

# HOUSTON PLANNING COMMISSION

## AGENDA

OCTOBER 27, 2016



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

# PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Bill Baldwin  
Fernando L. Brave  
Antoine Bryant  
Lisa Clark  
Algenita Davis  
Mark A. Kilkenny  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
Shafik I. Rifaat  
Megan R. Sigler  
Eileen Subinsky  
Meera D. Victor  
Shaukat Zakaria

The Honorable Judge Robert Hebert  
*Fort Bend County*  
The Honorable Ed Emmett  
*Harris County*  
Commissioner James Noack  
*Montgomery County*

## **ALTERNATE MEMBERS**

Richard W. Stolleis, P.E.  
Charles O. Dean, P.E.  
*Fort Bend County*  
Raymond J. Anderson, P.E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Dale A. Rudick, P.E.  
Dawn Ullrich  
Thomas C. Lambert

## **SECRETARY**

Patrick Walsh, P.E.

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

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

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

## **Speakers Sign In Form**

### **Instructions:**

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

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

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

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

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

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

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## **Speakers Sign In Form**

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6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

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

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

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

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

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



# **Houston Planning Commission**

## **AGENDA**

**October 27, 2016**

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

### **Call to Order**

### **Director's Report**

### **Approval of the October 13, 2016 Planning Commission Meeting Minutes**

#### **I. Public hearing and consideration of a proposal to rename Dowling Street to Emancipation Avenue (Brian Crimmins)**

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

- a. Consent Subdivision Plats (Geoff Butler)
- b. Replats (Geoff Butler)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Christa Stoneham, Suvidha Bandi, Muxian Fang, Chad Miller)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Christa Stoneham, Marlon Connley, Aracely Rodriguez)
- g. Extension of Approvals (Jose Medoza)
- h. Name Changes (Jose Mendoza)
- i. Certificates of Compliance (Jose Mendoza)
- j. Administrative
- k. Development Plats with Variance Requests

#### **III. Establish a public hearing date of December 1, 2016**

- a. Almeda Plaza Sec 4 partial replat no 1
- b. Houston Skycraper Shadows Sec 2 partial replat no 3
- c. Lismar Estates replat no 2
- d. Pine Hollow Sec 2 partial replat no 1
- e. Tall Timbers Section of River Oaks partial replat no 6

#### **IV. Consideration of an Off-Street Parking Variance for a property located at 2850 Fannin Street (Caydon Midtown) (Muxian Fang)**

#### **V. Consideration of an Off-Street Parking Variance for a property located at 3225 Grayson Oaks Lane (Royal Brook Recreation Center) (Muxian Fang)**

#### **VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 1300 block of Tabor Street, east side and the 1200-1300 block of Tabor Street, west side (MLS 620) (David Welch)**

#### **VII. Excuse the absence of Commissioner Nelson**

#### **VIII. Public Comment**

#### **IX. Adjournment**

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

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

October 13, 2016

Meeting 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 2:33 p.m. with a quorum present.**

Martha L. Stein, Chair	P
M. Sonny Garza	P
Susan Alleman	A
Bill Baldwin	P
Kenneth Bohan	P
Fernando Brave	P Arrived at 2:38 p.m. during item IV
Antoine Bryant	A
Lisa Clark	A
Algenita Davis	P Left at 4:41 p.m. during item III
Truman C. Edminster III	P
Mark A. Kilkenny	P
Paul R. Nelson	A
Linda Porras-Pirtle	P
Shafik Rifaat	P
Pat Sanchez	A
Eileen Subinsky	P
Shaukat Zakaria	A
Mark Mooney for	P Arrived at 2:42 p.m. during item IV and Left at 4:15 p.m. during item #123
Honorable James Noack	
Charles O. Dean for	P
The Honorable Robert E. Herbert	
Raymond Anderson for	P
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.

Item VI Public Comments regarding Dowling Street renaming was heard at this time.

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

## **VI. PUBLIC COMMENTS (DOWLING STREET RENAMING)**

Speakers: Patricia Smith Prather, Keith Downey, Dolores Rodgers, Dr. Charles Alcorn, McKenzie Watson, Bianca Mahmood, Joshua Ben Bullard, Eureka Gilkey, Samuel Dinkins, Velocia Ulmer, Thom Murphy, Rev. Robert McGee, Michael Stoddard, Booker T. Morris, Bertrina McDaniel, Preston Middleton, Rev. Dr. Robert Gilmore, Dorris Ellis, Leonard Spearman Jr., Kijawa Wiseman and Ozell Taylor Johnson – supportive; Bill Hopkins and Carroll Shaddock, - opposed; Ebony Noble – undecided.

## **APPROVAL OF THE SEPTEMBER 29, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 15, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**      Second: **Garza**      Vote: **Carries**      Abstaining: **Bohan, Kilkenny and Porras-Pirtle**

## **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 89)**

Staff recommendation: Approve staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

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

## **C PUBLIC HEARINGS**

**90 Amblake Court Center C3N Withdrawn**

**91 Braeswood partial replat no 3 C3N Approve**

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

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

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

## **D VARIANCES**

**92 Baker Estates C2 Approve**

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

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

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

**Approve**

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

Abstaining: **None**

**Approve**

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

Abstaining: **None**

## Defer

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

Abstaining: **None**

**Approve**

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

Abstaining: **None**

**Approve**

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

Abstaining: **None**

Speaker: Dimitri Fetokakis, owner/applicant - supportive

**Approve**

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

Abstaining: **None**

**Items 99 and 100 were taken together at this time.**

<b>99</b>	<b>Texan Black Gold GP</b>	<b>GP</b>	<b>Defer</b>
<b>100</b>	<b>Texans Soccer Athletic Complex</b>	<b>C2</b>	<b>Defer</b>

Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Edminster**      Second: **Anderson**      Vote: **Unanimous**      Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

Items 101 and 102 were taken together at this time.

<b>101</b>	<b>Bridges on Lake Houston GP</b>	<b>GP</b>	<b>Defer</b>
<b>102</b>	<b>Bridges on Lake Houston Sec 7</b>	<b>C3P</b>	<b>Defer</b>

Staff recommendation: Defer the applications for two weeks per the applicant's request.  
Commission action: Deferred the applications for two weeks per the applicant's request.  
Motion: **Baldwin**      Second: **Bohan**      Vote: **Unanimous**      Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

<b>103</b>	<b>Eastex Place</b>	<b>C2</b>	<b>Approve</b>
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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: **Garza**      Second: **Subinsky**      Vote: **Unanimous**      Abstaining: **None**

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

## **G EXTENSIONS OF APPROVAL**

<b>104</b>	<b>Bayou Fifth Sec 4</b>	<b>EOA</b>	<b>Approve</b>
<b>105</b>	<b>Bridgeland Creek Parkway Street Dedication Sec 4</b>	<b>EOA</b>	<b>Approve</b>
<b>106</b>	<b>Bridgeland Creek Parkway Street Dedication Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>107</b>	<b>Bridgeland Mason Road Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>108</b>	<b>Car Transport</b>	<b>EOA</b>	<b>Approve</b>
<b>109</b>	<b>Carlsway Property partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>110</b>	<b>HT Friends at Greenhouse</b>	<b>EOA</b>	<b>Approve</b>
<b>111</b>	<b>International Tech Park Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>112</b>	<b>Park West Green Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>113</b>	<b>Phobia Haunted Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>114</b>	<b>Richmond Road Farms partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>115</b>	<b>Royal Brook at Kingwood Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>116</b>	<b>West Lake Houston Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>117</b>	<b>West Road and Peek Road and Fed Ex Drive Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>118</b>	<b>Wildwood at Oakcrest North Sec 23</b>	<b>EOA</b>	<b>Approve</b>

## **H NAME CHANGES NONE**

## **I CERTIFICATES OF COMPLIANCE**

**120 17220 Kermier Road**

**COC**

**Approve**

**121 23529 FM 1314**

**COC**

**Approve**

Staff recommendation: Approve staff's recommendation for items 104 and 121.

Commission action: Approved staff's recommendation for items 104 and 121. .

Motion: **Davis** Second: **Bohan** Vote: **Carries** Abstaining: **Edminster from item 112**

**J ADMINISTRATIVE  
NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**122 2806 Alexander Street**

**DPV**

**Deny**

Staff recommendation: Deny the development plat variance.

Commission action: Denied the development plat variance.

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

Speakers: Michael Stoddard and Robbynn Reinap – opposed; David Black, builder - supportive

**123 2535 Glen Haven Blvd**

**DPV**

**Approve**

Staff recommendation: Approve the development plat variance to allow a 10' building line in lieu of the ordinance required 25' building line along Kirby Dr. subject to the following conditions:

(1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.

(2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any right-of-way trees will require a Tree Removal Permit by the Urban Forester.

(3) Provide a 5' sidewalk along Glen Haven Boulevard and a 6' sidewalk along Kirby Drive.

Commission action: Approved the development plat variance to allow a 10' building line in lieu of the ordinance required 25' building line along Kirby Dr. subject to the following conditions:

(1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.

(2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any right-of-way trees will require a Tree Removal Permit by the Urban Forester.

(3) Provide a 5' sidewalk along Glen Haven Boulevard and a 6' sidewalk along Kirby Drive.

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

Speakers: Marilyn Archer – opposed; Jesse Givens, representing applicant and Becky McGraw, owner - supportive

**124 3910 Southmore Circle**

**DPV**

**Approve**

Staff recommendation: Approve the development plat variance to allow a new single-family residence to be constructed at a 20' building line instead of the ordinance required 25' building line along the major thoroughfare, North MacGregor Way.

Commission action: Approved the development plat variance to allow a new single-family residence to be constructed at a 20' building line instead of the ordinance required 25' building line along the major thoroughfare, North MacGregor Way.

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

## **II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2016 FOR:**

**a. Fisher Street Townhomes replat no 1**

**b. Genesse West Drew Crossing replat no 1**

**c. Herzog partial replat no 1**

**d. Hyde Park Main Addition no 4 partial replat no 1**

**e. Remington Creek Ranch Sec 4Sec 5 replat no 1**

Staff recommendation: Establish a public hearing date of November 10, 2016 for items **II a-e**.

Commission action: Established a public hearing date of November 10, 2016 for items **II a-e**.

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

### **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER) A**

Staff recommendation: Defer the requested off-street parking variance per the applicant's request.

Commission action: Deferred the requested off-street parking variance per the applicant's request.

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

### **IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A SUPER 8 LOCATED AT 7660 SOUTH LOOP EAST**

Withdrawn

### **V. EXCUSE THE ABSENCES OF COMMISSIONERS BOHAN AND SANCHEZ**

Commissioner Bohan was present; therefore, no Commission action required.

Commissioners Sanchez's absences were excused.

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

### **VI. PUBLIC COMMENT**

Commissioner Stein announced Commissioner Edminster's and Bohan's would be leaving the Planning Commission and thanked them for their excellent service to the Planning Commission.

Commissioner Edminster thanked everyone and expressed his thoughts on excessive curb cuts and right-of ways.

Commissioner Bohan thanked everyone and as they go forward to keep up the good work.

Jane Cahill West made remarks on the proposed amendments to chapter 26 in regarding to off-street parking.

### **VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:47 p.m.

Motion: **Kilkenny** Second: **Rifaat** 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	Aliana Sec 60	C3P	
2	Braeswood partial replat no 3	C3F	
3	Bridgeland Parkland Crossing Street Dedication Sec 1	SP	
4	Bridgeland Parkland Village Sec 11	C3P	
5	Bridgeland Parkland Village Sec 12	C3P	
6	Carpenters Landing Sec 8	C3F	
7	CSS Real Estate Development	C2	
8	Dawat E Hadiyah Texas	C2	
9	Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves	C3F	
10	Development at West Little York	C2	DEF1
11	Eado Point	C3F	
12	Even Holdings LLC	C2	
13	Georgetown Oaks GP	GP	
14	Grand Mission Estates GP	GP	
15	Handistop at Beamer Road	C2	
16	Harvest Green Montessori	C2	
17	Harvest Green Sec 15	C3F	
18	Harvest Green Sec 16	C3F	
19	Harvest Green Sec 17	C3P	
20	Harvest Home Drive Street Dedication Sec 1	C3P	
21	Hidden Meadow Sec 7	C3P	
22	Highland Glen Sec 5	C3P	
23	Imperial Trace Sec 5	C3F	
24	Katy Westpark High School	C2	
25	Lakes At Mason Park Sec 5	C3F	
26	McCrary Meadows Drive Extension and Reserve	C3F	
27	Mills Creek Crossing Sec 1	C3F	
28	Pine Trace Village Sec 6	C3F	
29	Providence Bay Drive Extension and Reserves	C3P	
30	Provision at West Belfort	C2	DEF2
31	Saldivar Estates	C1	
32	Satyanarayana GP	GP	
33	Shops at Long Meadow Terrace	C2	DEF2
34	Standard on the Creek	C2	
35	Swift Bissonnet	C2	
36	Willowbrook Office Center	C3P	
37	Woodridge Forest Sec 15	C3P	

**B-Replats**

38	Aldine Plaza	C2R	
39	Barker Cypress Retail	C2R	
40	Billingsley Street Landing	C2R	



**Platting Summary****Houston Planning Commission****PC Date: October 27, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Boulder Creek partial replat no 1	C2R	
42	Bountiful Prairie	C3R	DEF1
43	Colombe Dor	C2R	
44	Garza Plaza	C3R	DEF1
45	Genesis Homes	C2R	
46	Hyde Park Estates	C2R	
47	Mallow Place	C2R	
48	McKinley HQ and Showroom	C2R	
49	Oak Forest Estates	C2R	DEF1
50	Ory Homes	C2R	
51	Rainbow Bee	C2R	
52	Saddlegate	C2R	
53	Upland Development	C3R	
54	US59 New Caney Commercial Development Sec 1 Partial Replat No 1	C2R	
55	Villas on Del Rio	C2R	
56	Villas On Hershe	C2R	

**C-Public Hearings Requiring Notification**

57	Bavaria Sec 5 replat no 1	C3N	
58	Hardy Park Manor replat no 1	C3N	
59	Nolo Studios at Acres Homes	C3N	
60	Westhaven Estates Sec 2 partial replat no 6	C3N	

**D-Variances**

61	Bridges on Lake Houston GP	GP	DEF1
62	Bridges on Lake Houston Sec 7	C3P	DEF1
63	Dunham Pointe GP	GP	
64	Ella Medical Center	C2R	DEF2
65	Main Midtown	C2R	
66	Oliram Govinda Garden Oaks	C2R	
67	Republic Business Center GP	GP	
68	Republic Business Center Sec 1	C3P	DEF1
69	Sundance Cove GP	GP	
70	Texan Black Gold GP	GP	DEF2
71	Texans Soccer Athletic Complex	C2	DEF2
72	Yale Street Commons	C2R	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

73	Millwork Sec 2	C3P	
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Item No.	Subdivision Plat Name	App	
		Type	Deferral
74	Stark Transportation Addition	C2	
75	Walshak Estates	C1	

**G-Extensions of Approval**

76	First Baptist Church of the Woodlands	EOA
77	Fusion Autoplex	EOA
78	Katy ISD Mayde Creek Complex	EOA
79	Laurel Park Sec 4	EOA
80	Rock Materials	EOA
81	Spring RV and Boat Storage	EOA
82	Tealpointe Lake Estates	EOA
83	Via Principale Parkway Sec 2	EOA
84	Via Principale Parkway Sec 3	EOA
85	Vista of Klein Lake Sec 3	EOA

**H-Name Changes**

86	The Church in Houston West District (prev. Church of Houston)	NC
87	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18 (prev. Woodlands Lake Woodlands East Shore Sec 18)	NC

**I-Certification of Compliance**

88	26651 Tinker Way	COC
89	25987 Lantern Lane	COC
90	18325 Teton Lane	COC
91	13015 Chrisman Road	COC
92	16530 Oak Lane	COC
93	26323 and 26331 Post Oak Drive	COC

**J-Administrative**

None

**K-Development Plats with Variance Requests**

None

**Off Street Parking Variances**

IV	2850 Fannin Street	PV
V	3225 Grayson Oaks Lane (Royal Oaks Recreation Center)	PV

**Platting Summary****Houston Planning Commission****PC Date: October 27, 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	Aliana Sec 60	2016-1735	C3P	Fort Bend	ETJ	566D	17.52	0.91	52	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
2	Braeswood partial replat no 3	2016-1800	C3F	Harris	City	532G	0.19	0.00	4	Terraco Industries, LLC	The Interfield Group
3	Bridgeland Parkland Crossing Street Dedication Sec 1	2016-1782	SP	Harris	ETJ	366T	2.89	0.00	0	Bridgeland Development, LP	Costello, Inc.
4	Bridgeland Parkland Village Sec 11	2016-1783	C3P	Harris	ETJ	365V	22.69	5.49	85	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
5	Bridgeland Parkland Village Sec 12	2016-1801	C3P	Harris	ETJ	365V	30.23	4.30	111	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
6	Carpenters Landing Sec 8	2016-1734	C3F	Harris	ETJ	457V	6.05	0.06	42	MJD Landing, LP	LJA Engineering, Inc. - (West Houston Office)
7	CSS Real Estate Development	2016-1766	C2	Harris	ETJ	367D	0.94	0.94	0	CSS Real Estate Holding I, LLC	Town and Country Surveyors
8	Dawat E Hadiyah Texas	2016-1746	C2	Harris	ETJ	407T	16.10	16.08	0	Dawat E- Hadiyah (Texas)	E.I.C. Surveying Company
9	Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves	2016-1750	C3F	Harris	ETJ	372Y	6.84	0.63	0	HCMUD No 321	BGE, Inc.
10	Development at West Little York (DEF1)	2016-1668	C2	Harris	ETJ	409S	1.41	1.41	0	West Little York Business, LLC	Windrose
11	Eado Point	2016-1804	C3F	Harris	City	493V	2.50	0.04	56	Cityside Homes, LLC	Total Surveyors, Inc.
12	Even Holdings LLC	2016-1762	C2	Montgomery	ETJ	252S	0.61	0.61	0	EVEN HOLDINGS LLC	Melissa's platting service
13	Georgetown Oaks GP	2016-1761	GP	Harris	ETJ	283T	992.80	0.00	0	Delta Troy Investments, Ltd.	BGE Kerry R. Gilbert Associates
14	Grand Mission Estates GP	2016-1759	GP	Fort Bend	ETJ	526P	775.70	0.00	0	McGuyer Homebuilders, Inc.	BGE Kerry R. Gilbert Associates
15	Handistop at Beamer Road	2016-1744	C2	Harris	City	616B	0.52	0.52	0	Global New Millennium Partners LTD.	MOMENTUM ENGINEERING
16	Harvest Green Montessori	2016-1758	C2	Fort Bend	ETJ	566B	2.04	2.04	0	GRAND PARKWAY 1358 LP.	Catalyst Technical Group, Inc.
17	Harvest Green Sec 15	2016-1802	C3F	Fort Bend	ETJ	526X	49.67	20.84	123	Johnson Development	Jones   Carter
18	Harvest Green Sec 16	2016-1781	C3F	Fort Bend	ETJ	566C	36.50	25.70	48	Johnson Development	Jones   Carter
19	Harvest Green Sec 17	2016-1755	C3P	Fort Bend	ETJ	566F	21.90	4.36	60	Johnson Development	BGE Kerry R. Gilbert Associates
20	Harvest Home Drive Street Dedication Sec 1	2016-1754	C3P	Fort Bend	ETJ	566F	3.40	0.00	0	Johnson Development	BGE Kerry R. Gilbert Associates
21	Hidden Meadow Sec 7	2016-1796	C3P	Harris	ETJ	416Z	14.71	0.90	69	HLL Land Acquisitions of Texas, L.P.	McKim & Creed, Inc.
22	Highland Glen Sec 5	2016-1745	C3P	Harris	ETJ	332D	14.94	2.20	67	Highland Resources	Van De Wiele & Vogler, Inc.

**Platting Summary****Houston Planning Commission****PC Date: October 27, 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
23	Imperial Trace Sec 5	2016-1741	C3F	Harris	ETJ	332R	13.19	2.76	66	Elan Development, L.P.	McDonough Engineering Corporation
24	Katy Westpark High School	2016-1777	C2	Fort Bend	ETJ	526P	21.31	21.31	0	Charter School Fund, LLC	Windrose
25	Lakes At Mason Park Sec 5	2016-1732	C3F	Harris	ETJ	445R	9.96	0.00	56	Buffington Mason Park, LTD	Provident
26	McCrary Meadows Drive Extension and Reserve	2016-1733	C3F	Fort Bend	ETJ	565G	1.49	0.28	0	Ventana Development	LJA Engineering, Inc.- (West Houston Office)
27	Mills Creek Crossing Sec 1	2016-1784	C3F	Harris	ETJ	369L	16.02	7.54	64	K.B. Home Lone Star Inc	Pape-Dawson Engineers
28	Pine Trace Village Sec 6	2016-1731	C3F	Harris	ETJ	289C	25.37	6.43	85	D.R. Horton-Texas, Ltd.	R.G. Miller Engineers
29	Providence Bay Drive Extension and Reserves	2016-1736	C3P	Harris	City	578T	28.60	27.44	0	Trendmaker Clear Lake LLC	LJA Engineering, Inc.- (West Houston Office)
30	Provision at West Bellfort (DEF2)	2016-1593	C2	Fort Bend	City/ ETJ	528X	11.22	11.22	0	Gardner Capital	Terra Surveying Company, Inc.
31	Saldivar Estates	2016-1705	C1	Harris	City	454B	1.01	0.00	2	None	Tetra Surveys
32	Satyanarayana GP	2016-1792	GP	Harris	ETJ	284Z	9.29	0.00	0	SSTGH	Hovis Surveying Company Inc.
33	Shops at Long Meadow Terrace (DEF2)	2016-1617	C2	Fort Bend	ETJ	525V	1.80	1.80	0	SZZ, LLP	REKHA ENGINEERING, INC.
34	Standard on the Creek	2016-1773	C2	Harris	ETJ	376X	5.50	5.50	0	Ojala Holdings	Texas Engineering And Mapping Company
35	Swift Bissonnet	2016-1764	C2	Harris	City	530Q	0.70	0.70	0	MOMENTUM	Advance Surveying, Inc.
36	Willowbrook Office Center	2016-1779	C3P	Harris	City/ ETJ	370P	13.25	13.25	0	TOC Properties, LLC	LJA Engineering, Inc.- (West Houston Office)
37	Woodridge Forest Sec 15	2016-1778	C3P	Montgomery	ETJ	296T	4.12	0.24	32	WR Forest, LLC	LJA Engineering, Inc.- (West Houston Office)

**B-Replats**

38	Aldine Plaza	2016-1776	C2R	Harris	ETJ	373Z	1.30	1.15	0	N/A	E.I.C. Surveying Company
39	Barker Cypress Retail	2016-1740	C2R	Harris	ETJ	367Q	1.68	1.68	0	DANG LA ARCHITECTURE	Advance Surveying, Inc.
40	Billingsley Street Landing	2016-1775	C2R	Harris	City	453Y	0.13	0.00	2	Jason Vu	Total Surveyors, Inc.
41	Boulder Creek partial replat no 1	2016-1709	C2R	Harris	City	575Y	41.97	41.97	0	Read King	Pape-Dawson Engineers
42	Bountiful Prairie (DEF1)	2016-1700	C3R	Harris	ETJ	283E	35.24	0.00	9	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
43	Colombe Dor	2016-1753	C2R	Harris	City	493S	1.59	1.57	0	La Columbe D'or Properties, LLC	BGE, Inc.
44	Garza Plaza (DEF1)	2016-1669	C3R	Harris	City	535R	8.17	7.32	2	Rito Garza	R.W. Patrick & Associates, Inc.
45	Genesis Homes	2016-1749	C2R	Harris	City	576Q	0.77	0.00	5	The Jean McKinley Company, Inc.	Jean McKinley Company
46	Hyde Park Estates	2016-1769	C2R	Harris	City	493N	0.23	0.00	4	TITAN URBAN DEVELOPMENT	ICMC GROUP INC

**Platting Summary****Houston Planning Commission****PC Date: October 27, 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
47	Mallow Place	2016-1743	C2R	Harris	City	573D	0.28	0.01	5	Premiere Investment Firm, LLC	Morales Engineering Associates, LLC
48	McKinley HQ and Showroom	2016-1774	C2R	Montgomery	ETJ	296K	2.80	2.80	0	McKinley Development	Town and Country Surveyors
49	Oak Forest Estates (DEF1)	2016-1622	C2R	Harris	City	533M	0.18	0.00	3	McKinley Homes Builders	South Texas Surveying Associates, Inc.
50	Ory Homes	2016-1738	C2R	Harris	City	452Y	0.25	0.00	4	CREOLE DESIGN	Advance Surveying, Inc.
51	Rainbow Bee	2016-1747	C2R	Harris	City	450A	0.64	0.64	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
52	Saddlegate	2016-1794	C2R	Harris	ETJ	410B	4.55	4.55	1	Roberts Development Inc	John G. Thomas and Associates/ Thomas Land Surveying
53	Upland Development	2016-1772	C3R	Harris	City	449X	5.01	1.95	67	Upland Estates	Windrose
54	US59 New Caney Commercial Development Sec 1 Partial Replat No 1	2016-1771	C2R	Montgomery	ETJ	256Q	20.78	20.78	0	Wal-Mart Real Estate Business Trust	Windrose
55	Villas on Del Rio	2016-1768	C2R	Harris	City	533L	0.12	0.00	2	Dan Investments LLC	ICMC GROUP INC
56	Villas On Hershe	2016-1797	C2R	Harris	City	494F	0.11	0.00	2	Cambian Homes, LLC	The Interfield Group

**C-Public Hearings Requiring Notification**

57	Bavaria Sec 5 replat no 1	2016-1491	C3N	Harris	ETJ	416Y	15.81	1.81	129	Bavaria CMI, Limited	Van De Wiele & Vogler, Inc.
58	Hardy Park Manor replat no 1	2016-1627	C3N	Harris	City	453Z	0.17	0.00	3	AZH Development	The Interfield Group
59	Nolo Studios at Acres Homes	2016-1600	C3N	Harris	City	452B	2.88	0.35	14	Mansfield Studios	Karen Rose Engineering and Surveying
60	Westhaven Estates Sec 2 partial replat no 6	2016-1581	C3N	Harris	City	491N	0.18	0.00	3	Maxim Bay III, LP	MOMENTUM ENGINEERING

**D-Variances**

61	Bridges on Lake Houston GP (DEF1)	2016-1716	GP	Harris	ETJ	377D	331.90	0.00	0	DR Horton	BGE Kerry R. Gilbert Associates
62	Bridges on Lake Houston Sec 7 (DEF1)	2016-1717	C3P	Harris	ETJ	378A	47.60	18.52	97	DR Horton	BGE Kerry R. Gilbert Associates
63	Dunham Pointe GP	2016-1752	GP	Harris	ETJ	366C	1327.40	0.00	0	Mason Westgreen LP	BGE Kerry R. Gilbert Associates
64	Ella Medical Center (DEF2)	2016-1614	C2R	Harris	City	452T	0.47	0.47	0	Murray & Murray Construction	PLS
65	Main Midtown	2016-1780	C2R	Harris	City	493T	1.14	1.14	0	RSB Ventures, LTD	Windrose
66	Oliram Govinda Garden Oaks	2016-1760	C2R	Harris	City	452P	0.54	0.51	0	3470 Ella Realty Ltd.	Vernon G. Henry & Associates, Inc.
67	Republic Business Center GP	2016-1789	GP	Harris	ETJ	369R	156.03	0.00	0	National Property Holdings, LP	Windrose

**Platting Summary****Houston Planning Commission****PC Date: October 27, 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
68	Republic Business Center Sec 1 (DEF1)	2016-1727	C3P	Harris	ETJ	369R	110.64	104.92	0	National Property Holdings, LP	Windrose
69	Sundance Cove GP	2016-1805	GP	Harris	ETJ	378P	462.00	0.00	0	Madison/Foley LLC	EHRA
70	Texan Black Gold GP (DEF2)	2016-1503	GP	Harris	ETJ	327B	131.52	0.00	0	Cunningham-Davis Properties	E.I.C. Surveying Company
71	Texans Soccer Athletic Complex (DEF2)	2016-1419	C2	Harris	ETJ	327B	28.85	28.73	0	Texans Soccer Club, Inc	E.I.C. Surveying Company
72	Yale Street Commons	2016-1793	C2R	Harris	City	453N	10.99	10.70	0	Stonelake Capital Partners	Jones   Carter

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

73	Millwork Sec 2	2016-1756	C3P	Harris	ETJ	528N	9.04	8.51	0	Waste Corporation of Texas	BGE, Inc.
74	Stark Transportation Addition	2016-1798	C2	Harris	ETJ	283J	14.91	14.91	0	Stark Transportation	PROSURV
75	Walshak Estates	2016-1757	C1	Montgomery	ETJ	256P	2.00	0.00	3	Dwayne Walshak	Survey 1, Inc.

**G-Extensions of Approval**

76	First Baptist Church of the Woodlands	2015-2214	EOA	Montgomery	ETJ	251V	9.88	9.88	0	First Baptist Church of the Woodlands	Hovis Surveying Company Inc.
77	Fusion Autoplex	2015-2160	EOA	Harris/Fort Bend	ETJ	527M	1.43	1.43	0	Fusion Autoplex	Bowden Land Services
78	Katy ISD Mayde Creek Complex	2015-2397	EOA	Harris	ETJ	447S	113.63	113.63	0	West Belt Surveying Inc.	West Belt Surveying, Inc.
79	Laurel Park Sec 4	2015-2142	EOA	Harris	ETJ	290T	21.93	1.38	69	RH of Texas Limited Partnership	LJA Engineering, Inc.- (West Houston Office)
80	Rock Materials	2015-2323	EOA	Harris	ETJ	291V	3.91	3.91	0	WORLDWIDE ROCK ENTERPRISES	M2L Associates, Inc.
81	Spring RV and Boat Storage	2015-2136	EOA	Harris	ETJ	329N	5.86	5.86	0	JWR Land LLC	E.I.C. Surveying Company
82	Tealpointe Lake Estates	2015-2095	EOA	Harris	ETJ	286S	99.50	11.16	51	Tealpointe Lake Estates, Ltd.	BGE Kerry R. Gilbert Associates
83	Via Principale Parkway Sec 2	2015-2150	EOA	Montgomery	ETJ	257E	3.10	0.23	0	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
84	Via Principale Parkway Sec 3	2015-2151	EOA	Montgomery	ETJ	257E	19.21	15.74	0	Friendswood Development Compan	LJA Engineering, Inc.- (West Houston Office)
85	Vista of Klein Lake Sec 3	2015-2276	EOA	Harris	ETJ	290Y	31.60	10.36	45	Ryland Homes	BGE Kerry R. Gilbert Associates

**Platting Summary****Houston Planning Commission****PC Date: October 27, 2016**

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

**H-Name Changes**

86	The Church in Houston West District (prev. Church of Houston)	2016-1510	NC	Harris	ETJ	444R	4.69	4.69	0	The Church in Houston West District	HRS and Associates, LLC
87	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18 (prev. Woodlands Lake Woodlands East Shore Sec 18)	2015-2087	NC	Montgomery	ETJ	251G	5.23	0.64	59	THE WOODLANDS LAND DEV. CO.	LJA Engineering, Inc.- (West Houston Office)

**I-Certification of Compliance**

88	26651 Tinker Way	16-1190	COC	Montgomery	ETJ	257M				Carlos Martinez Munoz	Carlos Martine Munoz
89	25987 Lantern Lane	16-1191	COC	Montgomery	ETJ	257M				Jessica Garcia	Christine Hartman
90	18325 Teton Lane	16-1192	COC	Montgomery	ETJ	295F				Benito Moreno	Alma Moren
91	13015 Chrisman Road	16-1193	COC	Harris	ETJ	413G				Sabitree Sookram	Benjamin Mellado
92	16530 Oak Lane	16-1194	COC	Harris	ETJ	458Z				David and Sharron Beckham	Sharon Beckham
93	26323 and 26331 Post Oak Drive	16-1195	COC	Montgomery	ETJ	257M				Carmona Cutberto	Matthew Johnson

**J-Administrative**

None

**K-Development Plats with Variance Requests**

None

**Off Street Parking Variances**

VI	2850 Fannin St		PV	Harris	City	493T				Steven Freeman	Kimley Horn
V	3225 Grayson Oaks Lane (Royal Oaks Recreation Center)		PV	Harris	City	297P				Mikalla Hodges	Jones & Carter

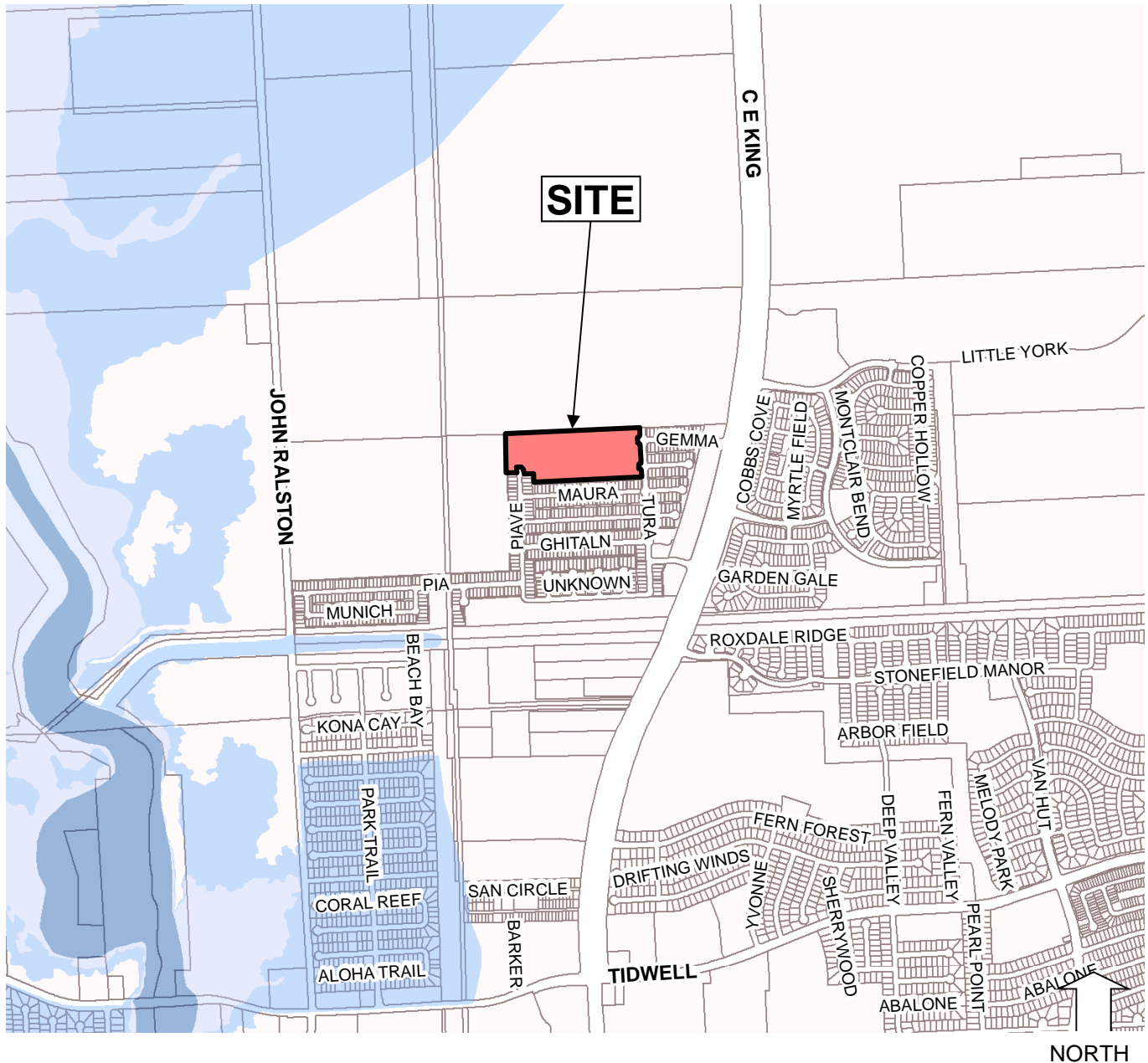
## Planning and Development Department

**ITEM: 57**

**Meeting Date: 10/28/2016**

**Subdivision Name: Bavaria Sec 5 replat no 1**

**Applicant: Van De Wiele & Vogler, Inc.**



## C – Public Hearings with Variance

## Site Location



# Houston Planning Commission

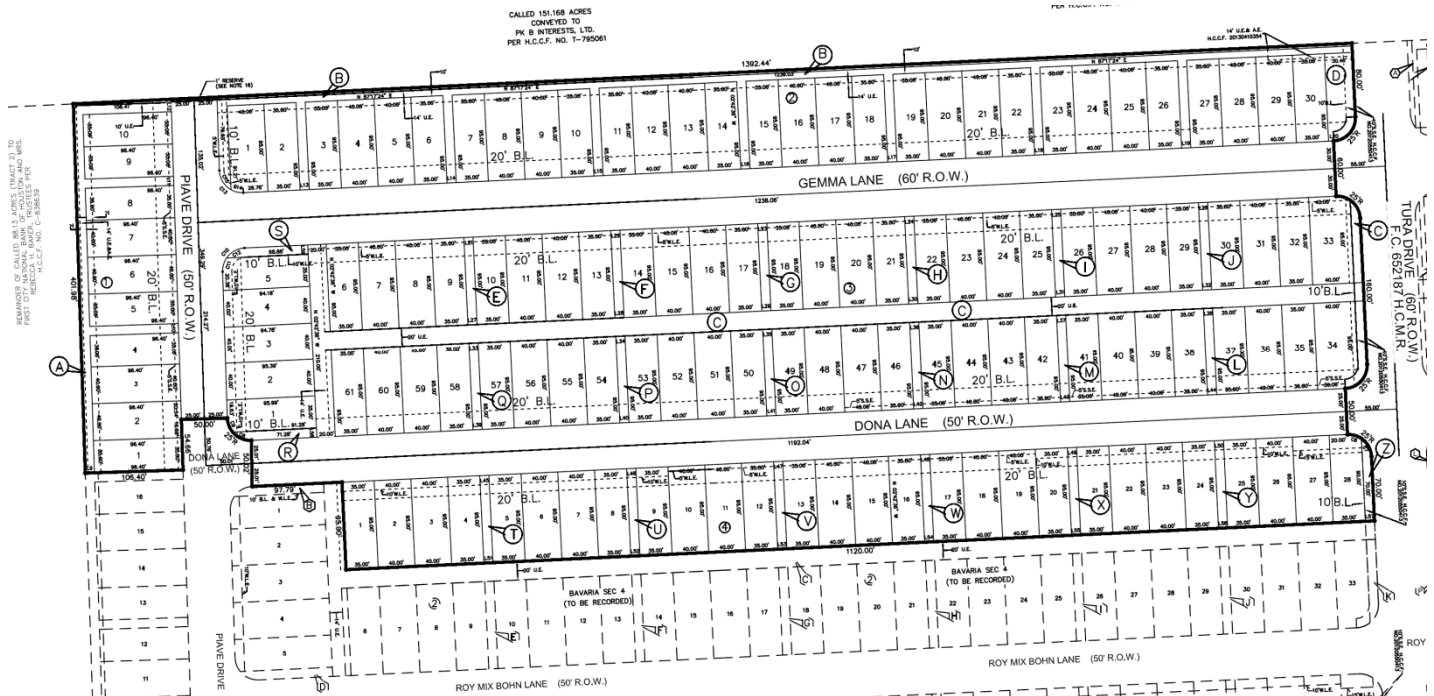
## ITEM: 57

Planning and Development Department

Meeting Date: 10/28/2016

Subdivision Name: Bavaria Sec 5 replat no 1

Applicant: Van De Wiele & Vogler, Inc.



RESERVE TABLE

RESTRICTED RESERVE "A"	OPEN SPACE	0.1650 ACRE / 7,187 SQ. FT.
RESTRICTED RESERVE "B"	OPEN SPACE	0.4585 ACRE / 19,974 SQ. FT.
RESTRICTED RESERVE "C"	COMPENSATING OPEN SPACE	0.6725 ACRE / 29,295 SQ. FT.
RESTRICTED RESERVE "D"	COMPENSATING OPEN SPACE	0.0634 ACRE / 2,760 SQ. FT.
RESTRICTED RESERVE "E"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "F"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "G"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "H"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "I"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "J"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "K"	OMITTED	OMITTED
RESTRICTED RESERVE "L"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "M"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "N"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "O"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "P"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Q"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "R"	LANDSCAPE AND OPEN SPACE	0.0196 ACRE / 853 SQ. FT.
RESTRICTED RESERVE "S"	LANDSCAPE AND OPEN SPACE	0.0190 ACRE / 829 SQ. FT.
RESTRICTED RESERVE "T"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "U"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "V"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "W"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "X"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Y"	LANDSCAPE AND OPEN SPACE	0.0218 ACRE / 950 SQ. FT.
RESTRICTED RESERVE "Z"	LANDSCAPE AND OPEN SPACE	0.0193 ACRE / 840 SQ. FT.



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

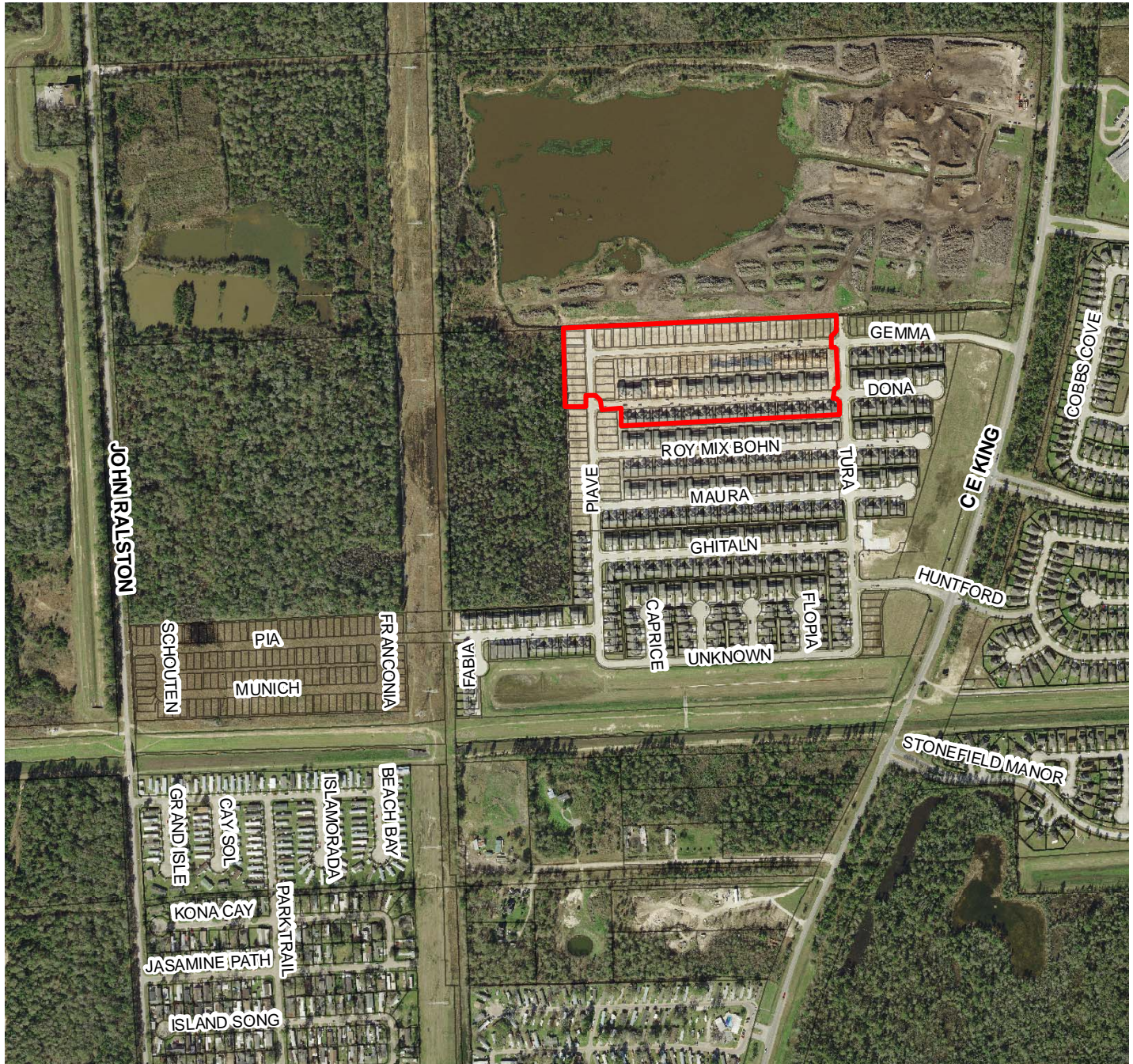
**ITEM: 57**

Planning and Development Department

Meeting Date: 10/28/2016

Subdivision Name: Bavaria Sec 5 replat no 1

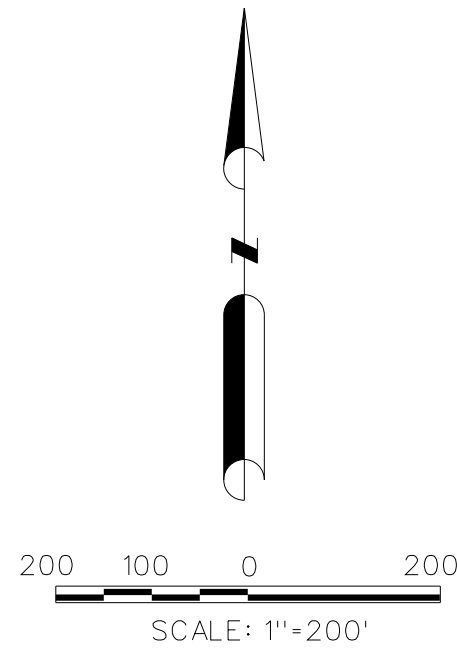
Applicant: Van De Wiele & Vogler, Inc.



**C – Public Hearings with Variance**


**Aerial**





SECTION	COS REQUIRED	COS PROVIDED	PREVIOUSLY BORROWED	CURRENT BALANCE
1	24,900	51,527	5,958 (SEC 3)	20,669
5 REPLAT NO 1	38,700	32,055	0	-6,645
TOTAL	63,600	83,582	5,958	14,024

LEGEND

 COMPENSATING OPEN SPACE PROVIDED

BAVARIA  
COMPENSATING OPEN SPACE  
PLAN

ENGINEER:

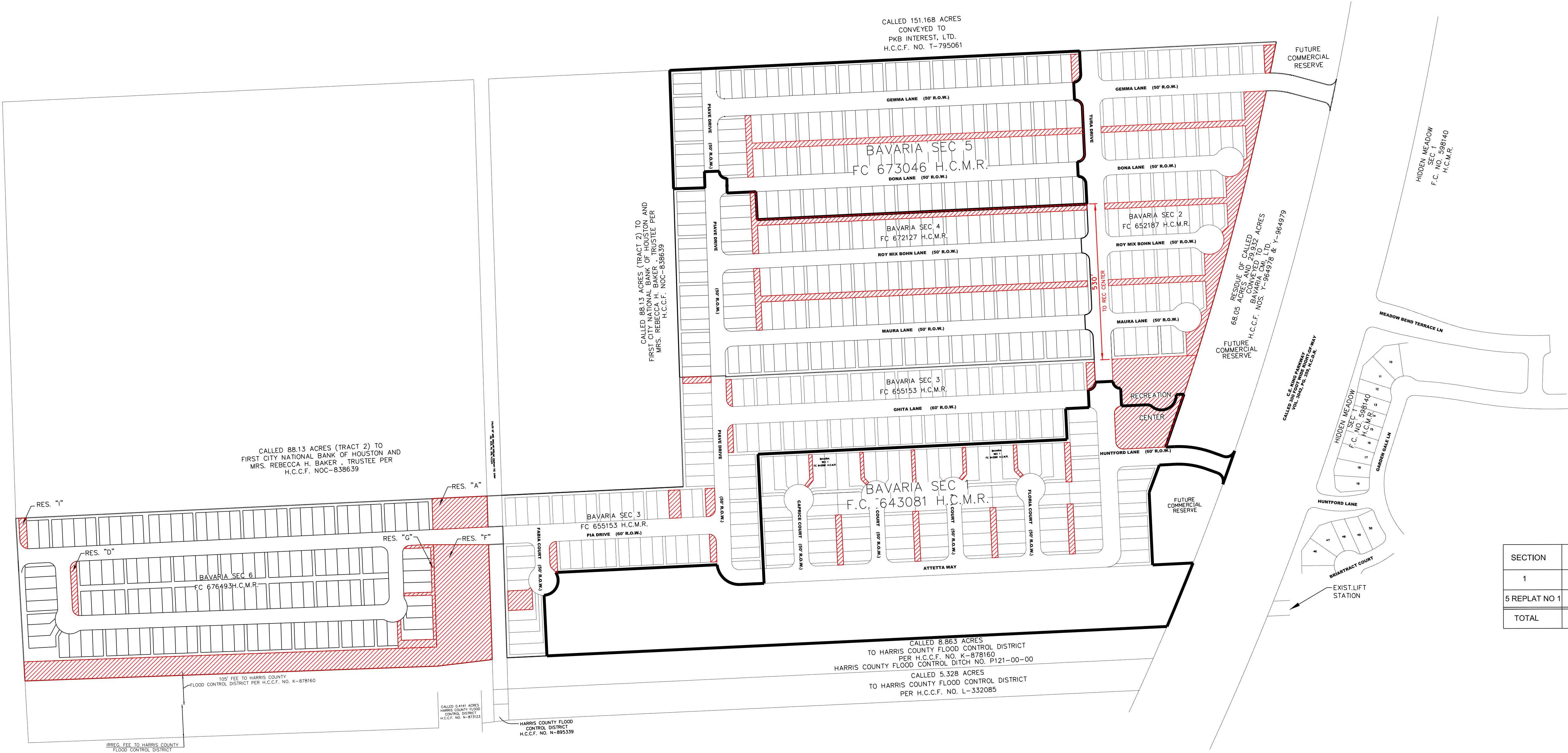
VanDeWiele & Vogler Incorporated

Consulting Engineers

2925 Briarpark, Suite 275  
Houston, Texas 77042  
713/782-0048  
www.vandewiele-eng.com  
Texas Professional Engineering Firm Registration No.F148

SHEET 1 OF 1

PROJECT NO.21501-005-2-PLT DATE: OCTOBER, 2016





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**VARIANCE**  
**Request Information Form**

**Application Number:** 2016-1491

**Plat Name:** Bavaria Sec 5 replat no 1

**Applicant:** Van De Wiele & Vogler, Inc.

**Date Submitted:** 09/02/2016

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

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

Sec. 42-182 We are requesting that some of the compensating open space required for this section is borrowed from Section 1

**Chapter 42 Section: 182**

**Chapter 42 Reference:**

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

**Statement of Facts**

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

A recreation center has recently been constructed in Bavaria Section One and Two. It covers two adjacent reserves "A3" in Section 1, and "AA" in Section 2 which total 68,244 square feet of land located at the main entrance, Huntford Lane, to the subdivision. So, all the residents of each section are well aware and welcome to use the facility which includes a swimming pool, community center, parking lot, and connection to other compensating open spaces in the development. Several of the linear COS reserves have concrete sidewalks through them for off-street walking or jogging through the neighborhood. Attached are recent photographs of the various COS reserves.

**(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 section boundaries for Sections 1 through 6 of Bavaria were chosen based on drainage patterns which do not coincide with the COS requirement for each section. However, each section provides more COS than is required except for Section 3, which borrowed 5,958 square feet from Section 1. We are proposing to borrow an additional 6,645 square feet from Section 1, which will leave Section 1 with 14,024 extra square feet of COS. A table representing the COS for the entire development is shown on the attached COS exhibit.

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

As shown on the attached Compensating Open Space Exhibit, Bavaria Sections 1 through 6 cumulatively provides 422,971 square feet of COS, which is 200,071 square feet of additional COS over and above the required 222,900 square feet. That is providing almost double the requirement. Also shown on the exhibit, Section 5 is only 530 feet from the recreation center. Concrete sidewalks have been constructed throughout the entire development which makes getting to the COS reserves easier for the residents.

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

Replatting Reserve K, which is restricted to COS, eliminates 11,282 square feet of COS in Section 5. However, the two lots that are created contain 5,075 square feet each, which is larger than the 5,000 square feet minimum, thus reducing the required COS for the section to 38,700 square feet. Still, this creates a deficit of 6,645 square feet which we propose to borrow from Section 1, which contains the recreation center.

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

It is reasonable to allow two additional homes when the COS requirement for the entire development has been exceeded by almost twice, and a recreation center with a parking lot has been constructed with easy access for everyone. It is safer for the residents to enjoy the open space provided at the gated recreation center rather than in Reserve K, which is bound on three sides by streets, one of which is Tura Drive, a 60' wide major collector which will experience a high amount of traffic.

# Houston Planning Commission

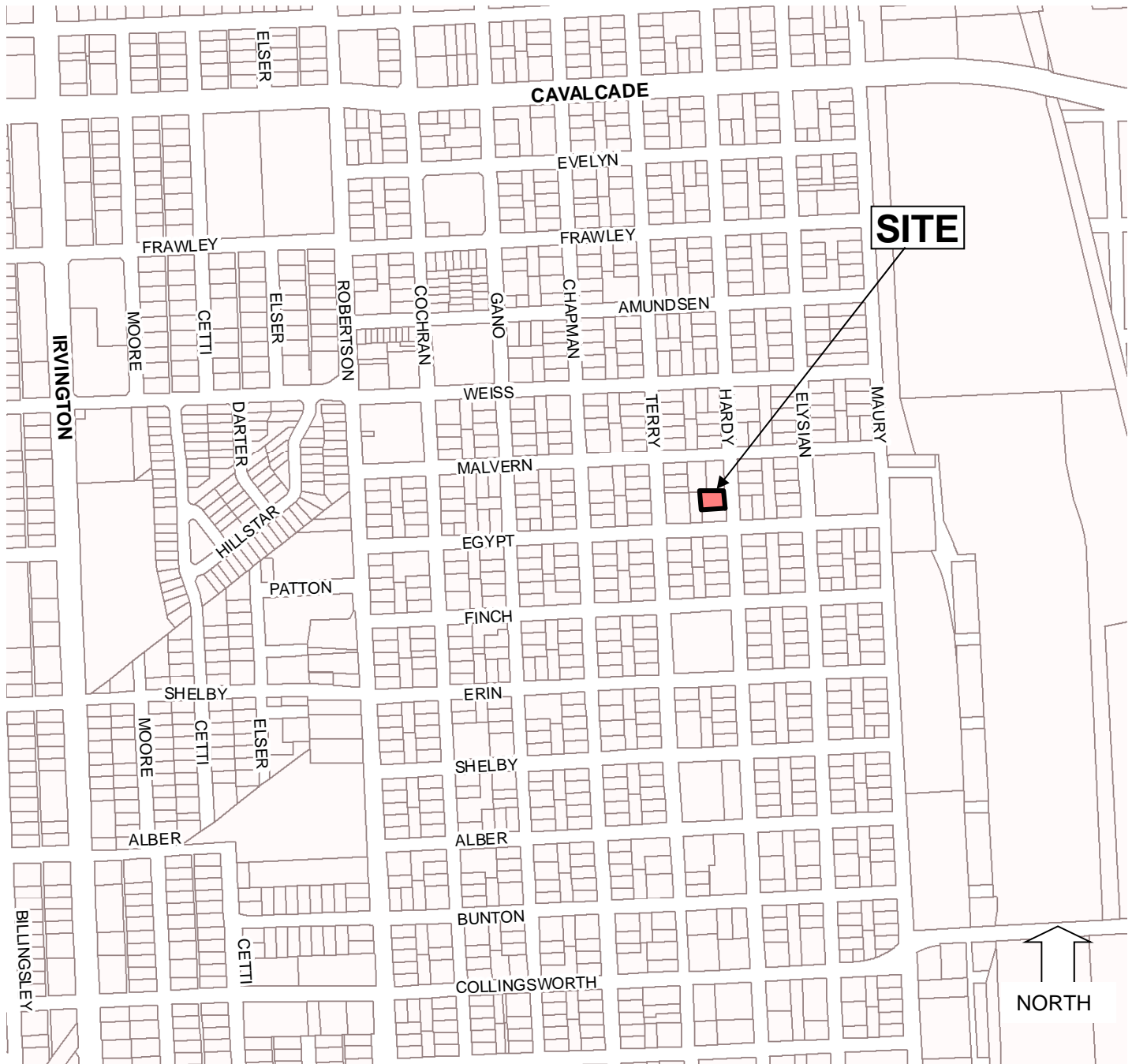
**ITEM: 58**

Planning and Development Department

Meeting Date: 10/28/2016

**Subdivision Name: Hardy Park Manor replat no 1**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

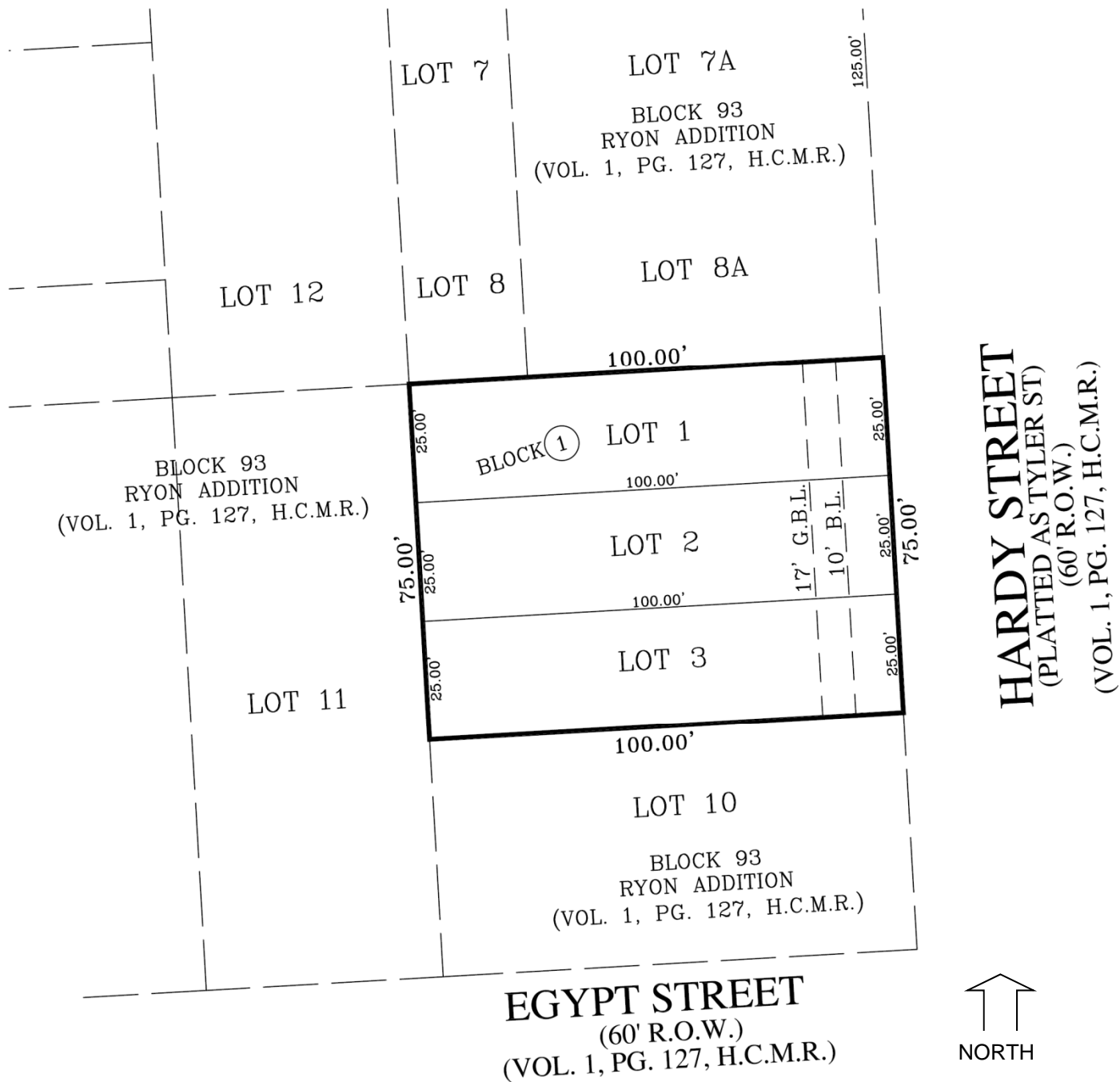
# Houston Planning Commission

## ITEM: 58

## Planning and Development Department

**Meeting Date: 10/28/2016**

## Applicant: The Interfield Group



## Subdivision

## Subdivision



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# Houston Planning Commission

## ITEM: 58

Planning and Development Department

Meeting Date: 10/28/2016

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Subdivision Name: Hardy Park Manor replat no 1

Applicant: The Interfield Group



NORTH

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### C – Public Hearings

### Aerial

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# Houston Planning Commission

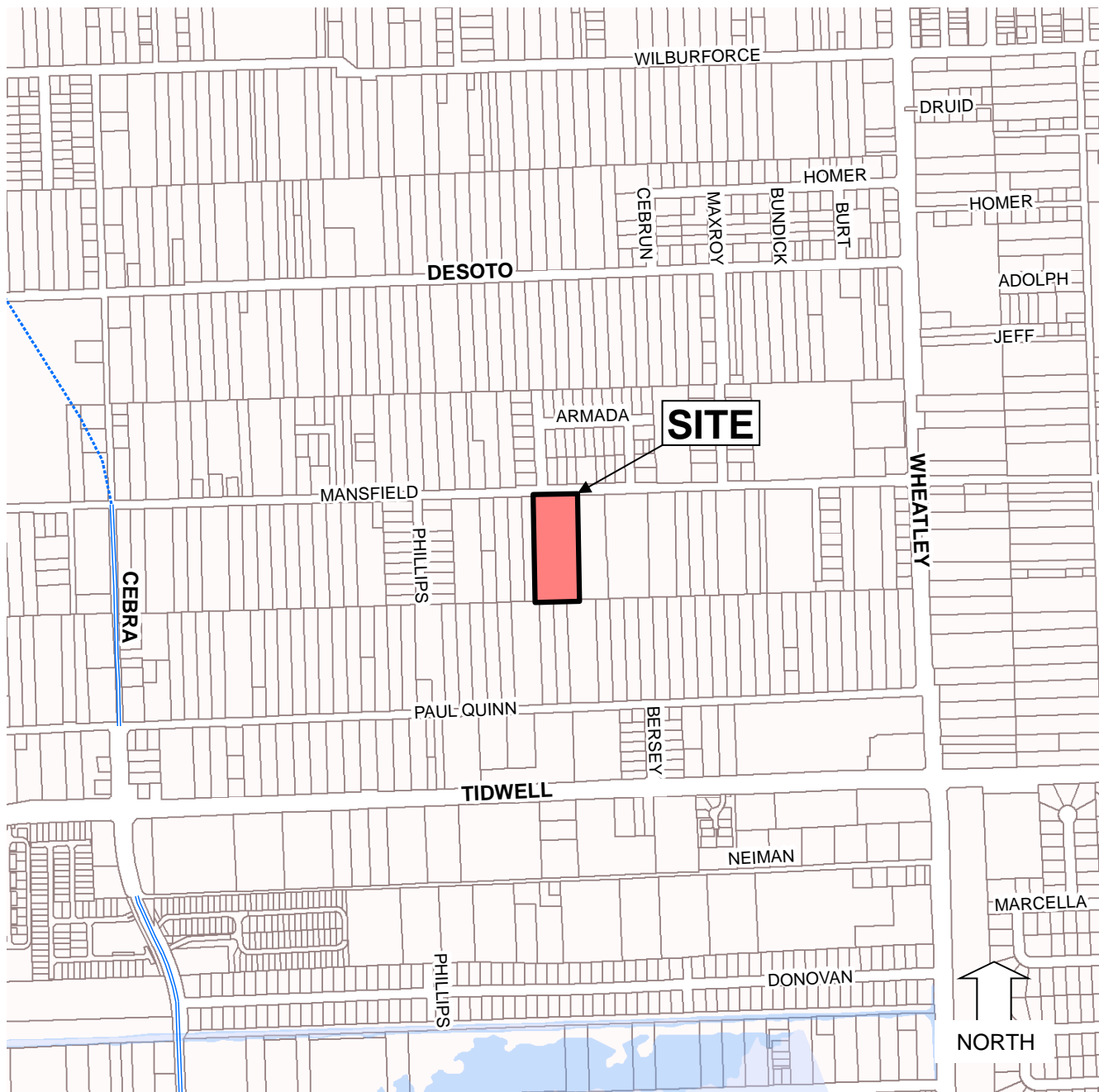
**ITEM: 59**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Nolo Studios at Acres Homes**

**Applicant: Karen Rose Engineering and Surveying**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

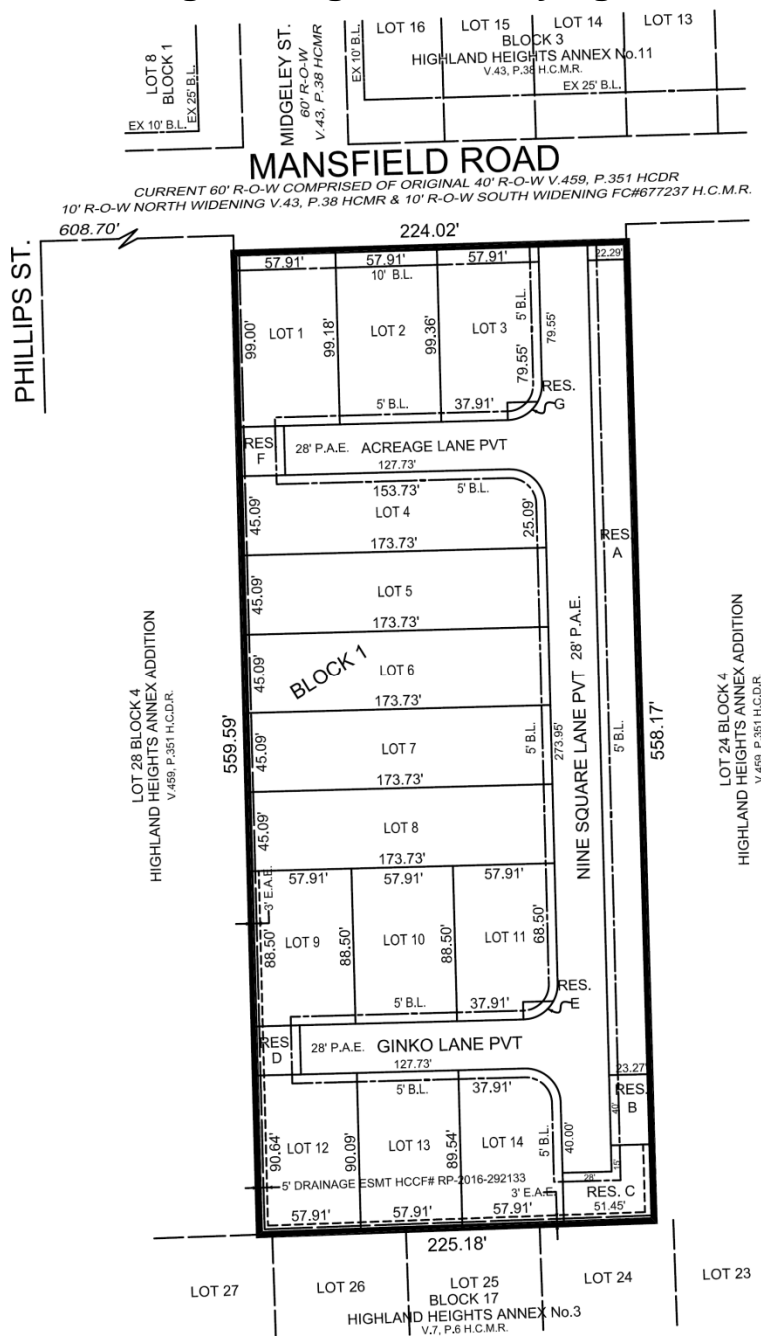
## ITEM: 59

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Nolo Studios at Acres Homes

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 59**

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Nolo Studios at Acres Homes

Applicant: Karen Rose Engineering and Surveying



**C – Public Hearings**

**Aerial**

# Houston Planning Commission

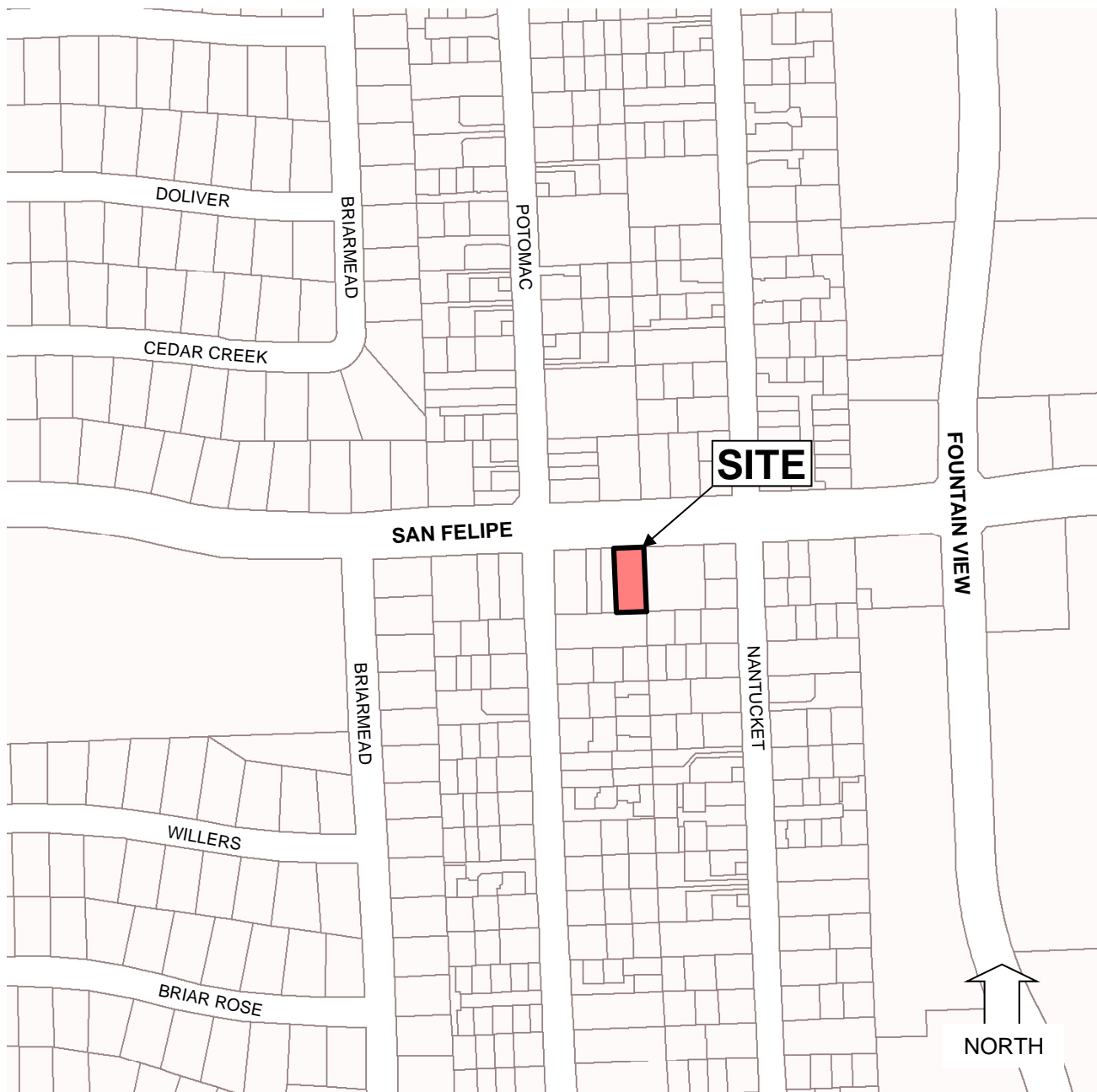
**ITEM: 60**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Westhaven Estates Sec 2 partial replat no 6**

**Applicant: Momentum Engineering**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

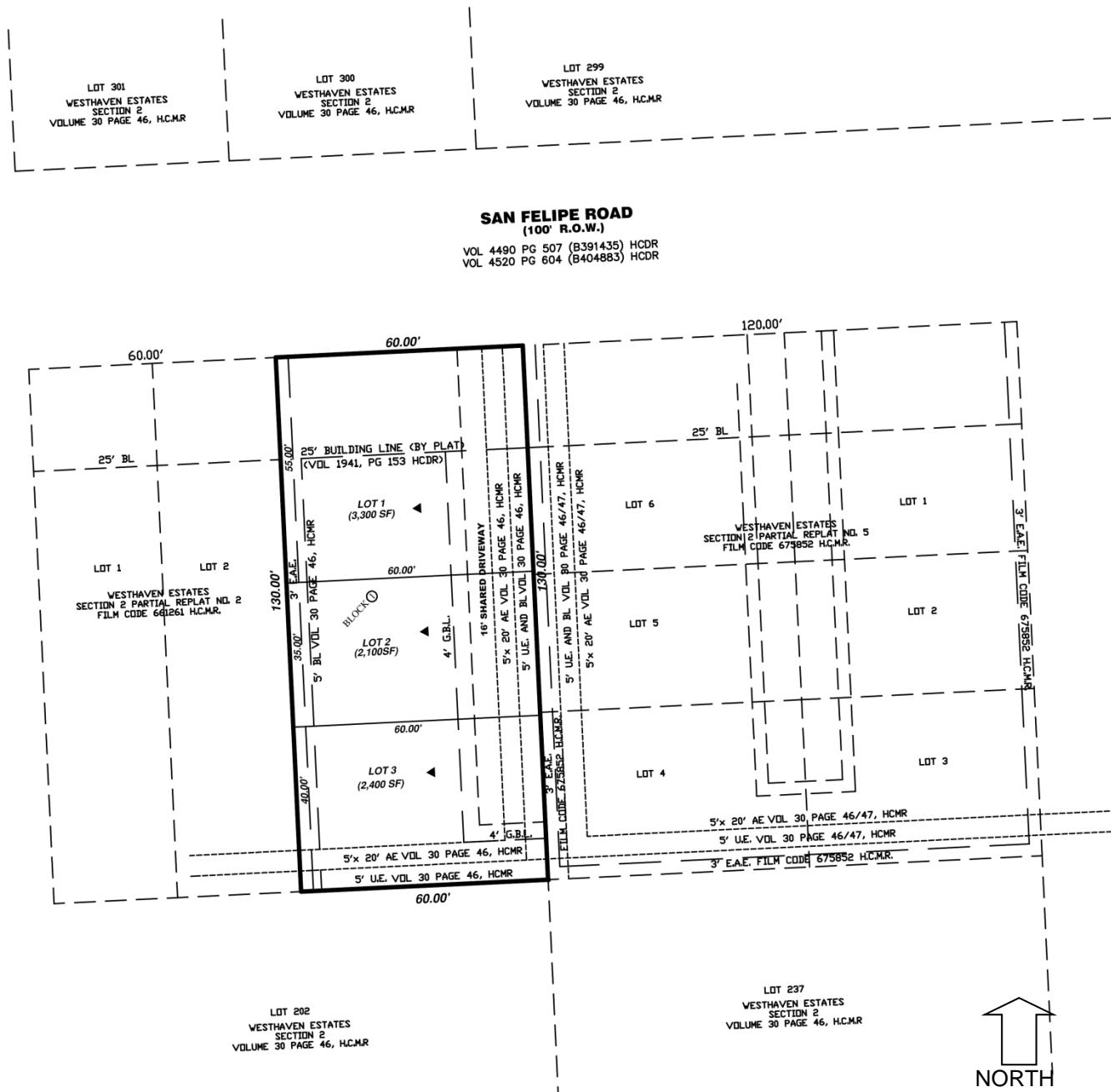
## ITEM: 60

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Westhaven Estates Sec 2 partial replat no 6

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 60**

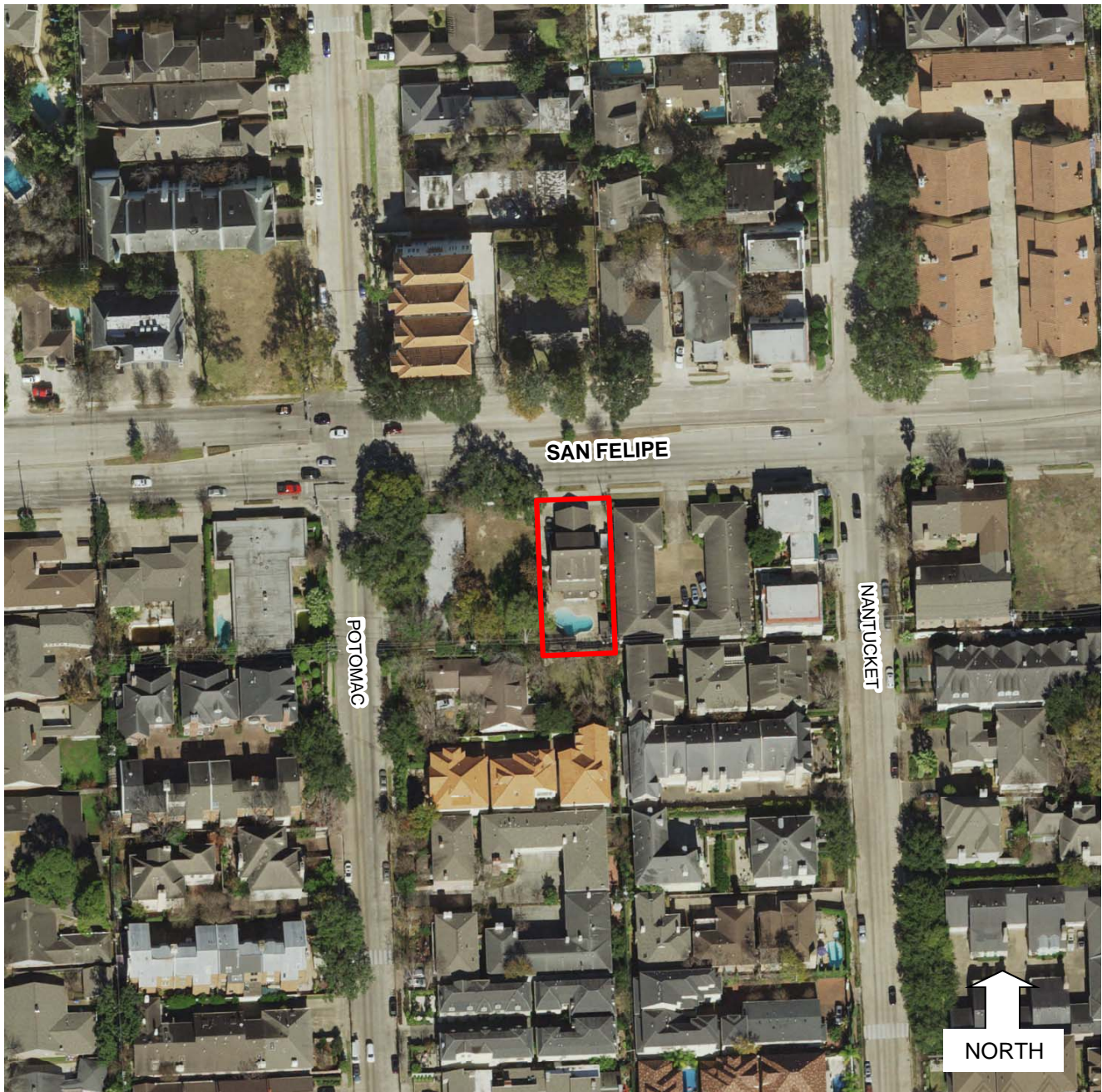
Planning and Development Department

Meeting Date: 10/27/2016

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**Subdivision Name: Westhaven Estates Sec 2 partial replat no 6**

**Applicant: Momentum Engineering**



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**C – Public Hearings**

**Aerial**

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# Houston Planning Commission

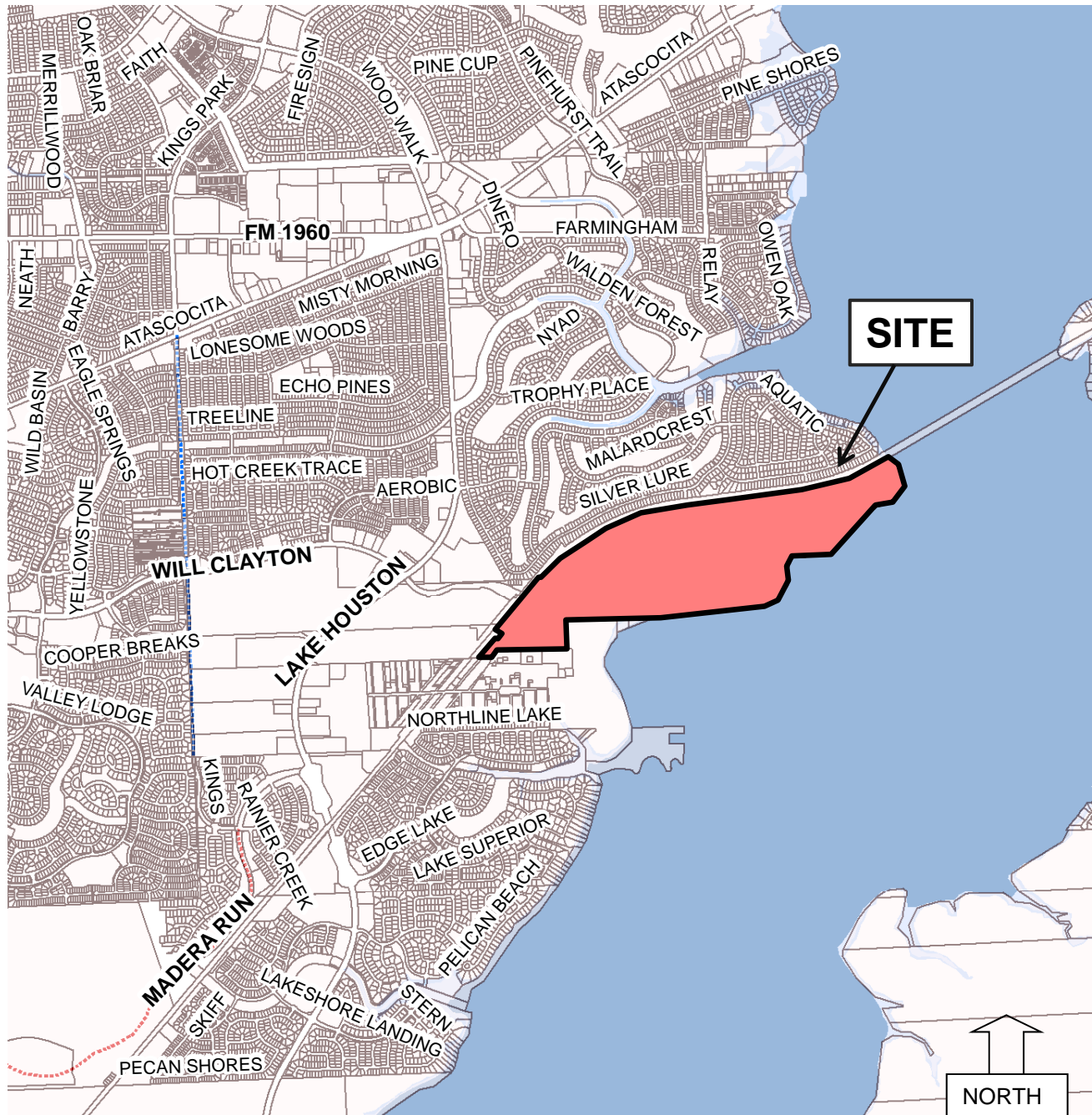
ITEM: 61

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Bridges on Lake Houston GP (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

# Houston Planning Commission

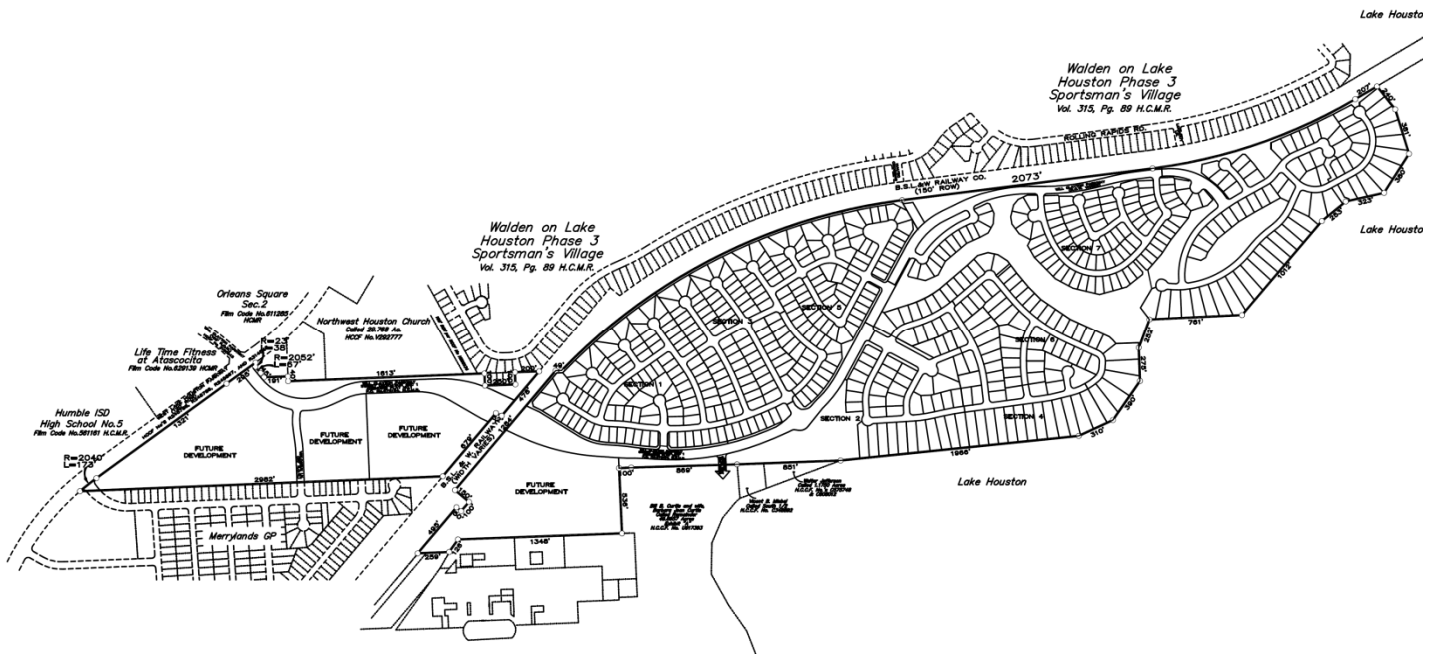
ITEM: 61

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Bridges on Lake Houston GP (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision



# Houston Planning Commission

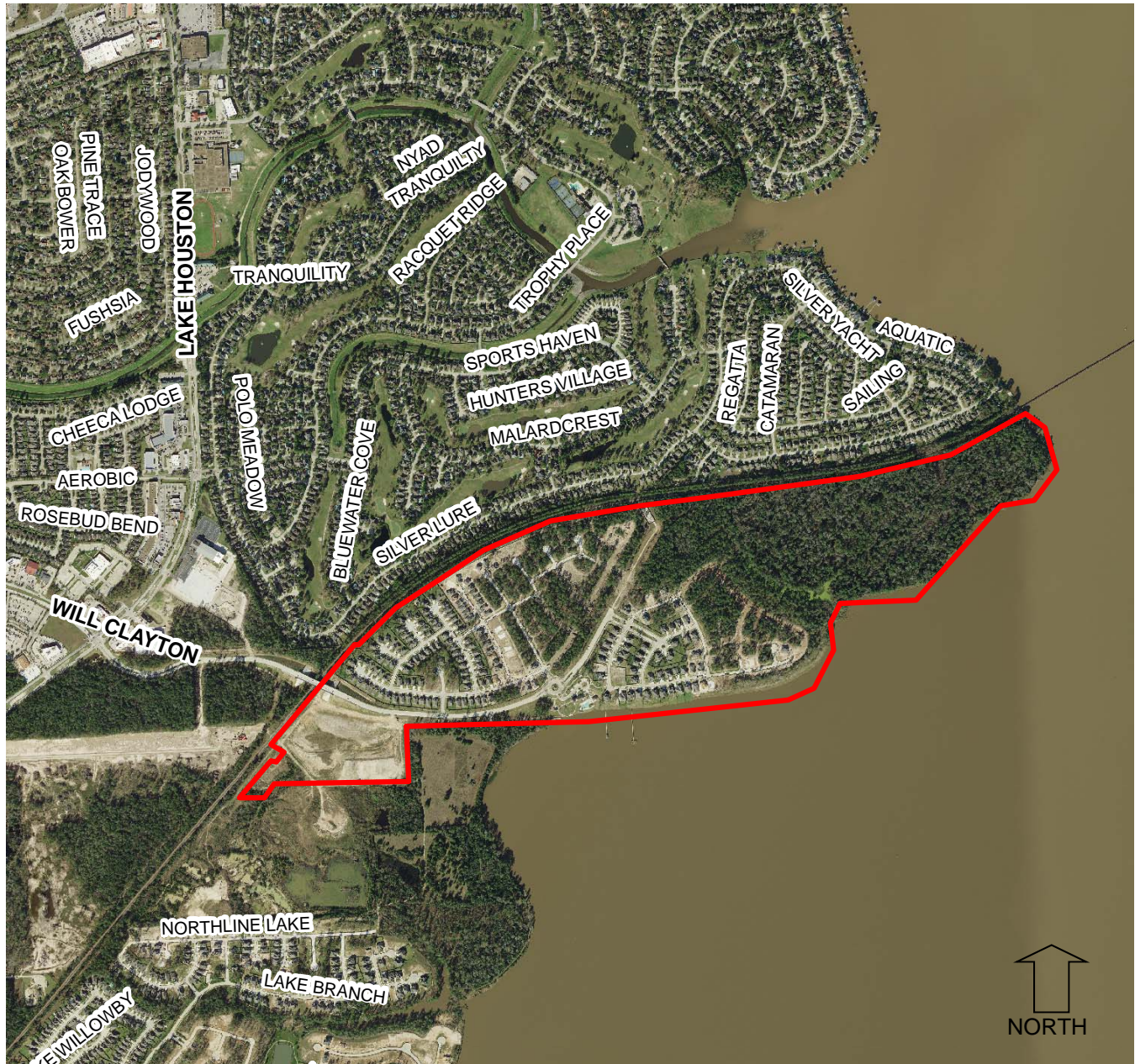
ITEM: 61

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Bridges on Lake Houston GP (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial



**Application Number:** 2016-1716

**Plat Name:** Bridges on Lake Houston GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 10/03/2016

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

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

To exceed the maximum lot count off of one point of access.

**Chapter 42 Section: 189**

**Chapter 42 Reference:**

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

### **Statement of Facts**

**(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;**

Bridges on Lake Houston is a ±330-acre community located northwest of central Houston, directly along the northwestern shore of Lake Houston. The project is bounded on the west by West Lake Houston Parkway and is primarily accessed by the extension of Will Clayton Parkway, which crosses the BSL&W Railway ROW to the larger portion of the site. There are two proposed future sections of single-family development located east of the ravine/gully along Will Clayton Pkwy. Will Clayton Parkway is the only means of crossing the ravine, and the remaining sections – proposed Section 7 and future Section 8 - will take sole access from Will Clayton Parkway. (Future Section 8 is currently contemplated to be a gated community with private streets, which is ideal given the isolated nature of the area and the presence of Lake Houston and the BSL&W railroad, which limit through-street possibilities for the development.) The final through-street intersection along Will Clayton Parkway prior to the ravine crossing is at Rito Ramble Lane, part of Bridges on Lake Houston Section 5. This intersection is therefore a choke-point for internal circulation east of the ravine. In accordance with the requirements of previously granted variances, Will Clayton Parkway will be an unloaded collector street with a 44'-wide paving section extending all the way to the future Section 8. This allows Will Clayton Parkway to carry neighborhood traffic smoothly and allows for the passage of emergency vehicles even in heavy traffic conditions. The development proposed 170 total lots east of the Rito Ramble Lane intersection, and around 600 total lots east of the railroad crossing.

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

The unique configuration of the property being isolated by both the railroad and Lake Houston, as well as the undeveloped tracts to the south, are existing external conditions and are not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the 44'-wide paving section of Will Clayton Pkwy, which can carry four lanes of traffic similar to a major thoroughfare, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not inhibit the regional circulation of the area, which is exclusively single-family development feeding off of Will Clayton Pkwy, nor will the variance frustrate local through-traffic; therefore the granting of the variance will not be injurious to public the health, safety, and welfare.

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

The property configuration, existing railroad, and adjacent tracts and Lake Houston are the supporting circumstances for this request.

# Houston Planning Commission

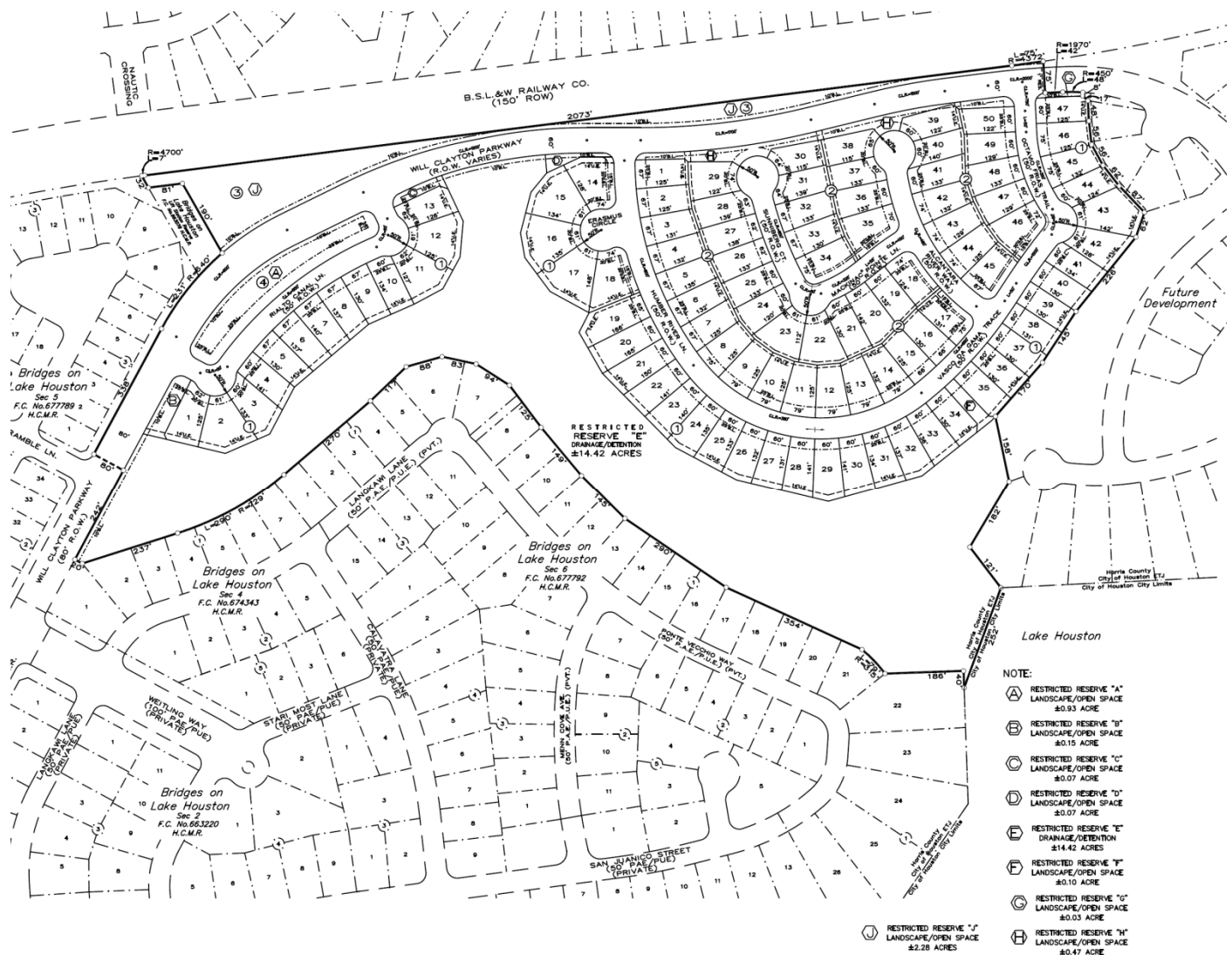
## ITEM: 62

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Bridges on Lake Houston Sec 7 (DEF1)

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision



# Houston Planning Commission

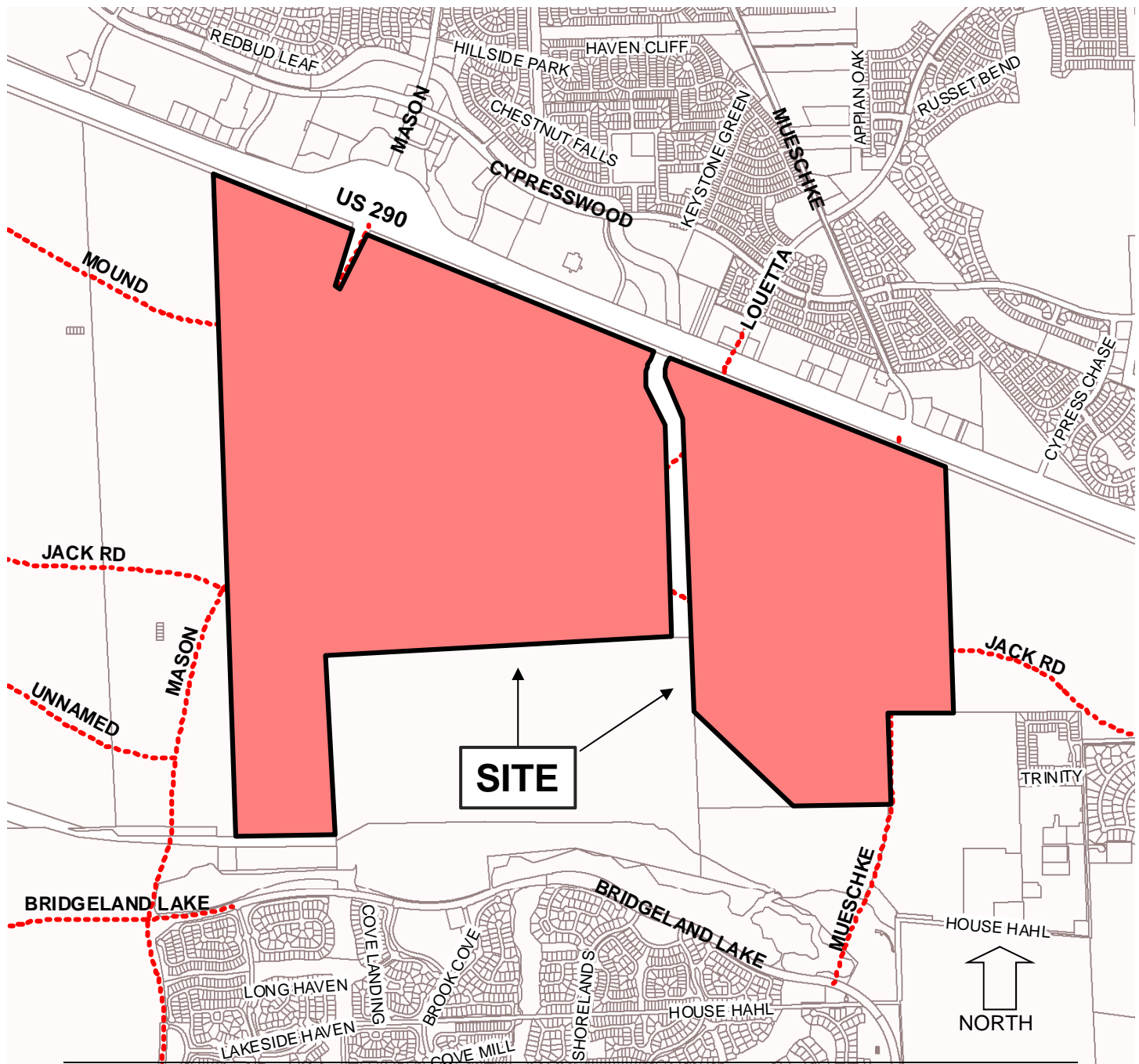
ITEM: 63

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Dunham Pointe GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

# Houston Planning Commission

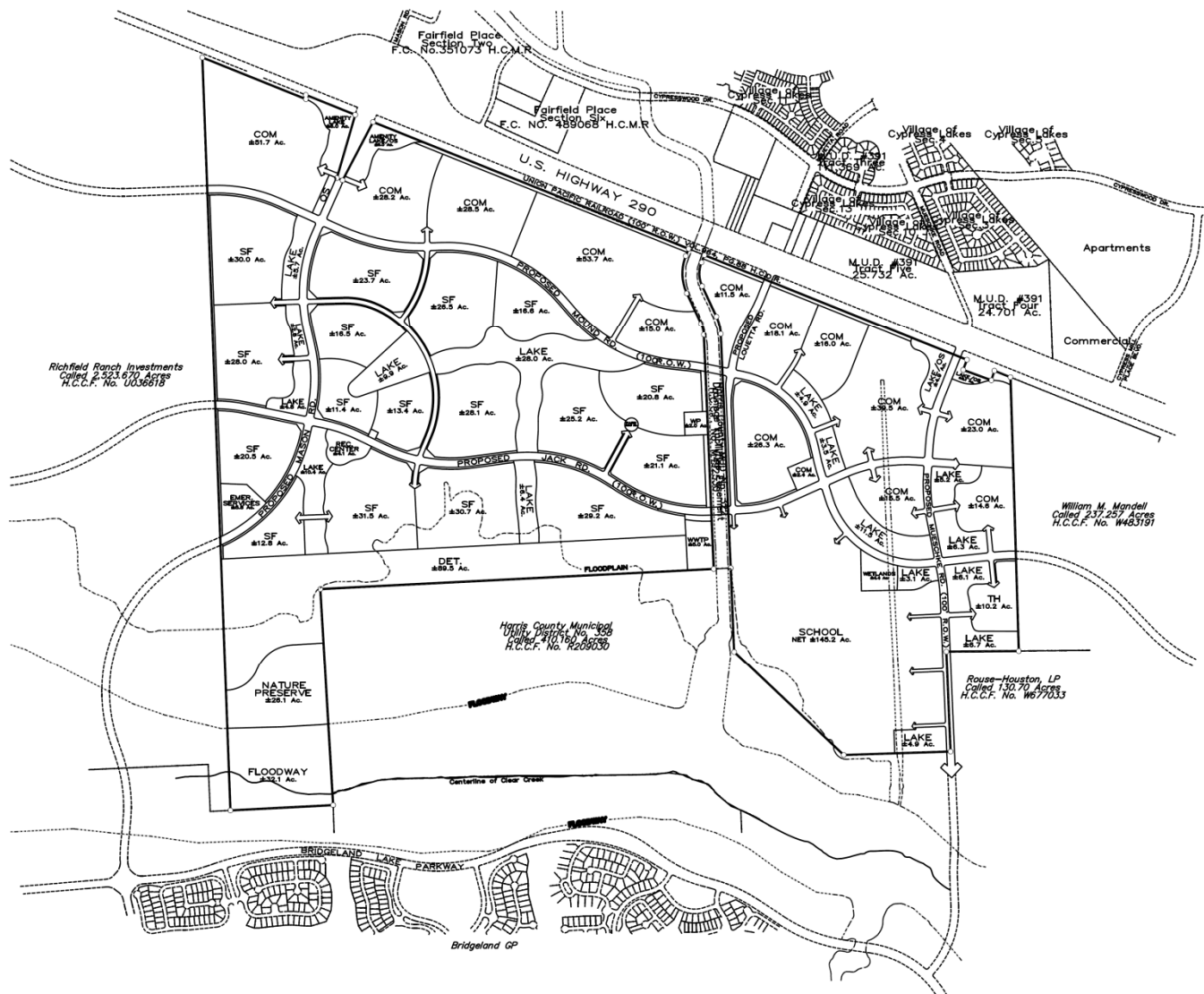
## ITEM: 63

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Dunham Pointe GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision



# Houston Planning Commission

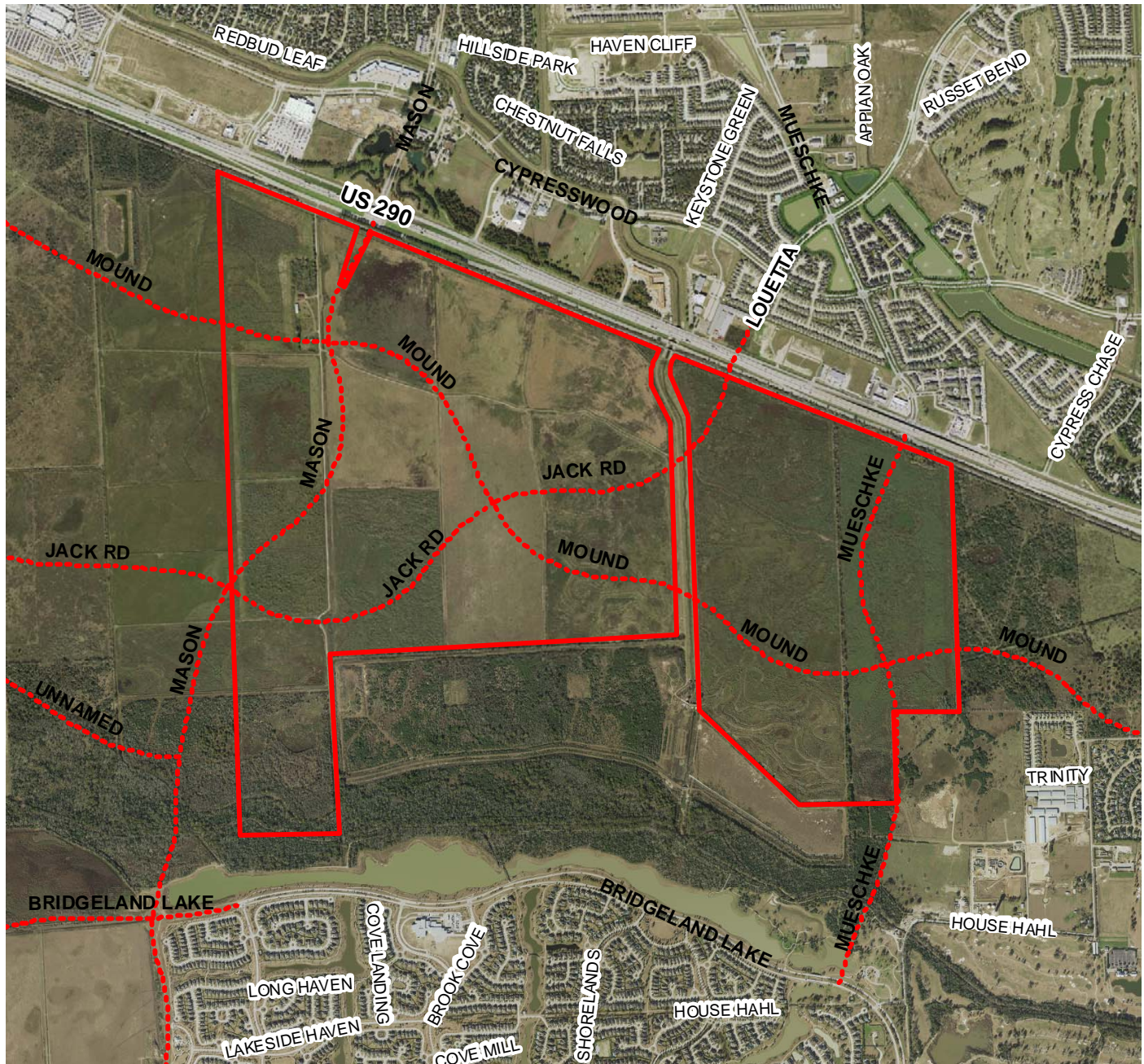
ITEM: 63

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Dunham Pointe GP

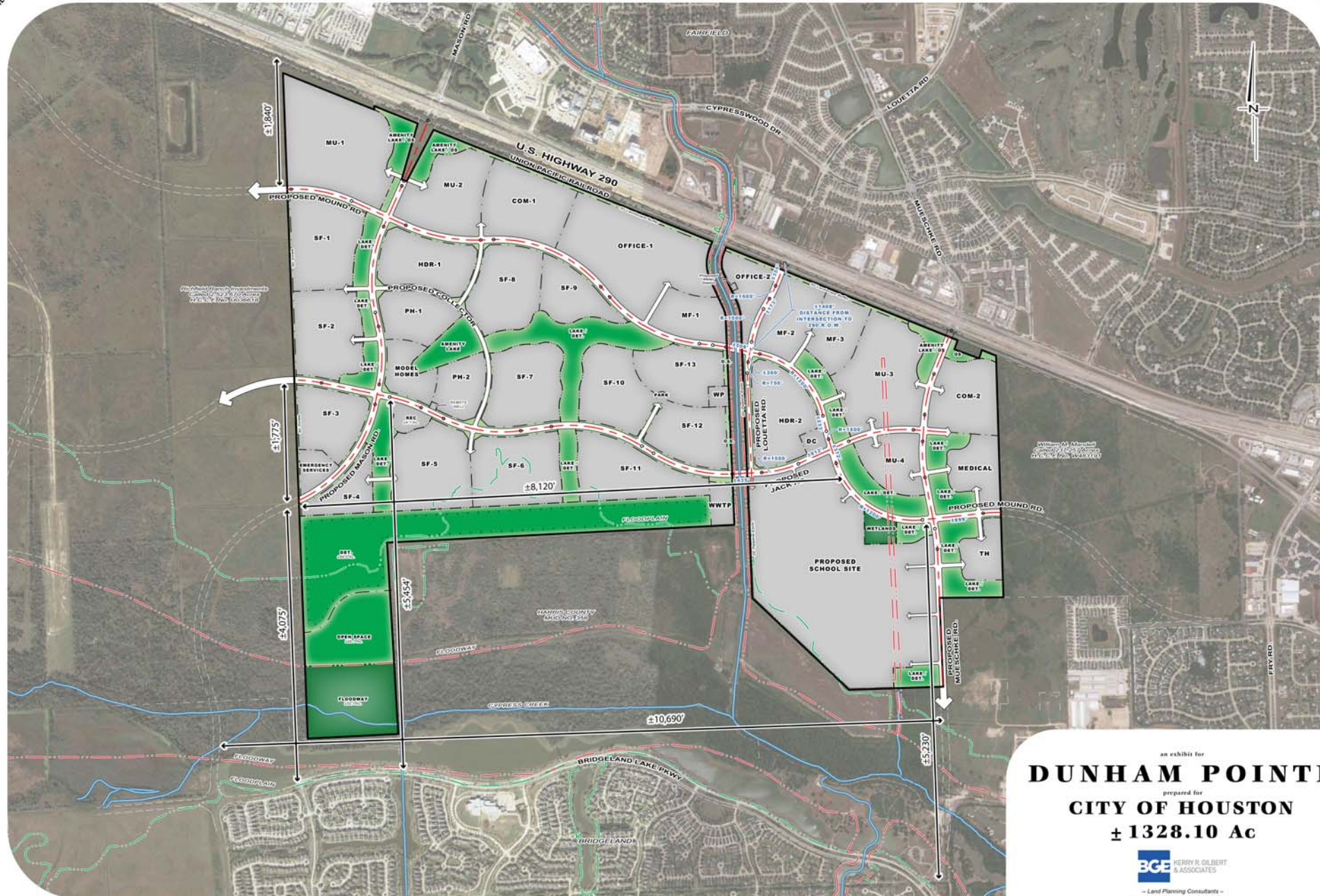
Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Aerial





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an exhibit for  
**DUNHAM POINTE**  
 prepared for  
**CITY OF HOUSTON**  
 ± 1328.10 Ac

**BCE** KERRY R. GILBERT & ASSOCIATES

— Land Planning Consultants —  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340

SCALE 0 100 200 400  
 OCTOBER 13, 2016  
 KGA #215





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1752

**Plat Name:** Dunham Pointe GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 10/14/2016

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

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

To allow reduced centerline radiuses in five locations on major thoroughfares within the development.

**Chapter 42 Section:** 132

**Chapter 42 Reference:**

Sec. 42-132. Curves a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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;**

Dunham Pointe is a new ±1328-acre master-planned community located on the south side of US 290 just inside the Grand Parkway. The community includes portions of five future major thoroughfares: Mason Road, Louetta Road, and Mueschke Road going north-south, and Jack Road and Mound Road going east-west. However, access to the site is currently restricted: the surrounding properties are undeveloped, and access to US 290 is cut off by the existing Union Pacific Railroad which parallels the freeway, leaving only the interchanges at Mueschke Rd and Mason Rd. Cypress Creek flows south of the property and separates the subject site from the Bridgeland community, and the site is divided down the center by an existing drainage channel approximately 220' wide, which is owned in fee by Harris County MUD No 322. The subject site includes five designated major thoroughfares, which traverse the site in several angled directions rather than with the traditional 1-mile grid. Four of these five thoroughfares converge on the eastern portion of the subject site. The general alignment of these thoroughfares was coordinated with the City of Houston and Harris County during the 2016 Major Thoroughfare and Freeway Plan Amendment process, and the configuration that was approved and that is shown in the Dunham Pointe General Plan represents the final agreement that was reached between all parties after several revisions. The proposed configuration has since been refined through further study and review with Harris County. The thoroughfares include several tight reverse curves with radiuses less than the required 2000', in order to avoid existing constraints and achieve the desired circulation pattern. (See attached exhibit.) The configuration of the thoroughfares must account for several constraints, including: existing jurisdictional wetlands; existing locations of interchanges for Mueschke and Louetta; the existing portion of Mound Rd at Fry Rd to the east that must be continued; existing property corners on adjacent tracts that must be avoided; no curves through intersections, and tangents through intersections of at least 150'; no curved bridges across the drainage channel; a minimum acreage for the proposed school complex on the southern boundary; the possibility of Louetta going over US 290 in the future and coming back to grade before intersecting with Mound Rd; and maintaining adequate distance for traffic signals and median openings on all segments of the thoroughfares. In order to accommodate these design constraints, the substandard curves are as follows: a) Mound Road contains three reduced curve radiuses of 1200', 1500', and 1200' again. b) Jack Road contains one reduced curve radius of 1500'. c) Louetta Road contains a reverse curve with two 1500' radiuses. These curve radiuses all meet AASHTO standards for design speeds of up to 45 miles per hour. Harris County has reviewed the proposed thoroughfare alignments and has indicated that they have no objections.

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

The multiple existing conditions, including wetlands, highway interchanges, ditches, and other adjacent property boundaries, are existing natural conditions and are not a hardship created or imposed by the applicant.

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

The thoroughfare curvature is within AASHTO standards, and the proposed configuration will allow for safe intersections, traffic signal spacing, median cuts, and bridge crossings to be preserved, therefore the intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will maintain the safety standards considered most critical to thoroughfare design and will meet AASHTO standards, therefore the granting of the variance will not be injurious to the public health, safety or welfare.

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

The multiple existing conditions, including wetlands, highway interchanges, ditches, and other adjacent property boundaries, as well as the constraints of safe intersection design, are the supporting circumstances for this request.



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1752

**Plat Name:** Dunham Pointe GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 10/14/2016

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

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

To exceed the maximum intersection spacing on both local streets and major thoroughfares for an entire thoroughfare block partially within and partially outside of the subject development.

**Chapter 42 Section:** 127-128

**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. and Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

### 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;**

Dunham Pointe is a new ±1328-acre master-planned community located on the south side of US 290 just inside the Grand Parkway. The community includes portions of five future major thoroughfares: Mason Road, Louetta Road, and Mueschke Road going north-south, and Jack Road and Mound Road going east-west. However, access to the site is currently restricted: the surrounding properties are undeveloped, and access to US 290 is cut off by the existing Union Pacific Railroad which parallels the freeway, leaving only the interchanges at Mueschke Rd and Mason Rd. Cypress Creek flows south of the property and separates the subject site from the Bridgeland community, and the site is divided down the center by an existing drainage channel approximately 220' wide, which is owned in fee by Harris County MUD No 322. The southern portion of Dunham Pointe and the property to the south (owned by HCMUD No 358) is heavily impacted by the floodway and floodplain of Cypress Creek. (See attached exhibit.) The total block area bounded by the existing and proposed alignments of major thoroughfares Jack Road, Mason Road, Bridgeland Lake Pkwy, Mueschke Road, and Mound Road is approximately 1.85 square miles. Of this area, approximately 0.76 square miles is located in the flow line and floodway of Cypress Creek; the floodway varies from 1200' to over 1900' wide within this thoroughfare block. Outside the floodway, an additional 0.52 square miles is encumbered by the 100-year floodplain of Cypress Creek. This leaves only 0.57 square miles of the total block area outside the 100-year floodplain; some of this remaining land is also encumbered by the 500-year floodplain and various jurisdictional wetlands. Overall, only about a quarter of the land in this thoroughfare block is developable. These constraints severely limit the extent to which local street networks might reasonably be extended, and the crossing of Cypress Creek by anything other than a major thoroughfare is highly impractical. Given that the land between the edge of development in Dunham Pointe and the northern boundary of Bridgeland Lake Pkwy is either within the Cypress Creek floodway or owned by HCMUD No 358, or both, the likelihood of any significant development activity south of Dunham Pointe is extremely low. Therefore, the requested variance is to provide no north-south or east-west through streets within the specified thoroughfare block. The future local street pattern would therefore extend only as far as the edge of development within Dunham Pointe. The furthest north-south separation between Jack Road and Bridgeland Lake Pkwy is approximately 5,775', and the furthest east-west separation between Mason Road and Mueschke Road is approximately 10,690'.

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

The impacts of the Cypress Creek floodway, floodplain, and adjacent jurisdictional wetlands are existing natural conditions and are not a hardship created or imposed by the applicant.

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

The overall circulation of the region is upheld by the major thoroughfares, and since no development is possible within the land impacted by Cypress Creek, local street circulation is a non-issue, therefore the intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not create any isolated neighborhoods inaccessible to emergency services, nor will it frustrate local circulation, therefore the granting of the variance will not be injurious to the public health, safety or welfare.

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

The floodway and floodplain of Cypress Creek is the supporting circumstance for this request.



## PLANNING & DEVELOPMENT DEPARTMENT

## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2016-1752

**Plat Name:** Dunham Pointe GP

**Applicant:** BGE|Kerry R. Gilbert Associates

**Date Submitted:** 10/14/2016

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

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

To exceed the maximum intersection spacing in two locations along the project boundary.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

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

### Statement of Facts

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

Dunham Pointe is a new  $\pm 1328$ -acre master-planned community located on the south side of US 290 just inside the Grand Parkway. The community includes portions of five future major thoroughfares: Mason Road, Louetta Road, and Mueschke Road going north-south, and Jack Road and Mound Road going east-west. However, access to the site is currently restricted: the surrounding properties are undeveloped, and access to US 290 is cut off by the existing Union Pacific Railroad which parallels the freeway, leaving only the interchanges at Mueschke Rd and Mason Rd. Cypress Creek flows south of the property and separates the subject site from the Bridgeland community, and the site is divided down the center by an existing drainage channel approximately 220' wide, which is owned in fee by Harris County MUD No 322. On the west side of Dunham Pointe, the distance between US 290 and future Mound Road is approximately  $\pm 1840'$ . The tract at the northwest corner of Mound and Mason is currently contemplated for uses other than single-family residential, which is not conducive to the extension of local streets. Additionally, access for this tract will come primarily from Mound Road, since the separation from US 290 is such that access from Mason Road will be severely limited for safety reasons. Overall east-west circulation will therefore be limited mostly to Mound Road, and any potential through-streets would more likely feed back to Mound Rd than to Mason Rd. The proposed  $\pm 1840'$  separation is a 31% deviation from the standard 1400' intersection offset. Further south, also on the western boundary, the distance between the exit points of the thoroughfares Jack Road and Mason Road is approximately  $\pm 1775'$ . The close proximity of the two major thoroughfares will provide ample access for any adjacent development. Within the subject development, the currently proposed land uses are single-family residential and a proposed emergency services site. The length of the proposed single-family development along the project boundary is approximately  $\pm 970'$ , as compared to the 1400' intersection spacing requirement. The overall dimension of  $\pm 1775'$  is a 27% deviation from the standard.

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

The special exception will not frustrate local internal circulation, given the presence of the adjacent thoroughfares and the proposed land uses, and will therefore achieve a result contemplated by the standards of this Chapter.

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

The modifications are a 31% and 27% deviation from the standard.

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

The proposed land uses and the close spacing of the adjacent thoroughfares preclude the need for local street intersections, and therefore the intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the special exception will not create any unsafe or isolated subdivisions or any areas inaccessible to emergency services, and will therefore not be injurious to the public health, safety, or welfare.



# Houston Planning Commission

**ITEM: 64**

Planning and Development Department

Meeting Date : 10/27/2016

**Subdivision Name: Ella Medical Center (DEF 2)**

**Applicant: PLS**



**D – Variances**

**Site Location**

# Houston Planning Commission

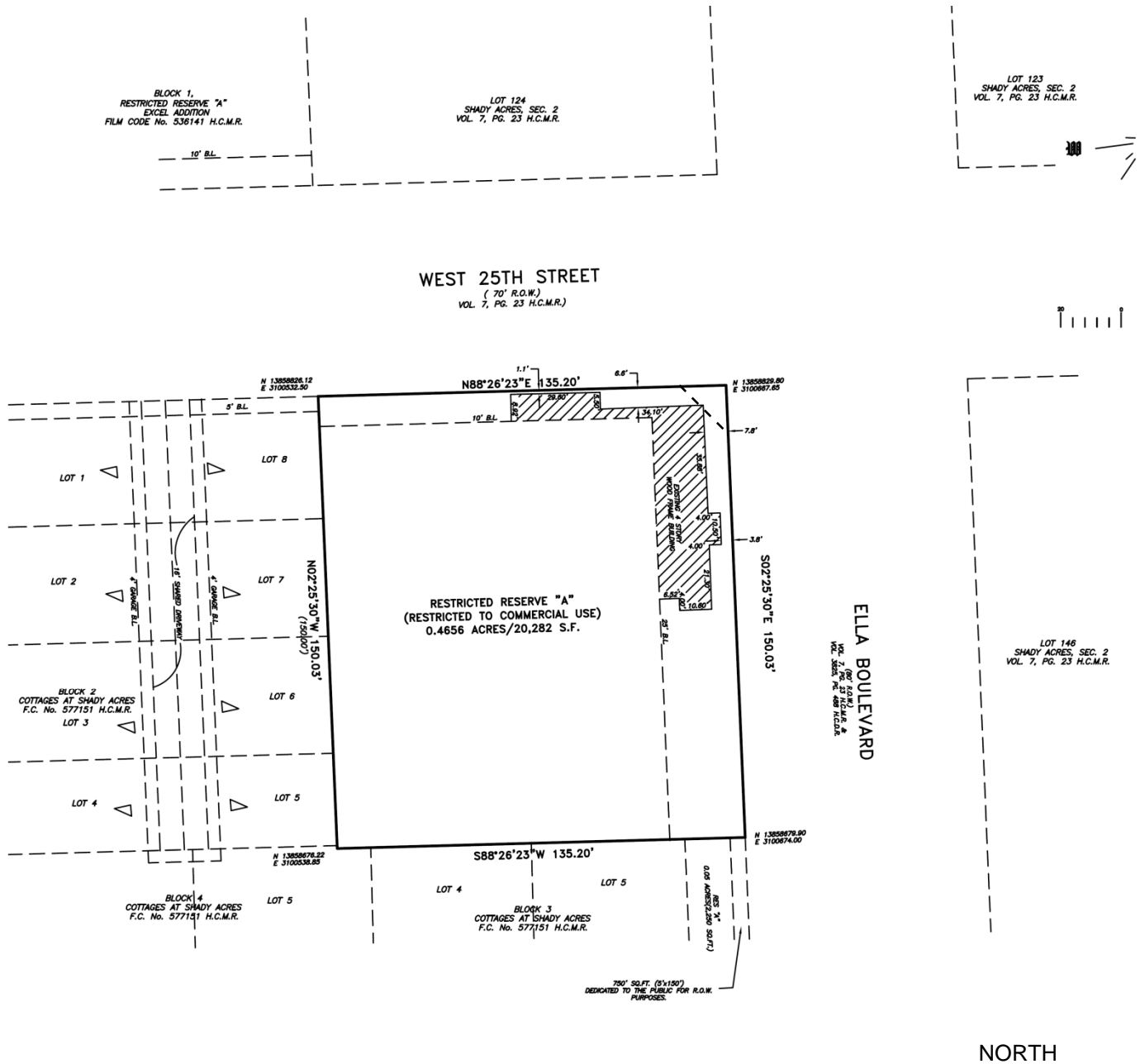
**ITEM: 64**

## Planning and Development Department

**Meeting Date: 10/27/2016**

**Subdivision Name: Ella Medical Center (DEF 2)**

**Applicant: PLS**



## D – Variances

## Subdivision



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# Houston Planning Commission

**ITEM: 64**

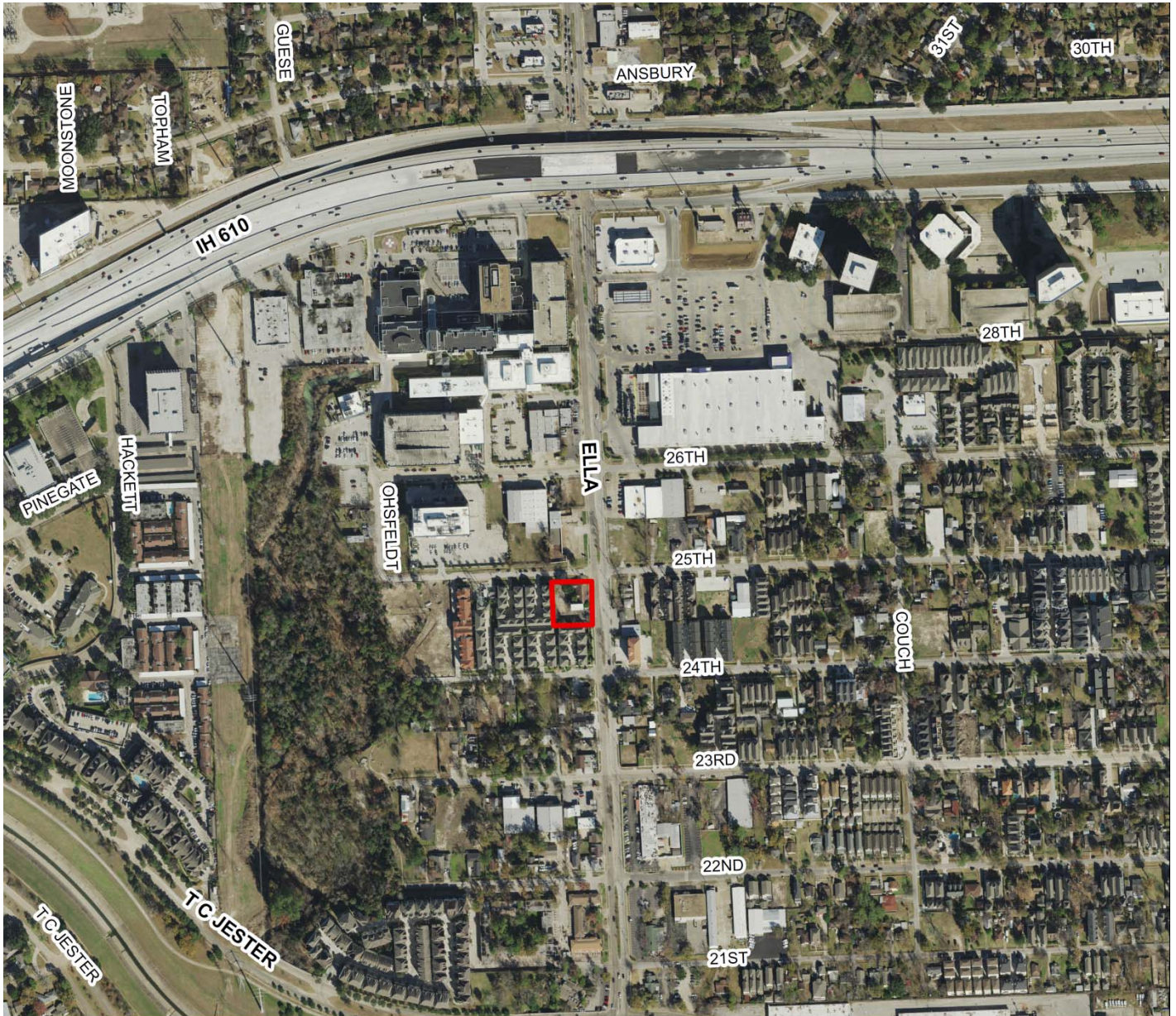
Planning and Development Department

Meeting Date: 10/27/2016

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**Subdivision Name: Ella Medical Center (DEF 2)**

**Applicant: PLS**



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**D – Variances**

**Aerial**

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**Application Number:** 2016-1614

**Plat Name:** Ella Medical Center

**Applicant:** PLS

**Date Submitted:** 09/19/2016

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

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

To allow a 1.1' dual building line on West 25th street and 3.8' on Ella Boulevard

**Chapter 42 Section:** 42-152

**Chapter 42 Reference:**

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 and 10' 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**

By imposing the terms, rules, conditions, policies and standards of Chapter 42, it would deprive the applicant of the reasonable use of this land, by creating an encroachment violation of a recent established 25 feet building line, with the existing building built before the creation of Chapter 42. The owner is requesting approval to allow existing buildings to be grand fathered with existing encroachments with the provision that if the buildings were ever to be demolished any new structures built would conform to the requirements of chapter 42, as amended. Chapter 42 requires a minimum of 25 feet building line along a Major thoroughfare street and for this type of development. Strict application of the rules would make this project infeasible due to the existing conditions of the property and the location of the existing Ella Medical Center building, which, was constructed, in 1981.

**(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 current structures were built well before the building line standards of Chapter 42 were in effect. The footprint of the existing buildings is along the westerly right of way line of Ella Boulevard and the southerly right of way line of West 25th Street. The Building is been in this location since 1981 and is only being remodel with and addition of a 4th floor to the existing 3 story structure. The foot print and location of the original building remains the same.

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

Among the purposes of Chapter 42 are safety, the establishment of building set back lines appropriate to the area, recognizing the differences in design framework of various areas, encouraging the efficiency of land development proposed for the property is consisting with all these purposes. Any new construction other than the renovation of the existing structure, will comply with the new established building lines as proposed.

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

the granting of this variance does not alter the existing conditions of this site nor is it injurious to the public health, safety, and welfare of the community. On the contrary, it will be a tremendous benefit to have medical clinic that will provide medical services to the public in the community. Sidewalks are already built along the southerly right of way line of Ella Boulevard to provide a safe and easy flow of pedestrians as well as vehicular traffic.

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

The circumstances supporting the justification for the variance are not based upon just economic hardship, but further the goal of enhancing the public health, safety, and welfare, by providing a quality and a safe place of medical services for the area.



**Application Number:** 2016-1614

**Plat Name:** Ella Medical Center

**Applicant:** PLS

**Date Submitted:** 09/19/2016

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

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

ENCROACHMENT INTO VISIBILITY TRIANGLE

**Chapter 42 Section:** 42-161

**Chapter 42 Reference:**

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

### Statement of Facts

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

By imposing the terms, rules, conditions, policies and standards of Chapter 42, it would deprive the applicant of the reasonable use of this land, by creating an encroachment violation of a recent established 15' x 15' Visibility Triangle with the northeast corner of existing building built before the creation of Chapter 42. The owner is requesting approval to allow existing building to be grand fathered with the minimum existing encroachment into the Visibility Triangle area with the provision that if the buildings were ever to be demolished any new structures built would conform to the requirements of chapter 42, as amended.

**(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;**

Chapter 42 requires that the building line for property adjacent to two intersecting streets cannot encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection (42-161) Strict application of the rules would make this project infeasible due to the existing conditions of the property and the location of the existing Ella Medical Center building, which, was constructed, in 1981.

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

The current structures were built well before the standards of Chapter 42 were in effect. The northeast corner of the footprint of the existing building encroaches into the Visibility Triangle area by less than half of a square foot in total area. The north side of the existing building corner encroaches into Visibility Triangle by 0.88' and the east side of existing corner building encroaches into Visibility Triangle by 0.91'. The Building has been in this location since 1981 and is only being remodel with an addition of a 4th floor to the existing 3 story structure. The footprint and location of the original building remains the same.

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

Among the purposes of Chapter 42 are safety, the establishment of building set back lines, the establishment of adequate visibility sight lines for vehicular traffic as they approach street intersections (42-161) in the city of Houston, recognizing the differences in design framework of various areas, encouraging the efficiency of land development proposed for the property is consistent with all these purposes. Any new construction other than the renovation of the existing structure, will comply with the new established building lines as proposed.

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

The granting of this variance does not alter the existing conditions of this site nor is it injurious to the public health, safety, and welfare of the community. The minimal encroachment of one of the corners of existing building into the newly created 15'x15' Visibility Triangle area is less than half of a square foot thus creating no impact on visibility among approaching traffic to the street intersection. Furthermore, existing building has been in the same location for over thirty years and never has been an issue with visibility of traffic at the street intersection. The granting of this variance will be a tremendous benefit to have medical clinic that will provide medical services to the public in the community. Sidewalks are already built along the southerly right of way line of Ella Boulevard to provide a safe and easy flow of pedestrians as well as vehicular traffic.

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

The circumstances supporting the justification for the variance are not based upon just economic hardship, but further the goal of enhancing the public health, safety, and welfare, by providing a quality and a safe place of medical services for the area.

# Houston Planning Commission

**ITEM: 65**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Main Midtown**

**Applicant: Windrose**



**D – Variances**

**Site Location**



## Planning and Development Department

**Meeting Date: 10/27/2016**

**Applicant: Windrose**



## Subdivision

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# Houston Planning Commission

## ITEM: 65

Planning and Development Department

Meeting Date: 10/27/2016

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Subdivision Name: Main Midtown

Applicant: Windrose

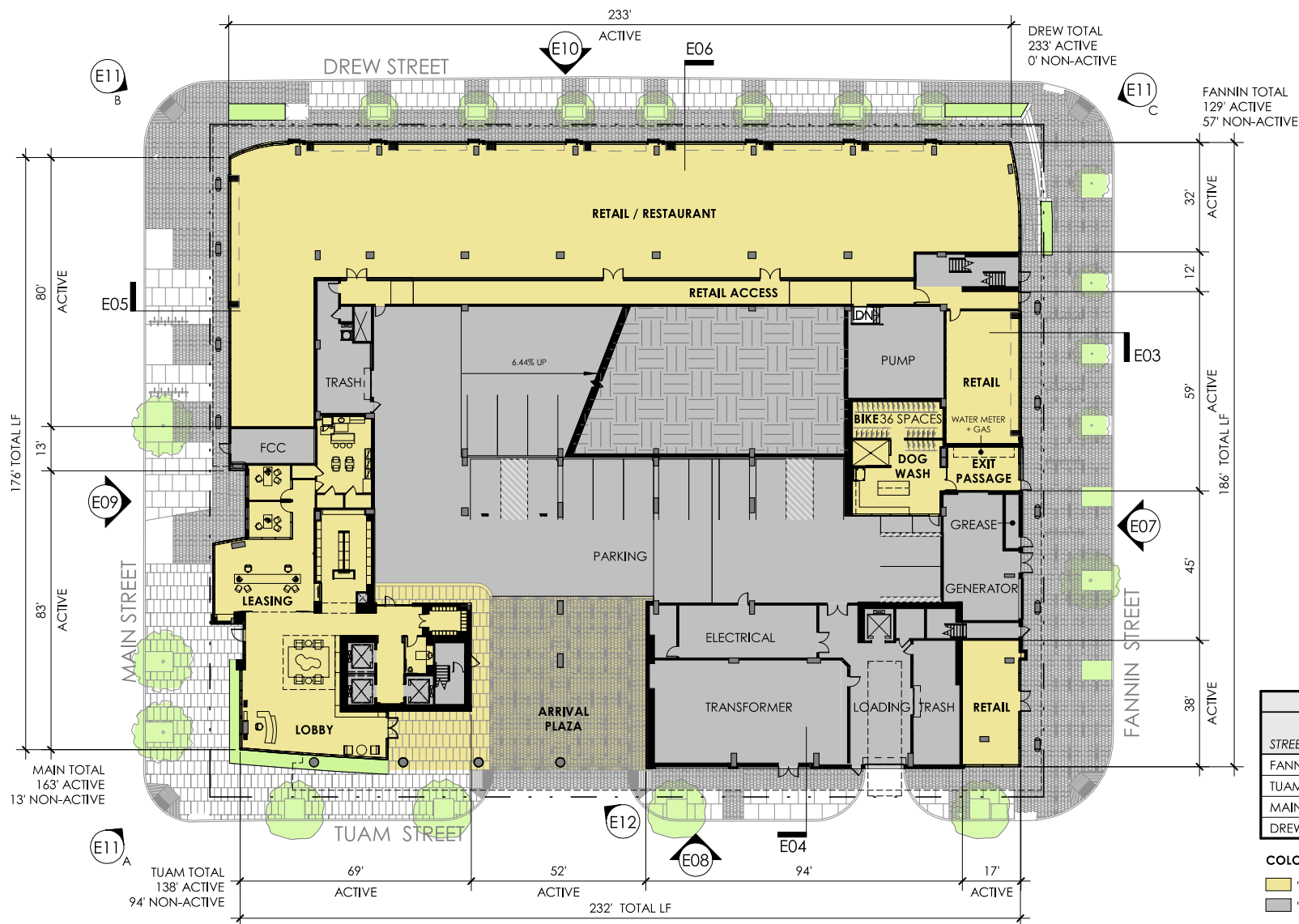


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### D – Variances

### Aerial

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'ACTIVE' USE CALCULATION SUMMARY					
STREET	'ACTIVE'		'NON ACTIVE'		TOTAL LF
	LF	%	LF	%	
FANNIN	129'	69%	57'	31%	186'
TUAM	138'	59%	94'	40%	232'
MAIN	163'	93%	13'	7%	176'
DREW	233'	100%	0'	0%	233'

**COLOR LEGEND**

■ 'ACTIVE' USE

■ 'NON-ACTIVE' USE



## MAIN MIDTOWN

### FLOOR PLAN - LEVEL 1

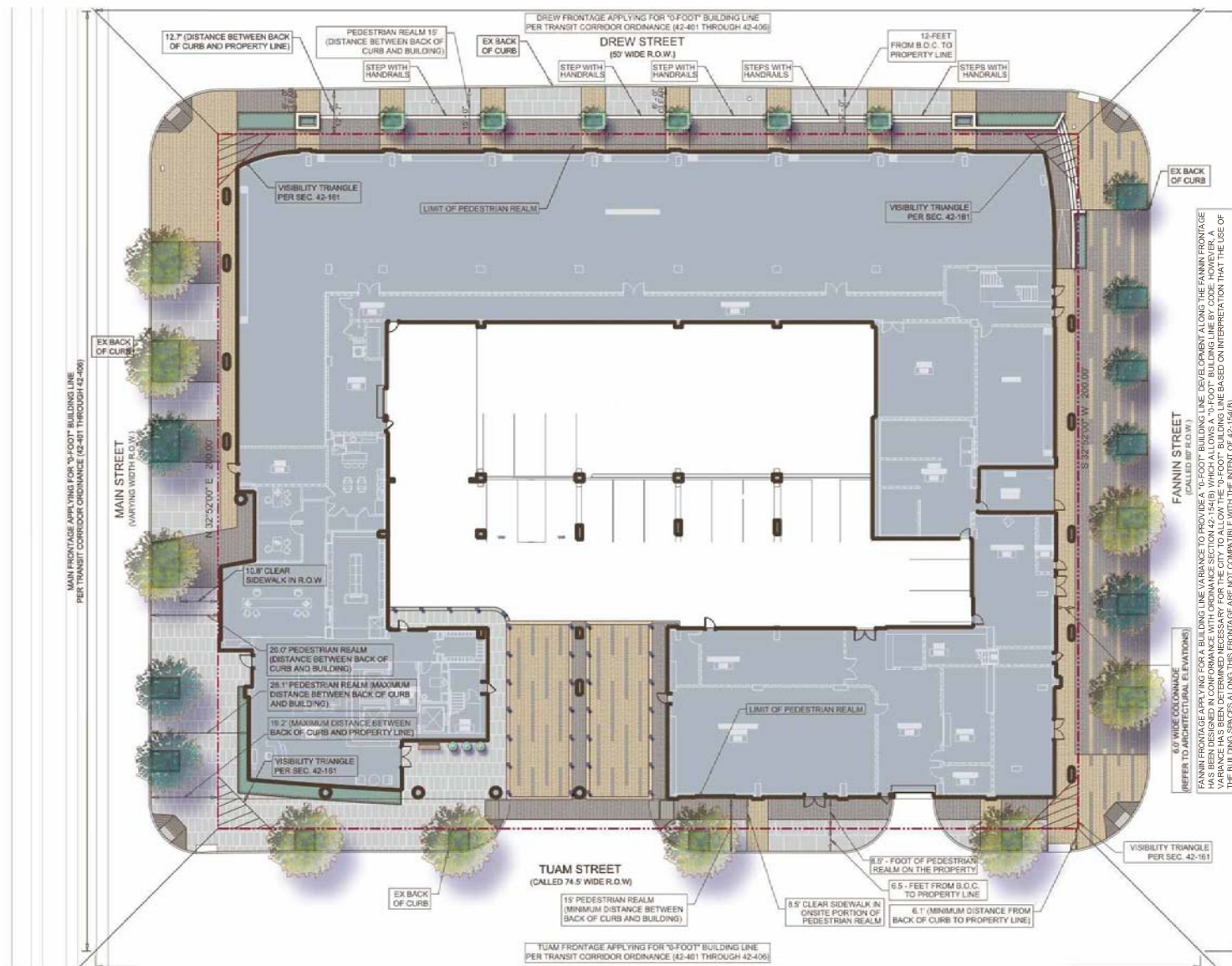
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OCTOBER 7, 2016 • E.01

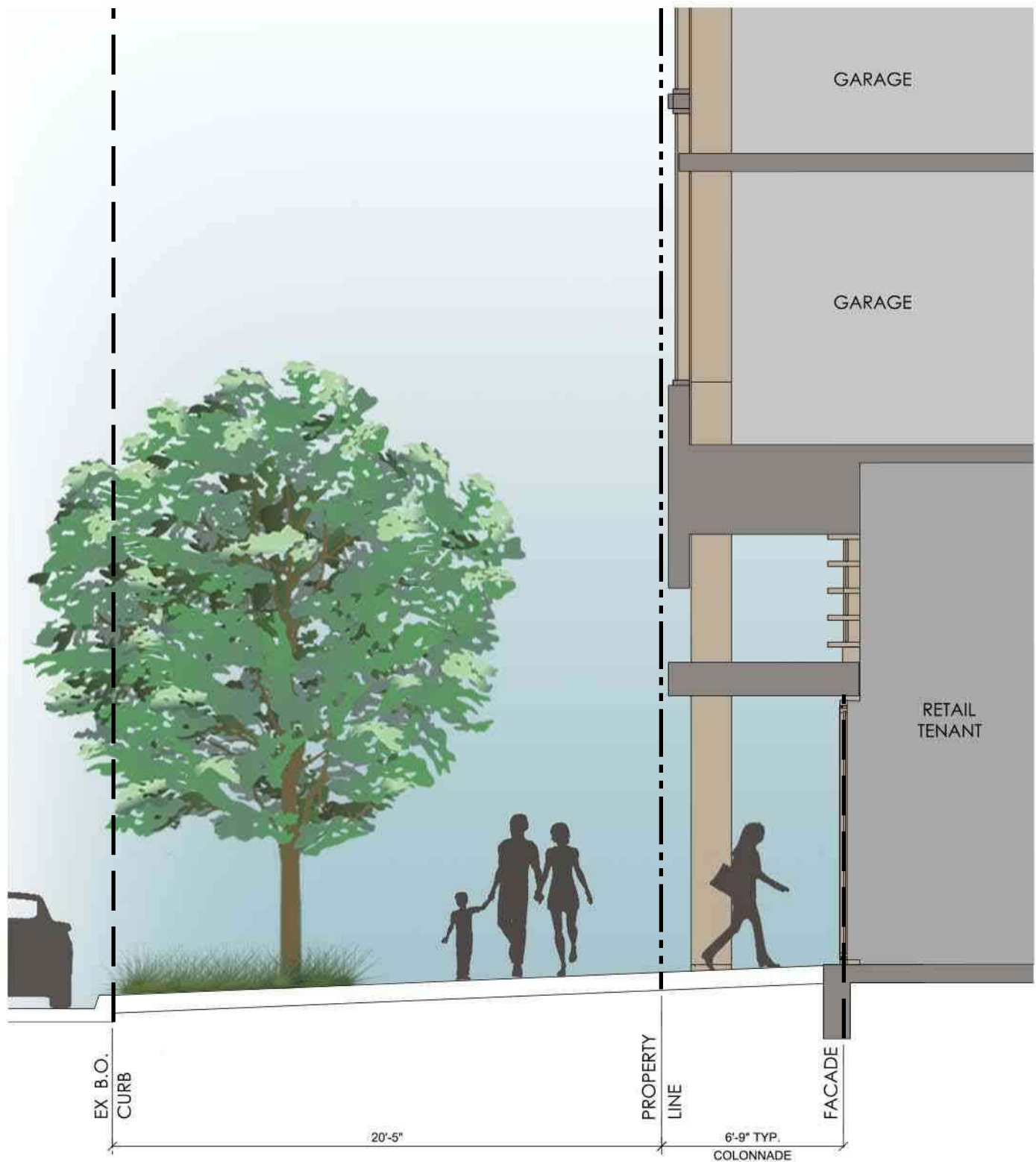




## MAIN MIDTOWN

### FLOOR PLAN - LEVEL 1

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# MAIN MIDTOWN

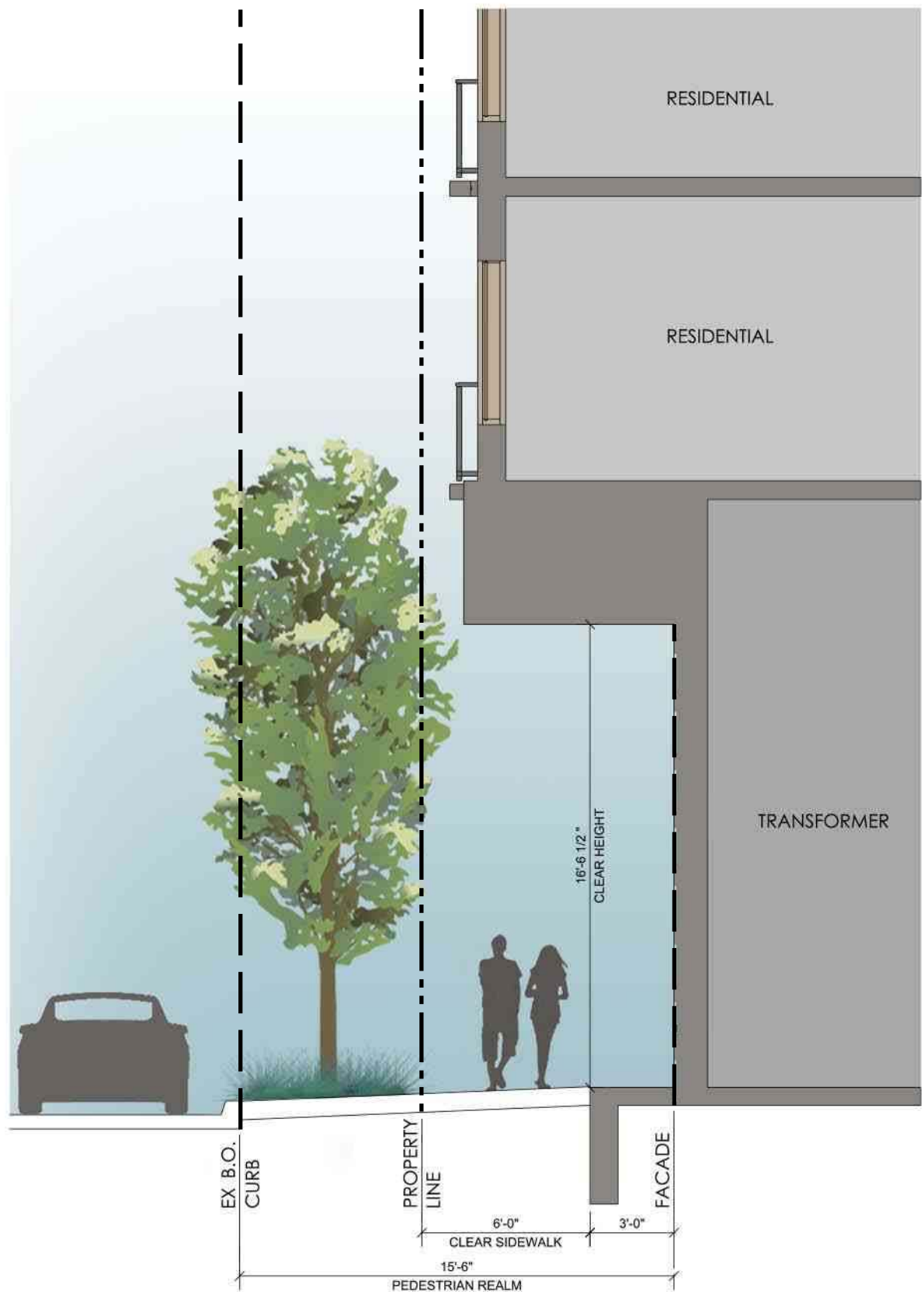
## SECTION - FANNIN ST.

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# MAIN MIDTOWN

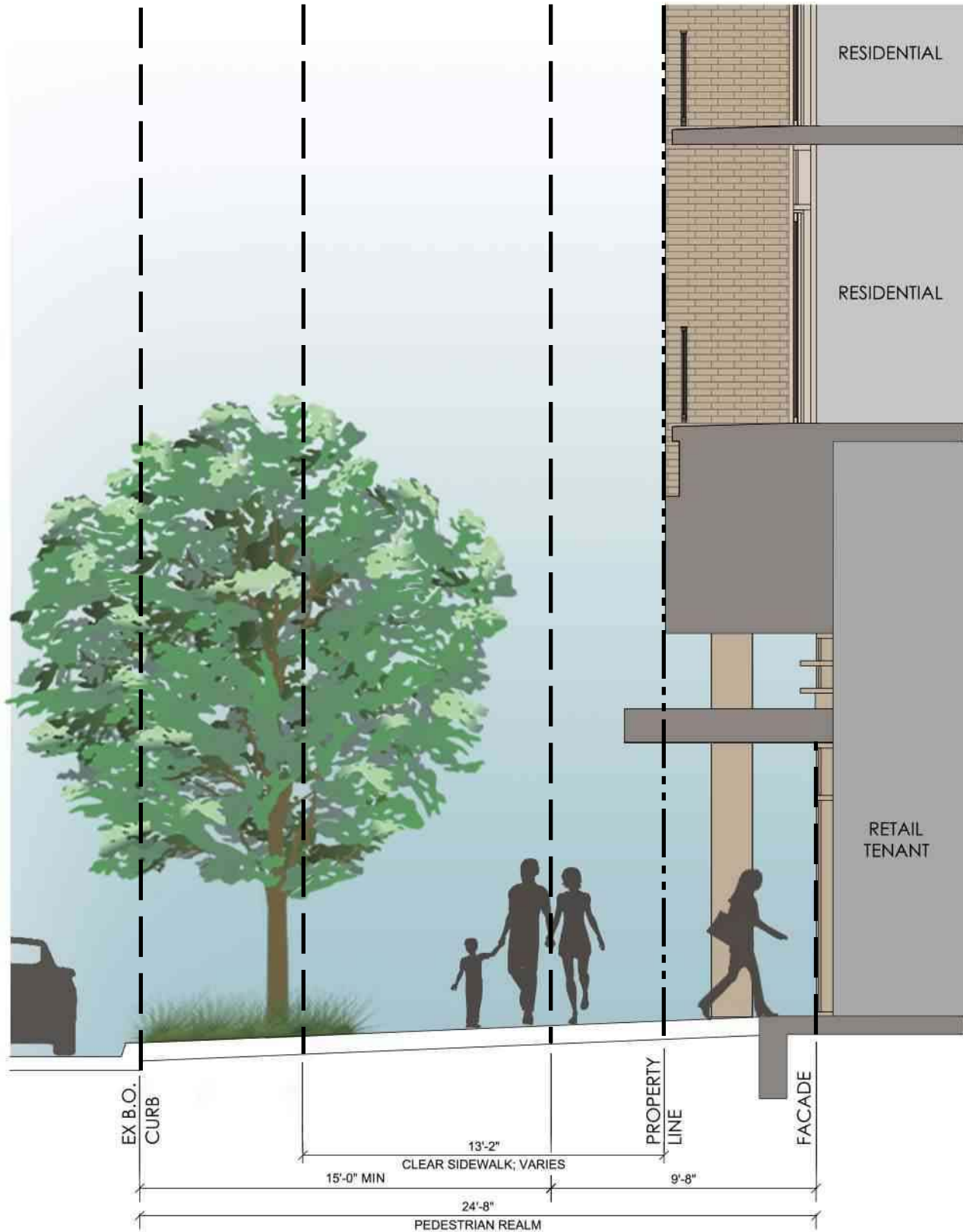
## SECTION - TUAM ST.

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# MAIN MIDTOWN

## SECTION - MAIN

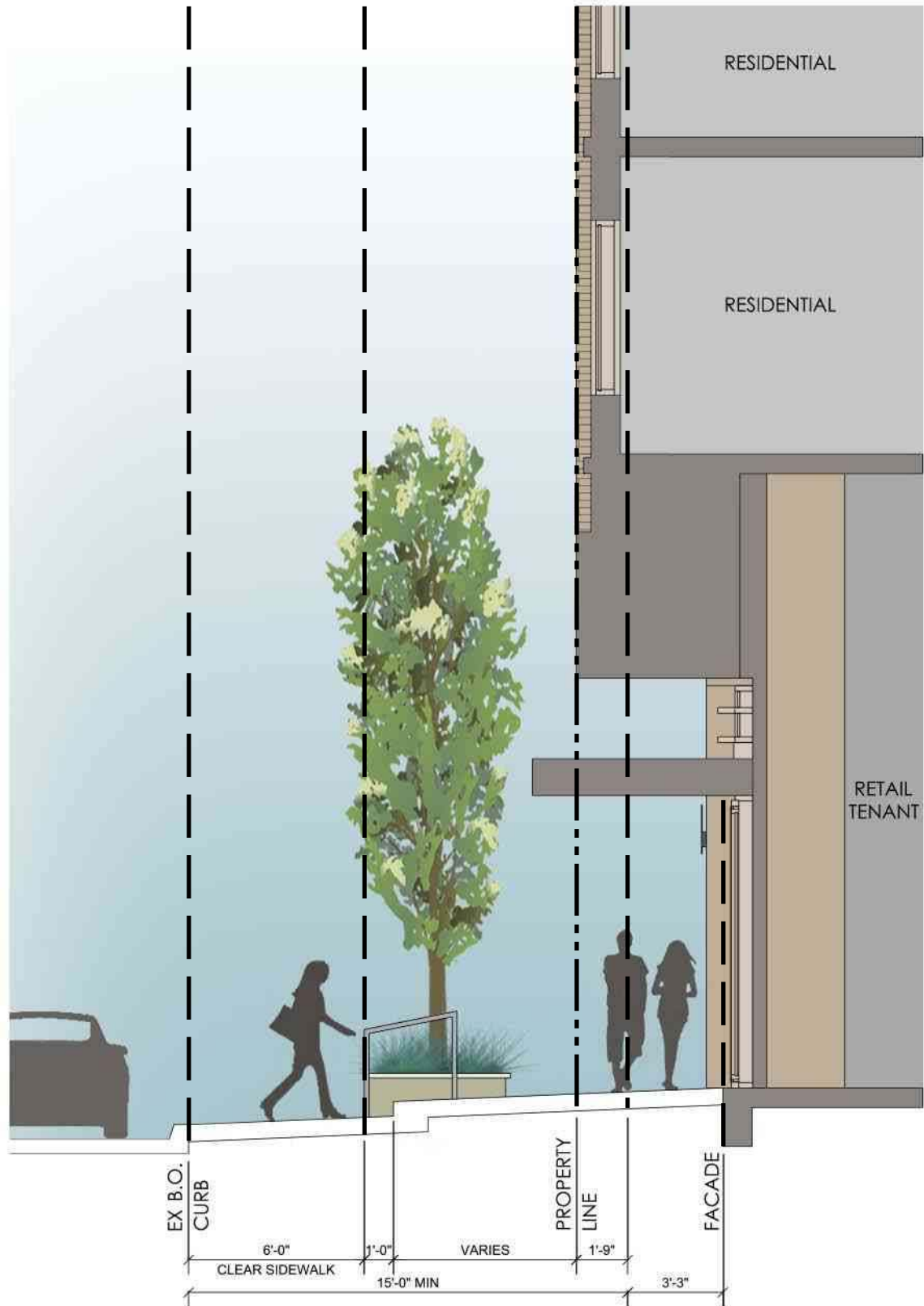
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## MAIN MIDTOWN

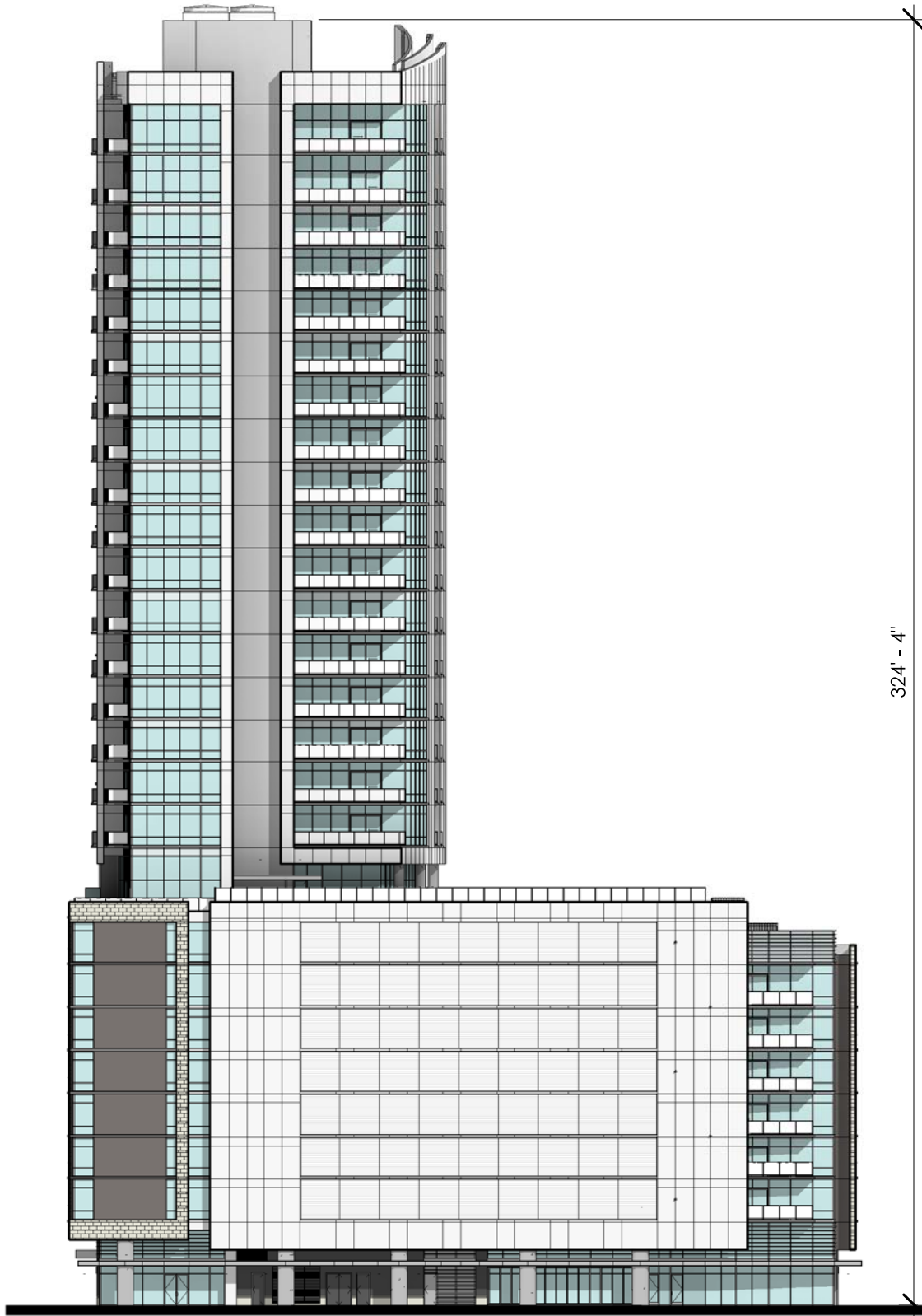
### SECTION - DREW ST.

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# MAIN MIDTOWN

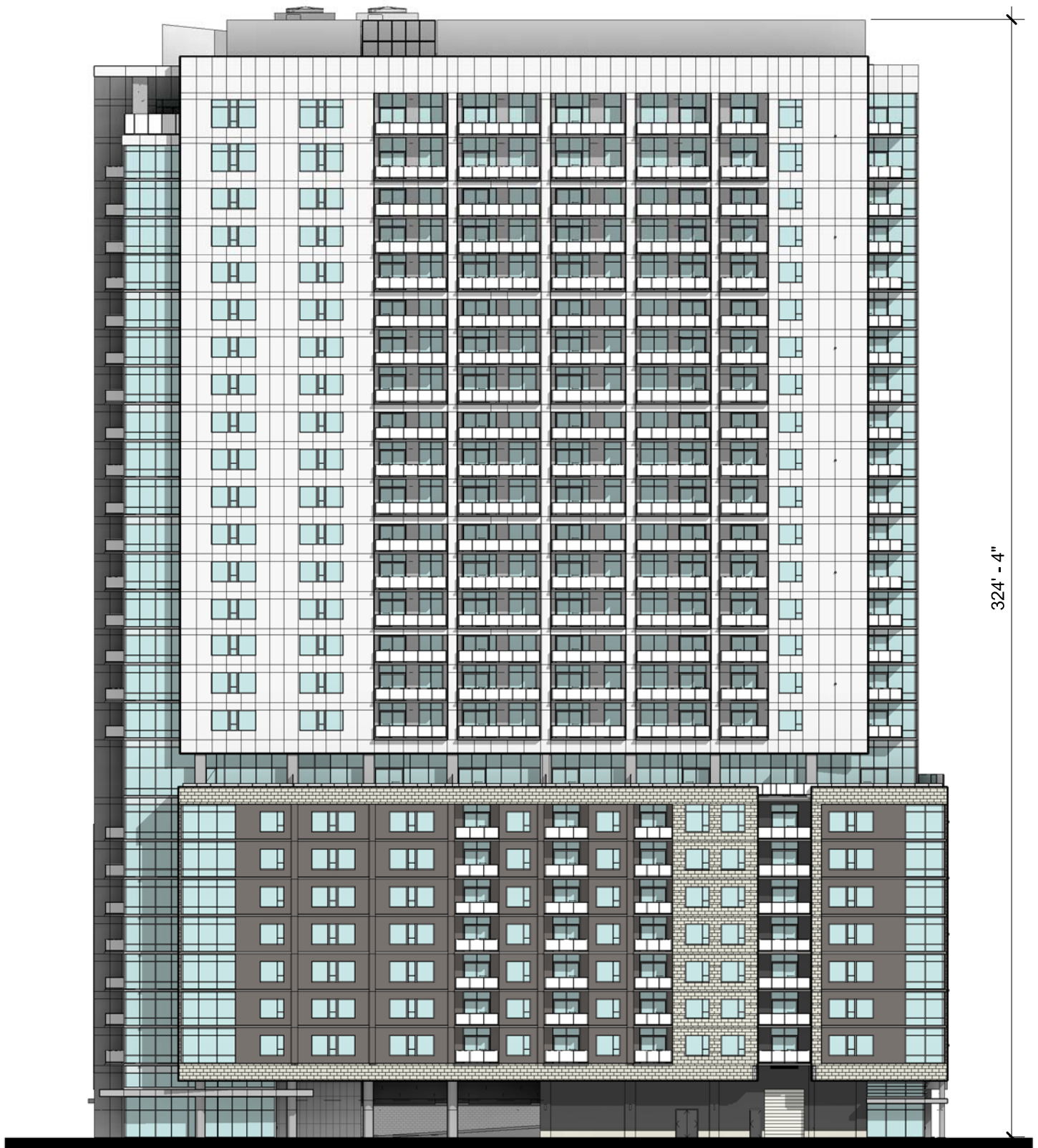
ELEVATION - EAST

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OCTOBER 07, 2016 • E.07



# MAIN MIDTOWN

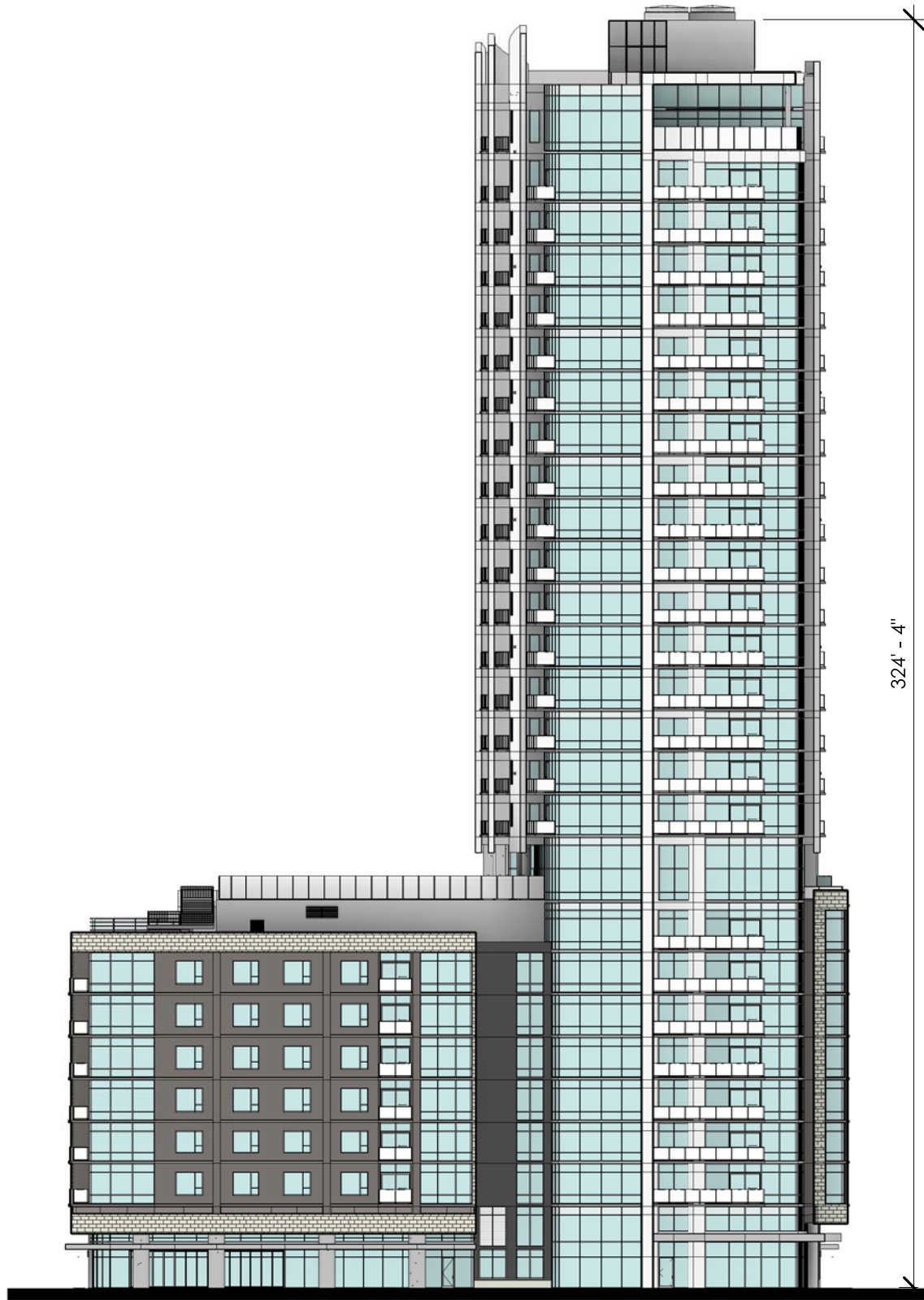
ELEVATION - SOUTH

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OCTOBER 07, 2016 ◦ E.08



# MAIN MIDTOWN

ELEVATION - WEST

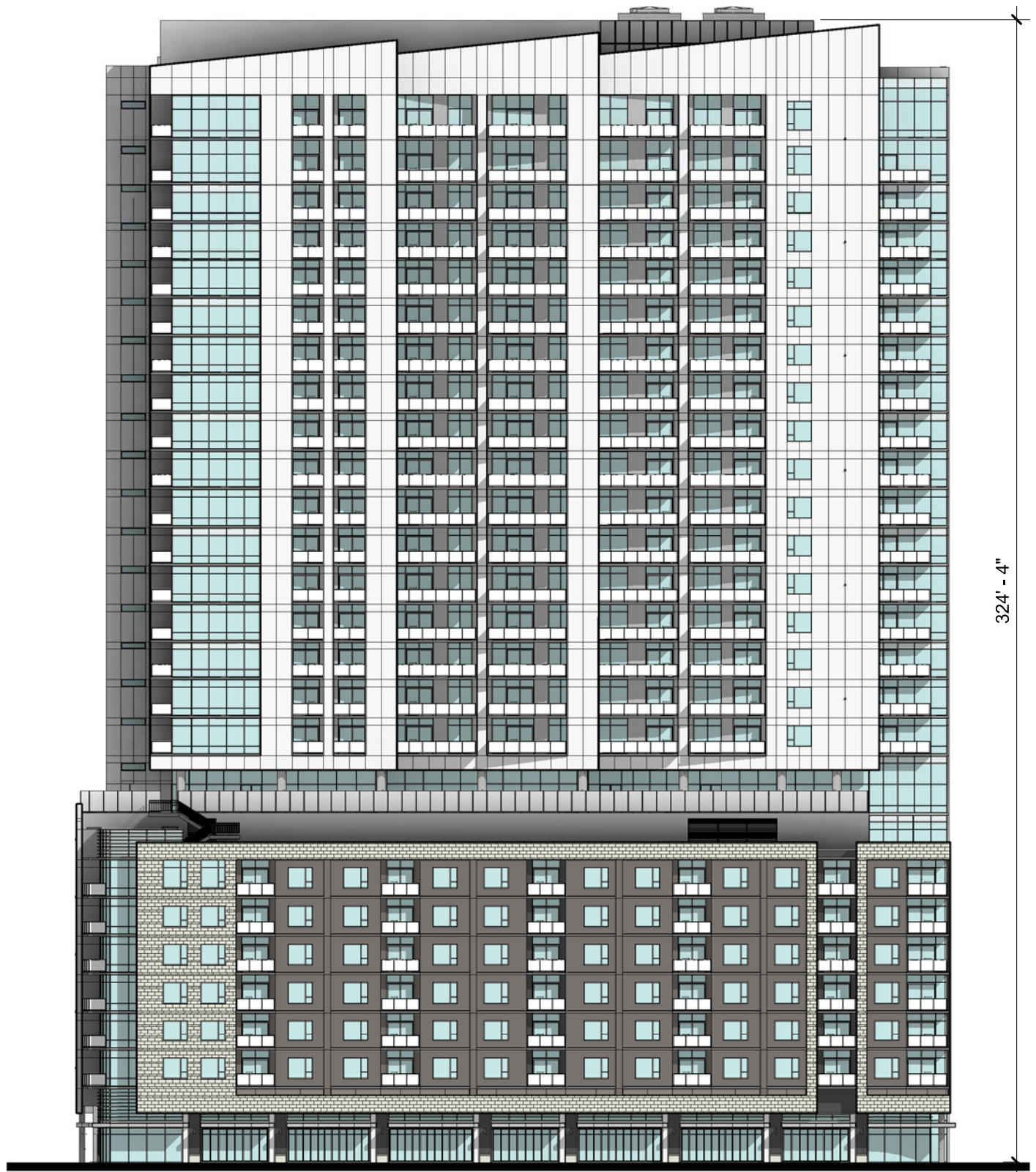
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OCTOBER 07, 2016 ◦ E.09





# MAIN MIDTOWN

ELEVATION - NORTH

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OCTOBER 07, 2016 ° E.10





**C** DREW & FANNIN



**B** MAIN & DREW



**A** TUAM & MAIN

# MAIN MIDTOWN

## STREETSCAPE RENDERINGS

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ENTRY INTENT



ENTRY INTENT

# **MAIN MIDTOWN** ARRIVAL PLAZA RENDERING

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**Application Number:** 2016-1780

**Plat Name:** Main Midtown

**Applicant:** Windrose

**Date Submitted:** 10/17/2016

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

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

Applicant is requesting a variance to allow a 0-foot building line along Fannin Street in lieu of a 25-foot building line. a. This project is located at the northwest corner of Fannin Street and Tuam Street. This segment of Fannin Street is a major thoroughfare with a planned right of way of 80 feet or less, and therefore, this development may use the performance standards of the Retail Commercial Center Ordinance (Sec. 42-154(b)) which allows a 0-foot building line by code if all requirements of Sec. 42-154(b) are met. This development meets all requirements of Sec. 42-154(b); A holistic approach has been taken to plan this project as an urban walkable development on all four sides of the site, and this includes locating the building service spaces on Tuam Street and Fannin Street to consolidate and minimize their impact on the overall development as a walkable and activated space. Consolidating the service spaces on Tuam and Fannin allows for public use spaces for the entire Drew Street and Main Street frontages. Public building spaces along Main Street were prioritized due to visibility from the light rail line and the orientation of this building frontage toward the Midtown District's Midtown Park development located directly across Main Street from this development. Public building spaces along Drew Street were prioritized based on the vision for Drew Street to be a fully activated walkable retail plaza, especially in the future when the block on the north side of Drew Street is redeveloped. As shown on the floor plan exhibit submitted with this application, 69% of the Fannin building frontage is an active public space. Therefore, the building line variance along Fannin Street is being sought to allow this frontage of the development to proceed in conformance with the Retail Commercial Center Ordinance so that it will fit within the context of the holistic design of this development as an urban walkable development.

**Chapter 42 Section: 150**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

The Transit Corridor Development ordinance was adopted by the City to promote a high quality walkable urban environment in areas along METRO's light rail corridors. This development has been designed in conformance with the Transit Corridor Development ordinance (Sec. 42-402) on the Drew Street, Main Street and Tuam Street frontages and in conformance with the Retail Commercial Center ordinance (Sec. 42-154(b)) on the Fannin Street frontage. However, although the referenced Retail Commercial Center ordinance section does not address use of the building spaces along the street level, the City Planning & Development Department interprets that this development does not meet the Retail Commercial Center ordinance on the Fannin Street frontage based on proposed use of a limited portion of the building spaces along Fannin Street as spaces not accessible to the public. Imposition of the base building line requirements in lieu of allowing the development to follow the Retail Commercial Center ordinance on Fannin Street would deprive the applicant from constructing a development that creates an urban walkable environment on all four sides of the site.

**(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;**

Constructing this development will create an urban walkable environment on all four sides of the site. By allowing the developer to utilize a 0-foot building setback on Fannin, it will create a more consistent and welcoming environment for



pedestrians, even if a portion of the building isn't accessible to the general public. By implementing an integrated approach in the development of this site, the developer aims to present a site appealing to the public while adhering to the Chapter 42 regulations and the Transit Corridor Development Ordinance.

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

The architectural design elements of the proposed development meet all of the requirements of the Retail Commercial Center ordinance (Sec. 42-154(b)), which allows for the requested reduced building line along Fannin without the need for a variance. That means that the look and feel of the building mass along Fannin will be consistent with the other facades of buildings along other transit corridors in the immediate area. Because of the mixed public/private nature of the land uses along the frontage, City staff feels that it is best to secure a variance so there will be no question about utilizing the Retail Commercial Center ordinance. Without the variance, the Fannin Street frontage will be inappropriately setback and present a building mass that looks odd and conflicts with the design intent of Transit Corridor Development Ordinance.

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

The granting of this variance will be beneficial to the community by providing a high-quality mixed-use development that will further the intent of the Transit Corridor Development Ordinance. The project represents a dramatic transformation of an entire City block along Main Street by taking a dilapidated office building and creating 4 completely integrated pedestrian realms alongside high-rise, dense residential and commercial land uses. The proposed project is compatible with developments in the surrounding area and will add another enhanced, pedestrian-friendly mixed use development to the Midtown area.

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

Without the variance, the developer will not be able to provide a mixed-used design that is compatible with the City's Transit Corridor Development Ordinance. Because the proposed development encompasses an entire City block, concessions must be made to allow the development to provide ground-level commercial uses alongside the limited-access, operational facilities necessary to support a large, mixed-used building. By supporting the variance, the City will recognize the logistical demands of such a complex project while promoting a design concept that promotes a dense, urban-themed, and walkable environment on all four sides of the site.

# Houston Planning Commission

**ITEM: 66**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Olliram Govinda Garden Oaks**

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



**D – Variances**

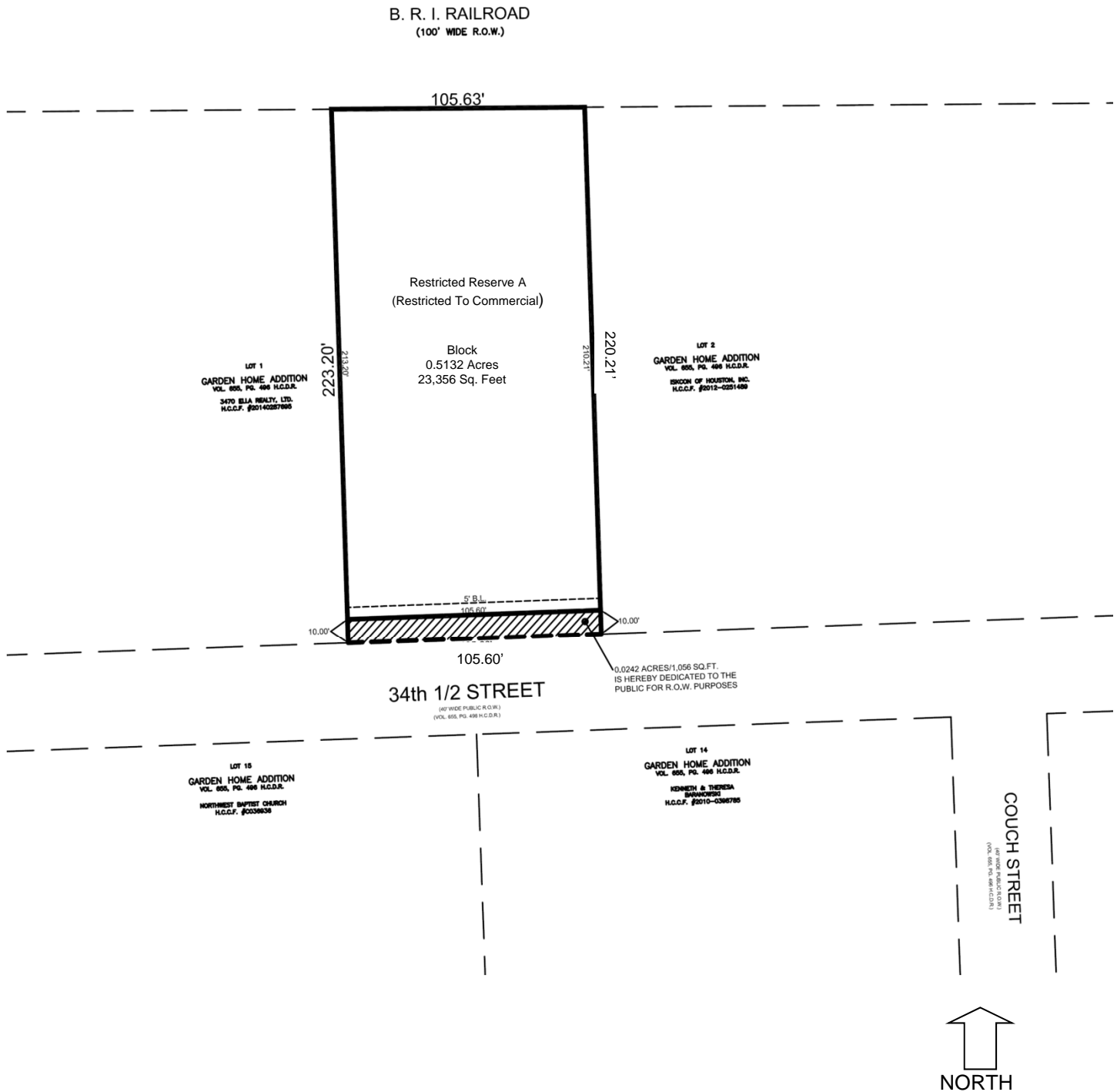
**Site Location**

# Houston Planning Commission

## ITEM: 66

Planning and Development Department

Meeting Date: 10/27/2016



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 66

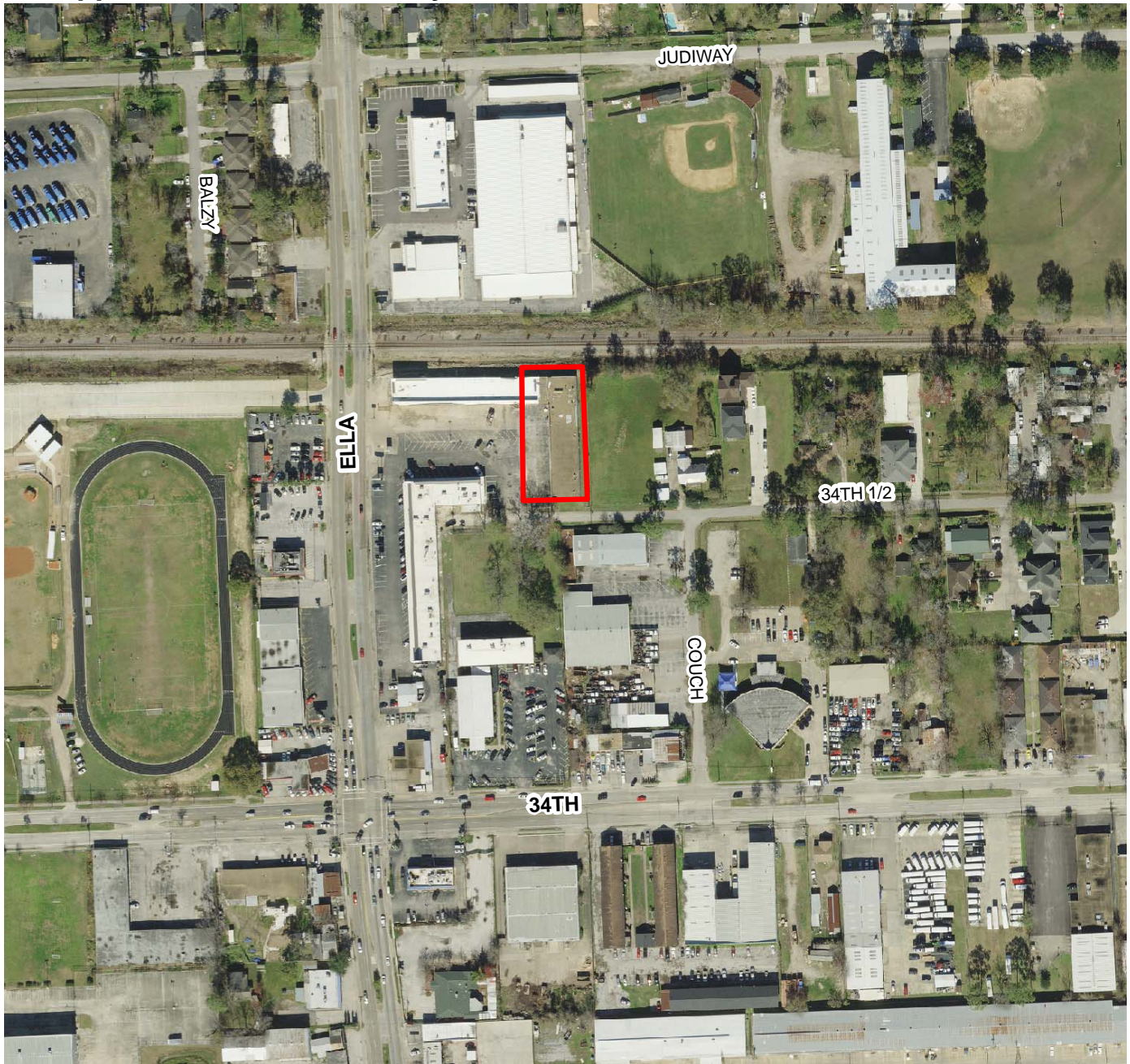
Planning and Development Department

Meeting Date: 10/27/2016

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Subdivision Name: Olliram Govinda Garden Oaks

Applicant: Vernon G. Henry & Associates, Inc.



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D – Variances

Aerial

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Big Tex Storage - Garden Oaks

South Building Elevation

October 13, 2016



Big Tex Storage - Garden Oaks

Southwest Corner

October 13, 2016



Big Tex Storage - Garden Oaks

West Building Elevation at 34 1/2 Street

October 13, 2016





## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1760

**Plat Name:** Oliram Govinda Garden Oaks

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

**Date Submitted:** 10/14/2016

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

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

: To allow a 5' building line instead of the required 10' building line.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Sec. 42-150. - Building line requirement. "(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter."

### 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 Garden Home subdivision was platted in 1927 with 40' wide street rights-of-way. This area was fully developed prior to Chapter 42 being passed and the subdivision plat had no building lines shown. W 34 1/2 Street is a local street with both commercial and residential uses. At the western-most end of this street it dead ends into an existing neighborhood shopping center, which has three separate buildings. The western buildings have recently been painted and restored on the exterior walls and new asphalt poured. New tenants have been acquired throughout both of these buildings recently. The eastern building of the shopping center, which is on our site, is not well kept. This building will be demolished as a part of this project to make room for the new storage facility. W 34 1/2 Street dead-ends approximately 150' from the west property line of the proposed plat. This portion of W 34 1/2 street is very unlikely to ever be widened and reconstructed by public works because of the fact it dead ends into a shopping center and does not go anywhere. Since the existing ROW is only 40' wide we will be dedicating 10'. The proposed building will have a 5' building line and the owner will provide 6' sidewalks and 3" Caliper trees within the pedestrian realm as well as additional attractive landscaping. The face of the proposed building will be approximately 26' from the edge of paving on W 34 1/2 street. The proposed building will also make an effort to blend with the current neighborhood character by complementing the paint colors and providing pedestrian connection to the recently restored neighborhood shopping center to the west.

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

The area was fully developed decades before the development ordinance was passed.

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

The existing roadways in the area are adequate for circulation, especially with a use that will produce so few trips per day. Neighborhood character will be preserved.

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

Because of the limited length of the street, the variance will not affect the public health, safety or welfare. The demolition of the dilapidated commercial building will also be in the interest of the public in this area.

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

The justification is the requirement for ROW widening along W 34 1/2 street.

# Houston Planning Commission

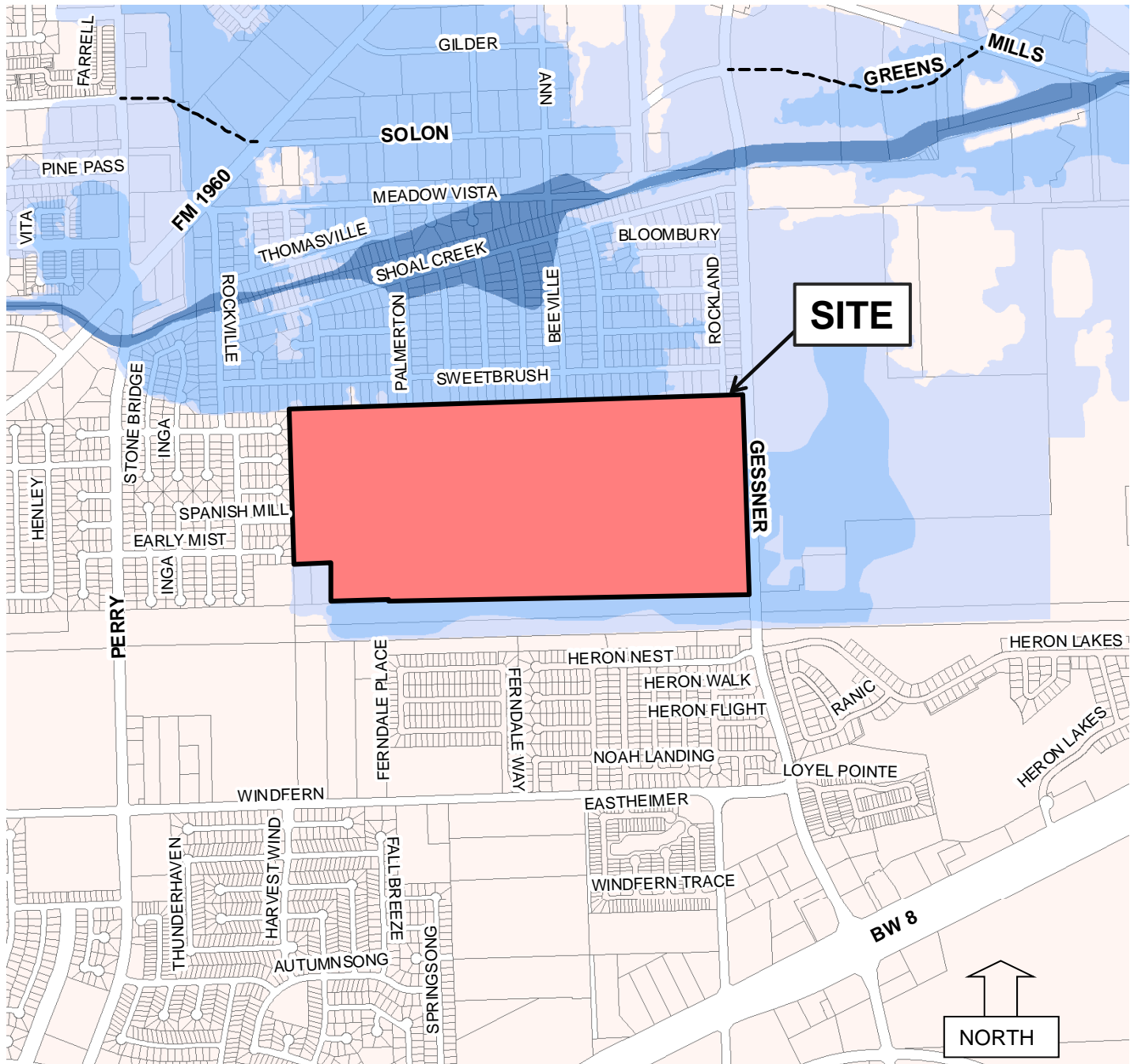
ITEM: 67

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Republic Business Center GP

Applicant: Windrose



D – Variances

Site Location

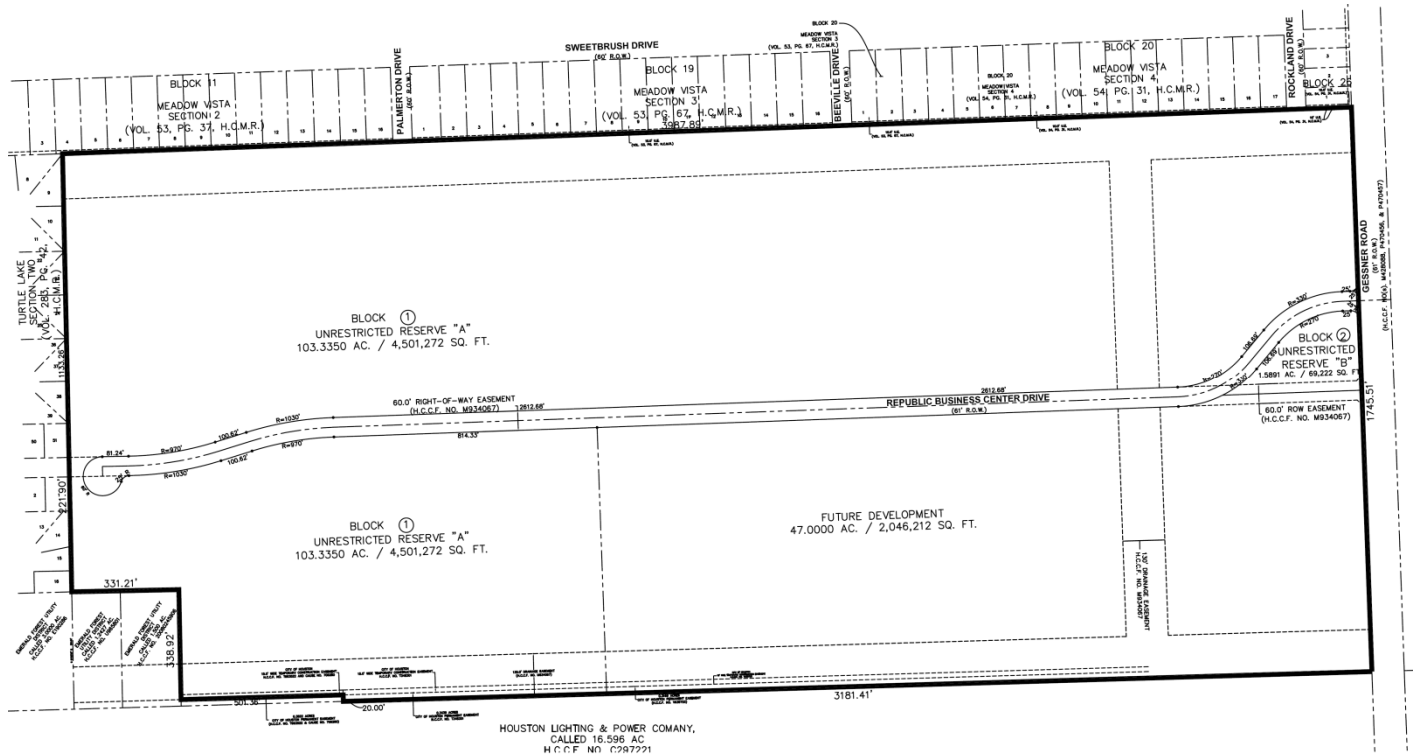
## Planning and Development Department

**ITEM: 67**

**Meeting Date: 10/27/2016**

**Subdivision Name: Republic Business Center GP**

**Applicant: Windrose**



## D – Variances

## Subdivision



# Houston Planning Commission

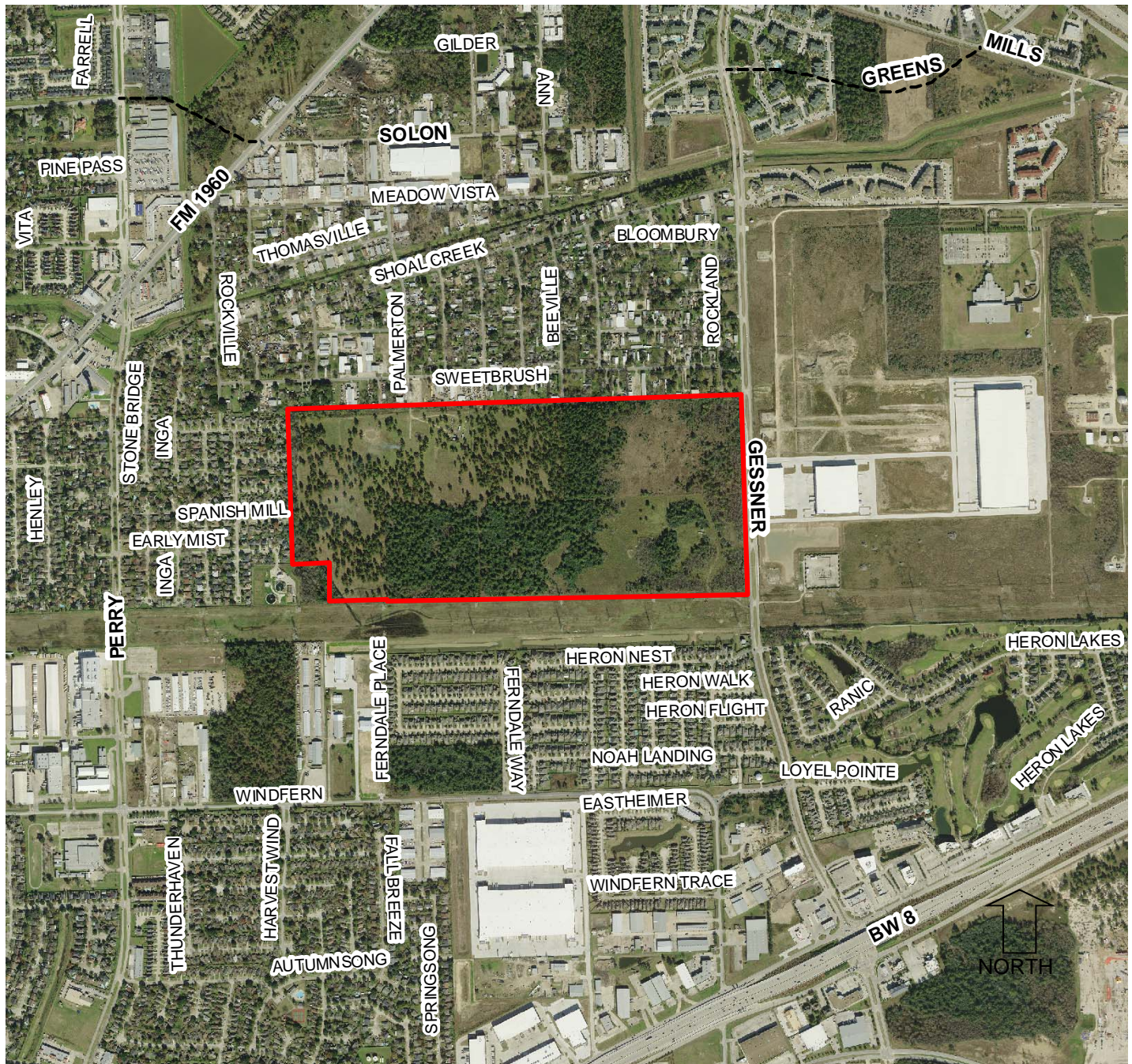
ITEM: 67

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Republic Business Center GP

Applicant: Windrose



D – Variances

Aerial



## VARIANCE LOCATION EXHIBIT – REPUBLIC BUSINESS CENTER GP





**Application Number:** 2016-1789

**Plat Name:** Republic Business Center GP

**Applicant:** Windrose

**Date Submitted:** 10/17/2016

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

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

To not extend or terminate with a cul-de-sac Rockland Drive, Beeville Drive, Palmerton Drive, or Spanish Mill Road; and, to exceed east/west and north/south intersection spacing within the general plan area.

**Chapter 42 Section: 134 and 128**

**Chapter 42 Reference:**

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter." AND Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "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 156.0250 acres located on the west side of Gessner Road just north of the intersection with Heron Nest Drive. The subject property is an ideal site for commercial/industrial development, being located off Gessner Road near the intersection of SH 249 and the Sam Houston Tollway, providing the general area with excellent connectivity to the regional road network. The applicant is requesting a variance to not extend three stub streets that dead-end in to the northern boundary of the plat - Rockland Drive, Beeville Drive, and Palmerton Drive. The applicant is also requesting to not extend one of the streets to meet minimum intersection spacing for the developed area. The primary justifications for the variance are the unusual physical characteristics that affect the land, particularly the limitations caused by existing land uses. The site is bounded by a residential subdivision to the west, Gessner Road to the east, residential and mixed-used development to the north and a high-power, regional electrical distribution corridor to the south. Extending any roads to the south across this controlled access, high-powered electrical transmission corridor is not feasible. Extending the roads from the northern property line south in to the site is also not feasible because a 140-foot wide drainage channel sits on the subject property, blocking any viable extension of the roads in to the site. Extending Business Center Drive, the public street proposed within the development, further to the west is also not viable. Mixing the residential traffic with the traffic from the commercial/non-residential complex featuring big box footprints and heavy-haul trucking infrastructure is unsafe and more importantly, unnecessary. The residential neighborhood has direct access to Perry Road, a major thoroughfare, which intersects FM 1960 just north of the neighborhood. This road network provides efficient and controlled east-west movement throughout the area. Because the roadways cannot be extended from the north because of the drainage channel and through the site from the south because of the transmission corridor, the applicant is also requesting an intersection spacing variance. The site is over 3,900 feet deep and over 1,100 feet wide from the Gessner Road perspective. The City's regulations would typically require at least 2 north-south streets as well as 1 east-west street that continues beyond the site. The physical limitations prevent any north-south street extensions and the City should discourage the interaction between residential neighborhoods and newly developing industrial areas. While the new east-west street within the general plan area provides the commercial area with direct access to Gessner, the applicant's belief is that mixing the residential area traffic with theirs is not responsible. The developer has visited with the County and they have indicated support for not mixing the residential and commercial vehicular roadways, but they want to put the question to the City.



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

Extending the three stub streets from the north in to the property is not possible given the existing drainage channel. Extending roads from the site further to the south is also not possible given the existing high-power electrical transmission corridor. Extending the road from the west in to the site would connect the residential neighborhood with the subject industrial/commercial land uses. Heavy-haul truck traffic would cut through the neighborhood to gain access to Perry Road, which is unsafe and unnecessary. While it would certainly provide added mobility for the heavy haul trucks that would enjoy a direct route through the residential areas to Perry and Windfern to the south, it would be a hardship imposed on the adjacent residential area to promote such traffic patterns.

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

Requiring the applicant to extend the three stub streets along the northern boundary or the street along the western boundary is contrary to the intent of Chapter 42. Significant physical features limit the ability to extend any roadways to the north or south and connecting to Spanish Mill Road to the west will inappropriately connect industrial and residential land uses. The residential area has more than adequate east/west and north/south access to Gessner, FM 1960, Beltway 8 and Perry Road without the street extensions.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area – Gessner, Perry Road, Beltway 8, FM 1960, Windfern Road - provide adequate vehicular and emergency access to the surrounding area. If the City allows or requires the streets to be extended, then it would provide a very viable option for heavy haul trucks looking for an outlet to FM 1960, Windfern and Perry Road. These numerous cut-through trips in the subdivision would be damaging to the residential streets and dangerous to the vehicular and pedestrian traffic.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing drainage channel to the north, the electrical transmission corridor to the south, and the need to keep the heavy-haul truck traffic from the industrial/commercial area out of the single-family neighborhood.

# Houston Planning Commission

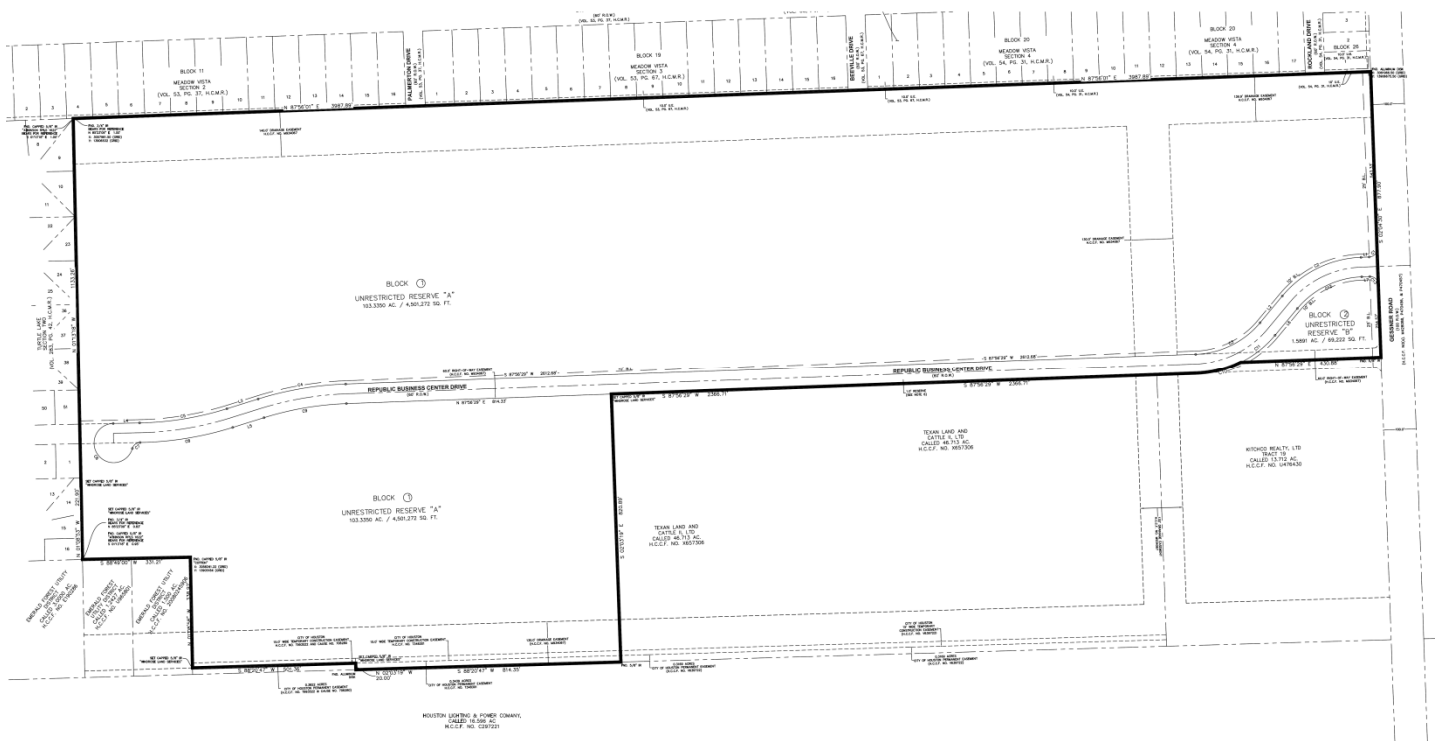
ITEM: 68

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Republic Business Center Sec 1

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

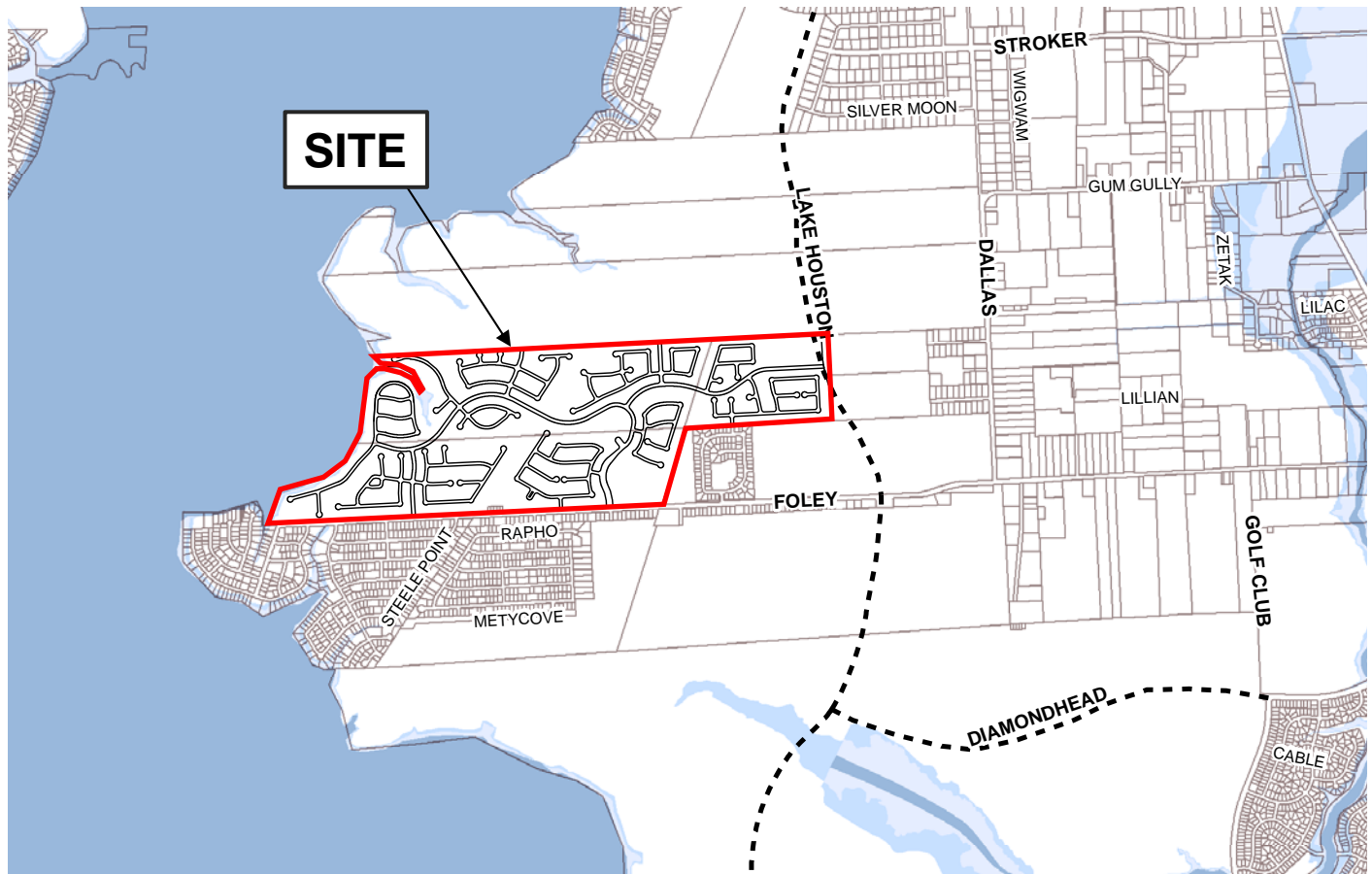
**ITEM: 69**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Sundance Cove GP**

**Applicant: EHRA**



**D – Variances**

**Site Location**

## Subdivision

# Houston Planning Commission

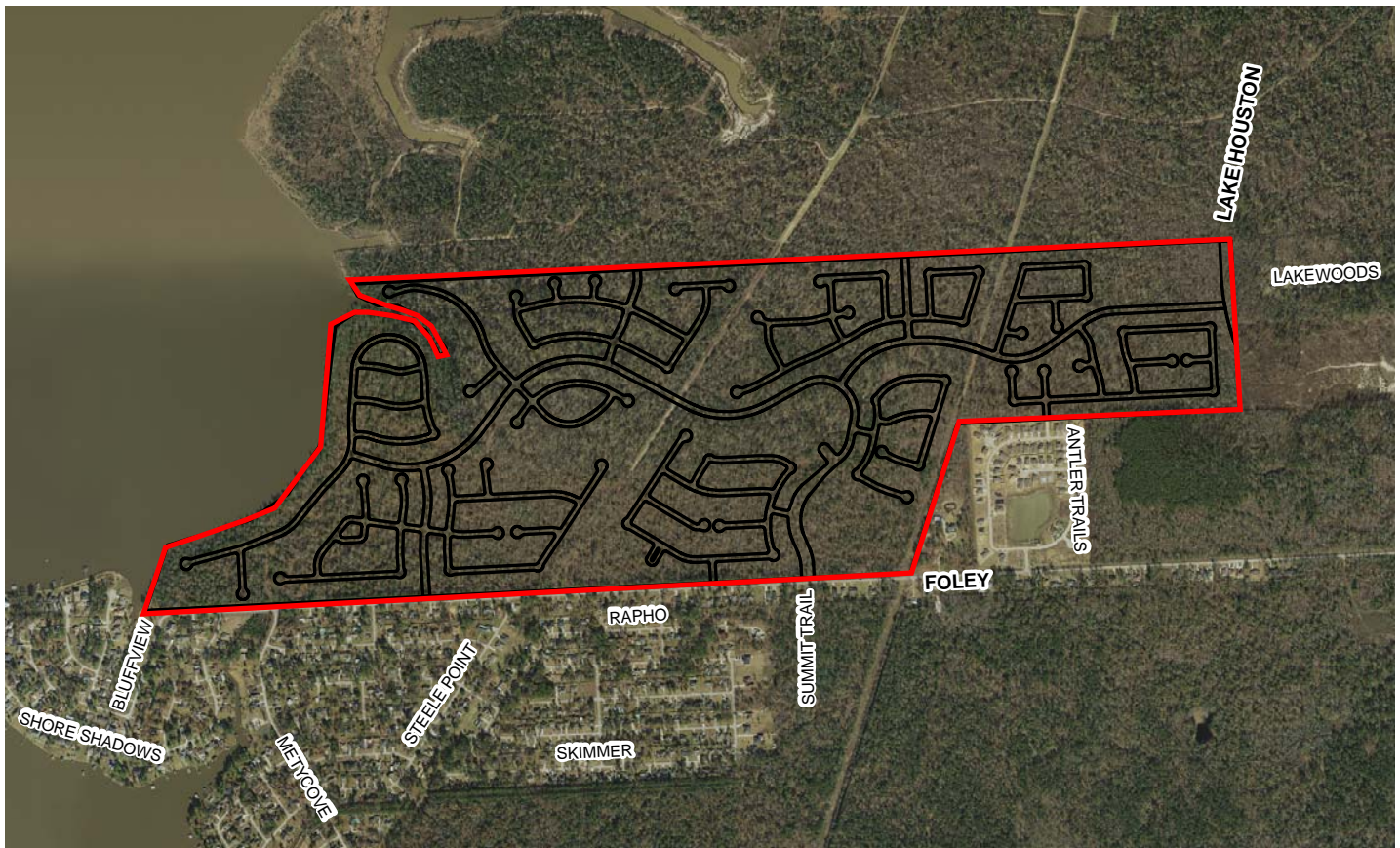
ITEM: 69

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Sundance Cove GP

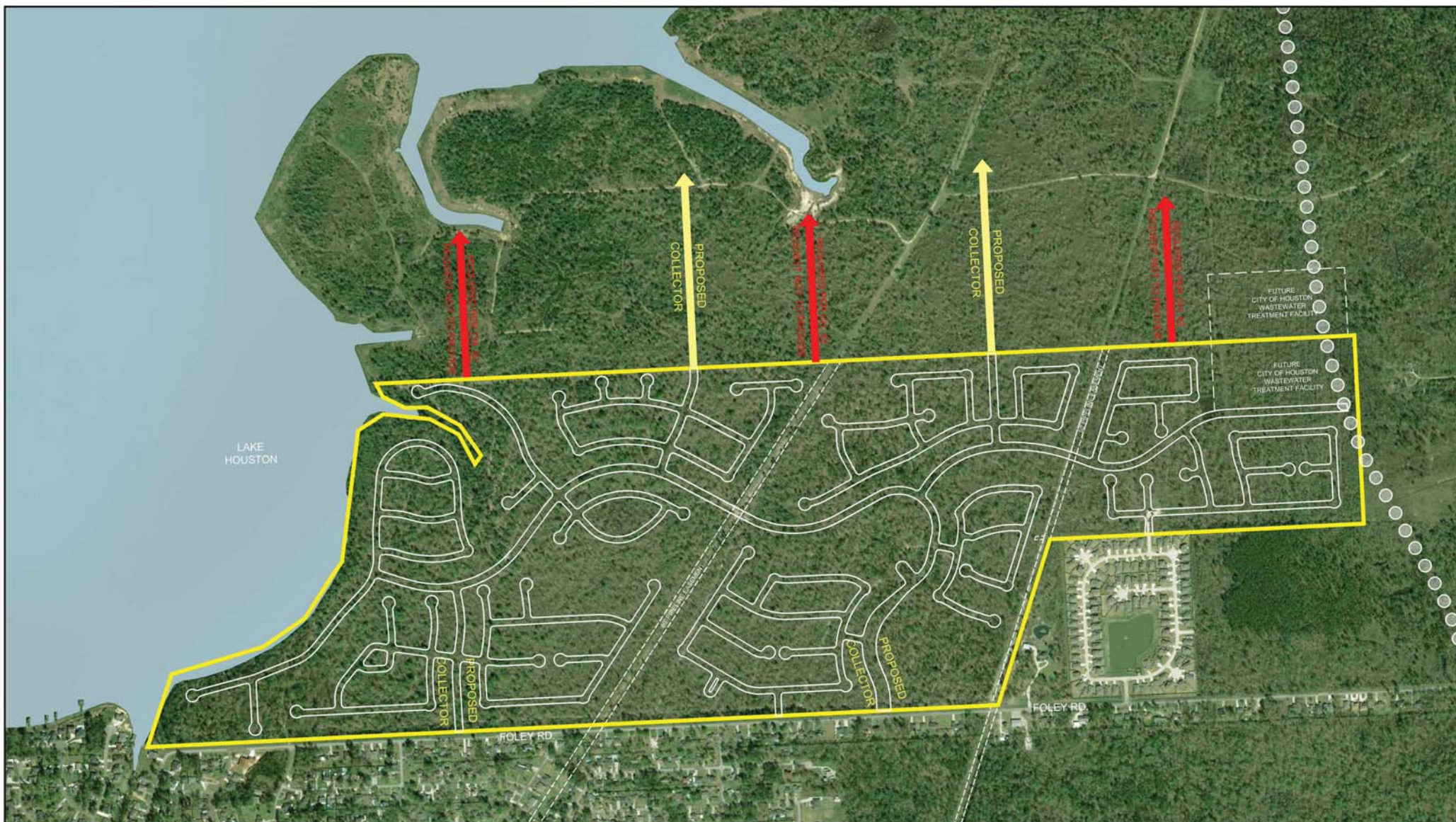
Applicant: EHRA



D – Variances

Aerial





## Sundance Cove Aerial Exhibit

October 17, 2016  
 0 175 350 700  
 SCALE: 1"=700'



EHRA JOB NO.  
 141-054-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for and all facilities are subject to change without notice.



10555 Westoffice Drive  
 Houston, Texas 77042  
 713.784.4500  
 EHRAinc.com  
 TBPE No. F726

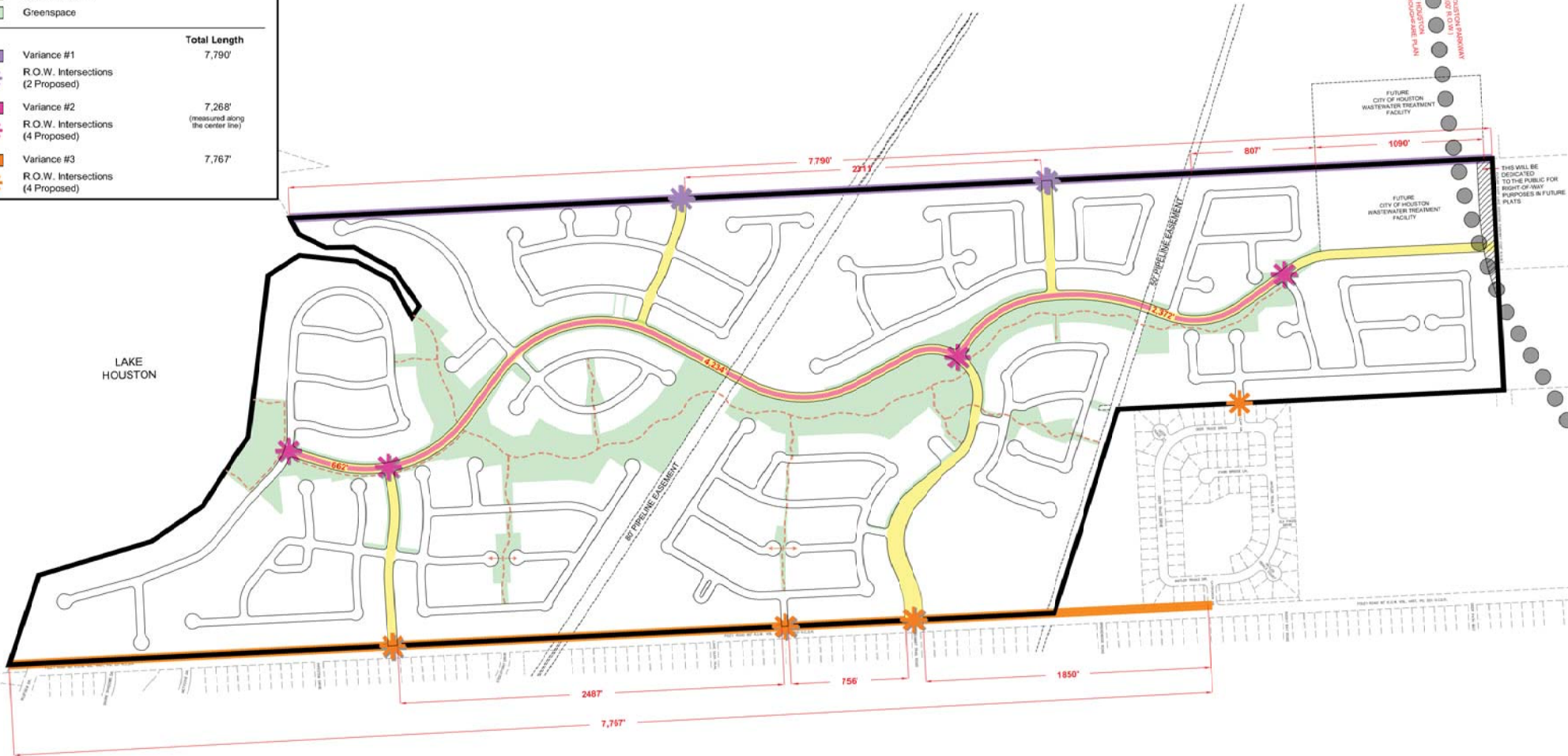


# LEGEND

- Sundance Cove GP Boundary
- Pedestrian Trails
- Collector Streets
- Greenspace

Variance #1	Total Length
R.O.W. Intersections (2 Proposed)	7,790'
Variance #2	7,268'
R.O.W. Intersections (4 Proposed)	(measured along the center line)
Variance #3	7,767'
R.O.W. Intersections (4 Proposed)	

LAKE HOUSTON



## Sundance Cove Variance Request Exhibit

October 17, 2016

SCALE: 1"=300'



10555 Westoffice Drive  
Houston, Texas 77042  
713.784.4500  
EHRA, Inc.  
198 Rev. 7/25

EHRA JOB NO.  
141-054-00

No warranty or representation of intended use. Design is intended for informational purposes only. Design is for informational purposes only. Design is for informational purposes only.



**Application Number:** 2016-1805

**Plat Name:** Sundance Cove GP

**Applicant:** EHRA

**Date Submitted:** 10/17/2016

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

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

To exceed the maximum 1,400' intersection spacing along the northern GP boundary line, referred to as "Variance 1" on the enclosed "Sundance Cove Variance Exhibit."

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### **Statement of Facts**

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

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

Please refer to "Sundance Cove Variance Exhibit" and separate "Aerial Exhibit" submitted with this application for clarifications. Sundance Cove is a master planned community with a proposed street network including a collector street layout which will provide connectivity to existing Foley Road to the south, future East Lake Houston Parkway to the east, and one future collector street to the north. Local streets within the development will also provide required connectivity but will be supplemented in many instances by an extensive pedestrian trail network located within an east-west greenway with smaller individual segments branching into residential sections. Variance #1 requests that the 7,790' northern boundary of the Sundance Cove GP be allowed to provide one collector street and one local street connection to the property to the north. Several physical constraints contribute to the need to reduce the number of streets connecting to the north. First, future East Lake Houston Parkway (a major thoroughfare) is the easternmost boundary of the tract. A future City of Houston Wastewater Treatment Facility is proposed in this location and extends approximately 1,100' west from East Lake Houston Parkway. The first of two pipeline easements cross the northern property line only 800' away from the proposed treatment facility, which because of its angle would make street routing difficult to the north. Instead, a single collector level street is proposed between the two pipeline corridors in order to distribute local traffic more efficiently. This collector is proposed to be approximately 2,800' from East Lake Houston Parkway. The second constraint in this area is that the Lake Houston shoreline forms a peninsula directly to the north and northwest of the Sundance Cove, as shown in the "Aerial Exhibit." Collector level nor local streets would be able to extend for any worthwhile distance to the north because of the shape of the tract, therefore it seems reasonable to limit the number of local streets and provide connectivity with a single local street between the eastern shore of Lake Houston (which is the Sundance Cove GP western boundary) and the second pipeline easement. The distance between the proposed collector and local street is approximately 2,550'.

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

The hardship for this variance resides with the geographic limitations for future development directly to the north of the Sundance Cove GP created by an offsite peninsula on Lake Houston, the locations of two recorded pipeline easements, and the location of a future City of Houston Regional Wastewater Treatment Facility.

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

The intent of the block length requirement in Chapter 42 to provide adequate local circulation will be met by the proposed street layout. The combination of a major thoroughfare, collector street, and local street will provide adequate access to the tract to the north of Sundance Cove GP given the physical constraints in the area.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local circulation will be adequately provided by the locations of future East Lake Houston Parkway (a major thoroughfare), a future collector street, and a future local street.

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

Justification for this variance is based on physical factors including existing pipeline easements, the Lake Houston shoreline, and a future regional wastewater facility and is not economic in nature.



**Application Number:** 2016-1805

**Plat Name:** Sundance Cove GP

**Applicant:** EHRA

**Date Submitted:** 10/17/2016

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

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

To exceed the maximum 1,400' intersection spacing along an east-west collector street, referred to as "Variance 2" on the enclosed "Sundance Cove Variance Exhibit."

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### **Statement of Facts**

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

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

Please refer to "Sundance Cove Variance Exhibit" submitted with this variance request for clarifications. Sundance Cove is a master planned community with a proposed street network including a collector street layout which will provide connectivity to existing Foley Road to the south, future East Lake Houston Parkway to the east, and one future collector street to the north. Local streets within the development will also provide required connectivity but will be supplemented in many instances by an extensive pedestrian trail network located within an east-west greenway with smaller individual segments branching into residential sections. The greenways promote active and passive recreation, convey stormwater to Lake Houston using Low Impact Development techniques, and provide neighborhood connectivity through alternative forms of transportation. The greenway system includes a recreational multi-purpose trail network that serves as an alternative transportation mode to the proposed east-west collector. The trail meanders alongside the proposed east-west collector, distributing pedestrian traffic alongside the collector's vehicular traffic. There are several locations on the east-west network where the trail branches off to the north and south into residential neighborhoods. This provides even more neighborhood access to open space while distributing pedestrian traffic, and does so without creating unnecessary additional paving. The trail branches, shown with arrow symbols on the "Sundance Cove Variance Exhibit", connect to proposed local roads, creating internal "(multi-modal) transportation loops." Each trail branch is centered between a recorded pipeline and a proposed north-south collector and is located at regularly spaced intervals from east to west. The connectivity and traffic distribution provided by these trail branches provides the same function as standard 1,400' intersection spacing. Requiring local street connections at 1,400' intervals along the east-west collector street will result in numerous crossings of the greenway, which is also the Sundance Cove major drainage way. Stormwater from each neighborhood pod will flow into the greenway toward Lake Houston. This Low Impact Development technique will limit traditional storm sewers and provide a scenic recreational spine. Additionally, discharge from the future City of Houston regional wastewater facility will flow through the greenway. Street crossings over the greenway will require many culvert crossings at the expense of existing tree canopy. By connecting neighborhoods with pedestrian trails and bridges, the integrity of the natural area can be maintained and enjoyed by all.

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

The hardship for this variance resides with the inflexibility of the 1,400' block length rule to allow alternative transportation routes to satisfy neighborhood connectivity while minimizing the number of right-of-way intersections along the east-west collector road. The "Sundance Cove Variance Exhibit" shows that the same result can be achieved by providing trail connections for traffic distribution at regularly spaced intervals between the proposed right-of-way intersections and the existing pipelines.



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

The intent of the block length requirement in Chapter 42 to provide adequate local circulation will be met by the combination of the proposed street layout and trail network. The primary greenbelt trail and branches are an alternative form of transportation which augments and in some cases replaces street connectivity. Encouraging pedestrian connectivity between residential pods through the existing tree canopy and engineered greenbelt will be a safer and more pleasant experience. Each of the trail branches is located less than 1,400' between the proposed collectors and the existing pipeline easements.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local vehicular circulation is adequately provided by the central east-west collector spine road and pedestrian connectivity will be enhanced by the off-street trail network.

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

Justification for this variance is the desire to connect neighborhood pods with pedestrian trails via a comprehensive recreation network rather than rely solely on street connectivity.



**Application Number:** 2016-1805

**Plat Name:** Sundance Cove GP

**Applicant:** EHRA

**Date Submitted:** 10/17/2016

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

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

To exceed the maximum 1,400' intersection spacing along the southern GP boundary line referred to as "Variance 3" on the enclosed "Sundance Cove Variance Exhibit."

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### **Statement of Facts**

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

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

Please refer to "Sundance Cove Variance Exhibit" submitted with this variance request for clarifications. Sundance Cove is a master planned community with a proposed street network including a collector street layout which will provide connectivity to existing Foley Road to the south, future East Lake Houston Parkway to the east, and one future collector street to the north. Local streets within the development will also provide required connectivity but will be supplemented in many instances by an extensive pedestrian trail network located within an east-west greenway with smaller individual segments branching into residential sections. Variance #3 requests to provide two collector street connections and one local street connection to Foley Road along the southern boundary of the Sundance Cove GP from the existing intersection of Catskdeer Drive and Foley Road for a distance of 7,767' to the shore of Lake Houston. The proposed internal street network includes four intersections along the southern GP boundaries. This includes connection to existing Stags Leap Drive (a stub street in Deer Run Estates), two proposed collector intersections with Foley Road and one proposed local street along Foley Road. There are numerous single-family lots taking primary access onto Foley Road directly across from the southern boundary of Sundance Cove GP. Strict interpretation of the ordinance would necessitate more additional street intersections across from existing residential driveways. Such distribution of traffic would serve the Sundance Cove GP but could seriously affect the ability of residents taking driveway access from Foley Road to enter exit their properties. Therefore, by limiting the number of connections out of Sundance Cove to only two collector streets and one local street, the impact on the existing community can be mitigated

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

The hardship for this variance resides with the impacts created by additional ROW intersections that would be required across from single-family lots taking direct driveway access to Foley Road along the southern GP boundary line. The "Sundance Cove Variance Exhibit" illustrates the numerous single-family lots fronting most of the southern GP boundary line, thus the importance of limiting connectivity points.

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

Traffic distribution and local connectivity are satisfied by the four proposed right-of-way intersections (two proposed collectors, one proposed local road, and one existing stub street connection). The proposed development lessens the direct impact to lots taking primary access along Foley Road.

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

Public health, safety, and welfare are not negatively impacted by granting this variance since local circulation would be appropriately condensed onto collector streets to handle the majority of the traffic to and from Sundance Cove along Foley Road.

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

Justification for the variance is the desire to minimize the impacts of additional required intersections along Foley Road, from which multiple existing single-family lots take direct driveway access.

# Houston Planning Commission

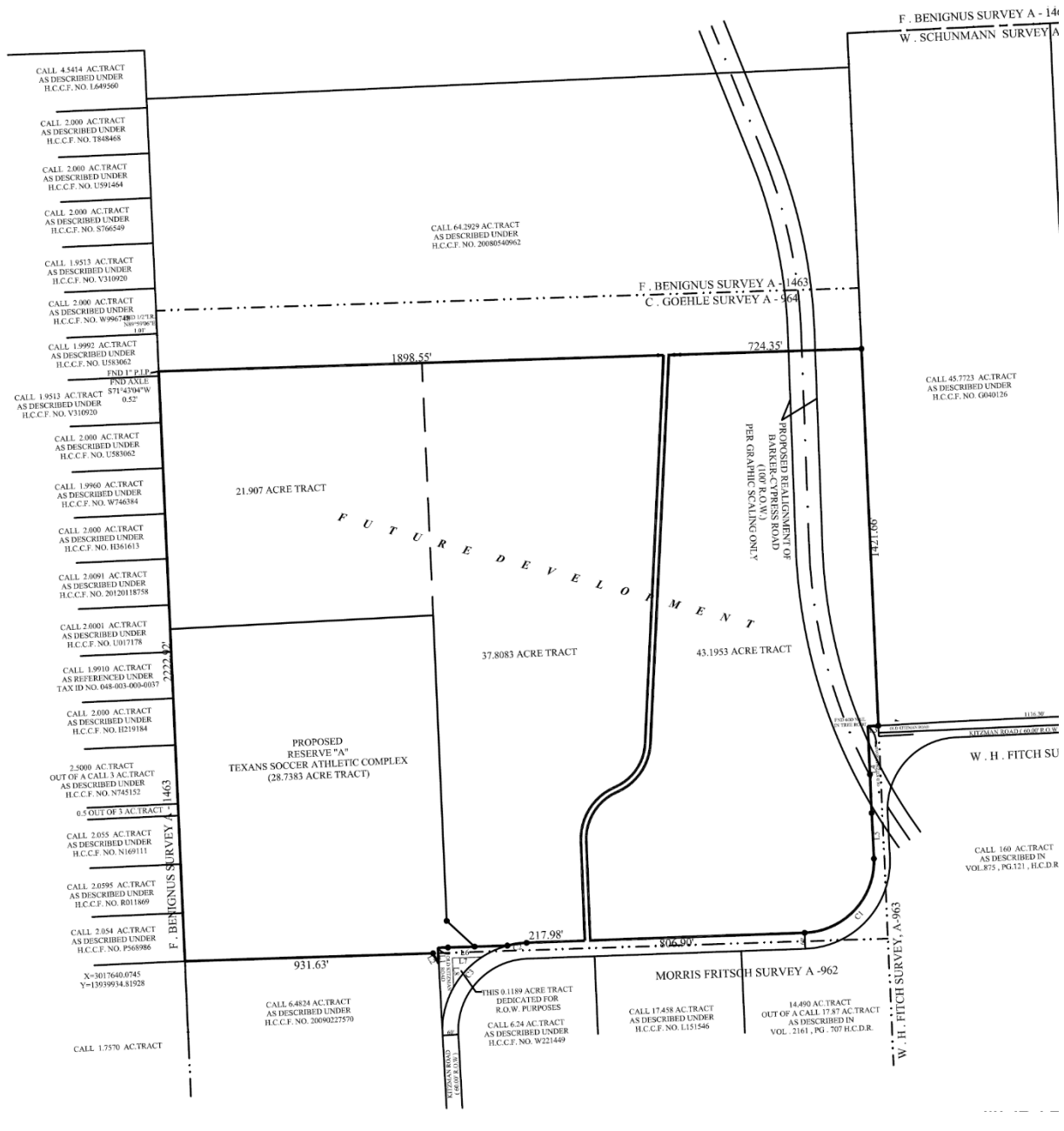
## ITEM: 70

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Texan Black Gold GP (DEF 2)

Applicant: E.I.C. Surveying Company



### D – Variances

### Subdivision



# Houston Planning Commission

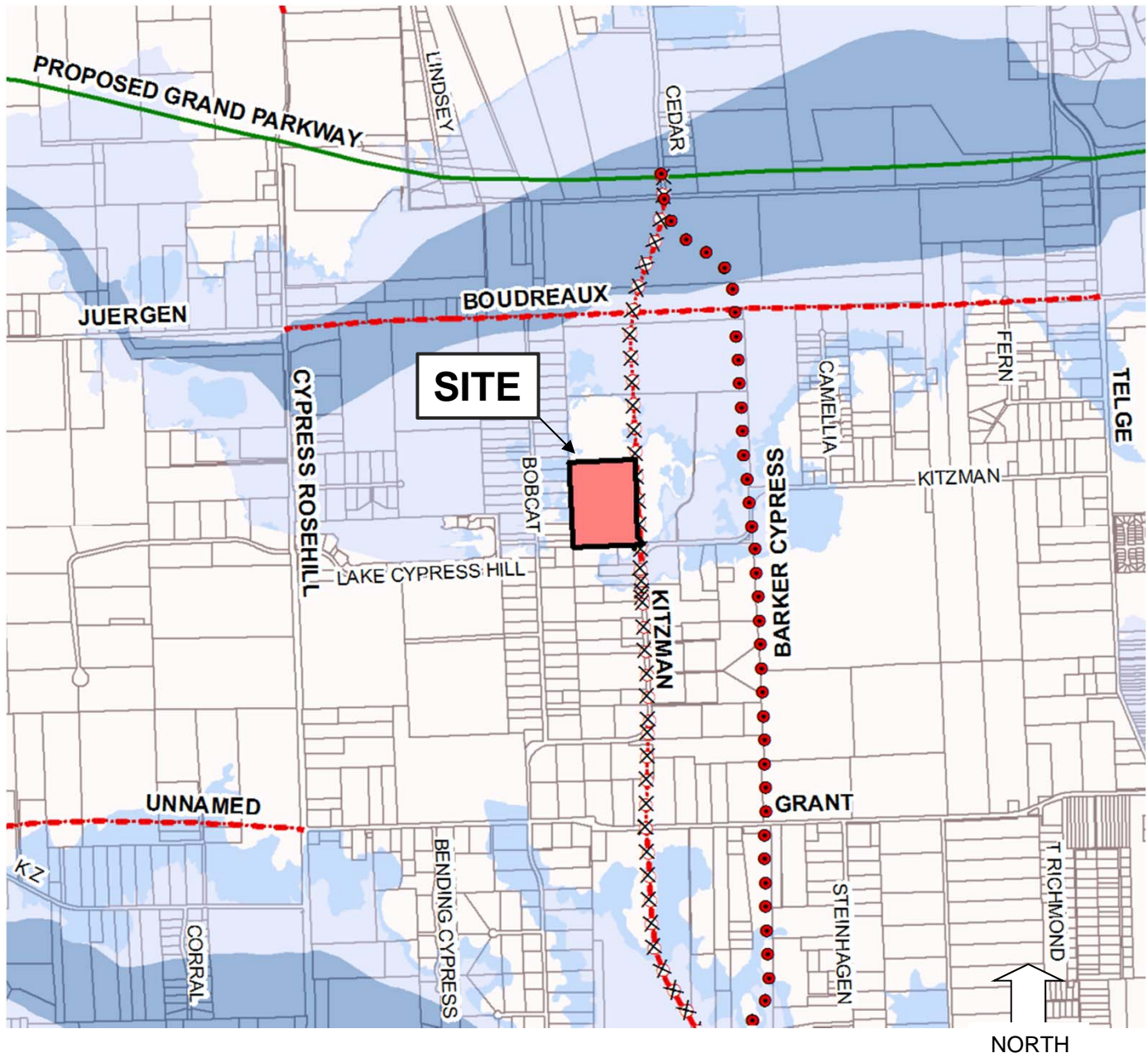
ITEM: 71

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Texans Soccer Athletic Complex (DEF 2)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

# Houston Planning Commission

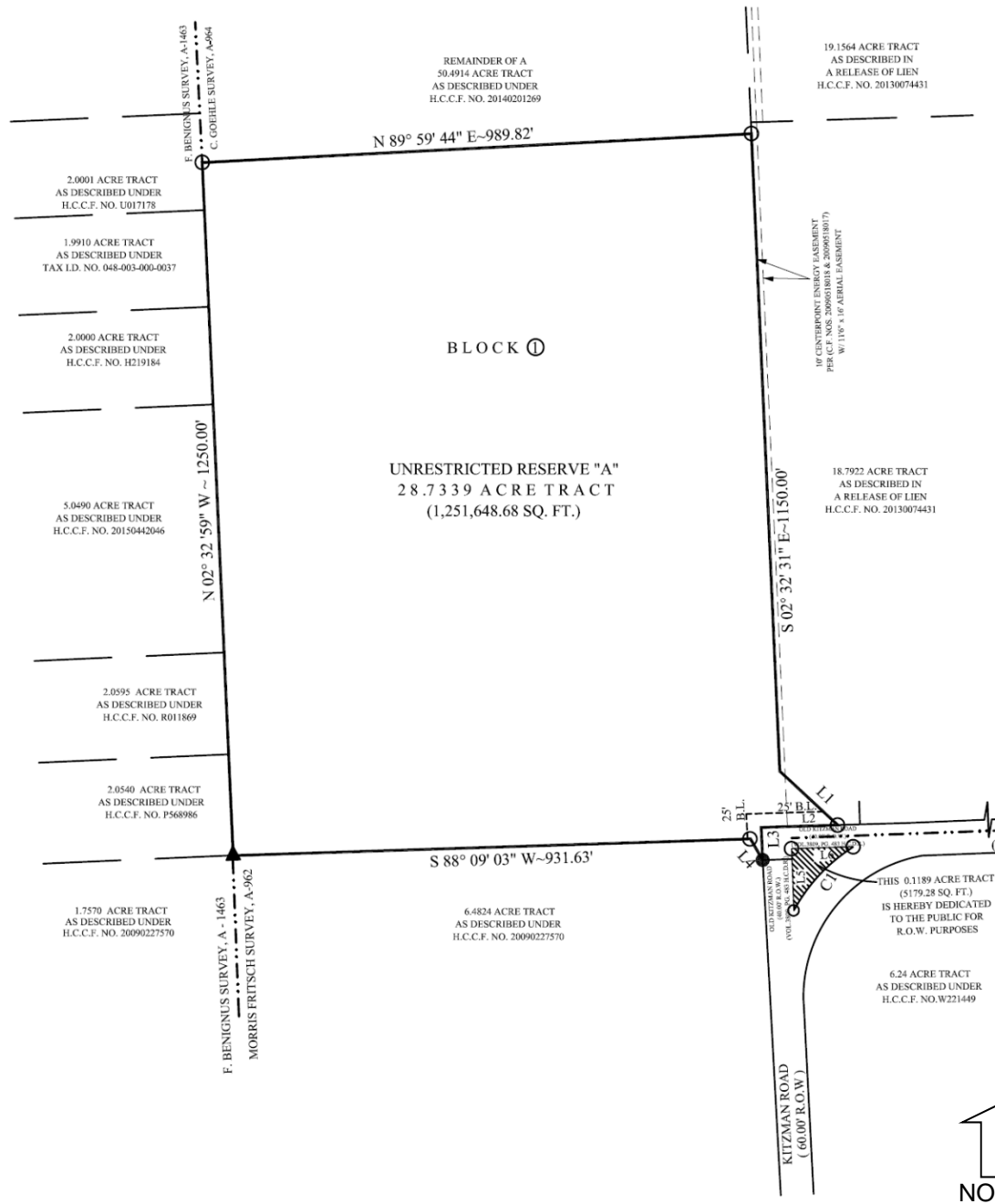
## ITEM: 71

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Texans Soccer Athletic Complex (DEF 2)

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision



# Houston Planning Commission

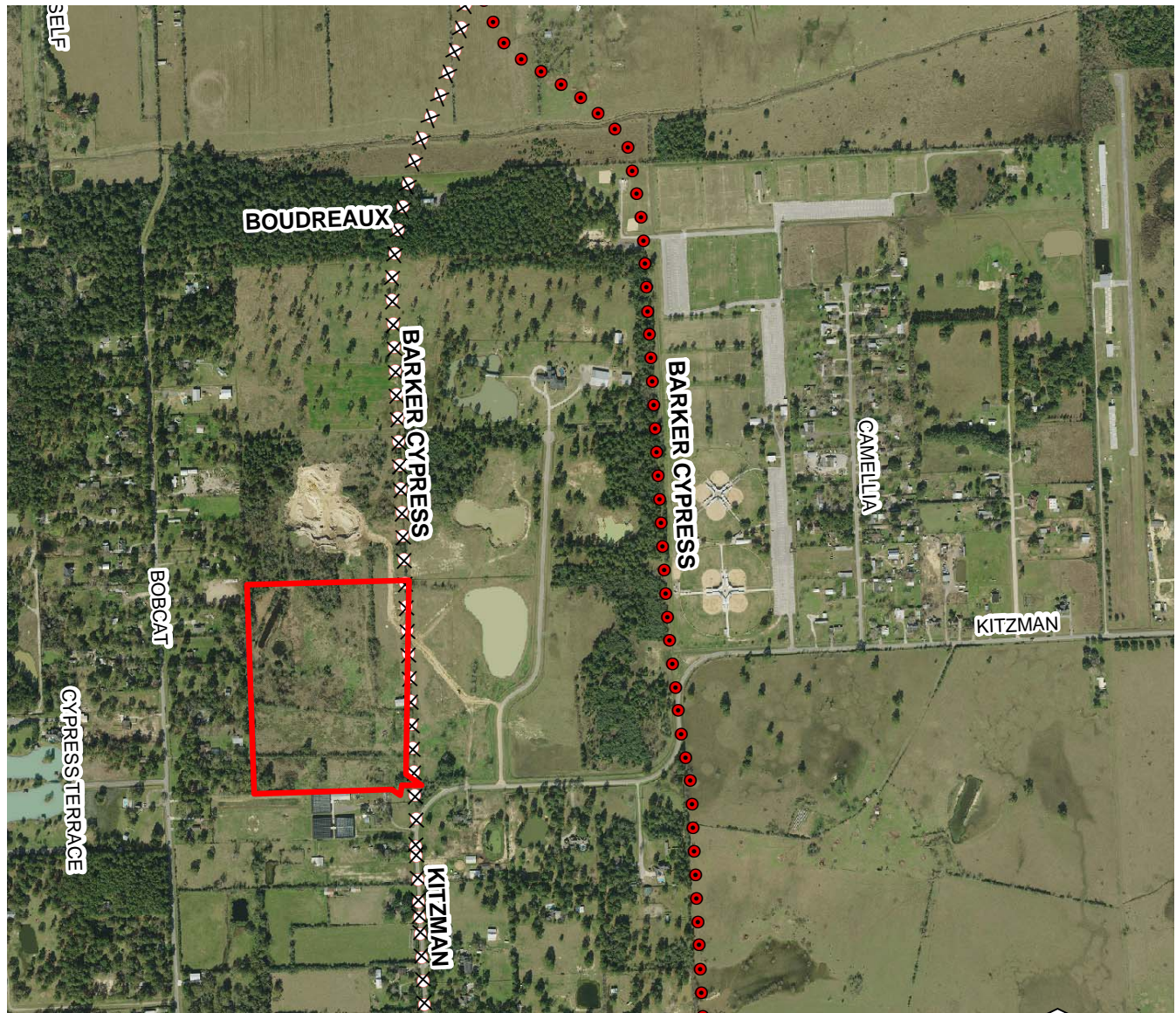
ITEM: 71

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Texans Soccer Athletic Complex (DEF 2)

Applicant: E.I.C. Surveying Company

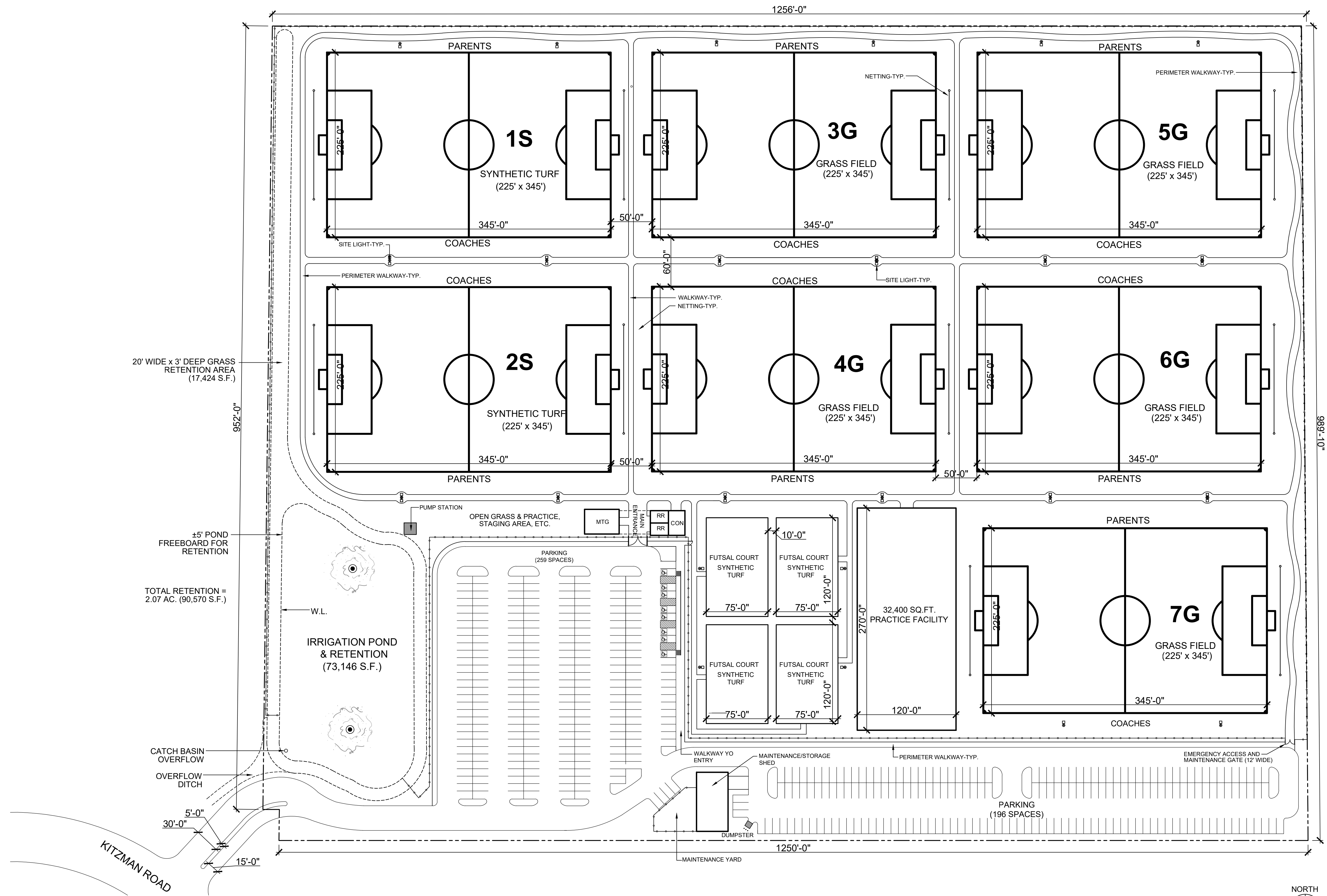


D – Variances

Aerial



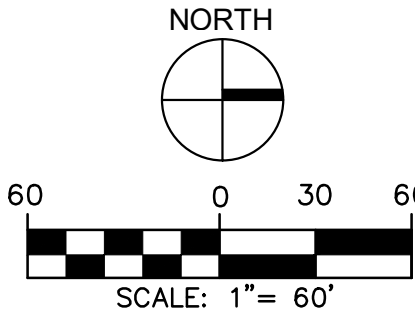
# TEXANS SOCCER CLUB



## SITE DATA

POND AREA:	73,136 sq. ft. (1.67 ac.)
RETENTION AREA: (POND + 20' WIDE AREA)	90,570 sq. ft. (2.07 ac.)
PARKING:	455 spaces

## PRELIMINARY SITE PLAN



September 30, 2016



**Bill Phillips**  
Senior Golf Course / Landscape  
Architect & Partner

877-586-1363 Toll Free  
480-730-1536 Phoenix Office  
602-363-5023 Cell  
480-730-1530 Fax

bphillips@turf-solutionsgroup.com





**Application Number:** 2016-1419

**Plat Name:** Texans Soccer Athletic Complex

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

**Date Submitted:** 08/21/2016

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

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

Not to provide an East-West and North-South Public Streets to address 1400' intersection spacing.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

The proposed subdivision is a 28.6100 acre tract subdivision and will have one restricted Commercial reserve. The owners of this reserve saw the need and the request of the neighborhood are planning to have 7 soccer fields and practice facility building. Having a street East to west along the south property line and a North to South street along the East property line (as I will explain below) will make it impossible and would create an undue hardship by depriving the applicant of the reasonable use of the land.

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question and would create an impractical development or one otherwise contrary to sound public policy; The owners of the proposed subdivision in 2016 bought the southerly 28.6100 acre tract out of a 50.000 Acre Tract that is under Harris County Tax ID. numbers 046-064-000-0001 and 046-064-000-0012. With the intent of seven (7) soccer fields and a 32,400 square feet practice facility building with 316 parking spaces.(see attached site plan). The property is in C. Goehle Survey A-964 Harris County, Texas, and is serviced by Kitzman Road. (see attached HCAD map). To the west of the proposed is a developed residential unrecorded subdivision, (see attached Google map). To the south of the proposed subdivision is a developed 2.0 acre tract Nursery along west Right Of Way line of Kitzman Road, so to extend Kitzman Road to the west and to be connected to the extension of Cypress Plantation Drive and have a street along the south property line that will split the 28.600 acre tract and the property to the south between the property owners and even having the whole road along the south property line of the proposed subdivision will make this project infeasible due to the developed subdivision properties to the west of Bobcat Trail Road and will be a street that will go nowhere and end up at the west property line and would provide an area in which illegal dumping might occur; such an area would be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Also it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy. To extent Kitzman Road to the North along the East property line of the proposed subdivision. That was where Barker Cypress was intended to be on the 2016 Major Thoroughfare and Freeway plan(MTFP) from Schiel Road pass Grant Road along Kitzman Road all the way north to Grand Parkway Road. On August 11, 2016 a proposal by Harris County Engineering Department requesting to realign the designated Barker Cypress Road from Little Cypress Creek to the Grand Parkway on the (MTFP) eastern side of the alignment north of Grant Road and from larger tract of land owned by Cunningham- Davis Properties north of Kitzman Road and adjacent to Dyess Park. It was approved by the City Of Houston Planning Commission based on the recommendation of the staff of the planning and Development Department (see Barker Cypress Road Staff Recommendation Report) and now is waiting for the city Of Houston Council to approve it. Based on the facts and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map Number 48201C0220L Map Revised June 18,2007 to extent Kitzman road to the north along the east property line of the

proposed subdivision would not remove any impacts to existing wetland mitigation areas and the new alignment will terminate at the Cedar lane/Self Road intersection. The owners of the proposed subdivision as mentioned in this report wanted to build a soccer fields for the neighborhood and the community and having a North-South street along the east property line that will go nowhere and end up at the north property line and would provide an area in which illegal dumping might occur; such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Also it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy.

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

For the reason as explained in (1b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

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

For the reason as explained in (1b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

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

The owners believe that this report and for the reasons given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having a North- South and East- West Streets and end up to no where.

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

Economic hardship is not the sole justification of the variance. It is not the primary nor the secondary justification of the variance as explained in this report;

# Houston Planning Commission

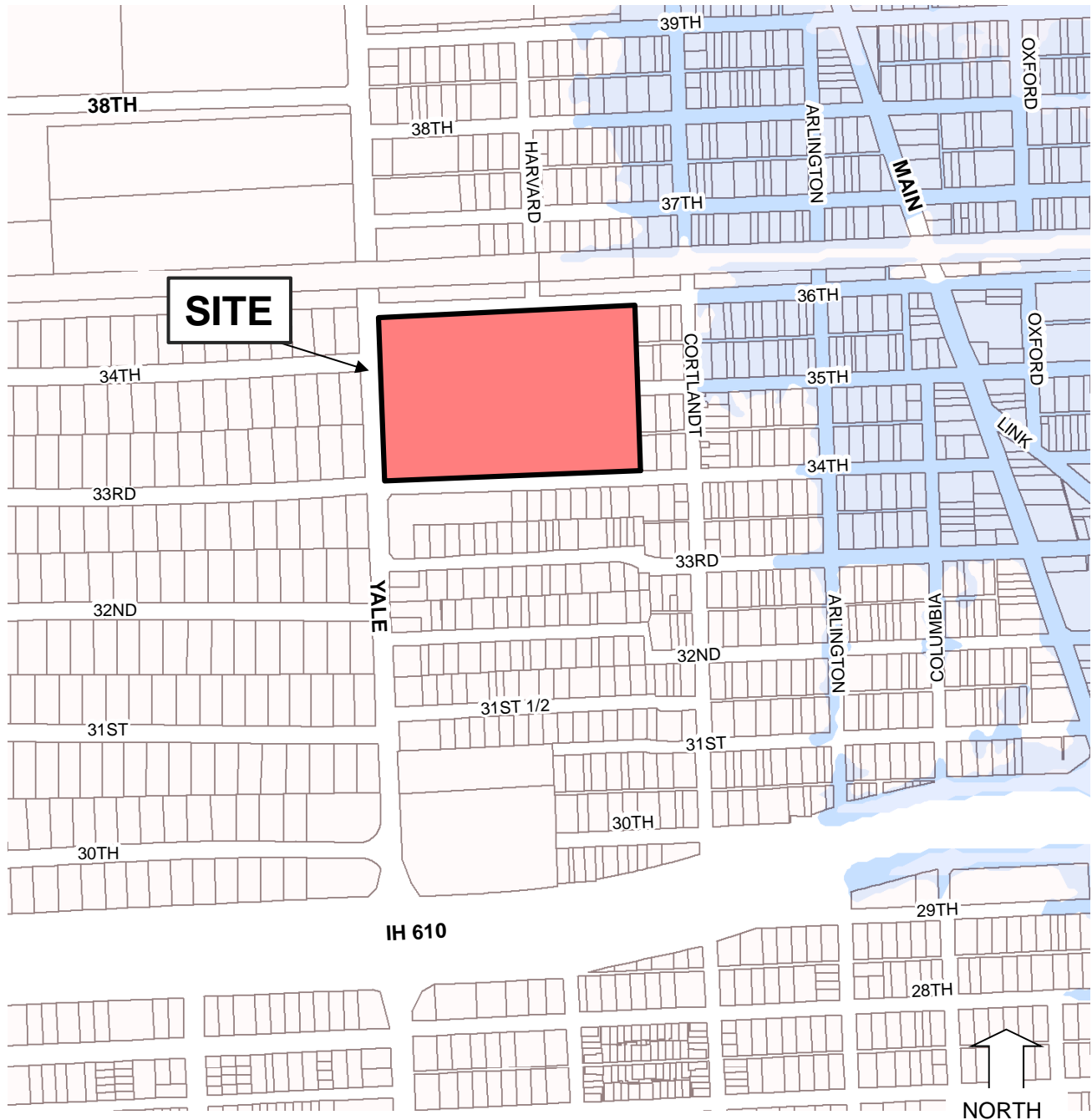
ITEM: 72

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Yale Street Commons

Applicant: Jones | Carter



D – Variances

Site Location

# Houston Planning Commission

## ITEM: 72

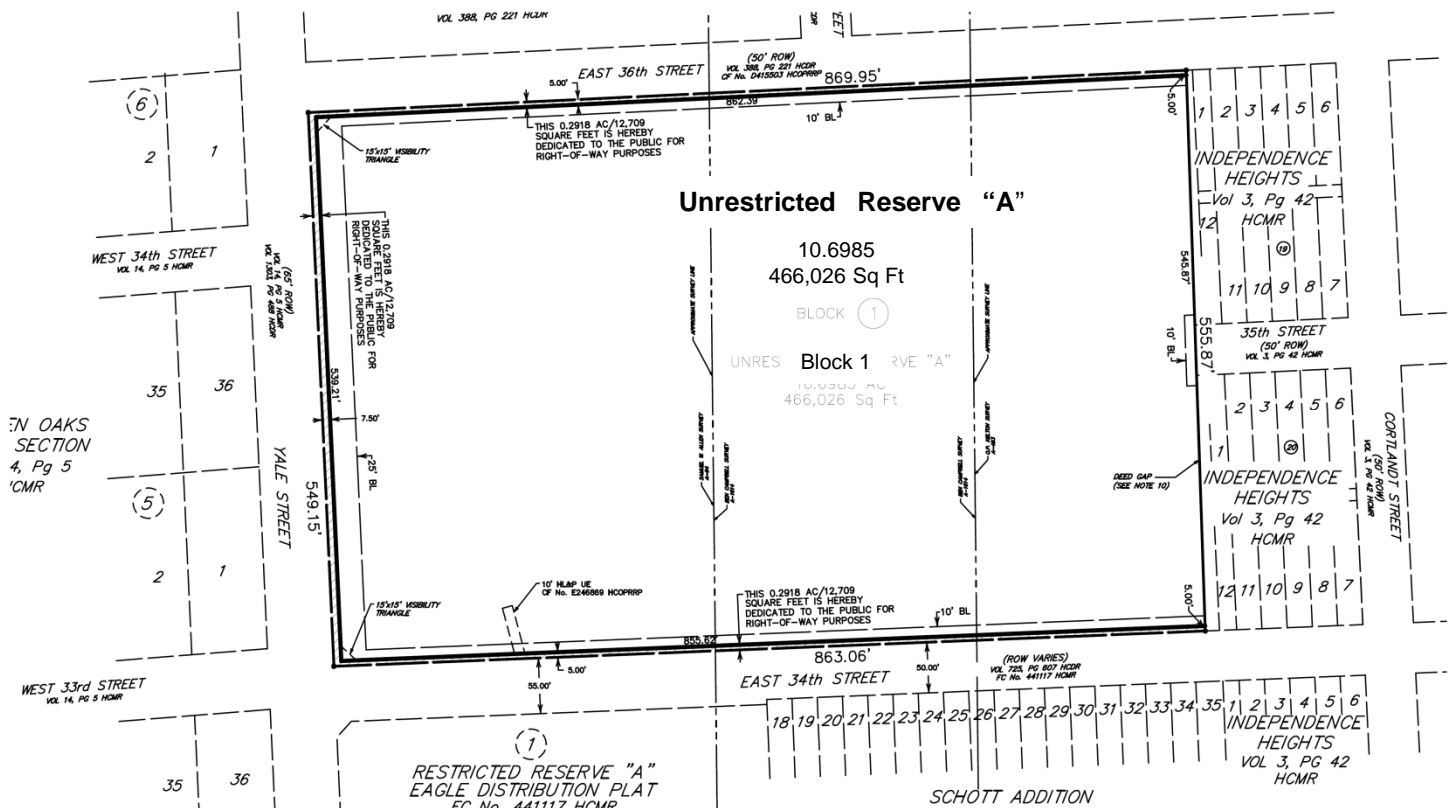
**ITEM: 72**

## Planning and Development Department

**Meeting Date: 10/27/2016**

**Subdivision Name: Yale Street Commons**

**Applicant: Jones | Carter**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 72

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Yale Street Commons

Applicant: Jones | Carter



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1793

**Plat Name:** Yale Street Commons

**Applicant:** Jones | Carter

**Date Submitted:** 10/17/2016

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

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

A variance is requested to not extend East 35th Street, and to not terminate it with a cul-de-sac turnaround.

**Chapter 42 Section:** 135

**Chapter 42 Reference:**

Sec. 42-135. Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### Statement of Facts

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

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

The proposed Yale Street Commons plat is a 10.99 acre tract located along Yale Street between East 34th and East 36th Street. The tract is located entirely within the City of Houston. The tract is currently the site of the Pine Forest Business Center which takes driveway access from Yale and East 34th Streets. The property is being replatted as an unrestricted reserve with the intention to not modify any of the structures on the site at this time. The site is located on the east side of Yale Street and is bordered to the east by single family residential houses in the Independence Heights subdivision. The East 35th Street right-of-way was platted with the Independence Heights plat in 1910 and is a dead-end street that abuts the 10.99 acre tract's eastern boundary. This dead end portion of East 35th Street is approximately 160' in length and terminates on the east boundary of the proposed Yale Street Commons plat with a barricade. The street was originally platted with twelve lots, but has since been altered to 6 parcels (per HCAD). On the street there are 4 single-family homes and two empty parcels, one of which holds vehicles. Extending East 35th Street through the Business Park would not benefit the public or the property owners of the tract. The extension would bisect the business park, narrowly missing existing buildings on the property while also absorbing much needed parking for the site. An extension would also not benefit the area as there is sufficient access to Yale street westward via East 34th and East 36th Streets and has been since around 1940. Also, if East 35th Street were extended to Yale Street, it would intersect just south of where West 34th Street intersects with Yale and would not meet the 75-foot intersection spacing requirement. Constructing a cul-de-sac at the end of East 35th Street would not provide accessibility benefits to this area as the area has functioned as-is since construction of the streets around 1940 as mentioned above. It would however create a large turn around for the street that would give direct access from the commercial business park directly to the single-family residential street via the proposed cul-de-sac. This would create an undesirable situation as the connection would bring more traffic through the quiet residential street. This would not be in the best interest of the public. Additionally, the 10.99-acre tract contains 6 buildings which are all part of the Pine Forest Business Center. The easternmost building sits approximately 5-feet from the property line. As the property owner is not proposing any changes to the site constructing a Cul-de-sac turnaround would be infeasible as this building sits directly in the path of a proposed turn around.



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

The existing structures and the existing streets in the area are the circumstances supporting the granting of the variances.

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

The intent and general purposes of the chapter will be preserved and maintained due to the fact that this tract, as well as the adjacent residential neighborhood, has sufficient traffic circulation provided by East 34th and East 36th Streets.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variances. Adequate access to the proposed plat and the adjacent single family residences is available.

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

The circumstances supporting the granting of the variances are based on adequate access already in place, intersection spacing issues, and the existing structures on the tract which adversely affect and make impractical the requirement to extend the adjacent street or terminate it with a cul-de-sac.

# Houston Planning Commission

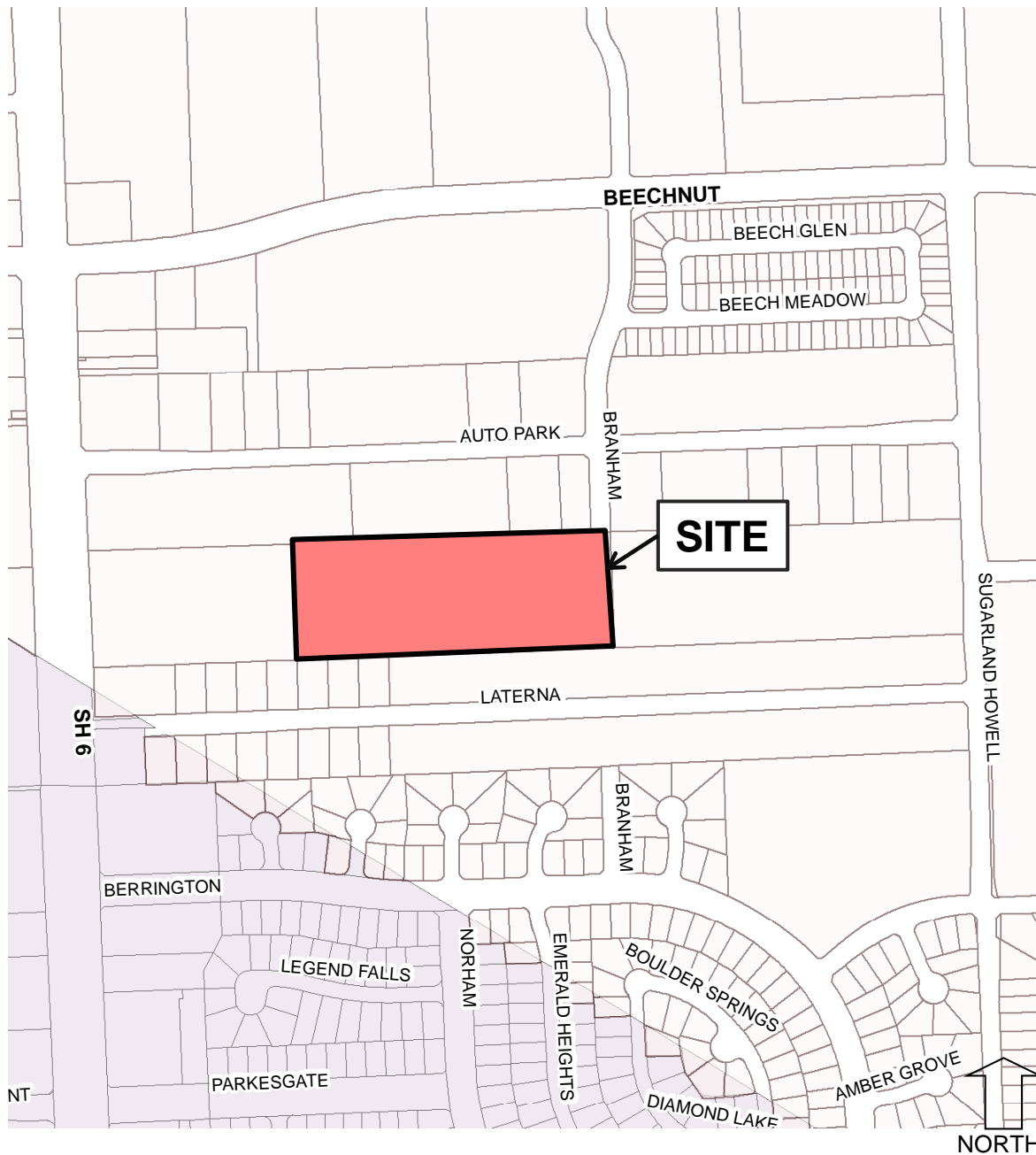
**ITEM: 73**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Millwork Sec 2**

**Applicant: BGE, Inc.**



**F- Reconsideration of Requirements**

**Site Location**



# Houston Planning Commission

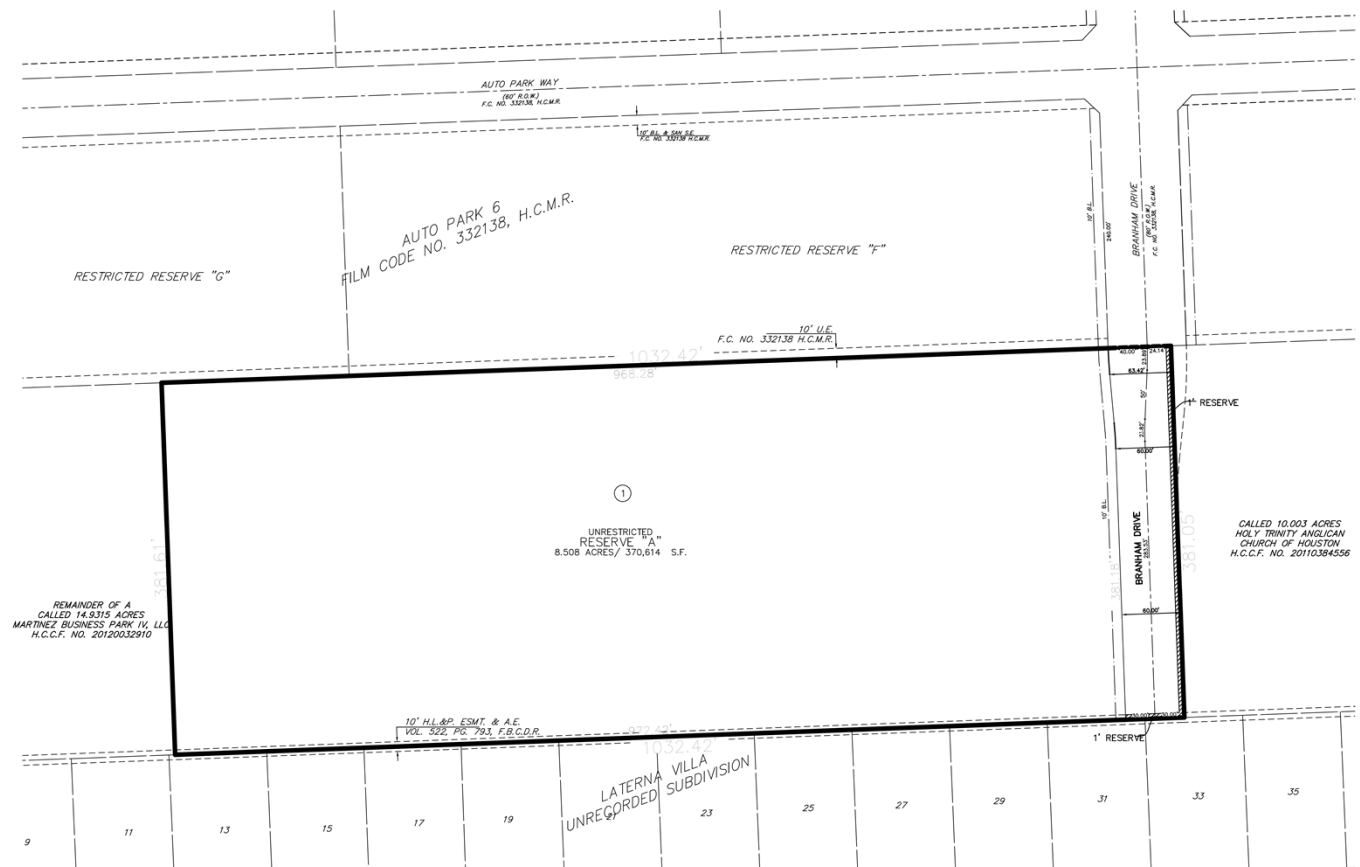
## ITEM: 73

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Millwork Sec 2

Applicant: BGE, Inc.



F – Reconsideration of Requirements

Subdivision

# Houston Planning Commission

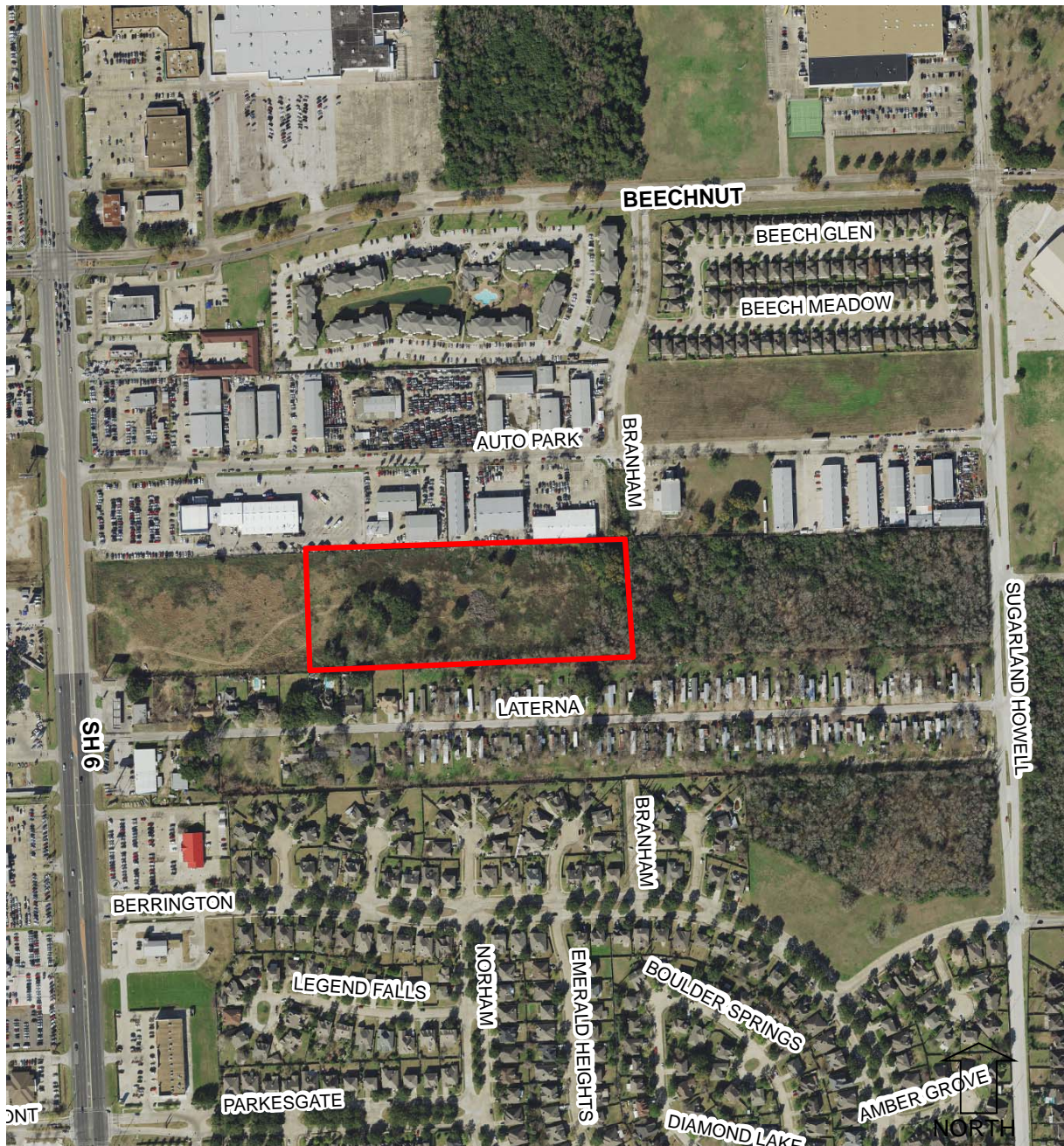
ITEM: 73

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Millwork Sec 2

Applicant: BGE, Inc.



F- Reconsideration of Requirements

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

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**Application No:** 2016-1756  
**Plat Name:** Millwork Sec 2  
**Applicant:** BGE, Inc.  
**Date Submitted:** 10/14/2016

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

**Specific requirement or condition being sought:**

To allow for intersection spacing over 1,400 feet from State Highway 6 to Brahman Drive through the special exception process.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

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:**

A special exception to allow for intersection spacing over 1,400 feet from State Highway 6 to Brahman Drive is requested for the reason for reconsideration of requirement.



## PLANNING & DEVELOPMENT DEPARTMENT

## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2016-1756

**Plat Name:** Millwork Sec 2

**Applicant:** BGE, Inc.

**Date Submitted:** 10/14/2016

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

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

To allow for intersection spacing over 1400 feet from State Highway 6 to Brahman Drive

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

### Statement of Facts

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

The proposed 9.038 acre plat of Millwork Sec 2 is located 677 feet east of State Highway 6, 255 feet south of Auto Park Way, 160 feet north of Laterna Lane and proposes an extension of Brahnam Drive along the east plat boundary. The property north of the proposed plat consists of several developed restricted reserves per recorded plat, Auto Park 6, F.C. No. 332138, H.C.M.R. The property south of the proposed plat is an unrecorded subdivision, Laterna Villa, with existing single family residences. Existing Brahnam Drive is located 1,645 feet east of State Highway 6. The modification from the requirement is 245 feet or 15% over the required 1,400 feet intersection spacing along a local street.

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

Existing stub street, Brahnam Drive, is located 1,645 feet east of State Highway 6 which is 245 feet or 15% over the required 1,400 foot intersection spacing along a local street.

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

Existing Brahnam Drive is located 1,645 feet east of State Highway 6. A modification of 15% over the required 1,400 foot intersection spacing along a local street.

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

The intent and general purpose will be preserved and maintained as the public will be able to utilize the existing and proposed street network.

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

Granting of the special exception will not be injurious of the public health, safety or welfare as emergency services are able to utilize the existing and proposed street network.



# Houston Planning Commission

**ITEM: 74**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Stark Transportation Addition**

**Applicant: PROSURV**



**F- Reconsideration of Requirements  
Location**

**Site**

# Houston Planning Commission

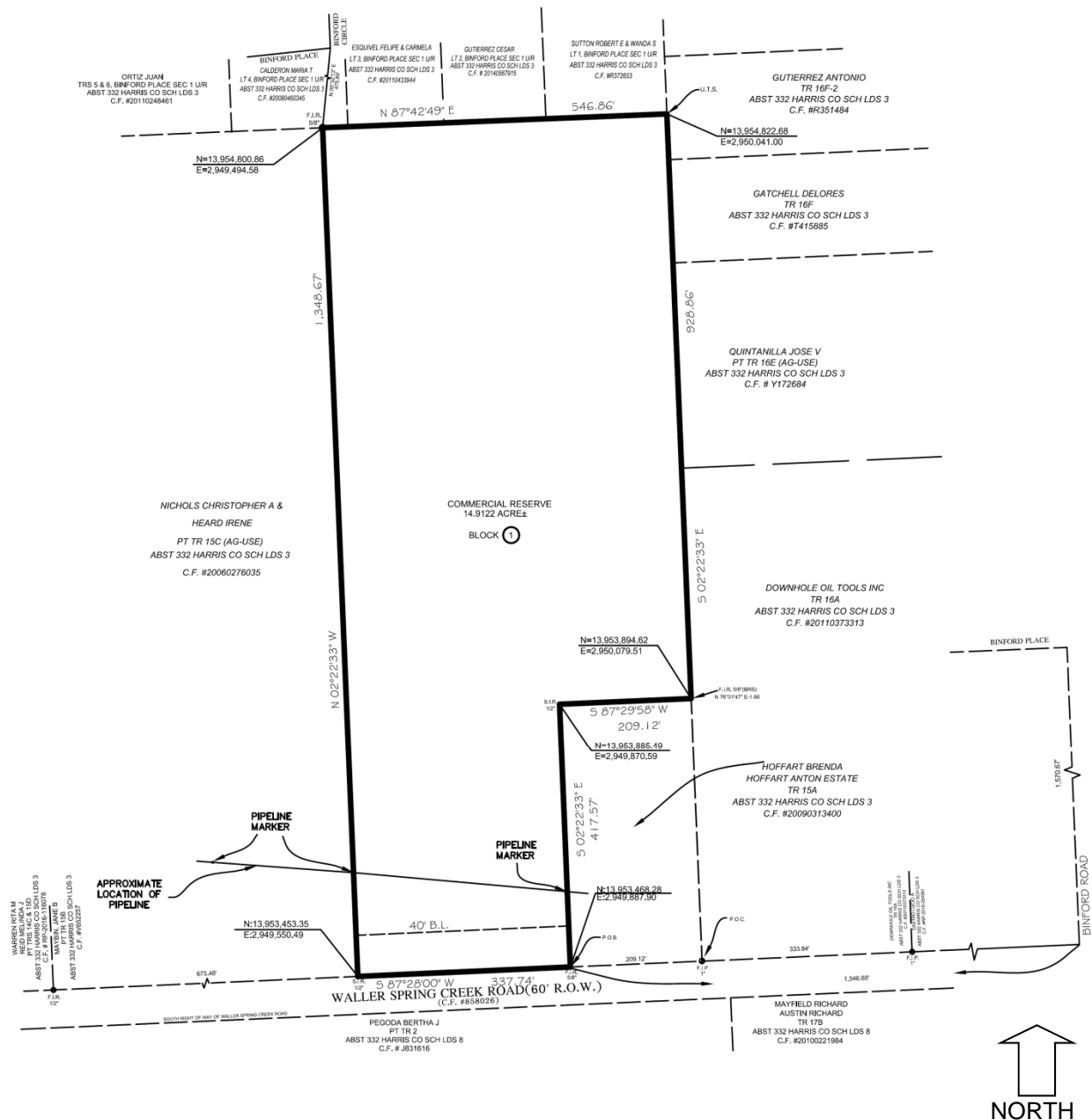
## ITEM: 74

## Planning and Development Department

**Meeting Date: 10/27/2016**

**Subdivision Name: Stark Transportation Addition**

**Applicant: PROSURV**



## F- Reconsideration of Requirements Subdivision

# Houston Planning Commission

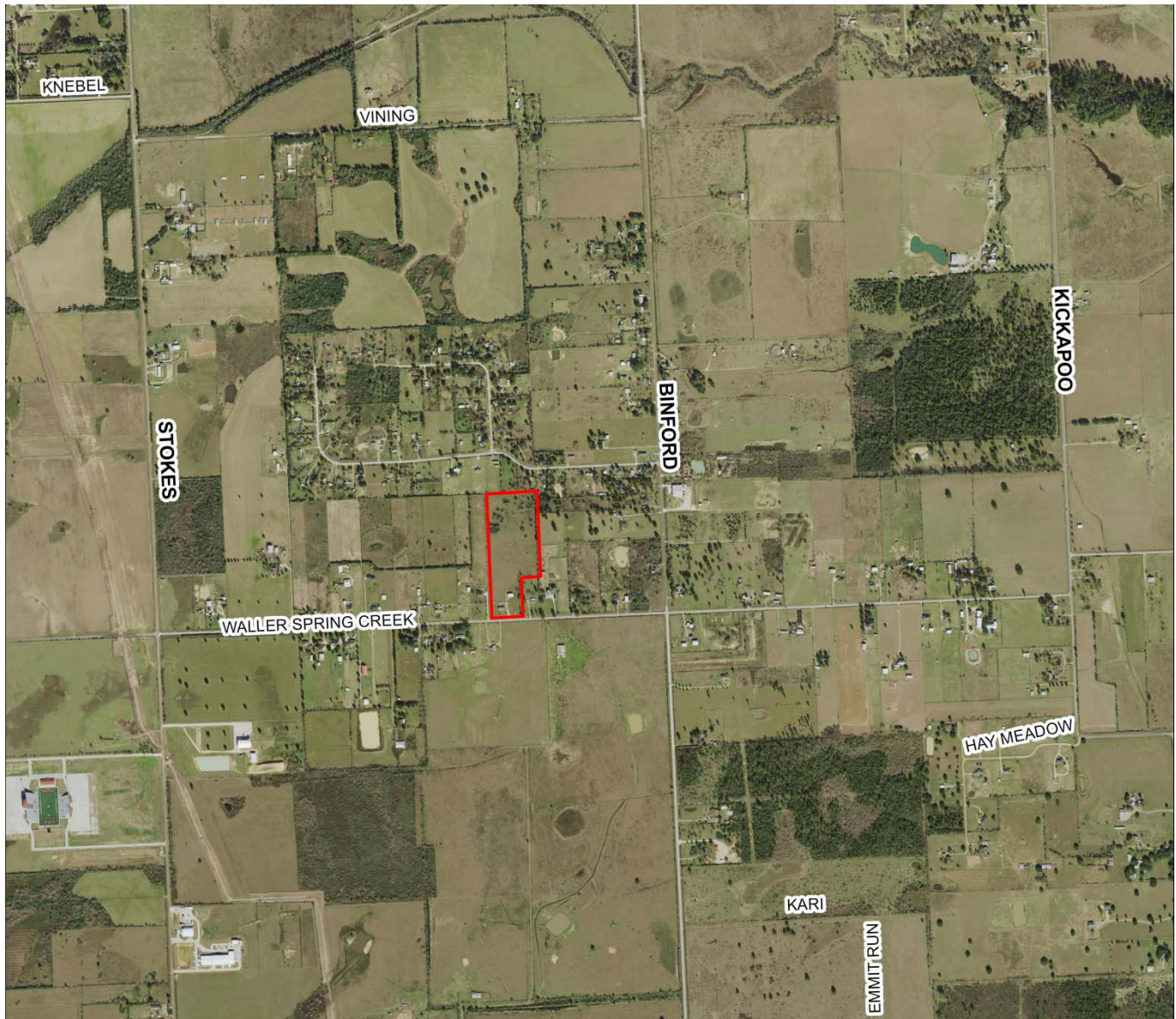
**ITEM: 74**

Planning and Development Department

Meeting Date: 10/27/2016

**Subdivision Name: Stark Transportation Addition**

**Applicant: PROSURV**



**F- Reconsideration of Requirements**

**Aerial**



## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2016-1798  
**Plat Name:** Stark Transportation Addition  
**Applicant:** PROSURV  
**Date Submitted:** 10/17/2016

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

**Specific requirement or condition being sought:**

A variance is being sought to not be required to extend a street through the subject property nor be required to pay for a street installation through subject property

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare 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:**

The subject property is a 14.91 acre tract of land located in the City of Houston ETJ area. This is a very rural area consisting primarily of acreage tracts of land. The property is located approximately 1,400 feet West of Binford Road. If a street were required to go North through the subject property it would need to be extended through already built upon smaller acreage lots North of the subject property. If a collector street were required to go through this property it would disrupt the as built current development and occupation in this rural area of Northwest Harris County.





**Application Number:** 2016-1798

**Plat Name:** Stark Transportation Addition

**Applicant:** PROSURV

**Date Submitted:** 10/17/2016

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

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

A variance is being sought to not be required to extend a street through the subject property in an East/West direction or North/South direction.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare 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**

**(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 a 14.91 acre tract of land located in the City of Houston ETJ area. This is a very rural area consisting primarily of acreage tracts of land. The property is located approximately 1,400 feet West of Binford Road on Waller Spring Creek Road. If a street were required to go North through the subject property, it would need to be extended through an already built upon Unrecorded Subdivision named Binford Place. If a collector street were required to go through this property it would disrupt the as built current development and occupation in this rural area of Northwest Harris County. If the applicant were required to dedicate a road right of way in an East/West direction this would also go through the middle of several acreage home sites. There is a road 1600 feet, more or less, to the North of Waller Spring Creek Road named Binford Place that services the homes in the aforementioned Binford Place unrecorded. The granting of the variance of this requirement will keep the properties in the current configuration and harmony with the surrounding lands.

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

No, the application for a variance is not due to a hardship created by the applicant. By granting the variance, this will allow the property owner to use the full amount of land they originally purchased. This would not disrupt the current typical land use and surrounding adjoining lands by adding a collector street though existing structures of tracts of land adjoining the property.

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

Yes, the area of Harris County is not a high traffic and density area where a collector street would benefit traffic flow.

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

No, the variance will not be injurious to the public. The property owner is platting the subject property into one reserve and not multiple lots. The development proposed should not increase traffic or density in the area which would necessitate a collector street.

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

No, economic hardship is not the sole justification of the variance. By allowing the variance to be granted of not adding a collector street this will allow the subject property and adjoining already improved tracts to not be impacted.



# Houston Planning Commission

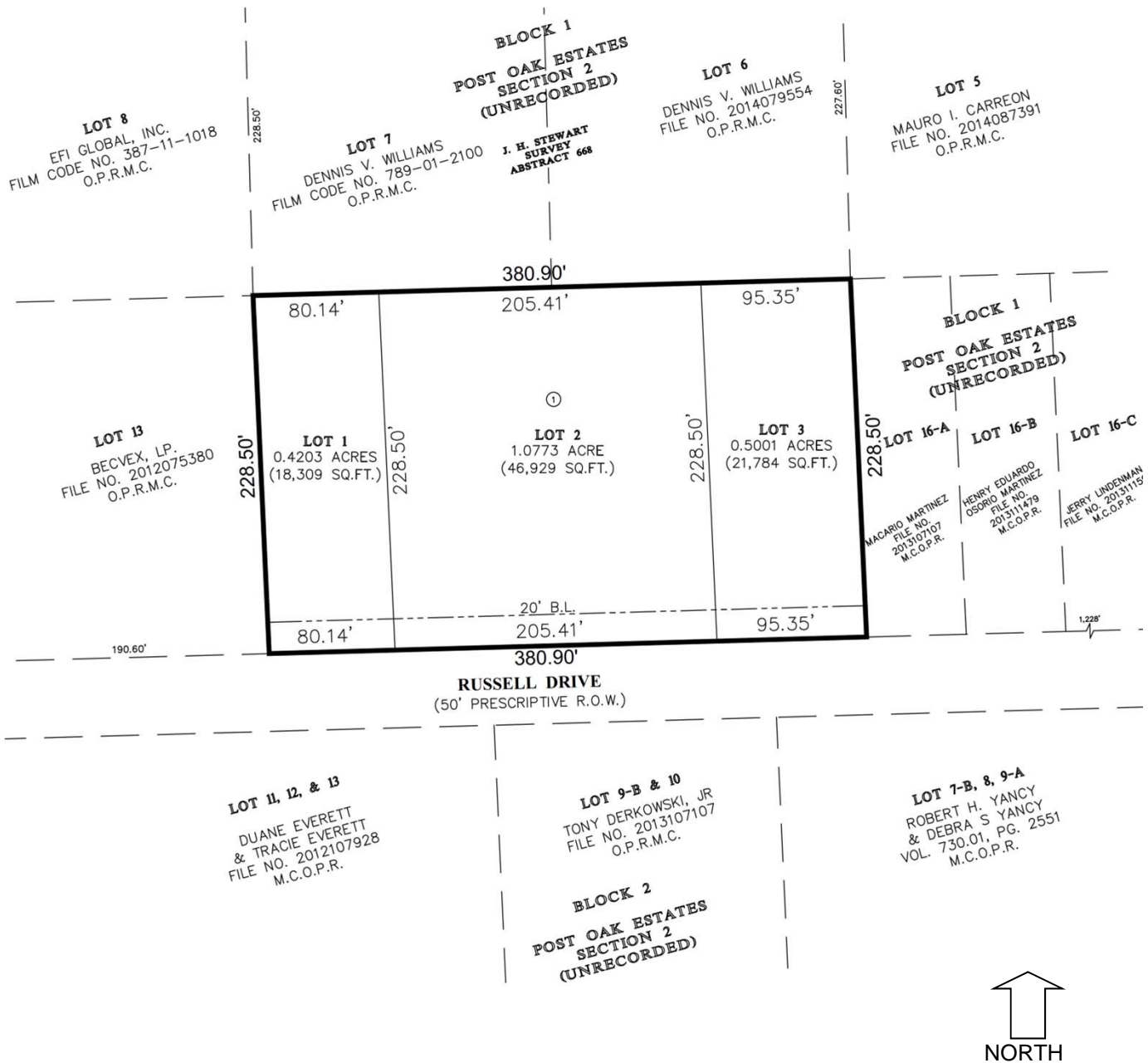
## ITEM: 75

Planning and Development Department

Meeting Date: 10/27/2016

Subdivision Name: Walshak Estates

Applicant: Survey 1, Inc.



F – Reconsideration of Requirements

Subdivision



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# Houston Planning Commission

## ITEM: 75

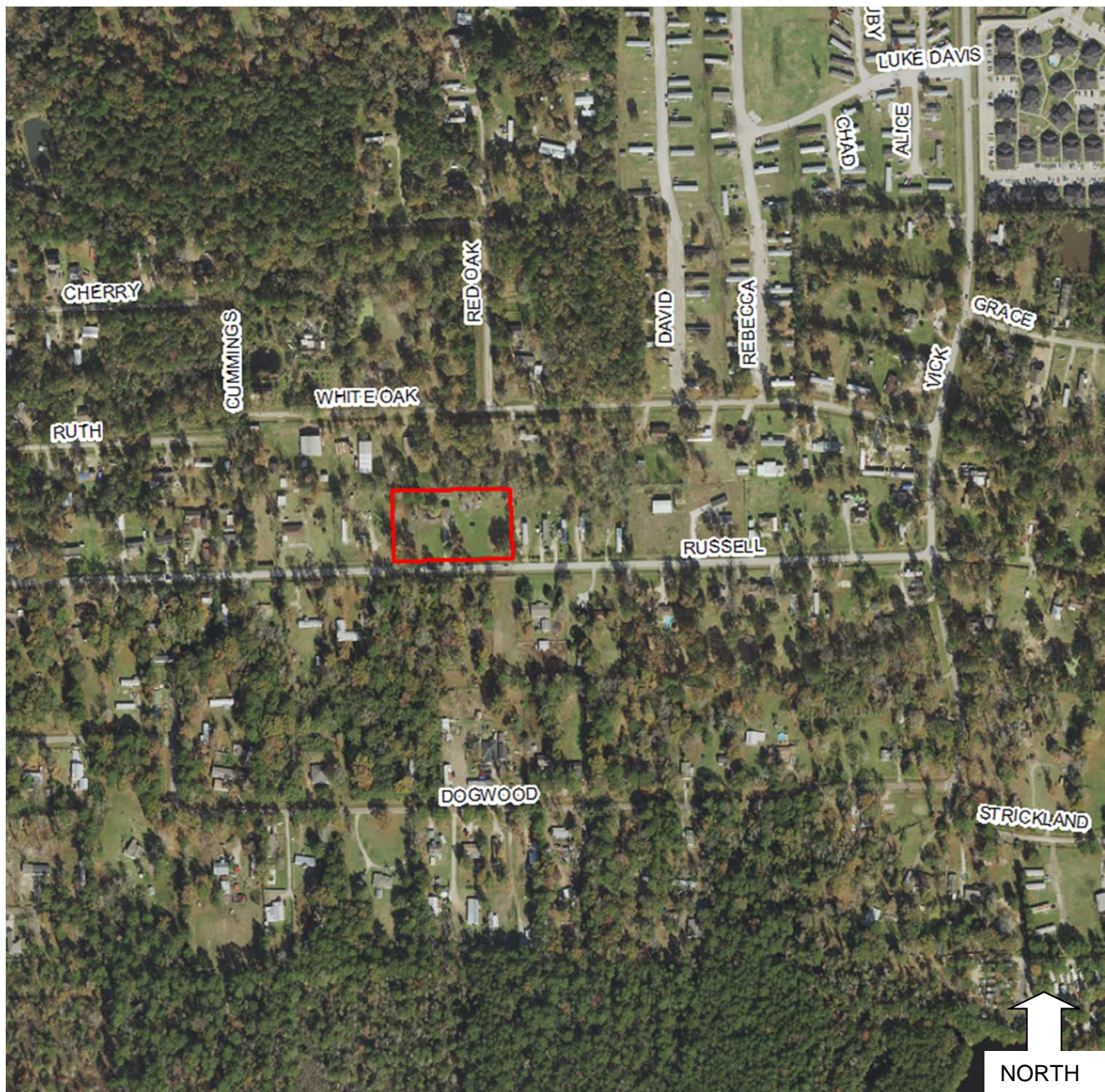
Planning and Development Department

Meeting Date: 10/27/2016

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Subdivision Name: Walshak Estates

Applicant: Survey 1, Inc.



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F- Reconsideration of Requirements

Aerial

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## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2016-1757

**Plat Name:** Walshak Estates

**Applicant:** Survey 1, Inc.

**Date Submitted:** 10/14/2016

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

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

The reconsideration of requirement with a variance that is being requested is for the block length. The proposed property is located 1,253.50 feet from the centerline of Vick Drive to the southeast corner of said property.

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

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

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

This area consists of multiple existing large acreage tracts located along Russell Drive between Vick Drive and Ann Street. The property in question is located 1253.50 feet from the centerline of Vick Drive to the southeast corner of said property and is located in the City of Houston's ETJ area in Montgomery County. The existing lots are in a well-established neighborhood with the first plat of Post Oak Estates Sec. 1 being recorded in 1957. The subdivision that this area of land is based out of is Post Oaks Estates Section 2, but is in an unrecorded subdivision that has been in existence for approximately 40 years. Placing a north/south right of way every 1,400 feet would be feasible however, the placement of the street would interfere with the existing homes in the neighborhood based off a majority of them having approximately 50-65 feet of distance between each dwelling.

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

This variance would not create a hardship by the applicant. However, if the variance is not allowed, then the placement of the required right-of-way would divide the already inhabited said properties.

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**RECONSIDERATION OF REQUIREMENT  
Request Information Form**

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**Application No:** 2016-1757  
**Plat Name:** Walshak Estates  
**Applicant:** Survey 1, Inc.  
**Date Submitted:** 10/14/2016

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

**Specific requirement or condition being sought:**

The reconsideration of requirement with a variance that is being requested is for the block length. The proposed property is located 1,253.50 feet from the centerline of Vick Drive to the southeast corner of said property.

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

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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

**STATEMENT OF FACTS:**

This is a reconsideration of requirement with a variance. This area consists of multiple existing large acreage tracts located along Russell Drive between Vick Drive and Ann Street. The property in question is located 1253.50 feet from the centerline of Vick Drive to the southeast corner of said property. The placement of a street at the required 1,400 feet from Vick Road would place the street through the established homes that are to the east, west, and north of the property.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 88**

**Applicant:** CARLOS MARTINEZ MUNOZ

**Contact Person:** CARLOS MARINEZ MUÑOZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>NORTH OF:</b> FM 1485 <b>WEST OF:</b> DEER RUN LN	<b>16-1190</b>	77357	5874	257-M	ETJ

**ADDRESS:** 26651 Tinker Way

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 723, OF PEACH CREEK FOREST SEC 5, AN UNRECORDED SUBDIVISION, OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 89**

**Applicant:** JESSICA GARCIA

**Contact Person:** CHRISTINE HARTMAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>NORTH OF:</b> FM 1485 <b>WEST OF:</b> DEER RUN LN	<b>16-1191</b>	77357	5874	257-M	ETJ

**ADDRESS:** 25987 Lantern Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 586 AND 588, OF PEACH CREEK FOREST SEC 3, AN UNRECORDED SUBDIVISION, OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 90**

**Applicant:** BENITO MORENO/ALMA MORENO

**Contact Person:** ALMA MORENO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>SOUTH OF: FM 1314 WEST OF: SORTERS ROAD</b>	<b>16-1192</b>	77365	5572	295-F	ETJ

**ADDRESS:** 18325 Teton Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

TRACT NO, 209 IN THE WASHINGTON COUNTY RAILROAD SURVEY, SECTION NO. 9, A-678, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 91**

**Applicant:** SABITREE SOOKRAM

**Contact Person:** BENJAMIN MELLADO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	16-1193	77039	5363	413-G	ETJ
<b>NORTH OF:</b> ALDINE MAIL ROAD <b>WEST OF:</b> ALDINE WESTFIELD ROAD					

**ADDRESS:** 13015 Chrisman

**ACREAGE:**

**LEGAL DESCRIPTION:**

TRACT 70A-10, OF ALDINE GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 60, PAGE 619 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 92**

**Applicant:** DAVID AND SHARON BECKHAM

**Contact Person:** SHARON BECKHAM

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>16-1194</b>	77530	6059	458-Z	ETJ
<b>NORTH OF: IH 10 EAST OF: SHELDON RD</b>					

**ADDRESS:** 16530 Oak Lane

**ACREAGE:** 2.00

**LEGAL DESCRIPTION:**

THE MIDDLE TWO (2) ACRES OF LAND, OUT OF A 7.5 ACRE TRACT OF A 144.6 ACRE TRACT IN THE PETER J. DUNCAN SURVEY, ABSTRACT No. 232, ALSO KNOWN AS THE EAST 2 ACRES OF LOT 6, BLOCK 12, OF OLD RIVER TERRACE, THIRD SECTION EXTENSION, A SUBDIVISION ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 26, PAGE 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence.

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/27/16

**ITEM: 93**

**Applicant:** CARMONA CUTBERTO

**Contact Person:** MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>NORTH OF:</b> FM 1485 <b>WEST OF:</b> DEER RUN LN	<b>16-1195</b>	77357	5874	257-M	ETJ

**ADDRESS:** 26323 and 26331 Post Oak Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT ONE HUNDRED FIVE (105) AND LOT ONE HUNDRED SIX (106) OF PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile home.

## STAFF REPORT

**STAFF RECOMMENDATION:**

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION :**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](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
Kimley-Horn and Associates, Inc.	Steven Freeman	281-475-2817	steven.freeman@kimley-horn.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2850 Fannin Street Caydon Midtown	161002734	77002	5356	493T	D

HCAD ACCOUNT NUMBER(S):	190920000001
PROPERTY LEGAL DESCRIPTION:	LTS 1 THRU 10 BLK 4 HOLMAN OUTLOT 21
PROPERTY OWNER OF RECORD:	RSB Ventures LTD
ACREAGE (SQUARE FEET):	1.14 Acres (49,598 SF)
WIDTH OF RIGHTS-OF-WAY:	Drew St - 50'; Fannin St - 80'; Tuam St - 74.5'; Main St - 90'
EXISTING PAVING SECTION(S):	Drew St - 30'; Fannin St - 56'; Tuam St - 50'; Main St - 55'
OFF-STREET PARKING REQUIREMENT:	557 parking spaces (481 Residential, 76 Retail/Restaurant & 1 bike)
OFF-STREET PARKING PROVIDED:	497 parking spaces (481 Residential, 16 Retail/Restaurant & 257 bike)
LANDSCAPING REQUIREMENTS:	Development meets requirements.

EXISTING STRUCTURE(S) [SQ. FT.]:	99,524 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	749,520 SF

**PURPOSE OF VARIANCE REQUEST:** To reduce the total number of required off-street parking spaces from 557 to 497 by providing (481 Residential, 16 Retail/Restaurant & 257 bikes).

**CHAPTER 26 REFERENCE(S):** Sec. 26-492 – Parking Spaces for Certain Types of Use Classifications – The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental number of parking spaces in the case of an alteration, as shown below for that use classification..

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

**Class 7. Food and Beverage: e. Restaurant** – 10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

**Class 8. Retail Services: c. Retail Store** – 4.0 parking spaces for every 1,000 square feet of GFA

### APPLICANT STATEMENT OF FACTS

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

The proposed mixed use development is within Midtown, and due to the abundance of existing multi-family residential units in the area, availability of offsite public parking nearby, the Main Street light rail line adjacent to the site and the general walkable nature of Midtown, patrons of the retail and restaurant component of this development will arrive by walking or biking versus using their car.

A parking summary table identifying the parking required per code requirements and the proposed amount of parking has been included with this submission. The code required number of parking spaces for the residential component of the development is being satisfied. The applicant is requesting a variance to reduce the amount of parking spaces required for the retail/restaurant component of this development from 76 spaces to 16 spaces. residents of the new hope housing at reed. It will also better serve the larger community, by allowing new hope to operate a community where any one of us would be proud to call "home."

#### APPLICANT'S STATEMENT OF FACTS:

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

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

The site is located adjacent to METRO's Main Street light rail line which makes this site part of the City's Transit Corridor. The Transit Corridor ordinance was adopted by the City to promote a high quality walkable urban environment in areas along METRO's light rail corridors. A key component of a walkable urban environment is to promote the development of activated public spaces, such as retail shops and restaurants, in the ground floor of buildings along the corridor and intersecting streets. The typical midtown block is 250' x 250', and the subject block is 250' x 200'. The footprint of the structured parking area in the core of the building is currently set by block size and the depth of the retail and restaurant spaces planned around the perimeter of the development. The retail and restaurant spaces are aimed at creating the walkable urban environment that is desired in the Transit Corridor. If the standard parking requirement for the proposed restaurant and retail space were applied to this development, owner would not be able to develop the pedestrian oriented retail and restaurant spaces as currently planned along the street frontage on each of the 4 sides of this development.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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

The circumstances supporting this variance are the result of the pedestrian oriented urban planning initiatives of the Transit Corridor and the block size in Midtown.

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

The intent of Sec. 26-492 is for there to be adequate parking for each classification of establishment. The proposed development currently meets the code required number of parking spaces for the residential component of the development, and based on the following items, sufficient parking will be available for the retail and restaurant component of the development:

1. The Midtown area currently provides an abundant amount of on-street parking spaces
2. The Midtown District is developing a 360-space public parking garage less than 150 feet from the development.
3. The majority of patrons accessing the retail and restaurant space will not be driving at all since there are currently 2,550 apartment units planned within a 5 block walking distance of the development.
4. The development is located 1.5 blocks from the METRO Light Rail McGowen station allowing patrons of the retail and restaurant portion of the development to use public transportation and not drive and park in the area.
5. The development is providing 16 spaces for the retail/restaurant space.

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

The proposed development currently meets the code required number of parking spaces for the residential component of the development, and based on the following items, sufficient parking will be available for the retail and restaurant component of the development:

1. The Midtown area currently provides an abundant amount of on-street parking spaces
2. The Midtown District is developing a 360-space public parking garage less than 150 feet from the development
3. The majority of patrons accessing the retail and restaurant space will not be driving at all since there are currently 2,550 apartment units planned within a 5 block walking distance of the development.
4. The development is located 1.5 blocks from the METRO Light Rail McGowen station allowing patrons of the retail and restaurant portion of the development to use public transportation and not drive and park in the area.
5. The development is providing 16 spaces for the retail/restaurant space

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

The granting of this variance will not be injurious to public health, safety or welfare based on the availability of on-street and other public parking, the walkable nature of Midtown and the proximity to public transit.

- (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.**

This development is not subject to article VII, chapter 33, of this Code.

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# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 10-27-2016

## Houston Planning Commission

AERIAL LOCATION



## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### AERIAL EXHIBIT



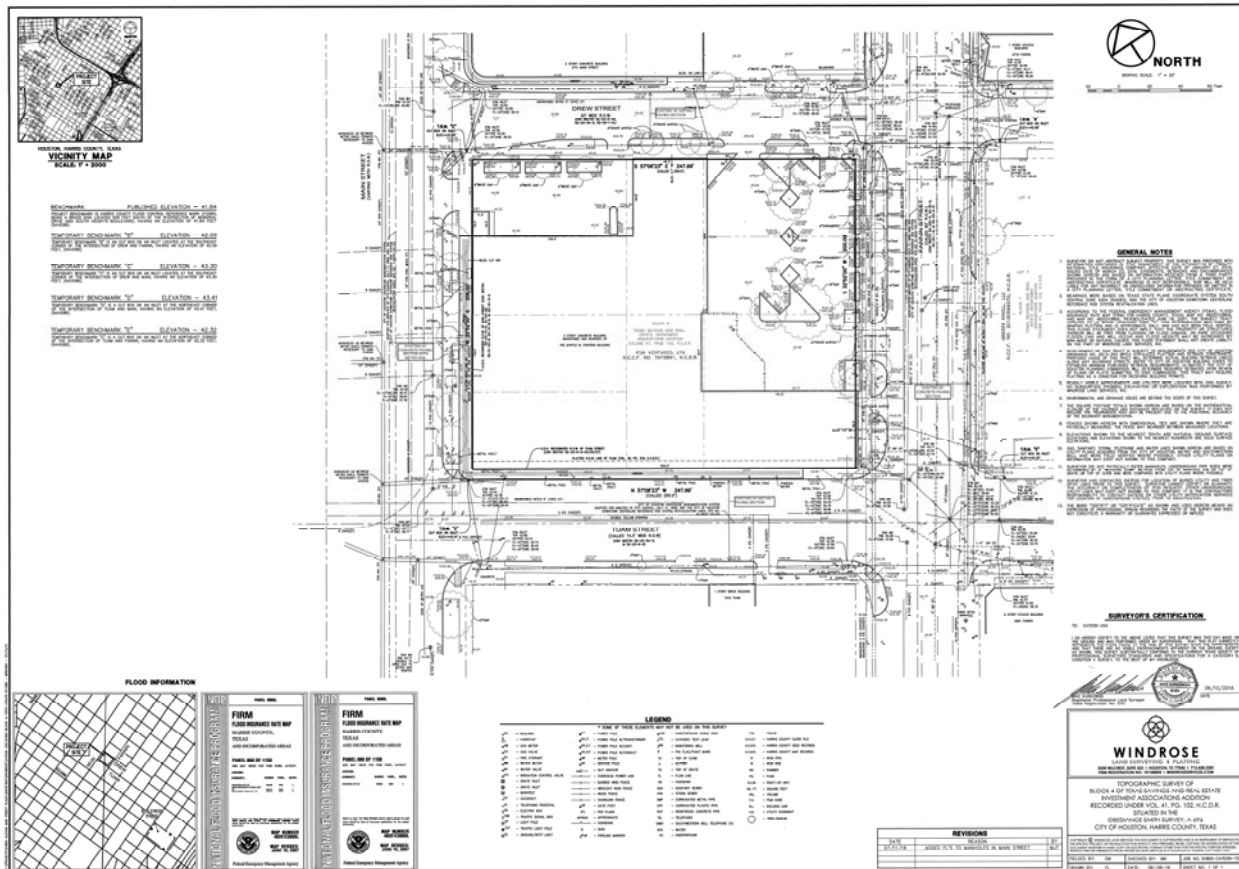
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## SITE SURVEY

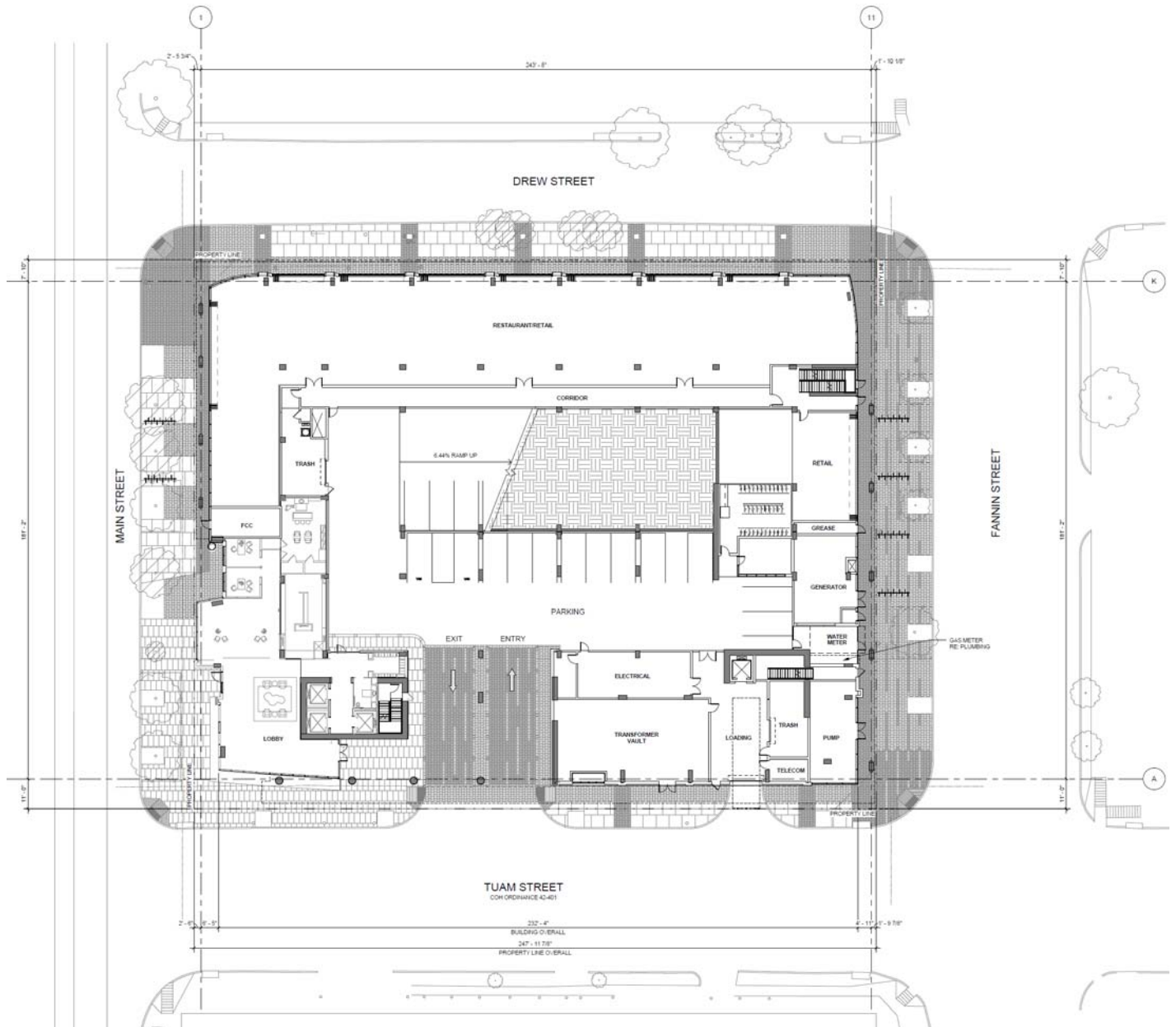


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE PLAN



## OFF-STREET PARKING VARIANCE



# Houston Planning Commission

## Caydon Midtown Parking Summary Table

2850 Fannin Street

RESIDENTIAL PARKING SUMMARY			
REQUIRED PARKING			
Apartment Unit Type	Number of Units	COH Parking Ratio Per Unit	Required Parking Spaces
Efficiency	68	1.25	85
1 Bedroom	209	1.333	279
2 Bedroom	102	1.666	170
<b>TOTAL REQUIRED PARKING:</b>			<b>534</b>
PARKING REDUCTION FOR BICYCLE PARKING (REF. 26-497)			
Number of Proposed Bicycle Spaces	COH Bicycle Reduction Ratio	Parking Reduction	Max Bicycle Reduction (10%)
216	0.250	-54	-53.4
REQUIRED PARKING AFTER REDUCTIONS			
Required Parking Spaces	Proposed Parking Spaces	Deviation	Proposed Bicycle Parking Spaces
481	481	0	216
THEREFORE, PROPOSED APARTMENT PARKING MEETS CITY REQUIREMENTS.			

RETAIL/RESTAURANT PARKING SUMMARY				
REQUIRED PARKING				
Type	Area (Square Feet)	Required Parking Ratio Per 1,000 SF	Required Parking Stalls	Required Bike Parking Spaces
Retail	3,388	0.004	13.6	N/A
Restaurant	10,000	0.01	100.0	1.0
<b>TOTAL REQUIRED PARKING:</b>			<b>113.6</b>	<b>1.0</b>
PARKING REDUCTIONS				
SEE ATTACHED CITY OF HOUSTON WORKSHEET FOR PARKING REDUCTIONS PER THE FOLLOWING ORDINANCE SECTIONS:				
Sec. 26-495 - Shopping Center (Strip)				
Sec. 26-497 - Reduced Parking Space Requirement for Additional Bicycle Spaces				
Sec. 26-503 - Reduced Parking Space Requirement for Transit-Oriented Developments				
<b>New Total Required Parking for Shopping Center:</b>			<b>76</b>	
REQUIRED PARKING AFTER REDUCTIONS				
Required Parking Spaces	Proposed Retail Parking Spaces	Deviation	Require Bicycle Parking Spaces	Proposed Bicycle Parking Spaces
76	16	-60	1	41
THEREFORE, A VARIANCE TO PROVIDE 60 PARKING STALLS LESS THAN CITY PARKING REQUIREMENTS IS BEING REQUESTED.				

TOTAL DEVELOPMENT PARKING SUMMARY			
TOTAL CAR PARKING		TOTAL BICYCLE PARKING	
Total Required Parking	Total Proposed Parking	Total Required Bicycle Parking	Total Proposed Bicycle Parking
557 Spaces	497 Spaces	1 space	257 Spaces

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

City of Houston - Shopping Center (Strip) Worksheet					
		Project:	Caydon Midtown		
		Address:	2850 Fannin Street		
		Date:	10/10/2016		
Total GFA of Shopping Center			13,388		
		Req. Parking			
Sq ft of Tavern			0	10	0
Sq ft of Small Bar			0	12	0
Sq ft of Bar			0	14	0
TOTAL BAR INCREMENT					0
New Center Square Footage			13,388		
Restaurant Square Footage					
	Take-Out		0		
	Dessert Shop		0		
	Small Restaurant		0		
	Neighborhood Restaurant		0		
	Restaurant		10,642		
	Gym/Game Room/Spa		0		
Total, Class 6 & 7 excluding bars			10,642		
Percent of Center			79.49%		
Overage (% and Sq Ft)			59.49%	7964.4	
		Percent of Overage	Req. Parking	Incremental Requirement per 1000 SF	
	Take-Out	0.0%	4	0	0.0
	Dessert Shop	0.0%	6	2	0.0
	Small Restaurant	0.0%	8	4	0.0
	Neighborhood Restaurant	0.0%	9	5	0.0
	Restaurant	100.0%	10	6	47.8
	Arcade/Game Room/Spa	0.0%	5	1	0.0
	TOTAL	100.0%			47.8
		Reduced			
	Put 1 if this qualifies as a historic building		0		0
	Put 1 if this is a transit corridor site		1		15.20076
	<u>Extra</u> bicycle parking spaces		40		10
	Total Reduction				25.20076
Shopping Center Base Requirement:			53.552		
PARKING WITH INCREMENT:			101.3		
NEW TOTAL FOR STRIP CENTER:			76		

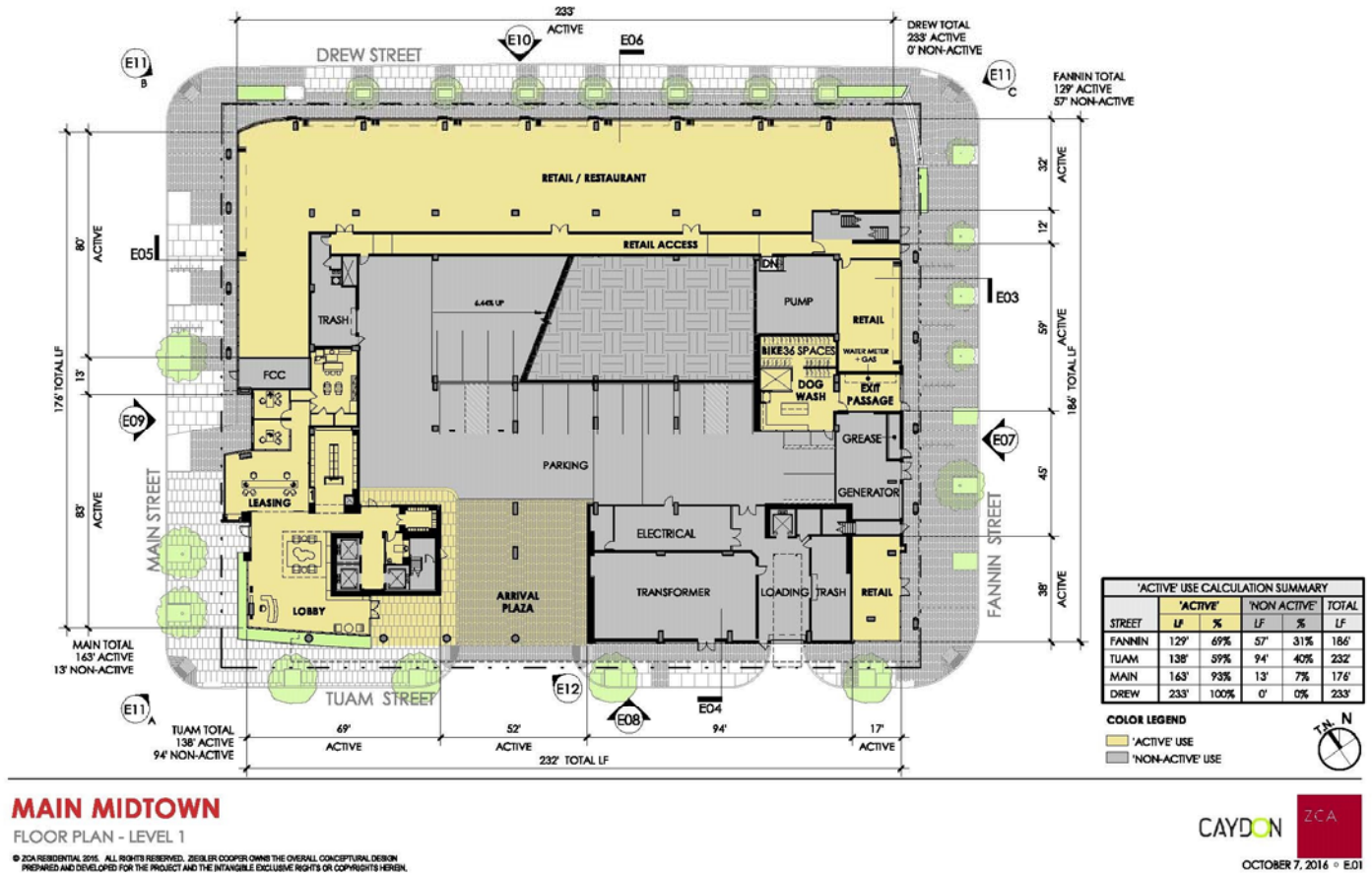
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SITE PLAN EXHIBIT

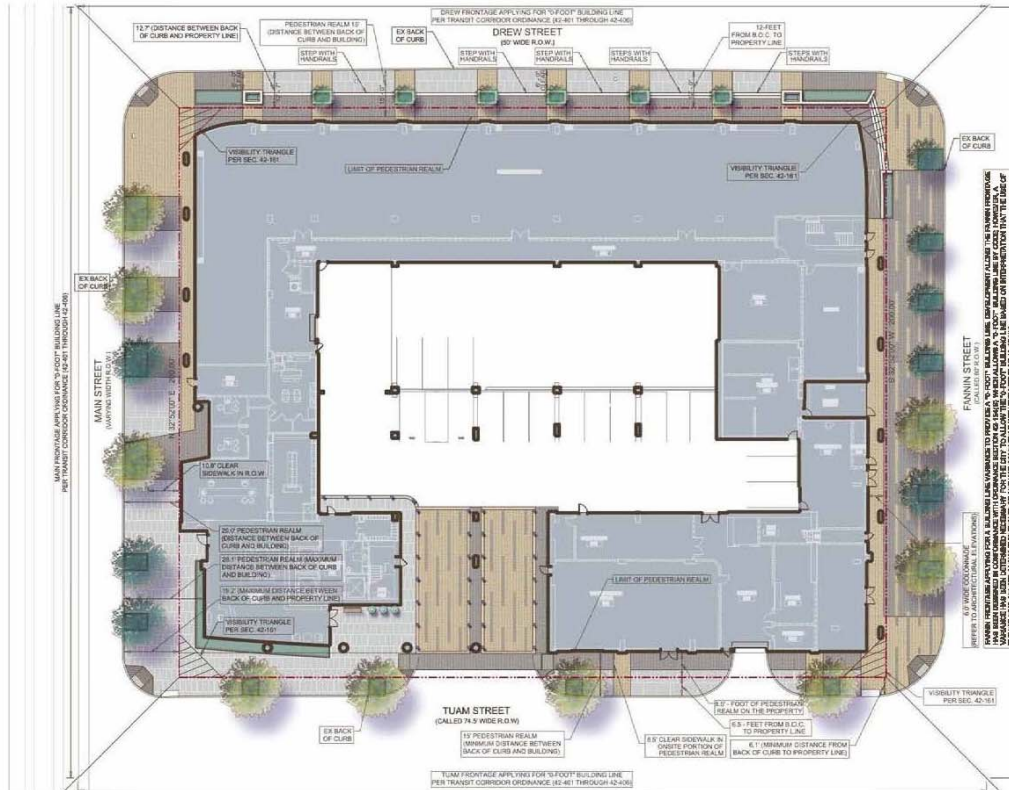


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### FLOOR PLAN LEVEL ONE



### MAIN MIDTOWN

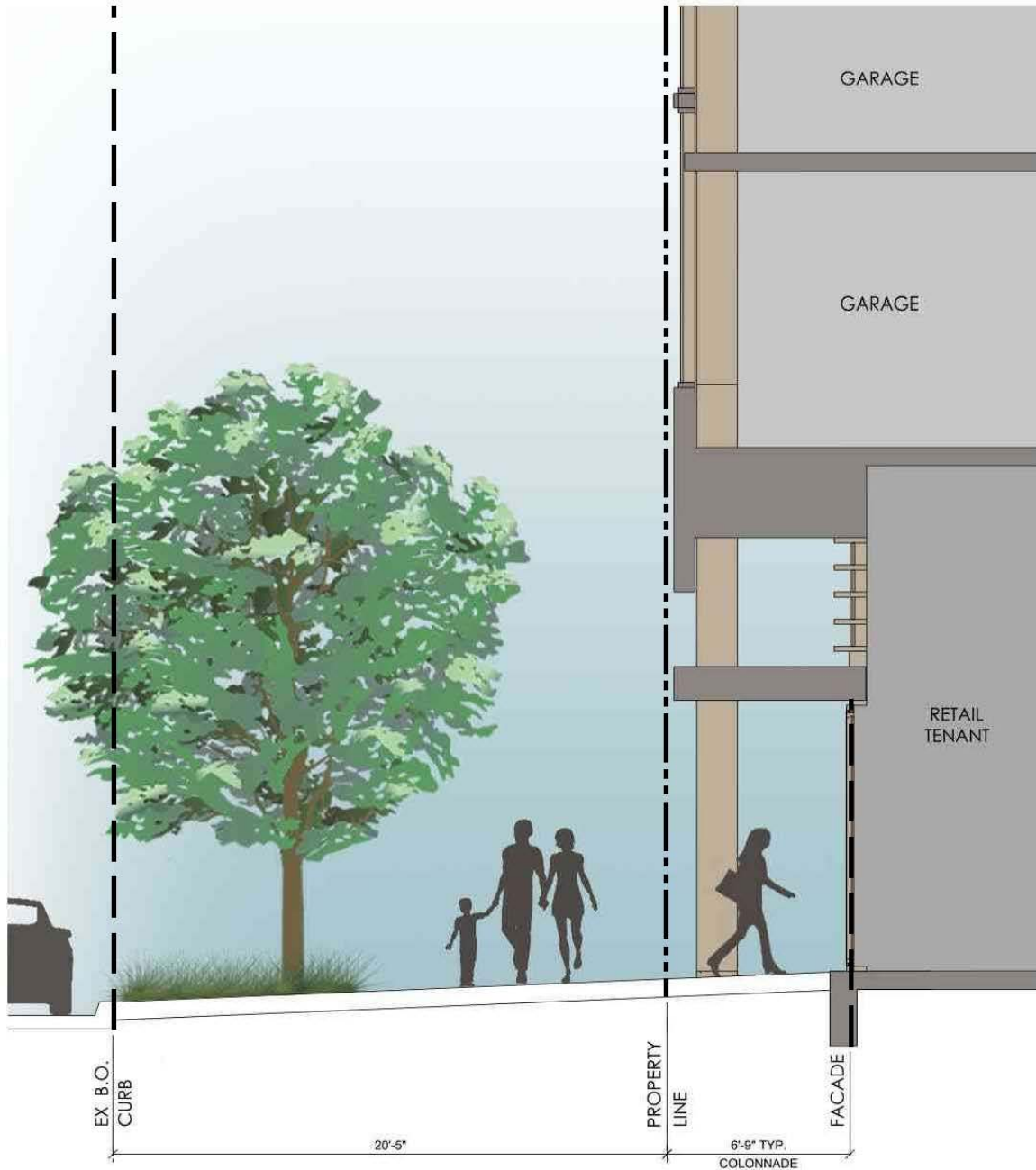
#### FLOOR PLAN - LEVEL 1

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# OFF-STREET PARKING VARIANCE



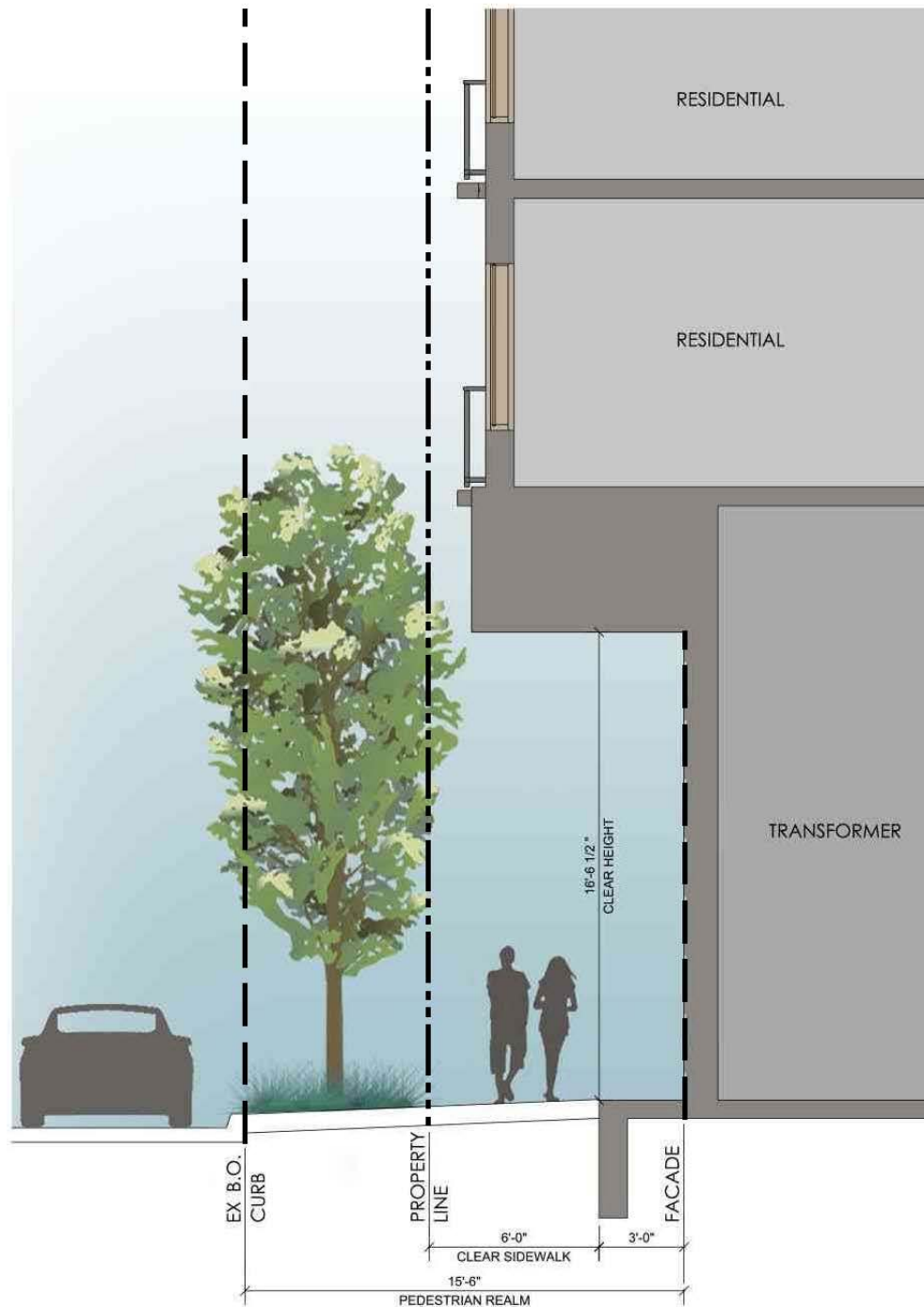
## Houston Planning Commission



### MAIN MIDTOWN SECTION - FANNIN ST.



## Houston Planning Commission

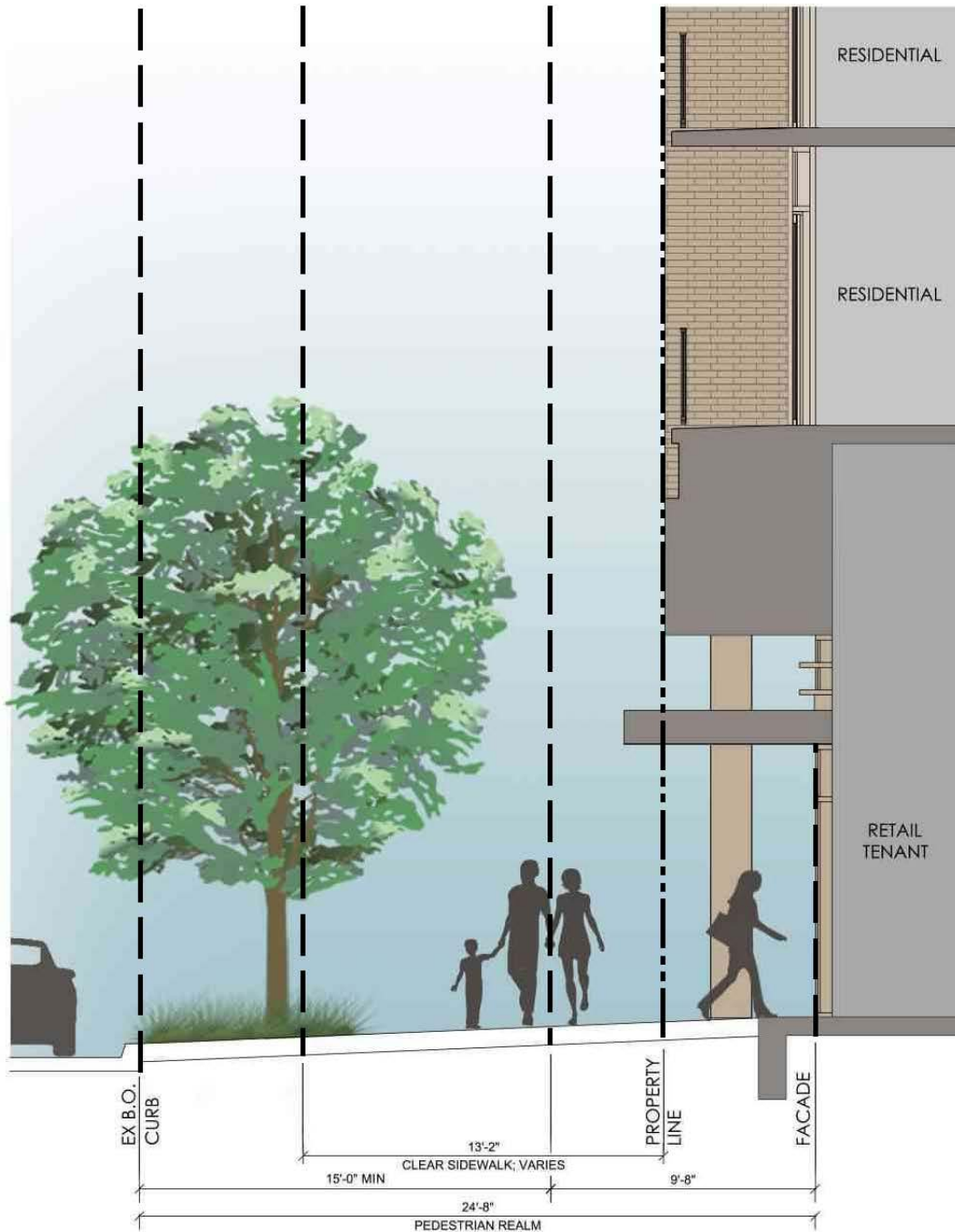


### MAIN MIDTOWN SECTION - TUAM ST.





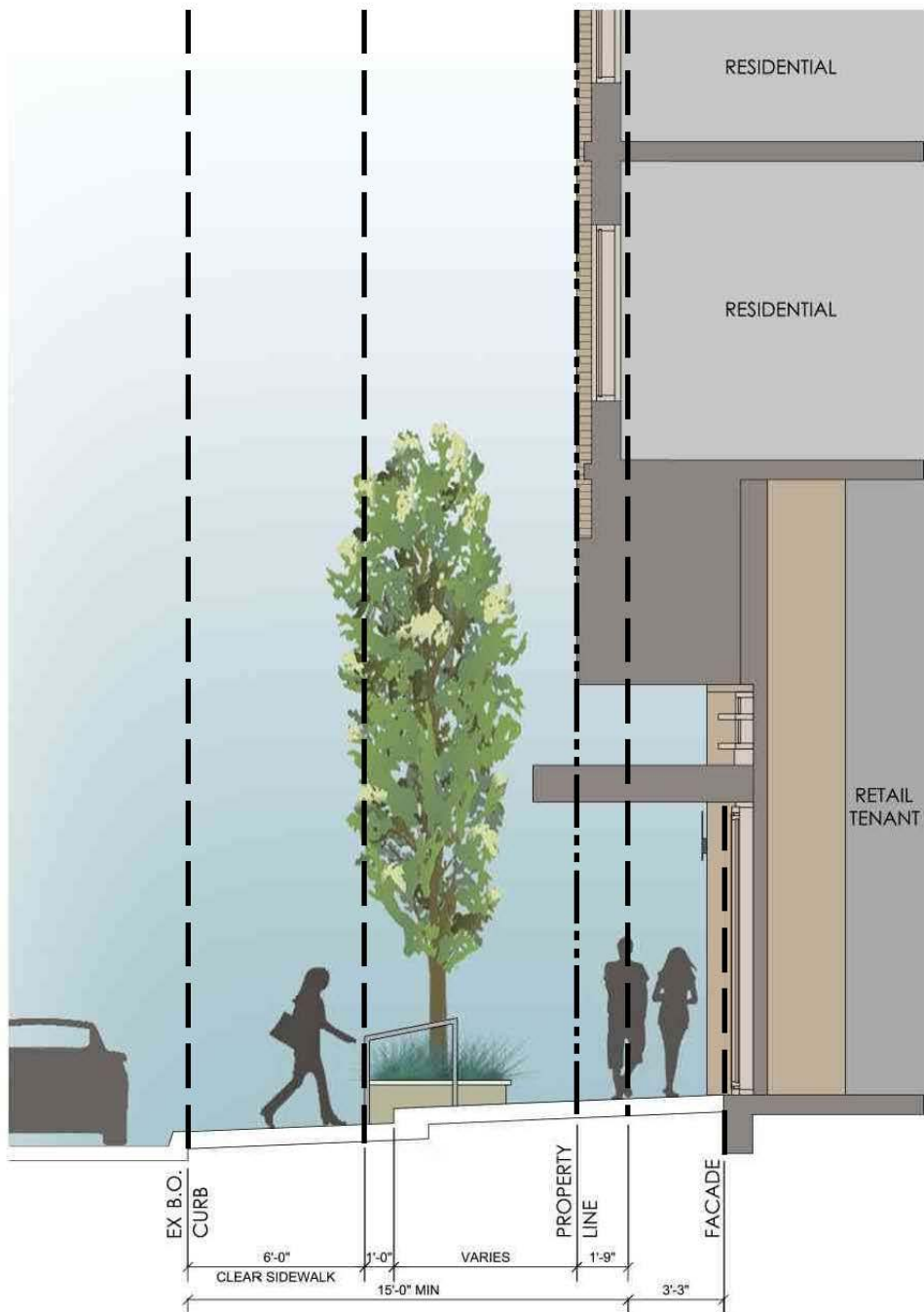
## Houston Planning Commission



### MAIN MIDTOWN SECTION - MAIN



## Houston Planning Commission



### MAIN MIDTOWN SECTION - DREW ST.

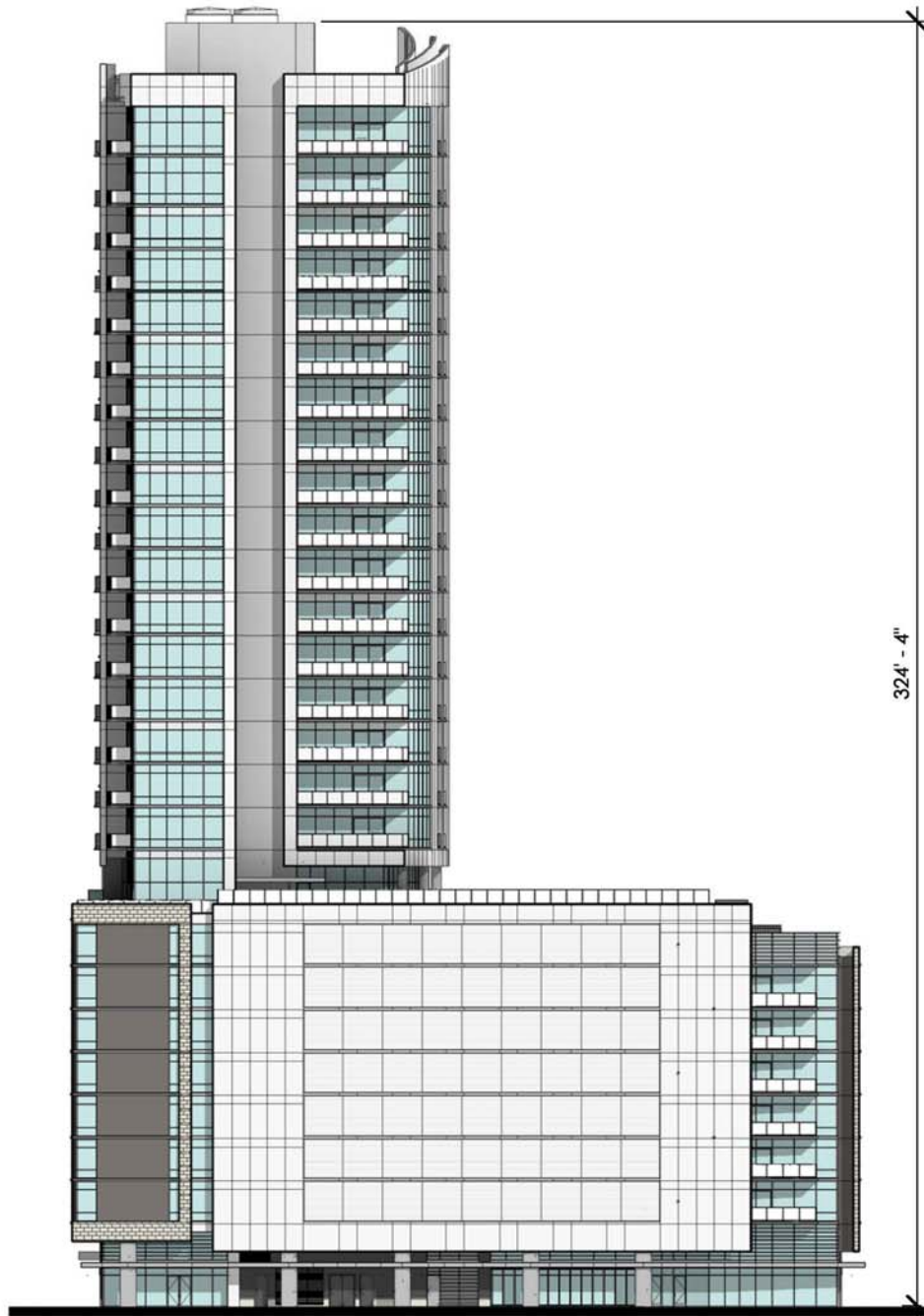


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## Houston Planning Commission



### MAIN MIDTOWN

ELEVATION - EAST

CAYDON



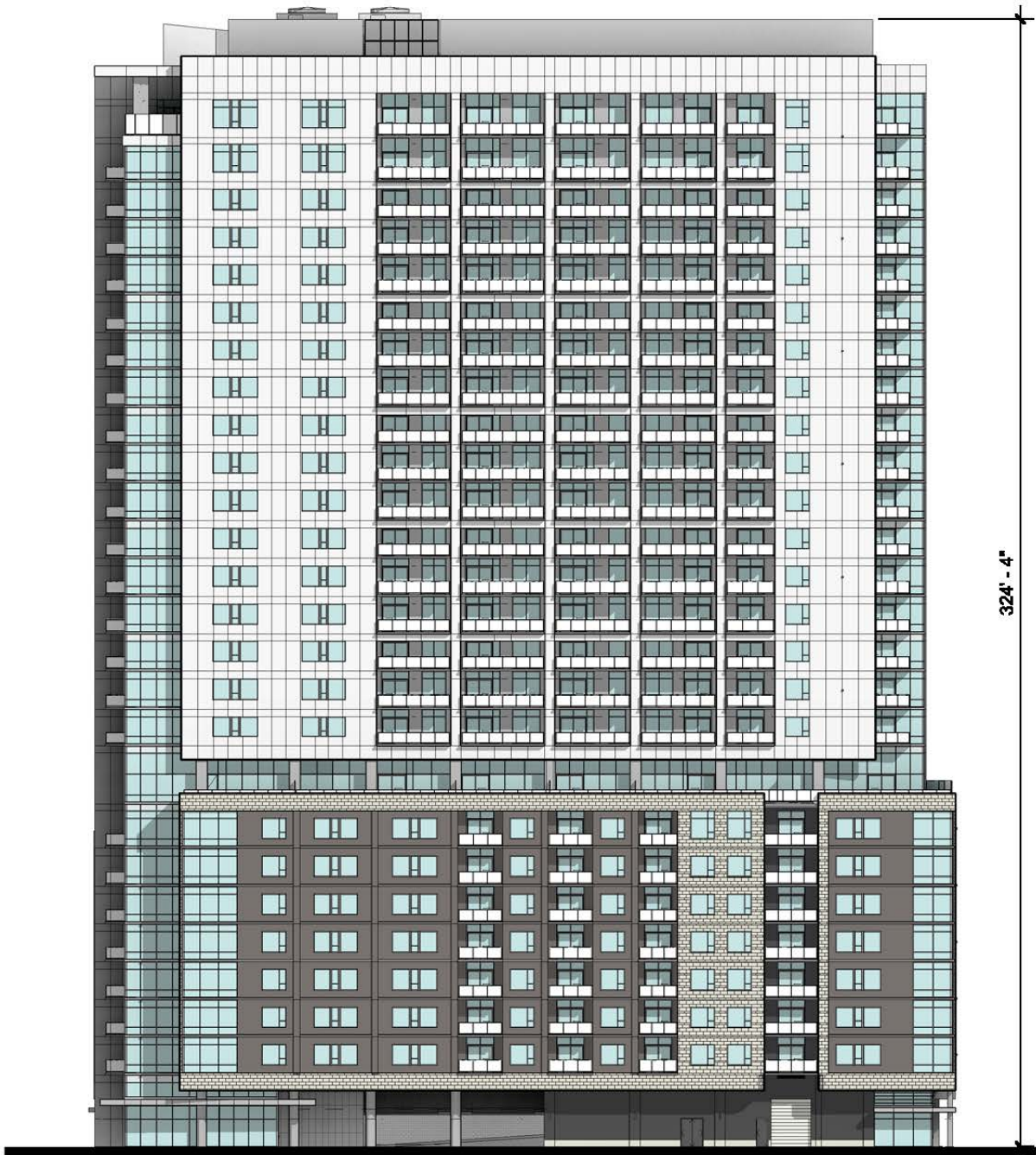
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OCTOBER 07, 2016 ° E.07





## Houston Planning Commission



### MAIN MIDTOWN

ELEVATION - SOUTH

CAYDON





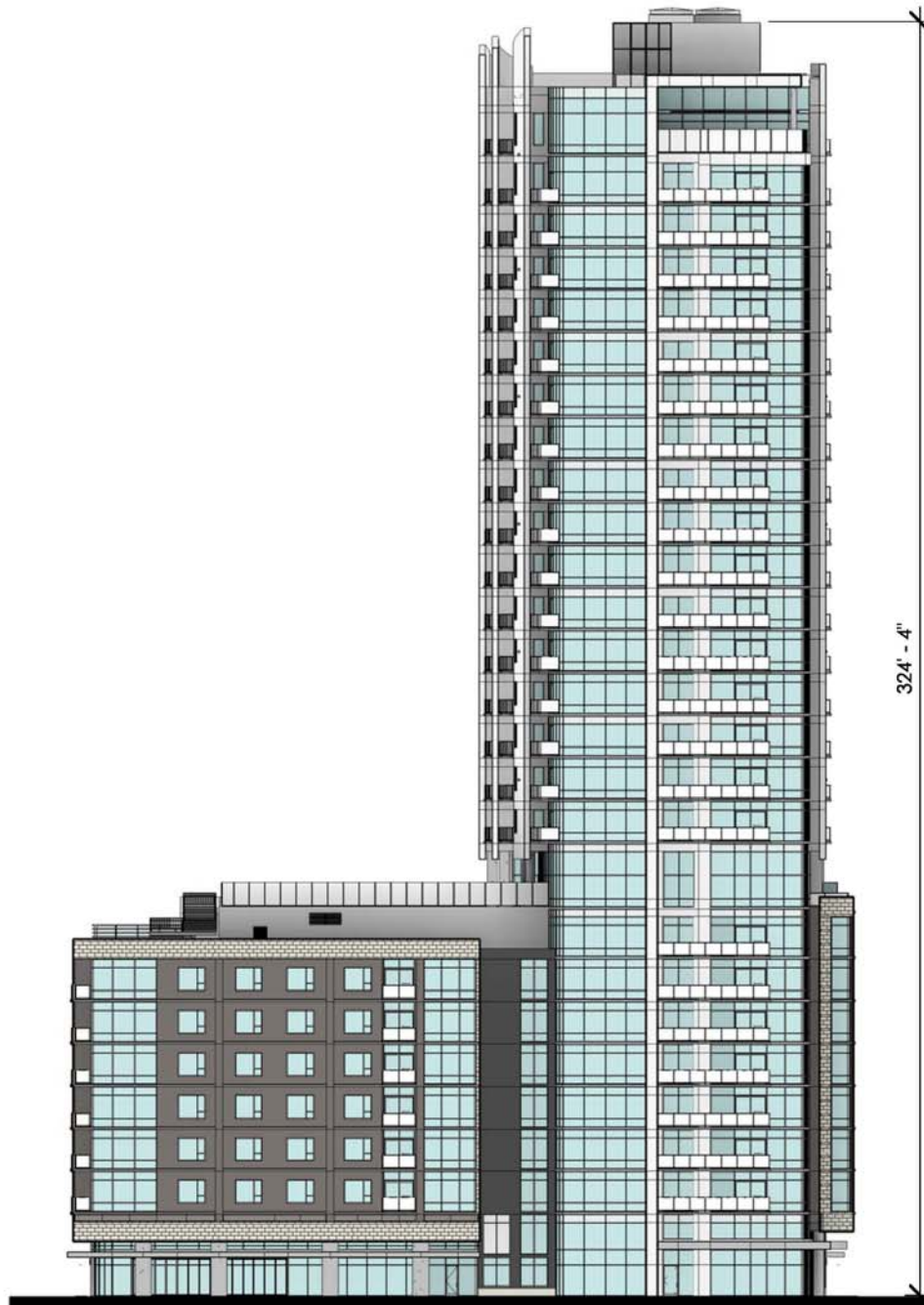


PLANNING &  
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DEPARTMENT

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## Houston Planning Commission



### MAIN MIDTOWN

ELEVATION - WEST

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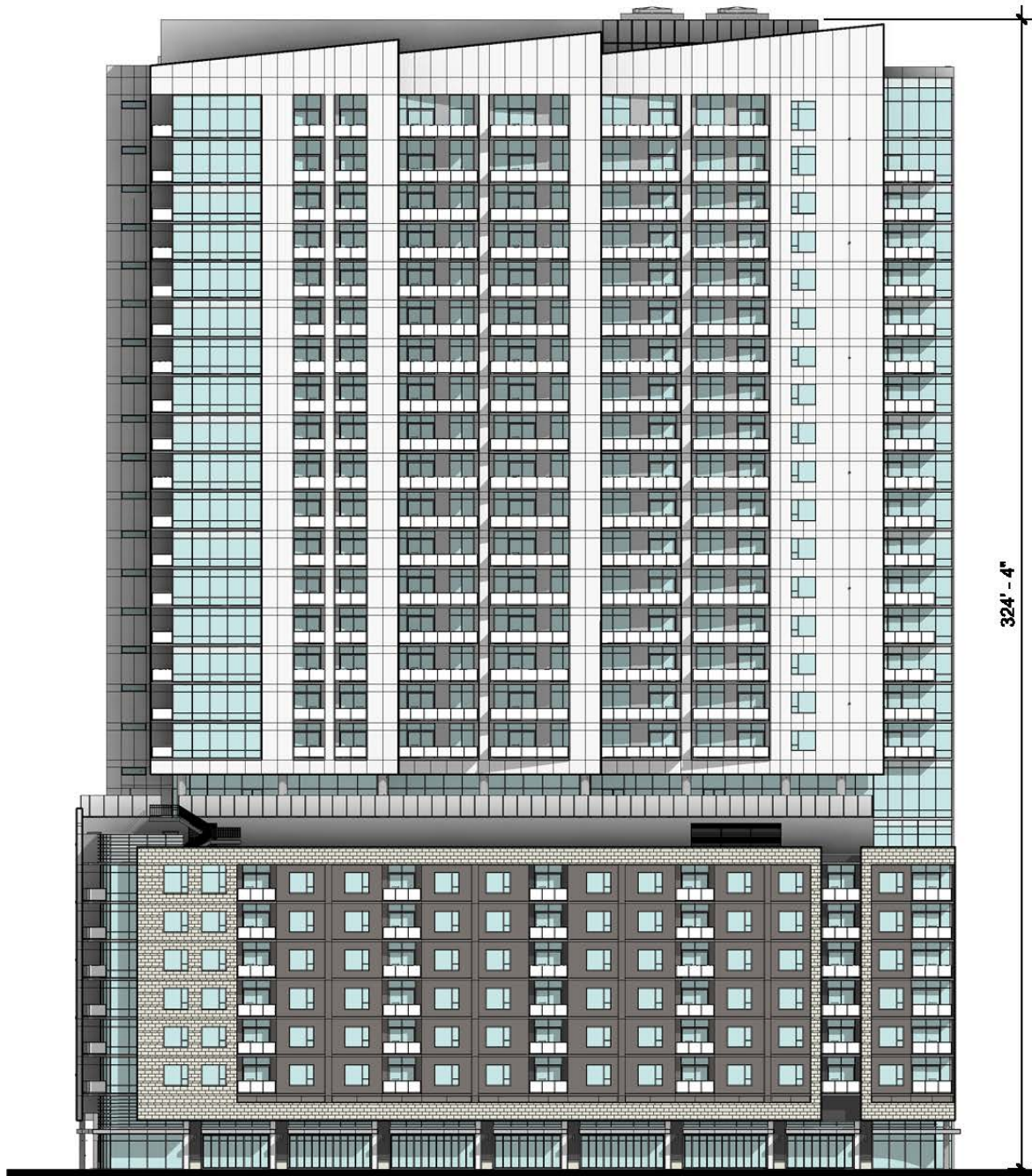
CAYDON



OCTOBER 07, 2016 ° E.09



## Houston Planning Commission



### MAIN MIDTOWN

ELEVATION - NORTH

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OCTOBER 07, 2016 • E.10





## Houston Planning Commission



C DREW & FANNIN



B MAIN & DREW



A TUAM & MAIN

## MAIN MIDTOWN

STREETSCAPE RENDERINGS

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OCTOBER 07, 2016 • E.11



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. 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		
Jones Carter	Mikalla Hodges	281 363 4039	mhodges@jonescarter.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3225 Grayson Oaks Lane Royal Oaks Recreation Center	16092093	77365	5871	297K	E

HCAD ACCOUNT NUMBER(S):	1361080030001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 3, Royal Brook at Kingwood Sec 1
PROPERTY OWNER OF RECORD:	Friendswood Development Company, LLC
ACREAGE (SQUARE FEET):	188,321 sq. ft.
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	60' R.O.W. Greyson Oaks Lane & Angel Run Lane
WIDTH OF EXISTING ROW PAVING SECTION(S):	28' Paving Greyson Oaks Lane & Angel Run Lane
OFF-STREET PARKING REQUIREMENT:	9 parking spaces; 1 bicycle space (rack)
OFF-STREET PARKING PROVIDED:	0

EXISTING STRUCTURE(S) [SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	1,900 sq. ft.

**PURPOSE OF VARIANCE REQUEST:** Not to provide the required parking spaces within the site but to allow the use of 10 parking spaces located within the ROW (Angel Run Lane) to fulfil the parking requirement. The required bike rack will be provided on site.

**CHAPTER 26 REFERENCE(S):** Sec. 26-492. - **Parking spaces for certain types of use classifications.** The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 6. Recreation and Entertainment: h. Swimming Club 9.0 parking spaces per employee

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

The proposed recreational center is within the master planned community of Royal Brook at Kingwood and would serve the residents of that community only. The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area. The recreation site will be connected to the residential pods via a system of trails, which will incentivize residents to walk and bike to the site verses using their cars. The site will be maintained by the HOA and residents will be issued keycards to access the facility.

There is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site, should parking be provided on site. Since this site is for the neighborhood use only, the developer proposes to provide 10 parking spacing spaces within the 60' ROW – Angel Run Lane. A bike rack will be placed on site.

#### APPLICANT'S STATEMENT OF FACTS:

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

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. Strict application of the requirements of this article 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 policy;

The proposed recreational center is within the master planned community of Royal Brook at Kingwood and would serve the residents of that community only. The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area, and will be connected to the residential pods via a system of trails. The trails system will incentivize residents to walk and bike to the site verses using their cars. The facility will be managed by the HOA and residents will be issued keycards to access the facility.

There is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site, should parking be provided on site. Since this site is for the neighborhood use only with restricted (keycard) access and a trail system to encourage pedestrian and bike access, the developer proposes to provide 10 parking spaces within the 60' ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site. A bike rack will also be provided on site.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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

The majority of the recreation site will be left in its natural wooded state to complement the natural water channel (Mills Branch tributary) that traverses the area. Should parking be provided on site, there is a 4' elevation difference between the site and the ROW which would require filling, and therefore counteract efforts to minimize disturbance of the site.

The recreation site will be maintained by the HOA with restricted (keycard) access and the trail system connecting residential pods to the recreation site will incentivize residents to walk/ bike to the site verses using their cars. The ordinance requires 18 parking spaces for the proposed use – assuming 2 employees. Since this is facility for residents only and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use.

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

Since this is a neighborhood facility with restricted (keycard) access and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use.

**(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;**

The ordinance requires 18 parking spaces for the proposed use – assuming 2 employees. Since this is a neighborhood facility with restricted (keycard) access and a trail system for pedestrian and bike access, the proposed 10 parking spaces and bike rack would be adequate for the proposed use. The recreation site has access on a 60' wide ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site.

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

The recreation site has access on a 60' wide ROW – Angel Run Lane. With a proposed paving section of 28', there is ample excess ROW to allow for parallel parking for the recreation site.

**(6) If the building is subject to the requirements of article VII of 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.**

The site is not subject to Article VII of Chapter 33 of this Code.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
    - c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
    - d. Strict application of the requirements of this article 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 policy;
  - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
  - (3) The intent and general purposes of this article will be preserved;
  - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
  - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
  - (6) If the building is subject to the requirements of article VII of 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.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
  - (2) Existing and potential parking demand created by other use classifications in the vicinity;
  - (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
  - (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
  - (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
  - (6) The recommendation of the traffic engineer.

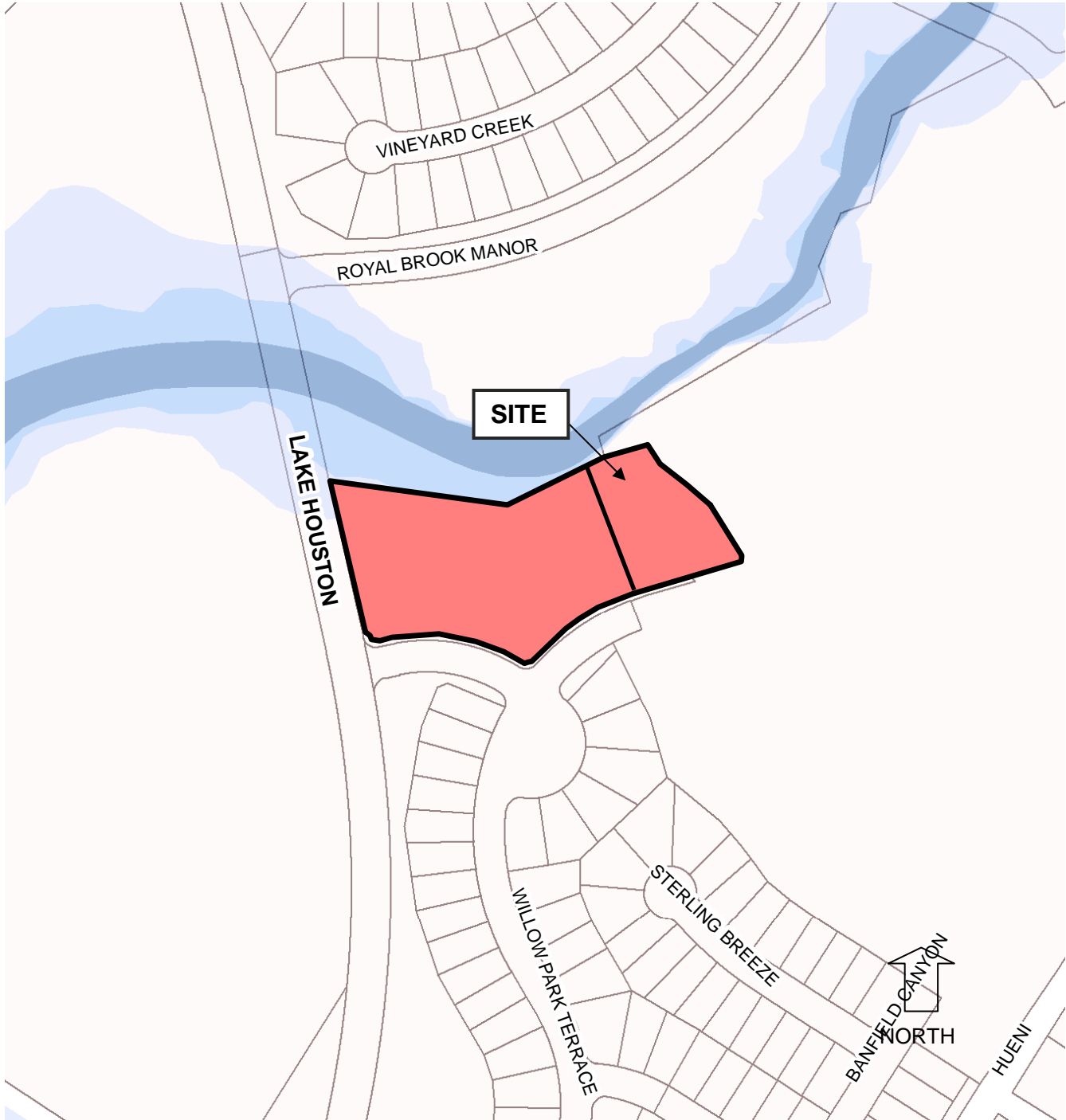
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

SITE MAP



## OFF-STREET PARKING VARIANCE





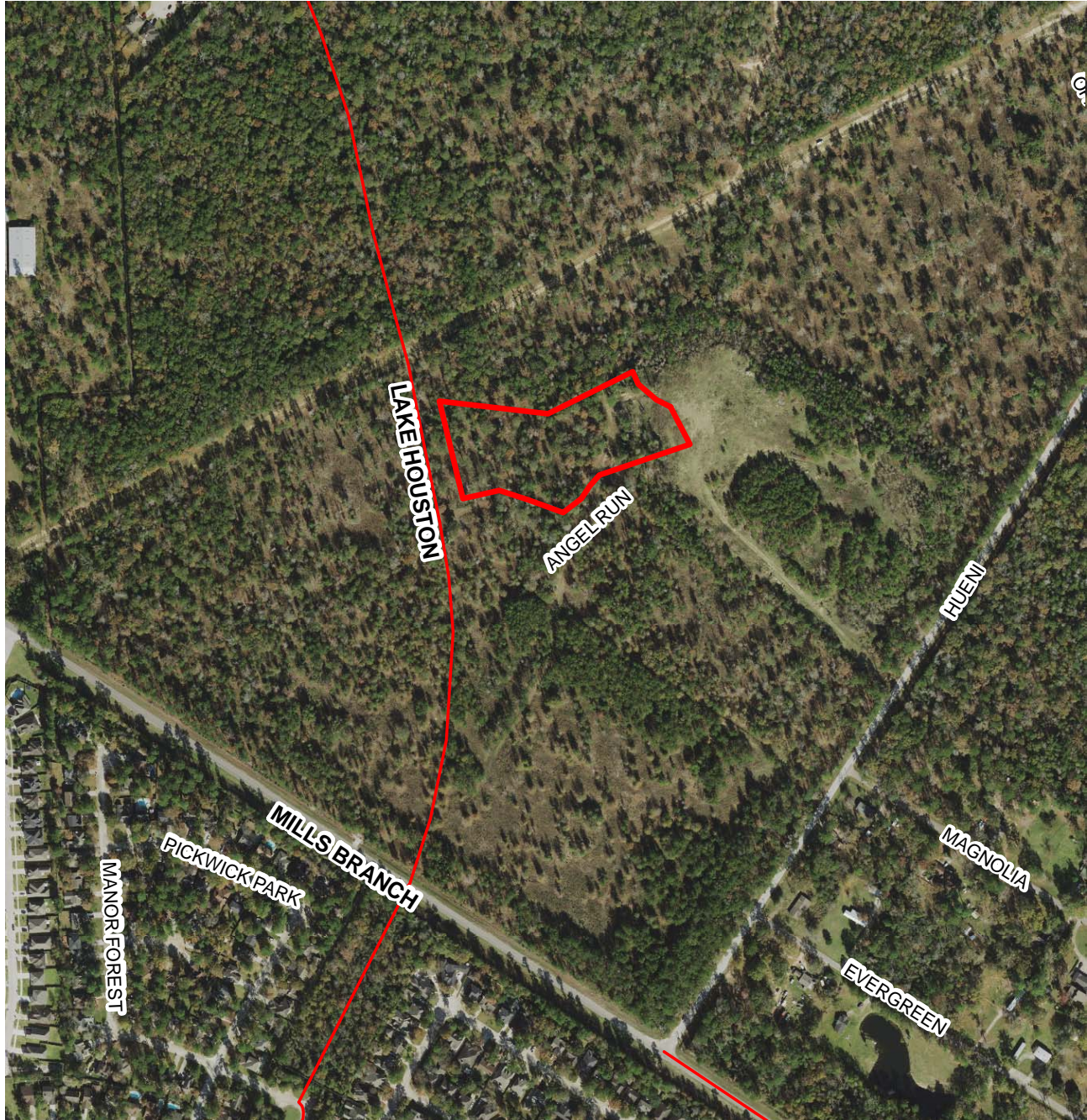
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DEPARTMENT

**ITEM: V**

Meeting Date: 10-27-2016

## Houston Planning Commission

AERIAL MAP



## OFF-STREET PARKING VARIANCE







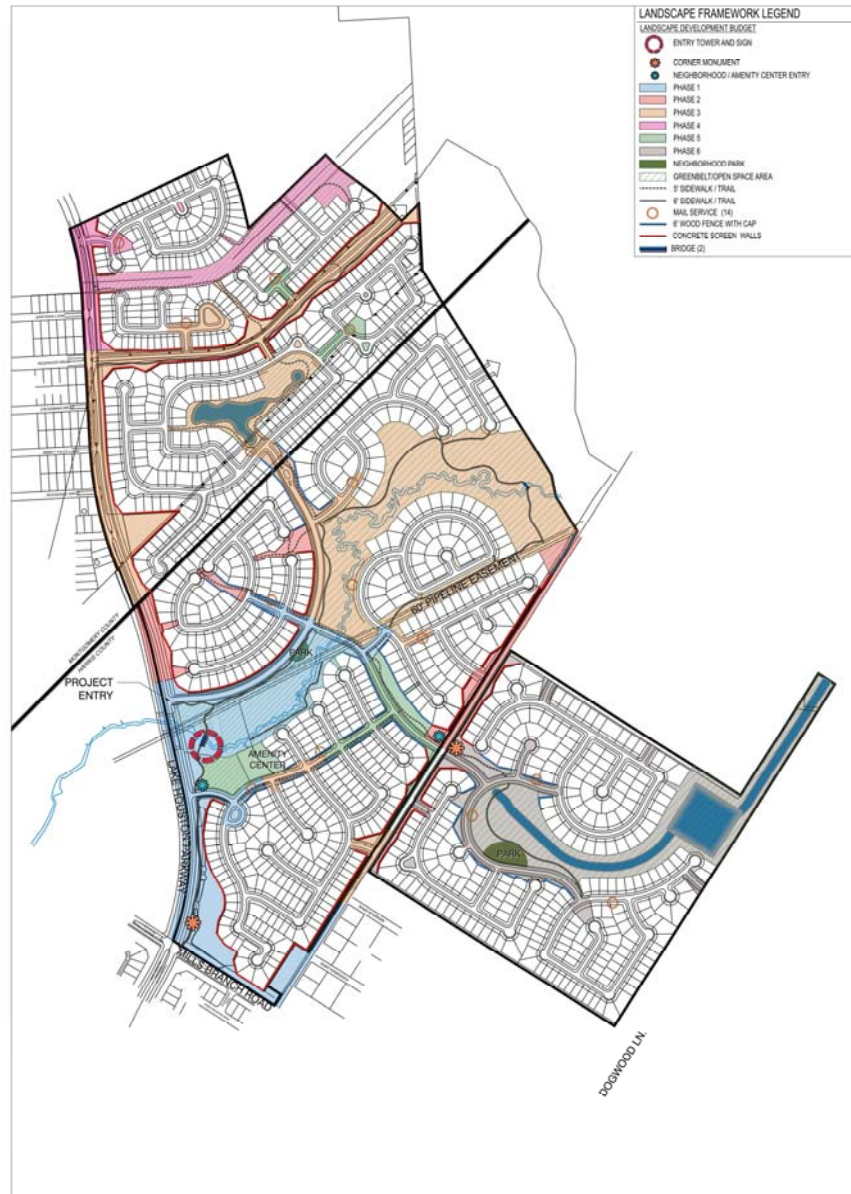
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**ITEM: V**

Meeting Date: 10-27-2016

## Houston Planning Commission

### OVERALL PHASING PLAN



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ROYAL BROOK  
PHASING PLAN

FRIENDSWOOD DEVELOPMENT  
HOUSTON, TEXAS



Scale: 1" = 300'  
Date: September 28, 2015

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

# OFF-STREET PARKING VARIANCE

## **AGENDA: VI**

**SMLSB Application No. 620:** 1300 block of Tabor Street, east side, between Pettit and West Cavalcade Streets, and the 1200-1300 block of Tabor Street, west side, between Mathis and West Cavalcade Streets

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1300 block of Tabor Street, east side, between Pettit and West Cavalcade Streets, and the 1200-1300 block of Tabor Street, west side, between Mathis and West Cavalcade Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 58% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

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

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

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

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

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



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

### STAFF ANALYSIS:

The application includes eighteen (18) lots along the 1300 block of Tabor Street, east side, between Pettit and West Cavalcade Streets, and the 1200-1300 block of Tabor Street, west side, between Mathis and West Cavalcade Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*  
The application comprises two blockfaces, the east and west sides of Tabor Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land uses of the properties consist of seventeen (17) of eighteen (18) single-family residential properties (representing 94% of the total lots within the boundary area) and one (1) commercial property.
- The applicant has demonstrated sufficient support for the SMLSB;*  
The applicant obtained ten (10) of eighteen (18) signatures of support from property owners in the proposed SMLSB (owning 58% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sf exists on all lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivision was platted in 1906. The houses originate from the 1930s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Thirteen (13) out of eighteen (18) lots (representing 74% of the application area) are at least 5,000 square feet in size.

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

### ATTACHMENTS:

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

### SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **620**

Date Received: **8/1/2016**

Date Complete: **8/5/2016**

Street(s) Name: **Tabor Street**

Lot(s) **1200-1300  
block of  
Tabor Street**

Cross Streets: **Mathis/Pettit  
Streets** and **West Cavalcade Street**

Side of street: **East and West**

### MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1010 Pettit (1302 Tabor)	SFR	Y	5,000
1201 Tabor	SFR		5,000
1203 Tabor	SFR		5,000
1205 Tabor	SFR		5,000
1207 Tabor	SFR		5,000
1209 Tabor	SFR		5,000
1211 Tabor	SFR	Y	7,265
1301 Tabor	SFR	Y	7,265
1303 Tabor	SFR	Y	6,000
1304 Tabor	SFR	Y	5,000
1305 Tabor	SFR	Y	5,000
1306 Tabor (LT 3)	SFR		5,000
1306 Tabor (LT 4)	SFR		5,000
1307 Tabor	SFR	Y	5,000
1309 Tabor	SFR	Y	5,000
1310 Tabor	SFR	Y	5,000
1311 Tabor	SFR	Y	5,000
1312 Tabor	COM		5,000

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **95,530** Square Feet in the Proposed Application Area **55,530** Square Feet are Owned by Property Owners Signing in Support of the Petition = **58%**

### Single Family Calculation:

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>17</b>	# developed or restricted to no more than two SFR Units	Of	<b>17</b>	Total number of SFR lots in the Proposed Application Area	<b>18</b>	Total number of lots in the Proposed Application Area	<b>94%</b>
<b>0</b>	# of Multifamily lots						
<b>1</b>	# of Commercial lots						
<b>0</b>	# of Vacant Lots						
<b>18</b>	Total						

### Minimum Lot Size Calculations:

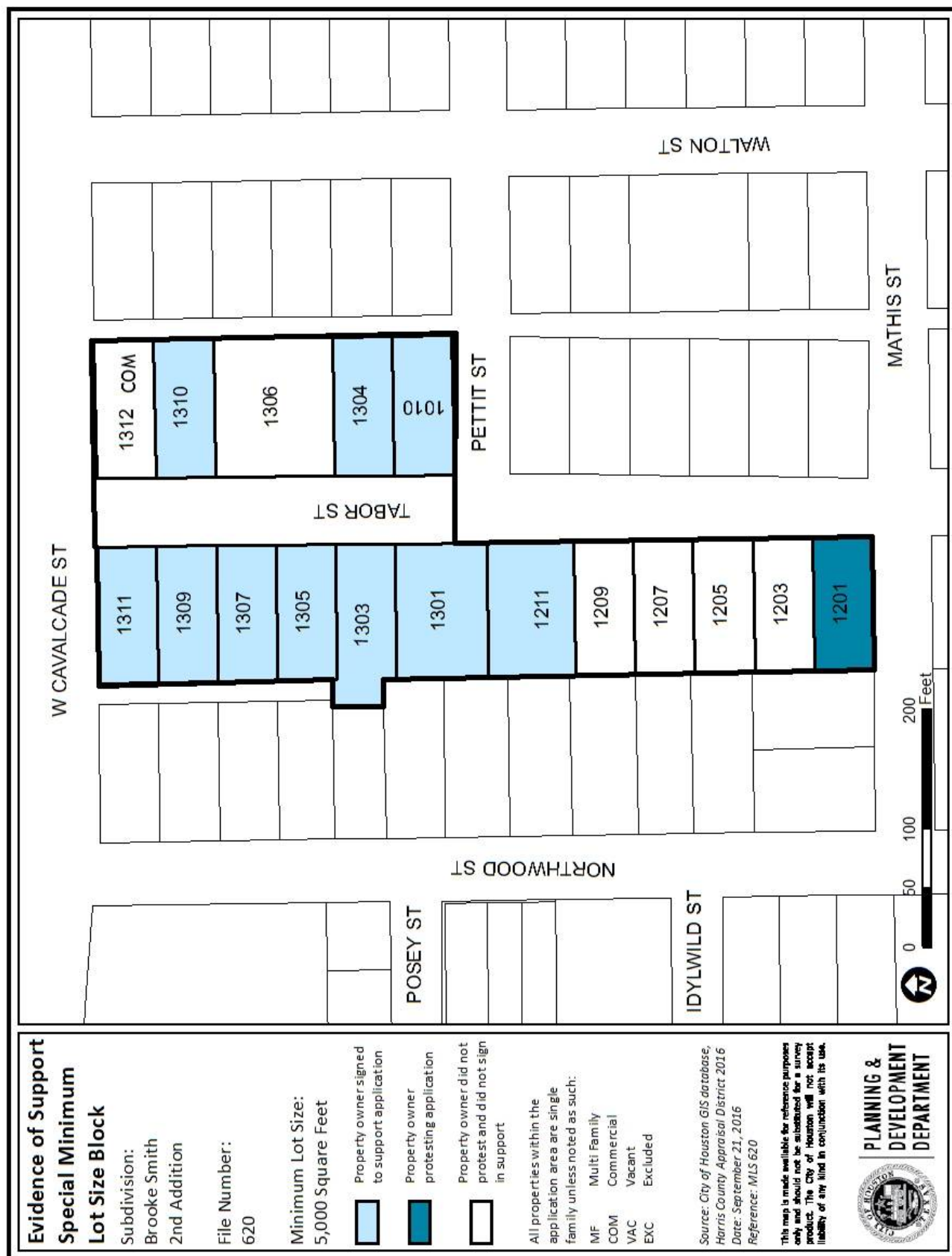
[illegible]

**70 %**

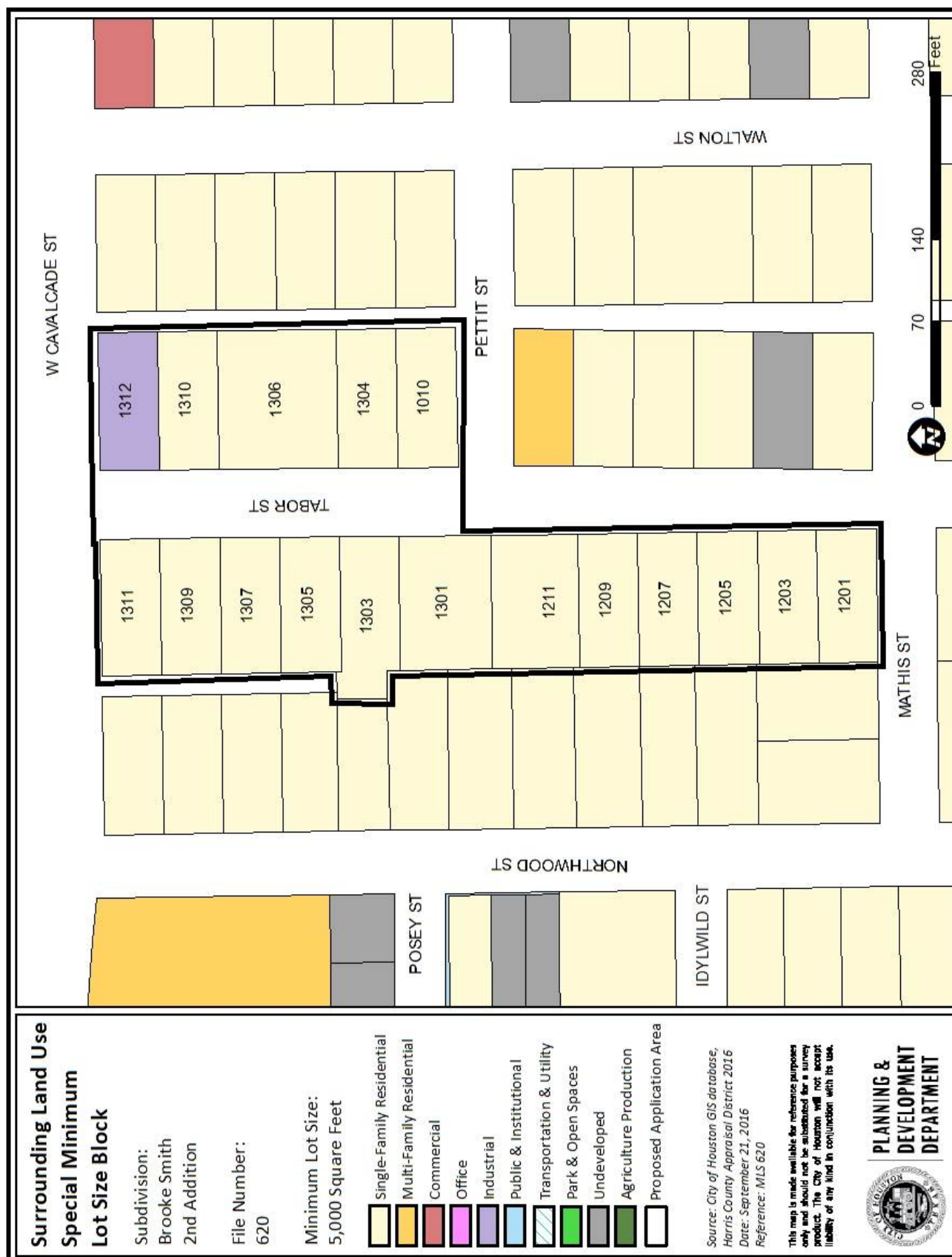
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	7,265	7.6%	7.6%
2	7,265	7.6%	15.2%
3	6,000	6.3%	21.5%
4	5,000	5.2%	26.7%
5	5,000	5.2%	32.0%
6	5,000	5.2%	37.2%
7	5,000	5.2%	42.4%
8	5,000	5.2%	47.7%
9	5,000	5.2%	52.9%
10	5,000	5.2%	58.1%
11	5,000	5.2%	63.4%
12	5,000	5.2%	68.6%
13	5,000	5.2%	73.8%
14	5,000	5.2%	79.1%
15	5,000	5.2%	84.3%
16	5,000	5.2%	89.5%
17	5,000	5.2%	94.8%
18	5,000	5.2%	100.0%
Total	95,530	100.0%	

This application qualifies for a **5,000** Square Feet Special Minimum Lot Size















### **Welch, David - PD**

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**From:** Michael Wrightson < >  
**Sent:** Wednesday, August 24, 2016 5:12 PM  
**To:** Welch, David - PD  
**Subject:** Protest of the application for Special minimum lot size at 1300 Tabor.

I am an owner at 1201 Tabor and I protest this application.

Sincerely,  
Michael Wrightson

### Special Minimum Lot Size Block Application

According to  
Section 42-194 of Chapter 42 of the Code of Ordinances



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

Please complete entire application form.

#### 1. Location:

**General Location:** West side of Tabor Street between Mathis Street and Cavalcade Street and  
east side of Tabor Street between Pettit Street and Cavalcade Street

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

**Specific Legal Description** LTs 1-6 BLK 113, LTs 1-6 BLK 99 and LT 5 BLK 114 & ADJ N 25 FT of  
abandoned Pettit ST and LTs 6-10 BLK 114 in Brooke Smith subdivision and TRs 1A & 2A BLK 6 in

~~Example: Blocks 15, Lots 1-5, in Gocker Spaniel Subdivision~~

Lizzieton Terrace subdivision

#### 2. Contacts:

Primary

Applicant Fidel A. Bermudez

Phone #

Address 1309 Tabor ST

E-mail

City Houston

State TX Zip 77009

Alternate

Applicant Tim Goings

Phone #

Address 308 Archer ST

E-mail

City Houston

State TX Zip 77009

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

File #

620

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

H

#### 4. Submittal Requirements:

Please Check

Completed application form (this page)

✓

Petition signed by the applicant (page 5)

✓

Evidence of support from the property owners within the boundary (page 6)

✓

Signed deed restriction statement (page 6)

✓

Copy of deed restrictions, if applicable

✓

Sample of Notification Sign (page 10)

N/A

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

✓

Data showing the actual size of each lot

✓

