</b>	<b>EMAIL ADDRESS</b>		
Eli Rivera & Paula Campbell		281-435-3608	pdctexas@gmail.com		
<b>PROPERTY ADDRESS</b>	<b>FILE NUMBER</b>	<b>ZIP CODE</b>	<b>LAMBERT</b>	<b>KEY MAP</b>	<b>DISTRICT</b>
7505 Avenue L	16058791	77011	5556	495S	I
<b>HCAD ACCOUNT NUMBER(S):</b>		0251870000023			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Lots 23 & 24 Block 106 Magnolia Park Sec 2			
<b>PROPERTY OWNER OF RECORD:</b>		Eli Rivera III and Paula Campbell			
<b>ACREAGE (SQUARE FEET):</b>		5,000 sq ft			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		60' ROW on both Ave L and 75th St			
<b>EXISTING PAVING SECTION(S):</b>		40' on 75th St and 28' on Avenue L			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2			
<b>OFF-STREET PARKING PROVIDED:</b>		2			
<b>LANDSCAPING REQUIREMENTS:</b>		2 trees			
<b>LANDSCAPING PROVIDED:</b>		2 trees			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		0 sq ft			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		1,068 sq ft single family residence; 220 sqft front porch.			

**PURPOSE OF VARIANCE REQUEST:** To allow a reduced building line of 11'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25'; To not provide the required 10' dedication to the right-of-way for 75th St. To allow vehicular access from 75th St, a major thoroughfare for a lot under an acre

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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### CHAPTER 42 REFERENCE(S):

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

SEC 42-121 (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

SEC 42-188 - Lot access to streets. A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(1)The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2)The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The Owner's are seeking a variance for the setback requirements on 75th St. The lot is a corner lot facing Avenue L and 75th runs along the side of the property. The current setback off of 75th St is 25'. We are requesting that the residential house be placed on the property with a setback of 11'11" from the west property line (75th St), making it 11' of sidewalk from 75th street to the property line, then 11'11" from the property line to the residence; 22'11" from 75th street to the residence. The house would face Avenue L with an address of 7505 Avenue L. There are many existing houses on 75th that are 10' or less from the property lines. This is a residential house that will provide a home for the Owner's family. Before purchasing the property the Owner's consulted with the City of Houston as far as the setbacks. With a misunderstanding that with a residential house the 25' setback from the side of the property would not be required (see attached email), the Owner's purchased the land in May 2016 and a house to be moved to this specific property. Now they are told that the house does not fit within the setbacks required.

The Owner's are also seeking a variance for the installation of a driveway and a 15' curb cut on 75th St. Currently there is not a driveway installed on the property. A street storm drain on Avenue L prevents a driveway from being installed on the left side of the lot. A driveway on the right side will force the house to be closer to 75<sup>th</sup> Street. In addition the water meter is near the interior property line on Avenue L.

*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@houston.tx.gov](mailto:planning.variances@houston.tx.gov).*

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

The lot is located at the corner of Ave L and 75th St, with the lot fronting Ave L and abutting to 75th, a major thoroughfare. Most of the existing buildings on/abutting 75th are set between  $\pm$  10-15 feet from 75th (aerial photo attached), which was allowed at the time of construction. The imposition of the 25' building line by Chapter 42 along 75th will render 50% of the lot unusable and not sufficient space to place the house on. The Owner's purchased the land with an understanding from the City that the 25' setback is not required for a residential house. The house they purchased will not fit on this property without the variance.

There is not a suitable location for a driveway on Avenue L. A street storm drain prevents the installation on the left side of the lot and a driveway on the right side is not possible since a house would have to be closer to 75<sup>th</sup> Street.

Further, the dedication of an additional 10 feet for right-of-way widening will not be feasible in the near future (our lifetime) since one block south the Promise Church has a building on its 75<sup>th</sup> Street property line, the next block to the south has a residence approximately 10 feet from their 75<sup>th</sup> Street property line, and two block further south the DeZavala Elementary School has improvements less than 10 feet from their 75<sup>th</sup> Street property line.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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The strict imposition of the rules will make this project infeasible in its current configuration and will not allow the owners to maximize the use of their land.

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

The applicant did not create the hardship. The proximity to 75th St, the storm drain, and the water meter are an integral existing characteristics of the lot, which the Owner's cannot control.

The Owner's specifically purchased this property in May 2016 with the misunderstanding from the City that they can place their house on it (See attached email correspondence). Now, with the 25' setback from the 75th St side of the property, half of the property is unusable and their family house will not fit.

**(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, since it is the intent of this chapter to keep inhabited spaces within an acceptable minimum separation distance from right-of-ways. The main inhabited portion of the residence at its closest location to the West property line of 11'11", and with an additional 11' of sidewalk, will be 22'11" from 75th St.

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

The granting of these variances will not affect the welfare and safety of the public, since existing curb & gutter concrete street with a separation (buffer zone) of 11' from curb to property line, to a total of 22'11" to the residence, and a 6' fence will be installed as a protection barrier and provide additional safety protection measures to the proposed residence.

In addition, there are numerous existing structures on 75<sup>th</sup> Street that encroach the 25' setback and many existing driveways. The proposed residential driveway will extend far onto the property (47') to ensure safe operation and also have a 10' x 10' turnaround.

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

In consideration of the above reasons, economic hardship, while important, is not the sole justification for the granting of this variance. The Owner's respectfully request that this variance is granted.

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## DEVELOPMENT PLAT VARIANCE



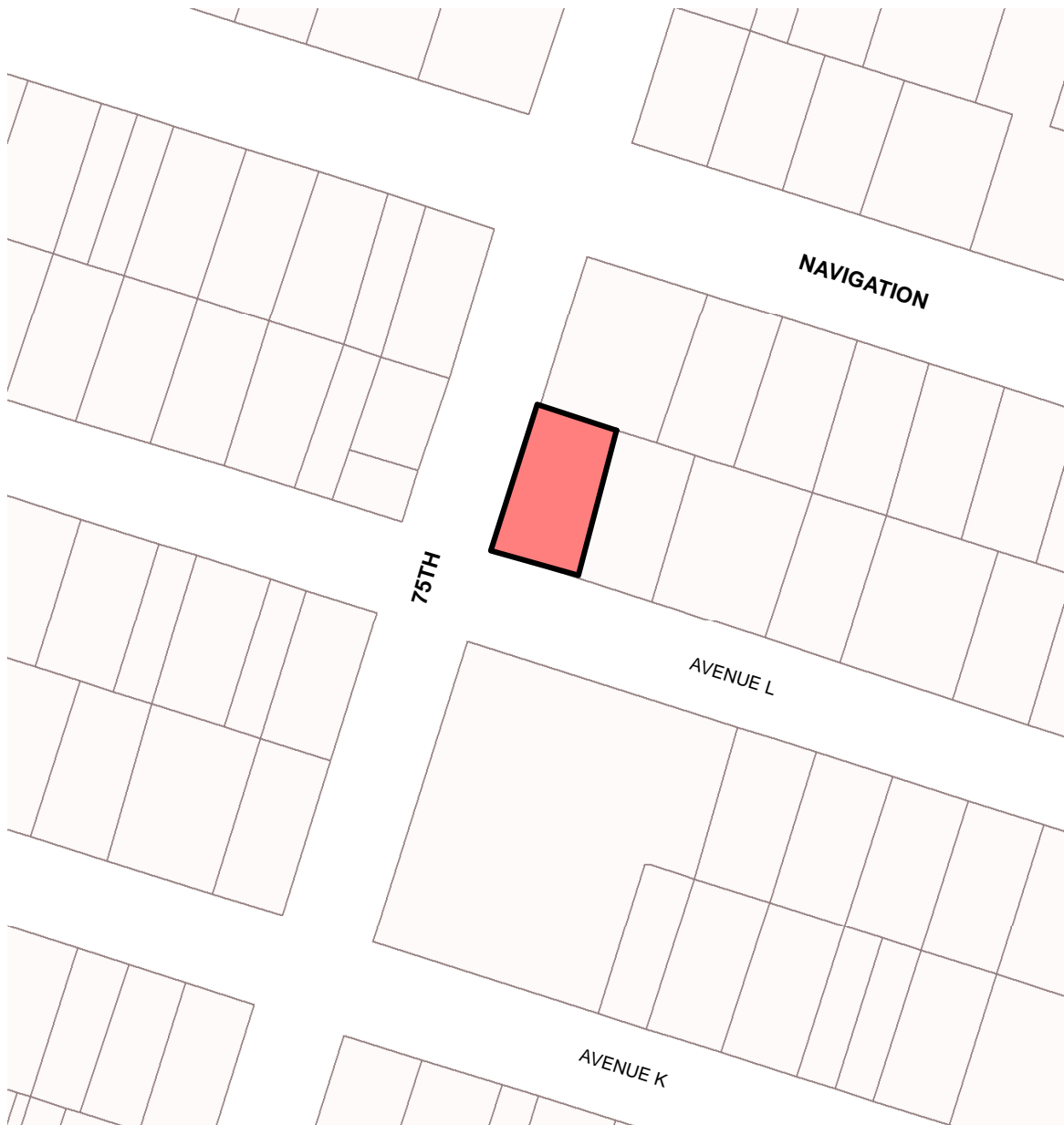
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 112**

Meeting Date: 07-07-2016

## Houston Planning Commission

LOCATION MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 112**

Meeting Date: 07-07-2016

## Houston Planning Commission

AERIAL MAP



## DEVELOPMENT PLAT VARIANCE









PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 112**

Meeting Date: 07-07-2016

## Houston Planning Commission

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HOUSE PROPOSED TO BE MOVED TO SUBJECT PROPERTY



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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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 : 26'
EXISTING PAVING SECTION(S):	Trinity 18', Kane Street 36, Lubbock Street 24', Houston Ave. 70'
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

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

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### 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](mailto:planning.variances@houstontx.gov).*

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

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.

- (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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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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.

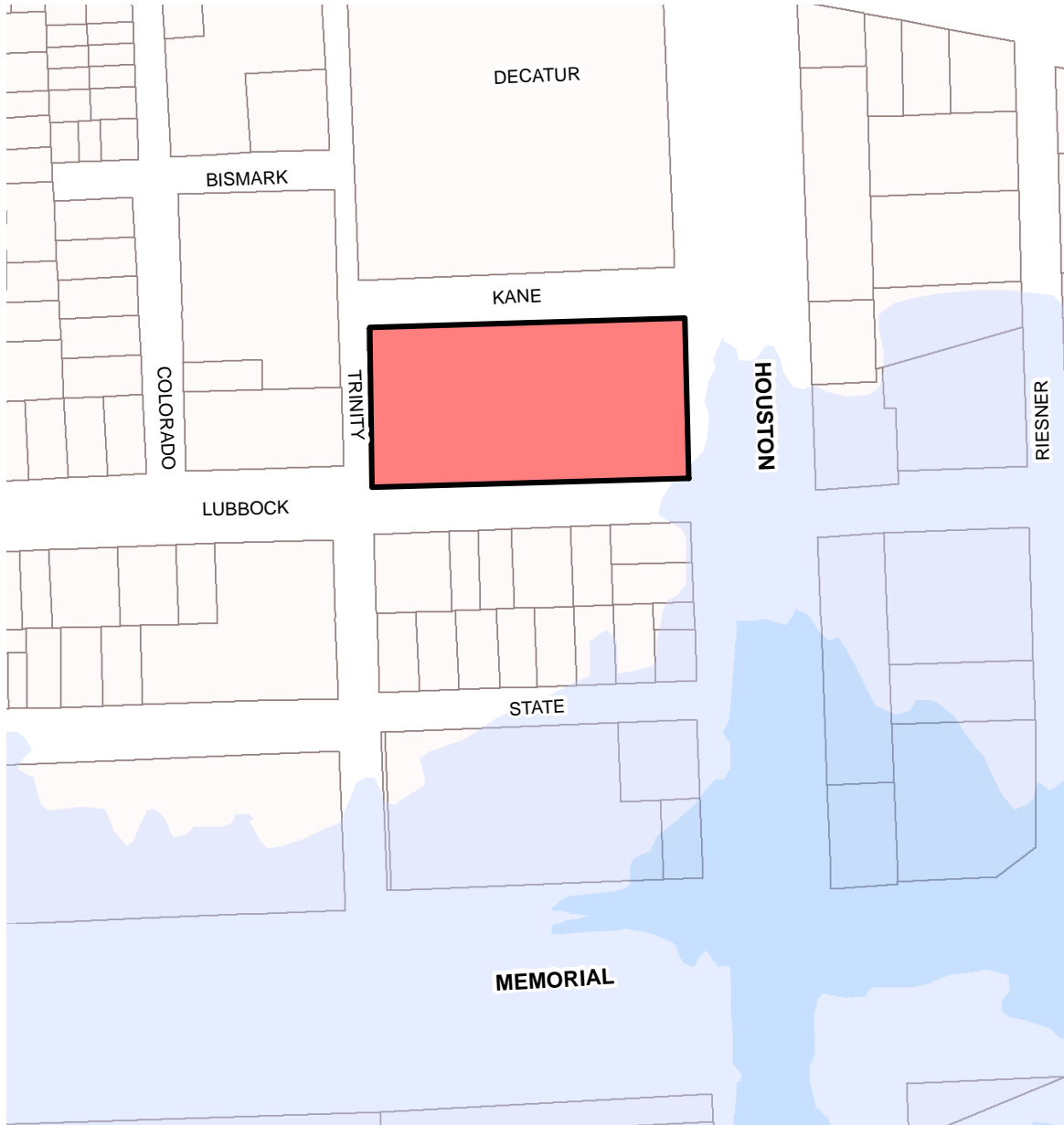
LOCATION MAP

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission



AERIAL MAP

# DEVELOPMENT PLAT VARIANCE

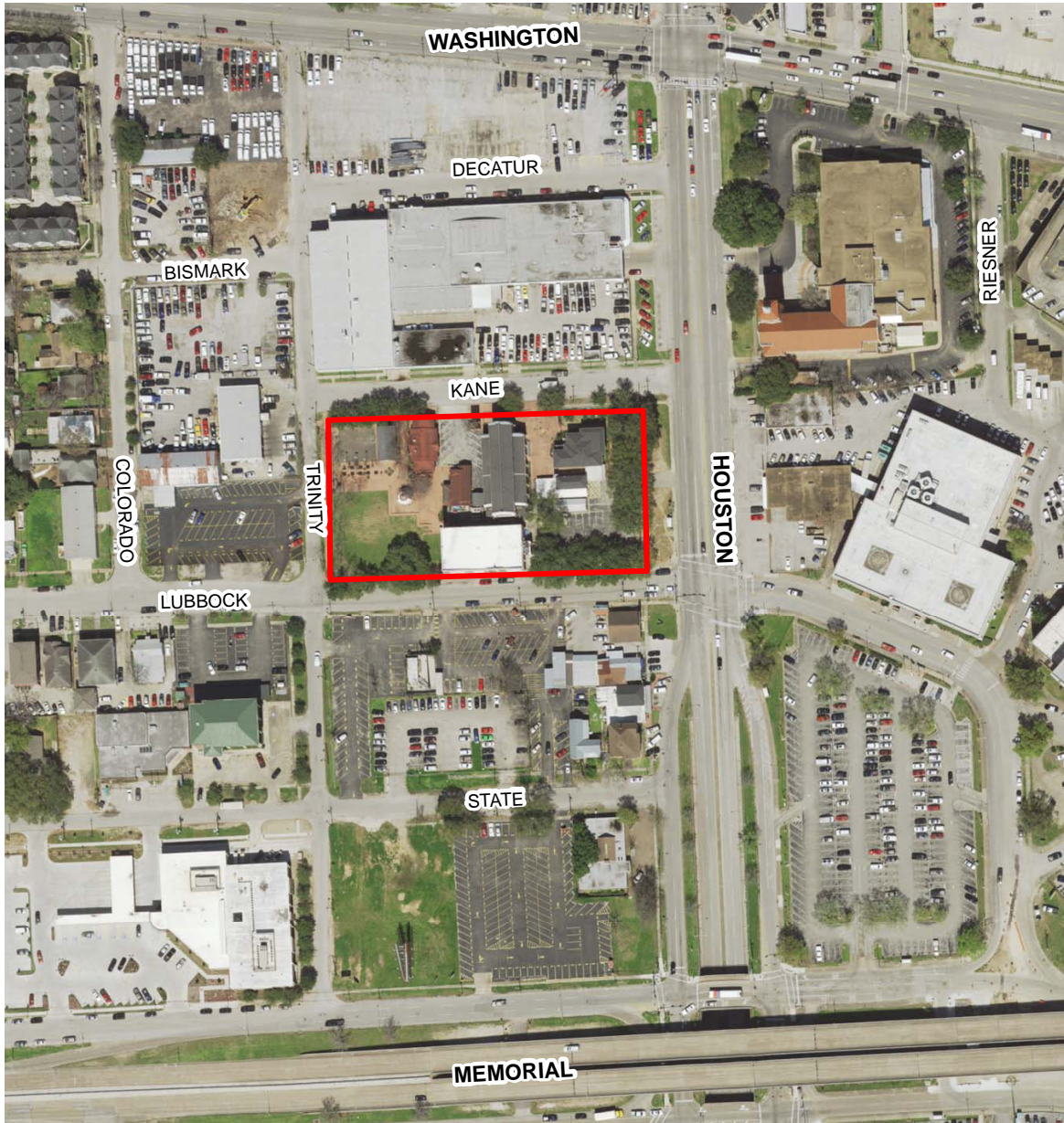


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DEPARTMENT

**ITEM: 113**

Meeting Date: 07-07-2016

## Houston Planning Commission



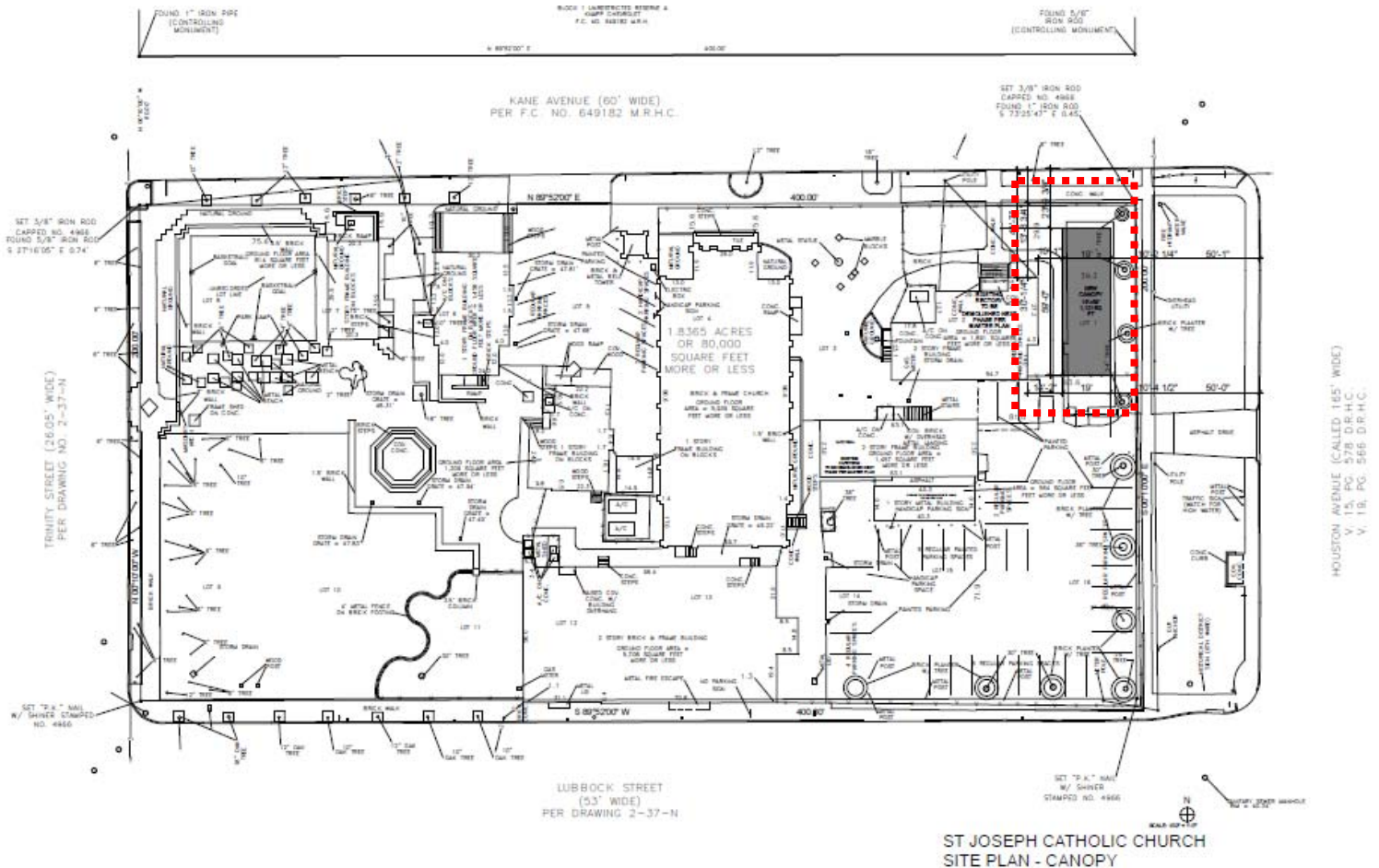
SITE PLAN SHOWING PROPOSED TEMPORARY CANOPY

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

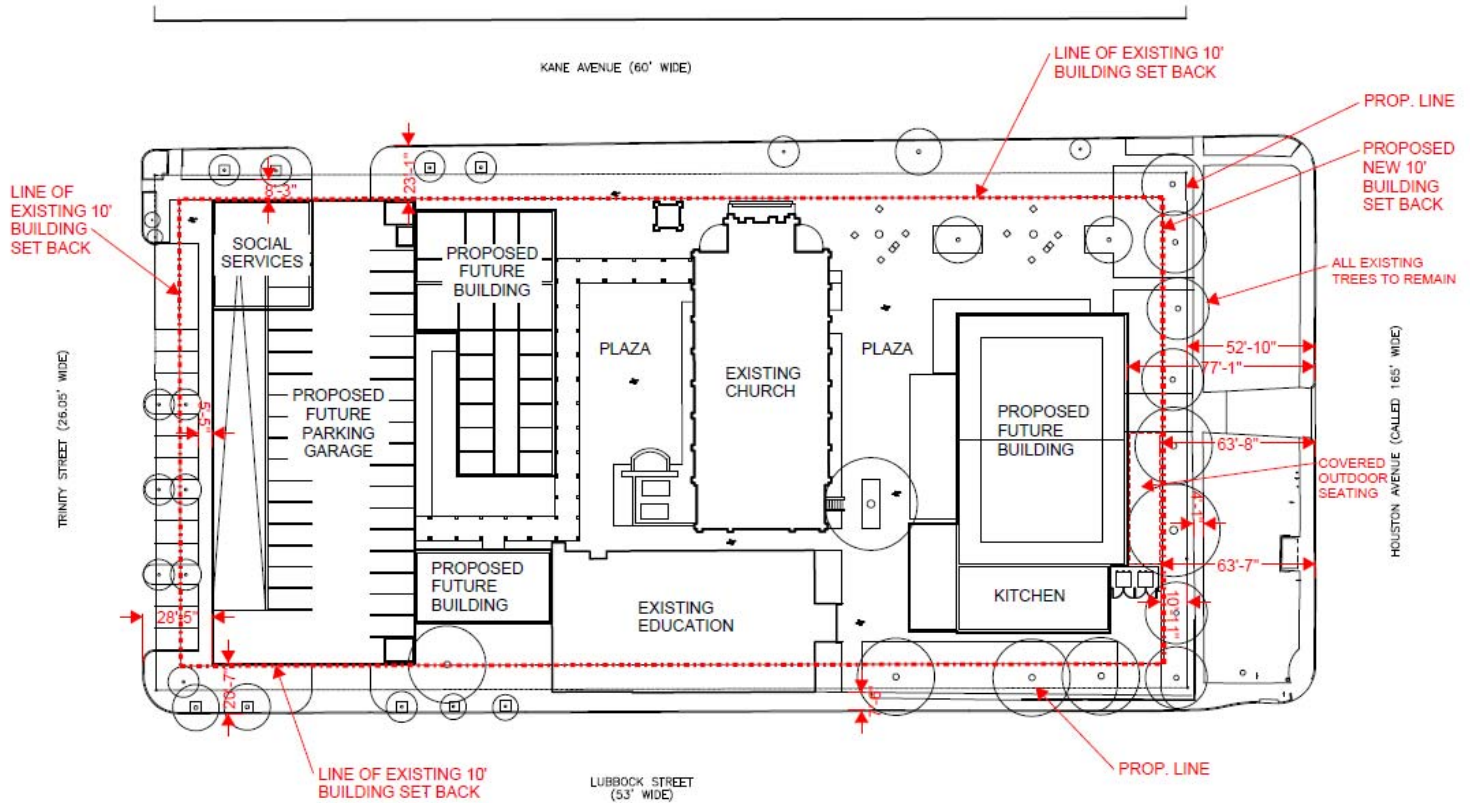


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### MASTER SITE PLAN

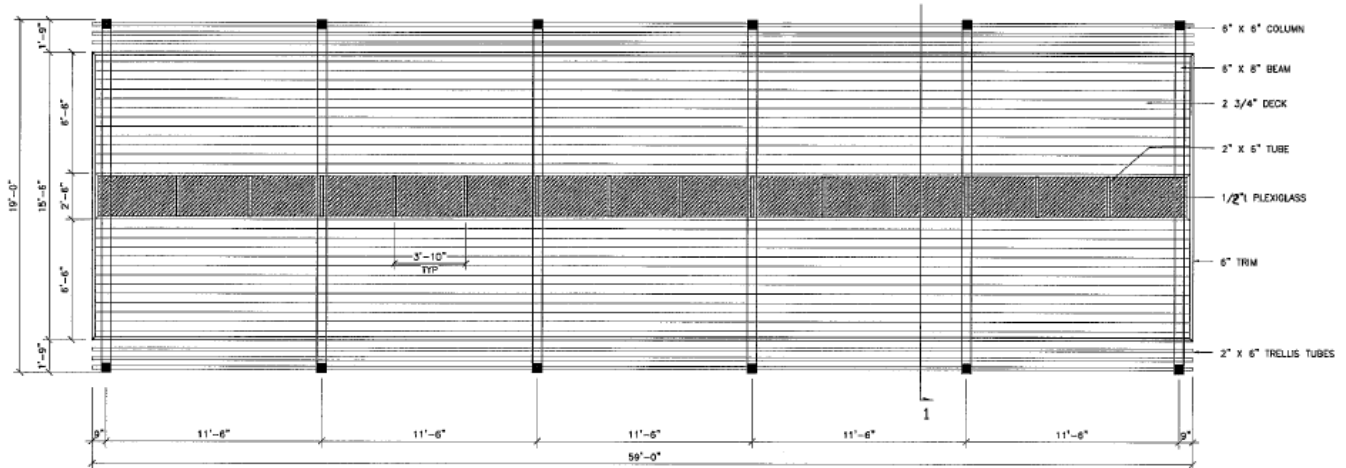


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

PROPOSED CANOPY  
DRAWING



PROPOSED CANOPY  
SIMILAR AS-BUILT EXAMPLE



## DEVELOPMENT PLAT VARIANCE



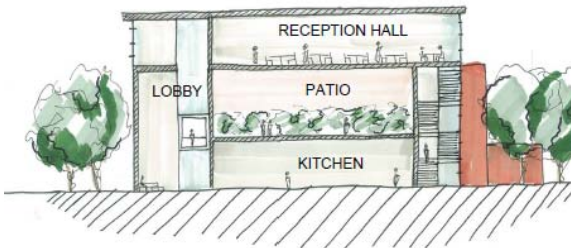


## Houston Planning Commission

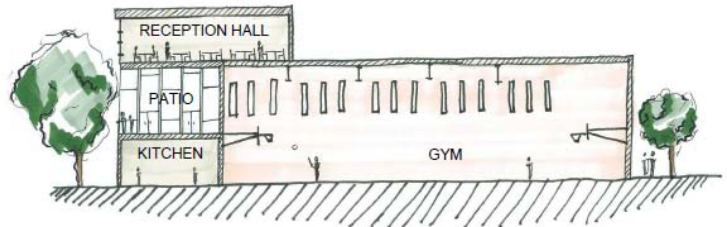
### PROPOSED NEW CONSTRUCTION



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
Owens Management Systems LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5640 Kiam Street	16043266	77007	5258D	492B	C

HCAD ACCOUNT NUMBER(S):	010-224-000-0610
PROPERTY LEGAL DESCRIPTION:	Lot 612, Cottage Grove Sec 3
PROPERTY OWNER OF RECORD:	Tony Viscarillo
ACREAGE (SQUARE FEET):	2687.5 square feet
WIDTH OF RIGHTS-OF-WAY:	Arabelle Street 50'; Kiam Street 50'
EXISTING PAVING SECTION(S):	Arabelle 18.5' to 21.5'; Kiam 17.9' to 19.1'
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	2 tree

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,992 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow a new single family residence and a garage to be built at a 6" building line rather than the required 10' building line for a new single family structure and 20' building line for a garage or carport.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.
- (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

### APPLICANT'S STATEMENT OF FACTS

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

A variance is being requested for a 6" building line along Arabelle Street for a proposed single family residences and a garage. The proposed development is located at the corner of Kiam and Arabelle Streets in the Cottage Grove Section 3, originally platted in 1913. Per plat, Kiam and Arabelle are both 50-foot right-of-ways with open ditches. There are no platted building lines. The proposed development will front on Kiam Street and maintain a 17.6' building line.

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

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

The lots in Cottage Grove are platted as 25' x 107.50' = 2,687.50 sf. Per Chapter 42, the corner lot requires a 10' building line and 17' garage building lines along Kiam and Arabelle Streets. The 4.5 caliber Live Oak tree near the corner of Arabelle & Kiam will be preserved.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

---

Kiam is a 50' ROW with average 18.5' paved section with open ditch and existing 3.83' sidewalks. Arabelle is a 50' ROW with an average 19.5' paved section. The distance from the edge of high bank to property line is an average 6.05'.

With the lot width of 25-feet, the 10' building line and 17-foot garage building line along Arabelle and Kiam in addition to a 3-foot interior side building line, will create a 13' x 97.50' -1267.5 sf of conditioned buildable space, thereby creating an unusable lot.

The owner is proposing to construct a 2-story – 2992sf house, to front on Kiam Street with a 10' building line. The proposed driveway will take access from Arabelle.

**(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 platted lot dimensions pose the hardship to develop a corner lot per Chapter 42 building line requirements.

The proposed house is 21' wide with 3'6" along the interior side lot line for a 3' walkway, gas meter and electric panel. The new construction on the adjacent lot 611 is on a zero building line, leaving 6" from the property line on Arabelle.

**(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 average distance from the edge of paving to the property line along Arabella Street is 13.5' and 16.35' along Kiam Street. There is an existing drainage inlet in the right-of-way at the corner of Kiam Street. Code Enforcement has approved the drainage plan and traffic plans. Two off-street parking spaces are provided.

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

The developer is proposing to relocate the existing curb cut along Arabelle to 20.8' from the intersection. The ditches will be restored with sod to grade, as per construction plans. Sidewalks along Kiam will be increased to 5-feet with 15' x 15' visibility triangle.

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

The reduced building line along Arabelle is consistent with other houses with garage access on Arabelle.

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# DEVELOPMENT PLAT VARIANCE



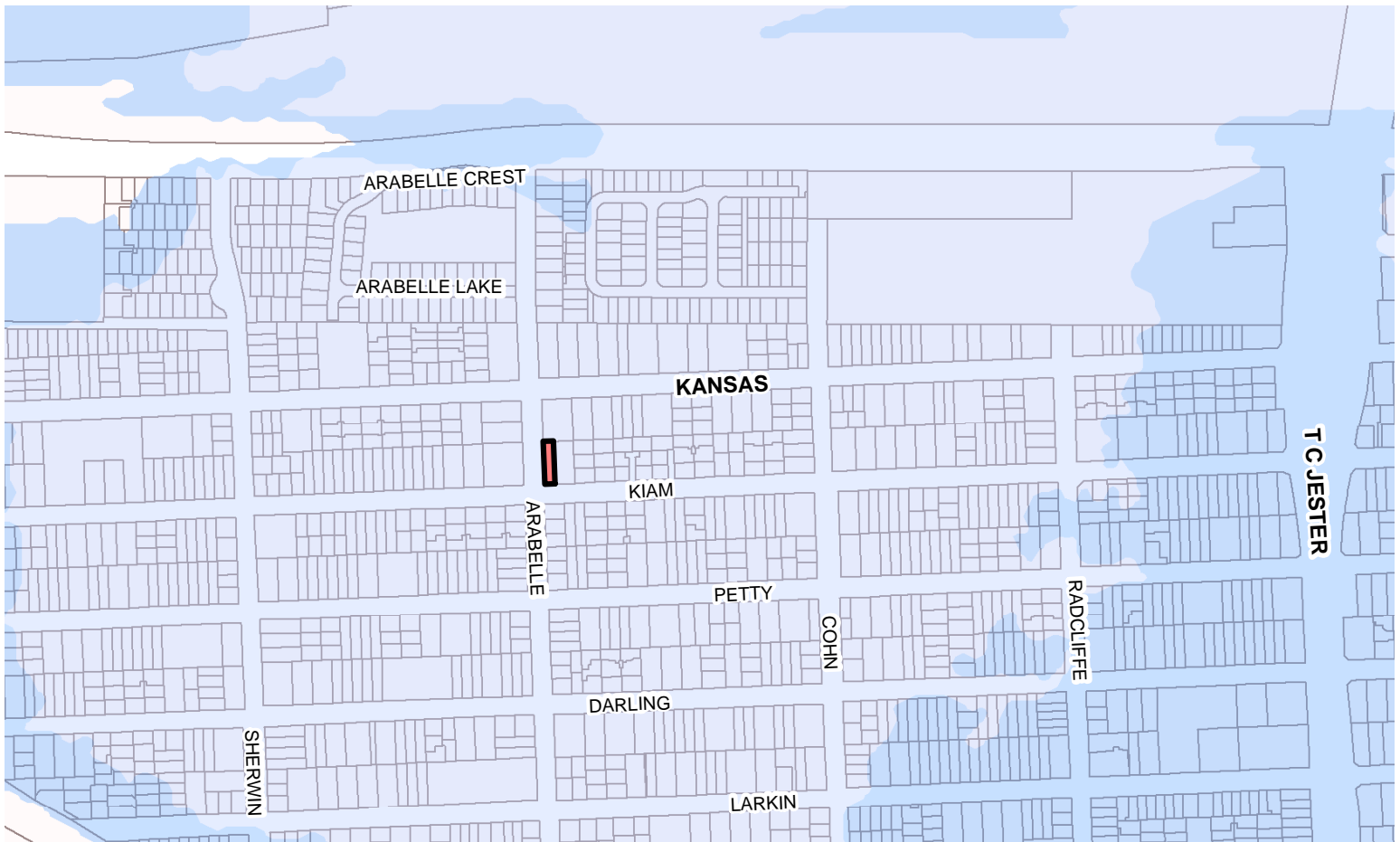
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 114**

Meeting Date: 07-07-2016

Location Map



# DEVELOPMENT PLAT VARIANCE





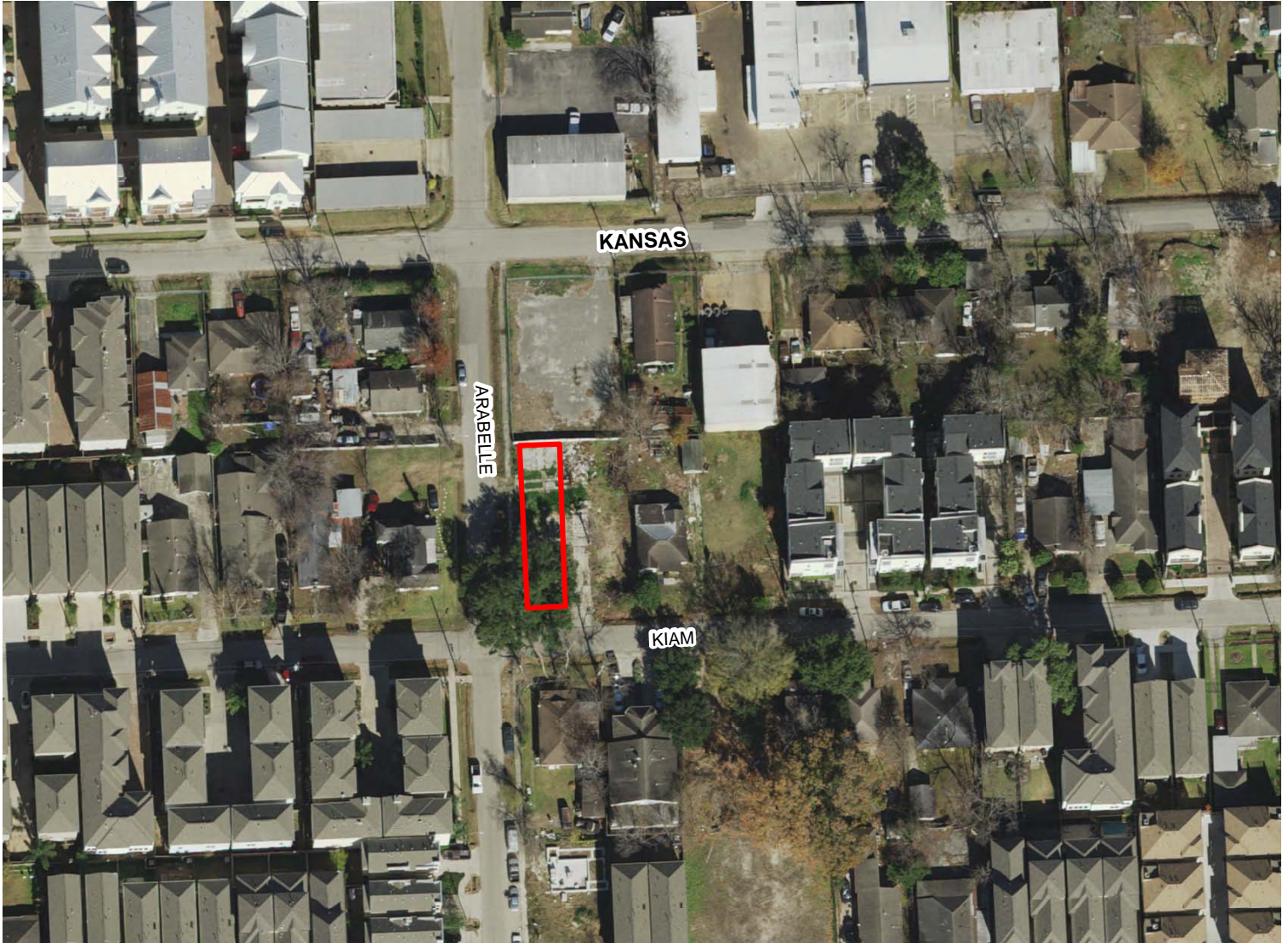
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 114**

Meeting Date: 07-07-2016

Aerial

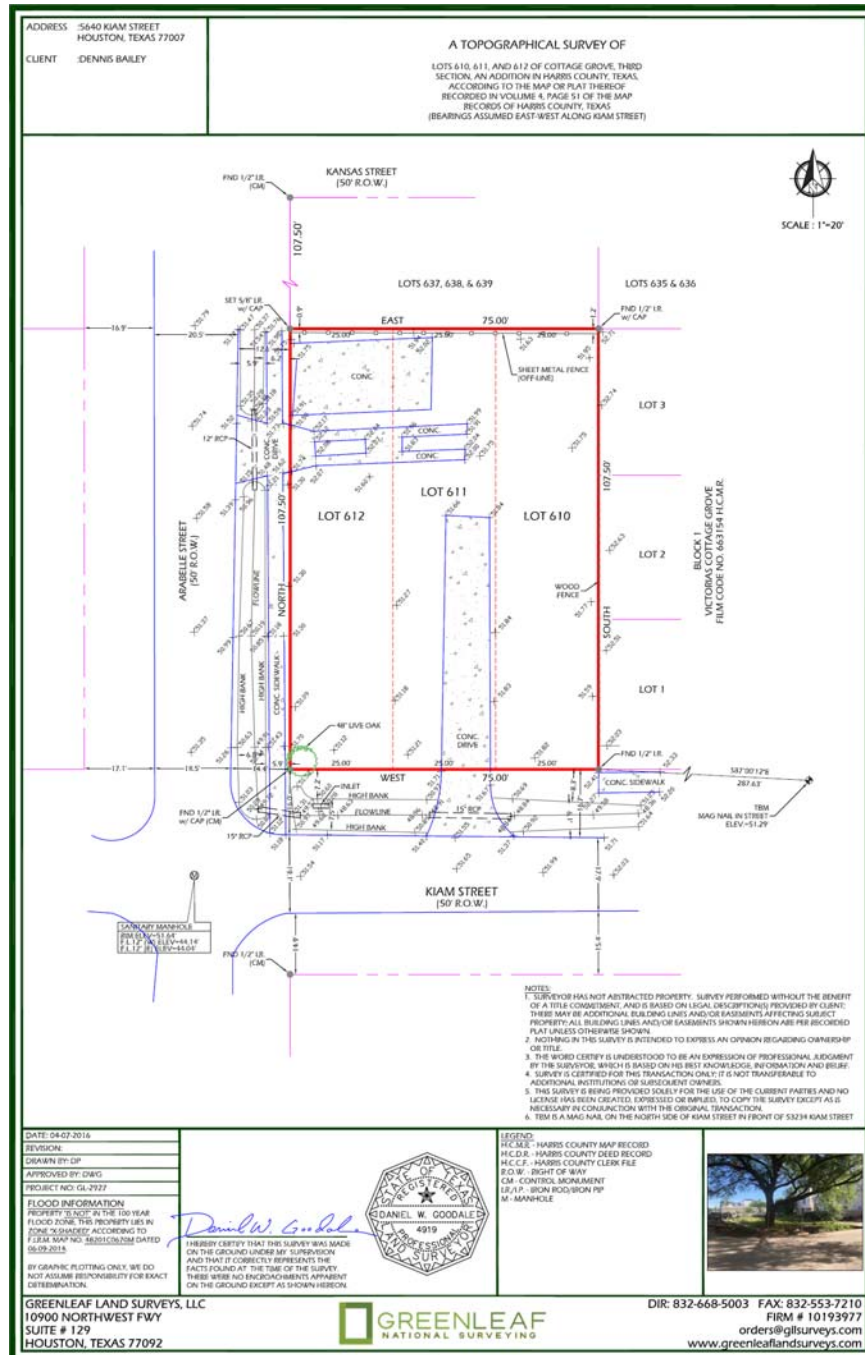


# DEVELOPMENT PLAT VARIANCE

**ITEM: 114**

Meeting Date: 07-07-2016

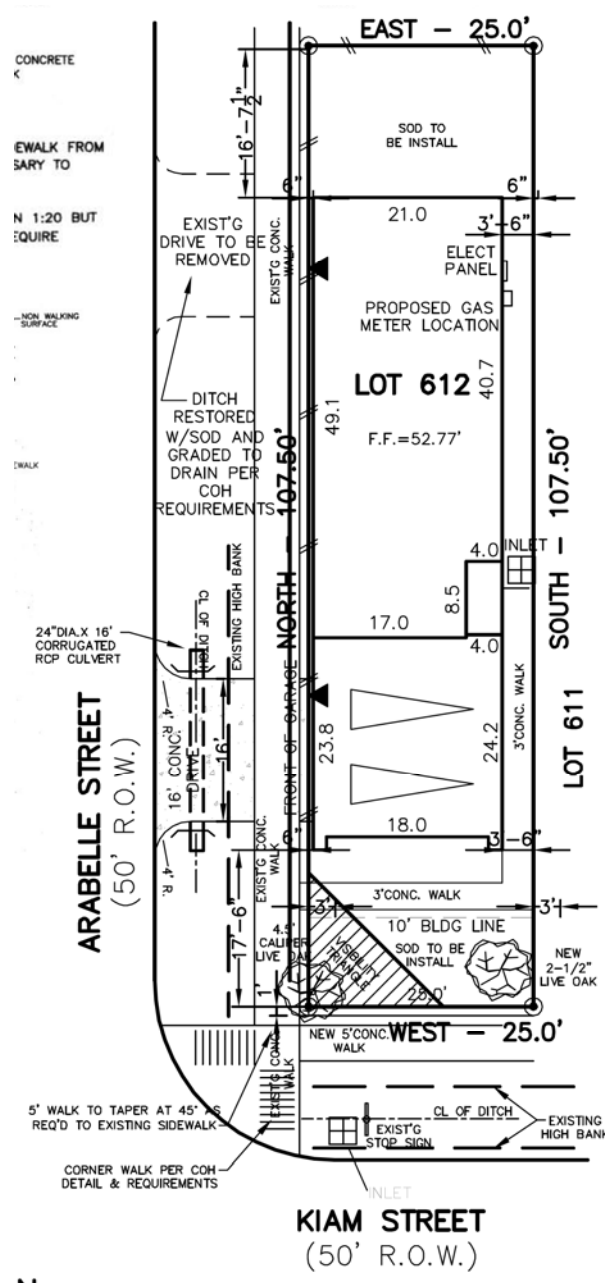
## Survey



## DEVELOPMENT PLAT VARIANCE



Site Plan



# DEVELOPMENT PLAT VARIANCE











## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio, Architects LLC	Romulo Cisneros	713-520-7745	<a href="mailto:romuloc@cisnerosdesignstudio.com">romuloc@cisnerosdesignstudio.com</a>

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1737 W 34 <sup>th</sup> Street	16021905	77018	5259A	452P	C

HCAD ACCOUNT NUMBER(S):	0580930000025
PROPERTY LEGAL DESCRIPTION:	TRS 24A 24B 24D 24F & 25 ACRE SQUARE
PROPERTY OWNER OF RECORD:	Ella 34 <sup>th</sup> LP
ACREAGE (SQUARE FEET):	79,689 SF (1.8294 Acres)
WIDTH OF RIGHTS-OF-WAY:	80'-0"
EXISTING PAVING SECTION(S):	79,689 SF
OFF-STREET PARKING REQUIREMENT:	53 Spaces
OFF-STREET PARKING PROVIDED:	54 Spaces
LANDSCAPING REQUIREMENTS:	0 Street Trees, 0 Parking Lot Tree, 0 Shrubs
LANDSCAPING PROVIDED:	0 Street Trees, 1 Parking Lot Tree, 0 Shrubs

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	M - MERCANTILE; 14,859 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	M - MERCANTILE; 14,859 SF

PURPOSE OF VARIANCE REQUEST:	Existing building encroaches 25' setback. Variance requested to remodel the roof/façade up to 10' beyond the building setback line, moving the setback from 25' to 15'.
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### CHAPTER 42 REFERENCE(S):

Sec 42-150 - Building Line Requirements: n Building line requirements along major thoroughfare (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' otherwise authorized by this chapter.

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

This application serves to request a variance for municipal ordinance 42-150 to reduce the required building line setback from 25'-0" to 15'-0". An existing building already encroaches the building setback all the way to the property line. The proposed renovation of this building solely deals with the addition of clerestories along the façade of the building facing the parking lot. The proposed design will not alter the existing footprint of the building, however due to the building encroaching the setback line, construction of the clerestory is hindered from stretching the full length of the building. It is the request of the applicant that construction of this clerestory be allowed for up to at least 10' beyond the building setback line, or to have the building line be moved back 10'.

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

- (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**

Hindering construction that does not alter the existing footprint of a building creates an unreasonable hardship for future designs that seek to improve on the conditions of existing buildings.

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

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

The ordinance that the existing building violates was put into effect after the building was constructed. The applicant seeks the reasonable right to remodel the portion of the existing building that violates this ordinance while staying within the original footprint.

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

## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: 115

Meeting Date: 07/07/16

### Houston Planning Commission

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Due to the unique nature of this development, the proposed design will not serve as a precedent for future new construction in the city of Houston, thereby preserving the intent and general purposes of this chapter.

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

By restricting the development of this design to the roof, no injuries to public health, safety, nor welfare shall occur.

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

The applicant should be justified in the right to make cosmetic changes to the façade of any building already existing on the property, regardless of any encroachment of the building setback line.

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## DEVELOPMENT PLAT VARIANCE





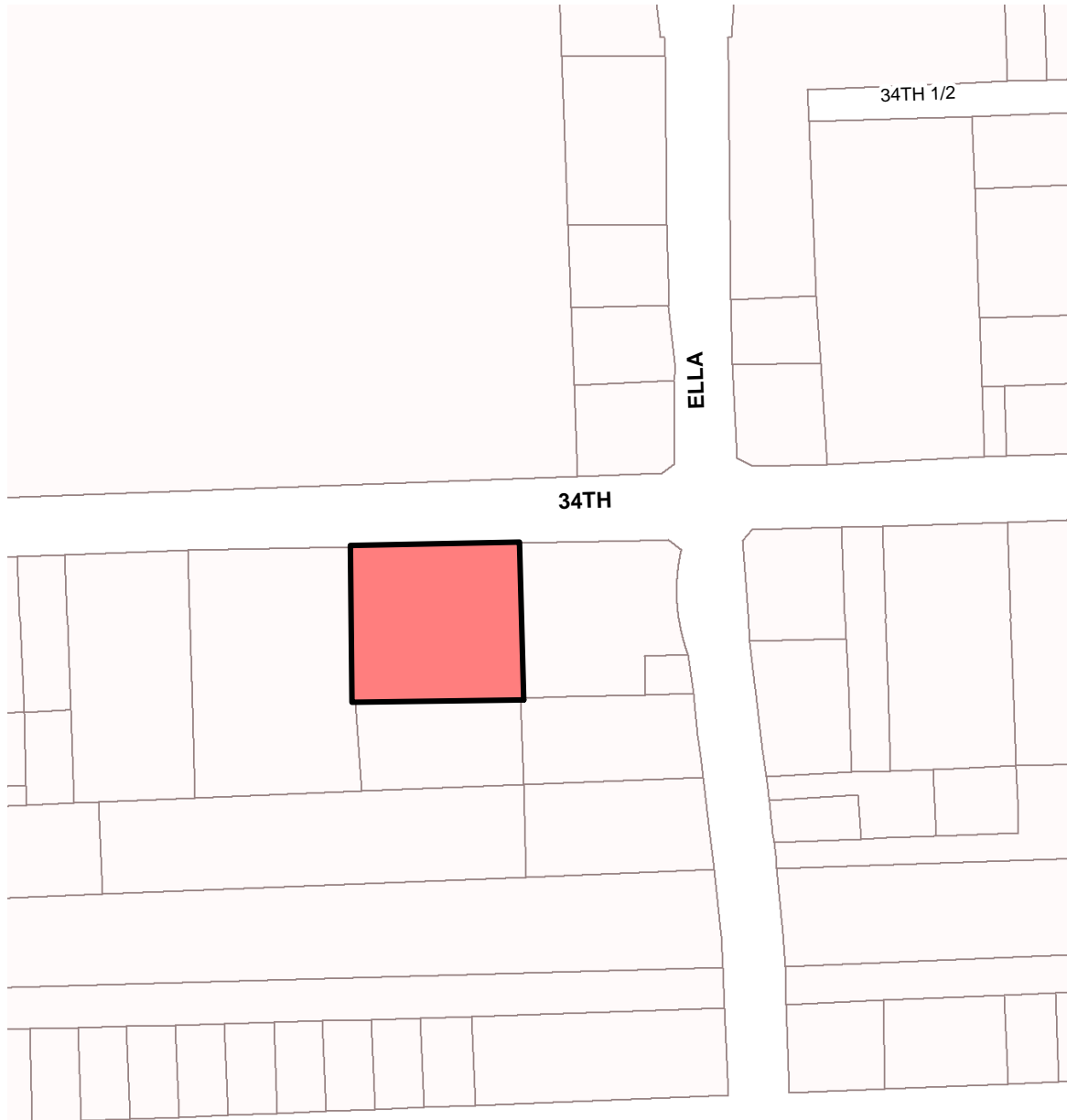
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 07/07/16

## Houston Planning Commission

SITE MAP



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 115**

Meeting Date: 07/07/16

## Houston Planning Commission

AERIAL MAP



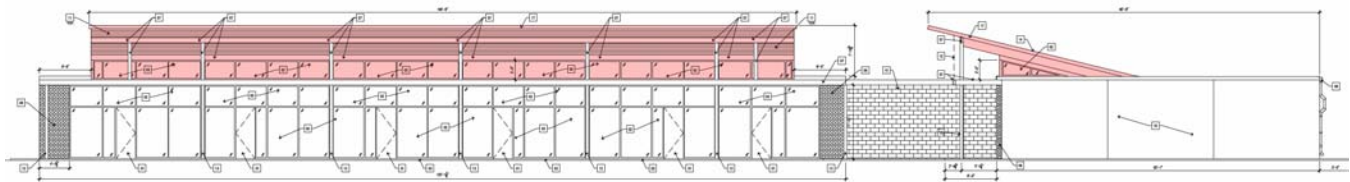
## DEVELOPMENT PLAT VARIANCE



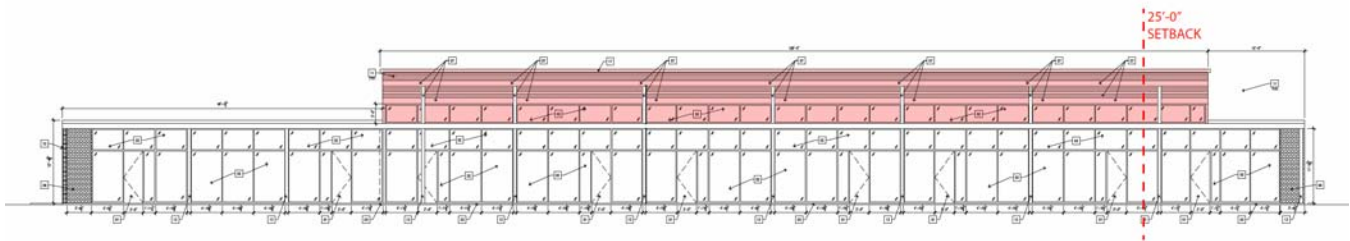




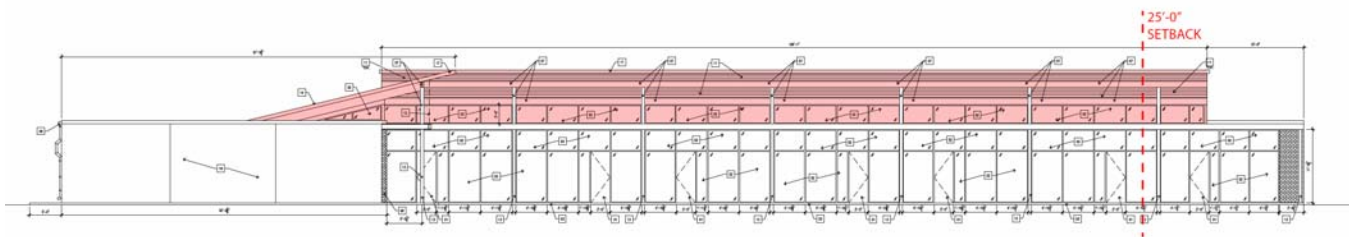
ELEVATIONS



3 BUILDING 'B' NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING 'A' EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING 'A' EAST ELEVATION  
SCALE: 1/8" = 1'-0"

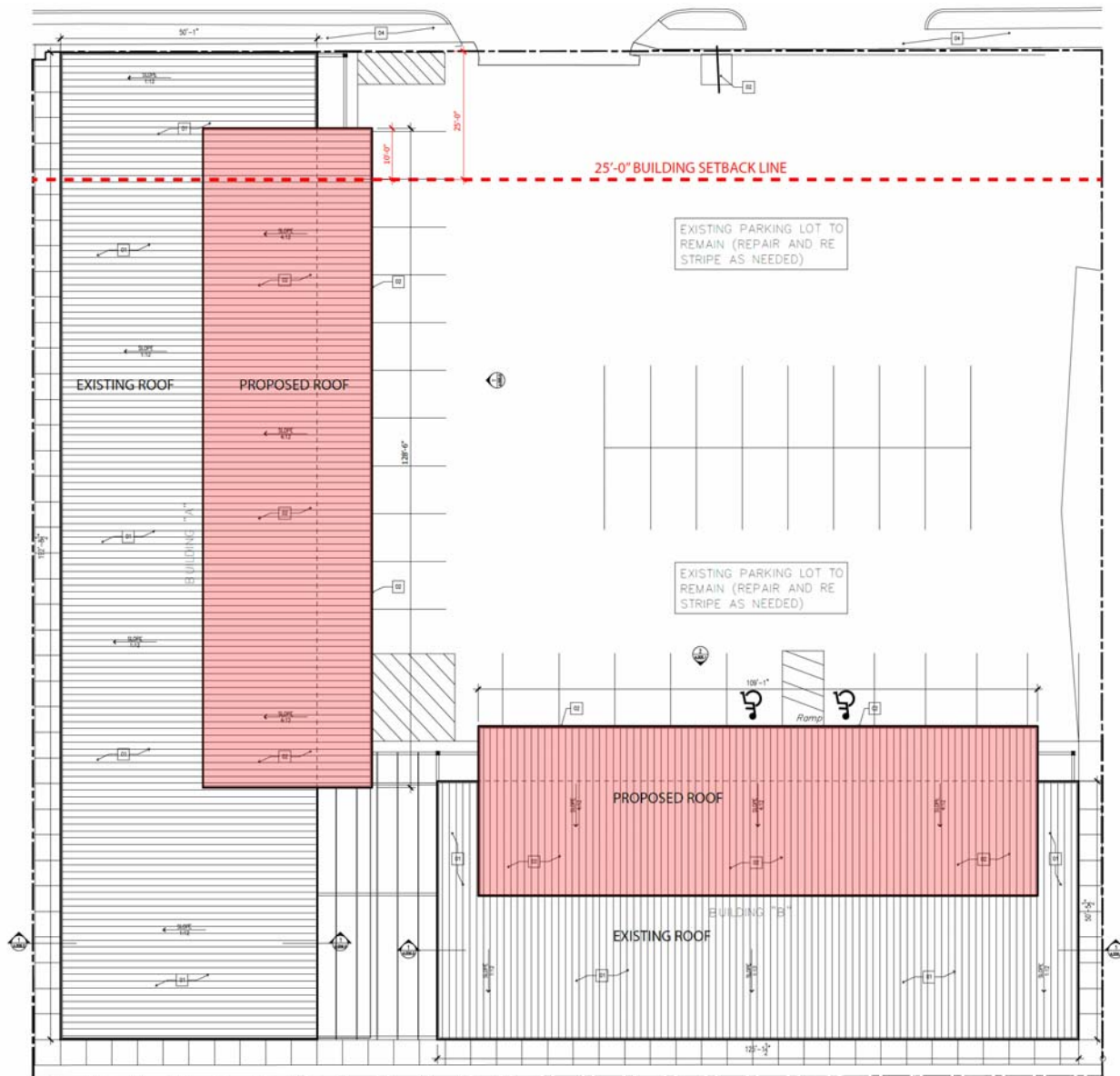
DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

**SITE PLAN**



**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

# DEVELOPMENT PLAT VARIANCE

# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 07-07-2016

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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**NORTH OF:** Westheimer Road  
**SOUTH OF:** Briar Forest Drive

**EAST OF:** S. Fry Road  
**WEST OF:** SH 6

77077 4756 487 V City

**APPLICANT:** Maverick Engineering

**ADDRESS:** 2250 Barker Oaks Drive

**EXISTING USE:** VACANT

**PROPOSED USE:** HOTEL - MOTEL

**HOTEL / MOTEL APPLICATION DATE:** 06-01-2016

**DIRECTOR DECISION:** Approve

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION 28-202(A)(2)

**LAND USE CALCULATIONS:** RESIDENTIAL: N/A

NON-RESIDENTIAL: N/A

**PRIMARY ENTRANCE LOCATION:** Barker Oaks Drive

**PURPOSE OF REQUEST:**

28-202 – Locational Requirements:

No portion of the tract on which the hotel, other than a hotel with 120 or more separately rentable units and service facilities is situated may have frontage on or take any access from any street on which any school, library, church, licensed day care center, health facility, or public park also has frontage, if the hotel tract would be within 750 feet of the school, library, church, licensed day care center, health facility, or public park tract. The distance shall be measured from the nearest point on the tract on which the hotel is situated to the nearest point on the tract on which the school, library, church, licensed day care center, health facility, or public park is situated.

**BASIS OF REQUEST:**

The hotel will be comparable to similar developments in the immediate vicinity.

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** The hotel will take access from a street that serves primarily commercial developments. The adjacent property houses a holiday Inn hotel. The current proposal is phase 1 of a two part development. When both hotels are constructed the room count will surpass the 120 room threshold that restricts hotels from being within a certain proximity of a protected use.

This proposal meets the intent of Chapter 28 and thus, staff recommends the planning commission grant the variance for a hotel to be located closer than 750' of a protected use.

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** JULY 7, 2016

**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 07-07-2016**

**CITY OF HOUSTON  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

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**HOTEL/MOTEL VARIANCE FORM**

Building Permit Number 16031345

Applicant: Maverick Engineering Phone: 713-271-1941

Address: 9730 Town Park Drive, # 111 Houston Texas Zip Code: 77036

Site Address: 2250 Barker Oaks Drive Houston Texas 77077 Date Disapproved: 05/11/2016

Statement of the specific provision of the article from which the variance is requested:

Section 28-202 (Location Requirements). No Hotel, with separately rentable units less than 120, can be built within 750 feet of an existing church facility.

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

Considering the odd shape of the 4.717 Acres tract, the developer wants to optimize the land use by developing the property in two phases. Phase I will be the construction of a 92 unit Hampton Inn & Suites and Phase II will be the construction of 85 units Fairfield Inn with common detention and entrance. (See the attached Exhibit for Phase I & II)

A handwritten signature in blue ink, appearing to read "RA Desai".

Signature of Applicant

06/02/2016

Date

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**PLANNING COMMISSION ACTION**

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 7, 2016

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 07-07-2016

The pertinent ordinance section is: Hotel / Motel ordinance Section 28-202.

More Basic Information According to City of Houston hotel/motel ordinance section 28-202 (Locational Requirements), no hotel, with separately rentable units less than 120, can be built within 750 feet of an existing church facility.

Considering the odd shape of the 4.717-Acre tract, the developer is proposing to satisfy the 120-unit requirement with a two-building, two-phase development, with common detention and entrance, in order to achieve the highest and best use of the property. (See attached Exhibit for Phase I & II). The first phase will consist of a 92-unit Hampton Inn Suites, and the second phase will consist of an 85-unit Fairfield Inn, in all 177 units of high quality hospitality units involving two franchises with exclusive clientele which will have no adverse effect on the existing church facility.

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#### The Variance Requests:

1. *The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land.*

Construction of one building consisting of 120 rentable units will not allow for maximum and best use of the land, and simultaneous development of two facilities would create a substantial and prohibitive financial burden on the developer.

The developer is proposing to satisfy the 120-unit requirement in a two-phase development, with common detention and entrance, in order to achieve the highest and best use of the property. (See attached Exhibit for Phase I & II). The first phase will consist of a 92-unit Hampton Inn Suites, and the second phase will consist of an 85-unit Fairfield Inn, in all 177 units of high quality hospitality units involving two franchises with exclusive clientele which will have no adverse effect on the existing church.

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

Hardship is not imposed by the applicant, but is imposed by the irregular shape of the tract. Construction of a single building with 120 rentable units will substantially reduce the maximum and best use of the land.

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### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 7, 2016



**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 07-07-2016**

- 3. The intent and general purposes of this article will be preserved and maintained;*

All the engineering and construction requirements of the article will be preserved and maintained .

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

The existing church facility is surrounded by Barker reservoir to the west, hotel facility (less than 750 feet from Church boundary) to the north and northwest, shopping center to the east and a vacant lot to the south, including two other hospitality facilities along Barker Oaks Drive, west of subject property, near the intersection of Barker Oaks Drive and Highway 6. This proposed two-building, two-phase hospitality development with exclusive clientele will blend harmoniously into the existing general landscape of the area, and will have no injurious effect on the public health, safety or welfare. Most of the traffic for this development will be from Highway 6, and church traffic will mostly be directed from and to Piping Rock Street at the north end of church property.

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**PLANNING COMMISSION ACTION**

**DECISION:      VARIANCE GRANTED      VARIANCE DENIED**

**DATE: JULY 7, 2016**

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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 07-07-2016

### CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

#### HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.

*Staff will complete shaded items.*

1. HOTEL / MOTEL NAME: HAMPTON INN AND SUITES  
2. HOTEL / MOTEL ADDRESS: 2250 Barker Oaks Drive, Houston Texas 77077  
3. PROJECT INFO.: File no.:                      Survey: Blass Herrera Abstract no.: 321  
Lambert:                      Census Tract:                      School Dist.:                       
Key Map: 488S Zip Code: 77077 City Council Dist.:                       
County: Harris Super Neighborhood:                       
Project number: 16031345

4. GEOGRAPHIC:  
North of: Another Motel Bldg. East of: Barker Oaks Drive  
South of: Westheimer Road West of: Clodine Ditch

5. PROJECT DATA:  
Total acreage: 4.71 Acres Total no. of rooms: 92 Guest Units  
Total no. of suites: 0

6. CONTACTS:  
Owner: Omprakash Ahuja (Om Hospitality Inc.)  
Address: 13702 Slate Creek Phone: 281-772-4678 Fax:                       
City: Houston State: Texas Zip: 77077  
Applicant: Rajiv A. Desai (Maverick Engineering)  
Address: 9730 Town Park Drive Phone: 713-271-1941 Fax: 713-271-1946  
City: Houston State: Texas Zip: 77036

7. SUBMITTAL REQUIREMENTS		HM
Completed Application form		X
One copy complete building permit drawings (including survey or plat)		X
Title information		X
Land use parcel map		X
Copy of the application for building permit with project number		X
Filing fee (\$321.35 & \$27.66) nonrefundable service fee payable to "City of Houston"		X
One copy of the site plan		X
Landscape Analysis form	N/A	<input type="checkbox"/>
Off-street Parking Calculation form	N/A	<input type="checkbox"/>

Rajiv A. Desai

Applicant Signature

05/11/2016

Date

Hot\_mot

05/11/16

### PLANNING COMMISSION ACTION

DECISION:      VARIANCE GRANTED      VARIANCE DENIED

DATE: JULY 7, 2016

# HOUSTON PLANNING COMMISSION

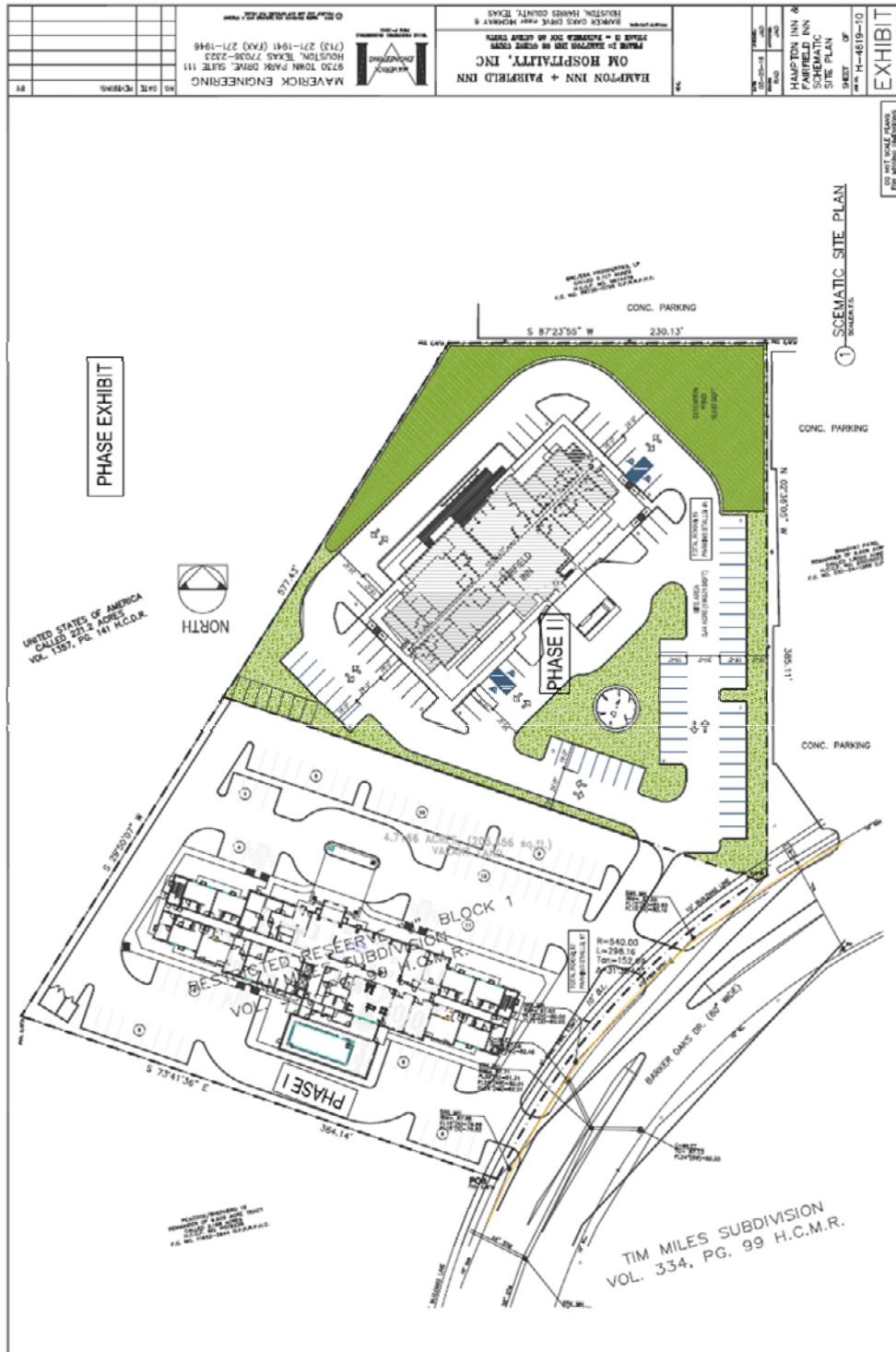
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 07-07-2016



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 7, 2016

# HOUSTON PLANNING COMMISSION

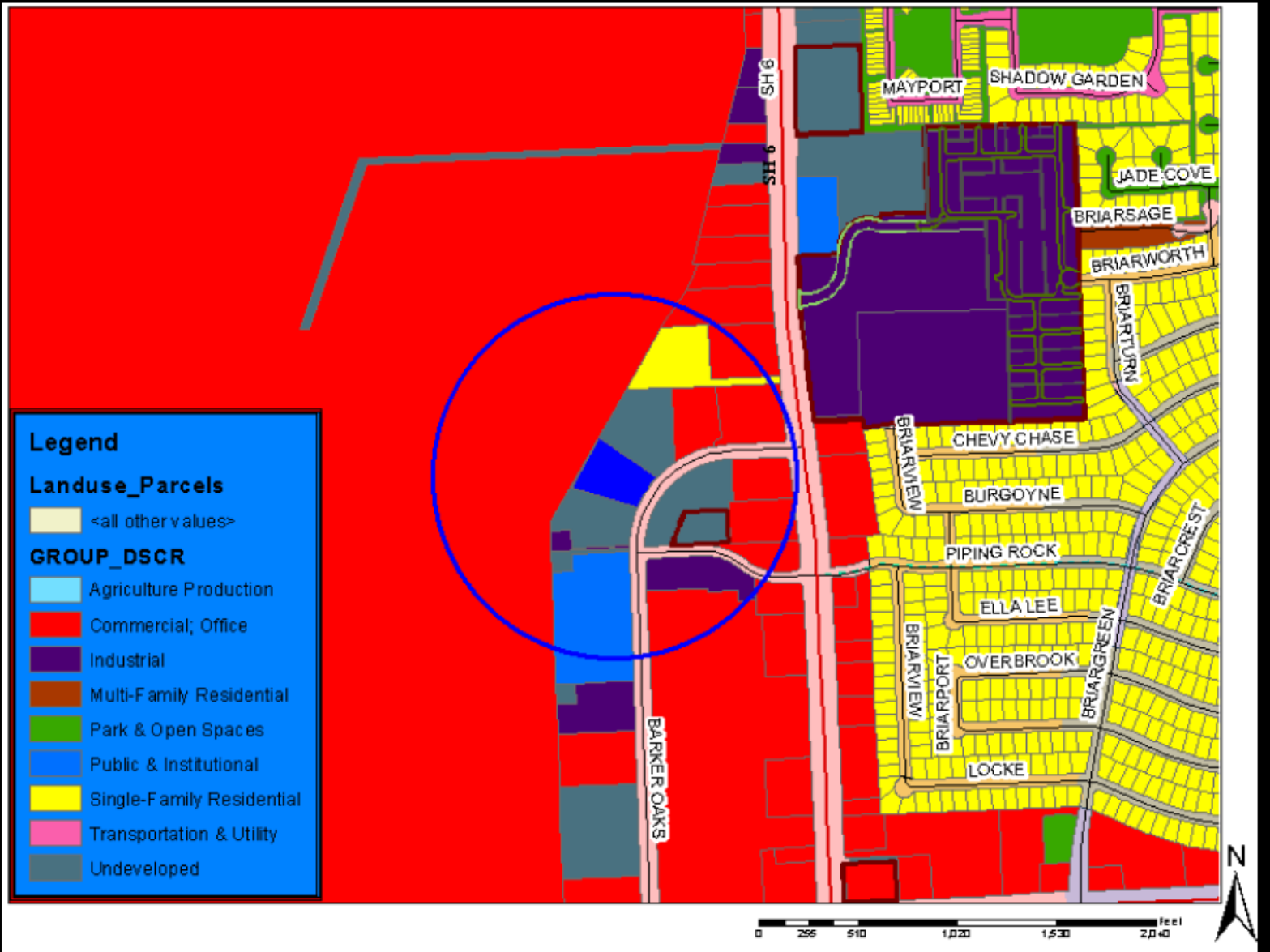
## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 07-07-2016



### PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: JULY 7, 2016



**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**AGENDA ITEM: III**

**MEETING DATE: 07-07-2016**



**PLANNING COMMISSION ACTION**

**DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED**

**DATE: JULY 7, 2016**



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

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

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

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

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

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

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

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

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# LANDSCAPE PLAN VARIANCE





## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS:

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

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4); and, if applicable, the fifth (5) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

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

## LANDSCAPE PLAN VARIANCE





## ITEM IV:

Meeting Date: 07-07-2016

# Houston Planning Commission

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



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# LANDSCAPE PLAN VARIANCE



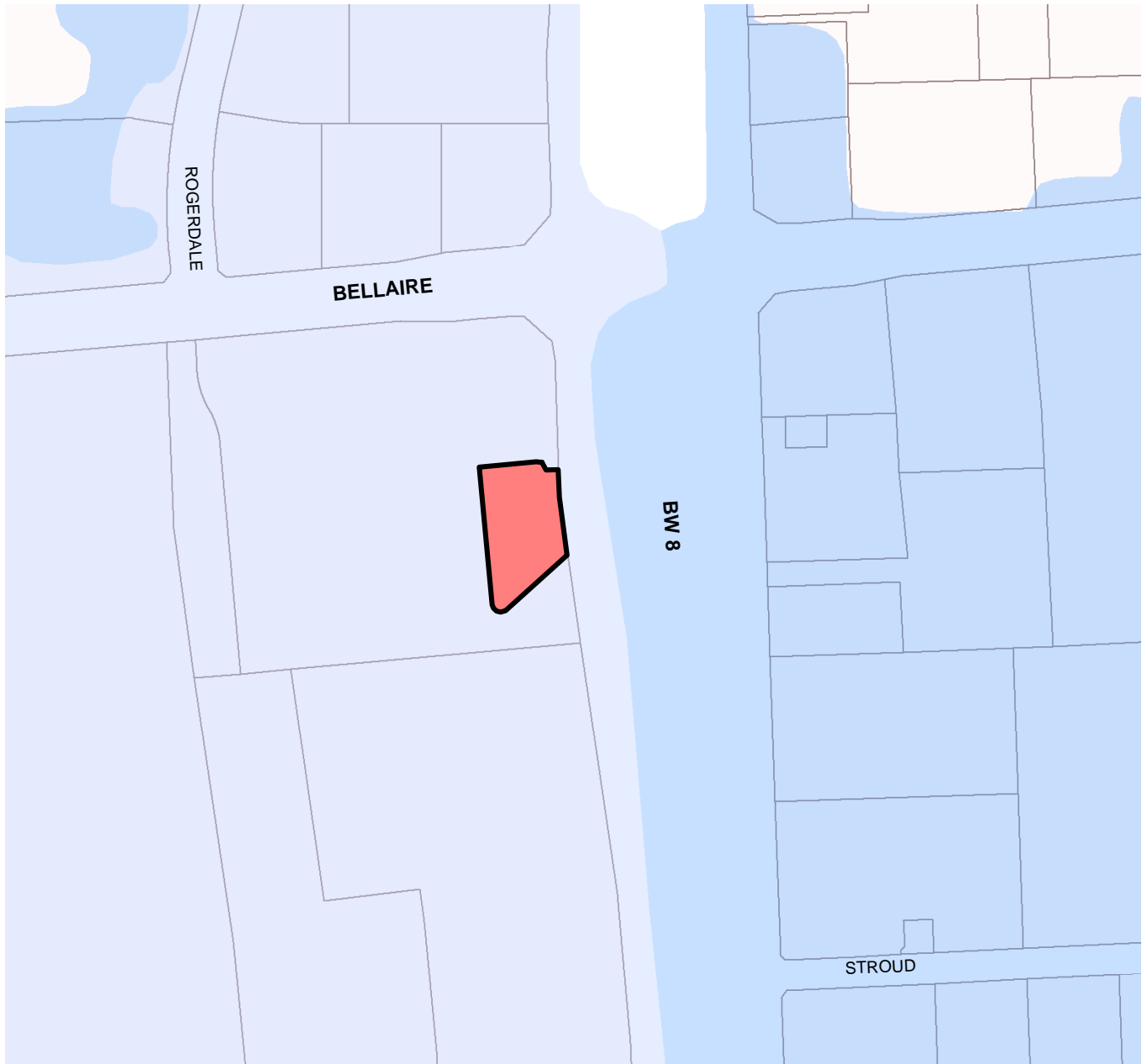
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

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# Houston Planning Commission

SITE LOCATION



## LANDSCAPE PLAN VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

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# Houston Planning Commission

SITE AERIAL



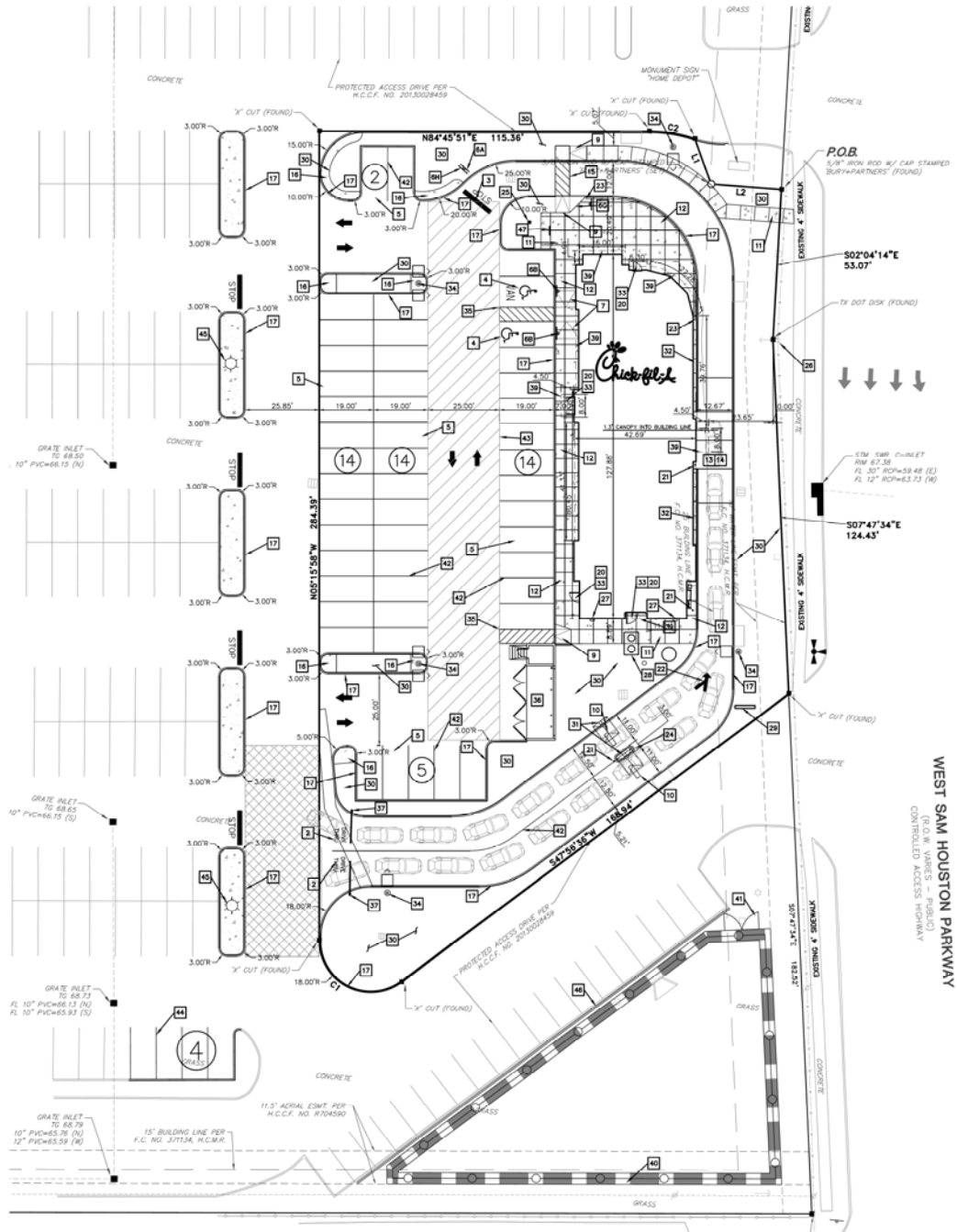
# LANDSCAPE PLAN VARIANCE





# Houston Planning Commission

## SITE PLAN



# LANDSCAPE PLAN VARIANCE







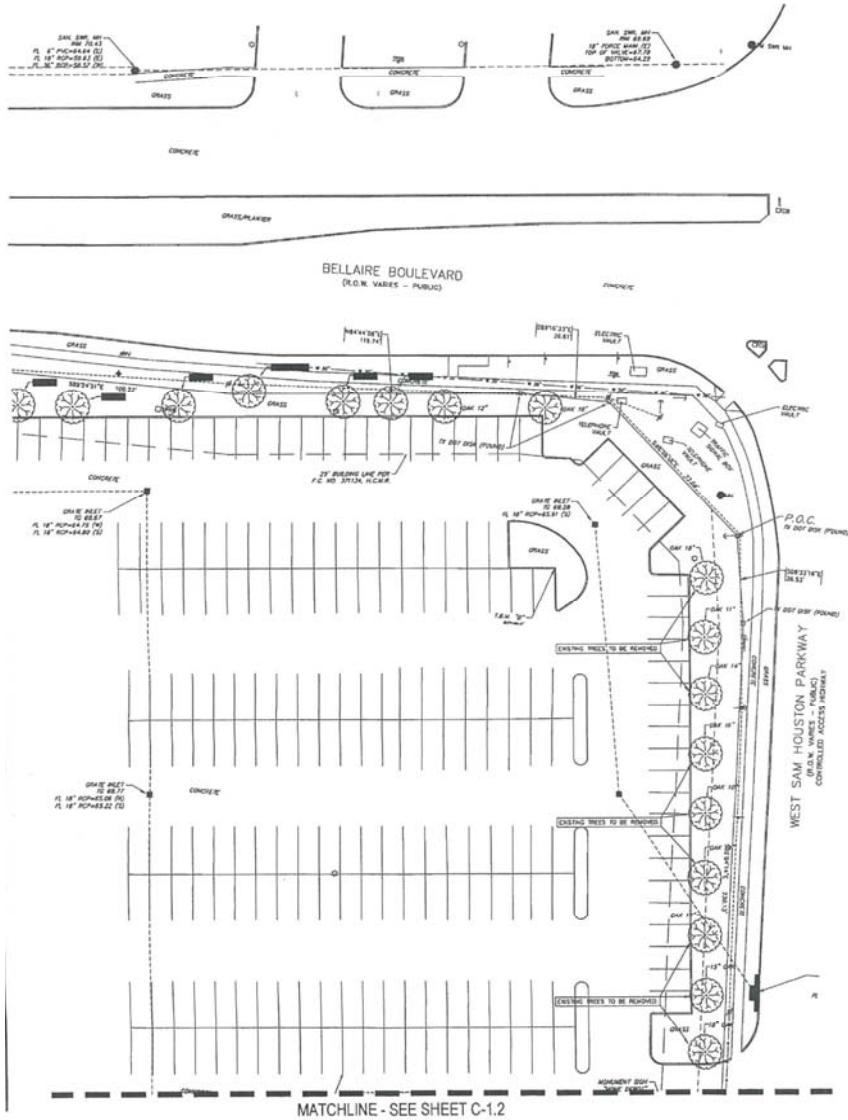
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### ITEM: IV

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#### APPROVED REMOVAL PERMIT



**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  
HAUL OFF ALL REMOVED MATERIALS  
GRIND STUMPS BELOW GROUND LEVEL AND HAUL OFF DEBRIS



## LANDSCAPE PLAN VARIANCE









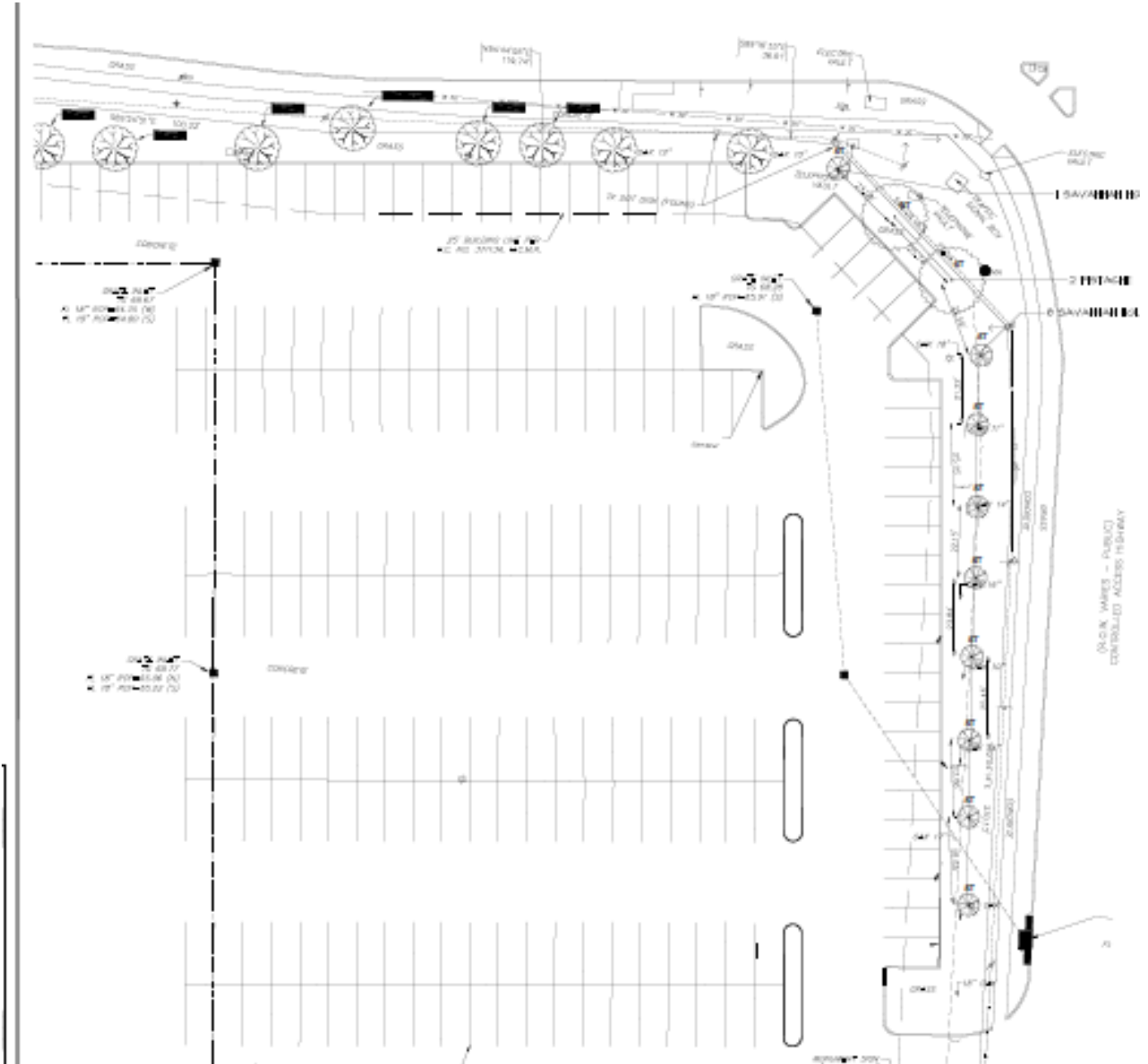


## ITEM IV:

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# Houston Planning Commission

## PROPOSED LANDSCAPING



# LANDSCAPE PLAN VARIANCE

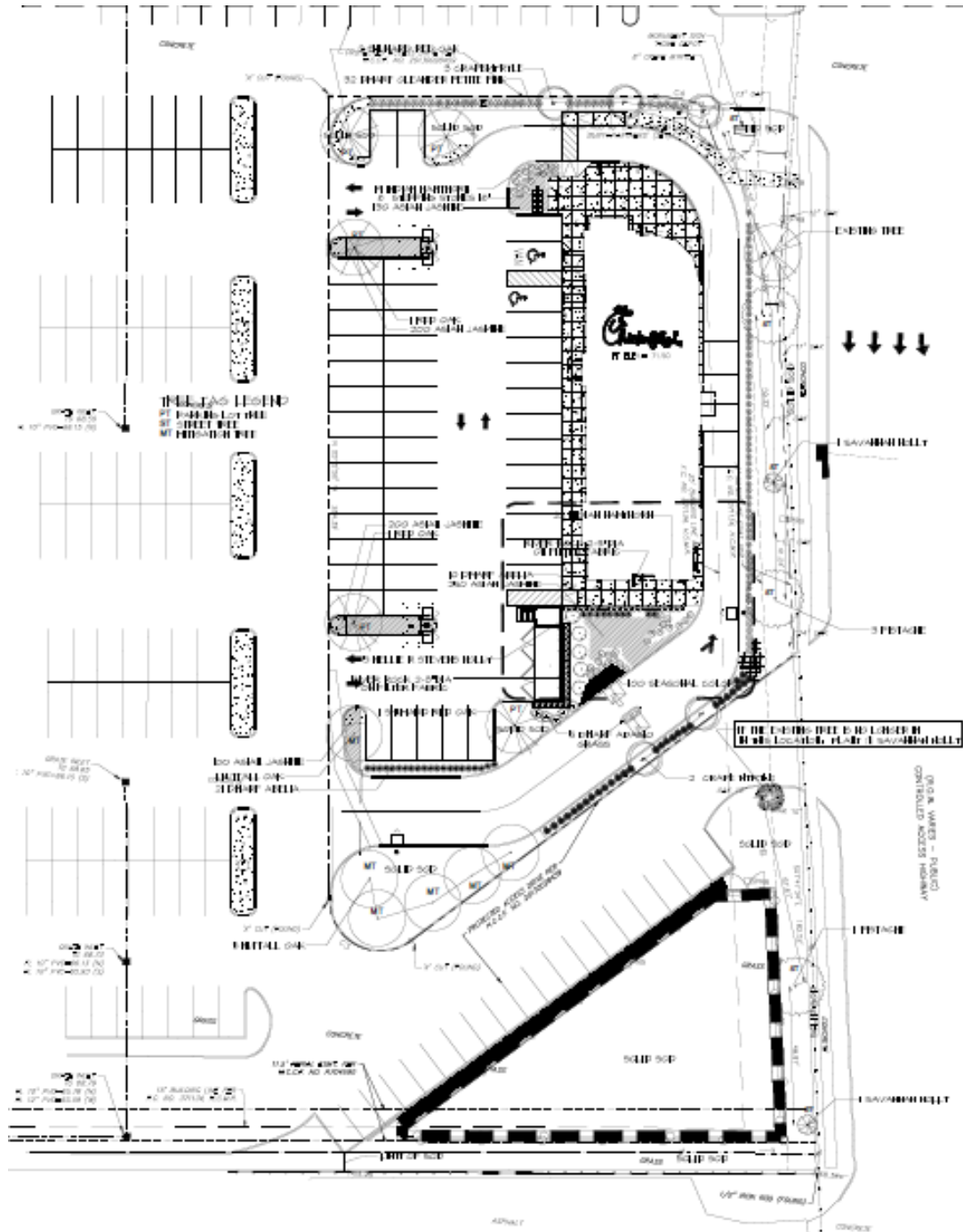


## ITEM IV:

Meeting Date: 07-07-2016

# Houston Planning Commission

## PROPOSED LANDSCAPING



# LANDSCAPE PLAN VARIANCE



## 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

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**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## LANDSCAPE PLAN VARIANCE