

HOUSTON PLANNING COMMISSION

AGENDA

DECEMBER 15, 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
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Dylan.Osborne@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

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

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Speakers Sign In Form

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

December 15, 2016

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

Call to Order

Director's Report

Approval of the December 1, 2016 Planning Commission Meeting Minutes

I. Consideration of proposed amendments to Chapter 26, Article VIII - the Off-Street Parking & Loading Ordinance (Brian Crimmins)

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Arica Bailey)
- b. Replats (Arica Bailey)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Geoff Butler, Chad Miller)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Christa Stoneham, Chad Miller)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- 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 (Eric Pietsch, Chad Miller)

III. Establish a public hearing date of January 19, 2017

- a. Epic Homes
- b. Silverbonnet Place partial replat no 1
- c. Shermandale Addition partial replat no 1 and extension
- d. Shops at Spring Forest
- e. Spring Branch Estates Sec 2 partial replat no 9
- f. Washington Terrace partial replat no 3
- g. West Lane Annex partial replat no 3

IV. Consideration of a Hotel/Motel variance for an Airline Motel located at 4929 Airline Drive (Hector Rodriguez)

V. Consideration of a Hotel/Motel variance for a Americas Best Value Inn located at 7421 Park Place Blvd (Hector Rodriguez)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 3100 block of Memel Street between Des Chaumes Street and Linn Street, north side (MLS 627) (Abraham Zorrilla)

VII. Excuse the absence of Commissioner Subinsky

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)

December 1, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair	P
M. Sonny Garza	P Arrived at 2:45 pm during item I
Susan Alleman	P
Bill Baldwin	P Arrived at 2:32 pm during Director's Report
Fernando Brave	P
Antoine Bryant	P
Lisa Clark	P
Algenita Davis	P
Mark A. Kilkenny	P
Lydia Mares	P
Paul R. Nelson	P
Linda Porras-Pirtle	P
Shafik Rifaat	P
Megan R. Sigler	P
Eileen Subinsky	A
Meera D Victor	A
Shaukat Zakaria	P
Mark Mooney for	P Arrived at 2:45 pm during item I, Left at 4:00 during item V.
The Honorable James Noack	
Charles O. Dean for	P
The Honorable Robert E. Herbert	
Raymond Anderson for	P Arrived at 2:32 pm during Director's Report
The Honorable Ed Emmet	

EXOFFICIO MEMBERS

Carol A. Lewis
Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 10, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 10, 2016 Planning Commission meeting minutes with the correction to item #67 noting Commissioner Sigler abstaining.

Motion: **Rifaat** Second: **Sigler** Vote: **Carries** Abstaining: **Alleman**

I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 26, ARTICLE VIII – THE OFF-STREET PARKING AND LOADING ORDINANCE

Staff recommendation: Accept recommendation for approval per staff report, and forward to City Council.

Commission action: Deferred the proposed amendments for two weeks.

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

Speaker: Steve Ashy – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 77)

Items removed for separate consideration: **11, 15, 26, 51 and 57.**

Staff recommendation: Approve staff's recommendations for items **1 – 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 77** subject to the CPC 101 form conditions.

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

Commissioners Anderson, Kilkenny and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for items **11, 15, 26, 51 and 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 15, 26, 51 and 57** subject to the CPC 101 form conditions.

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

Commissioners Anderson, Kilkenny and Sigler returned.

C PUBLIC HEARINGS

78 Almeda Plaza Sec 4 partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per Council Member Green's request.

Commission action: Deferred the application for two weeks per Council Member Green's request.

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

79 Houstons Skyscraper Shadows C3N Withdrawn
Sec 2 partial replat no 3

80 Lismar Estates replat no 2 C3N Defer

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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

81 Pine Hollow Sec 2 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 Tall Timbers Section of River Oaks C3N Approve
partial replat no 6
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

83 Chevron at Washington 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: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Item 84 and 89 were taken together at this time.

84 Houston Intercontinental Trade GP Approve
Center East GP

89 McKay Intercontinental Trade GP Approve
Center GP

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

85 Jackson Street Grove C2R Approve
Staff recommendation: Grant 3 of the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted 3 of the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

86 Laurel Park North Sec 3 C3P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

95	Crossing at Katy Fulshear	EOA	Approve
96	Cypress Creek Commerce	EOA	Approve
97	Franz Industrial Park	EOA	Approve
98	Grand Vista Sec 21	EOA	Approve
99	Hare Cook Road Street Dedication Sec 1	EOA	Approve
100	Harvest Green Sec 10	EOA	Approve
101	Holland Strack Venture	EOA	Approve
102	Laurel Park North Sec 4	EOA	Approve
103	Lehigh Hanson Crosby Rail Terminal Sec 1	EOA	Approve
104	Safesite Tract	EOA	Approve
105	Sammay	EOA	Approve
106	Village at Archer	EOA	Approve
107	Willowcreek Ranch Sec 9	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

108	19625 Hickory Lane	COC	Approve
109	19240 Purus Drive	COC	Approve
110	26927 Peach Creek Drive	COC	Approve
111	27007 Saddle Rock Lane	COC	Approve
112	6410 Killough	COC	Approve
113	27047 Burning Tree	COC	Approve
114	20245 Debbie Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items 95 to 114.

Commission action: Approved staff's recommendation for items 95 to 114.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115	5419 John Dreaper Drive	DPV	Withdrawn
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III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 5, 2017 FOR:

- a. Country Lake Estates Sec 3 partial replat no 1
- b. Monarch Estates Sec 3 partial replat no 1
- c. Nira Park Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of January 5, 2017 for items **III a-c**.

Commission action: Established a public hearing date of January 5, 2017 for items **III a-c**.

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

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

Staff recommendation: Deny the off-street parking variance, subject to the staff report conditions.

Commission action: Denied the off-street parking variance, subject to the staff report conditions.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AIRLINE MOTEL 6 LOCATED AT 4929 AIRLINE DRIVE

Staff recommendation: Grant and approve the hotel/motel variance subject to the conditions listed.

Commission action: Deferred the application for two weeks to give the Commissioner Zakaria time to review the area.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AMERICAS BEST VALUE INN LOCATED AT 7421 PARK PLACE BLVD

Staff recommendation: Defer the hotel/motel variance for two weeks per Council Member Gallegos' request.

Commission action: Deferred the hotel/motel variance for two weeks per Council Member Gallegos' request.

Motion: **Zakaria**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF WEST DREW STREET BETWEEN MONTROSE BOULEVARD AND VAN BUREN STREET, NORTH SIDE (MLS 625)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street and forward to City Council.

Commission action: Denied the Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street.

Motion: **Zakaria**

Second: **Clark**

Vote: **Carries**

Abstaining: **Brave**

Opposing: **Baldwin, Dean, Nelson, Porras-Pirtle and Rifaat**

Speakers: Alice McCarthy, Mike McKann, Jim Bogel, Karen Petrisko and Delia Cuellar – supportive
Aman Khan, Cheryl Joseph - opposed

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:27 p.m.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Michael Kramer, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alder Trails Sec 10	C3F	
2	Alder Trails Sec 11	C3F	
3	Aliana Waste Water Treatment Plant no 2	C2	
4	Bavaria Sec 5 replat no 1	C3F	
5	Blossoms Montessori School	C2	
6	Bonner Homes	C2	
7	Bountiful Prairie	C3F	
8	Breckenridge Park GP	GP	
9	Breckenridge Park Sec 2	C3P	
10	Bridgeland First Bend Sec 14	C3P	DEF1
11	Bridgeland Parkland Village Sec 1	C3P	
12	Bridgeland Parkland Village Sec 2	C3P	
13	Bridgeland Parkland Village Sec 5	C3P	
14	Bridgeland Parkland Village Sec 6	C3P	
15	Bridgeland Westgreen Boulevard Street Dedication Sec 2 and Reserve	C3F	
16	Camellia Sec 2	C3P	
17	Canyon Lakes West Sec 12	C3P	
18	Elyson Sec 13	C3F	
19	Fleetwood Church of Christ	C2	
20	Grand Vista Sec 20	C3F	
21	Hall Commercial Cove	C2	
22	Herzog partial replat no 1	C3F	
23	Hidden Meadow Sec 8	C3F	
24	Imperial Trace Sec 6	C3F	
25	Katy Clay Business Park	C2	
26	Katy Pointe Sec 1	C3F	
27	Kenroc Sec 4	C2	
28	Kuykendahl West Rayford Plaza Ltd	C2	
29	Lake House Sec 1	C3P	
30	Lehman Oaks	C3P	
31	Lodge at Westlake	C2	
32	Mallard Crossing GP	GP	
33	Navigation Lockwood Development	C2	
34	Oneals Reserve	C2	
35	Pine Hollow Sec 2 partial replat no 1	C3F	
36	Remington Creek Ranch Sec 4	C3F	
37	Reserve at Clear Lake City Sec 11	C3P	
38	Reserve at Clear Lake City Sec 12	C3P	
39	Reserve at West Tidwell	C2	
40	Schroeder Furches Jackson Business Park	C2	
41	Sharp View Residence	C2	DEF1
42	Spring Biz Park	C2	DEF1

Platting Summary**Houston Planning Commission****PC Date: December 15, 2016**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Strepka Medical	C2	
44	Tall Timbers Section of River Oaks partial replat no 6	C3F	
45	Tavola Sec 21	C3P	
46	Texan Glass	C2	
47	Victoria Reach Drive and Lyndon Bend Drive Street Dedication	SP	DEF1
48	Villages at Tour 18 Sec 2	C3P	
49	Wildwood at Northpointe Sec 23	C3P	
50	Wildwood at Oakcrest North Sec 18	C3P	
51	Willie Green Plaza	C2	DEF1
52	Willow Creek Pet Ranch of Tomball	C2	
53	Woodlands Creekside Park Village Center Sec 7	C3P	DEF1
54	Wyman Gordon Complex Union Crossing Sec 3	C3F	

B-Replats

55	Almeda Genoa Square	C2R	
56	Amador Complex	C2R	
57	Crocker Park	C2R	
58	First Macedonia Missionary Baptist Church	C2R	DEF1
59	Floyd Street Mews	C2R	
60	Francis at Midtown	C2R	
61	Grand at Alice Park	C2R	
62	Grand Morton East	C2R	
63	Greenhouse Partners	C2R	
64	Heights Annex Place	C2R	
65	Houston Distributing North Plant Warehouse Replat	C2R	DEF1
66	Hyde Park Courtyards	C2R	
67	Hydepark Estates	C2R	
68	Idaho Villa	C2R	
69	Iskcon Reserve	C2R	
70	Jehovah Cornerstone	C2R	
71	Kairhee Estates at Oak Forest Sec 1	C2R	DEF1
72	Kennon Villas	C2R	DEF1
73	Kiam Mews	C2R	DEF1
74	Laboure Estates	C2R	
75	Letein Street Grove	C2R	
76	Liberty Plaza	C2R	
77	Linc Corner Sec 3	C2R	
78	Locke Solutions	C3R	
79	Louise Court	C2R	
80	Milwee Estates	C2R	
81	Palermo Properties	C2R	
82	Pling	C2R	
83	Refuge Village	C2R	
84	Richmond Event Center	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Ruskwood Estates	C2R	
86	Whitney Place	C2R	

C-Public Hearings Requiring Notification

87	Aliana Sec 43 replat no 1	C3N	
88	Almeda Plaza Sec 4 partial replat no 1	C3N	DEF1
89	Bayou Fifth Sec 2	C3N	
90	Brookwood Forest Sec 3 partial replat no 1 and extension	C3N	
91	Canyon Village at Westheimer Lakes Sec 1 partial replat no 2	C3N	
92	Colina Homes on Crockett Street replat no 1	C3N	
93	Lismar Estates replat no 2	C3N	DEF1
94	Rhode at the Vineyards replat no 1	C3N	
95	Tealbrook Sec 1 partial replat no 3	C3N	
96	Vistas of Klein Lake Sec 2 partial replat no 1	C3N	

D-Variances

97	Blodgett Grove	C2R	
98	Eldridge Forty Six	C3P	
99	Harris County MUD No 494 Lift Station No 2	C2	
100	Homestead Industrial Park GP	GP	
101	Lake House GP	GP	
102	Lake House Sec 2	C3P	
103	Lyons Avenue Health Center replat no 1	C2R	
104	Murphy Square	C2	
105	Museum of Fine Arts Houston Sec 3	C2R	
106	Palmer Four East End	C2R	
107	Palmer One East End	C2R	
108	Palmer Three East End	C2R	
109	Palmer Two East End	C2R	
110	Ranger One East End	C2R	
111	Ranger Two East End	C2R	
112	Saint Nicholas Place	C2R	
113	Velasco Place	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

Item No.	Subdivision Plat Name	App	
		Type	Deferral

G-Extensions of Approval

114	Bihner Katy Park	EOA	
115	Development at Spring Cypress and Kuykendahl Sec 1	EOA	
116	Gleannloch Farms Marketplace	EOA	
117	Houston Acreage Estates replat no 1	EOA	
118	Kansas Trails at Cottage Grove	EOA	
119	Newport Court Reserve	EOA	
120	Pier Place	EOA	
121	Royal Brook Reserve	EOA	
122	Spectrum of Hope Tres Sec 1	EOA	
123	US 59 New Caney Commercial Development Sec 2	EOA	

H-Name Changes

124	Elyson Falls Drive Street Dedication Sec 1 (prev. Elyson Falls Street Dedication Sec 1)	NC	
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I-Certification of Compliance

125	0 Wolf Road	COC	
126	0 FM 2100	COC	
127	0 FM 2100	COC	
128	0 Scott Road	COC	
129	0 Scott Road	COC	
130	0 Wiley Road	COC	
131	23155 Willowick Street	COC	
132	20505 Ravenwood Drive	COC	
133	30016 Aldine Westfield	COC	

J-Administrative

None

K-Development Plats with Variance Requests

134	5419 Brinkman Street	DPV	
135	1802 Cheshire Lane	DPV	
136	2535 Glen Haven Boulevard	DPV	

Hotel/Motel Variance

IV	Airline Motel located at 4929 Airline Drive	HMV	
V	Americas Best Value Inn located at 7421 Park Place Blvd	HMV	

Platting Summary**Houston Planning Commission****PC Date: December 15, 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	Alder Trails Sec 10	2016-2073	C3F	Harris	ETJ	367P	6.49	1.06	27	Taylor Morrison of Texas, Inc.	GBI Partners, LP
2	Alder Trails Sec 11	2016-2078	C3F	Harris	ETJ	367P	6.48	1.04	26	Taylor Morrison of Texas, Inc.	GBI Partners, LP
3	Aliana Waste Water Treatment Plant no 2	2016-1988	C2	Fort Bend	ETJ	566H	3.04	3.04	0	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
4	Bavaria Sec 5 replat no 1	2016-1998	C3F	Harris	ETJ	416Y	15.81	1.81	129	Bavaria CMI, Limited	Van De Wiele & Vogler, Inc.
5	Blossoms Montessori School	2016-1826	C2	Harris	ETJ	331C	6.11	6.11	0	MONTESSORI	Hovis Surveying Company Inc.
6	Bonner Homes	2016-2083	C2	Harris	City	492H	0.11	0.00	2	City Quest	Bates Development Consultants
7	Bountiful Prairie	2016-1895	C3F	Harris	ETJ	283E	35.24	0.00	9	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
8	Breckenridge Park GP	2016-2001	GP	Harris	ETJ	293U	46.06	0.00	0	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
9	Breckenridge Park Sec 2	2016-1996	C3P	Harris	ETJ	293Y	15.24	2.84	70	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
10	Bridgeland First Bend Sec 14 (DEF1)	2016-1935	C3P	Harris	ETJ	366Q	45.67	30.97	78	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
11	Bridgeland Parkland Village Sec 1	2016-2050	C3P	Harris	ETJ	366S	28.43	3.72	96	Bridgeland Development, LP	Costello, Inc.
12	Bridgeland Parkland Village Sec 2	2016-2051	C3P	Harris	ETJ	366S	15.30	3.78	43	Bridgeland Development, LP	Costello, Inc.
13	Bridgeland Parkland Village Sec 5	2016-2053	C3P	Harris	ETJ	366T	22.30	8.69	36	Bridgeland Development, LP	Costello, Inc.
14	Bridgeland Parkland Village Sec 6	2016-2052	C3P	Harris	ETJ	366T	19.26	2.76	50	Bridgeland Development, LP	Costello, Inc.
15	Bridgeland Westgreen Boulevard Street Dedication Sec 2 and Reserve	2016-2011	C3F	Harris	ETJ	366T	3.00	0.05	0	Bridgeland Development, LP A Maryland Limited Partnership	BGE, Inc.
16	Camellia Sec 2	2016-2071	C3P	Fort Bend	ETJ	527T	34.76	1.36	140	Victorian Gardens, LTD. A Texas Limited Liability Corporation	EHRA
17	Canyon Lakes West Sec 12	2016-2060	C3P	Harris	ETJ	406B	5.80	0.10	28	Canyon Lakes West Sec 3, Ltd.	Jones Carter - Woodlands Office
18	Elyson Sec 13	2016-2008	C3F	Harris	ETJ	405T	14.25	2.00	42	Nash FM 529, LLC a Delaware limited liability company	BGE, Inc.
19	Fleetwood Church of Christ	2016-1986	C2	Harris	ETJ	445M	4.31	4.30	0	Fleetwood Church of Christ	BGE, Inc.
20	Grand Vista Sec 20	2016-2065	C3F	Fort Bend	ETJ	526L	13.65	2.11	62	Taylor Morrison of Texas Inc.	Costello, Inc.
21	Hall Commercial Cove	2016-2064	C2	Harris	City	575X	1.55	1.55	0	KES Property LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: December 15, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
22	Herzog partial replat no 1	2016-1931	C3F	Harris	City	451X	0.26	0.00	3	Gene Giles Design	PLS
23	Hidden Meadow Sec 8	2016-2022	C3F	Harris	ETJ	417W	17.85	0.66	122	HLL Land Acquisitions of Texas, L.P.	McKim & Creed, Inc.
24	Imperial Trace Sec 6	2016-1993	C3F	Harris	ETJ	332R	14.13	3.87	63	Elan Development, L.P.	McDonough Engineering Corporation
25	Katy Clay Business Park	2016-2025	C2	Harris	ETJ	444F	14.53	13.46	0	Turnkey Building & Design	Windrose
26	Katy Pointe Sec 1	2016-1989	C3F	Harris	ETJ	445E	40.56	17.00	110	TELEPHONE INVESTMENTS, INC.	LJA Engineering, Inc. - (West Houston Office)
27	Kenroc Sec 4	2016-1991	C2	Harris	ETJ	292P	18.88	18.88	0	Kenroc TR 1, LP	IDS Engineering Group
28	Kuykendahl West Rayford Plaza Ltd	2016-2013	C2	Harris	ETJ	290A	2.37	2.37	0	Kuykendahl/West Rayford Plaza, Ltd.	Hovis Surveying Company Inc.
29	Lake House Sec 1	2016-2034	C3P	MULTIPLE	ETJ	444E	22.10	21.89	0	Trendmaker Development	BGE Kerry R. Gilbert Associates
30	Lehman Oaks	2016-2074	C3P	Harris	City	452G	1.98	0.51	22	Lennar Homes of Texas and Construction, LTD.	Jones Carter - Woodlands Office
31	Lodge at Westlake	2016-2047	C2	Harris	ETJ	338S	5.73	5.73	0	KG Residential	Total Surveyors, Inc.
32	Mallard Crossing GP	2016-1949	GP	Harris	ETJ	324S	408.50	0.00	0	Waller-Harris Emergency Services	Hodde & Hodde Land Surveying, Inc.
33	Navigation Lockwood Development	2016-2027	C2	Harris	City	494P	0.96	0.96	0	Susser Petroleum Operating Company	Windrose
34	Oneals Reserve	2016-1915	C2	Harris	ETJ	330N	1.88	1.88	0	C&R SURVEYING, INC.	C&R Surveying, Inc.
35	Pine Hollow Sec 2 partial replat no 1	2016-2009	C3F	Harris	City	491L	0.34	0.00	1	Julie Jacobson	Probstfeld & Associates, Inc.
36	Remington Creek Ranch Sec 4	2016-1997	C3F	Harris	ETJ	373E	8.42	0.37	51	Woodmere Development Company, Limited	Van De Wiele & Vogler, Inc.
37	Reserve at Clear Lake City Sec 11	2016-2037	C3P	Harris	City	578T	18.40	0.87	55	Trendmaker Development	BGE Kerry R. Gilbert Associates
38	Reserve at Clear Lake City Sec 12	2016-2038	C3P	Harris	City	578T	19.30	0.70	52	Trendmaker Development	BGE Kerry R. Gilbert Associates
39	Reserve at West Tidwell	2016-1832	C2	Harris	City	451D	3.17	3.17	0	Tidwell Property, LLC	Windrose
40	Schroeder Furches Jackson Business Park	2016-2029	C2	Harris	ETJ	335S	4.88	4.88	0	1960 Autoplex, Inc.	Civil Concepts, Inc.
41	Sharp View Residence (DEF1)	2016-1925	C2	Harris	ETJ	404B	10.00	0.00	4	Nazmul Kabir	HRS and Associates, LLC
42	Spring Biz Park (DEF1)	2016-1892	C2	Harris	ETJ	292R	2.14	2.14	0	KING'S LAND SURVEYING SOLUTIONS LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
43	Streпка Medical	2016-2059	C2	Harris	ETJ	367P	1.68	1.68	0	Properteeth Holdings, LLC	GBI Partners, LP
44	Tall Timbers Section of River Oaks partial replat no 6	2016-2006	C3F	Harris	City	492N	1.55	0.00	2	Christopher Van Riet	Vernon G. Henry & Associates, Inc.
45	Tavola Sec 21	2016-2048	C3P	Montgomery	ETJ	256M	16.81	5.78	60	Friendswood Development Company	RVi Planning + Landscape Architecture

Platting Summary**Houston Planning Commission****PC Date: December 15, 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
46	Texan Glass	2016-2075	C2	Montgomery	ETJ	252W	0.67	0.67	0	Texan Glass & Solar Control, Inc.	Jones Carter
47	Victoria Reach Drive and Lyndon Bend Drive Street Dedication (DEF1)	2016-1948	SP	Harris	ETJ	376R	4.86	0.00	0	Balmoral LT, LLC	Jones Carter - Woodlands Office
48	Villages at Tour 18 Sec 2	2016-2056	C3P	Harris	ETJ	376B	6.27	1.00	21	ATA Development, L.P.	EHRA
49	Wildwood at Northpointe Sec 23	2016-2054	C3P	Harris	ETJ	328K	15.07	1.20	41	Friendswood Development Company	Jones Carter - Woodlands Office
50	Wildwood at Oakcrest North Sec 18	2016-1984	C3P	Harris	ETJ	328A	22.68	9.52	43	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc. - (West Houston Office)
51	Willie Green Plaza (DEF1)	2016-1980	C2	Harris	ETJ	414T	0.99	0.99	1	Maisah Construction Inc.,	BM DESIGN LLC
52	Willow Creek Pet Ranch of Tomball	2016-2018	C2	Harris	ETJ	289K	11.54	11.54	0	OB Group, LLC	replats.com
53	Woodlands Creekside Park Village Center Sec 7 (DEF1)	2016-1938	C3P	Harris	ETJ	250N	13.77	13.77	0	Woodlands Land Development Company, LP	Jones Carter - Woodlands Office
54	Wyman Gordon Complex Union Crossing Sec 3	2016-2076	C3F	Harris	ETJ	367V	27.82	26.25	0	American Commercial Contractors	R.G. Miller Engineers

B-Replats

55	Almeda Genoa Square	2016-2082	C2R	Harris	City	576Q	0.78	0.78	0	Action Surveying	Action Surveying
56	Amador Complex	2016-1945	C2R	Harris	City	494A	1.15	1.15	0	Amador JC Investments LLC	Owens Management Systems, LLC
57	Crocker Park	2016-2023	C2R	Harris	City	493N	0.13	0.00	2	Roc Homes	Bates Development Consultants
58	First Macedonia Missionary Baptist Church (DEF1)	2016-1933	C2R	Harris	City	494B	0.59	0.59	0	4Site Land Surveying, PLLC	4Site Land Surveying
59	Floyd Street Mews	2016-2046	C2R	Harris	City	492H	0.13	0.00	3	K. Smith Homes, Ltd.	TKE Development Services, Ltd.
60	Francis at Midtown	2016-2000	C2R	Harris	City	493U	0.11	0.00	3	JARED MEADORS	MOMENTUM ENGINEERING
61	Grand at Alice Park	2016-2021	C2R	Harris	City	533K	1.19	0.13	30	City Choice Homes L.L.C.	ICMC GROUP INC
62	Grand Morton East	2016-2007	C2R	Harris	ETJ	445Q	8.06	7.38	0	Newquest	Texas Engineering And Mapping Company
63	Greenhouse Partners	2016-2003	C2R	Harris	City/ ETJ	446V	12.00	12.00	0	ADVANCE SURVEYING, INC.	Advance Surveying, Inc.
64	Heights Annex Place	2016-2084	C2R	Harris	City	452Y	0.17	0.00	4	City Quest	Bates Development Consultants
65	Houston Distributing North Plant Warehouse Replat (DEF1)	2016-1972	C2R	Harris	ETJ	370Q	21.28	21.28	0	Clay Development	Gruller Surveying
66	Hyde Park Courtyards	2016-2005	C2R	Harris	City	492R	0.13	0.00	2	Vermont Homes, L.P.	Ridge Planning & Engineering
67	Hydepark Estates	2016-2012	C2R	Harris	City	493N	0.23	0.00	4	TITAN URBAN DEVELOPMENT	ICMC GROUP INC

Platting Summary**Houston Planning Commission****PC Date: December 15, 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	Idaho Villa	2016-1999	C2R	Harris	City	533Q	0.12	0.00	3	CV USA Trading Company, LLC	South Texas Surveying Associates, Inc.
69	Iskcon Reserve	2016-2070	C2R	Harris	City	452P	1.09	1.04	0	ISKCON of Houston Inc	Surv-Tex surveying Inc.
70	Jehovah Cornerstone	2016-2039	C2R	Harris	City	494F	0.66	0.66	0	Q3 Management LLC	Owens Management Systems, LLC
71	Kairhee Estates at Oak Forest Sec 1 (DEF1)	2016-1963	C2R	Harris	City	452P	0.28	0.00	6	1791 American Properties	Richard Grothues Designs
72	Kennon Villas (DEF1)	2016-1737	C2R	Harris	City	453Y	0.01	0.01	2	Arka Design and Construction	ARKA DESIGN AND CONSTRUCTION
73	Kiam Mews (DEF1)	2016-1976	C2R	Harris	City	492B	0.09	0.00	2	Sina Properties, LLC	TKE Development Services, Ltd.
74	Laboure Estates	2016-2062	C2R	Harris	City	533F	0.50	0.00	6	Secured Development Partners LLC	Owens Management Systems, LLC
75	Letein Street Grove	2016-2049	C2R	Harris	City	492B	0.23	0.00	4	Stahlman	Field Data Srvce, Inc
76	Liberty Plaza	2016-1987	C2R	Harris	City	452M	2.17	1.00	1	VDP Properties, LLC	Karen Rose Engineering and Surveying
77	Linc Corner Sec 3	2016-2066	C2R	Harris	City	412D	2.59	2.59	0	Aldi Inc. Rosenberg Division	Jones Carter
78	Locke Solutions	2016-2014	C3R	Harris	City	572U	17.38	17.38	0	MCKEE TESSA, LLC	REKHA ENGINEERING, INC.
79	Louise Court	2016-1990	C2R	Harris	City	453T	0.34	0.00	5	Southern Porch Investments 1, LLC	Karen Rose Engineering and Surveying
80	Milwee Estates	2016-2068	C2R	Harris	City	451K	0.85	0.00	7	Rezcom	PLS
81	Palermo Properties	2016-2026	C2R	Harris	City	492C	0.37	0.37	0	Palermo Properties, Inc.	Windrose
82	Pling	2016-2002	C2R	Harris	City	493T	0.19	0.19	0	SYCON	Advance Surveying, Inc.
83	Refuge Village	2016-1903	C2R	Harris	City	494X	0.20	0.00	2	East End Development	East End Development LLC
84	Richmond Event Center	2016-2063	C2R	Harris	City	491Z	1.07	1.07	0	Cisneros Design Studio	M2L Associates, Inc.
85	Ruskwood Estates	2016-1904	C2R	Harris	City	494T	0.47	0.00	4	East End Development	East End Development LLC
86	Whitney Place	2016-2031	C2R	Harris	City	493N	0.11	0.00	2	Roc Homes	Bates Development Consultants

C-Public Hearings Requiring Notification

87	Aliana Sec 43 replat no 1	2016-1835	C3N	Fort Bend	ETJ	566D	18.85	1.10	54	Aliana Development Company	LJA Engineering, Inc.- (West Houston Office)
88	Almeda Plaza Sec 4 partial replat no 1 (DEF1)	2016-1623	C3N	Harris	City	572L	0.43	0.00	1	Russell Broussard	South Texas Surveying Associates, Inc.
89	Bayou Fifth Sec 2	2016-1642	C3N	Harris	City	494K	14.95	3.01	225	Jacobs Engineering Group Inc.	Jacobs Engineering Group Inc.
90	Brookwood Forest Sec 3 partial replat no 1 and extension	2016-1875	C3N	Montgomery	ETJ	295Q	15.72	13.31	6	KB Home	RVi Planning + Landscape Architecture

Platting Summary**Houston Planning Commission****PC Date: December 15, 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
91	Canyon Village at Westheimer Lakes Sec 1 partial replat no 2	2016-1808	C3N	Fort Bend	ETJ	524K	1.23	1.23	0	Advanced Periodontics and Implants of Katy	Weisser Engineering Company
92	Colina Homes on Crockett Street replat no 1	2016-1795	C3N	Harris	City	493F	0.11	0.00	2	COLINA HOMES	ICMC GROUP INC
93	Lismar Estates replat no 2 (DEF1)	2016-1791	C3N	Harris	City	452U	0.20	0.00	5	Cygnus Builders	Total Surveyors, Inc.
94	Rhode at the Vineyards replat no 1	2016-1818	C3N	Harris	City	532Z	16.06	16.06	0	Reed / Almeda Siding LLC.	MOMENTUM ENGINEERING
95	Tealbrook Sec 1 partial replat no 3	2016-1688	C3N	Harris	ETJ	406Q	0.26	0.00	2	N/A	E.I.C. Surveying Company
96	Vistas of Klein Lake Sec 2 partial replat no 1	2016-1877	C3N	Harris	ETJ	290Y	11.28	3.19	48	CalAtlantic Homes of Texas, Inc.	LJA Engineering, Inc. - (West Houston Office)

D-Variances

97	Blodgett Grove	2016-1862	C2R	Harris	City	493X	0.15	0.00	3	DTB Holdings, Inc.	Total Surveyors, Inc.
98	Eldridge Forty Six	2016-2004	C3P	Harris	ETJ	408R	46.13	45.79	0	THE URBAN COMPANIES	The Pinnell Group, LLC
99	Harris County MUD No 494 Lift Station No 2	2016-2028	C2	Harris	ETJ	378B	0.09	0.09	0	D.R. HORTON - TEXAS, LTD., a Texas limited partnership	BGE, Inc.
100	Homestead Industrial Park GP	2016-2055	GP	Harris	City/ ETJ	414H	151.89	0.00	0	Skymark Development Company, Inc.	Skymark Development Co., Inc.
101	Lake House GP	2016-2033	GP	Harris/ Waller	ETJ	444E	225.40	0.00	0	Trendmaker Development	BGE Kerry R. Gilbert Associates
102	Lake House Sec 2	2016-2036	C3P	Waller	ETJ	444E	102.10	34.87	183	Trendmaker Development	BGE Kerry R. Gilbert Associates
103	Lyons Avenue Health Center replat no 1	2016-2010	C2R	Harris	City	494G	2.27	2.27	0	Lockwood Lyons, LTD	Vernon G. Henry & Associates, Inc.
104	Murphy Square	2016-1983	C2	Harris	ETJ	368E	5.77	4.76	1	Loren Hill	Owens Management Systems, LLC
105	Museum of Fine Arts Houston Sec 3	2016-2017	C2R	Harris	City	533A	1.71	1.71	0	Museum of Fine Arts, Houston	C.L. Davis & Company
106	Palmer Four East End	2016-1913	C2R	Harris	City	494N	0.53	0.00	15	Bellefontaine Stella Link LTD	Vernon G. Henry & Associates, Inc.
107	Palmer One East End	2016-1918	C2R	Harris	City	494N	0.65	0.00	20	Bellefontaine Stellalink, Ltd.	Vernon G. Henry & Associates, Inc.
108	Palmer Three East End	2016-1911	C2R	Harris	City	494N	0.36	0.00	11	Bellefontaine Stella Link, LTD	Vernon G. Henry & Associates, Inc.
109	Palmer Two East End	2016-1920	C2R	Harris	City	494N	0.75	0.00	21	Bellefontaine Stella Link, Ltd	Vernon G. Henry & Associates, Inc.
110	Ranger One East End	2016-1917	C2R	Harris	City	494N	0.23	0.00	7	Bellefontaine Stella Link, Ltd.	Vernon G. Henry & Associates, Inc.
111	Ranger Two East End	2016-1914	C2R	Harris	City	494N	0.36	0.00	10	Bellefontaine Stella Link, LTD	Vernon G. Henry & Associates, Inc.
112	Saint Nicholas Place	2016-1881	C2R	Harris	City	571H	46.84	46.84	0	TAEKEN LTD.	Civil-Surv Land Surveying, L.C.
113	Velasco Place	2016-2042	C2	Harris	City	454F	0.44	0.00	1	Carlos Velasco	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: December 15, 2016**

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

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

114	Bihner Katy Park	2015-2644	EOA	Harris	ETJ	444R	1.65	1.65	0	Bihner HOLDings, Ltd.	Jones Carter
115	Development at Spring Cypress and Kuykendahl Sec 1	2015-2613	EOA	Harris	ETJ	331A	5.29	5.29	0	Windrose Land Services, Inc.	Windrose
116	Gleannloch Farms Marketplace	2015-2639	EOA	Harris	ETJ	289Y	21.33	20.84	0	HEB Grocery Company, LP	Terra Surveying Company, Inc.
117	Houston Acreage Estates replat no 1	2015-2300	EOA	Harris	City	535N	0.40	0.40	0	cas survey	CAS SURVEY
118	Kansas Trails at Cottage Grove	2015-2384	EOA	Harris	City	492C	0.19	0.00	4	Abbcott Construction	i On Construction
119	Newport Court Reserve	2015-2501	EOA	Harris	ETJ	379T	2.40	2.40	0	Newport Court, LTD	LJA Engineering, Inc.- (West Houston Office)
120	Pier Place	2015-2586	EOA	Harris	ETJ	408V	1.21	1.21	0	Individual	South Texas Surveying Associates, Inc.
121	Royal Brook Reserve	2015-2456	EOA	Harris	City	297K	11.46	11.46	0	Friendswood Development Company	CobbFendley
122	Spectrum of Hope Tres Sec 1	2015-2463	EOA	Harris	ETJ	368P	5.00	5.00	0	Spectrum of Hope, LLC	Windrose
123	US 59 New Caney Commercial Development Sec 2	2015-2623	EOA	Montgomery	ETJ	256L	17.93	14.55	0	Windrose Land Services, Inc.	Windrose

H-Name Changes

124	Elyson Falls Drive Street Dedication Sec 1 (prev. Elyson Falls Street Dedication Sec 1)	2016-1588	NC	Harris	ETJ	405T	3.44	0.00	0	Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
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I-Certification of Compliance

125	0 Wolf Road	16-1207	COC	Harris	City	339A				Coastal Water Authority	David Miller
126	0 FM 2100	16-1208	COC	Harris	City/ ETJ	339A				Coastal Water Authority	David Miller
127	0 FM 2100	16-1209	COC	Harris	ETJ	339C				Coastal Water Authority	David Miller

Platting Summary**Houston Planning Commission****PC Date: December 15, 2016**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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128	0 Scott Road	16-1210	COC	Harris	ETJ	339D				Coastal Water Authority	David Miller
129	0 Scott Road	16-1211	COC	Harris	ETJ	339D				Coastal Water Authority	David Miller
130	0 Wiley Road	16-1212	COC	Harris	ETJ	339D				Coastal Water Authority	David Miller
131	23155 Willowick Street	16-1213	COC	Montgomery	ETJ	256V				Juan Vela	Juan Vela
132	20505 Ravenwood Drive	16-1214	COC	Montgomery	ETJ	295R				Maria Isabel Rosales	Carlos Parra
133	30016 Aldine Westfield	16-1215	COC	Montgomery	ETJ	253W				Steve Williams/CIVE CONSTRUCTION	Steve Williams

None

J-Administrative

None

K-Development Plats with Variance Requests

134	5419 Brinkman Street	16066377	DPV	Harris	City	452C				Stacy Lindley	Homeowner
135	1802 Cheshire Lane	16099837	DPV	Harris	City	452J				Jacob Buckwalter	Houston Permit Service
136	2535 Glen Haven Boule	16094484	DPV	Harris	City	523L				Jesse Givens	PLS

None

Hotel/Motel Variance

IV	Airline Motel located at 4929 Airline Drive		HMV	Harris	City	453F				Paragan Solutions, LLC	Paragan Solutions, LLC
V	Americas Best Value Inn located at 7421 Park Place Blvd		HMV	Harris	City	535N				Dr Associates/Dr Architects	Dr Associates/Dr Architects

Houston Planning Commission

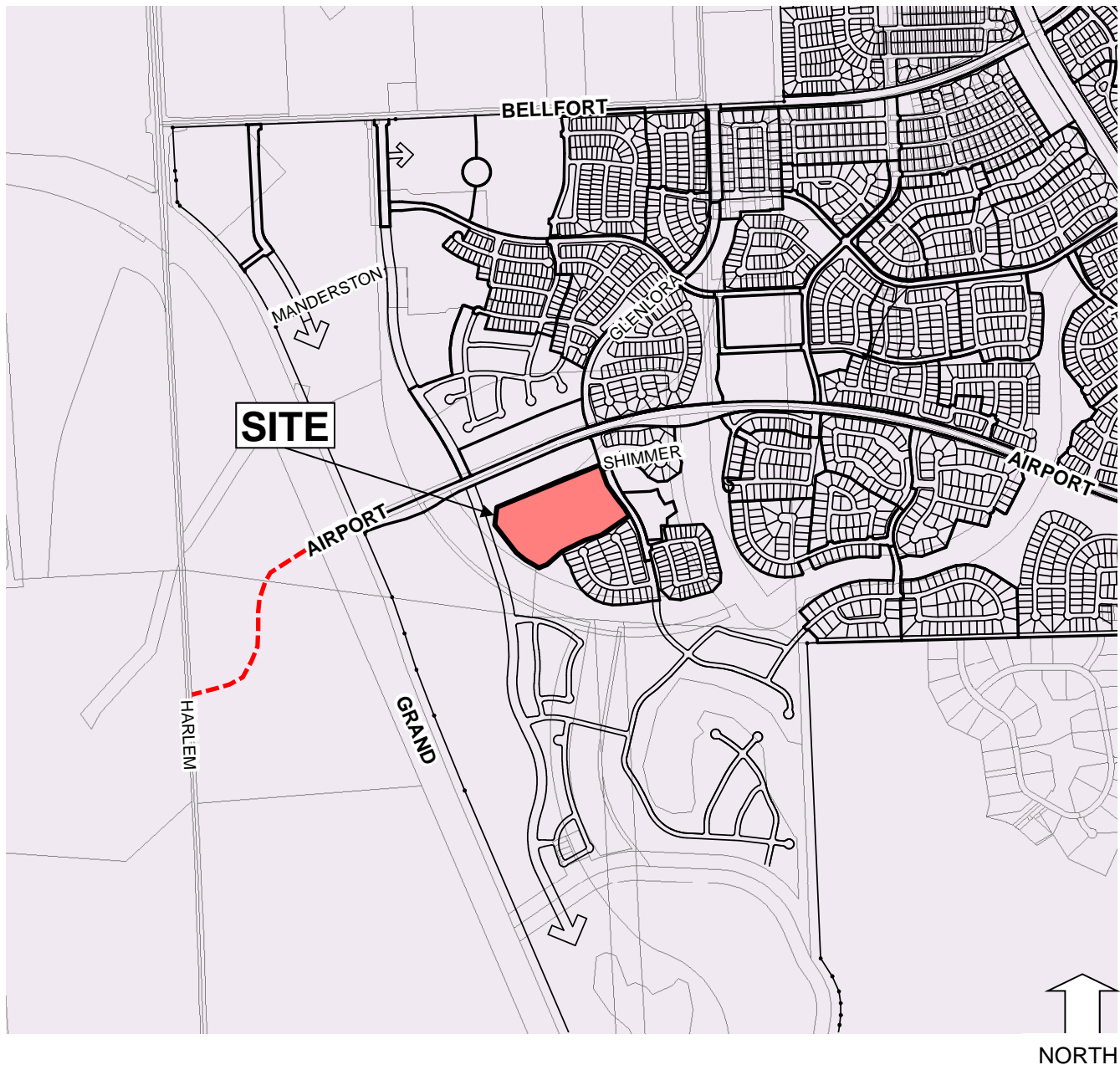
ITEM: 87

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Aliana Sec 43 replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Aliana Sec 43 replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

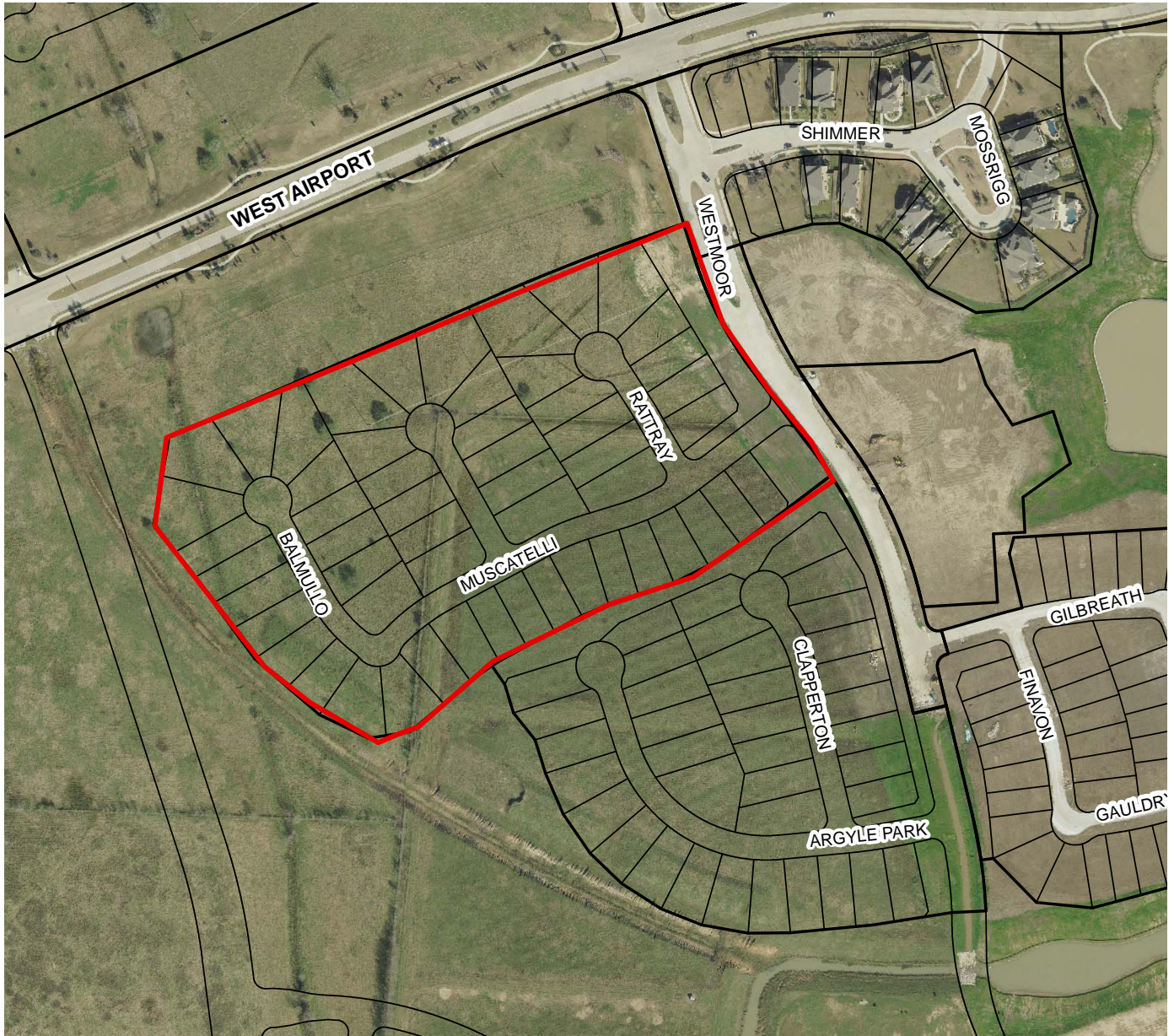
ITEM: 87

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Aliana Sec 43 replat no 1

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



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

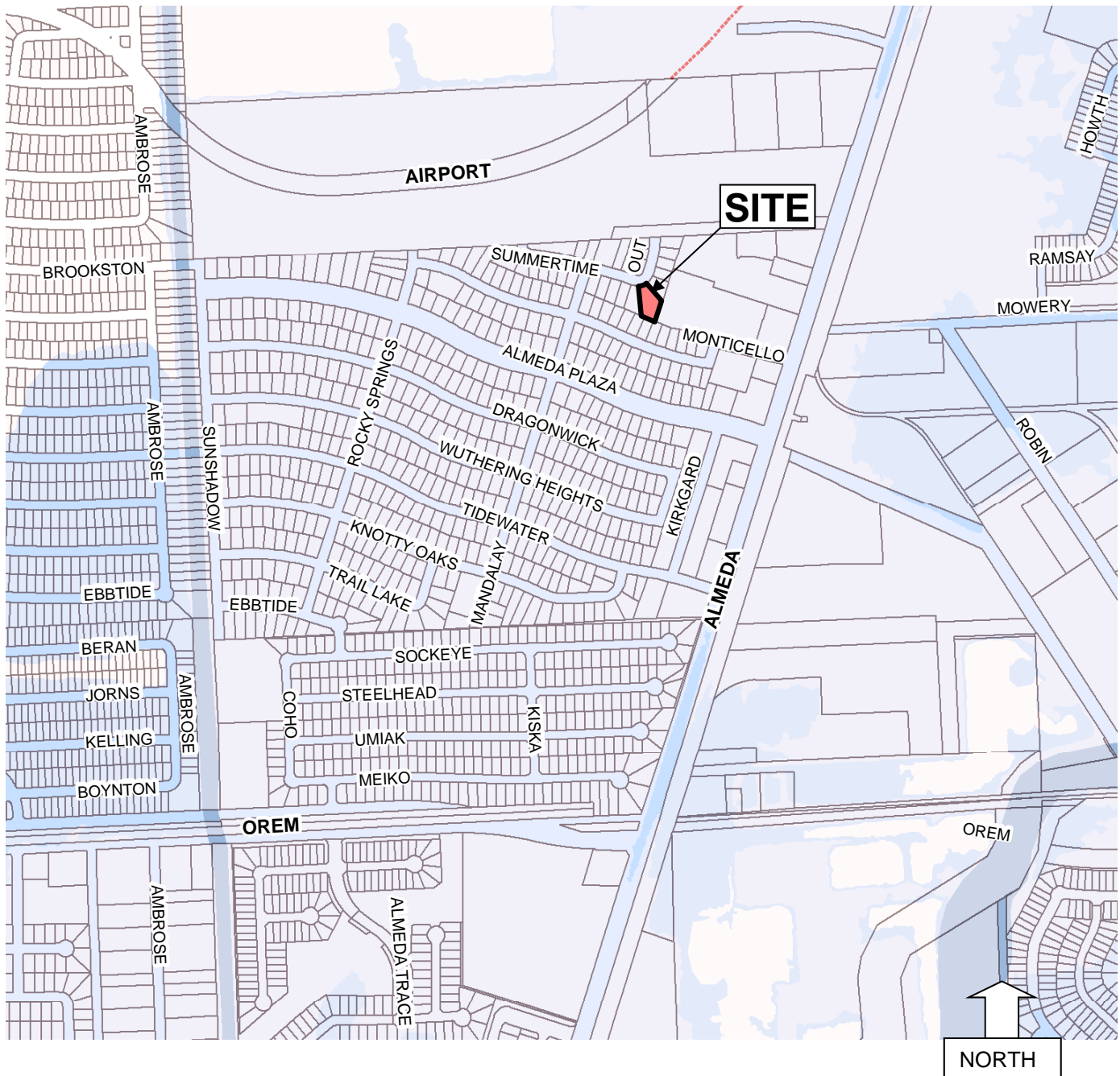
ITEM: 88

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Almeda Plaza Sec 4 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

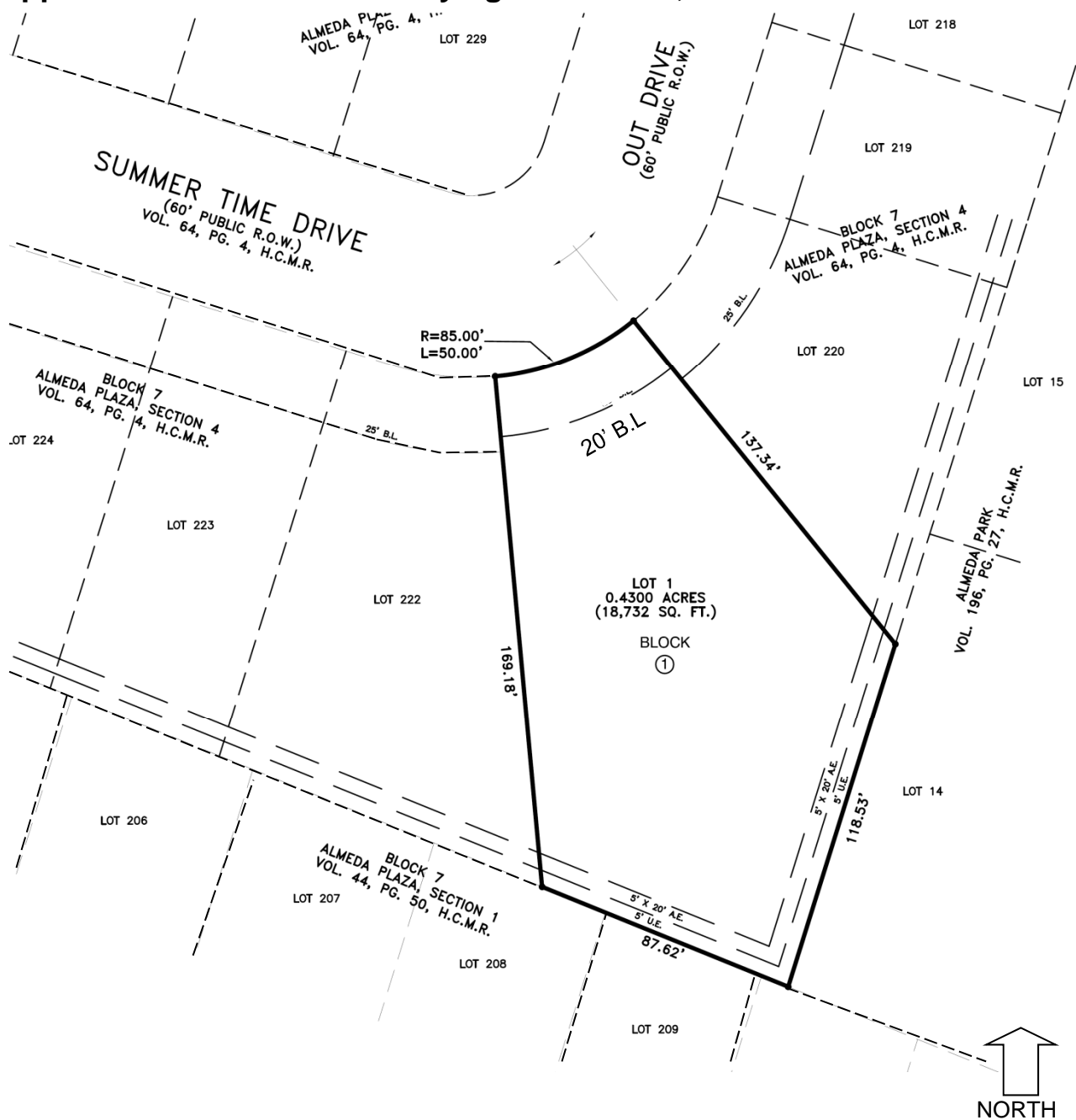
ITEM: 88

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Almeda Plaza Sec 4 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Almeda Plaza Sec 4 partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

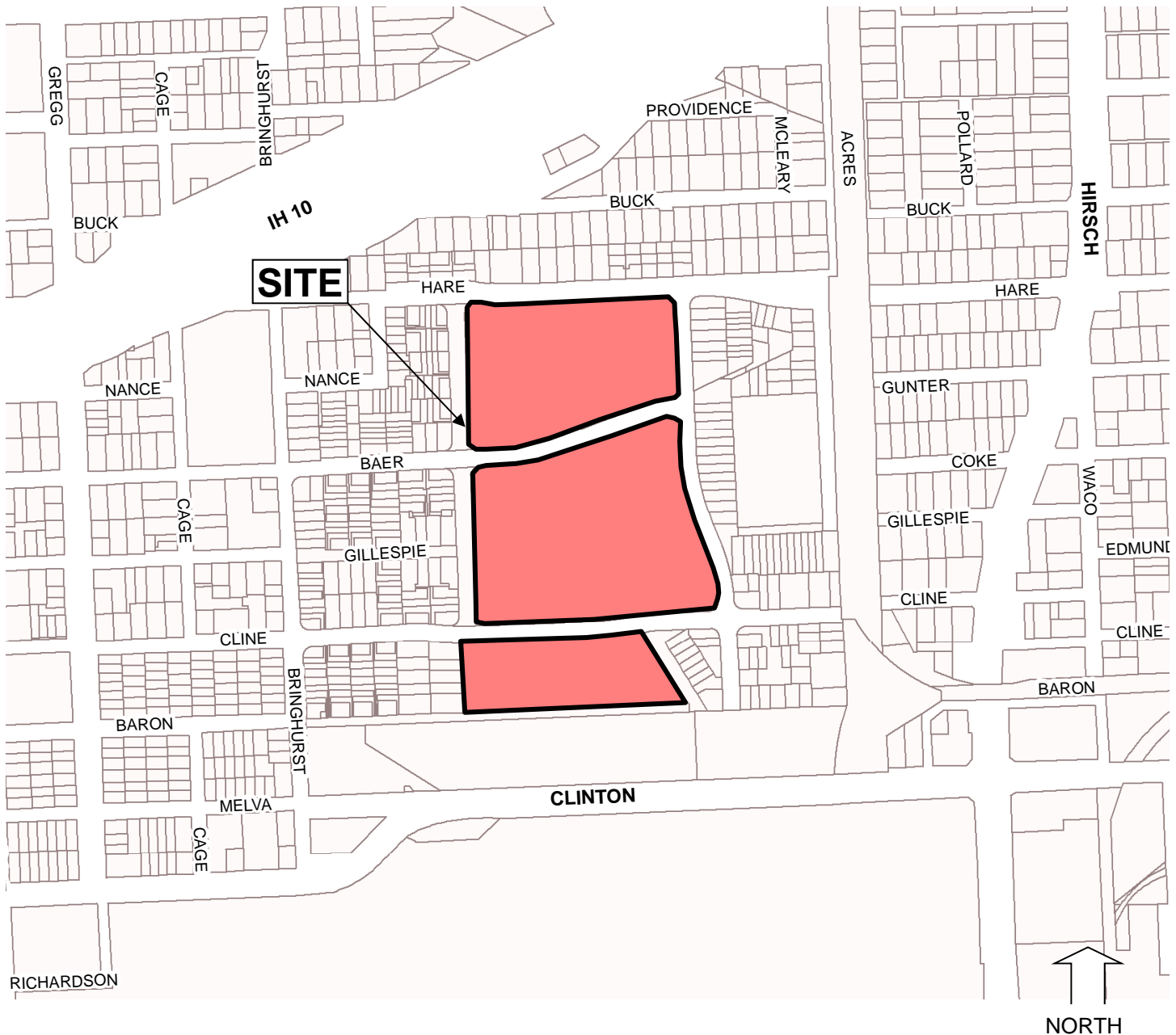
ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Bayou Fifth Sec 2

Applicant: Jacobs Engineering Group Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Bayou Fifth Sec 2

Applicant: Jacobs Engineering Group Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

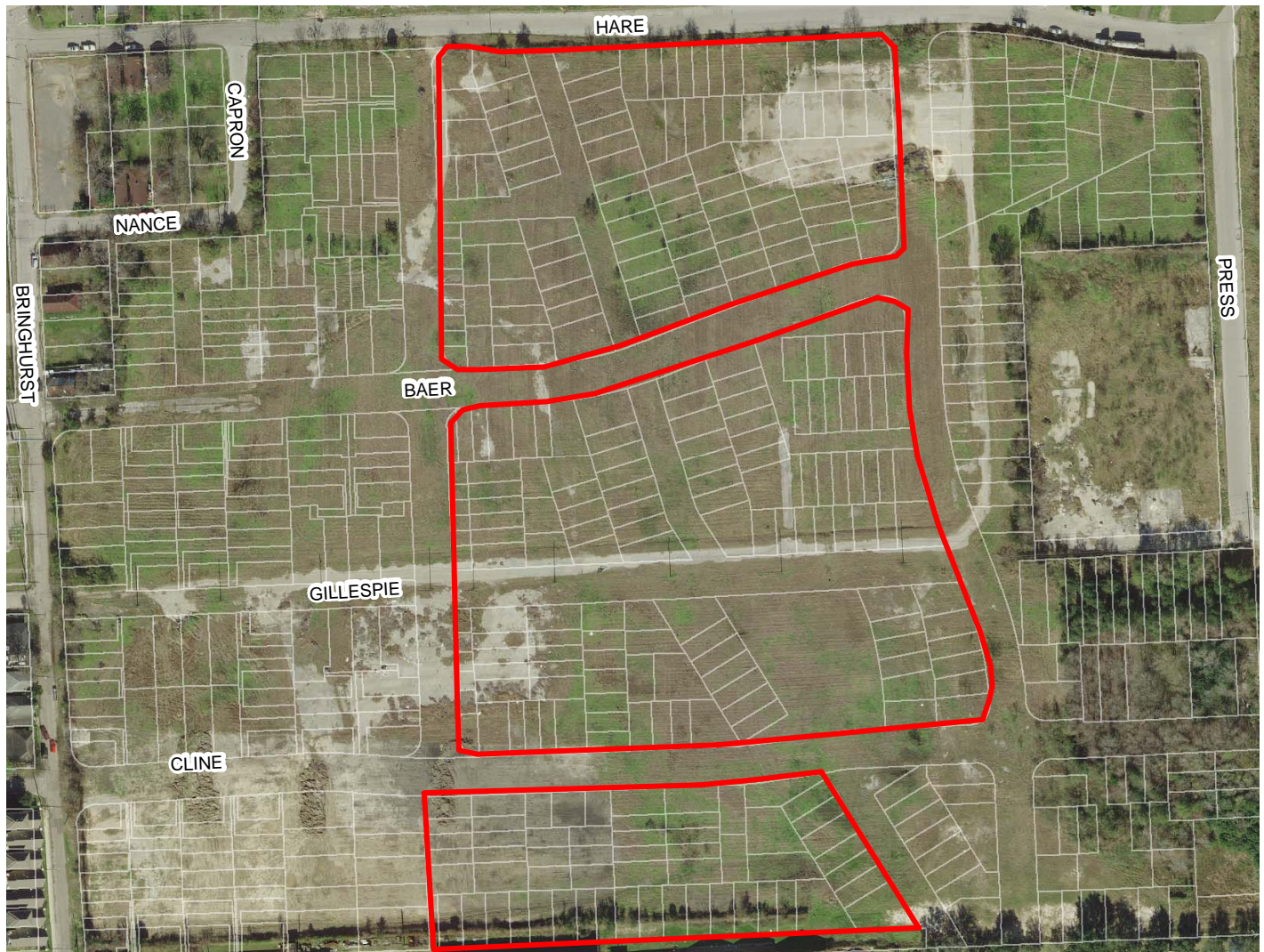
ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Bayou Fifth Sec 2

Applicant: Jacobs Engineering Group Inc.



C – Public Hearings

Aerial

Houston Planning Commission

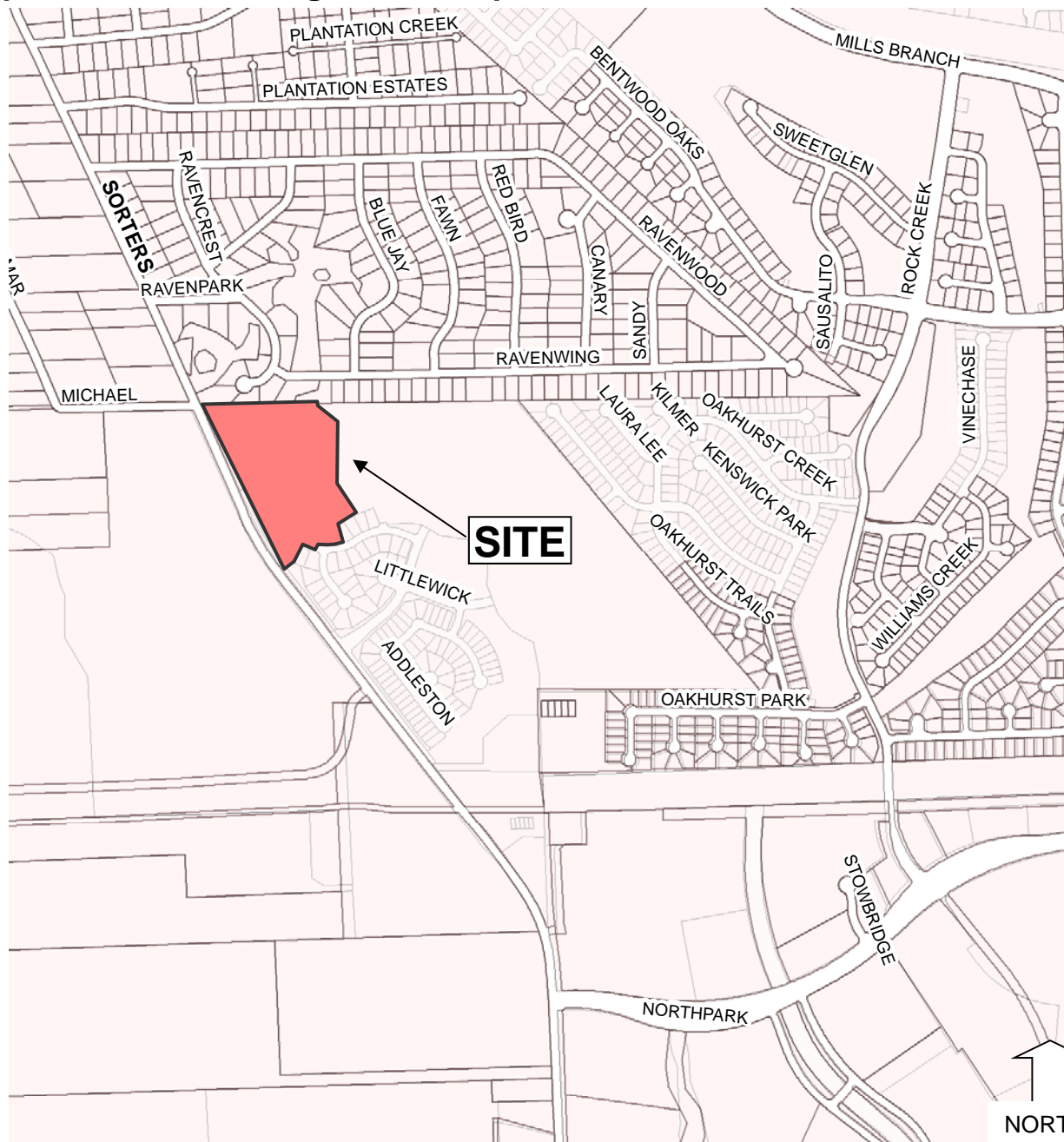
ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Brookwood Forest Sec 3 partial replat no 1 and extension

Applicant: RVi Planning + Landscape Architecture



C – Public Hearing with Variance

Site Location

Houston Planning Commission

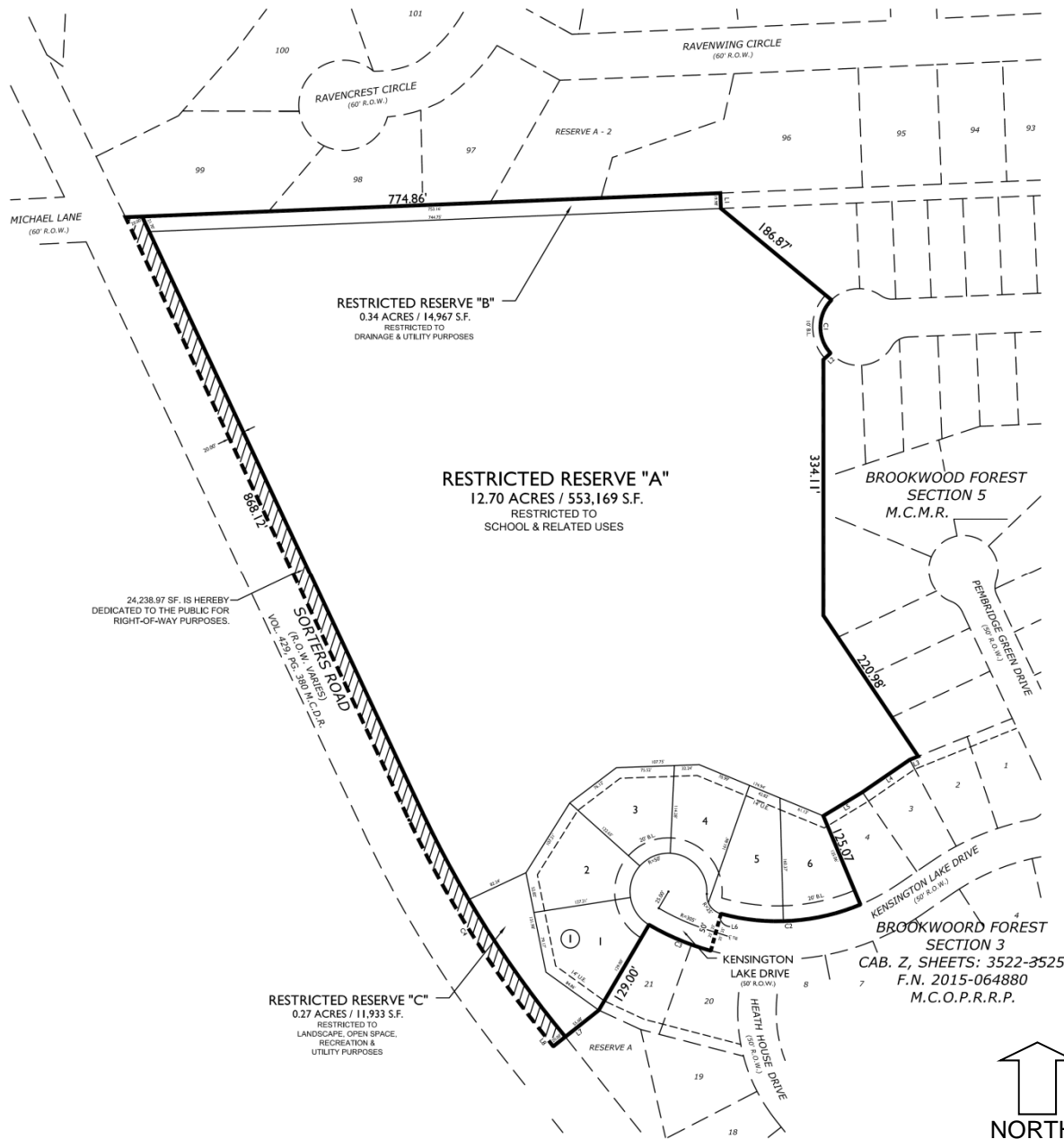
ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Brookwood Forest Sec 3 partial replat no 1 and extension

Applicant: RVi Planning + Landscape Architecture



C – Public Hearing with Variance

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Brookwood Forest Sec 3 partial replat no 1 and extension

Applicant: RVi Planning + Landscape Architecture



C – Public Hearing with Variance

Aerial

Houston Planning Commission

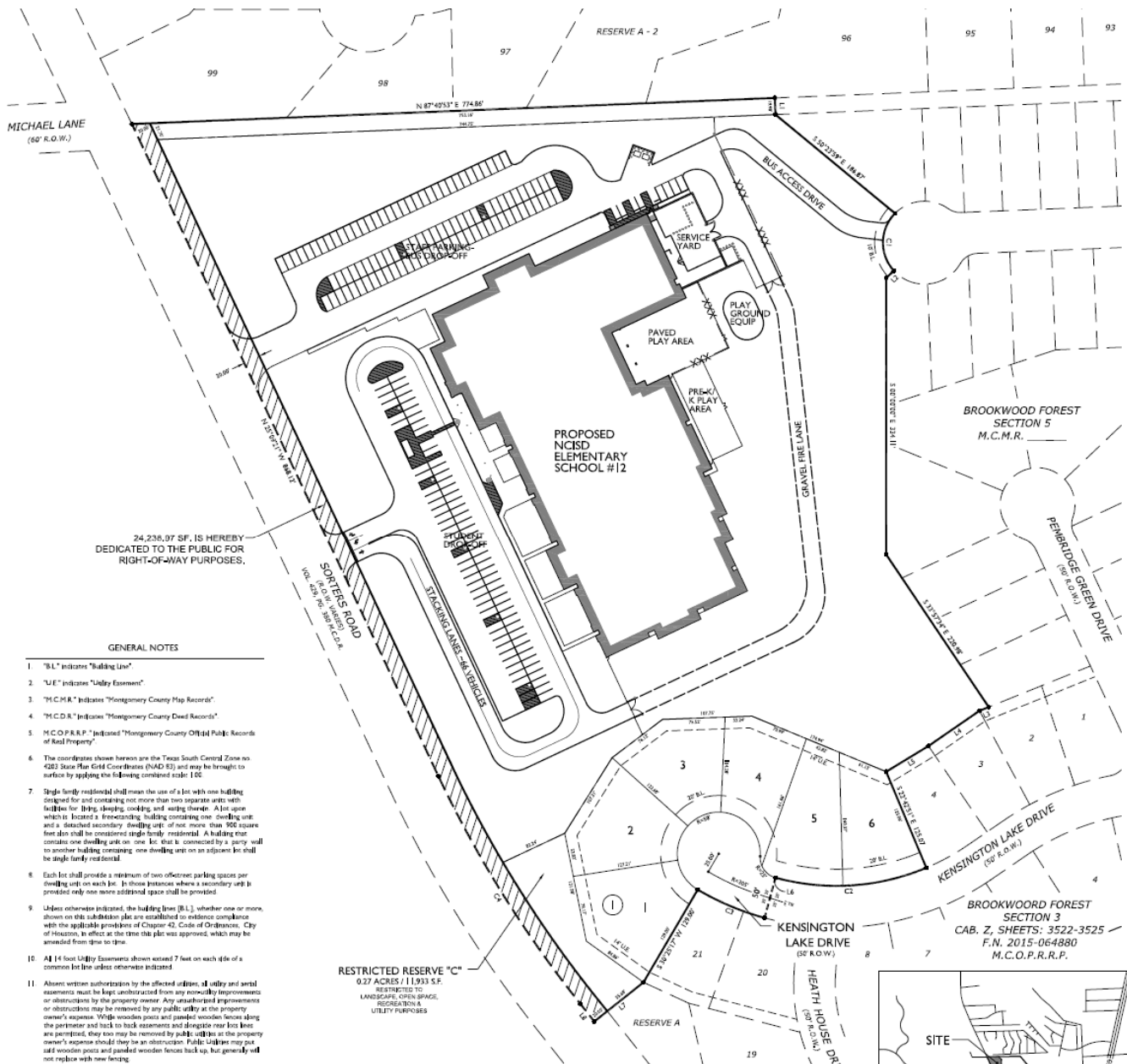
ITEM: 89

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Brookwood Forest Sec 3 partial replat no 1 and extension

Applicant: RVi Planning + Landscape Architecture



C – Public Hearing with Variance

Site Plan



Application Number: 2016-1875

Plat Name: Brookwood Forest Sec 3 partial replat no 1 and extension

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

To allow property restricted to single family use to be replatted in order to be used for school and related purposes.

Chapter 42 Section: 193

Chapter 42 Reference:

Rules governing partial replats of certain property

Statement of Facts

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

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

The original plat of Brookwood Forest, Section 3 was recorded in July of 2015. After the plat was recorded, the developer was approached by representatives from New Caney Independent School District about the possibility of locating a new elementary school within the project. In order to accommodate the school site and provide the necessary frontage along Sorters Road, Section 3 would need to be reconfigured. The intent of this section of the ordinance is to protect single family neighborhoods from incompatible land uses or developments that would be detrimental to the neighborhood. The proposed elementary school will complement the neighborhood and therefore is consistent with the intent and general purposes of the ordinance.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant, but the desire to provide an elementary school within the project which will benefit the neighborhood.

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

The granting of the variance will allow for the construction of an elementary school that will benefit the neighborhood and therefore will preserve the intent and general purposes of the Chapter.

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

The presence of an elementary school within the community will allow children to walk to school without leaving the neighborhood and therefore, will not be injurious to public health, safety or welfare.

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

The circumstances supporting the granting of the variances are based on the desire to provide an elementary school within the project which will benefit the neighborhood.

Houston Planning Commission

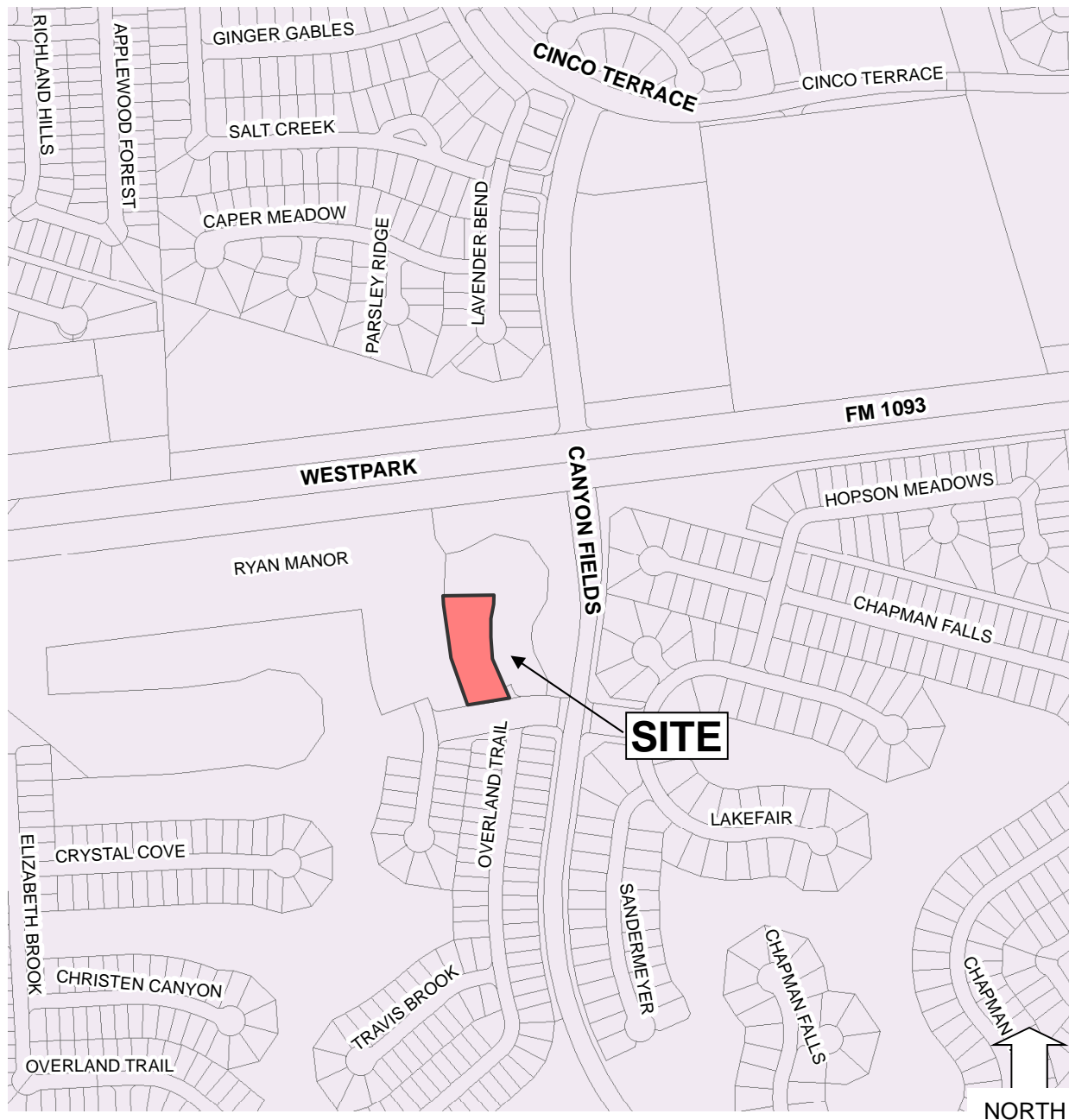
ITEM: 91

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Canyon Village at Westheimer Lakes Sec 1 partial replat no 2

Applicant: Weisser Engineering Company



C – Public Hearings with Variance

Site Location

Houston Planning Commission

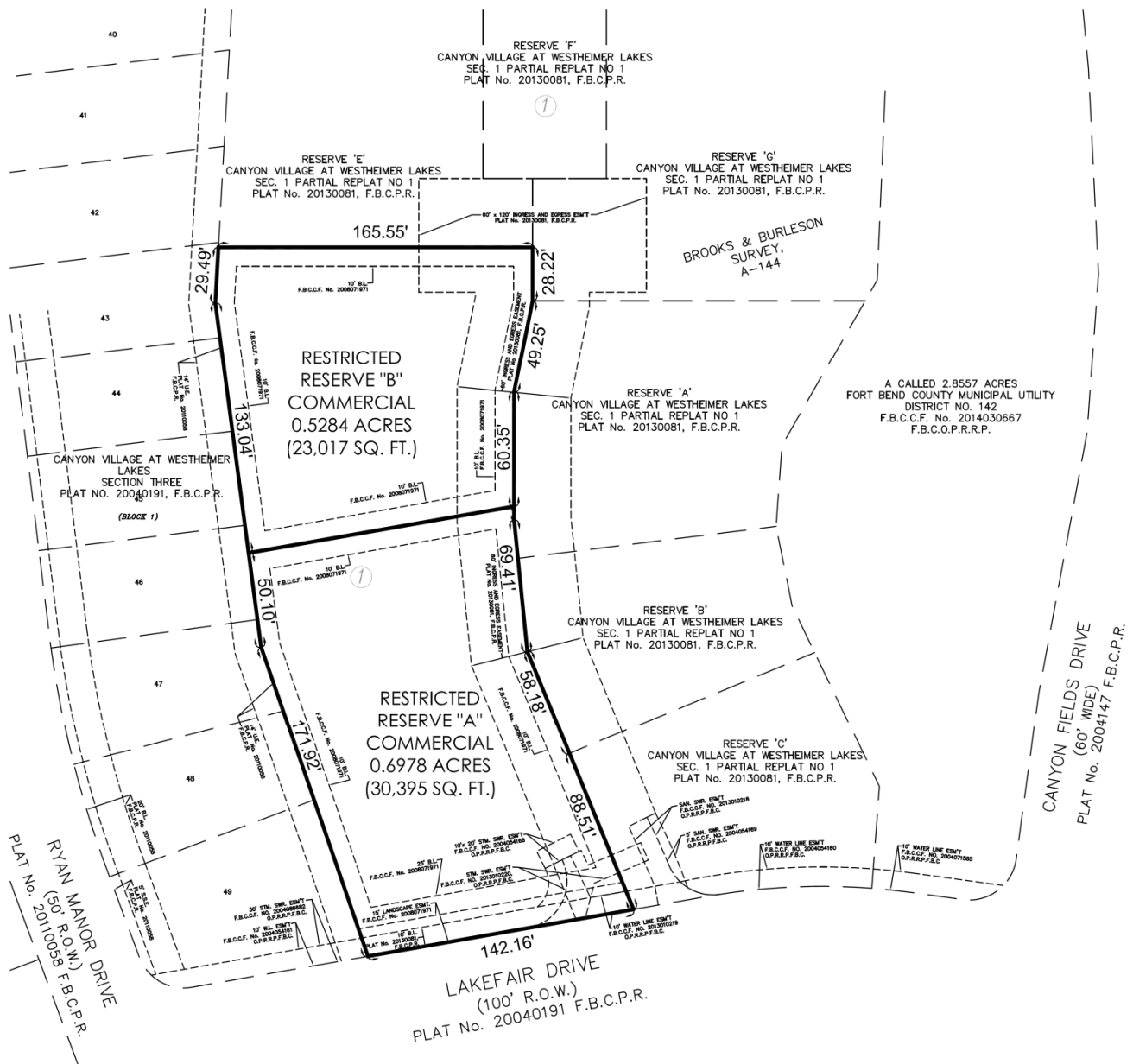
ITEM: 91

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Canyon Village at Westheimer Lakes Sec 1 partial replat no 2

Applicant: Weisser Engineering Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Canyon Village at Westheimer Lakes Sec 1 partial replat no 2

Applicant: Weisser Engineering Company



C – Public Hearings with Variance

Aerial



Application Number: 2016-1808

Plat Name: Canyon Village at Westheimer Lakes Sec 1 partial replat no 2

Applicant: Weisser Engineering Company

Date Submitted: 10/28/2016

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

Specific Variance is being sought and extent of variance:

To allow a reserve to take access through a recorded access easement instead of the required access to a street and frontage for a Commercial Reserve.

Chapter 42 Section: 192

Chapter 42 Reference:

(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE MINIMUM SIZE STREET TYPE MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET FRONTAGE Restricted reserve—All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

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

The property is being developed as two commercial reserves. Canyon Fields Drive acts as a local collector for the Westheimer Lakes General Plan that provides connections to FM 1093 and FM 723. The two reserves were originally part of 8 reserves that were replatted in Canyon Village at Westheimer Lakes Sec 1 Partial Replat No 1. A variance was sought and granted for that Replat to allow the Reserves to gain access from the 60' access easement instead of the required 60 feet of frontage along a public right-of-way. The circumstances are no different for the Canyon Village at Westheimer Lakes Sec 1 Partial Replat No 2 plat. A variance is requested to not require the reserves to have 60 feet of frontage along a public right-of-way. A public street fronting the reserves is not necessary for area circulation. The commercial reserves would have access by a 60' access easement granted by the developer. The City of Houston allows multiple owners to plat a reserve and to later divide the reserve up by metes and bounds as long as there is an access easement that provides access. Fort Bend County requires that any property that is going to be subdivided must be platted showing the subdivision of the property. The rules of the City of Houston Chapter 42 and Fort Bend County Subdivision regulations differ from each other. It is the requirement of Fort Bend County to plat separate reserves that is making the variance necessary. Had the property been located within the boundaries of Harris County, the property would have been platted as one reserve that would have met the requirements of Chapter 42 (having 60 feet of frontage along a public right-of-way).

(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 site will comprise of two tracts of land. One reserve meets Chapter 42 requirements and one reserve has access and frontage via a 60' access easement instead of a public street as required by City of Houston ordinance. If the tract could be platted as one reserve, it would satisfy Chapter 42 requirements. However, Fort Bend County is requiring each tract to be platted as its own reserve, whereas, Chapter 42 would allow a recorded reserve to be further subdivided by metes and bounds.

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

The general intent and purpose of this chapter would be maintained. Restricted Reserves B will have access and frontage via the recorded 60' access easement. A public street fronting the reserves is not necessary for area circulation.

(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 health, safety or welfare. There is adequate access to Reserve B via the 60' access easement for the public to gain entrance to the services offered without compromise to the safety and welfare of the public.

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

Economic hardship is not the sole justification of the variance.

Houston Planning Commission

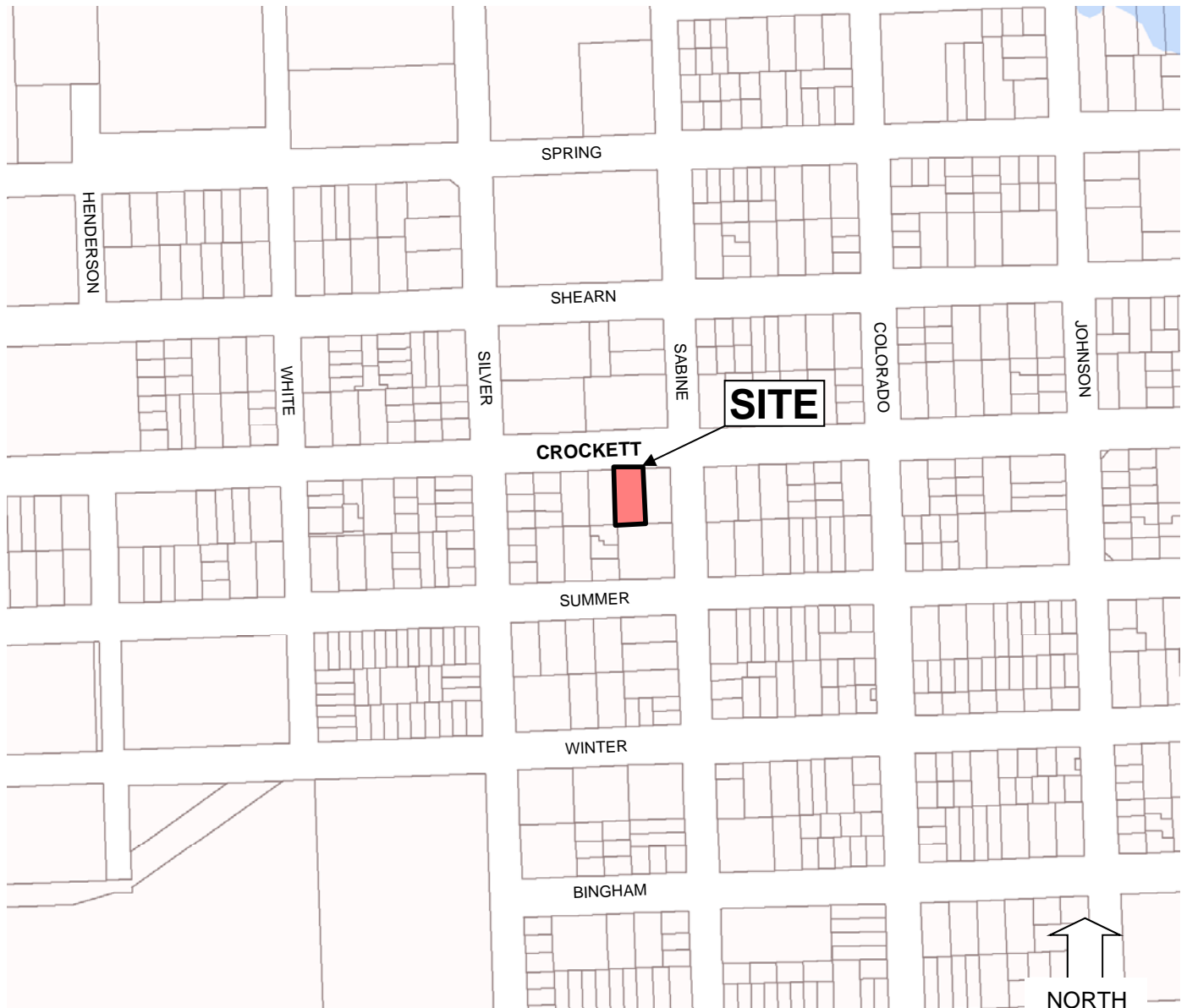
ITEM: 92

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Colina Homes on Crockett Street replat no 1

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

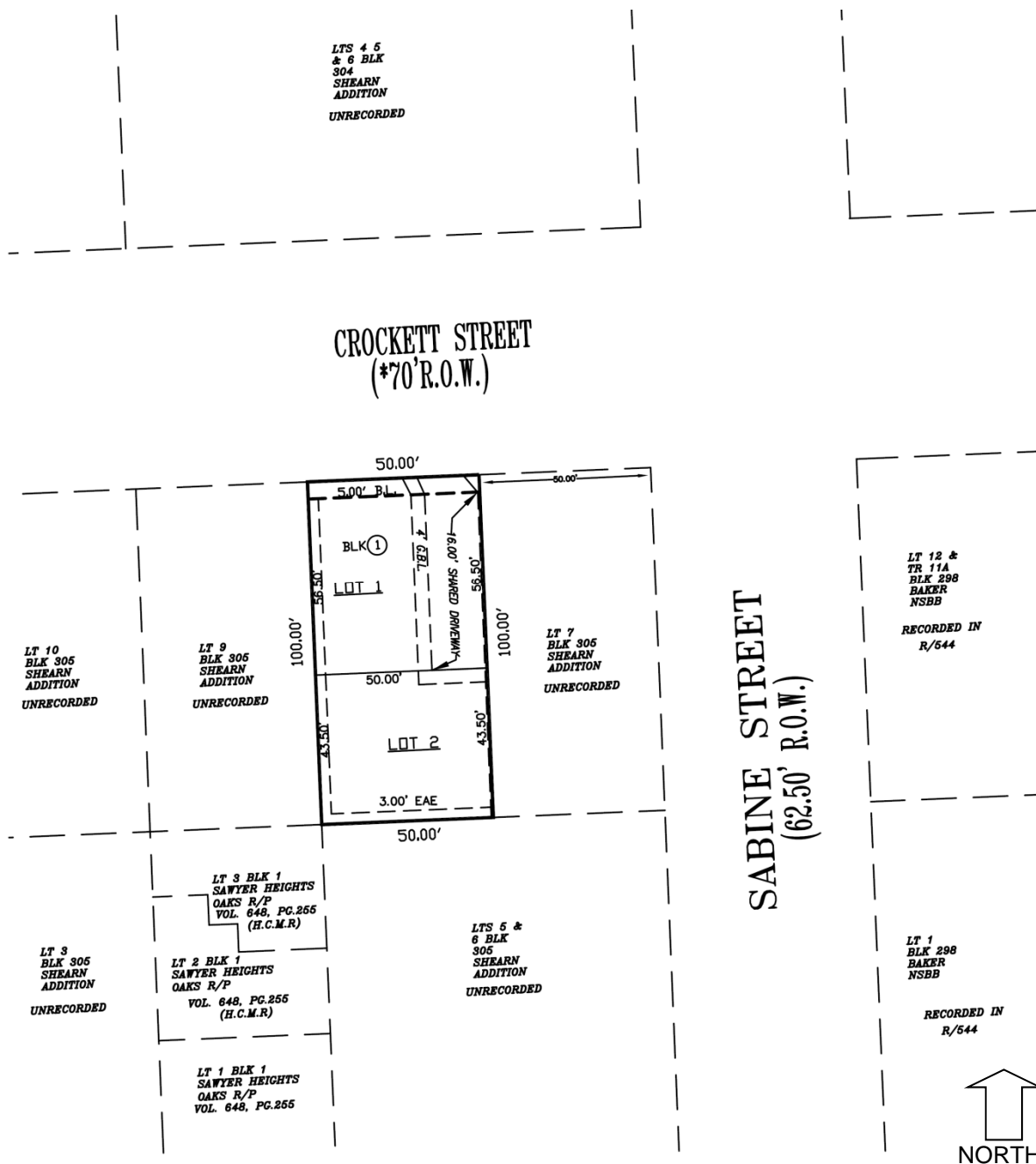
ITEM: 92

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Colina Homes on Crockett Street replat no 1

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Colina Homes on Crockett Street replat no 1

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

Houston Planning Commission

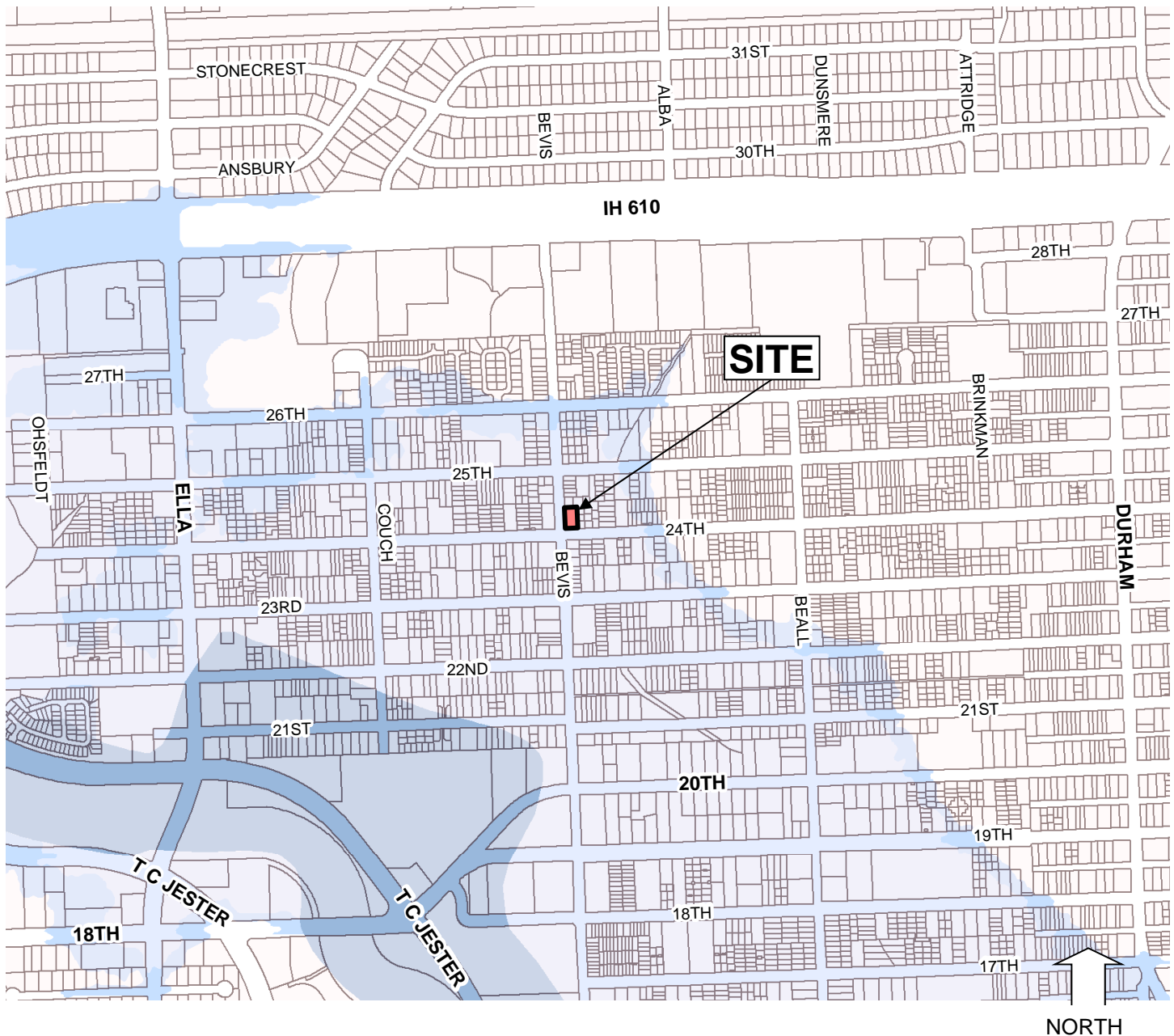
ITEM: 93

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lismar Estates replat no 2 (DEF1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

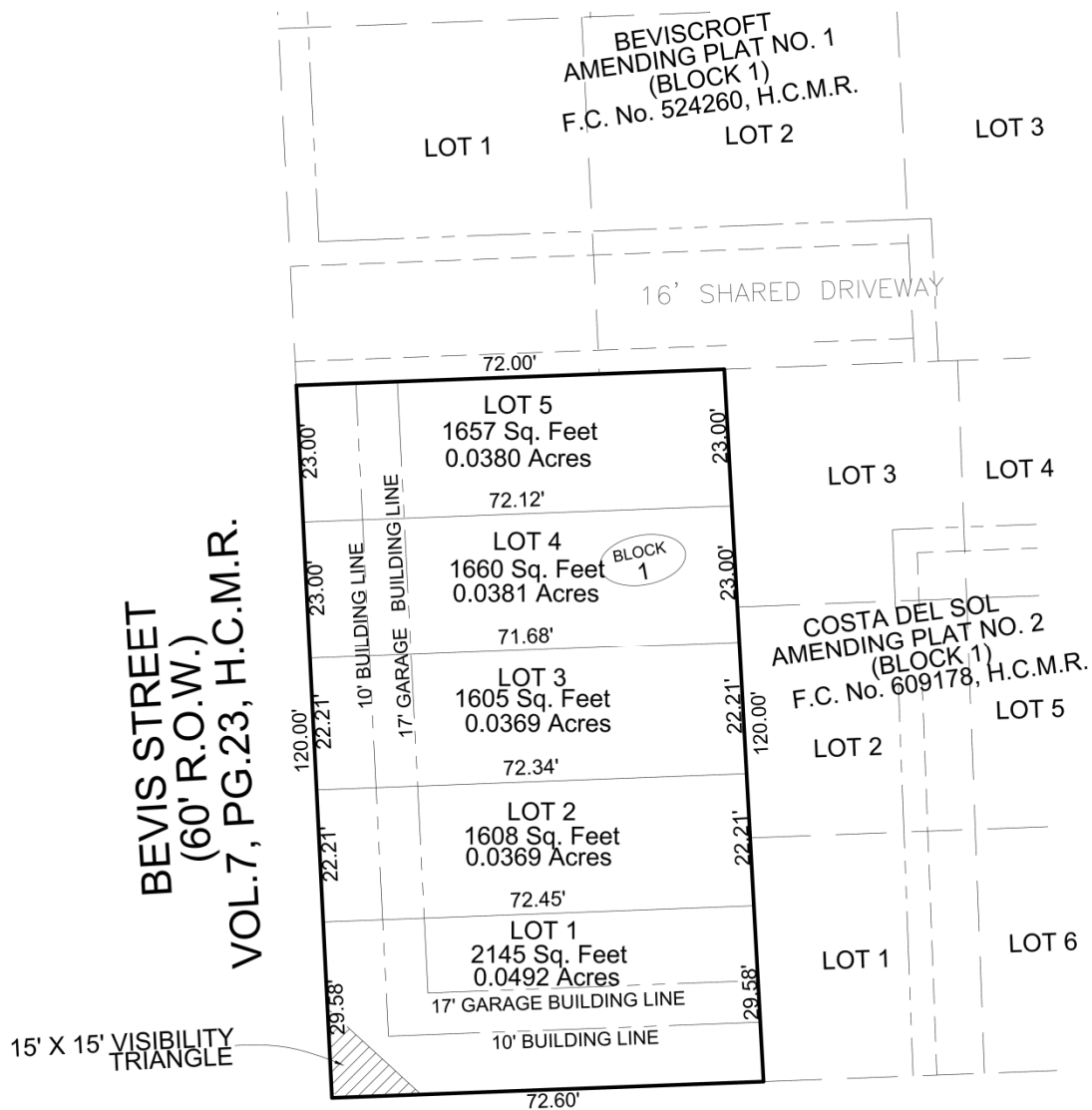
ITEM: 93

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lismar Estates replat no 2 (DEF1)

Applicant: Total Surveyors, Inc.



W. 24TH STREET
(70' R.O.W.)
VOL.7, PG.23, H.C.M.R.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lismar Estates replat no 2 (DEF1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

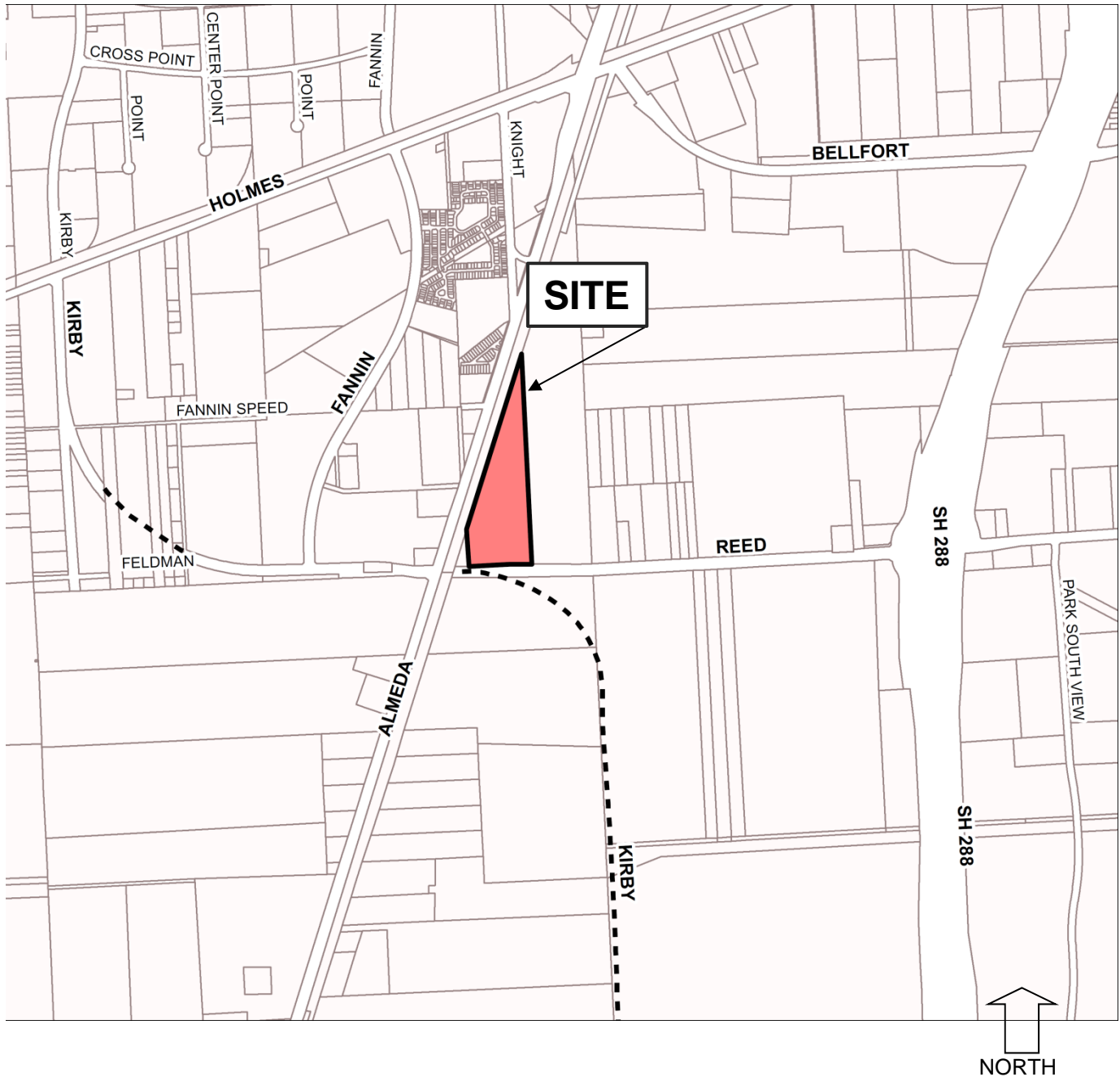
ITEM: 94

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Rhode at the Vineyards replat no 1

Applicant: Momentum Engineering



C – Public Hearings

Site Location

Houston Planning Commission

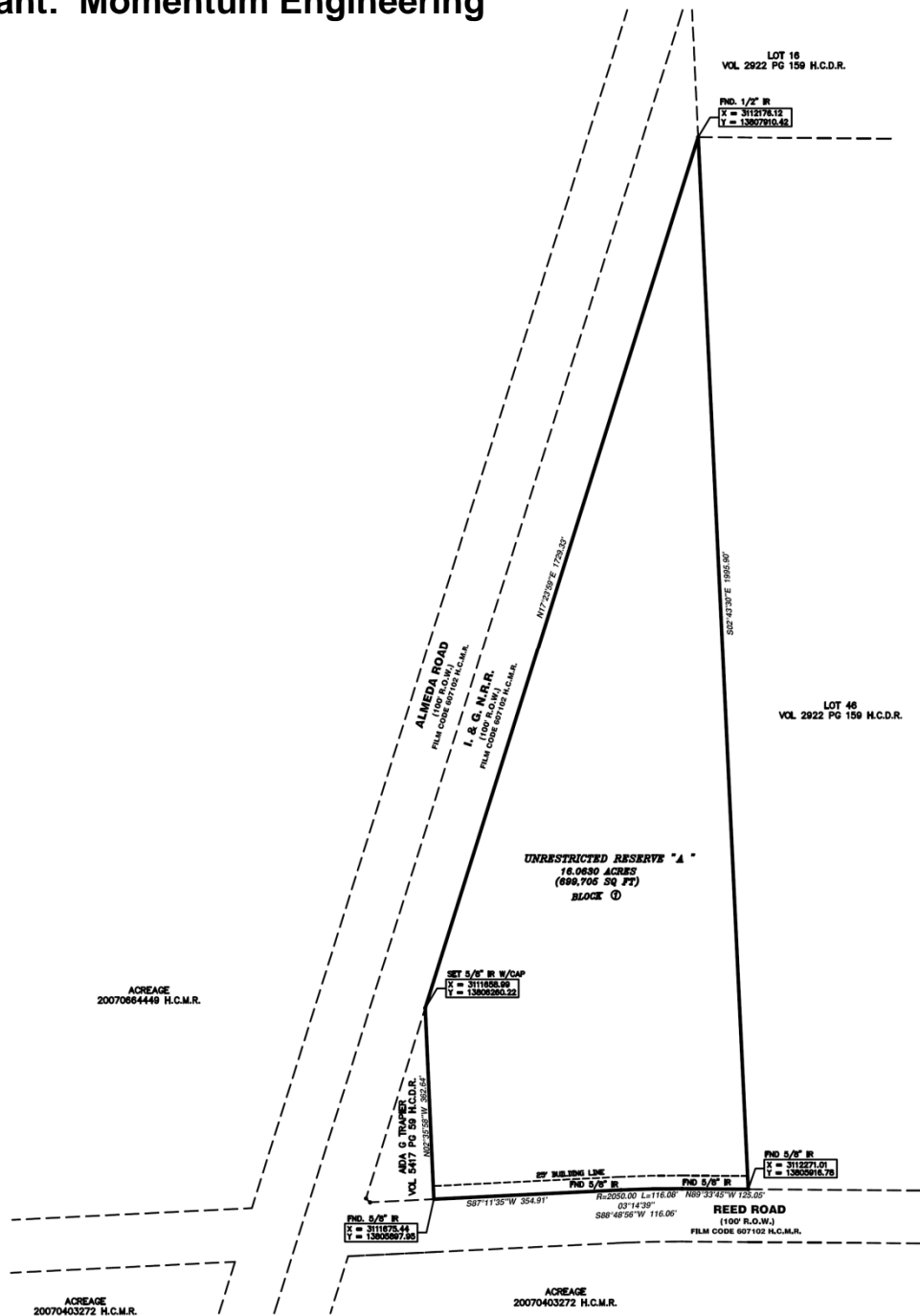
ITEM: 94

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Rhode at the Vineyards replat no 1

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Rhode at the Vineyards replat no 1

Applicant: Momentum Engineering



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Tealbrook Sec 1 partial replat no 3

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

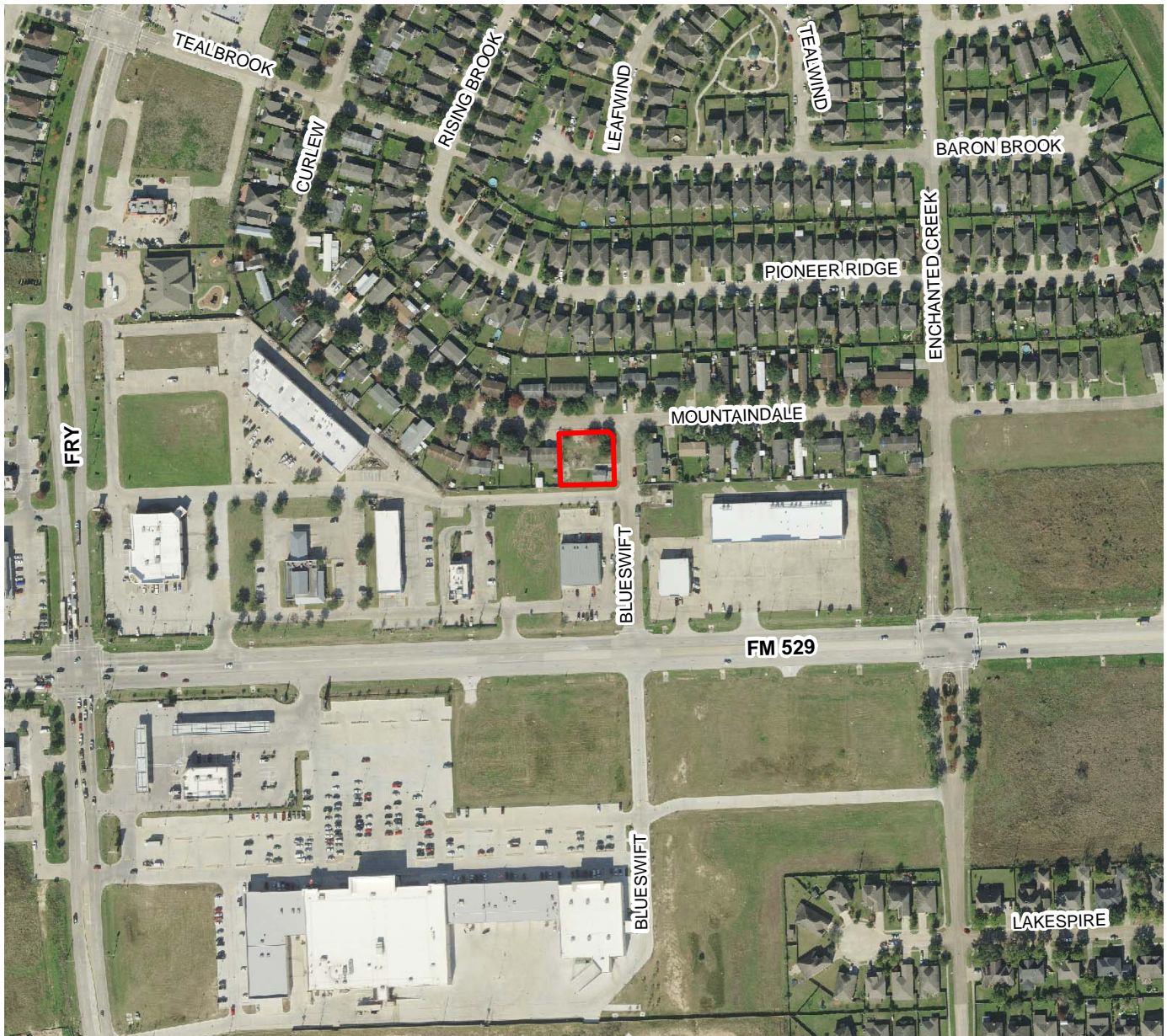
ITEM: 95

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Tealbrook Sec 1 partial replat no 3

Applicant: E.I.C. Surveying Company



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

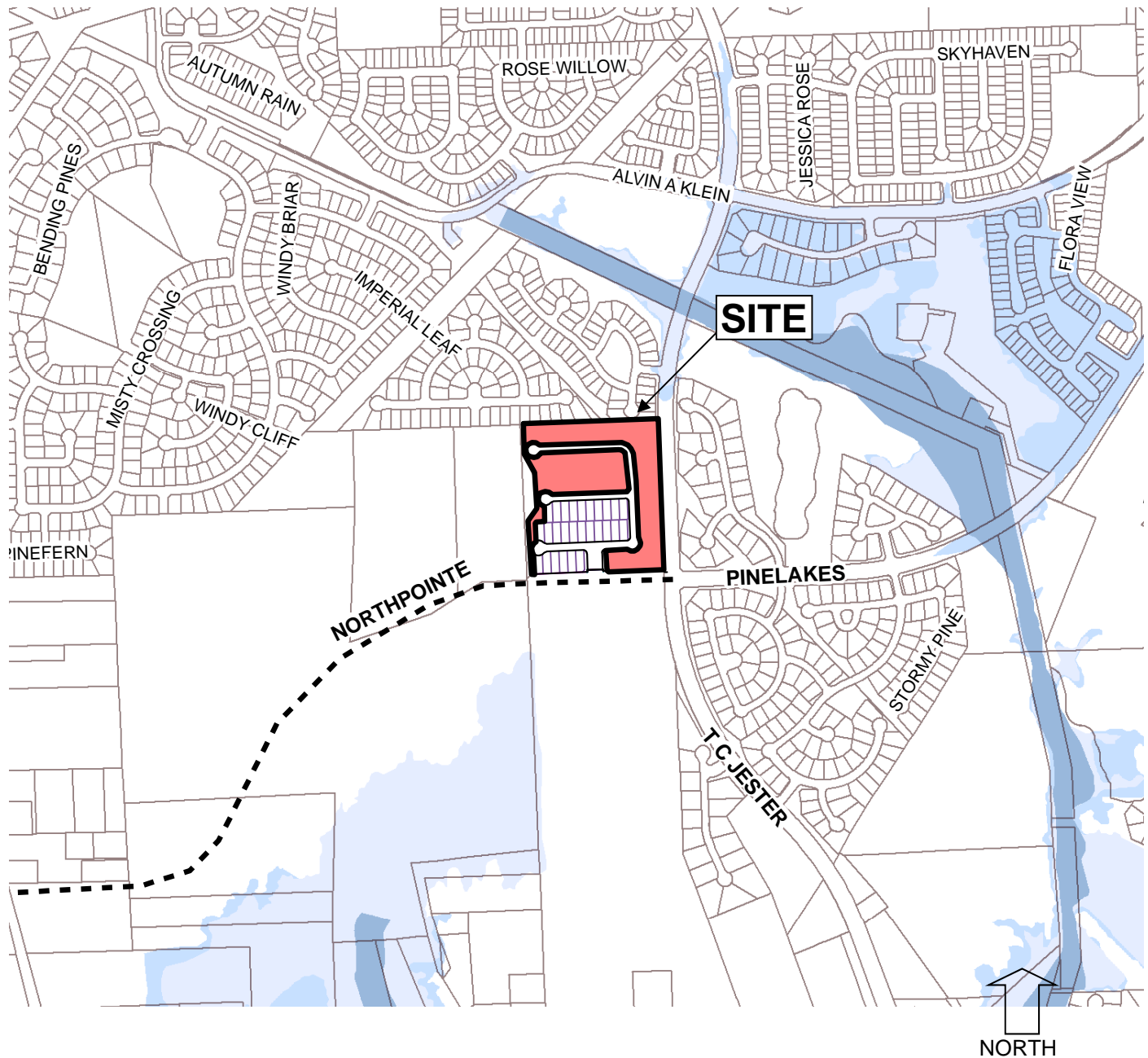
ITEM: 96

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Vistas of Klein Lake Sec 2 partial replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

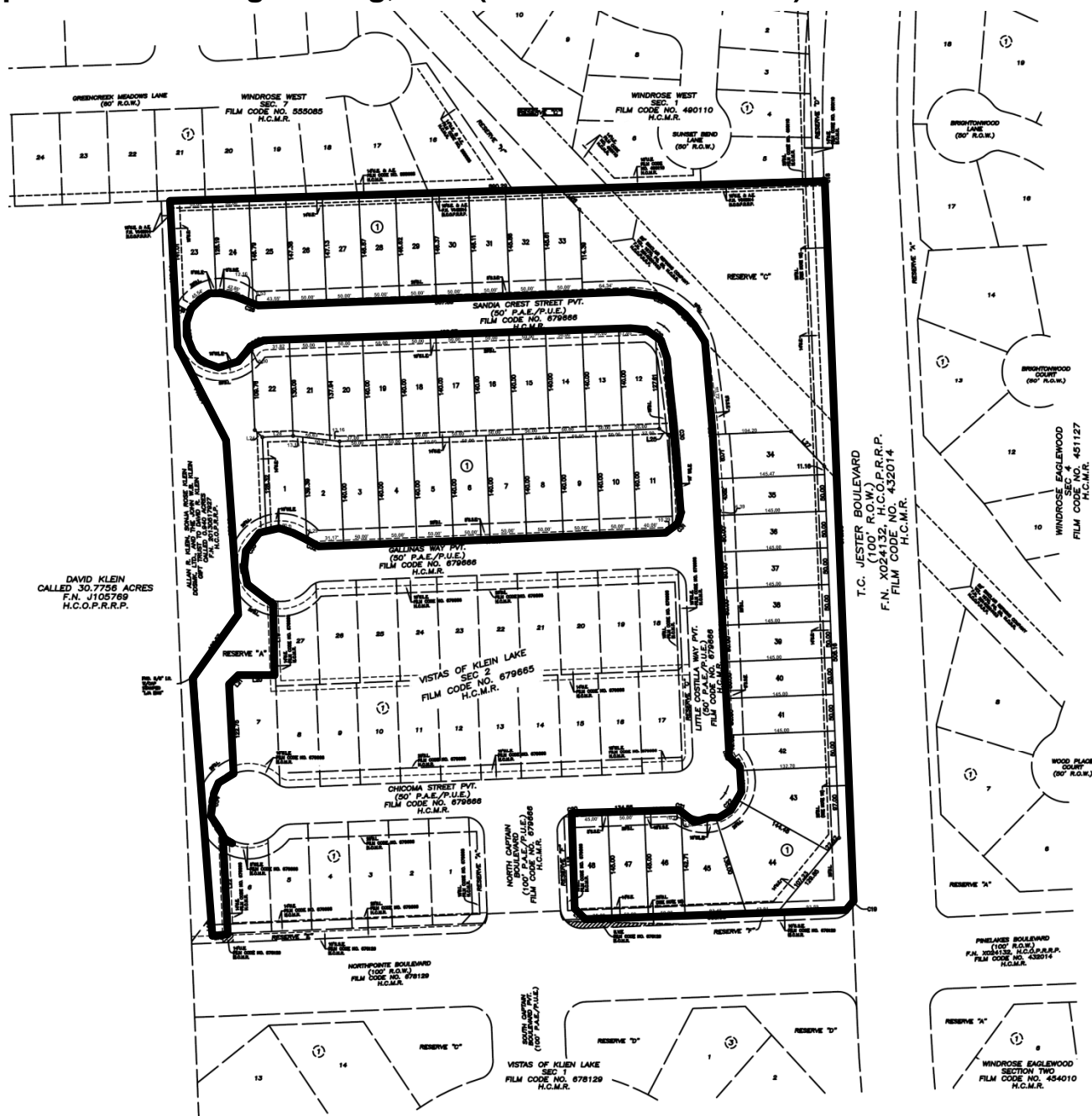
ITEM: 96

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Vistas of Klein Lake Sec 2 partial replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

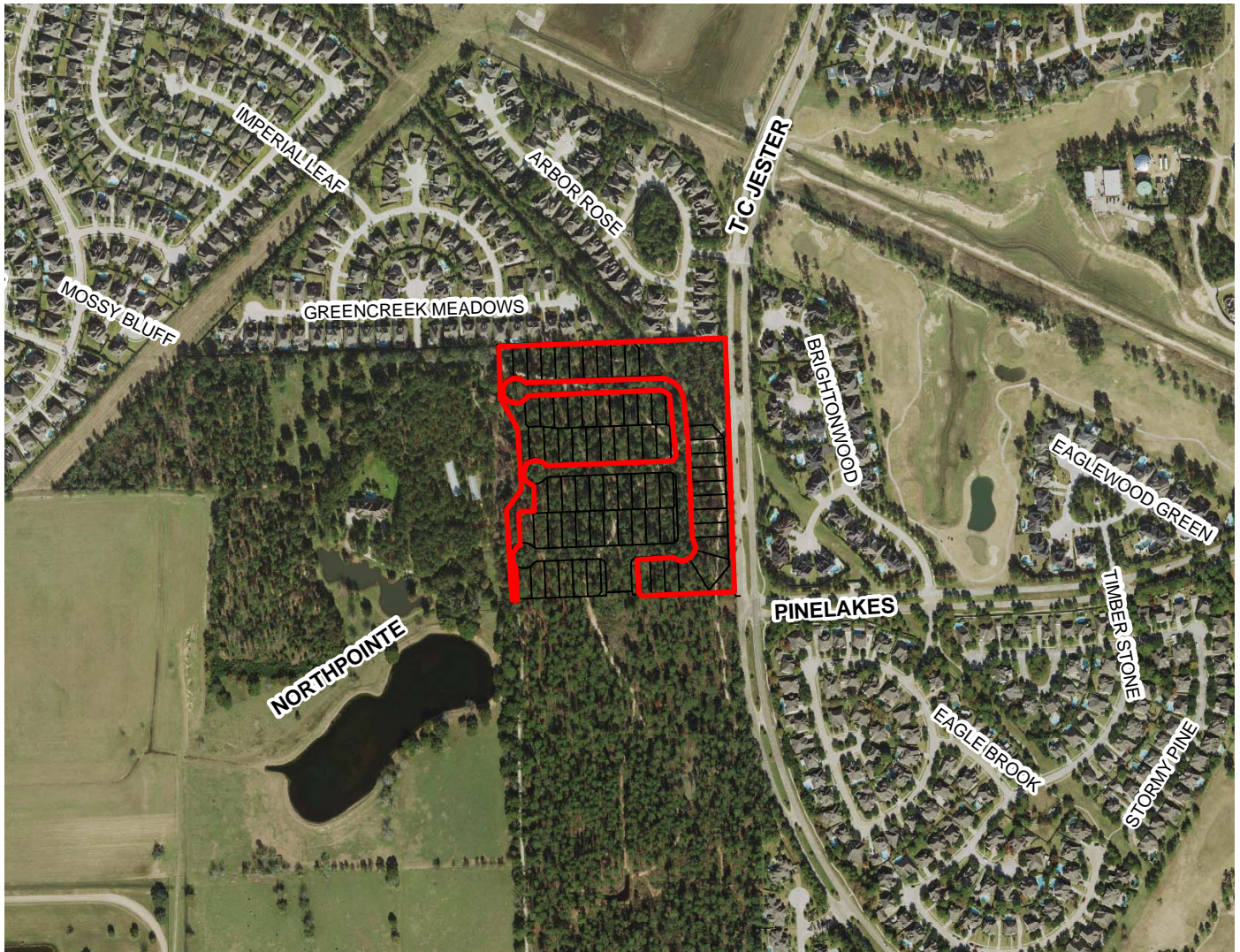
ITEM: 96

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Vistas of Klein Lake Sec 2 partial replat no 1

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



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Blodgett Grove

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

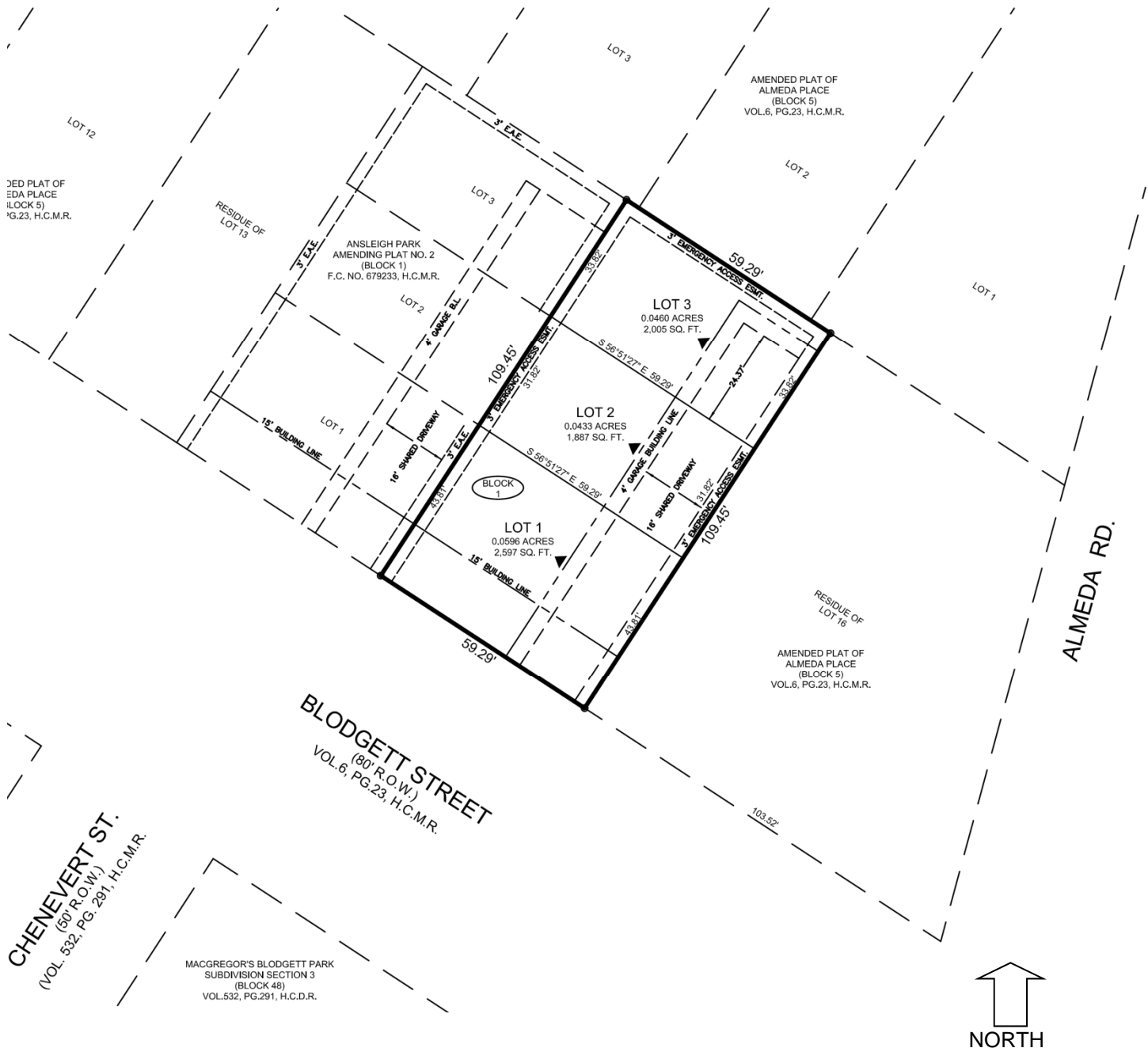
ITEM: 97

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Blodgett Grove

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

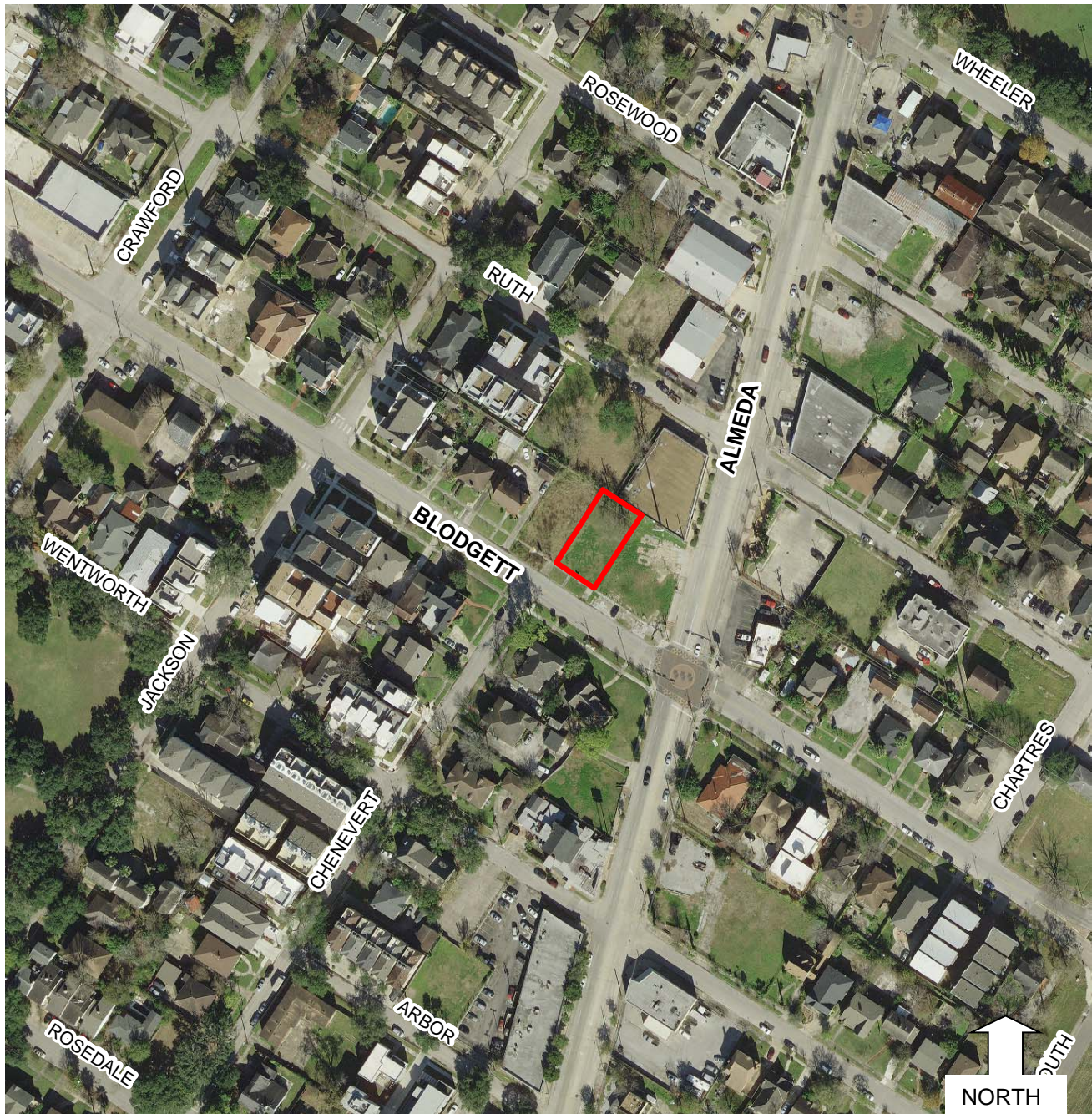
ITEM: 97

Planning and Development Department

Meeting Date: 12/15/2016

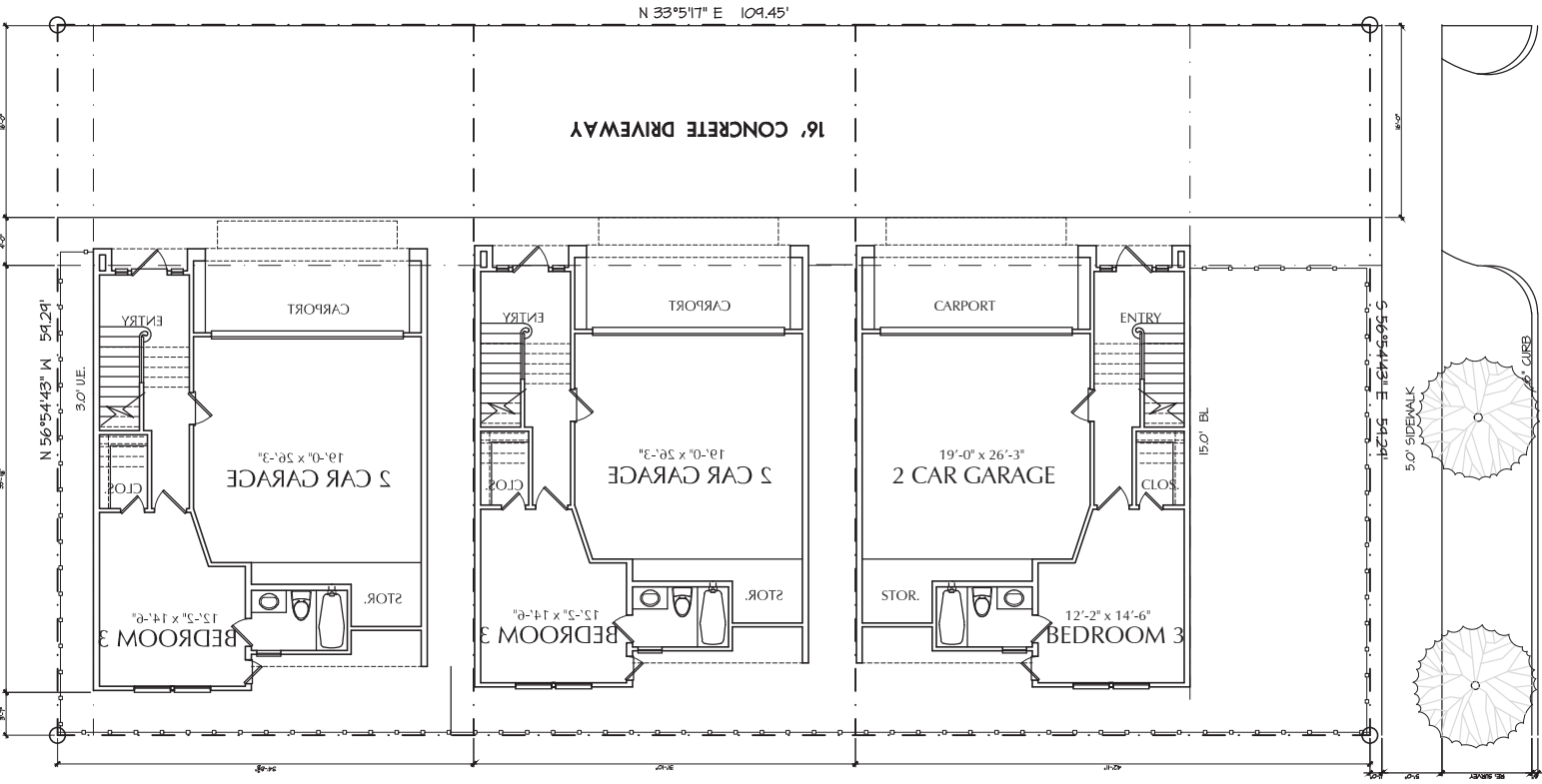
Subdivision Name: Blodgett Grove

Applicant: Total Surveyors, Inc.



D – Variances

Aerial



BLODGETT STREET

(R.O.W. VARIES)

SITE PLAN

SCALE: 1/8" = 1'-0"

0 2 5 10 20

NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

Preston Wood & Associates, LLC
112 Vine Street, Suite 240 Houston, TX 77002
Phone: 713.227.7724 Fax: 713.227.8990
www.prestonwood.com

Jack Preston Wood, PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	PRODUCTION:	DATE:
XXX	XX-XX-XX	XXX	XX-XX-XX
REVISIONS 1:	XX-XX-XX	REVISIONS 2:	XX-XX-XX
REVISIONS 3:	XX-XX-XX	REVISIONS 4:	XX-XX-XX
XXX	XX-XX-XX	XXX	XX-XX-XX
XXX	XX-XX-XX	XXX	XX-XX-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	XX-XX-XX	XXX	XX-XX-XX

REDRAW #	CHANGES MADE	NAME	DATE
X		XXX	XX-XX-XX

- ### SITE NOTES
- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012S BUILDING CODES WITH ALL OF AMERICAN EASEMENTS.
 - 2) FINISH FLOOR SHALL BE FINISHED GRADE. THE FINISH FLOOR SHALL BE THE TOP OF THE NEAREST SANITARY SINKER MANHOLE COVER.
 - 3) ELEVATION OF THE NEAREST SANITARY SINKER MANHOLE COVER IS ASSUMED TO BE 1000.7, CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
 - 4) ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING BLOCK FACE, AND SETBACK LINES BEING TO CONSTRUCTION.
 - 5) PLUMBER TO CONNECT INTO EXISTING SANITARY SINKER, PIPING TO BE 1/2" DIA. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
 - 6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO MONITOR THE LOCATION OF THE WATER METER AND PIPING TO BE 1/2" DIA. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES, ABOVE GRADE, "ELBOWS", ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING.
 - 7) ELECTRIC (ONLY) TO RUN THREE INTERGRADING CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE, B) COMMUNICATION SERVICE, C) ENTERTAINMENT SERVICE. AT THE POINT OF ENTRY INTO THE BUILDING, THE CONDUITS SHALL BE 1/2" DIA. MINIMUM ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
 - 8) ALL DRAINAGE AND RAINOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET DRAINAGE SYSTEM. ALL DRAINAGE LINES SHALL BE 1/2" DIA. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
 - 9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR 1/2" DIA. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
 - 10) SHADY AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREAS AND UTILITY EASEMENTS. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
 - 11) ALL WATER, SANITARY SINKER, STORM ELECTRICAL PIPING, AND PIPING LOCATED IN THE COMMON AREAS ARE TO BE MAINTAINED BY THE OWNER OF THE COMMON AREAS.
 - 12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED THE DITCH IS 1/2" DIA. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
 - 13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
 - 14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM CLEARANCE FROM THE PROPERTY LINE.
 - 15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE, ANY FENCE SHOWN ON THIS PLAN SHALL BE 6 FOOT WOOD FENCE. THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4" INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER). OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.

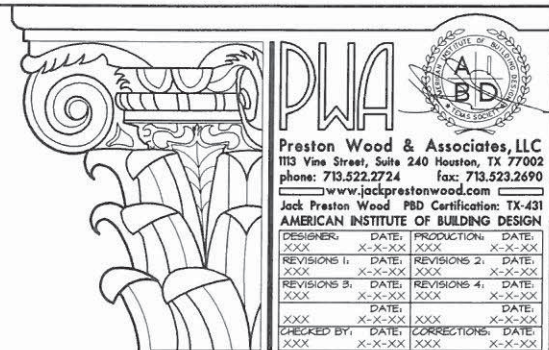
C.O.H. RESIDENTIAL TREE REQUIREMENTS:
LOTS < 5000 SF. - 1 TREE REQUIRED
LOTS > 5000 SF. - 2 TREE REQUIRED
1 TREE MINIMUM REQUIRED IN R.O.W.

COMMON DRAINAGE AGREEMENT BY OTHERS.
ADDRESS ASSIGNMENTS BY OTHERS.

SITE SYMBOLS		IF REQUIRED
⊕	ELEVATION MARK	☐ SITE AREA DRAIN
⊖	ELECTRICAL METER	▼ PHONE STUD
⊖	WATER METER	⊖ SINKER CLEAN OUT
⊖	GAS METER	HB ↑ HOSE BIB
⊖	FIRE WALL (TYPE)	⊖ A/C PAD
⊖		⊖ POOL EQUIP.

LOT CALCULATIONS	
LOT SIZE:	1200
BUILDING FOOTPRINT:	2220
% OF BUILDING COVERAGE:	80.83%
ORDER LOT: MAXIMUM ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS:	404
TOTAL IMPERVIOUS COVERAGE:	2624
TOTAL % OF LOT COVERAGE:	56.51%
MAXIMUM ALLOWABLE COVERAGE IS 75% BEFORE DETENTION IS REQUIRED	

JEFFREY HARRINGTON HOMES
LT 15 & TRS 14 & 16A BLK 5 ALMEDA PLACE
1725 BLODGETT ST HOUSTON TX 77004



AMERICAN INSTITUTE OF BUILDING DESIGN			
DESIGNER:	DATE:	PRODUCTION:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 1:	DATE:	REVISIONS 2:	DATE:
XXX	X-X-XX	XXX	X-X-XX
REVISIONS 3:	DATE:	REVISIONS 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
	DATE:		DATE:
XXX	X-X-XX	XXX	X-X-XX
CHECKED BY:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX

REDRAW #		
CHANGES MADE	NAME	DATE
X	XXX	XX-XX-XX












SITE NOTES

- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012 IBC BUILDING CODES WCITY OF HOUSTON AMENDMENTS.
- 2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE TOP OF THE CURB. THE ELEVATION SHALL BE VERIFIED BY A LICENSED AND QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AGENCY.
- 3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ADDED TO THE CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
- 4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND BACK LOTS LOCATIONS.
- 5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER, PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
- 6) PLUMBER TO DETERMINE LOCATION OF WATER METER, AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT, WATER PIPE AND METER SIZES TO CONFORM WITH 2012 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES ABOVE GRADE "ELBOWS" ALLOWED FOR MAIN AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
- 7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FLOOR. A) ELECTRIC SERVICE FROM GARAGE LOCATION SERVICE. C) ENTERTAINMENT SERVICE. ALL AT THE SAME LOCATION. PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
- 8) ALL DRAINAGE AND SYSTMS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND DRAINAGE SYSTEM. THE DRAINAGE TO THE STREET, STREET, DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SMALL DETAIL. DRAIN TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES.
- 9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- 10) SHADDED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS. THE LOCATION, THIS PANEL IS USED AS A GUIDE FOR DRAFTING OF THE SHADDED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
- 11) ALL SANITARY, WATER, AND ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREAS IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH UTILITY TYPE SHALL BE GROUPED TOGETHER. ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- 13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
- 14) PROVIDE MINIMUM 12" CLEARANCE OF ALL PIPES TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN R/C PADS, AND A 30" MINIMUM SERVICE AREA.
- 15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, SHALL BE 6' HIGH, 4" DIA. METAL PIPE, SET BACK AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED AT 4" ON CENTER) OR CENTERED ON THE PROPERTY LINE. PROVIDE A 5' FOOT LANE FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.

C.O.H. RESIDENTIAL TREE REQUIREMENTS:
 LOTS < 5000 S.F. - 1 TREE REQUIRED
 LOTS > 5000 S.F. - 2 TREE REQUIRED
 1 TREE MINIMUM REQUIRED IN R.O.W.

COMMON DRAINAGE AGREEMENT BY OTHERS. ADDRESS ASSIGNMENTS BY OTHERS.	IF REQUIRED
--	-------------

SITE SYMBOLS

	ELEVATION MARK		SITE AREA DRAIN
	ELECTRICAL METER		PHONE STUB
	WATER METER		SEWER CLEAN OUT
	GAS METER		HOSE BIB
	FIRE WALL (TYPE)		A/C PAD
			POOL EQUIP.

LOT CALCULATIONS

LOT SIZE: 7200
BUILDING FOOTPRINT: 2220
% OF BUILDING COVERAGE: 30.83%
INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60%
CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 15%
DRIVE & WALKS: 409
TOTAL IMPERVIOUS COVERAGE: 2629
TOTAL % OF LOT COVERAGE: 36.51%
MAXIMUM ALLOWABLE COVERAGE IS 75% BEFORE DETENTION IS REQUIRED

JEFFREY HARRINGTON HOMES
LT 15 & TRS 14 & 16A BLK 5 ALMEDA PLACE
1725 BLODGETT ST HOUSTON TX 77004

JOB # 6824 JEFFREY WASHINGTON HOMES-7725 BLODGETT/6824 SITE	2 OF XX
NOT FOR CONSTRUCTION DESIGN SCHEMATIC	ISSUE DATE: 11 October 2016



SITE PLAN

SCALE: 1/8" = 1'-0"



NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION



Application Number: 2016-1862

Plat Name: Blodgett Grove

Applicant: Total Surveyors, Inc.

Date Submitted: 10/31/2016

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

Specific Variance is being sought and extent of variance:

To allow a 15 foot building line, along a designated major throughfare, instead of the required 25 foot building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building Line Requirements and 42-152 (a) Building Line requirement along a Major Thoroughfare – 25 feet

Statement of Facts

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

This is a residential project located easterly of Almeda Road on Blodgett Avenue. Blodgett Avenue is a designated major thoroughfare, being 80 feet in width, with an approximate paving section of 36 feet, back of curb to back of curb. Blodgett Avenue is a two-lane roadway, one lane each way, with parking allowed on each side. Blodgett Avenue has many single family homes taking direct vehicular access from it. In this respect, Blodgett Avenue truly functions more as a collector street, instead of a major thoroughfare. The designation was made many years ago, before the current criteria for a major thoroughfare. Currently, the back of curb measures approximately 20.2' from the Right-of-way line of Blodgett Avenue. With the proposed 15' building line the front of any proposed house would measure a minimum of 35.2' to the edge of the existing travel lane. This is completely in line with typical distances associated with spacing for major thoroughfares. With this proposed 15' building line, the developer is proposing to place wide sidewalks as well as enhanced landscaping and fencing to improve the pedestrian realm in front of the development. The homes will take vehicular access to Blodgett Avenue through the use of a shared driveway. This will also help enhance the pedestrian area, as well as, leave the curb line intact to help drainage and street parking. There have been several recent developments built along Blodgett Avenue with a 15 foot building line, as well as, many existing older buildings built at or even less than the 15' requested building line. Immediately on the west side of this proposed development is a project currently under construction that is being developed with a 15' building line. This particular tract of land is only 109.45 feet deep and by applying the 25 foot building line, 23% of the depth and land area would be devoted to the building setback, thus depriving the owners of the reasonable use of their property.

(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 designation of Blodgett Avenue as a major thoroughfare was made many years ago, before the current requirements for a major thoroughfare was adopted. This tract has been in its current configuration of 109.45 feet deep since the 1940's.

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

The intent and purposes of Chapter 42 include the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The 15 foot building line will allow for the efficient development of a pedestrian use of a wide sidewalk system, unimpeded by vehicles. This development will take vehicular access from Jackson Street, through the use of a shared driveway.

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

It will improve the safety and welfare of the pedestrians around this development. This development will limit the number of driveway crossings of the public sidewalk to one, through the use of a shared driveway.

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

The justification is the creation of a more desirable residential project consistent with the character and circumstances of the surrounding developments, as well as, its location on a street that serves as a collector rather than a major thoroughfare.

Houston Planning Commission

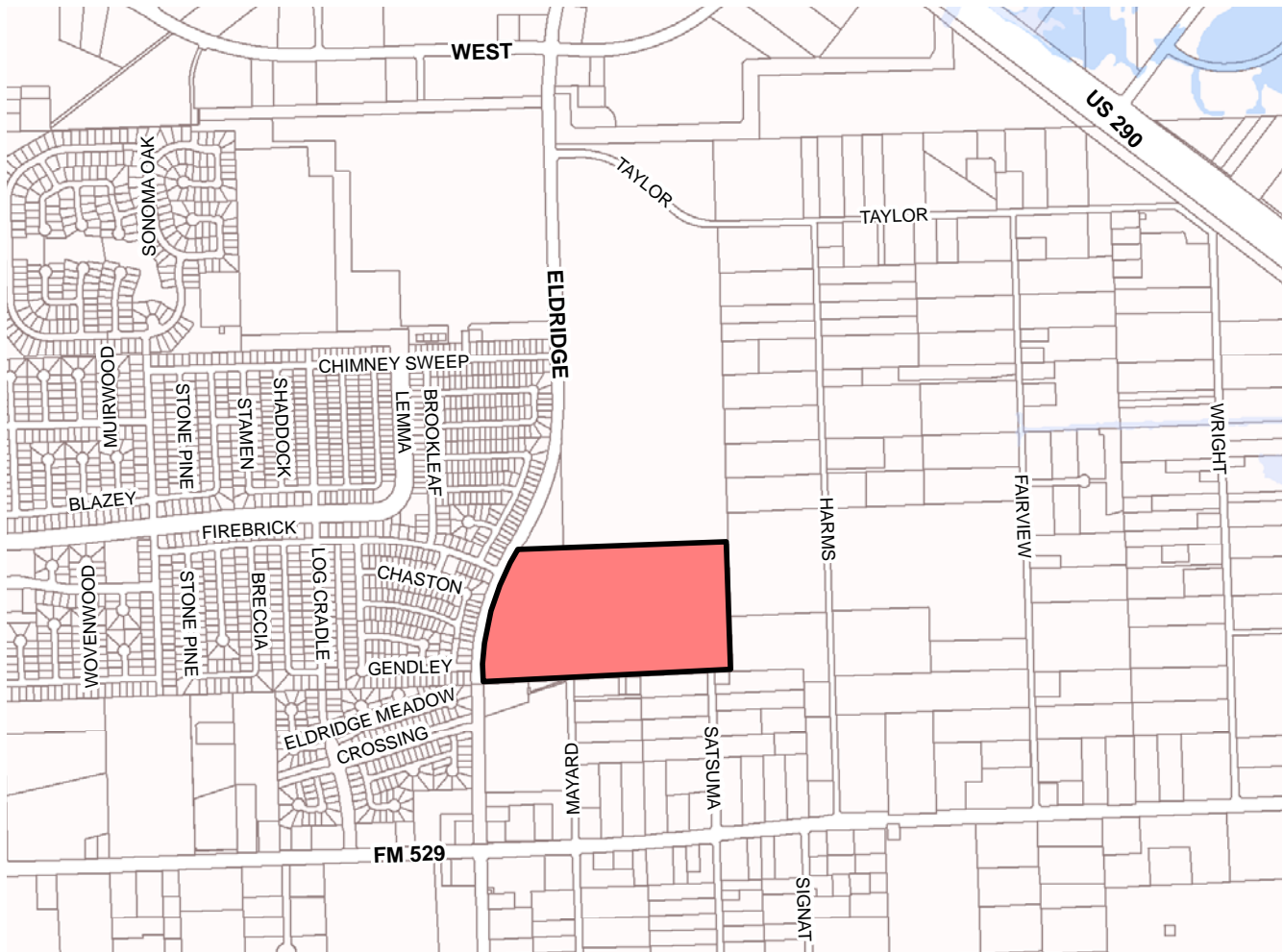
ITEM: 98

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Eldridge Forty Six

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

Houston Planning Commission

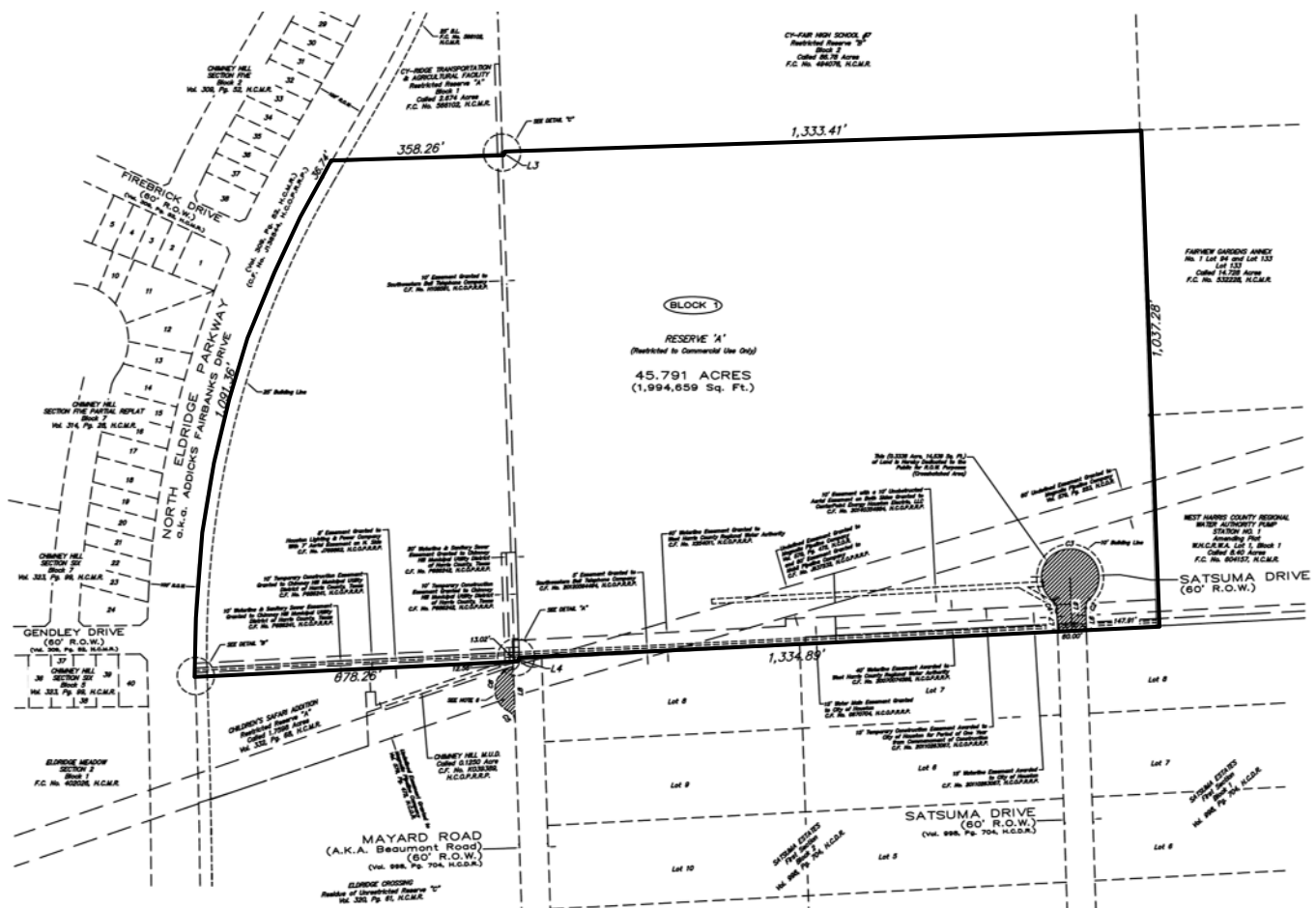
ITEM: 98

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Eldridge Forty Six

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 12/15/2016

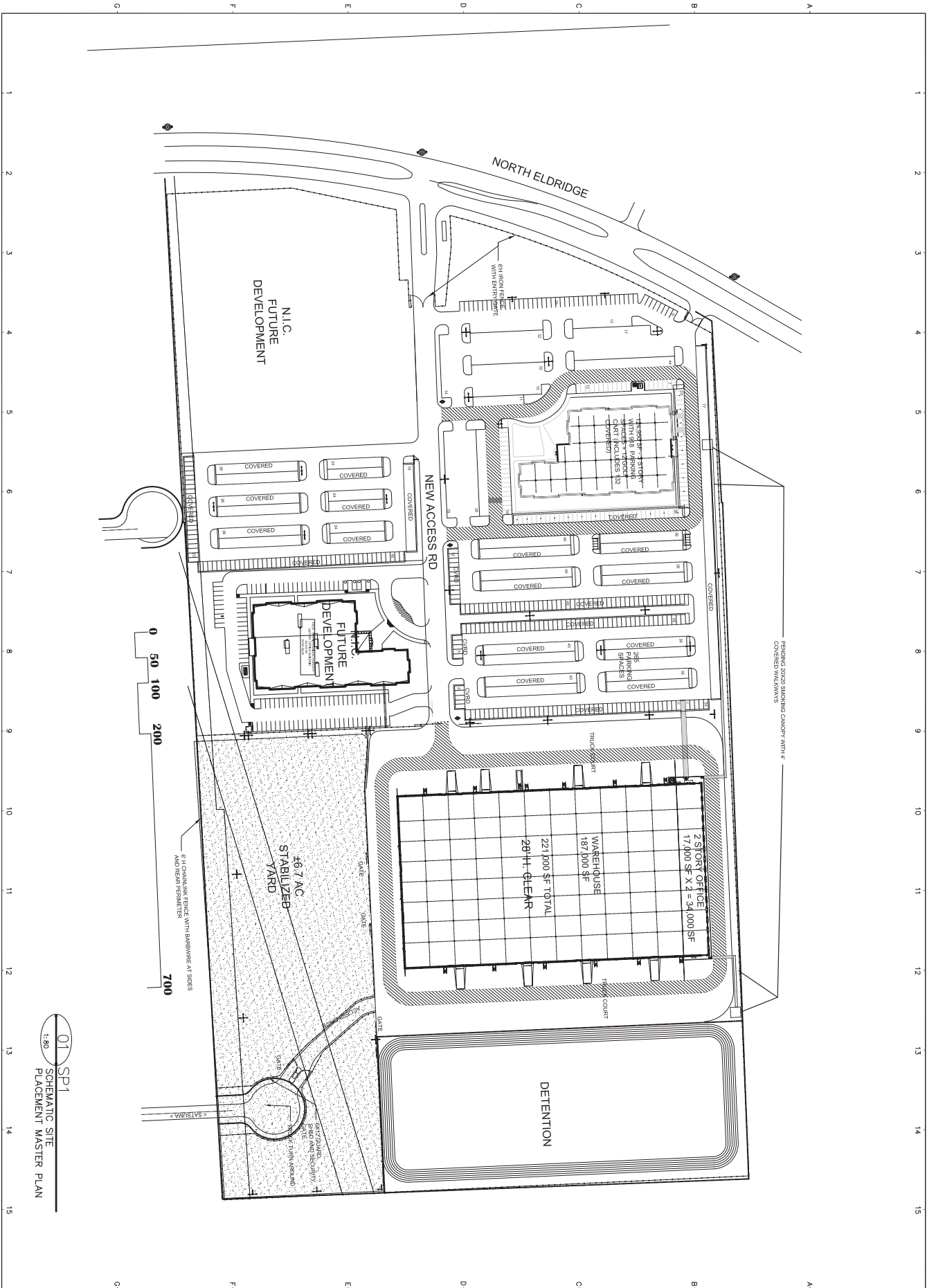
Subdivision Name: Eldridge Forty Six

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



**URBAN CONSTRUCTION
SOUTHWEST, Inc.**

Texas
2337 S. Gessner, #220
Houston, Texas 77063
713.339.5389 Ph
713.339.5389 Fx

**NOV
North
Eldridge**

Project
Project Address
City, Co, Zip
Project Location

Issued/Reviewed	Date	Activity
12-11-2010	12-11-2010	12-11-2010
12-14-2010	12-14-2010	12-14-2010

01 SP1
SCHEMATIC SITE
PLACEMENT MASTER PLAN

Sheet Title	Scale	Date	Drawn By	Project #	Job File
Schematic Site Placement	AS NOTED	7-11-12	Drawn By	Project #	Job File



Application Number: 2016-2004

Plat Name: Eldridge Forty Six

Applicant: The Pinnell Group, LLC

Date Submitted: 12/02/2016

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

Specific Variance is being sought and extent of variance:

(Sec. 42-47 and Sec. 42-81) Specific requirement or condition being sought: (Sec. 42-135 Street Extension) We are seeking a variance to prohibit the extension of Mayard Road and Satsuma Drive through the subject property, in lieu of dedicating a cul-de-sac bulb on the property at the end of Satsuma Drive, and a cul-de-sac knuckle adjacent to the property at the end of Mayard Road along the westerly right-of-way line.

Chapter 42 Section: 135

Chapter 42 Reference:

42-135

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;

In our previous request for variance, in lieu of extending Mayard Road and Satsuma Drive through the property, we dedicated a street right-of-way on the subject property called Folmar Lane, which was situated northerly of and contiguous to the southerly boundary line of the subject property and connected Mayard Road to Satsuma Drive. This variance was granted and approved by the City of Houston Planning Commission and Harris County Public Infrastructure Department. We contacted West Harris County Regional Water Authority, who currently owns a 42" subsurface water line situated approximately 20 feet north of the southerly boundary line (where Folmar Lane was to be constructed), to acquire approval to build Folmar Lane. They objected to any road being constructed on top of their pipeline, but would allow a road crossing. A meeting was administered on April 17, 2013 at Harris County P.I.D. with the developer, engineer, plat applicant/surveyor, a representative of West Harris County Regional Water Authority, and representatives of Harris County P.I.D. to discuss an alternative solution. Everyone at the meeting concluded the best solution would be to provide a cul-de-sac bulb at the extension of Satsuma Drive, between the West Harris County Regional Water Authority easement and the Magnolia/Mobil Pipeline Company easement. And a cul-de-sac knuckle on the west side of Mayard Road, south of the subject property, on private property owned by Cypress-Fairbanks I.S.D. The owner has obtained and recorded an easement for road, road drainage and other related purposes where the cul-de-sac knuckle will be constructed on the west side of Mayard Road (See instrument 20140390429). The paving constructed on this cul-de-sac knuckle will be built to county standards at owner's expense.

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

The existence of the 42" water line will prohibit the construction of a loop road through the property connecting Mayard Road to Satsuma Drive.

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

The construction of cul-de-sac bulbs at the end of Mayard Road and Satsuma Drive is in compliance with Chapter 42 and will maintain positive traffic flow.

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

The construction of cul-de-sac bulbs, to city and county standards, will not be injurious to the public health, safety or welfare.

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

This request is not based on economic reasons. It is a matter of the prohibition of a loop road being built on top of the 42" water line.

Houston Planning Commission

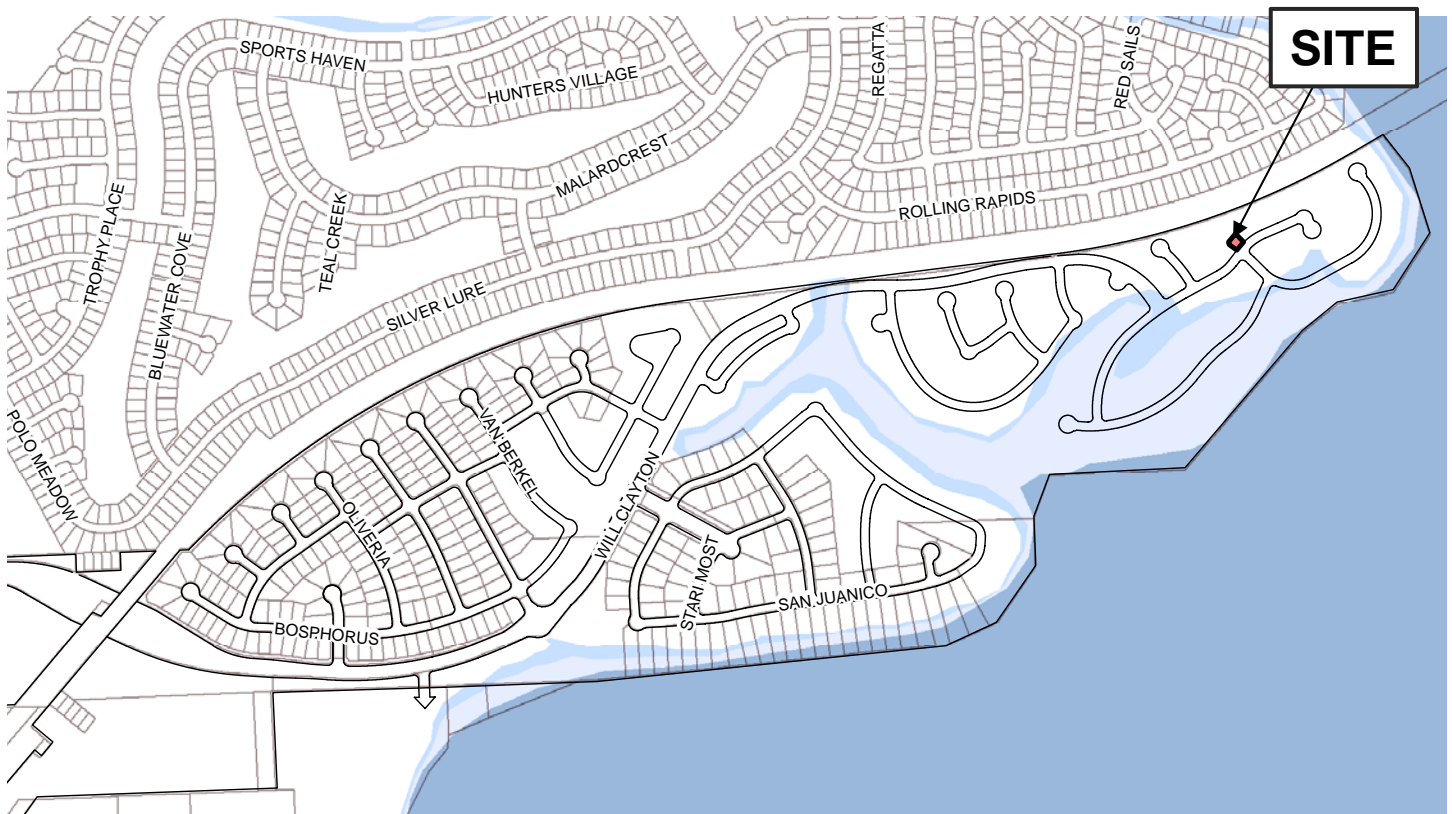
ITEM: 99

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Harris County MUD No 494 Lift Station No 2

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

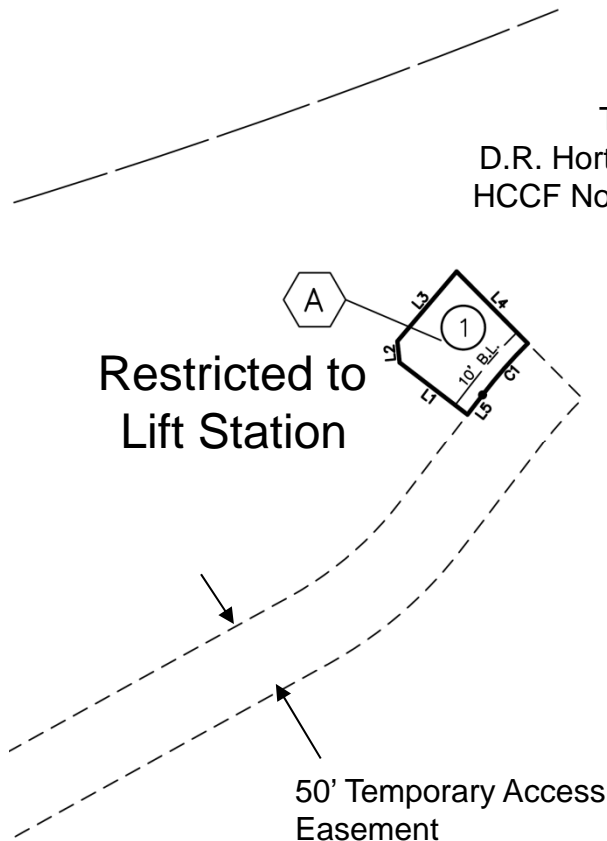
ITEM: 99

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Harris County MUD No 494 Lift Station No 2

Applicant: BGE, Inc.



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N52°33'39"W	55.01'
L2	N6°03'44"W	13.77'
L3	N40°26'11"E	58.81'
L4	S44°47'01"E	65.00'
L5	S37°26'21"W	15.93'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	325.00'	7°46'45"	44.13'	S 41°19'43" W	44.09'



D – Variances

Subdivision

Houston Planning Commission

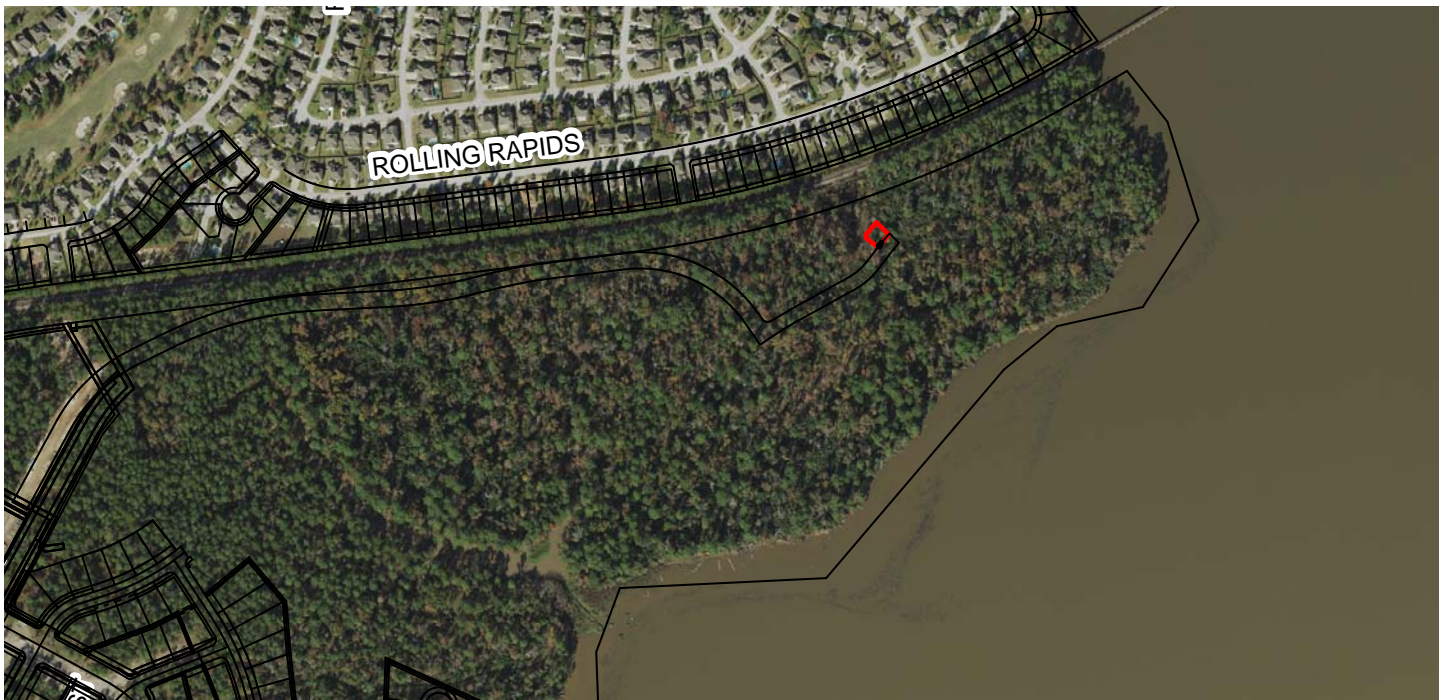
ITEM: 99

Planning and Development Department

Meeting Date: 12/15/2016

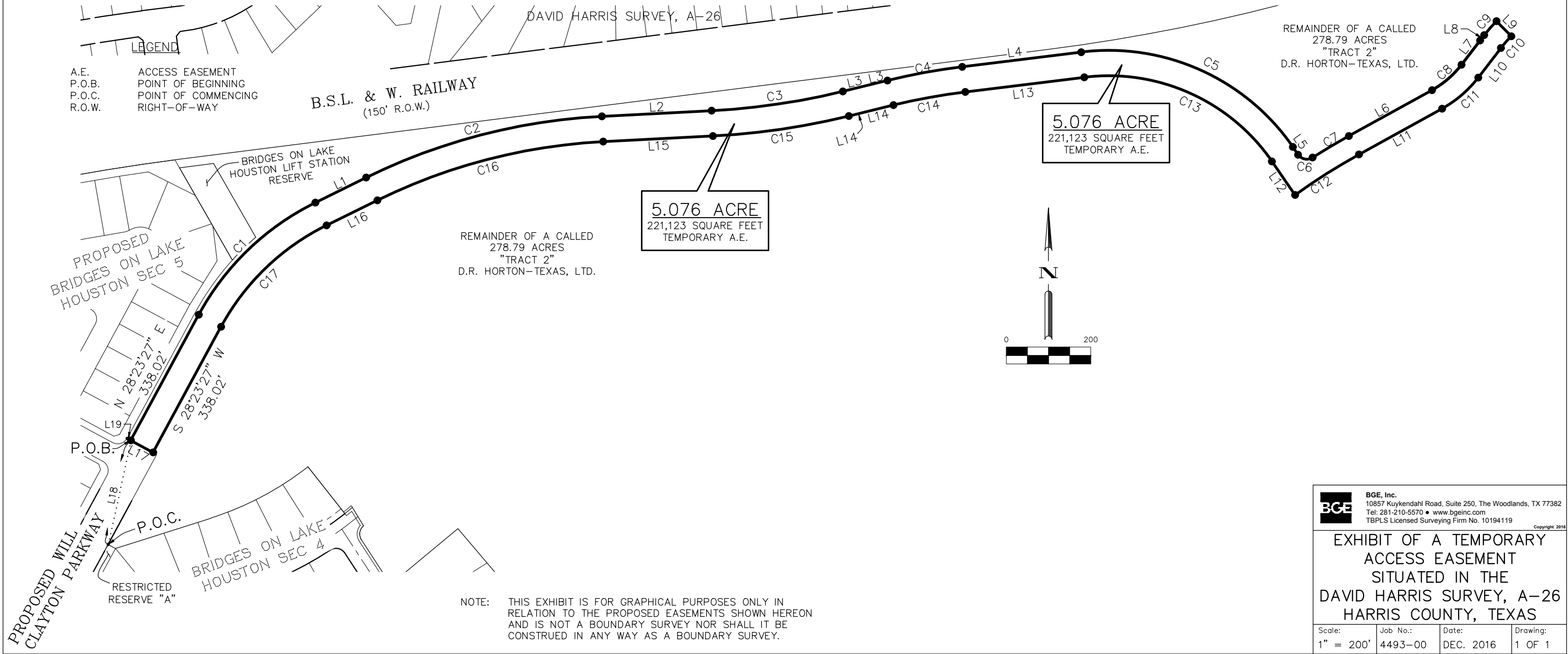
Subdivision Name: Harris County MUD No 494 Lift Station No 2

Applicant: BGE, Inc.



D – Variances

Aerial





Application Number: 2016-2028

Plat Name: Harris County MUD No 494 Lift Station No 2

Applicant: BGE, Inc.

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

To allow a temporary 60' access easement and a temporary 50' access easement to service a lift station until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

42-190(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve - Restricted Reserve Lift Station; Minimum Size - Minimum size required by the design manual; Type of Street or Shared Driveway - Public Street or Type I PAE; Minimum Street or Shared Driveway Width - 50 feet; Minimum Street or Shared Driveway Frontage - 20 feet.

Statement of Facts

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

(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 lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 25' of frontage along a future 50' public right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station and the appropriate sanitary sewer service.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate sanitary sewer service to the future single-family residential homes in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a temporary 60' access easement and a temporary 50' access easement from the Bridges on Lake Houston Sec 5, F.C. No. 677789, H.C.M.R., southerly boundary line, along the centerline of future Will Clayton Parkway (60' r.o.w.) and a 50' future public right of way. The temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public streets are dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required sanitary sewer service for the future single-family residential homes would create an impractical development and is the basis for this request.

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Site Location

Houston Planning Commission

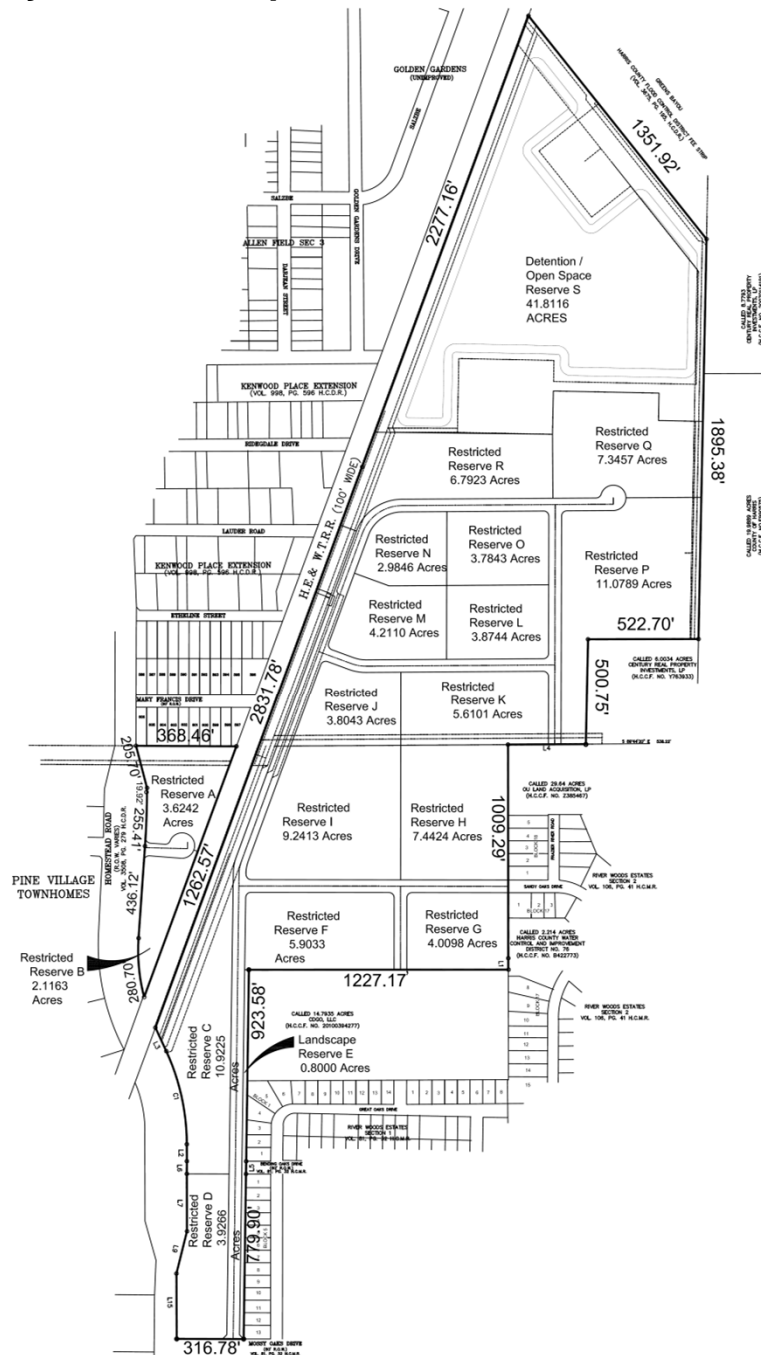
ITEM: 100

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-2055

Plat Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

(1) intersection of local street at Bending Oaks Drive (2) intersection of local street at the east property line.

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 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;

(1) Providing access to Bending Oaks Drive can bring commercial traffic into existing residential subdivision and could danger the safety of the young residents. Applicant is proposed to reserve a 20' wide landscape reserve along that area to separate from the existing residential subdivision. (2) To provide a street next to the existing park and wastewater treatment plant is impractical since they both have restricted traffic.

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

(1) The 27' pavement of Bending Oaks Drive was built with the existing subdivision and created the hardship for any commercial vehicles. (2) The park and wastewater treatment plant were built by Harris County and HCWCID #76.

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

(1) The accessibility to the proposed subdivision is sufficient to provide safe access. (2) The accessibility to the proposed subdivision is sufficient to provide safe access.

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

(1) The granting of the variance will improve the public safety. (2) 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.

(1) The use of the residential local streets for commercial traffic is not compatible with the residential neighborhoods. (2) Providing the dead end street to the park and wastewater treatment plant will confuse drivers and be impractical.

Houston Planning Commission

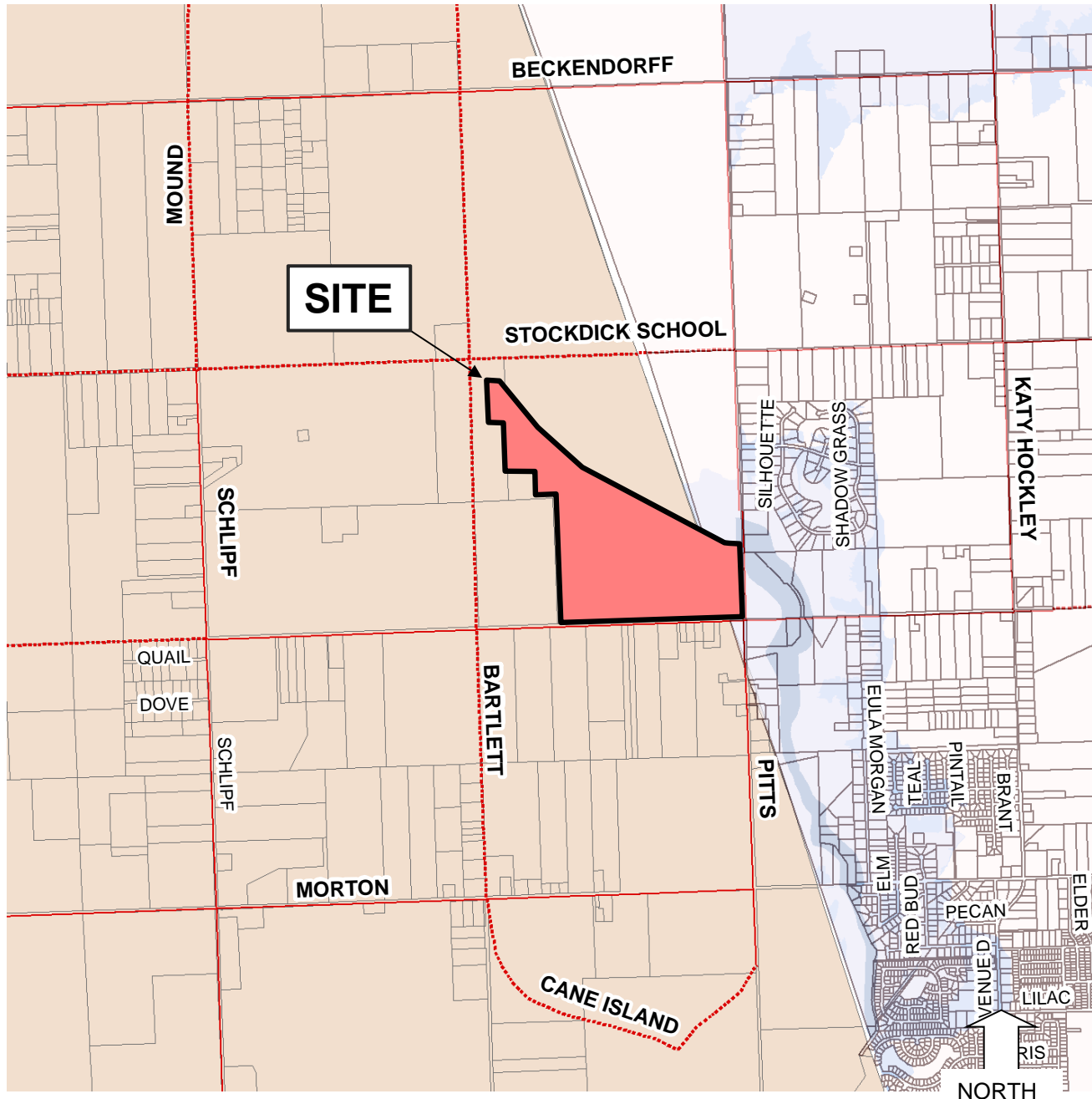
ITEM: 101

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lake House GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Site Location

Houston Planning Commission

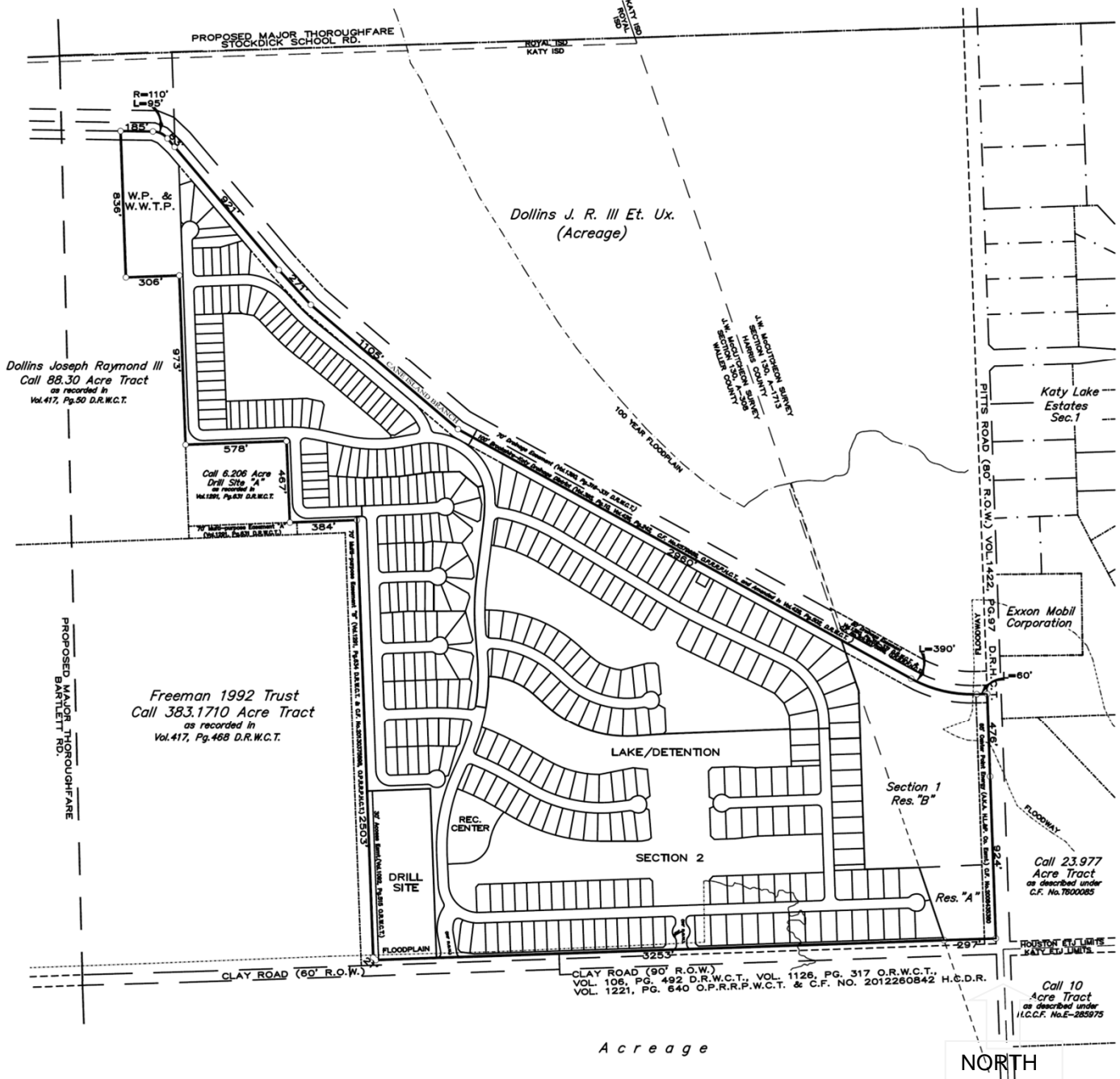
ITEM: 101

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lake House GP

Applicant: BGE|Kerry R. Gilbert Associates



D – Variances

Subdivision

Houston Planning Commission

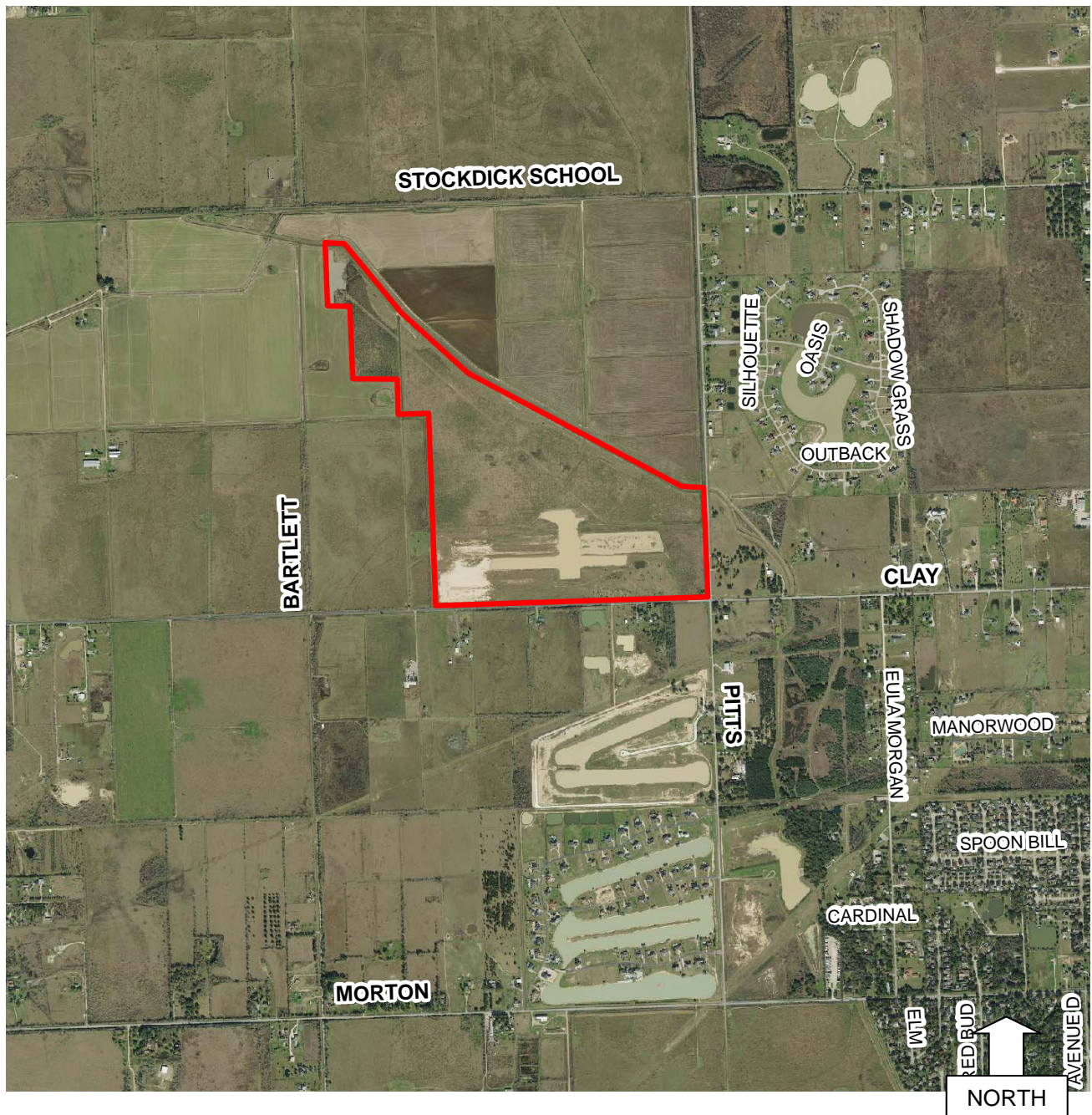
ITEM: 101

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lake House GP

Applicant: BGE|Kerry R. Gilbert Associates



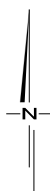
D – Variances

Aerial



LEGEND

- | | |
|--------------------------|------------------------|
| CITY OF HOUSTON ETJ | STREAM CENTERLINE |
| CITY OF KATY CITY LIMITS | FLOODWAY |
| PLATTING ACTIVITY | 100-YR FLOODPLAIN |
| LAKE HOUSE | OVERFLOW FLOODPLAIN |
| | COUNTY LINE |
| | THOROUGHFARE ALIGNMENT |



a regional area exhibit for
LAKE HOUSE
± 225.2 ACRES OF LAND
prepared for
TRENDMAKER HOMES



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77454
Tel: 281-579-0340



DECEMBER 5, 2016
KGA #1354

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WALLER COUNTY

Yancy Scott, P.E., CFM
County Engineer



November 17, 2016

Planning and Development Department
City of Houston
611 Walker, 6th Floor
Houston, Texas 77002

Re: **Lake House General Plan**

Dear City of Houston Staff,

The Waller County Engineering Department interposes no objection to the Lake House development by Trendmaker Homes, located on Clay Road west of Pitts Road in Waller County. The Engineering Department supports the requested variance for no public street stubs and also supports the developer's intent to create a wholly gated community with privately maintained streets.

Please contact me for any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yancy Scott", is written over a circular stamp.

Yancy Scott, P.E., CFM
Waller County Engineer
775 Business 290 East
Hempstead, Texas 77445
713.560.8200 cell
979.826.7670 office

CC: Judge Duhon (via email)
Comm. Beckendorff (via email)



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-2033

Plat Name: Lake House GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

To exceed the maximum block length around the entire project boundary by providing no public stub streets or through streets.

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;

Lake House is a new ±225-acre gated single-family community located at the extreme west of Houston's ETJ, generally north of the City of Katy and about 30 miles west of downtown Houston. The majority of the development lies within Waller County. Major thoroughfare Clay Rd forms the southern boundary of the development, and the site also touches a portion of major thoroughfare Pitts Rd along the eastern boundary. The Cane Island Branch of Buffalo Bayou forms the diagonal northeastern boundary of the development. The site is also a part of the Katy Oil & Gas Field, aka the Caney Oil Field, and the western boundary is defined by existing pipelines, drill sites, and associated easements. The major thoroughfare plan in this region calls for an uninterrupted one-mile thoroughfare grid. The region is largely agricultural in nature and the thoroughfare grid is sufficient for the current and future traffic demands of the region. Most subdivision activity has been in the form of large residential lots of several acres in size, in keeping with the rural context (see attached regional area exhibit). The Lake House development proposes a gated community with two access streets onto major thoroughfare Clay Road and an internal street pattern with multiple interconnected loops that ensure all the lots within the development have multiple routes of circulation out to the thoroughfare. Due to the remote nature of this location, Waller County is in support of privately maintained streets and gated communities which place no additional maintenance burden on the County (see attached letter of support from Waller County Engineering). The site is located in a very low-density area. The surrounding tracts are either still agricultural in nature, or have developed as low-density residential subdivisions, many of which have been subdivided by deed and meets and bounds. The eight surrounding one-mile blocks contain, clockwise from top-left: 39 parcels within the square mile; 2 parcels; 61 parcels; 138 parcels; 424 parcels; 108 parcels; 37 parcels; and 8 parcels per square mile. The total average density for the region is 0.16 parcels per acre. The subject development covers approximately 35% of the one-mile thoroughfare grid between Clay Rd, Pitts Rd, future Bartlett Rd, and future Stockdick School Rd. The development proposes approximately 350 total lots, ranging from ±8,000sf to ±14,400sf on average, with an overall density of approximately 1.55 dwelling units per acre within the development, which is far lower than the typical suburban development density of 3 to 4 dwelling units per acre. Combining the proposed number of lots in the Lake House development with the remaining tracts in the same thoroughfare block, the ultimate density of the entire square mile is approximately 0.55 parcels per acre. Given the low-density characteristics of the proposed development and the surrounding rural context, as well as Waller County's support of privately-maintained communities, the developer requests a variance for no stub streets from any point of the development.

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

The adjacent Cane Island Branch and pipeline easements, as well as the surrounding context of low-density rural development, is not a condition 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 thoroughfare grid, and internal circulation is upheld by the loop street system connecting back to the major thoroughfare grid, 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 frustrate local traffic circulation, given the rural nature of the region, and will not create any harmful or dangerous conditions, and is therefore not injurious to the public health, safety, or welfare.

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

The adjacent Cane Island Branch and pipeline easements, as well as the surrounding context of low-density rural development, are the supporting circumstances for this request.

Houston Planning Commission

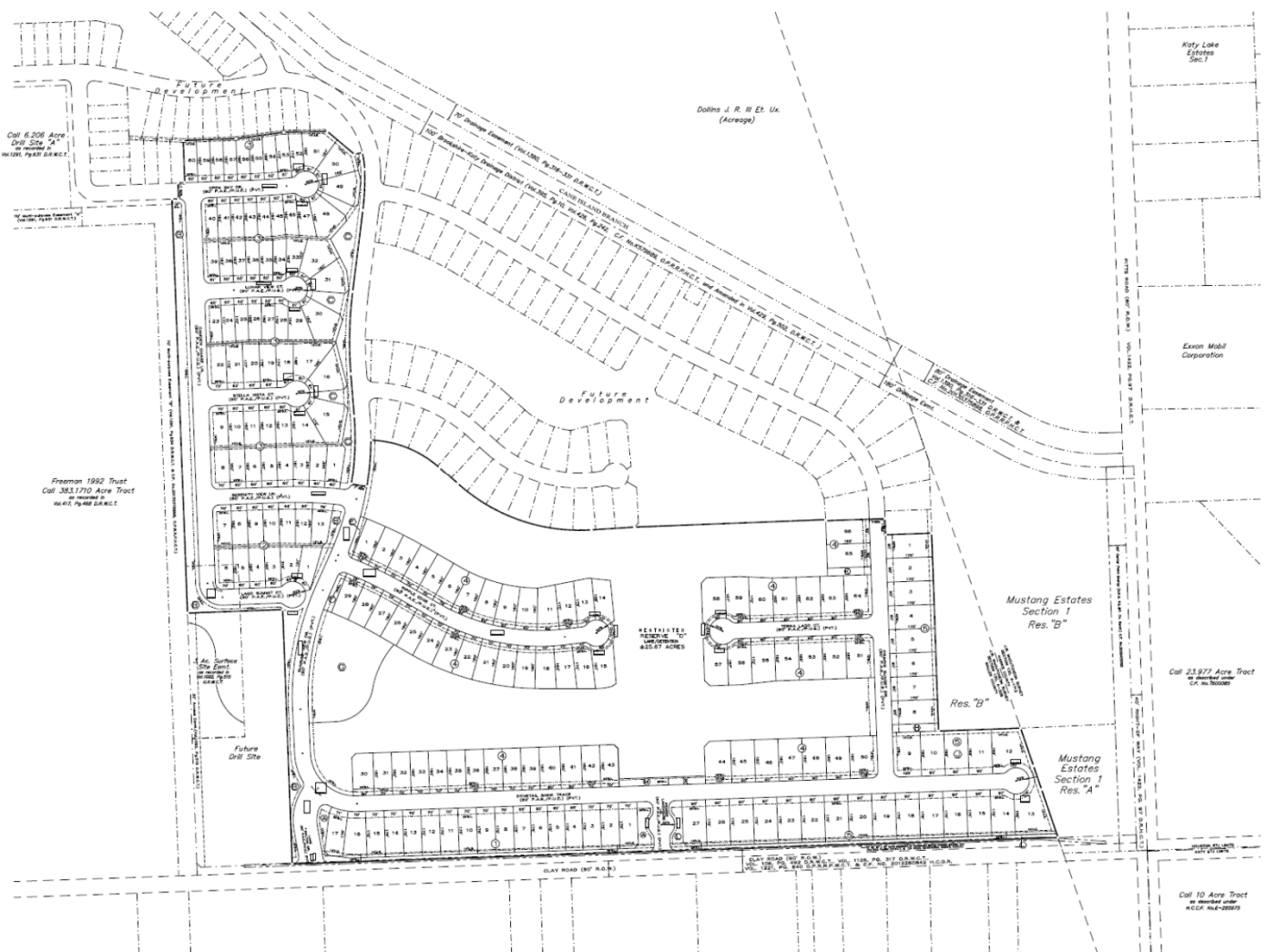
ITEM: 102

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lake House Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



D-Variations

Site Location

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lyons Avenue Health Center replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

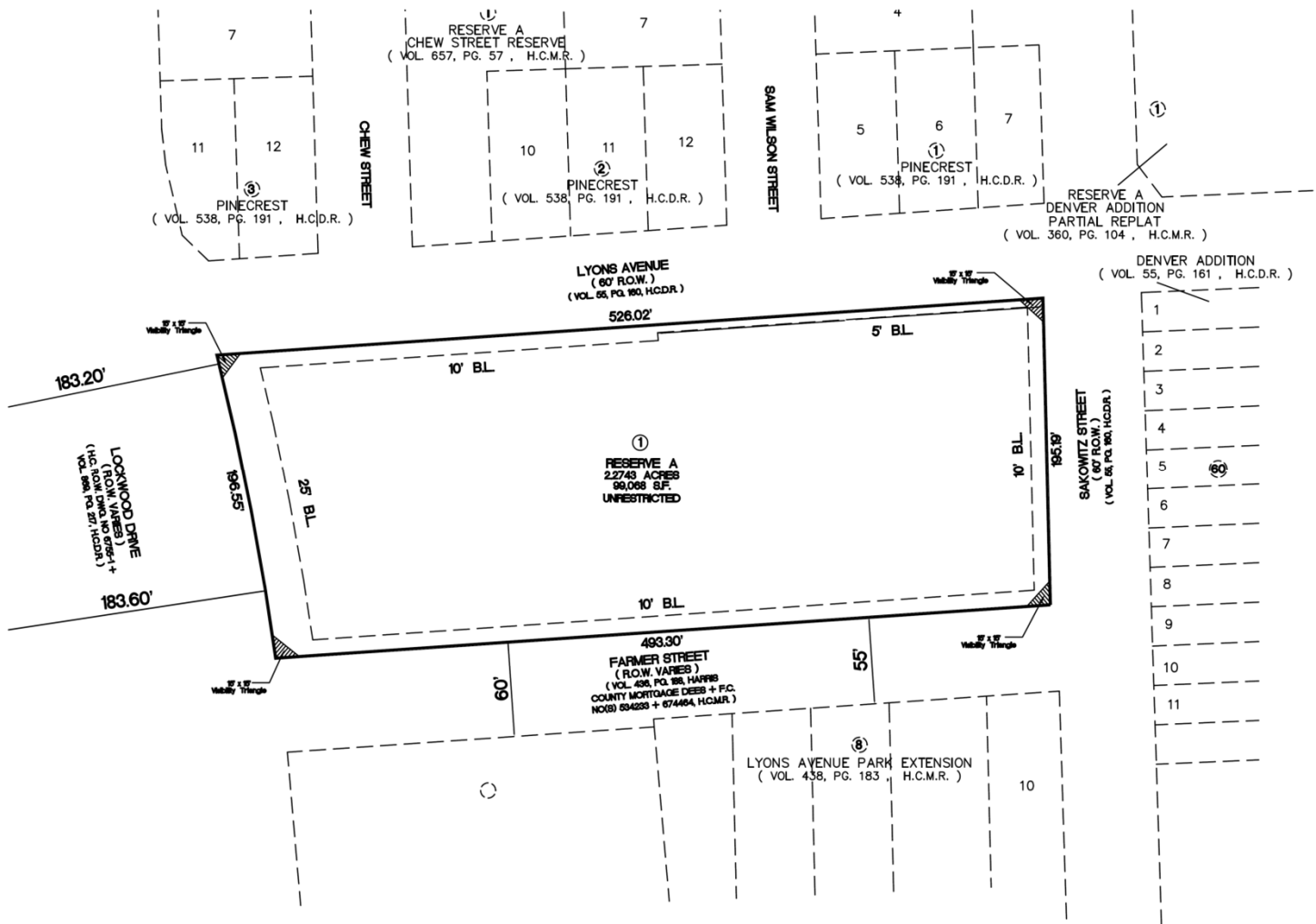
ITEM: 103

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Lyons Avenue Health Center replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 12/15/2016

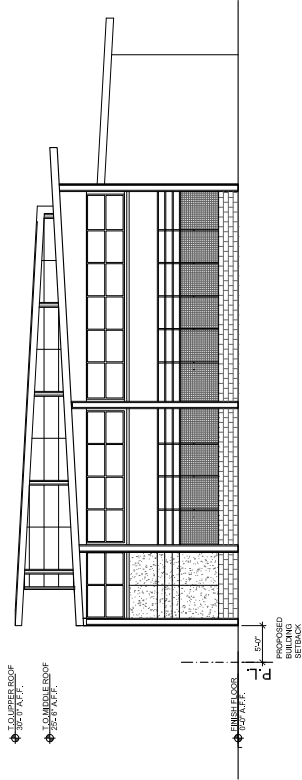
Subdivision Name: Lyons Avenue Health Center replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



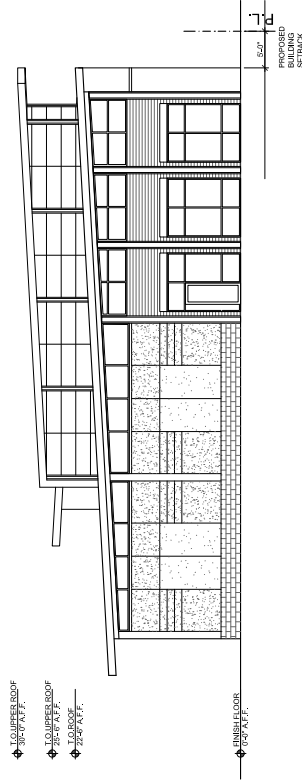
D – Variances

Aerial



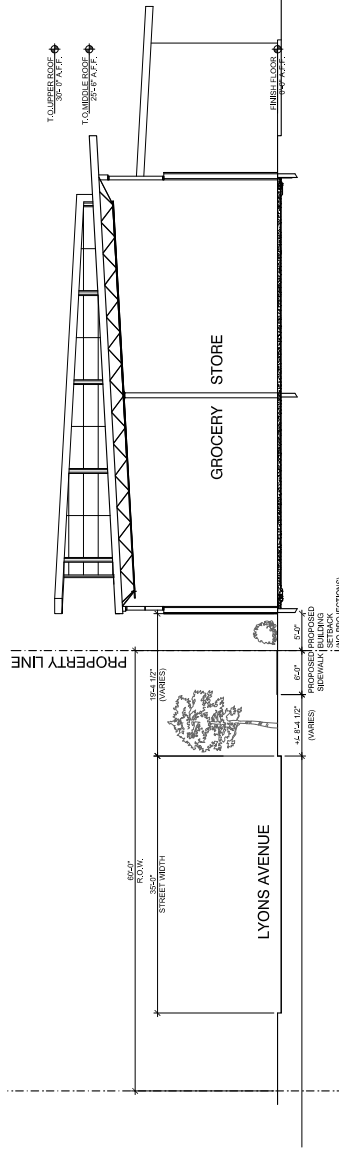
04 WEST ELEVATION

SCALE: 1/8" = 1'-0"



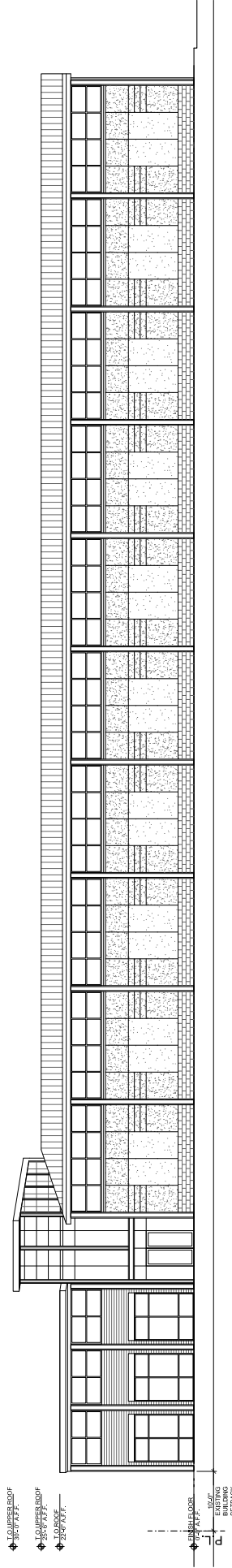
02 EAST ELEVATION (FACING SAKOWITZ ST)

SCALE: 1/8" = 1'-0"



03 SITE SECTION

SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION (FACING LYONS AVE)

SCALE: 1/8" = 1'-0"

PM
LYONS AVE & LOCKWOOD DR
HOUSTON, TEXAS
15125-00

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-2010

Plat Name: Lyons Avenue Health Center replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 12/02/2016

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

Specific Variance is being sought and extent of variance:

To allow a 5' building setback on Lyons Ave rather than 10' beside the future grocery store

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. 10' BL on local streets

Statement of Facts

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

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

This property was formerly owned by the City of Houston and was sold to the present developer with the stipulation the redevelopment must include a grocery store. Because the area is considered a "food desert". The grocery store will front on Lyons Avenue, which is a designated Major Thoroughfare one block to the west, but the designation stops at Lockwood. . If this block was also so designated, the grocery store could follow the performance standards and have a right to a 5' seatback. The intent she is to create a pedestrian-friendly store that will encourage people from the neighborhood. People will be encouraged to reach the store on foot, on the bus, or by bike. The store's close proximity to the street and public sidewalk be inviting to area residents. The CVS pharmacy will have a conventional site plan. Despite the efforts of this developer and others in the community, CVS refuses to build or occupy anything else.

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

In this location it was a challenge for the developer to secure a willing grocer that would be welcome to the neighborhood residents.

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

The proximity of the store to the street and public sidewalk will encourage community engagement, which will assist on-going redevelopment efforts.

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

Public health will be improved by having ready access to fresh foods on a community-oriented grocery store.

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

The justification for the variance is the existing condition and that it is in the Community's best interest to promote access to fresh foods.

Houston Planning Commission

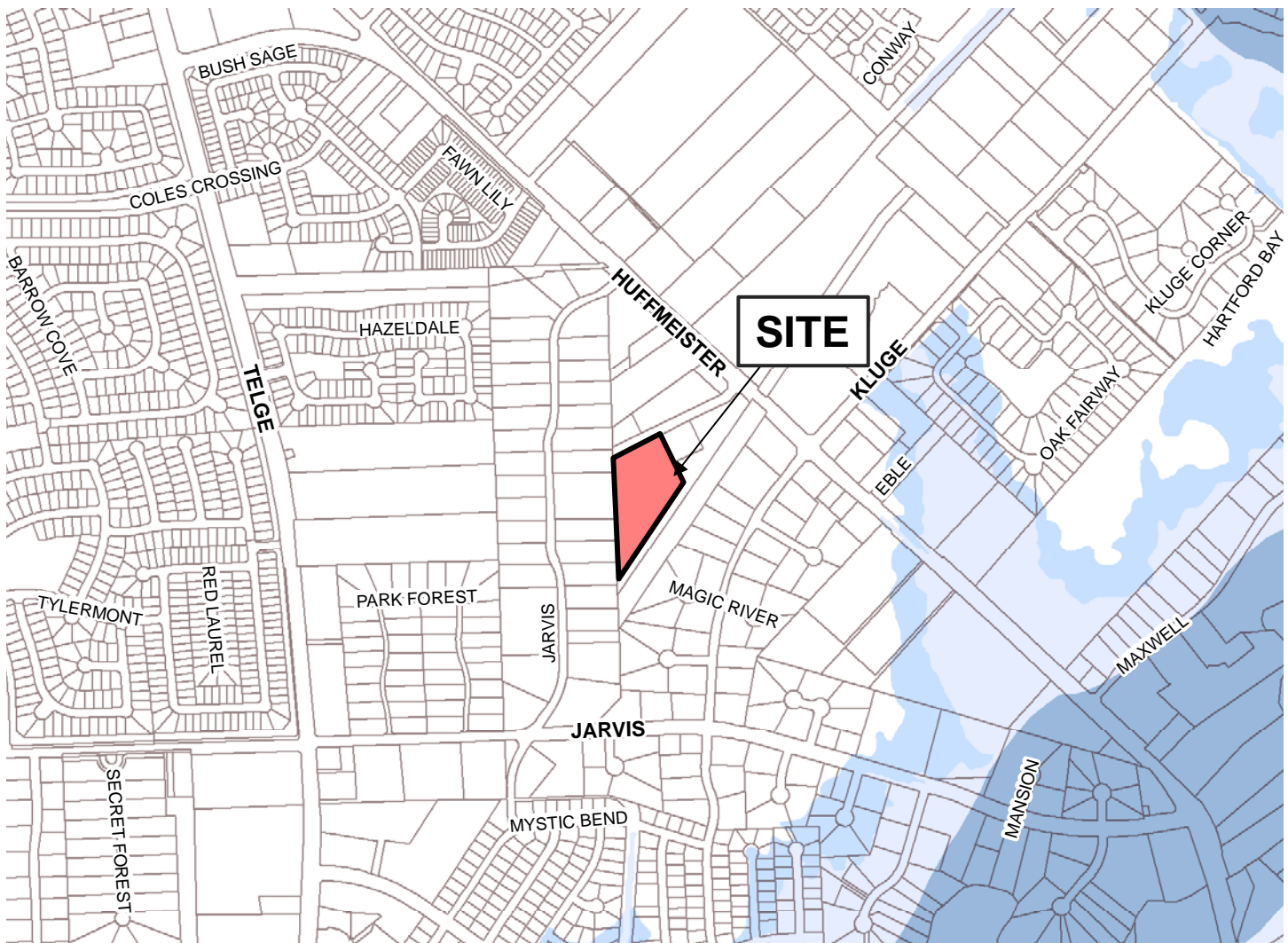
ITEM: 104

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Murphy Square

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

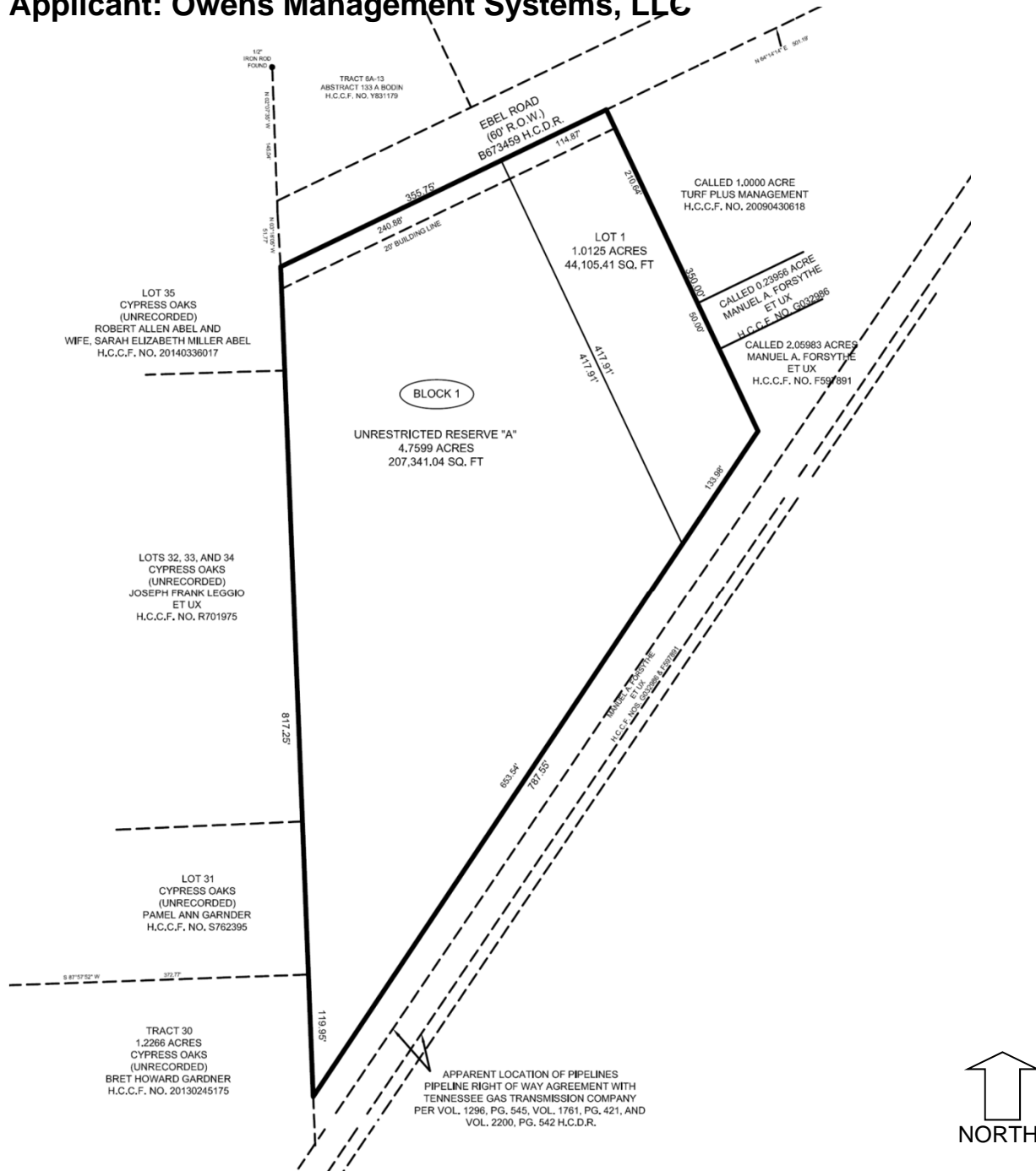
ITEM: 104

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Murphy Square

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Murphy Square

Applicant: Owens Management Systems, LLC

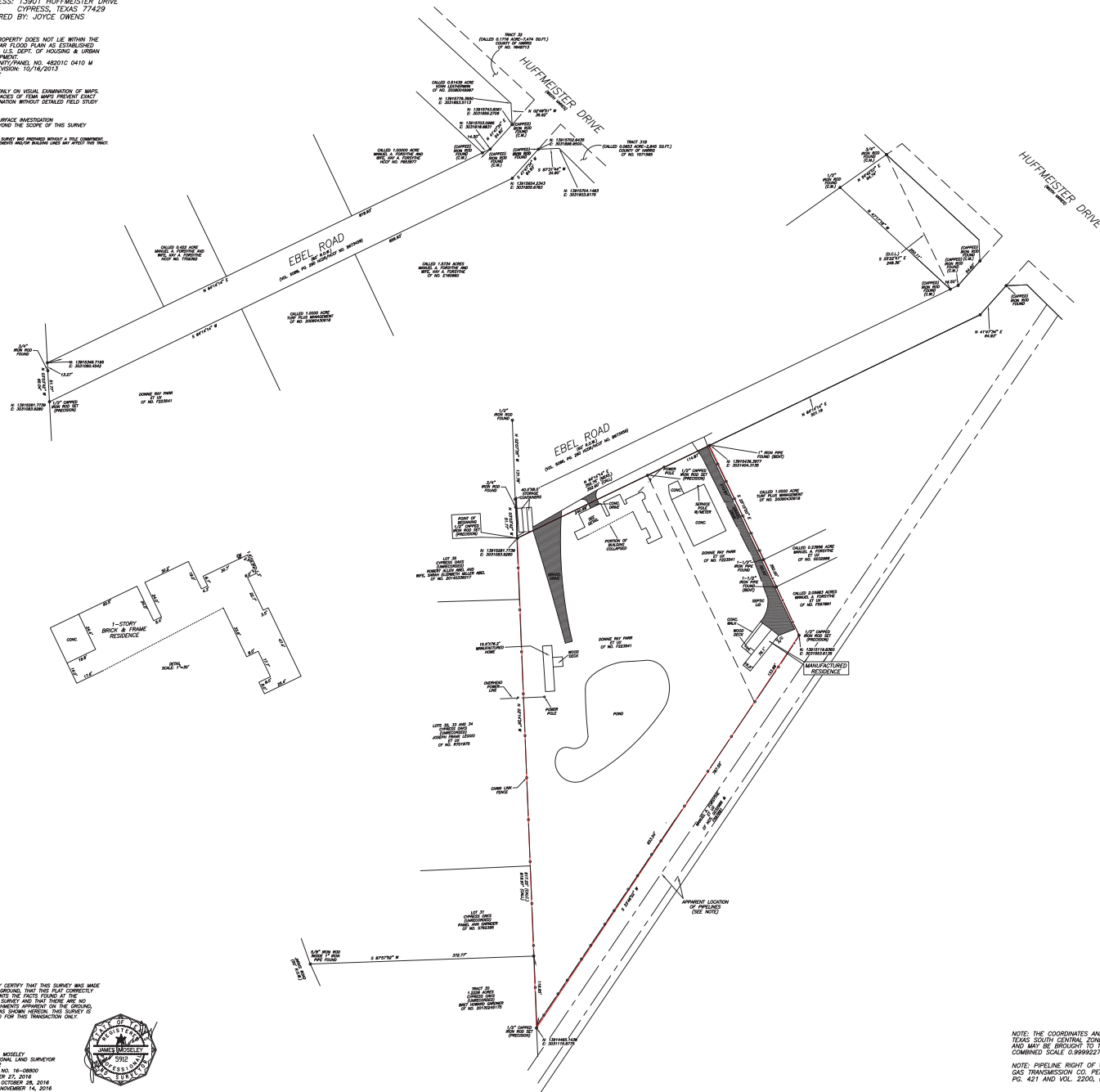


D – Variances

Aerial

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER AGREEMENTS AND/OR REGULATIONS MAY AFFECT THIS INSTRUMENT.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
DRAWING NO. 16-08800
SEPTEMBER 27, 2016
REVISED: OCTOBER 28, 2016
REVISED: NOVEMBER 14, 2016

RECORD BEARING: TEXAS SOUTH CENTRAL ZONE NO. 4204
STATE PLANE GRID COORDINATES (NAD83)

NOTE: THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999227004

NOTE: PIPELINE RIGHT OF WAY AGREEMENT WITH TENNESSEE GAS TRANSMISSION CO. PER VOL. 1296, PG. 545, VOL. 1761 PG. 421, AND VOL. 2200, PG. 542 H.C.D.R.



PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 -800-LANDSURVEY-
www.precision-surveyors.com
 281-496-1586 FAX 281-496-1867
 690 INDEPENDENCE STREET SUITE 110 HOUSTON, TEXAS 77078
 210-829-4941 FAX 210-829-1555
 1777 MC LOOP AND CLAYTON RD SAN ANTONIO, TEXAS 78217
 TOLL FREE 800-508-5000

DRAFT FOR DISCUSSION



Application Number: 2016-1983

Plat Name: Murphy Square

Applicant: Owens Management Systems, LLC

Date Submitted: 11/14/2016

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

Specific Variance is being sought and extent of variance:

A variance is sought to take access for a reserve and lot from a ingress/egress access easement.

Chapter 42 Section: 180; 190c

Chapter 42 Reference:

Sec. 42-180. - General lot design standards. Sec. 42-190(c) - Tracts for non-single-family use - Reserves. (a) Each lot in a subdivision plat shall be of sufficient size and shape to: (1) Allow for the construction of a single-family residential building that meets the requirements of this Code, the Construction Code, and the design manual; (2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon; (3) Ensure that direct vehicular access is provided from a street, shared driveway, or alley; and (4) Provide for the number of parking spaces required by section 42-186 and article VIII of chapter 26 of this Code, as applicable. The size and dimensions of a parking space shall be in conformance with the requirements of the Construction Code.

Statement of Facts

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

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

Ebel Road is a private 60' ingress/egress easement recorded under HCCFC B673453 that intersects with Huffmeister Road in Harris County. Ebel Road extends approximately 870 feet south of Huffmeister Road. The owner proposes one residential lot for the existing house and one unrestricted reserve for future use.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Ebel Road, 60' private ingress/egress easement, was recorded in 1963 to allow property owners access to Huffmeister Road. All of the properties abutting Ebel road are out of the A. Bodin Survey – Abstract 133.

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

The intent and general purposes of this chapter will be preserved and maintained. The 60' access road exceeds the minimum 50' requirement per Chapter 42.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development aligns with the terminus of Ebel Road.

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

Economic hardship is nor the sole justification of the variance. Ebel Road is the only point of access to the property.

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Museum of Fine Arts Houston Sec 3

Applicant: C.L. Davis & Company



D – Variances

Site Location

Houston Planning Commission

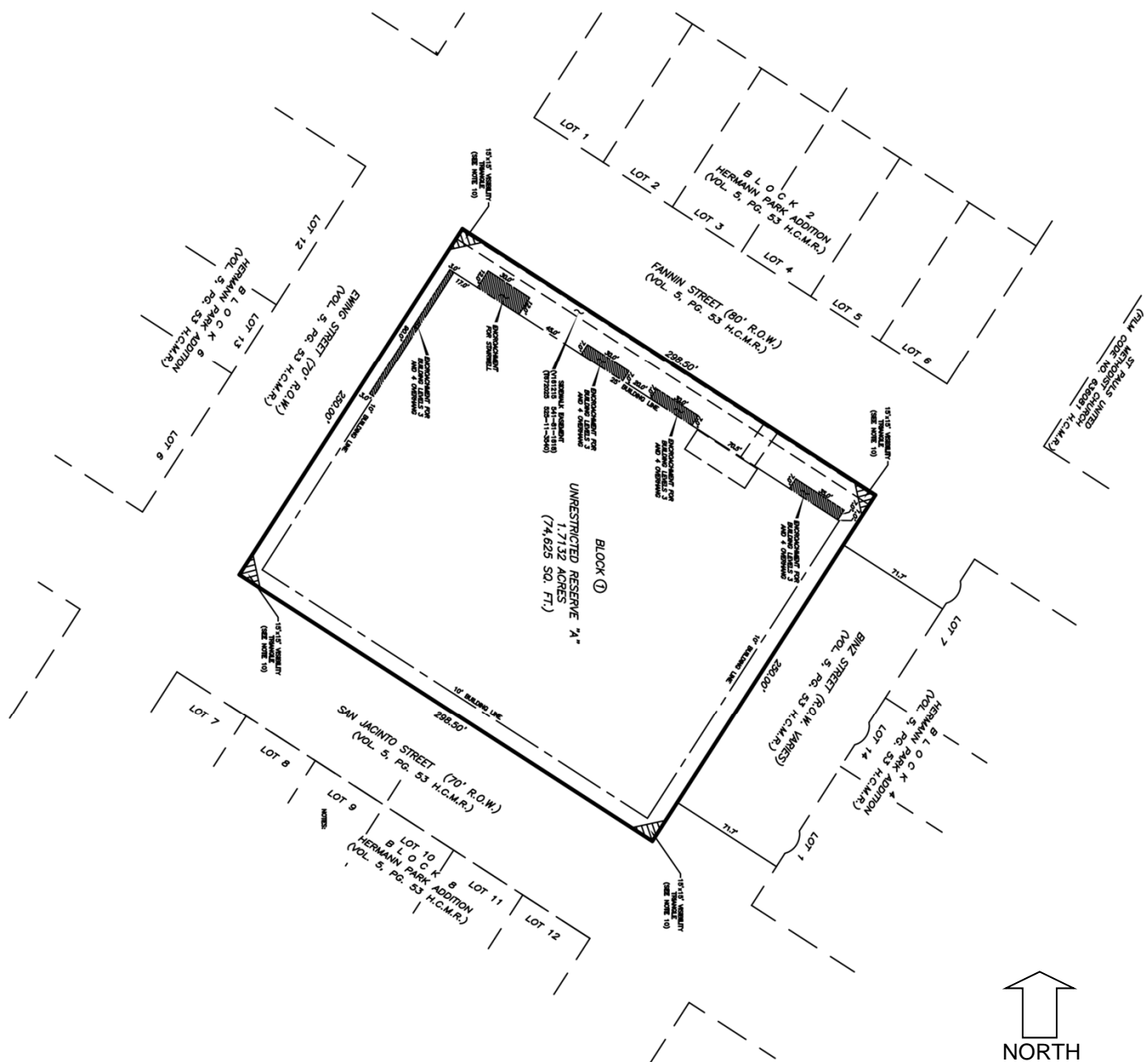
ITEM: 105

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Museum of Fine Arts Houston Sec 3

Applicant: C.L. Davis & Company



D – Variances

Subdivision

Houston Planning Commission

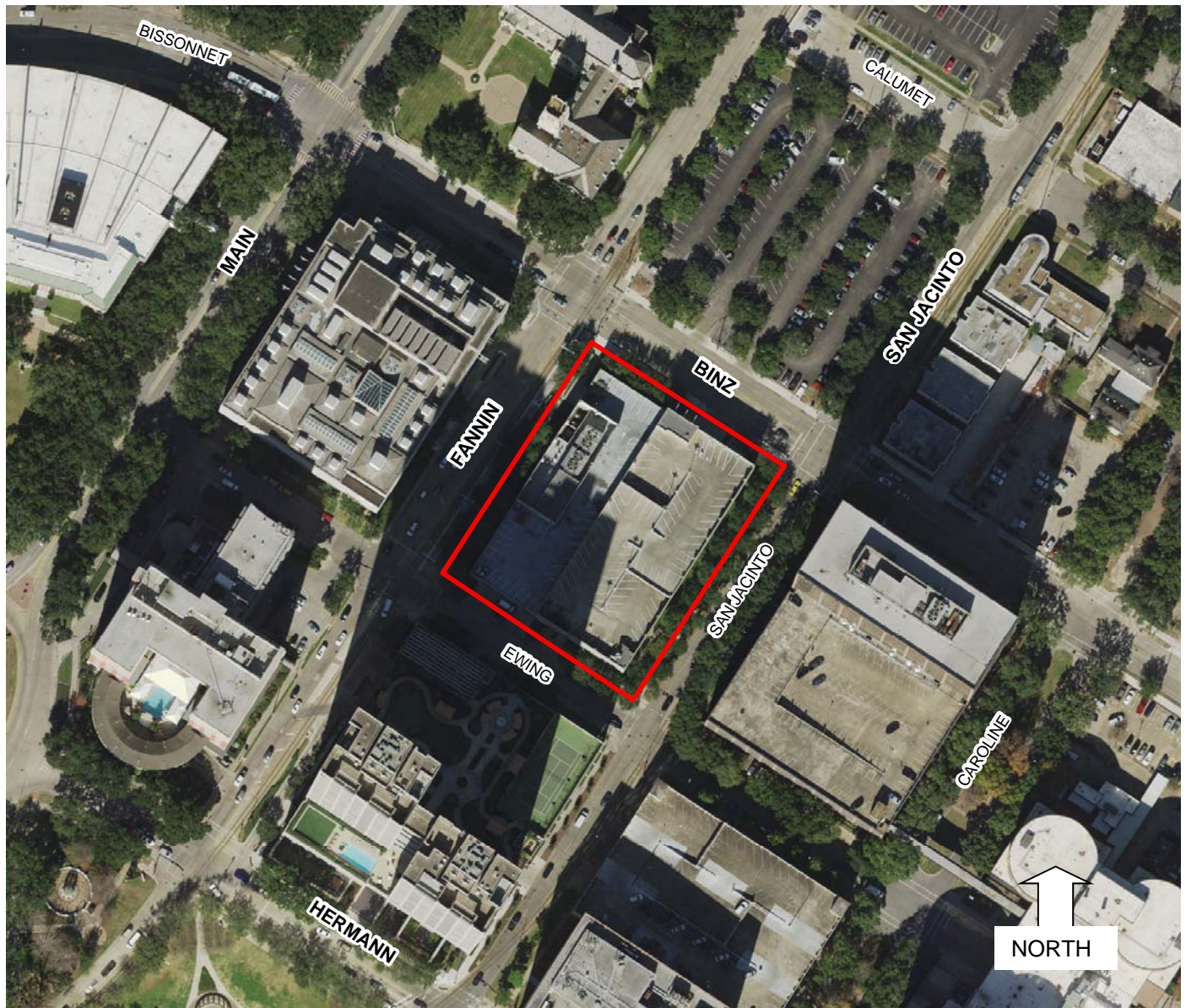
ITEM: 105

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Museum of Fine Arts Houston Sec 3

Applicant: C.L. Davis & Company



D – Variances

Aerial



Application Number: 2016-2017

Plat Name: Museum of Fine Arts Houston Sec 3

Applicant: C.L. Davis & Company

Date Submitted: 12/03/2016

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

Specific Variance is being sought and extent of variance:

Allow a Dual Building Line along Fannin Street and Ewing Street for the Life of the Proposed Building Expansion.

Chapter 42 Section: 42-155

Chapter 42 Reference:

42-155(a). Collector and local streets – Uses other than single-family residential. The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

N/A

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

The Dual Building Line Variance is being requested for a New Expansion to the Existing Museum of Fine Arts, Houston Building that was completed in 2000. The existing Building currently is within the required Building set-backs. The proposed Expansion will be enclosing a portion of the existing Garage Roof area at Level 3 and adding an additional (1) story at Level 4 to provide new Conservation Studios. The New Expansion will only affect the Ground Level at the southwest corner for a proposed Stairwell. The Dual Building Line along Fannin Street and Ewing Street will not affect any Ground Level Pedestrian Walkway or impact site visibility at any street intersection. The dual building line along Fannin Street is located inboard of the light rail line. The floors that encroach into Building line will be part of Painting conservation studio, Decorative Art conservation studio, Sculpture conservation studio, and a shell space which will be fitted to serve Paper and Photography conservation studios in the future. Except for the proposed stairwell, the proposed area over the existing building line will be approximately 30' (feet) above Ground level.

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

The requested variance is an attempt to allow for additional floor space at Levels 3 and 4 required for the design of the above referenced studios to accommodate necessary program areas and to provide a new egress stairway from Level 4 down to grade along Fannin Street. This is not a result of a hardship created or imposed by the applicant.

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

The intent and purpose of this chapter will be preserved and maintained, as this variance is intended to provide a development cohesive with the surrounding existing and proposed

development.

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

The granting of the variance will not impact public health, safety or welfare. Emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project. The requested variance to build along Ewing Street only occurs at Level 4.

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

Economic hardship is not the justification for the variance. The development is intended to complement the existing development in the overall Museum District.

Houston Planning Commission

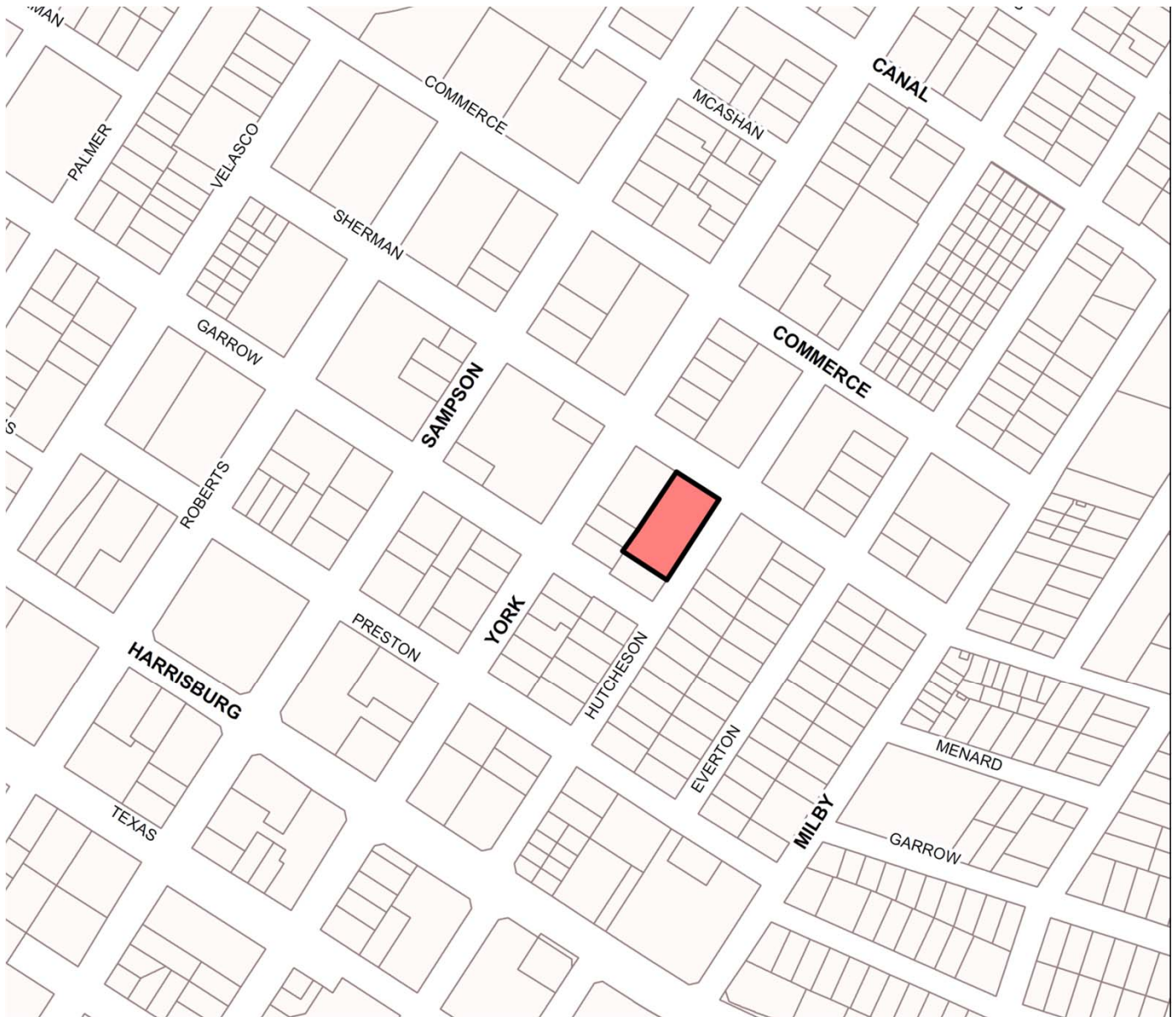
ITEM: 106

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

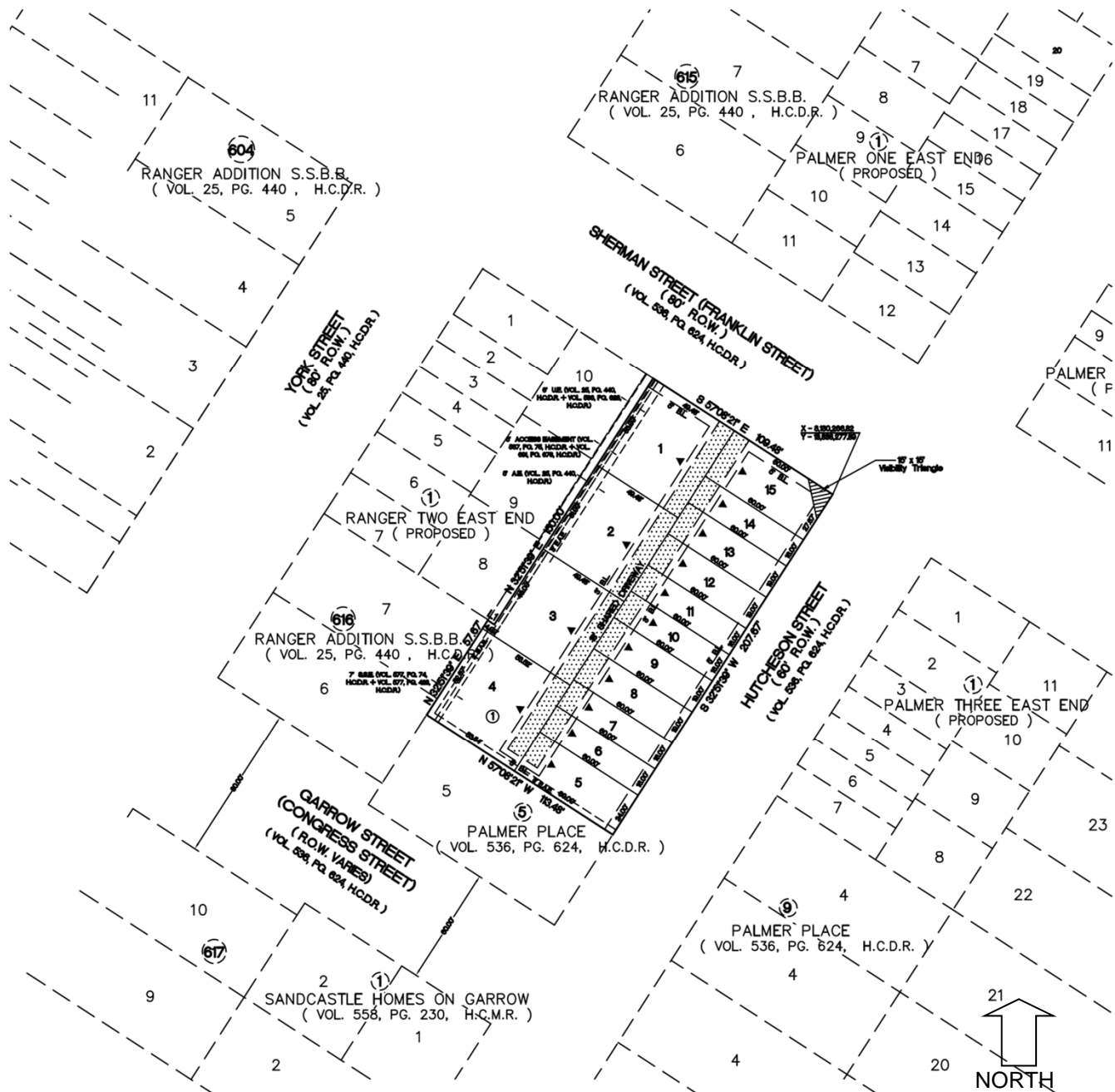
ITEM: 106

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

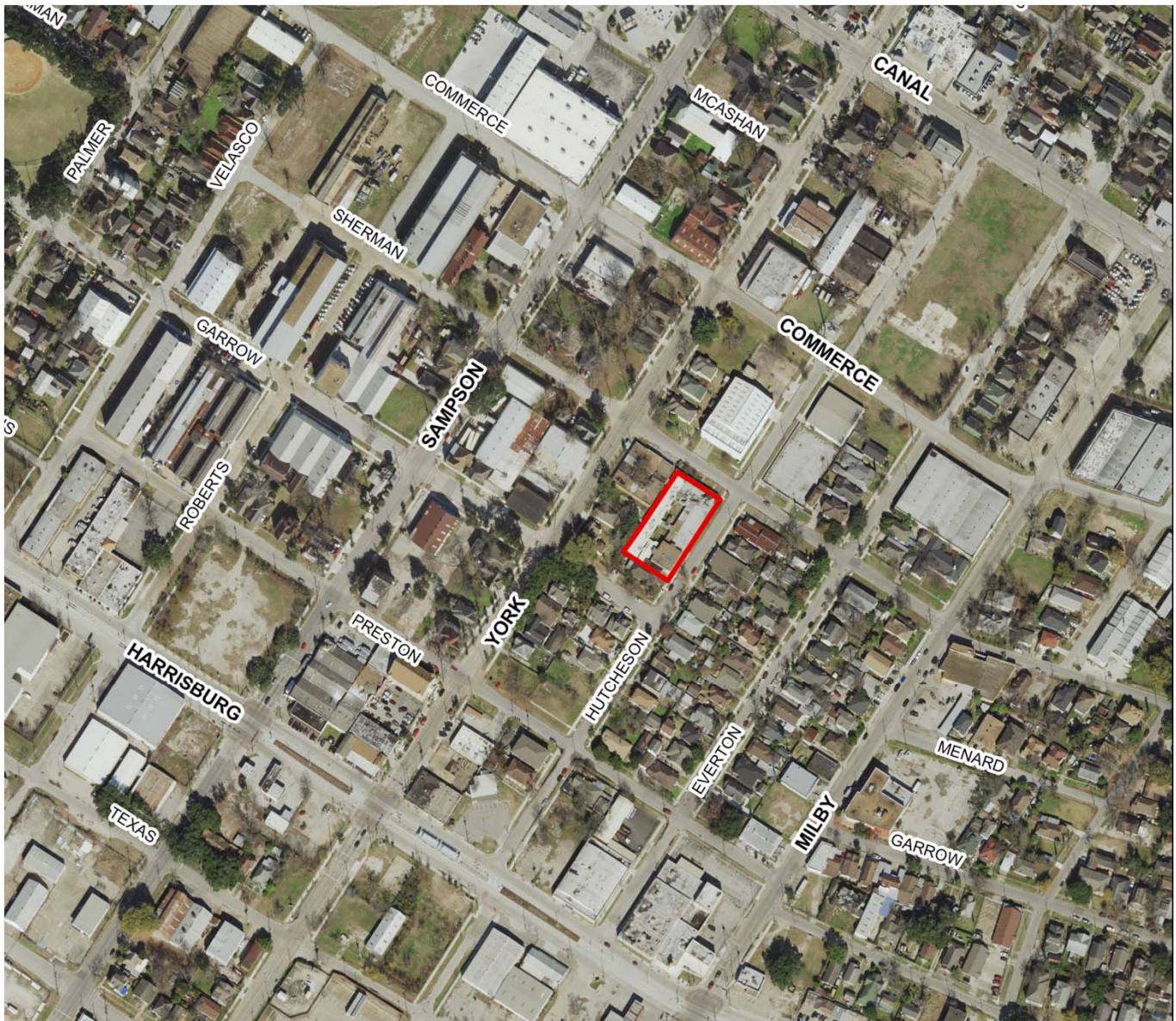
ITEM: 106

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



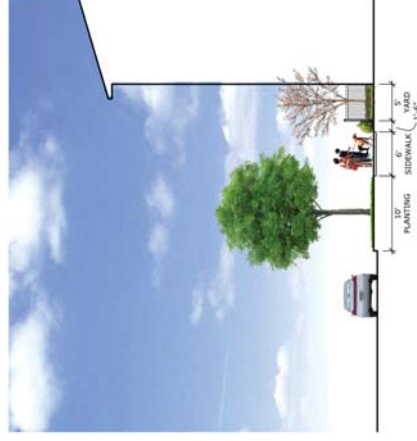
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

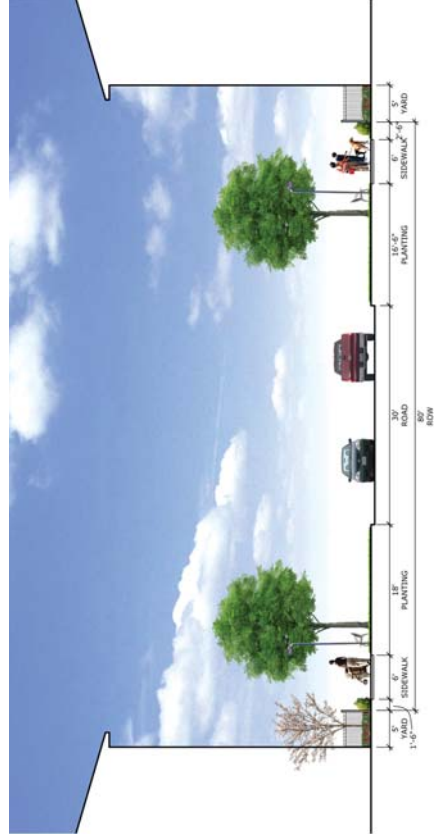




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1913

Plat Name: Palmer Four East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lot 1 and Lots 5-15 to have 1 rather than 2 parking spaces on site .

Chapter 42 Section: 42-184,181(c),186(a)

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.

Statement of Facts

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

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

This property is to be developed with a mix of market rate and workforce housing The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workfare homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lot 1 and Lots 5-15 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 ½" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

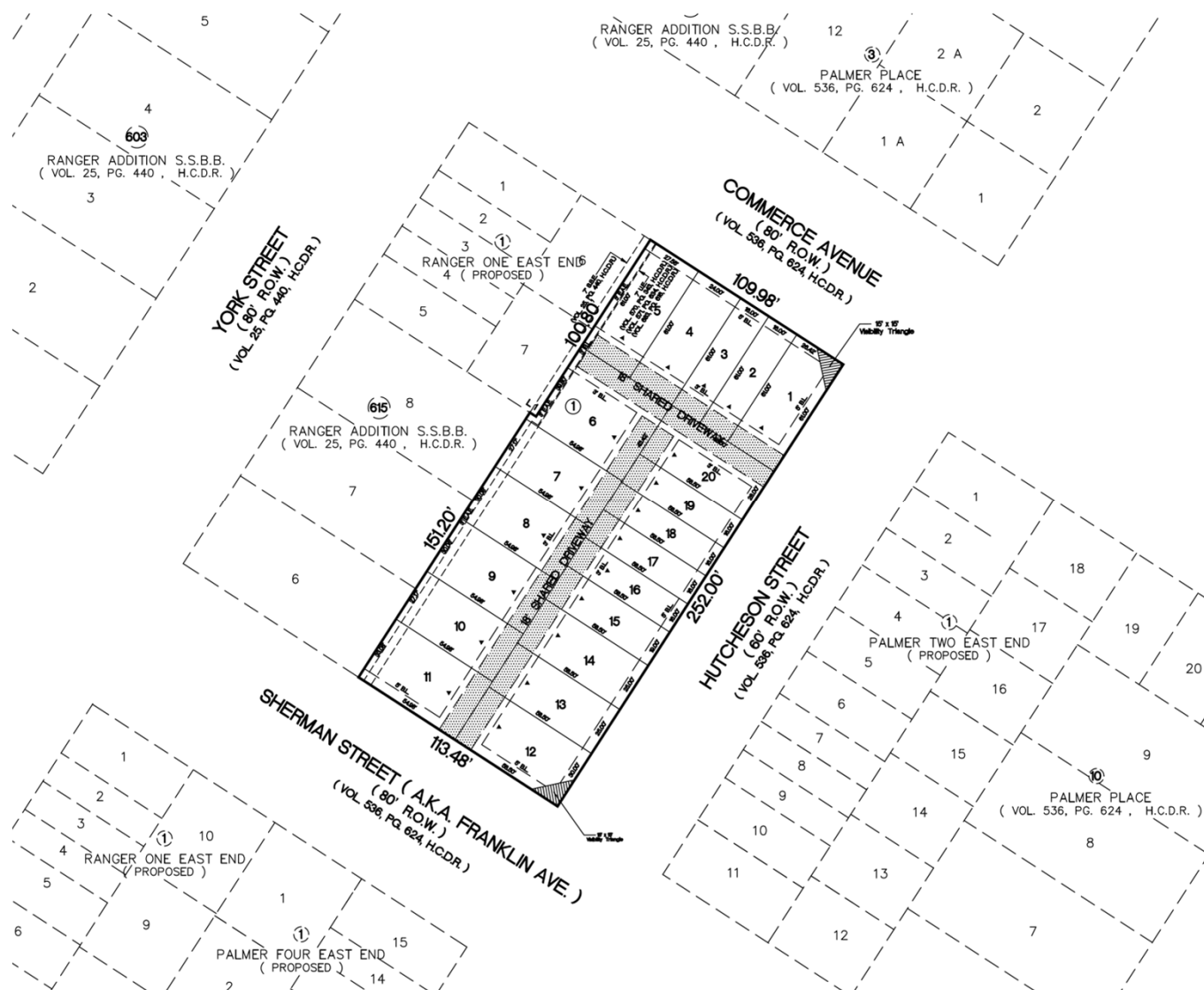
ITEM: 107

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



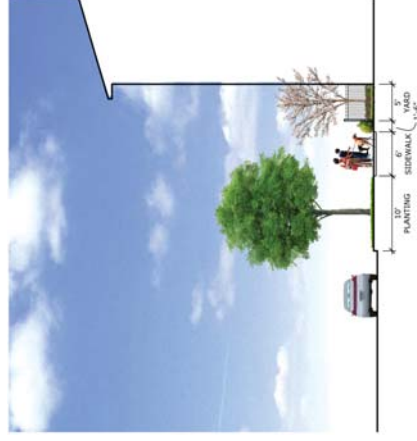
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

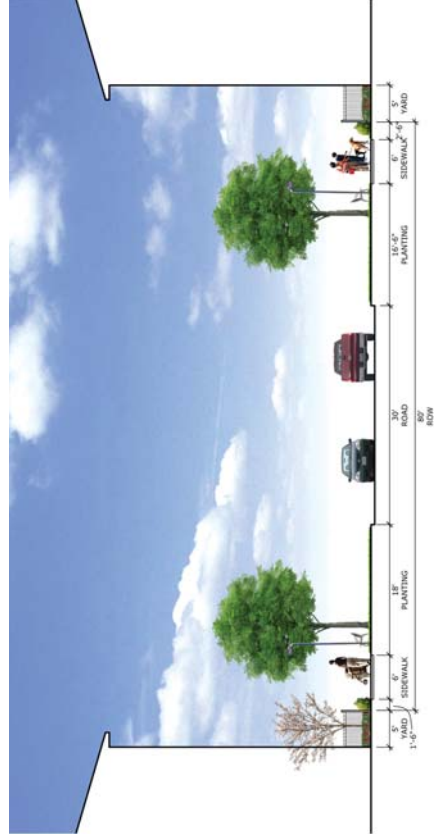




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET

0 4 8 16



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1918

Plat Name: Palmer One East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet; to allow Lots 1-5 and Lots 11-20 to have 1 rather than 2 parking spaces on site

Chapter 42 Section: 47 and 81

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.

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

(not applicable)

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

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lots 1-20 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 ½" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

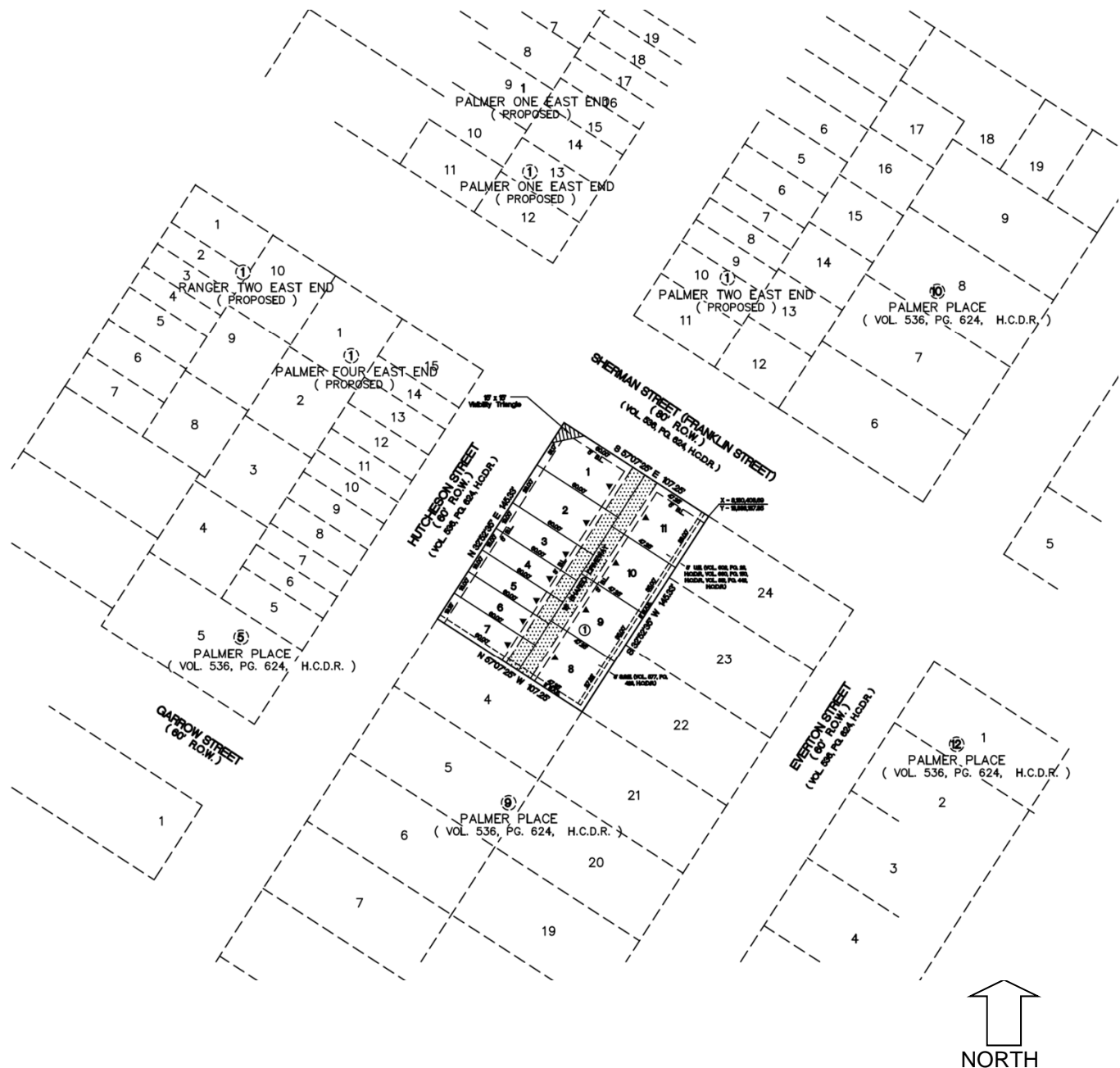
ITEM: 108

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

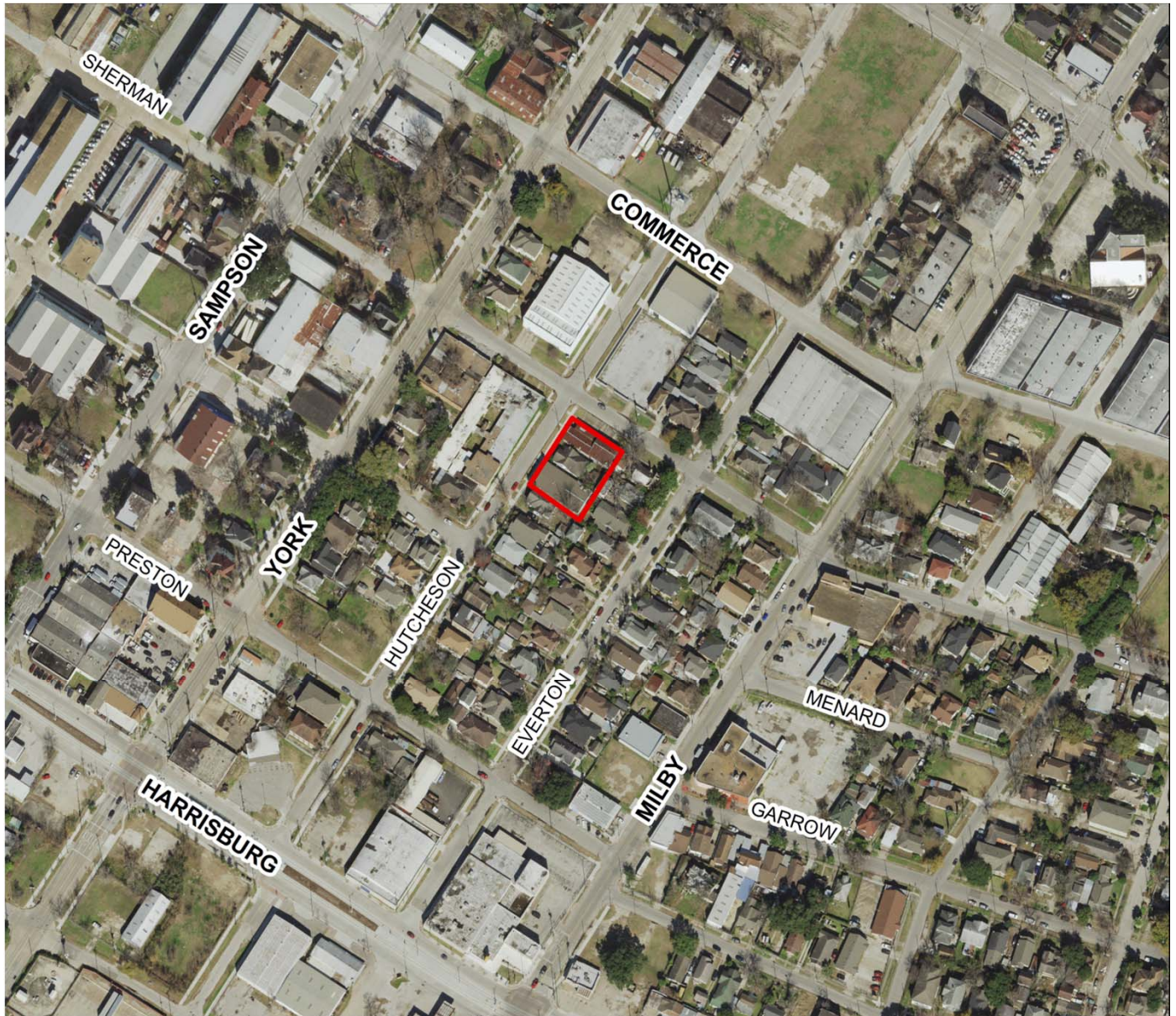
ITEM: 108

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



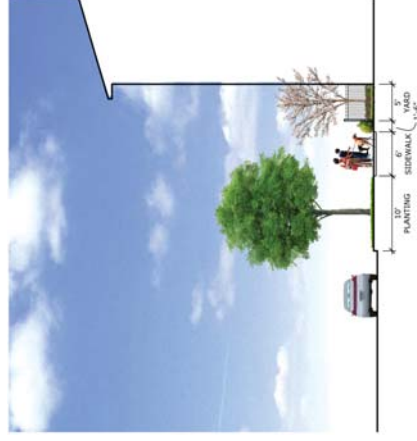
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

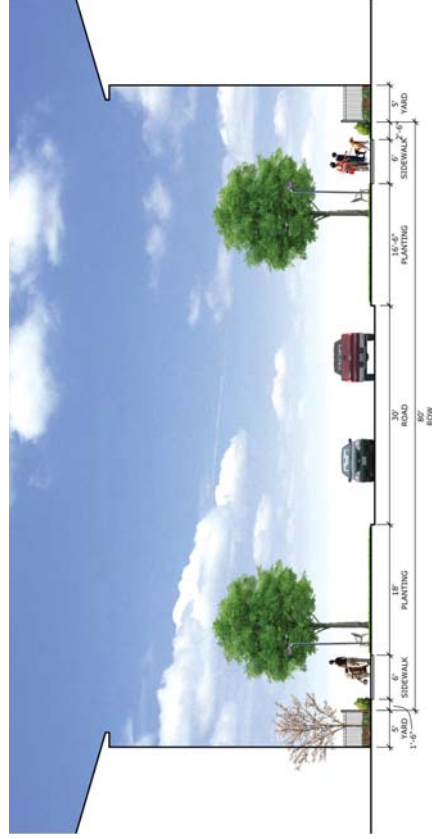




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1911

Plat Name: Palmer Three East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lots 1-7 and Lot 11 to have 1 rather than 2 parking spaces on site.

Chapter 42 Section: 186, 181

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.

Statement of Facts

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

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

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lots 1-7 and Lot 11 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

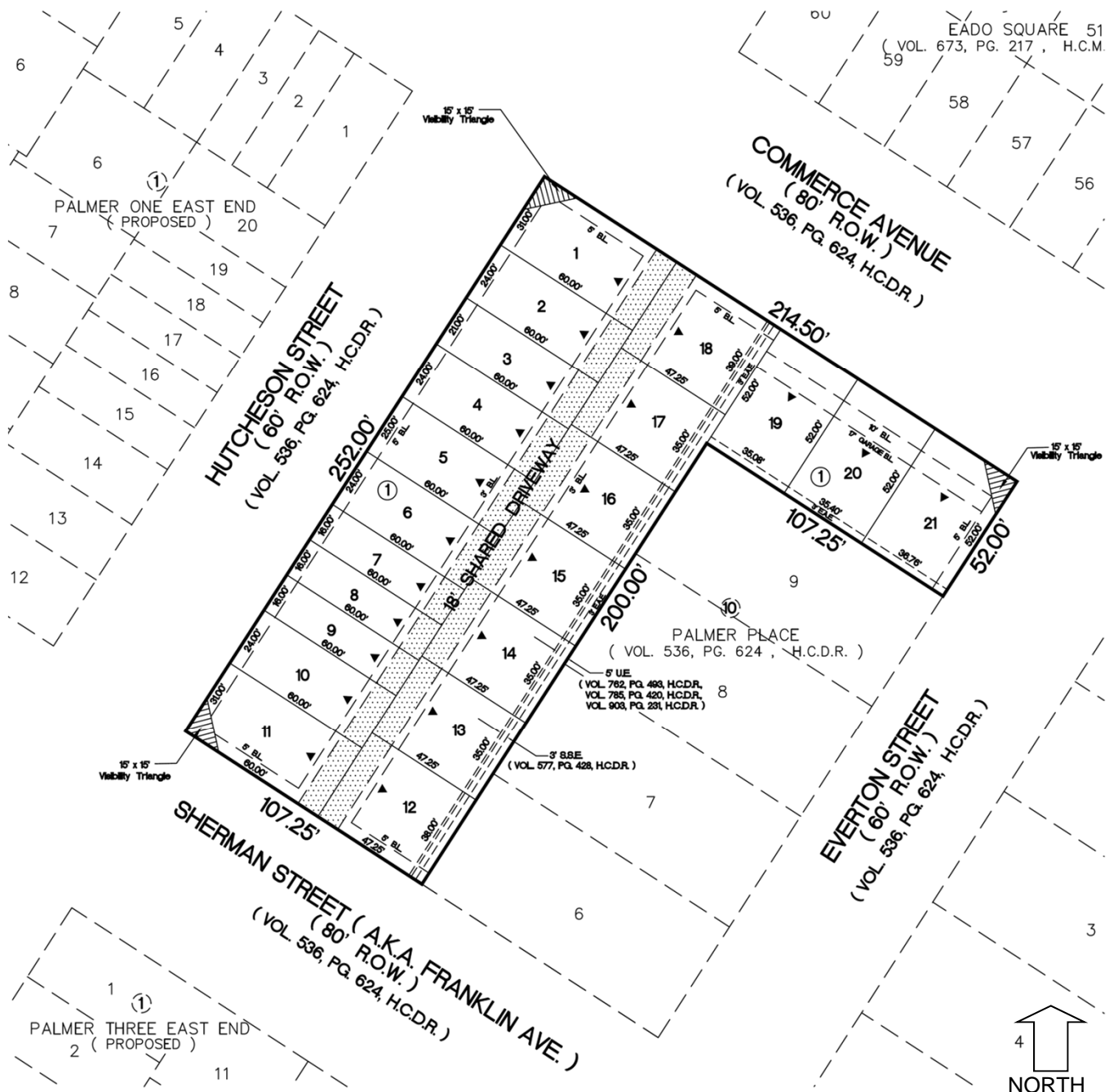
ITEM: 109

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



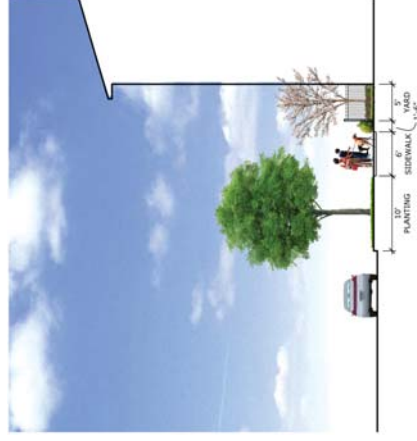
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

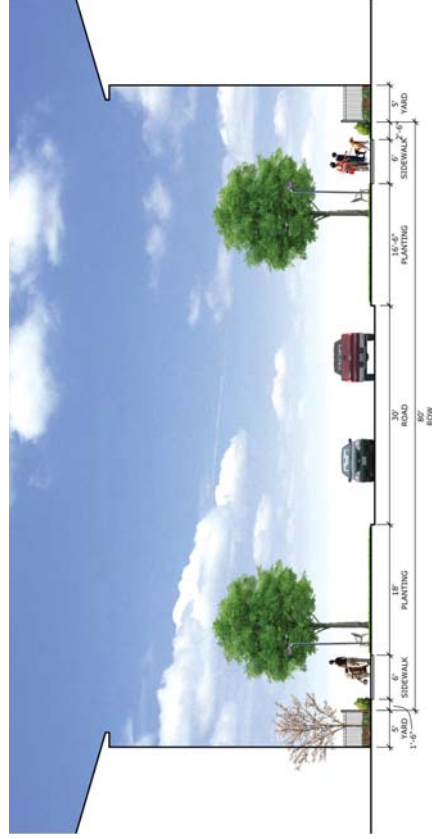




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1920

Plat Name: Palmer Two East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lots 1-12 and Lots 18-21 to have 1 rather than 2 parking spaces on site; to allow a side setback of 5' rather than 10' on Everton Street for Lot 21

Chapter 42 Section: 47 and 81

Chapter 42 Reference:

181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit. Sec. 42-150. - Building line requirement. 10' BL on local streets

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

(not applicable)

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

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lots 1-21 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. Everton Street has 60' or right-of-way width rather than the 50' required for single-family residential. Because of this extra width, the home on Lot 21 will be the same distance from the public street paving as it would be if the building setback line were 10' rather than the 5' required. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. The right-of-way widths were established many years ago for a different land use.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes. The

setback is to provide light, air and open space between the home and the public street.; with the 5' setback proposed, Lot 21 will have the same amount of space as is customary.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available. It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

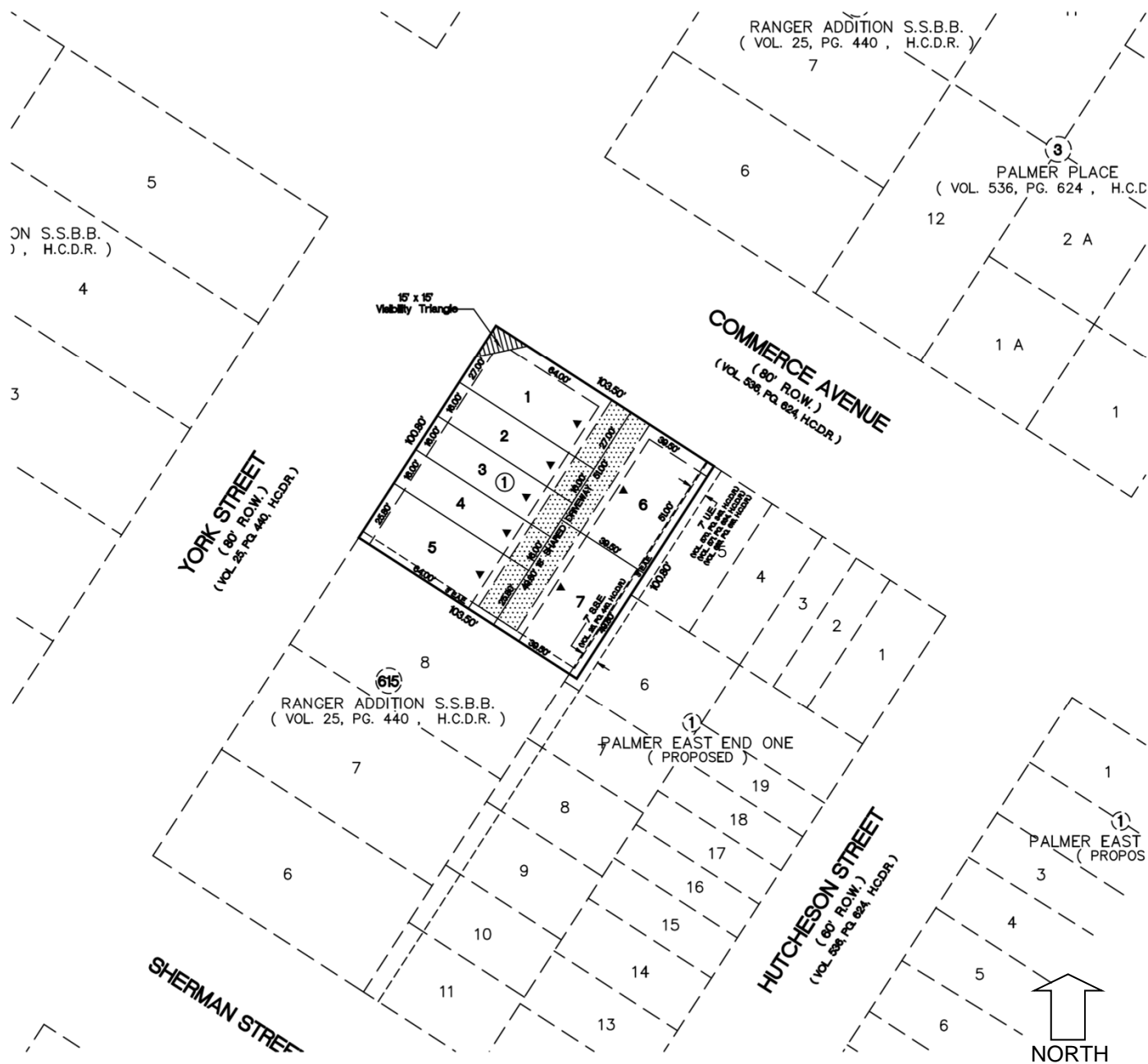
ITEM: 110

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

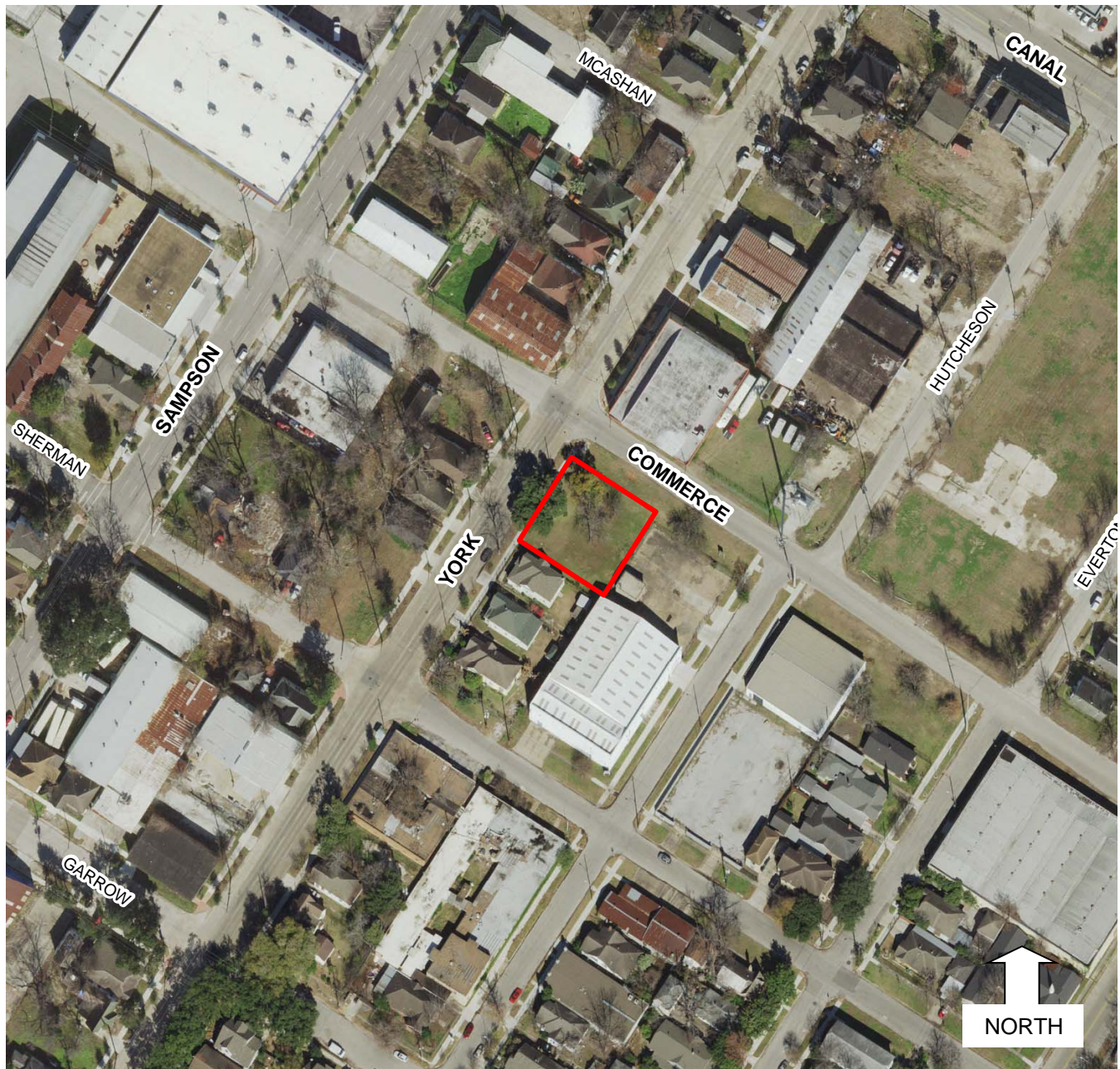
ITEM: 110

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



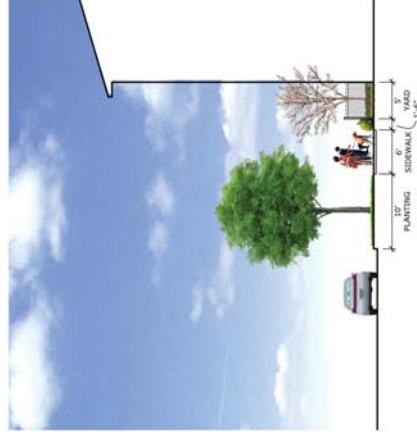
- KEY**
- Existing tree (3" cal.)
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

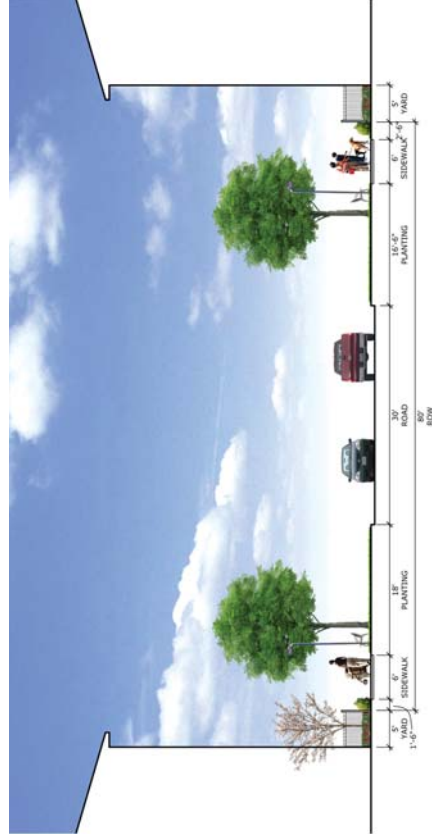




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1917

Plat Name: Ranger One East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots to be less than 3,500 square feet.; to allow Lots 1-6 to have 1 rather than 2 parking spaces on site; to allow a 5' rather than a 25' setback along York Street; allow the required guest parking to be located on a Major Thoroughfare.

Chapter 42 Section: 186,181,150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. Major Thoroughfares-25'feet 181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit. (b) The parking space shall be placed within the boundaries of the subdivision plat, unless the parking space abuts: a. Continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare; 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

(not applicable)

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

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible, a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lots 1-6 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. While York is a designated Major Thoroughfare, today it is one-way north bound and carries only about 2300 vehicles a day, which is the traffic count generally associated with a local street rather than a Major. As a consequence, the disturbance to residents associated with the traffic count on a Major does not exist here. The homes facing York all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on York is 44.2' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 1/2" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, they must choose between suburban locations

requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice. The existing paving section once served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

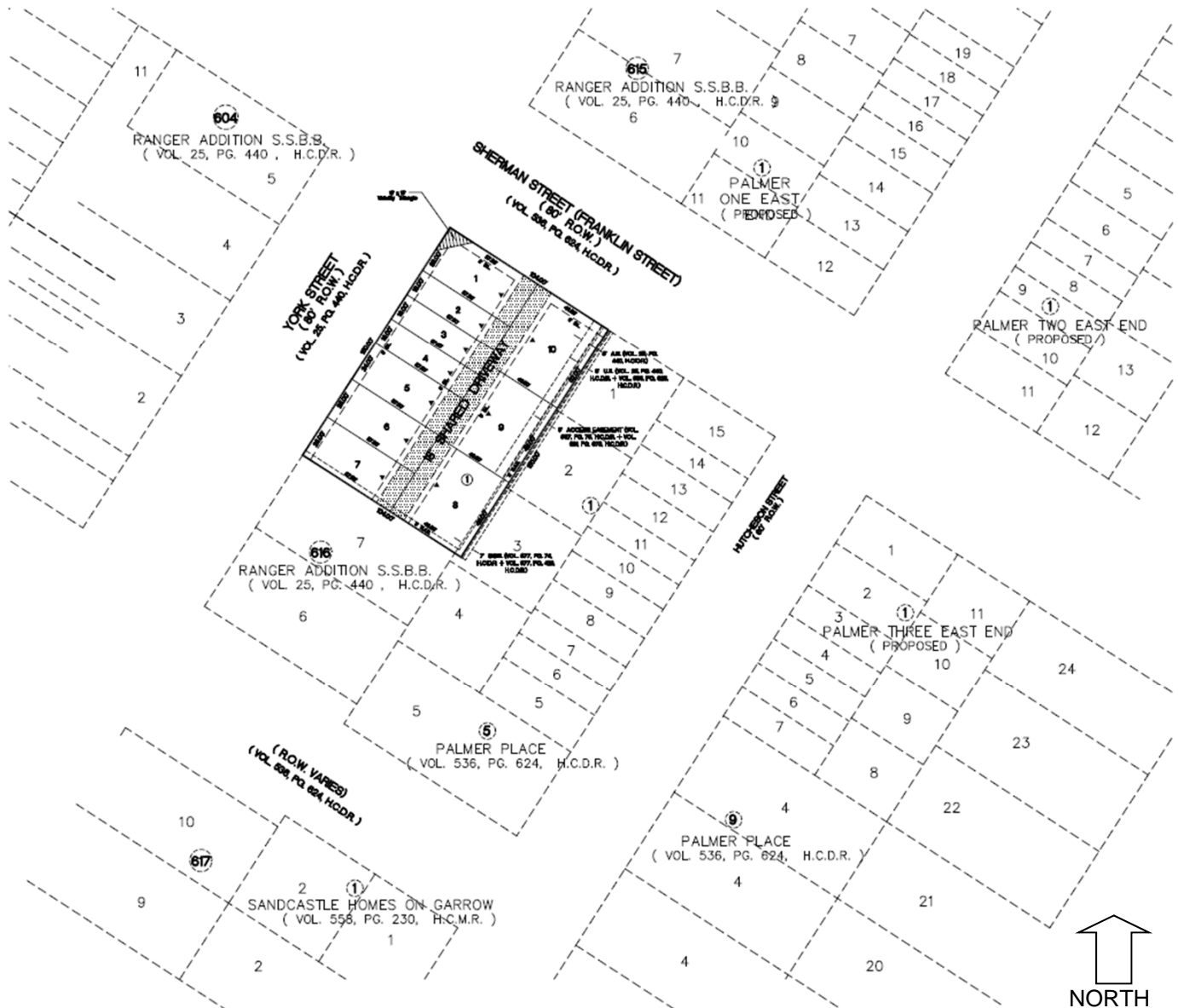
ITEM: 111

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

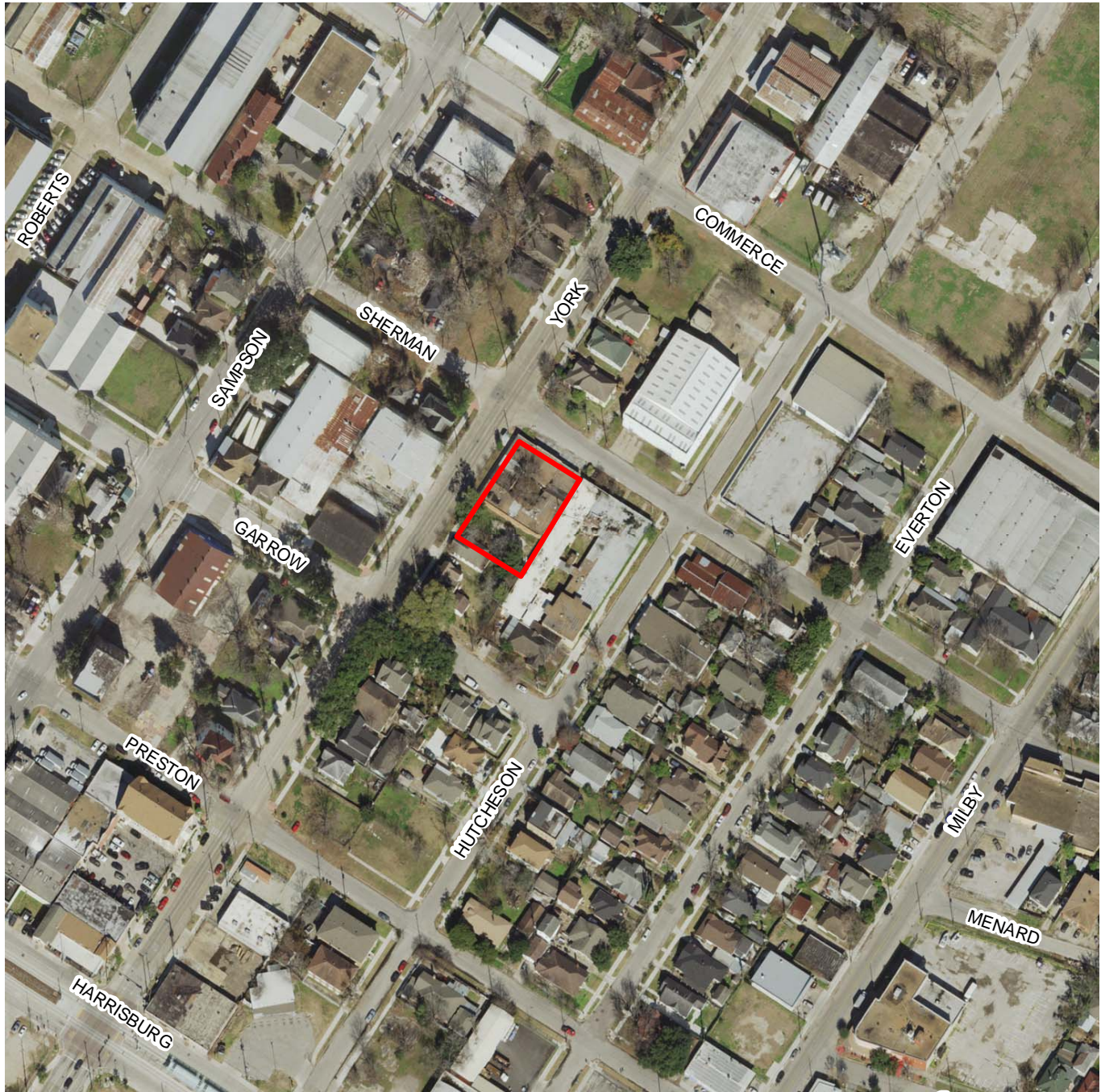
ITEM: 111

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



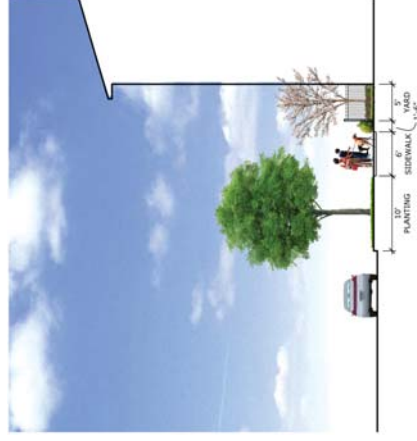
- KEY**
- Existing tree to remain
 - Street tree (3" cal.)
 - Ornamental tree (3" cal.)
 - Iron fence (4' height)
 - St. Augustine grass
 - Unit pavers
 - Concrete paving
 - Bench
 - Pedestrian light

**OVERALL
PLAN**

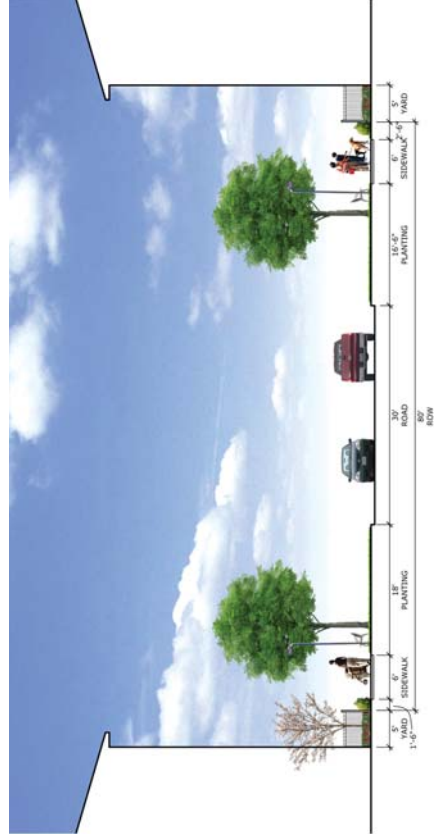




Ⓐ TYPICAL SECTION THROUGH HUTCHESON STREET



Ⓑ TYPICAL SECTION THROUGH YORK STREET



Ⓒ TYPICAL SECTION THROUGH SHERMAN STREET



Ⓓ TYPICAL SECTION THROUGH COMMERCE STREET





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2016-1914

Plat Name: Ranger Two East End

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

To allow lots less than 3500 sq.ft.; to allow Lots 1-7 and Lot 10 to have only one on-site parking space rather than two; to allow a 5' setback on York Street rather than 25'; to allow the required guest parking to be located on a Major Thoroughfare.

Chapter 42 Section: 15, 181, 186

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. Major Thoroughfares-25'feet 181-The minimum lot size for a single-family residential lot with wastewater collection service shall be 3,500 square feet for a lot within the city. 181-Sec. 42-186. - Parking for single-family residential uses. (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit. (b) The parking space shall be placed within the boundaries of the subdivision plat, unless the parking space abuts: a. Continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare;

Statement of Facts

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

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

This property is to be developed with a mix of market rate and workforce housing. The workforce housing units will be identical to the market rate homes in exterior appearance, internal features and amenities; it will simply cost less for individuals and families with income levels within a set range of the median income of the area. The workforce homes will be a part of a special land trust, which will continue to control the price of those homes over an extended period of years. In order to insure that this mix is possible, a greater variety in lot sizes is necessary to meet the needs of a variety of family sizes. Lots 1-7 and Lot 10 will contain the area for two tandem parking spaces within the unit but will have the option of using one of the spaces for a home business if the owner so chooses. If there is a second car in the household, it can be parked on the nearby street as can any visitor cars. The property is located in an area that was once largely industrial and has few existing homes now. While York is a designated Major Thoroughfare, today it is one-way north bound and carries only about 2300 vehicles a day, which is the traffic count generally associated with a local street rather than a Major. As a consequence, the disturbance to residents associated with the traffic count on a Major does not exist here. The homes facing York all have rear entry from a shared driveway and will not be entering and leaving the lot from the thoroughfare. The 25' setback would use a disproportionate percentage of the lot area and is not needed as a buffer against high traffic volume. The paving width on York is 45.3' and parking is allowed on both sides of the street since the traffic volume is low and that width is meant to accommodate on-street parking. The public street row adjacent to the homes will have a 6' wide sidewalk (rather than required 5'). The homes facing the public streets will have decorative open iron fences in the front, and all homes will have street trees with a minimum caliper of 3" (rather than the 1 ½" required).

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

There are very few homes in the inner city with contemporary amenities available to people with low and moderate incomes yet there are many jobs for them available. For the most part, they must choose between suburban locations

requiring expensive and time-consuming commuting and older housing that does not meet contemporary standards. This housing will give them an additional choice. The existing paving section once served industrial traffic; now that traffic is greatly reduced so that the width beyond what is needed for moving vehicles is available for parking.

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

The intent is to supply homes for a broad spectrum of the population; to minimize the need for key members of the workforce to live great distances from their jobs, and to lessen traffic congestion by shortening home/job commutes.

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

Providing an opportunity for persons with low and moderate incomes to live close to the City center will insure the key personnel, like nurses, teachers and fire fighters, will be able to live close to their place of work and have easy access to urban activities.

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

It is sound public policy to encourage and facilitate housing ownership for the entire market spectrum. This project as proposed will provide housing for a market segment that has no new housing available.

Houston Planning Commission

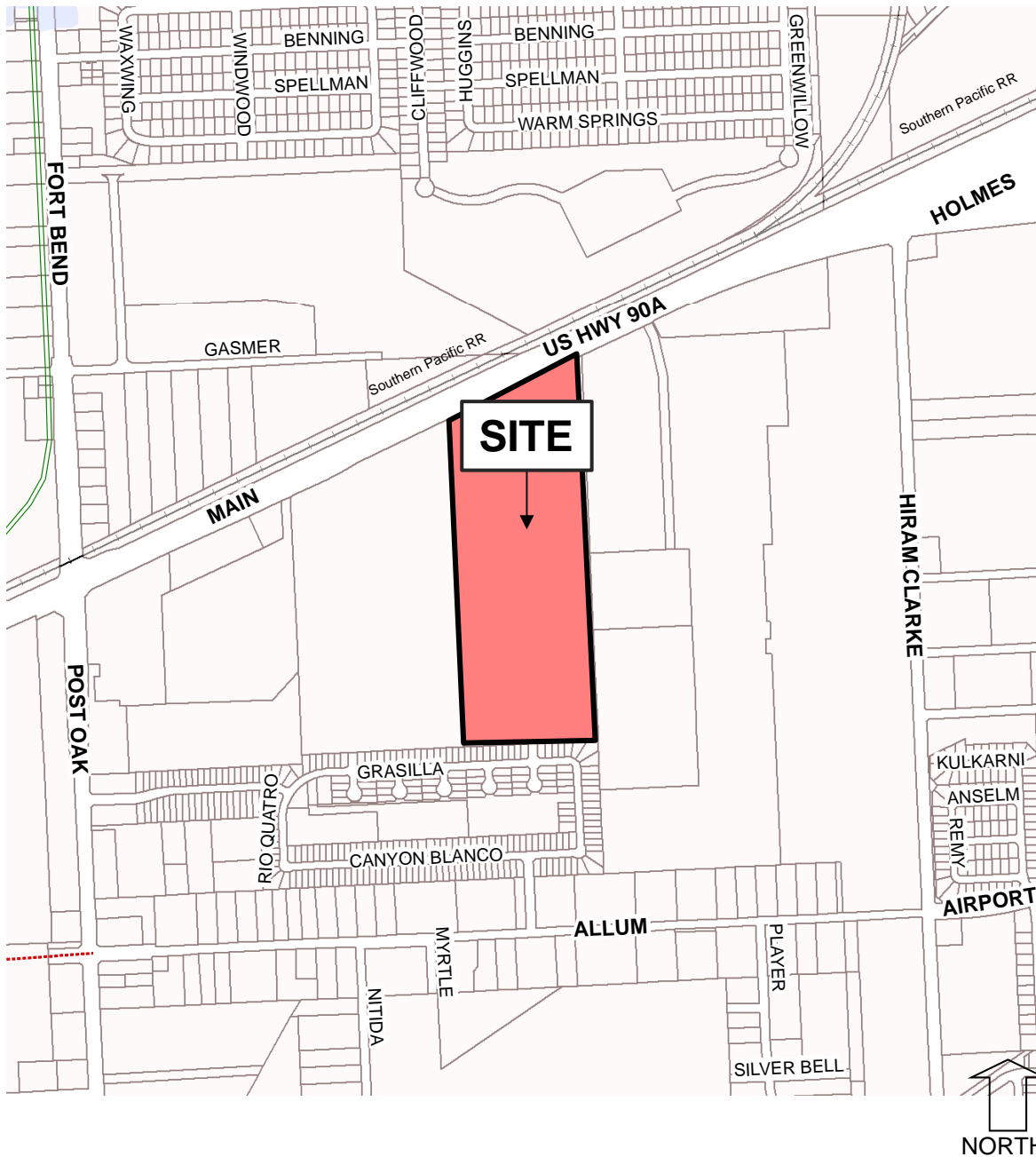
ITEM: 112

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Saint Nicholas Place

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



D – Variances

Site Location

Houston Planning Commission

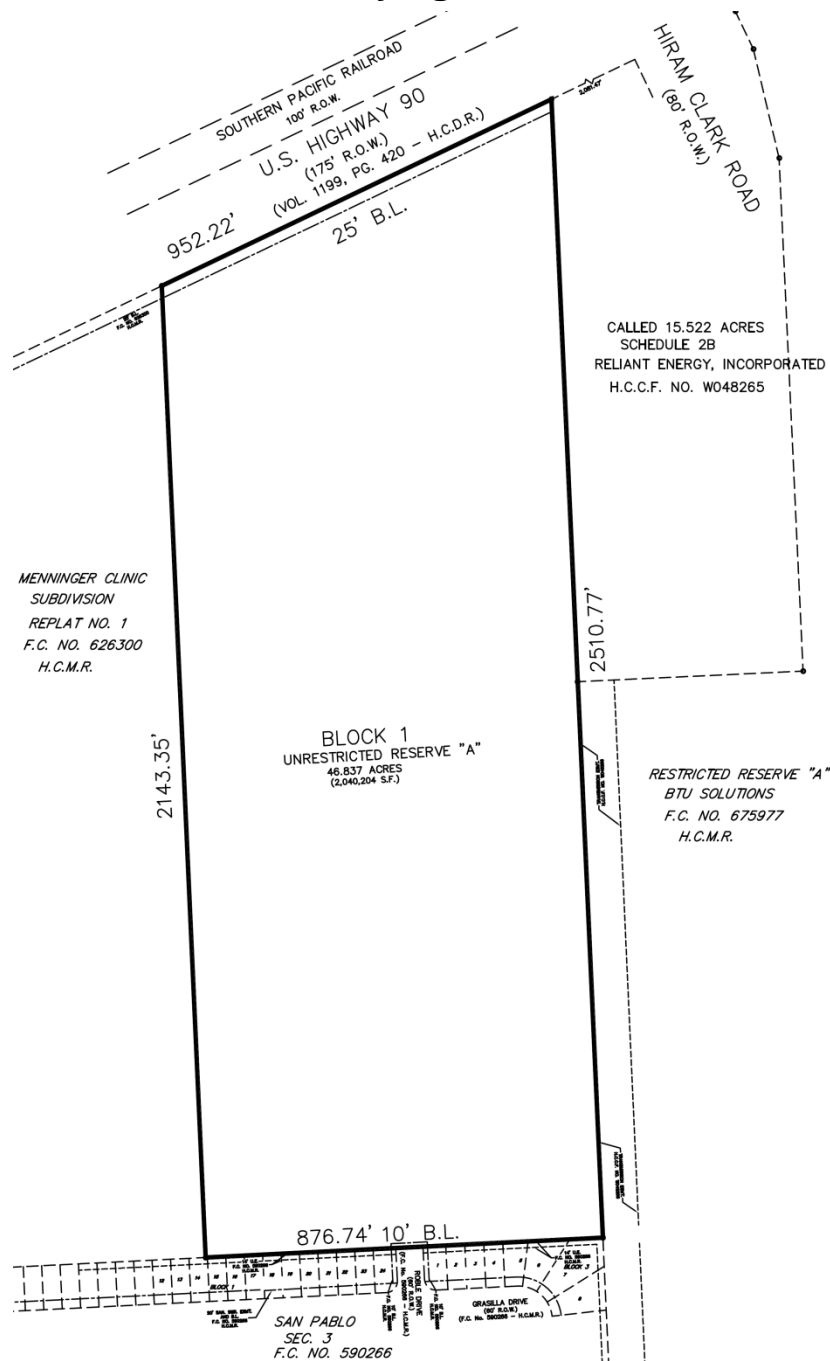
ITEM: 112

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Saint Nicholas Place

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 12/15/2016

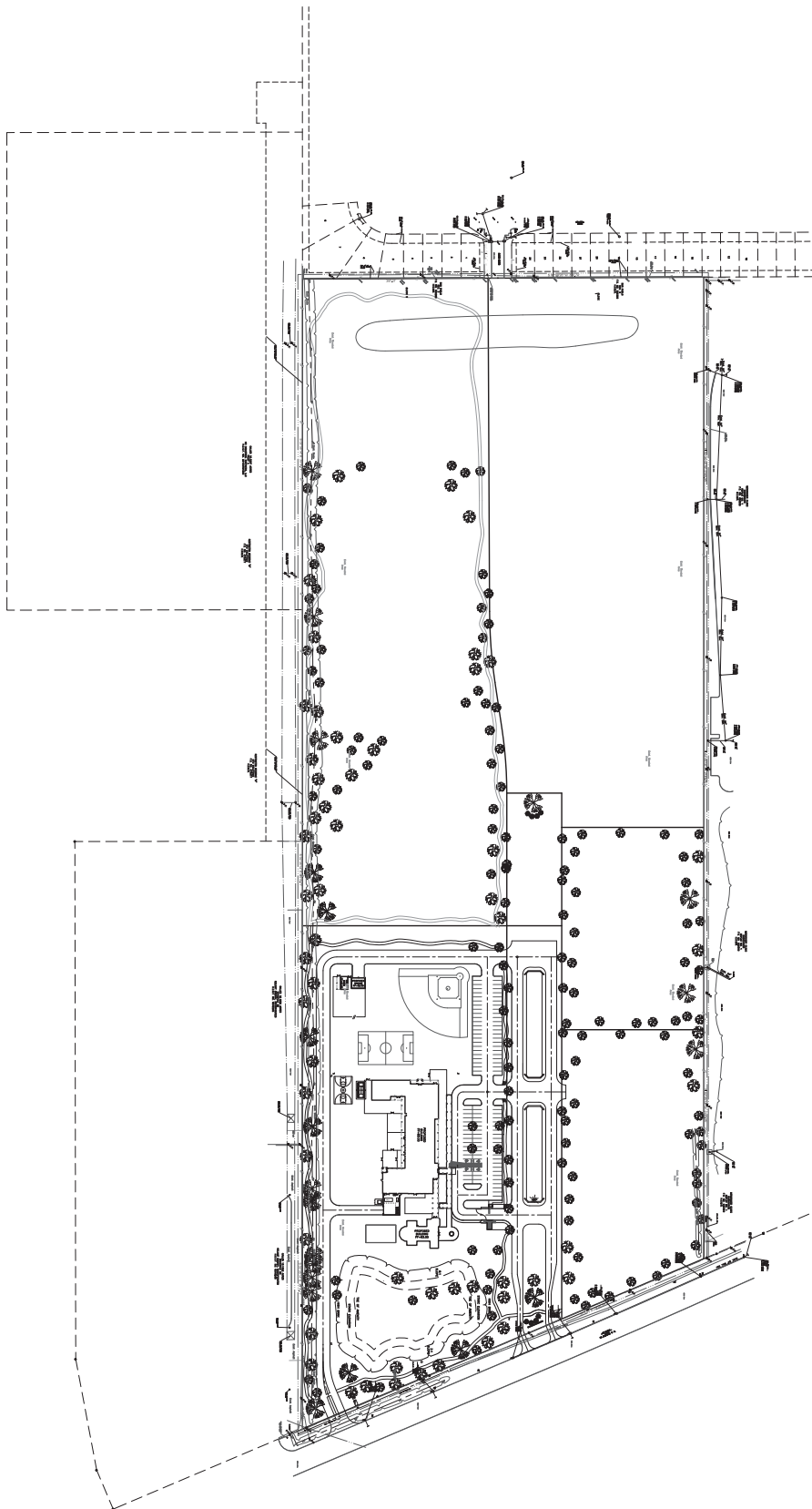
Subdivision Name: Saint Nicholas Place

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



D – Variances

Aerial



REMARKS: INTERFERE WITH EXISTING DRIVE AS A DRIVE DRIVE SHOWN 7112 EXIST ON PROJECT AS SHOWN POST OAK ROAD SHOWN AND COUNCIL-00 LOCATION ON ROAD CENTER, IN THE DRIVE WATERSHED NEAR STATION 0112-00-00. (EXISTING) ELEVATION = 57.01

TABLE #1: 1" X 1" SCALE PLAN THE CURRENT ROAD OF WAY LINE OF STATE HIGHWAY 80 APPROXIMATELY 460' 2' NORTHEAST OF THE NORTHEAST CORNER OF PROPERTY CORNER, AS SHOWN ON SURVEY. ELEVATION = 59.45

TABLE #2: 1" X 1" SCALE PLAN THE WEST PORT OF WAY LINE OF ROSE DRIVE AT THE NORTHEAST CORNER OF INTERSECTION OF ROSE DRIVE AND STATE HIGHWAY 80, AS SHOWN ON SURVEY. (CADD) ELEVATION = 60.38

FLOODPLAIN: INTERFERE WITH EXISTING DRIVE AS A DRIVE DRIVE SHOWN 7112 EXIST ON PROJECT AS SHOWN POST OAK ROAD SHOWN AND COUNCIL-00 LOCATION ON ROAD CENTER, IN THE DRIVE WATERSHED NEAR STATION 0112-00-00. (EXISTING) ELEVATION = 57.01

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TABLE #2: 1" X 1" SCALE PLAN THE WEST PORT OF WAY LINE OF ROSE DRIVE AT THE NORTHEAST CORNER OF INTERSECTION OF ROSE DRIVE AND STATE HIGHWAY 80, AS SHOWN ON SURVEY. (CADD) ELEVATION = 60.38

FLOODPLAIN: INTERFERE WITH EXISTING DRIVE AS A DRIVE DRIVE SHOWN 7112 EXIST ON PROJECT AS SHOWN POST OAK ROAD SHOWN AND COUNCIL-00 LOCATION ON ROAD CENTER, IN THE DRIVE WATERSHED NEAR STATION 0112-00-00. (EXISTING) ELEVATION = 57.01



Application Number: 2016-1881

Plat Name: Saint Nicholas Place

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

Date Submitted: 11/11/2016

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

Specific Variance is being sought and extent of variance:

Not to allow a turn-around or extend Roble Drive located south of the proposed replat; and not to allow a street running east and west across the proposed replat.

Chapter 42 Section: 42-128

Chapter 42 Reference:

42-134

Statement of Facts

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

The imposition of this Chapter would not deprive the applicant of the reasonable use of the land but it would lead to additional safety concerns for the student of the new school which is planned for this property and the residents of the existing San Pablo Subdivision to the south as described below.

(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;

An east-west street running across the site is not feasible due to the conditions of the adjoining platted property. The plats to the west are Fiesta and the Menninger Clinic, neither of which were platted with an east-west street. Due to the construction of the facilities within those sites, an east-west street is no longer possible. Menninger Clinic in particular had a successful variance to relieve the property of the burden of the east-west street. The plat to the east, along with adjoining acreage, is an operating Centerpoint energy facility and placing a public street through an operating electrical station would not be feasible. Roble Drive was platted as a non-through street with the San Pablo Subdivision. Section 42-134 a) states that a public street must be extended unless five conditions are met. Roble Drive meets the first four conditions for non-extension, specifically: 1-It is a local street; 2-It is not shown as a through street; 3-It is only one lot in depth; and 4-the proposed adjoining subdivision is being platted as unrestricted property. In addition, the physical characteristics of Highway 90 do not warrant the extension of Roble Drive. Highway 90 is divided by a concrete barrier along the north boundary of the proposed replat. Were Roble Drive to be extended, it would only be able to serve half of the traffic that is typical for private streets. Those travelling southwest on Highway 90 could not access Roble Drive due to the existence of the concrete barrier. Those travelling northeast could access Roble Drive, but if they did the fact that it dead-ends into a cul-de-sac means they would have to turn off of Roble Drive and head southwest through the San Pablo subdivision towards S. Post Oak Road, meaning they are essentially traveling back from where they came. This makes Roble Drive less of a convenient collector and more of an extremely long, inconvenient and poorly designed reverse U-turn, one that would create unnecessary traffic through a small residential neighborhood.

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

The applicant did not create this hardship as the property was acquired with an east-west street being previously denied to the west and impractical to the east. In addition, the applicant does not believe the founding of a school to be imposing a hardship, but the placement of a north-south public street that is not necessary or desired by the future students or San Pablo residents most affected by it would be.

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

The intent and general purposes of this chapter seems to be the using collector streets to provide vehicular relief of major thoroughfares. However, in this instance, Roble Drive being designed and platted as a non-through local street will

now be forced to act instead as a collector street when conditions and circumstances do not warrant it. This does not adhere to the intent of this chapter.

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

The granting of this variance will actually be the opposite, as the most direct effect of extending Roble Drive would be placing a public street in the middle of school grounds. In addition, the extension of Roble Drive could almost act as a short cut through the San Pablo subdivision from S. Post Oak to Highway 90 if measured by distance. This short cut would necessitate traveling through a small residential subdivision, in essence turning what was platted and designed as a local street into a collector street which would in general cause harm to residents.

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

Economic hardship has no bearing on this site. Were Roble Drive to be extended, the responsibility of maintaining the utilities and paving would fall to the City. This would be financially beneficial to the applicant, but for all the reasons listed above the lack of economic hardship is irrelevant, it is intent and safety that matter to this variance request.

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Velasco Place

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

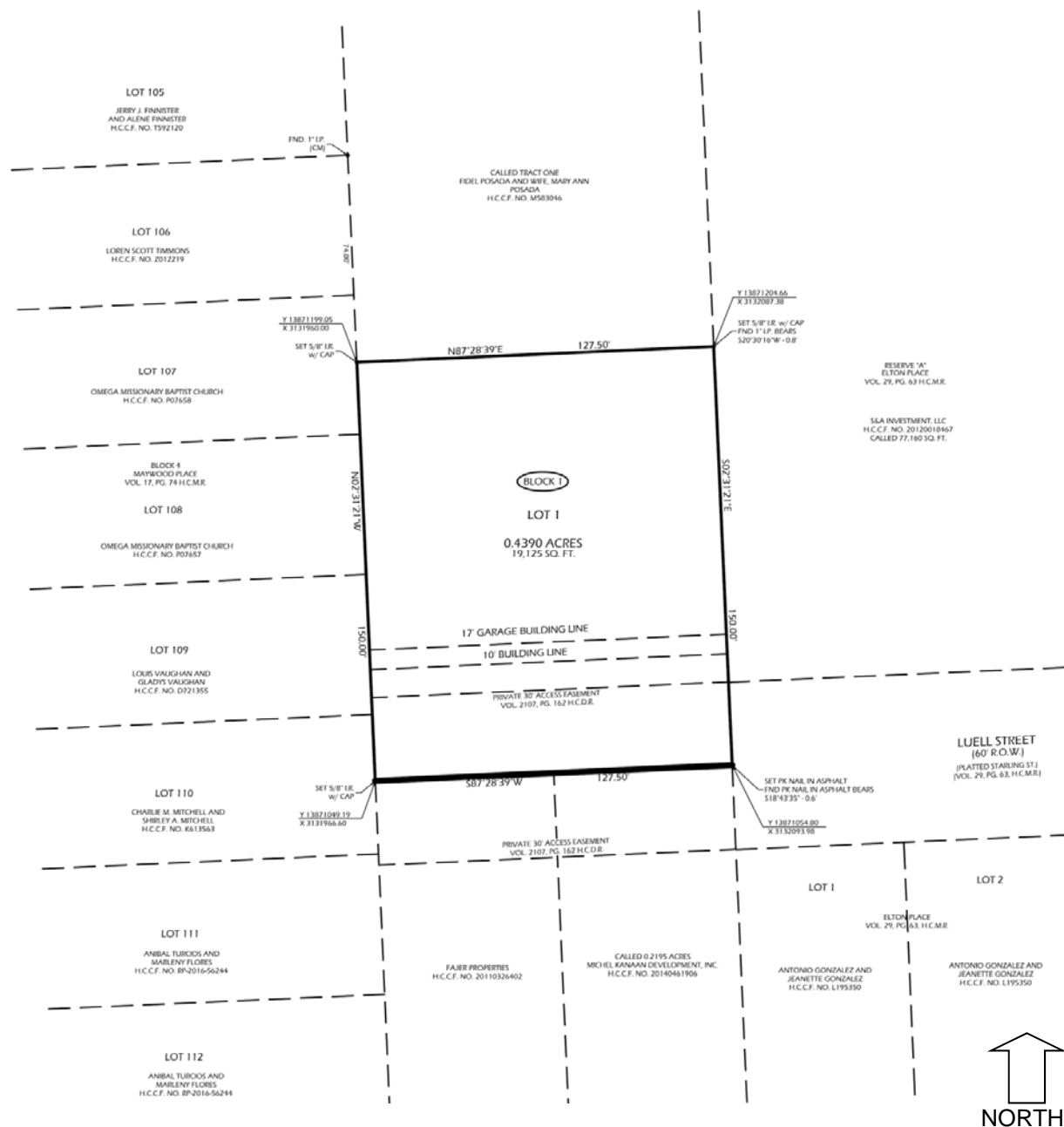
ITEM: 113

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Velasco Place

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

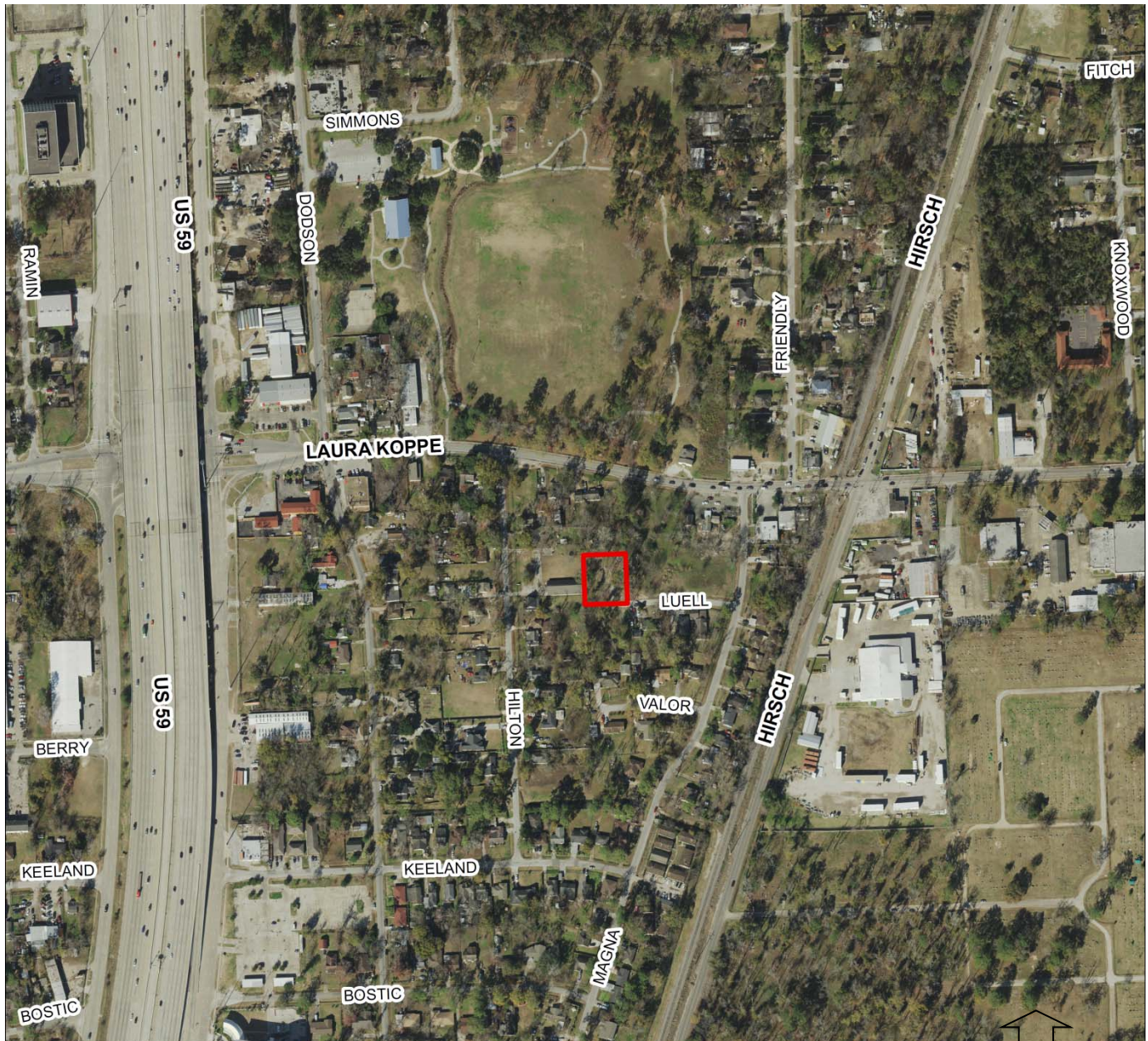
ITEM: 113

Planning and Development Department

Meeting Date: 12/15/2016

Subdivision Name: Velasco Place

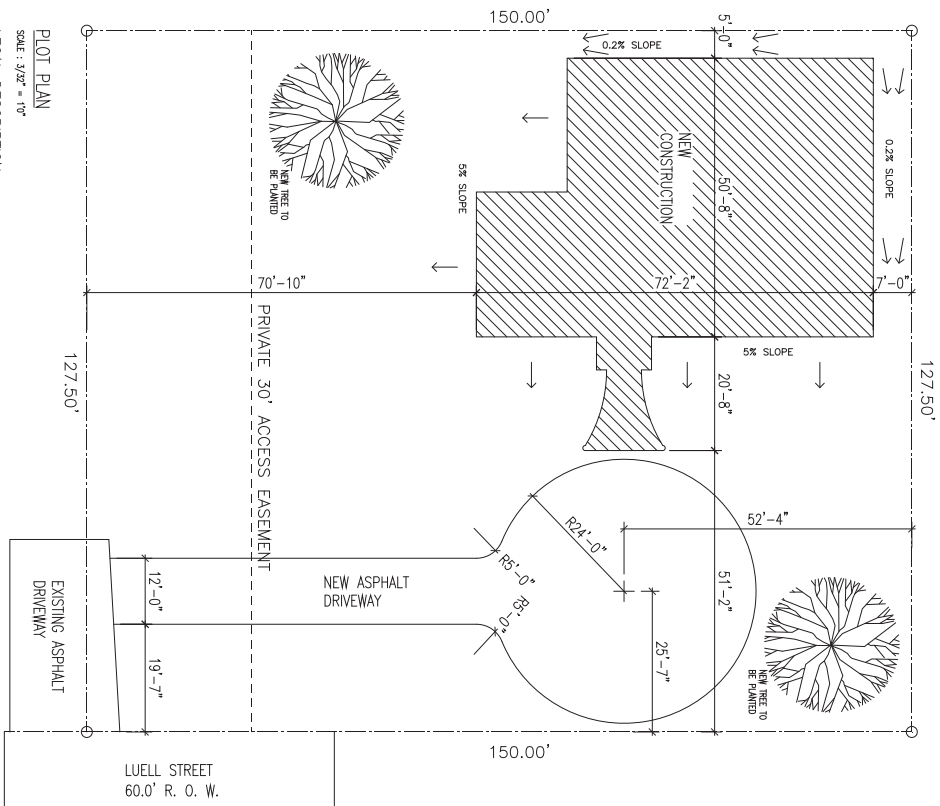
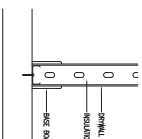
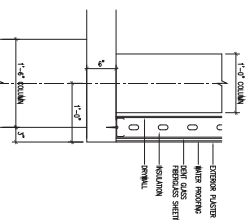
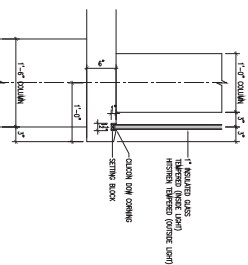
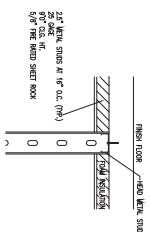
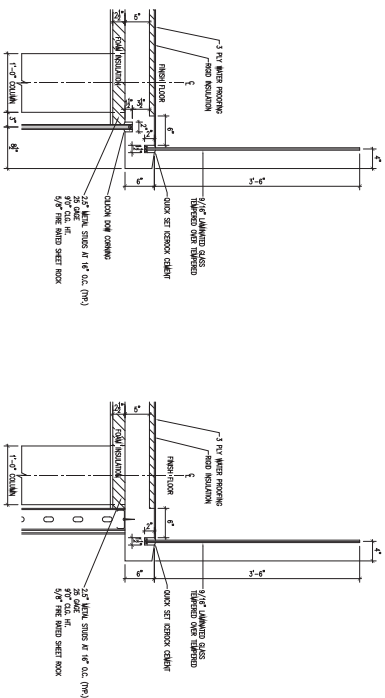
Applicant: Owens Management Systems, LLC



D – Variances

Aerial

ISSUED FOR CONSTRUCTION JULY 01, 2014

[illegible]

PLOT PLAN
SCALE : 3/32" = 1'-0"
LEGAL DESCRIPTION
4016 LUELL STREET
HOUSTON, TEXAS 77093
TR 14B
ABST 320 J T HARRELL

SITE:	19125 SQ. FT.
BLDG AREA:	3450 SQ. FT.
DRIVEWAY:	2821 SQ. FT.
TOTAL:	6271 SQ. FT.

- 1) NOTE: LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6 INCHES (5%) WITHIN THE FIRST 10 FEET.
- 2) IMPROVISED DRAINAGE WITHIN 10 FEET OF BUILDING FOUNDATION SHALL BE SCORED A MINIMUM OF 25' AWAY FROM THE BUILDING.
- 3) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THIS SITE PLAN IS CORRECT AND THE PROPOSED DEVELOPMENT HAS NO ENCROACHMENTS.
- 4) OWNER SHALL PLANT TREES / TREES AROUND AC UNIT TO PROVIDE AS SCREENING. TREE HEIGHT SHALL BE A MINIMUM OF 8 FT.



VELASCO RESIDENCE
4015 LUELL STREET
HOUSTON, TEXAS 77093

GONZALEZ ARCHITECTS
FINE CUSTOM HOMES

2323 S. Voss #550
Houston, Texas 77057

Office: 713-532-1985
GonzalezArchitects.com



Application Number: 2016-2042

Plat Name: Velasco Place

Applicant: Owens Management Systems, LLC

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

Variances are sought for the following: 1.) not to extend Luell Street nor terminate with a cul-de-sac or turn-a-round and 2.) For a single family lot to take access from the stub street via an access easement.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

Statement of Facts

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

The subject tract is out of a 3-acre tract between the boundary of Maywood Place and Elton Place. Luell Street is a 60-foot right-of way with open ditches and terminates at the proposed plat boundary. Luell Street, originally Starling Street, was dedicated in the Elton Place subdivision, Volume 605, Page 787 HCMR, recorded in 1949. In 1950 & 1953, 60-foot private access easement was recorded per Volume 2107, Page 162 and Vol 2640, Page 459, dividing it into 2 - 30' easements, providing access to Starling Street until the City of Houston adopts the easement for permanent right-of-way use. However, City has no plans on CIP to develop the easement for public use. The owner purchased the lot in 2013 and submitted construction plans per project no. 14072082. He proposes to construct a 3-story house, 2643 sq. ft living space. All departments in the review process have been approved except Planning.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The hardship is created by Elton Place subdivision. Elton Place and Maywood Place predate Chapter 42. Luell and Valor Streets are the only right-of-ways, between Laura Koppe, to the north and Weaver Road, to the south, intersecting with Magna Street that terminate into acreage. The land to the west of subject tract are residential lots, approximately 200 in depth, are platted in the Maywood Place subdivision, recorded in 1941. All the lots front on Hilton Street. Extending Luell through the subject property to intersect with Hilton Street would require acquisition of land presently occupied as homesteads. Within the 3-acre tract, the most northern tract 14A, north of plat boundary, and most

southern tract 14E take access from a public streets. Other tracts are in the same configuration or land locked. The owner of the adjacent tract 14G does not desire to participate in the platting process. Therefore, Luell can't be terminated with cul-de-sac.

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

The intent and general purposes of this chapter will be preserved and maintained. The proposed plat includes 10'/17' building line.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Street extension is not required for east/west traffic circulation. Code Enforcement has approved all departmental review for house construction, except Planning. Utilities are available for the proposed house.

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

Economic hardship is not the sole justification of the variance. Granting the variance is the only option for the owner to access his lot.



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Homeowner	Stacy Lindley	832-722-7033	stacylindley@hotmail.com		

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5419 Brinkman Street	16066377	77091	5261	452C	B

HCAD ACCOUNT NUMBER(S): 1013230000377

PROPERTY LEGAL DESCRIPTION: Lot 377 Block 14 Shepherd Park Terrace Section 3

PROPERTY OWNER OF RECORD: Stacy Lindley & Kenneth Moore

ACREAGE (SQUARE FEET): 9,000 Square Feet

WIDTH OF RIGHTS-OF-WAY: Brinkman Street (60'); Sue Marie Street (60')

EXISTING PAVING SECTION(S): Brinkman Street (28'); Sue Marie Street (28')

OFF-STREET PARKING REQUIREMENT: Two Spaces

OFF-STREET PARKING PROVIDED: Three Spaces

LANDSCAPING REQUIREMENTS: Two Trees

LANDSCAPING PROVIDED: Two Trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Residential, Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residential, (3,608 Sq. Ft.)

PURPOSE OF VARIANCE REQUEST: To allow a single-family garage to be built at the 12' building line instead of the ordinance-required 20' building line.

CHAPTER 42 REFERENCE(S): Sec. 42-156(b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Shepherd Park Terrace was established in 1968 and there are approximately 403 homes in the subdivision. This particular corner lot is tucked at the end of a looped street. The head of the Shepherd Park Terrace Architectural Control Board has provided a letter (included in packet) in support of the homeowners' variance request.

Homeowners would like a variance to build a 12 ft. garage door setback which is consistent with the rest of the neighborhood. The variance would allow the homeowners to have a garage door setback that is consistent with the overwhelming majority of the homes in the existing neighborhood. Additionally it would allow the homeowners to line their garage up with the adjacent neighbor which is customary in the subdivision and in keeping with the aesthetics of the rest of the neighborhood. Allowing the garage door setback to be 12 ft. would provide more space for a reasonable backyard for the homeowners which would allow the homeowners two young children (ages 1 and 3 years old) to play in the backyard rather than in the street around the house. The homeowners have already taken into consideration the issue of cars by building a spacious three car garage to house vehicles. There are no plans to park cars in the driveway and obstruct the sidewalk.

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

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

Building a 17 ft. garage door setback as opposed to a 12 ft. garage door setback presents a design hardship in that it greatly reduces the amount of backyard space the homeowners would have available for use which presents some safety concerns for homeowners (see explanation below). Overwhelmingly homes on corner lots in Shepherd Park Terrace have a 10 – 12 ft. garage door setback which allows residents to maximize the corner lot and available backyard space. Homeowner's adjacent neighbor has a 12 ft. garage door setback and typically driveways and garages in the neighborhood line up (see exhibits). Pushing the driveway back would present a design hardship and would result in this home being an anomaly in the neighborhood.

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

NA

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

The builder was not aware of or did not fully understand the ordinance or the existing build lines in this well established, close-knit neighborhood. The homeowners entrusted the builder during the design of home to understand ordinances and guidelines for a new construction. This is the first new home on a corner lot in

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

many years in Shepherd Park Terrace. The homeowners were not aware of the ordinance at any point during the design phase and only became aware of the ordinance and its intent when the building design plans were rejected.

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

The homeowners now understand the purpose of the ordinance is to avoid blocking the sideways. The home is designed with a three car garage that is deep enough (23 ft) to hold an SUV therefore there were never plans to park cars in the driveway where the sideways would be obstructed. The homeowners are building the house with the intent of living in the house for many, many years. One of the homeowners parents have lived in the neighborhood for 40 years. This house will not be built and sold to owners who would not respect the intent of the ordinance. Additionally, there is only one remaining vacant corner lot available in the entire subdivision so a variance in this instance would not present an on-going concern for the city.

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

The variance would not be injurious to the public health, safety or welfare. Homeowners have designed a spacious three car garage to house vehicles so the sidewalks would not be obstructed. In the event that extra parking is needed homeowners would direct visitors to utilize street parking.

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

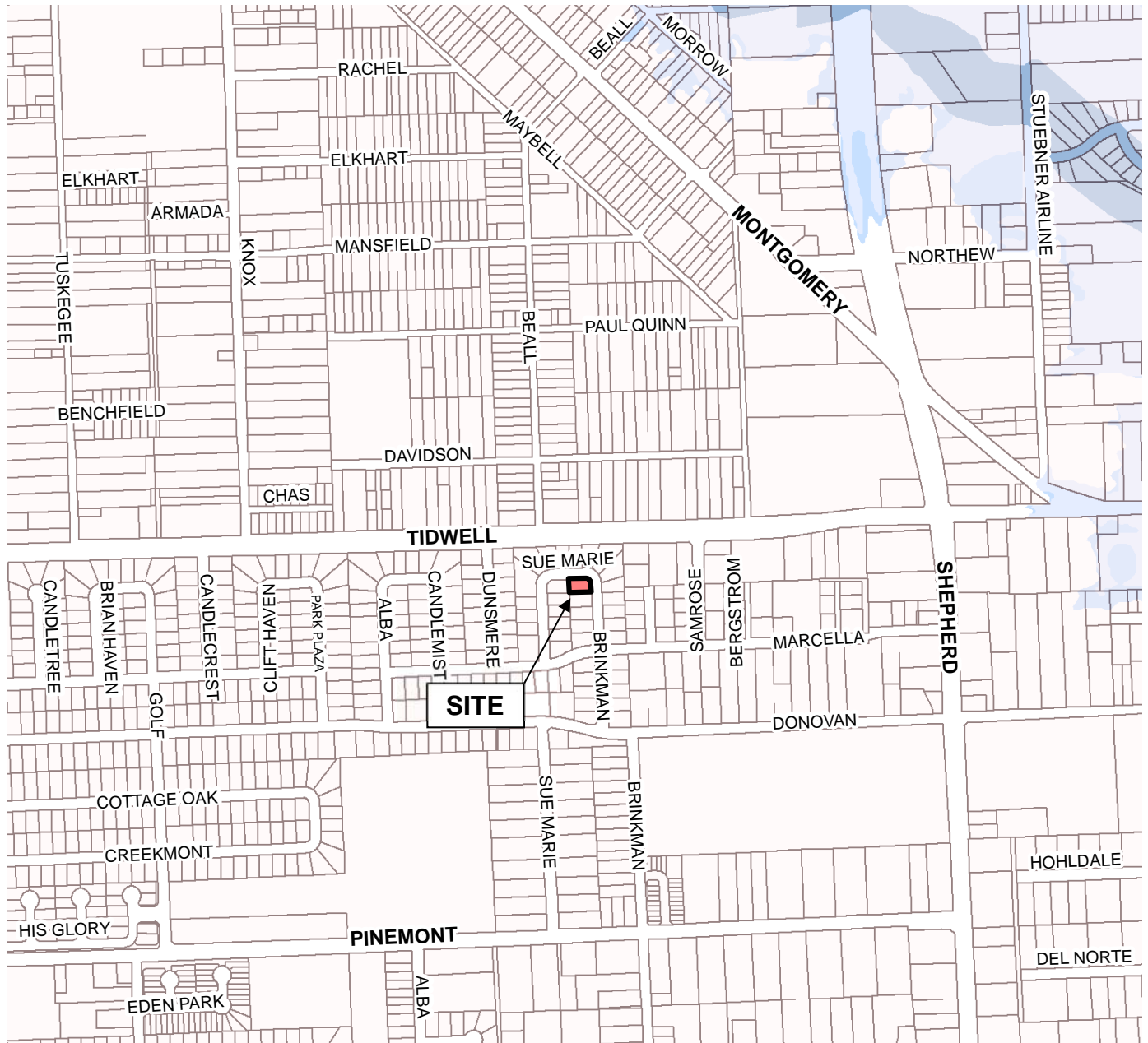
Economic hardship is not a factor in this variance request. Homeowners have two very young children (ages 1 and 3 years old) and planned to maximize backyard space so the children could play in the backyard rather than in the driveway and streets surrounding the house for safety reasons. This variance is being requested for safety and aesthetic purposes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Map



DEVELOPMENT PLAT VARIANCE



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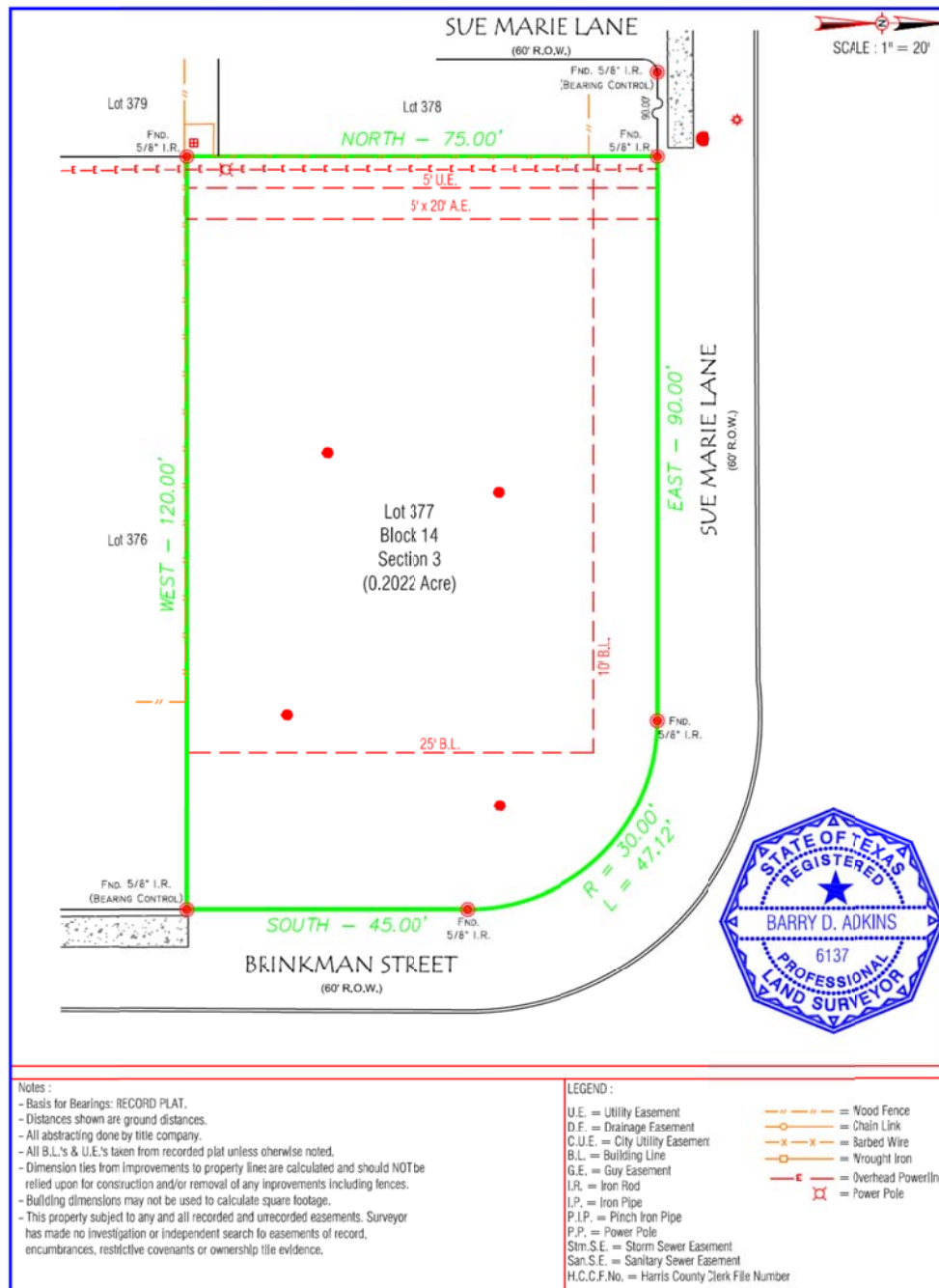
Aerial Map



DEVELOPMENT PLAT VARIANCE



Survey

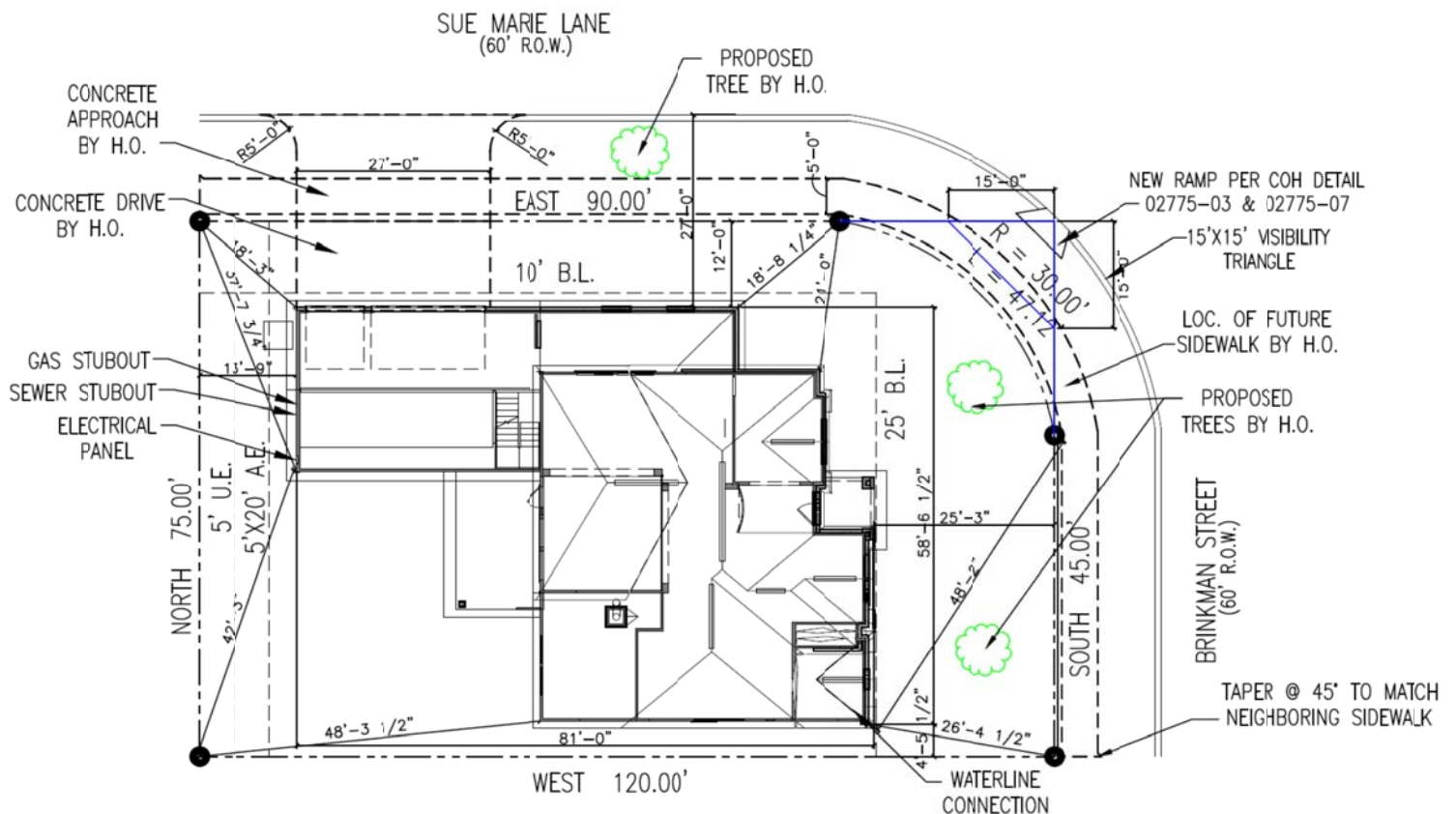


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

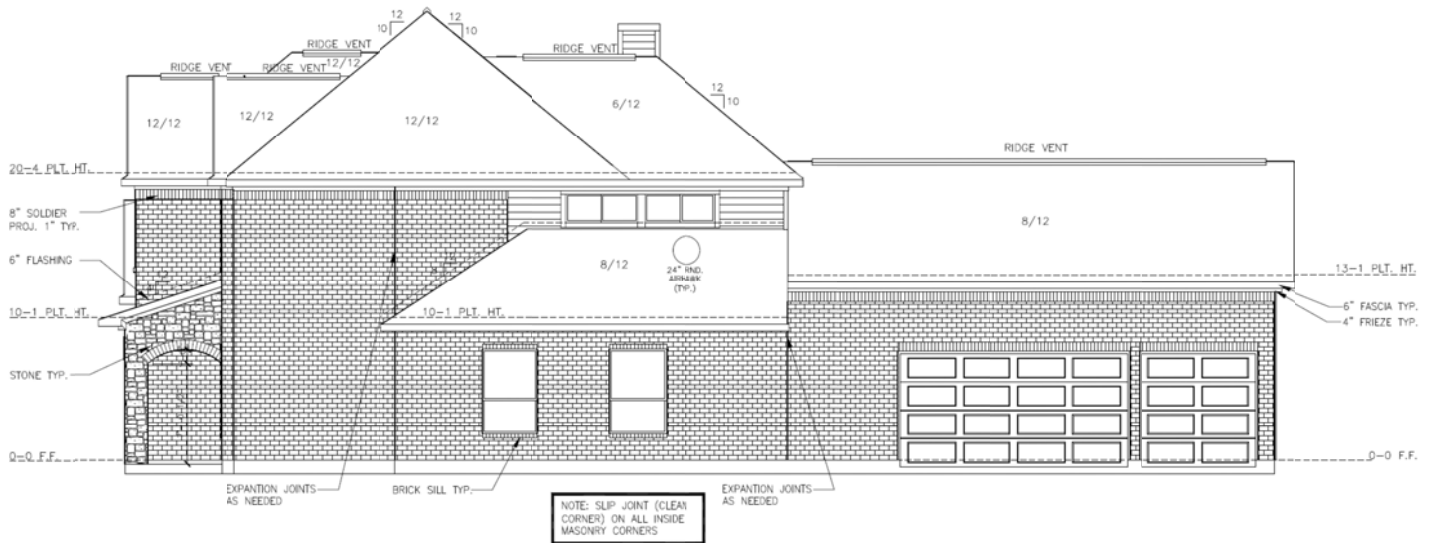


Houston Planning Commission

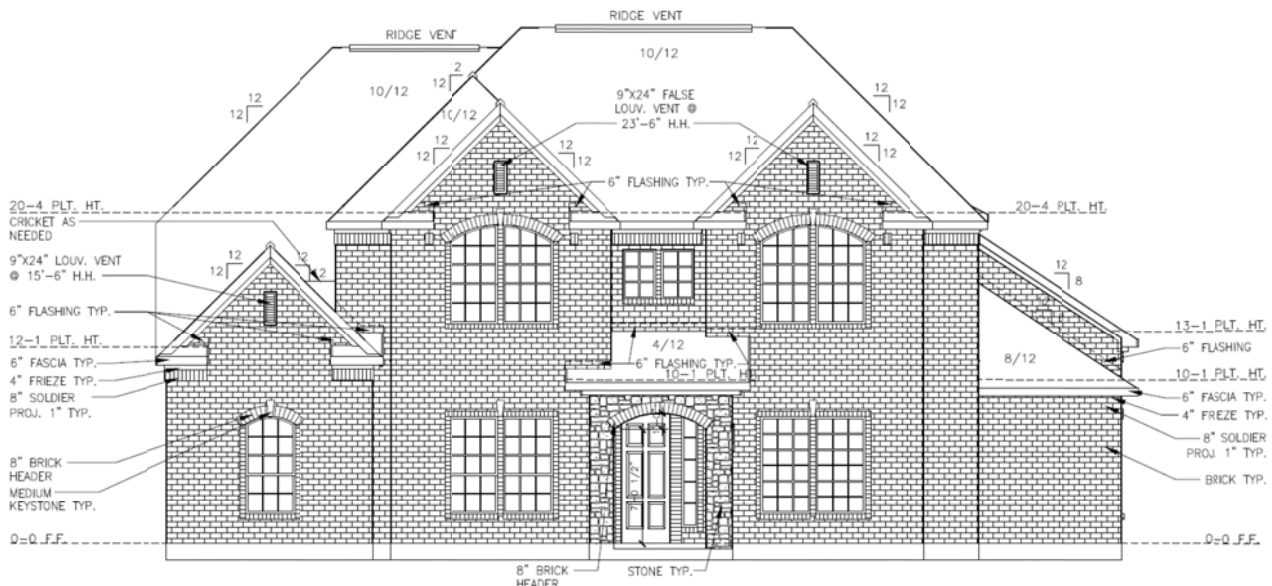
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Elevations



RIGHT ELEVATION



FRONT ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1802 Cheshire Lane	16099837	77018	5260	452J	C

HCAD ACCOUNT NUMBER(S): 0731000700016

PROPERTY LEGAL DESCRIPTION: Lot 16 Block 73 Oak Forest Section 11

PROPERTY OWNER OF RECORD: Allen Land Management LLC

ACREAGE (SQUARE FEET): 7,800 square feet

WIDTH OF RIGHTS-OF-WAY: 60' ROW - Cheshire Lane; 80' ROW Rosslyn Road

EXISTING PAVING SECTION(S): 22' - Cheshire Lane; 23' - Rosslyn Road

OFF-STREET PARKING REQUIREMENT: Two Spaces

OFF-STREET PARKING PROVIDED: Two Spaces

LANDSCAPING REQUIREMENTS: Two Trees

LANDSCAPING PROVIDED: Two Trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,406 Sq. Ft. Residence to remain

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,600 Sq Ft. Addition to Existing Residence with Attached Garage

PURPOSE OF VARIANCE REQUEST: The purpose of the variance request is to allow a 10' building line for a new garage, instead of the required 20' building line.

CHAPTER 42 REFERENCE(S):

- 42-156 Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance request is to allow a new garage to be build at 10' instead of the required 20' building line in an attempt to maximize lot use & buildable area. Lot 16 Block 73 of Oak Forest sec.11 is an existing corner home at Rosslyn Rd and Cheshire Ln. Rosslyn is a Collector Street and prior to the City of Houston Ordinance change in 2013, a 10' side building setback for any garage or carport outside the 610 loop was allowed. This creates a new building line that is affecting the ability to utilize the lot. The original plat from 1950 has only a 10' building line on the Rosslyn Rd side. There are many residences on Rosslyn Rd that have their garages between 3' to 10' off the property line. If we were to follow the city ordinance GBL of 20' we would have no back yard, nor would it give the same appeal as the rest of the street.

We require a variance due to the building line change by City Ordinance, and request that the building line and garage building setback be maintained by the original plat of 1950 at 10' off Rosslyn Rd side.

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

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

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

Requirements of this chapter make this project infeasible due to an offsetting side build line narrowing the lot even more. The 20' GBL on the collector street Rosslyn, in conjunction to the build line on Cheshire Ln. makes the construction infeasible. With this variance, the builder can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Yes, the intent and general purposes of this chapter will be maintained. This Variance request is that the build line on Rosslyn Rd be reduced from 20' to 10' for the renovation to an existing home with an attached garage fronting Rosslyn Rd.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single Family Residence.
- (5) **Economic hardship is not the sole justification of the variance.**
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



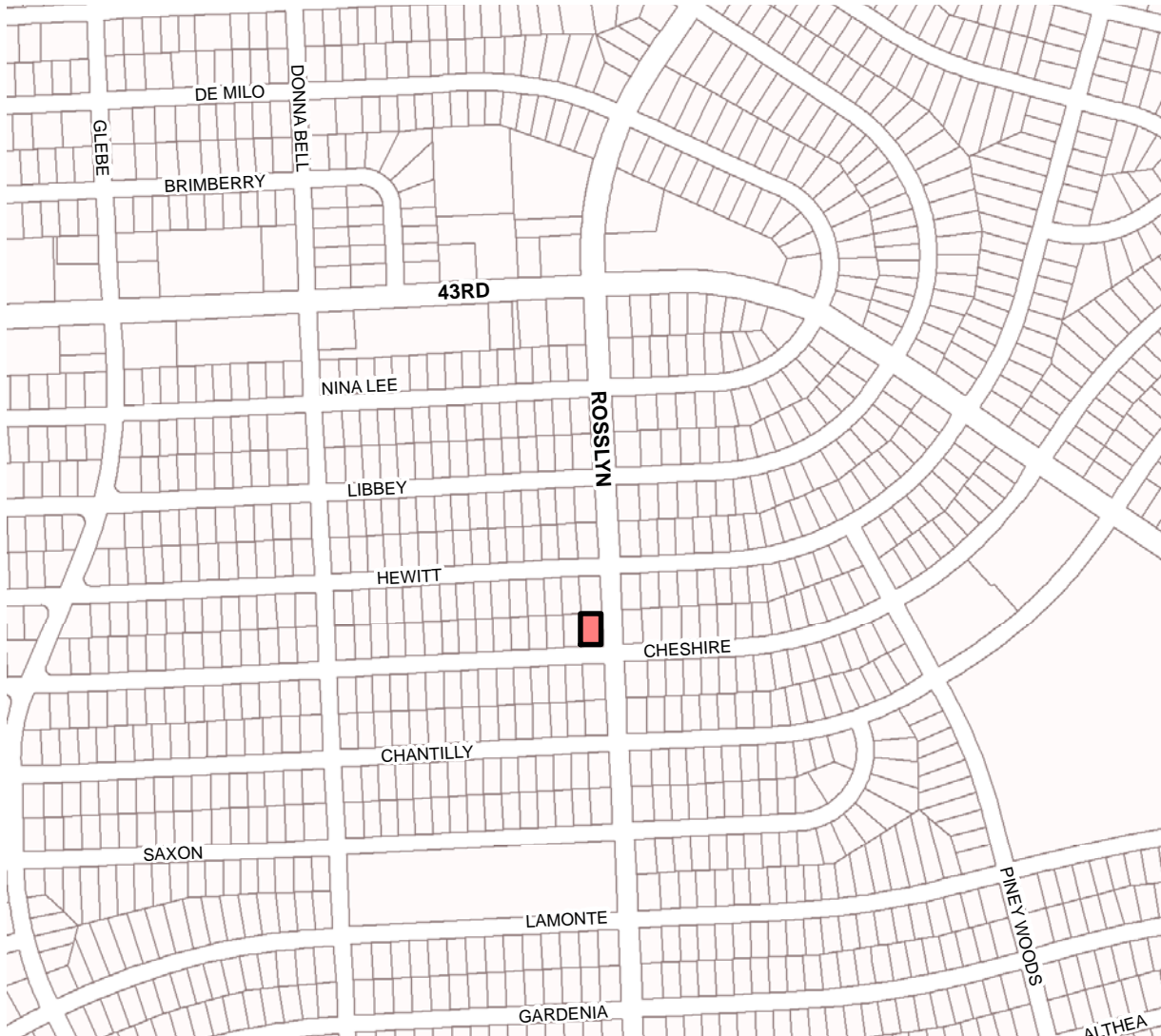
PLANNING &
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Location Map



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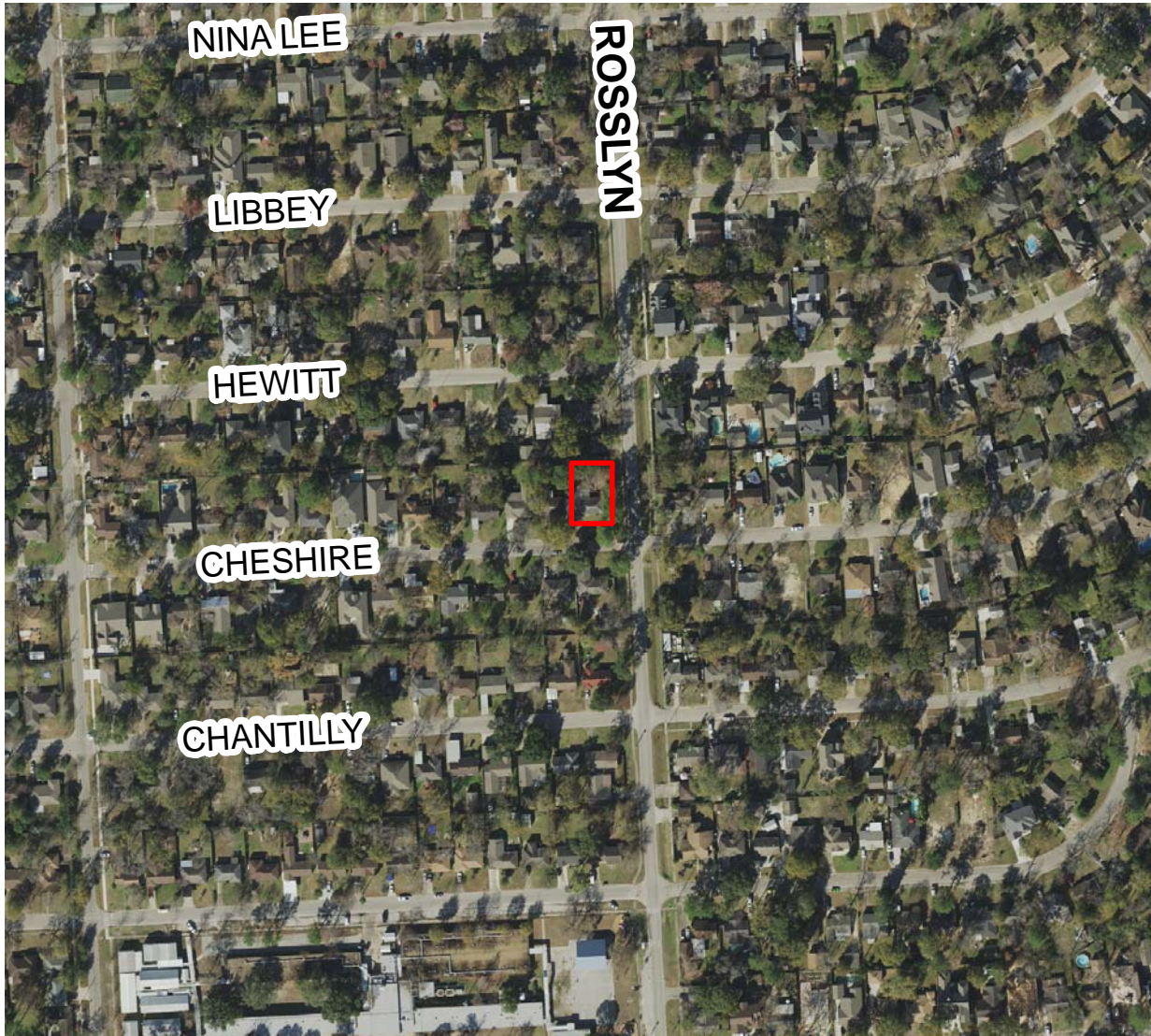
PLANNING &
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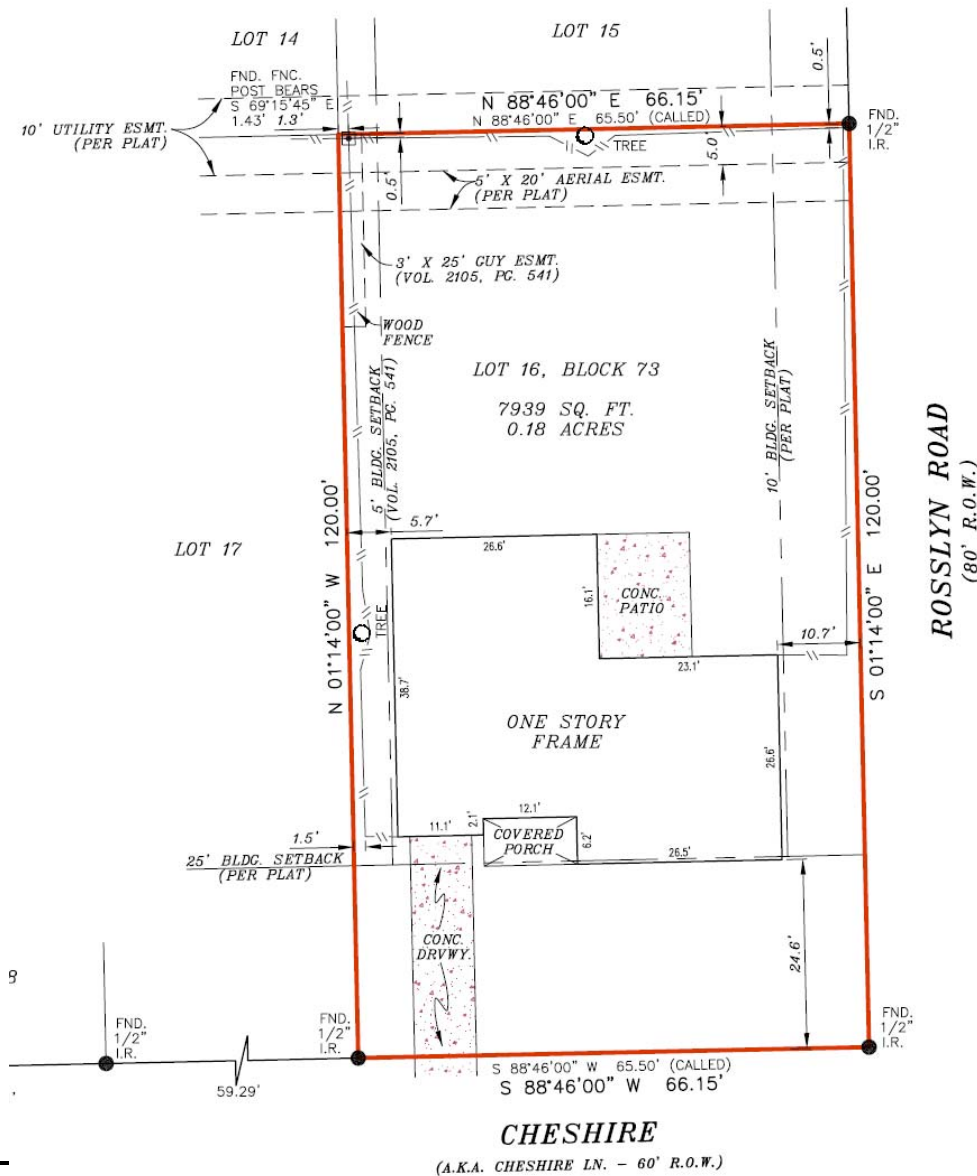
Aerial



DEVELOPMENT PLAT VARIANCE



Survey



DEVELOPMENT PLAT VARIANCE



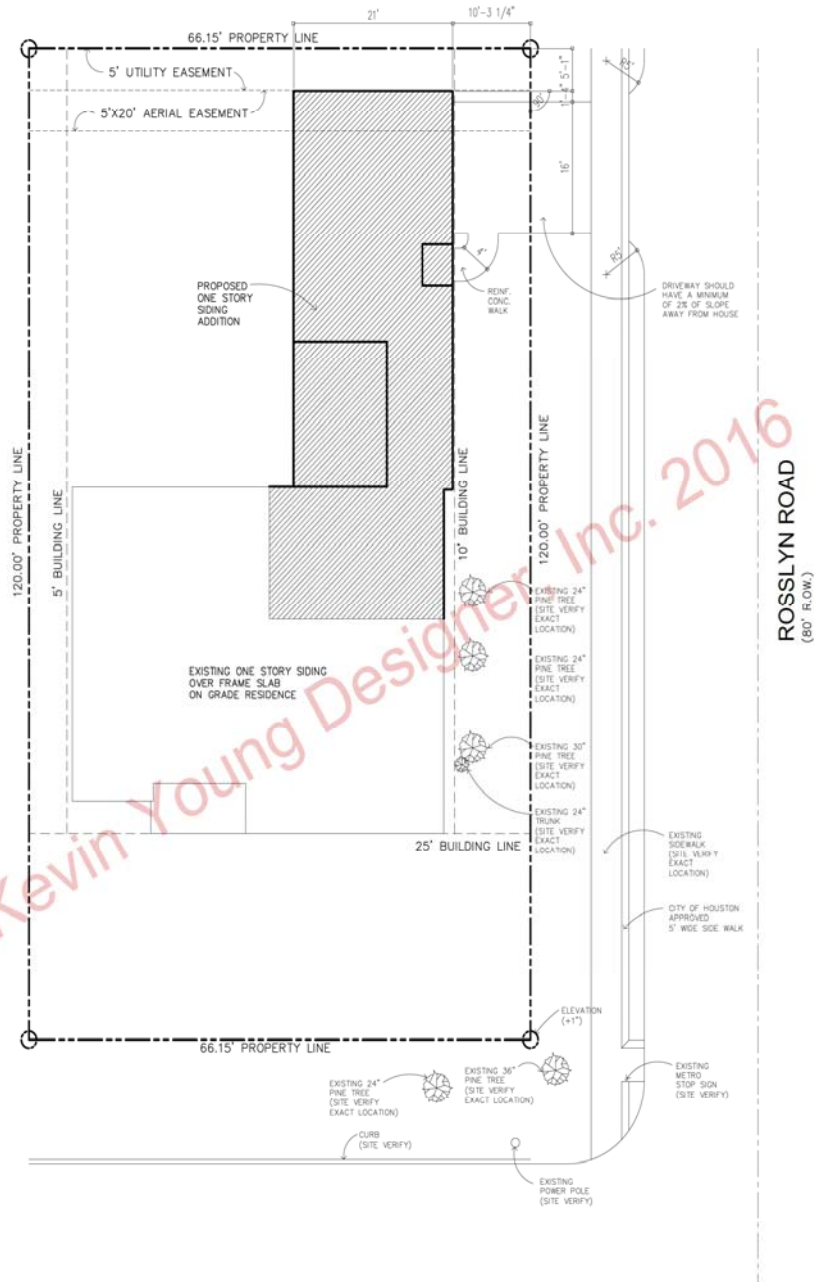
PLANNING &
DEVELOPMENT
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Site Plan

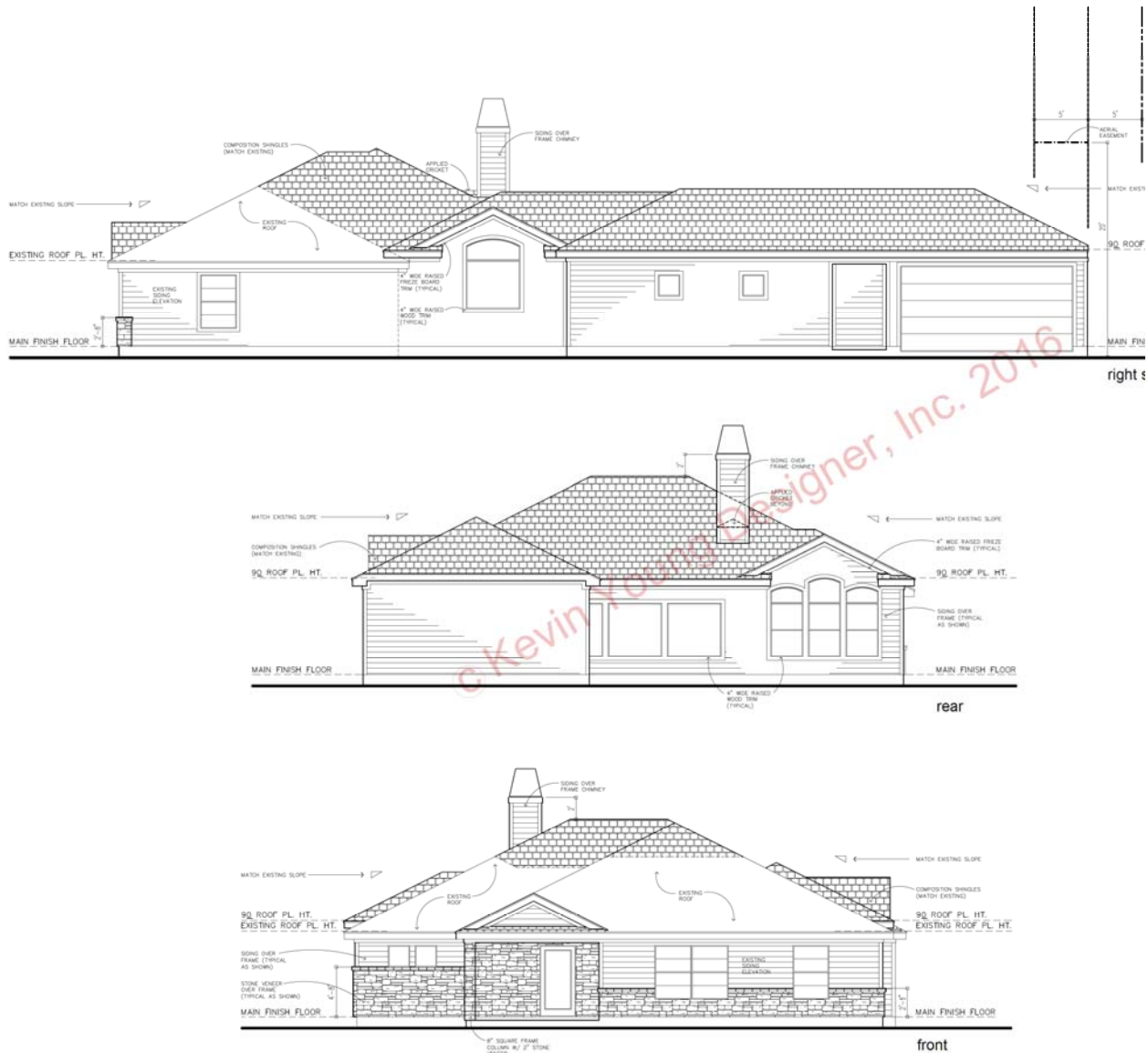


1802 CHESHIRE
(A.K.A. CHESHIRE LN.-60' R.O.W.)

DEVELOPMENT PLAN VARIANCE



Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
PLS	Jesse Givens	281-310-1260	jesse.landconsultants@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2535 Glen Haven Boulevard	16094484	77030	5255	523L	C

HCAD ACCOUNT NUMBER(S):	0620280230017
PROPERTY LEGAL DESCRIPTION:	Lot 18 and Tract 17 Block 23 Braeswood Addition
PROPERTY OWNER OF RECORD:	D.T. Maler & Associates
ACREAGE (SQUARE FEET):	18,000 square feet
WIDTH OF RIGHTS-OF-WAY:	Kirby Drive (80 feet); Glen Haven Boulevard (60 feet)
EXISTING PAVING SECTION(S):	Kirby Drive (24 feet); Glen Haven Boulevard (25 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	14 (existing)

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family (4,020 Sq.Ft)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family (7,204 Sq.Ft.)
PURPOSE OF VARIANCE REQUEST:	To allow a single family lot to continue taking vehicular access from Kirby Drive, a major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-188(b) which states in part: A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless...The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The variance request to allow vehicular access to Kirby Drive is being submitted to the Planning Commission for consideration based on the following facts:

- 1) Kirby Drive is a two-way street with a landscaped / divided median, which was designated as a major thoroughfare after the subject property was recorded in the Partial Replat of Braeswood Addition in 1939 (vol. 16, page 36 HCMR).
- 2) The home on this lot has always had access from Kirby Dr. for multiple vehicles.
- 3) The applicant is requesting a variance from the Chapter 42 to maintain vehicular access to/from Kirby Dr. while reducing the size of the driveway from a 3-car driveway to a 1-car driveway while also significantly reducing the number of vehicle trips along to/from the site along Kirby Dr.
- 4) Voiced comments from the neighborhood include maintaining vehicular access to Kirby Dr. with the new development.
- 5) Existing single-family home sites along Kirby Dr. in this area maintain vehicular access to / from Kirby Dr. consistent with what this variance request seeks. In fact, all single-family home sites on the northbound side of Kirby from N. Braeswood Blvd. to W. Holcombe Blvd. take driveway access to / from Kirby Dr. with the exception of one single-family home site at the intersection of a home site located at 2529 Bellfontaine St. (the intersection of Kirby Dr. and Bellfontaine St.). All non-single family residential properties on the northbound side of Kirby Dr. between N. Braeswood Blvd. and W. Holcombe Blvd. take driveway access to / from Kirby Dr.
- 6) The newly constructed home located at 2534 Glen Haven Blvd. sits directly across Glen Haven Blvd. and utilizes a 10' setback from Kirby Dr. with vehicular access for multiple vehicles coming to/from Kirby Dr.
- 7) Property located at 2602 Glen Haven Blvd., located at the northwest intersection of Glen Haven Blvd. and Kirby Dr., takes driveway access to / from Kirby Dr. The bus stop located near the intersection of southbound Kirby Dr. and Glen Haven Blvd. is approximately 10' from the driveway bib accessing that single family site. The proposed reduced-size auxiliary driveway for the subject site is proposed to be approximately 125' away from the existing bus stop at the southeast intersection of Glen Haven Blvd. and northbound Kirby Dr. adjacent to the subject site. There is adequate distance from the bus stop to the proposed driveway.
- 8) The proposed auxiliary driveway provides for an adequate turn-around that would allow forward entrance onto Kirby drive from the subject site, which meets the intent of 42-188(b) for lots greater than one acre in size that would automatically apply to any lot in the city that is over one acre in size. Albeit this lot is not greater than one acre in size; however, the design on the turn-around meets that standard.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

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

In addition to the statement above, strict application of the requirements of this chapter would create a development that is otherwise contrary to sound public policy.

This is especially true in light of the constraints placed on the property related to physical characteristics of the land, the need to develop the property in keeping with direction in which the neighborhood is developing, and the pattern of City approvals in the area. In effort to balance these competing interests and deliver a well-designed single-family home worthy of its address, this application proposes placing all three parking spaces within garages: a two-car garage along Glen Haven Blvd. and a one-car garage along Kirby Dr.

Chapter 42 requires that single-family residential provide for at least two off-street parking spaces, none of which would be located along Kirby at this location. The existing home has a three-car garage. Redevelopment of this home site for single-family use of equal or greater size to the existing home reasonably calls for equivalent or greater number of parking spaces. It is contrary to sound public policy to effectively deny a ready and willing homeowner from providing a tasteful off-street parking space above and beyond the bare minimum requirement of two off-street parking spaces. Therefore, it would be contrary to sound public policy to require the home owner to develop the lot with fewer garage parking spaces than already exist on the site.

The design aesthetic of this neighborhood calls for parking spaces to be located within garages. The neighborhood has indicated it is in favor of maximizing driveway access to / from Kirby Dr. because that is the historic access for homes on corner lots in this neighborhood. In fact, only one single-family lot on the northbound side of Kirby Dr. between N. Braeswood Blvd. and Holcombe Blvd. lacks a driveway along Kirby Dr. All other single family homes on corner lots in this series of 6 blocks take primary access from Kirby Dr. It would be contrary to sound public policy to suddenly deny driveway access to Kirby Dr. for the subject property when essentially all lots along Kirby in this location take access from Kirby Dr.

The 50-foot platted front building line along Glen Haven Blvd. and the existing 36" tree located at the interior of the site create physical constraints on the design and one's ability to locate the 3rd garage at the front of the proposed single-family home.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Strict application of the requirements of this chapter that would deny a single-car garage on Kirby where there is an existing three-car garage today does not hold up to sound public policy in this neighborhood, just a stone's throw from the Medical Center, in part because it is incredibly unlikely to find a single-family lot that can be developed for a single home on over one acre near this location. What is located at the subject location is an 18,000 sf. lot, which is large even for many communities even in the ETJ, and is extremely large for home sites this close to the Medical Center. Moreover, in actuality, the subject site is larger than the other lots that take driveway access from Kirby. It would be contrary to sound public policy to deny driveway access to Kirby Dr. for the unusually large subject lot while allowing smaller lots to utilize driveway access to Kirby Dr. when the spirit of the ordinance was to allow larger lots (albeit over one acre) to take access to major thoroughfares without requiring the variance application.

Further, denying access to Kirby Dr. would create a development that is contrary to sound public policy because it would require the family that will live in the new home to park on the street when there is adequate room on the lot to accommodate a third garage parking space. This is especially true when continuous on-street parking for residents in this neighborhood is not desired, and this proposal seeks to address that issue before it becomes a problem.

On June 24, 2014, the Planning Commission approved a similar development plat variance for property located at 2534 Glen Haven Blvd., which is located directly across Glen Haven Blvd. from the subject property, has approximately the same site dimensions, and also proposed new construction on the site. Arbitrary denial of access to Kirby would create a development that is contrary to sound public policy, considering very similar circumstances exist.

Denying access to Kirby Dr. would create a development that is contrary to sound public policy because it would invite individuals to park and / or idle vehicles in Kirby Dr.; whereas, the opportunity presently exists for the off-street parking space to be provided along Kirby Dr., just as direct access to off-street parking has been provided off of Kirby Dr. for so many other properties along Kirby Dr. in the vicinity.

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

- (a) Partial Replat of Braeswood was platted prior to Kirby Dr. being designated as a major thoroughfare.
- (b) The existing neighborhood character includes corner lots along Kirby Dr. that take direct driveway access to Kirby Dr.
- (c) Additionally there is an existing 36" oak tree interior to the site, which the property owners intend to preserve. This is a significant tree that contributes to the character of the residential neighborhood.
- (d) This neighborhood is of high aesthetic character, which requires adequate off-street parking of high quality.

The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant. The hardship is the result of existing conditions that pre-date the current owner and the ongoing dynamic forces at work, which contribute to making Houston the vibrant city it is today. Denying the variance request would result in a development that is contrary to sound public policy.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of this chapter will be maintained because the proposed development plat adheres to the existing platted building lines of a 50' front building line and a 10' side building line for which the Planning Commission recently approved a side building line variance.

The proposed single car garage is approximately 125' from the Metro bus stop for the northbound 81 line. Across the intersection at 2602 Glen Haven Blvd. is the Metro bus stop for the southbound 81 line along Kirby Dr. That bus stop is approximately 10' from the sole driveway to that single family home, and the driveway is located on Kirby Dr. The 125' distance is more than adequate for bus stop activities, as it far exceeds the circumstances associated with the correlating southbound bus stop.

Moreover, the proposed driveway betters the existing condition as the subject site relates to the existing northbound Metro bus stop. This is because the driveway is being reduced from a heavily used driveway for a three-car garage to a 12' driveway for a one-car garage. Furthermore, the distance from the bus stop to the driveway is increasing by greater than 50'. This means the pedestrian realm leading to the bus stop and associated with the bus stop would become more pedestrian and biker friendly than it is now. Requiring the driveway to be eliminated would not contribute to the function of the bus stop any greater than the applicant's proposal to reduce the size of the driveway, provide the turn-around for the driveway, and increase the effective distance from the driveway to the bus stop.

Furthermore, this chapter has long been applied to respect the development pattern within a neighborhood. In this instance, allowing the proposal to maintain vehicular access to Kirby Dr. simultaneously allows the home owner ongoing use of the access while also adhering to the intent and general purpose of this chapter.

Strict application of the one acre lot size requirement for vehicular access to Kirby Dr. would contradict the intent and general purpose of this chapter. Denying access would cause undue hardship on the property owner and would result in the seemingly arbitrary taking away of an existing off-street parking space from this family when they rebuild their dream home on this lot, which they already own. Instead of taking away driveway access to the property, the Planning Commission should grant the requested variance, and the general intent and purpose of this chapter would be 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 be injurious to the public health, safety or welfare. Should the Planning Commission grant this variance request, increased pedestrian and vehicular safety will be addressed. Further, maintaining the platted 50' front B.L. and the preservation of existing trees contributes to alleviating open space and other air quality concerns.

Furthermore, the proposed auxiliary garage located along Kirby would sit back farther from the property line than the existing garage along Kirby Dr. sits (proposed 23' versus existing 13.5'). The proposed development plat also would provide for the primary garage to take access from Glen Haven Blvd.; whereas, currently the only vehicular access to the existing home is from a driveway along Kirby Dr. that accesses a garage door that is about 13.5' from the property line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The applicant also proposes to add a turnaround along the driveway for the auxiliary garage along Kirby Dr. and proposes to accommodate additional off-street parking within the new primary driveway with turnaround, which takes access off of Glen Haven Blvd. Because the proposed driveway along Kirby Dr. only accesses an auxiliary garage and a new primary driveway is proposed along Glen Haven, fewer vehicular movements to and from the subject site will result along Kirby than has been the case historically at this location. Because the auxiliary driveway includes a turn-around, those fewer vehicular movements and vehicle trips to and from the home at this location may be conducted more safely with respect to pedestrians and passing vehicular traffic.

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

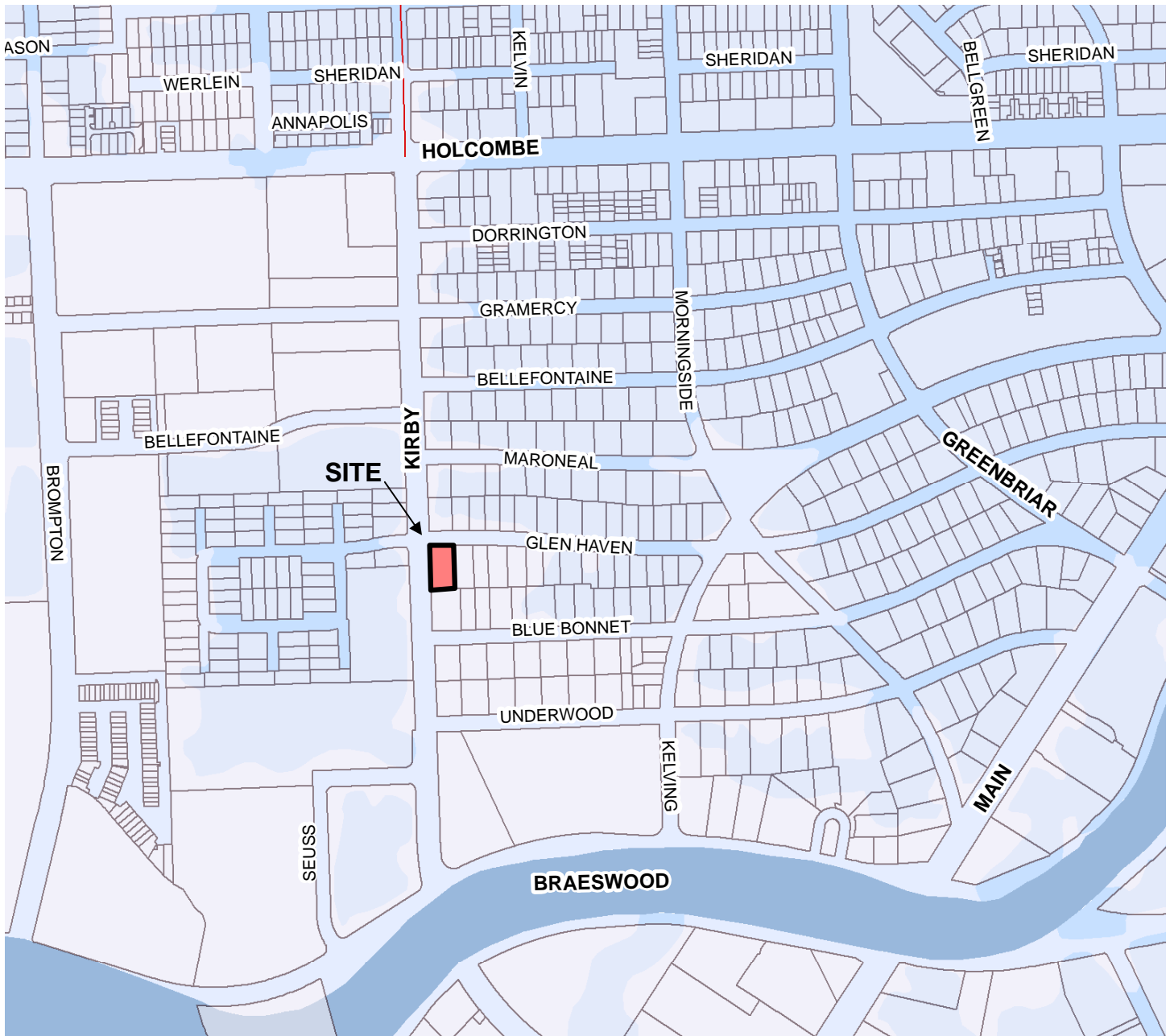
Economic hardship is not the sole justification of the variance. In fact, the proposal offers a number of betterments to public health, safety, and welfare. Denying the driveway access to Kirby Dr. at this location would be contrary to sound public policy for a number of reasons as listed above. Those reasons are the primary justification of the variance. Other factors such as the 36' oak tree, saving other street trees, and neighborhood aesthetics are important considerations that also justify granting this variance request.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Map



DEVELOPMENT PLAT VARIANCE



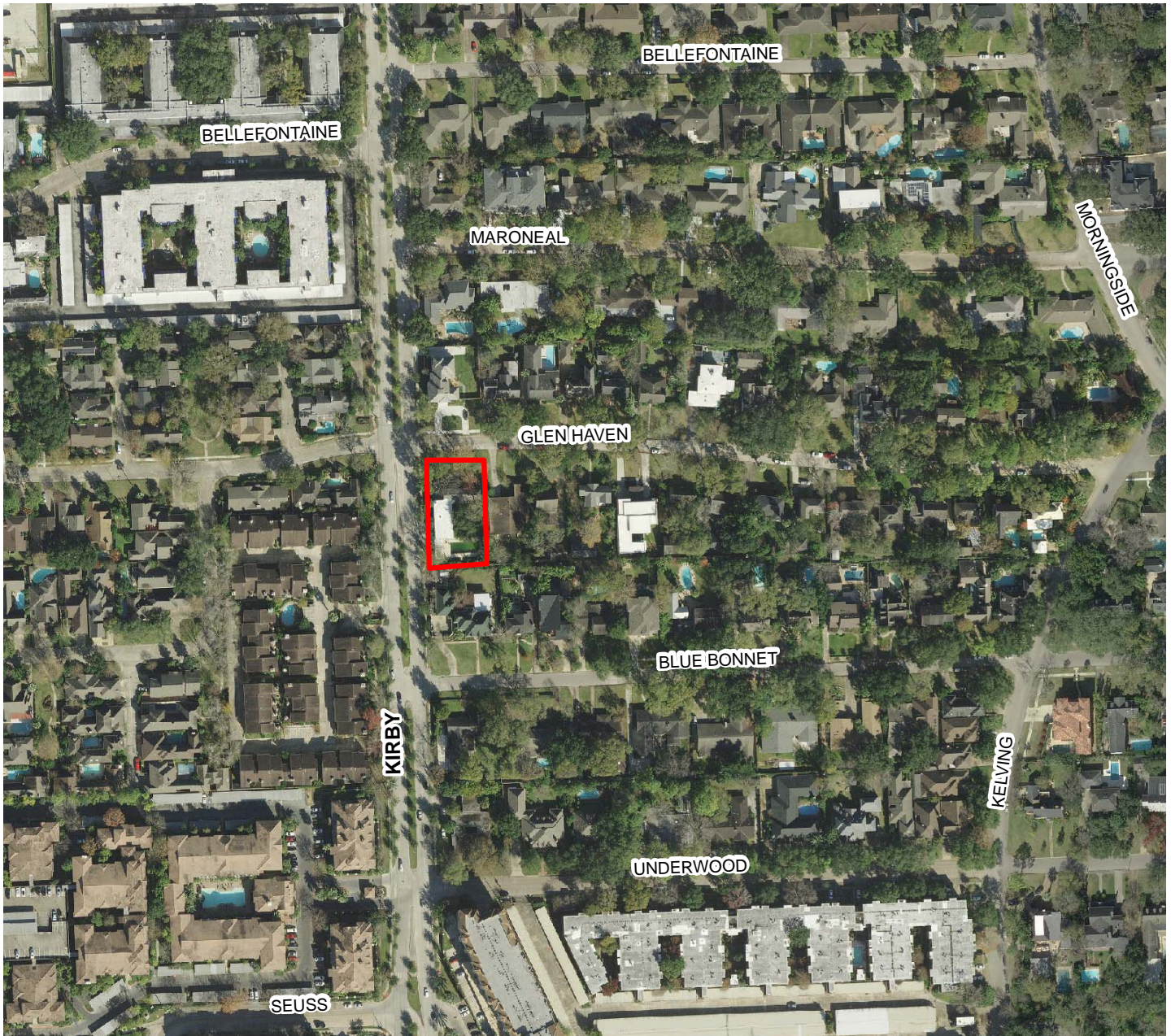
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 12/15/2016

Houston Planning Commission

Aerial Map

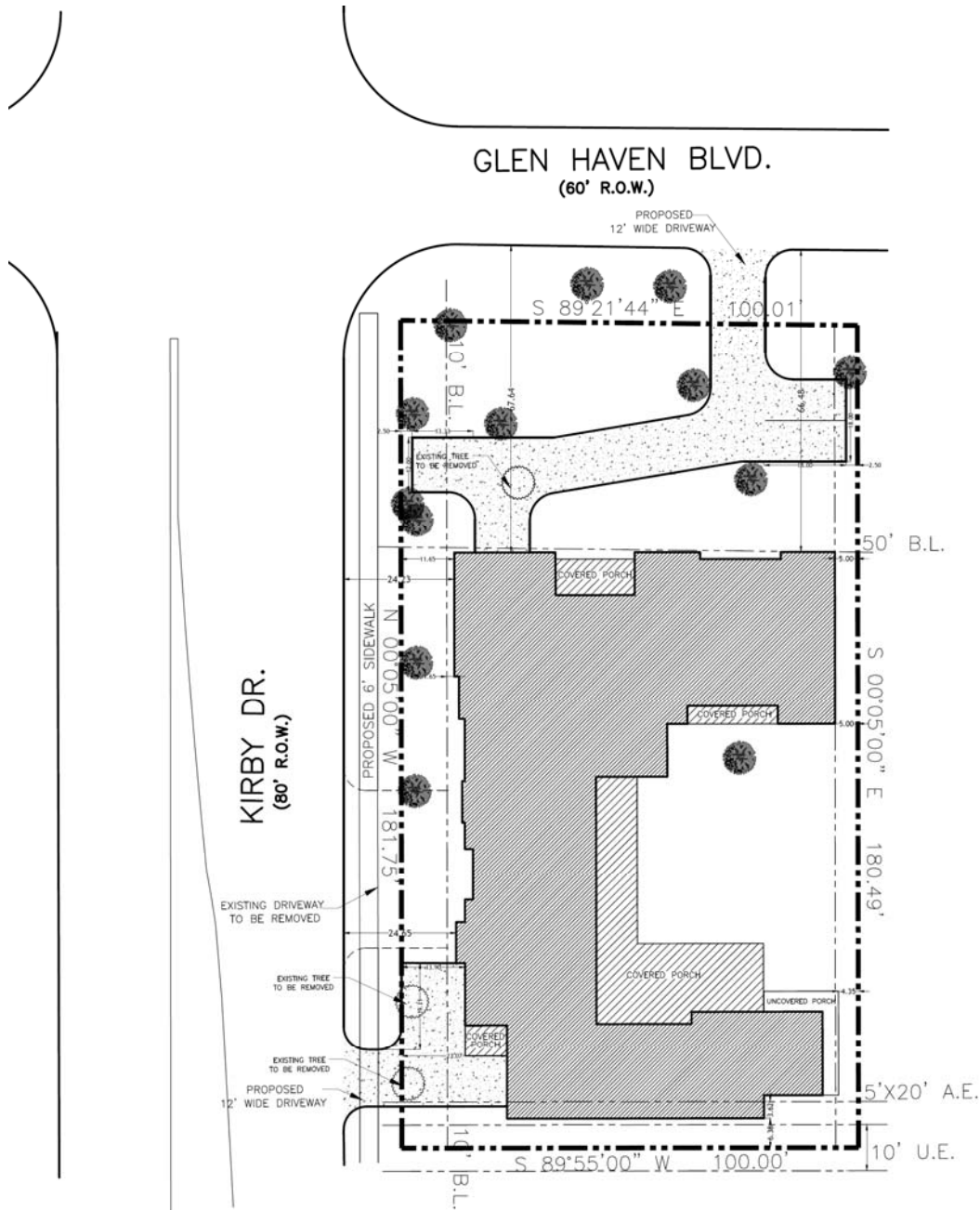


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

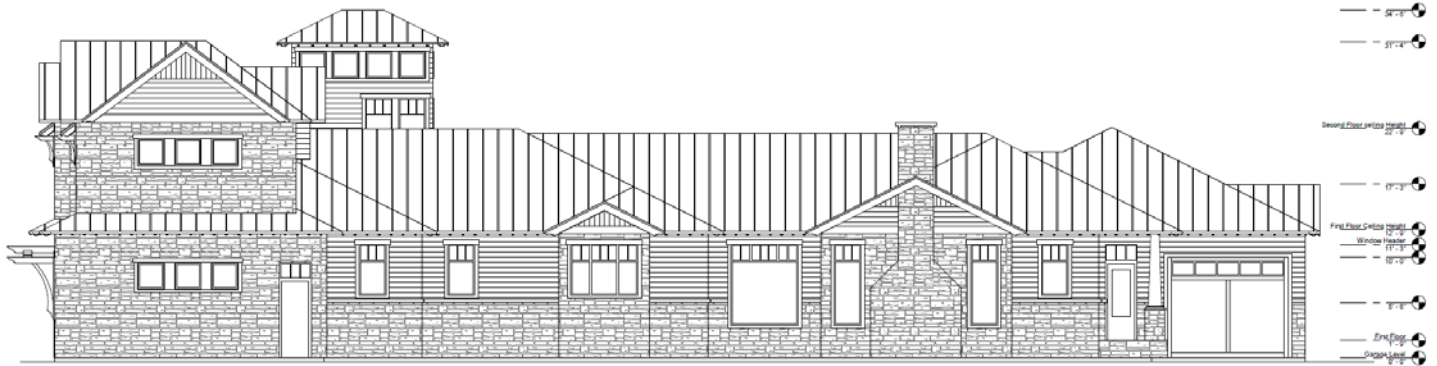


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



West Elevation

Scale : 3/16" = 1'-0"



North Elevation

Scale : 3/16" = 1'-0"

DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 12-15-2016

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
NORTH OF: Crosstimbers St SOUTH OF: E Tidwell Rd		77022	5360	453	City
EAST OF: Interstate 45 WEST OF: Fulton St					

APPLICANT: Paragan Solutions, LLC

ADDRESS: 4929 Airline Dr

EXISTING USE: VACANT

PROPOSED USE: HOTEL - MOTEL

HOTEL / MOTEL APPLICATION DATE: 08-19-16

DIRECTOR DECISION: Disapprove

BASIS OF DECISION: The proposed hotel is in a residential area, over 50%, and has less than 75 rooms.

LAND USE CALCULATIONS: RESIDENTIAL: 64%

NON-RESIDENTIAL: 36%

PRIMARY ENTRANCE LOCATION: Airline Drive

PURPOSE OF REQUEST:

28-202 – Locational Requirements:

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

BASIS OF REQUEST: This site is in an optimal location for a hotel given Airline Drive has many commercial and industrial businesses as well as the proximity to I-45.

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The site is located East of Interstate Highway 45 and South of Tidwell Rd, in Harris County.

The applicant is requesting a variance for a proposed hotel to be located within a Residential Area. Staff is in support of the requested variance.

Due to the room count being less than 75 rooms, a 1000' radius is required to determine the percentage of residential properties within the area.

Within the test area, the residential percentage is 64%. A majority of that is because of the 2 multi-family developments located within the required radius, which is counted towards the residential percentage.

Per Ch. 28, if a hotel has less than 75 rooms and over 50% of the test area is residential, then a variance is required.

The proposed hotel will take sole access from Airline Drive which is a 4 lane major thoroughfare.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDATEM: IV

MEETING DATE: 12-01-2016

Airline, between Tidwell and I-45 is majority commercial and industrial. There is also a similar style hotel (Moonlight Inn; 24 rooms) further North of this proposed site.

The applicant is providing the required landscape buffer between the site and multi-family development to the north. Councilwoman Cisneros is also in support of the request.

Therefore Staff's Recommendation is to grant the variance and approve the Hotel.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016

CITY OF HOUSTON
HOUSTON PLANNING COMMISSION PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

☒ To expedite this application, please complete entire application form.
☐ Staff will complete shaded items.

1. HOTEL / MOTEL NAME: AIRLINE MOTEL

2. HOTEL / MOTEL ADDRESS: 4929 AIRLINE DR, HOUSTON, TX 77022

3. PROJECT INFO.: File no.: _____ Survey: _____ Abstract no.: _____
Lambert: 5360 Census Tract: _____ School Dist.: HOUSTON ISD
Key Map: 453 F Zip Code: 77022 City Council Dist.: H
County: HARRIS Super Neighborhood: YES
Project number: 16084159

4. GEOGRAPHIC:

North of: BERRY East of: IH 45
South of: FARRELL West of: WELLFORD AIRLINE DR.

5. PROJECT DATA:

Total acreage: 1.703 Total no. of rooms: 51
Total no. of suites: _____

6. CONTACTS:

Owner: RUPESH PATEL
Address: 7404 SHOTWELL Phone: 415-205-3361 Fax: _____
City: HOUSTON State: TX Zip: 77028

Applicant: PARAGAN SOLUTIONS, LLC
Address: 14022 MEMPHIS RD Phone: 713-999-1919 Fax: 281-667-3505
City: HOUSTON State: TX Zip: 77040

7. SUBMITTAL REQUIREMENTS

	HM
Completed Application form	<input checked="" type="checkbox"/>
One copy complete building permit drawings (including survey or plat)	<input checked="" type="checkbox"/>
Title information	<input checked="" type="checkbox"/>
Land use parcel map	<input checked="" type="checkbox"/>
Copy of the application for building permit with project number	<input checked="" type="checkbox"/>
Filing fee (\$221.36 & \$27.66) non refundable service fee payable to "City of Houston")	<input checked="" type="checkbox"/>
One copy of the site plan	<input checked="" type="checkbox"/>
Landscape Analysis form	<input checked="" type="checkbox"/>
Off-street Parking Calculation form	<input checked="" type="checkbox"/>

Applicant Signature: [Signature] Date: 8-19-2016

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: V

MEETING DATE: 12-01-2016

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

HOTEL/MOTEL VARIANCE FORM

Building Permit Number 16084159

Applicant: A & R Hotels Phone: 713-747-3569

Address: 6021 Calhoun Rd, Houston, TX Zip Code: 77021

Site Address: 4973 Airline Dr Date Disapproved: _____

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

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance: We believe this site to be an optimal location for a hotel given Airline Dr has many commercial and industrial businesses as well as the proximity to I45.

 11/7/16
Signature of Applicant Date

FOR DEPARTMENT USE ONLY

☐ One copy of Hotel Motel Variance Form

☐ Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016

The pertinent ordinance section is:

Chapter 28 Section 28-202 (a) (5)

More Basic Information:

Chapter 28 Section 28-202 (a) (5): Residential Area

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

.....

The Variance Requests:

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

4973 Airline Dr is a 1.79 acre track that is less than 500 linear feet in distance Interstate 45 and 1480 Ft to the intersection of I-45 and Airline Dr.

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

The existing impacts to the property are not the result of a hardship created or imposed by the applicant.

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016

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

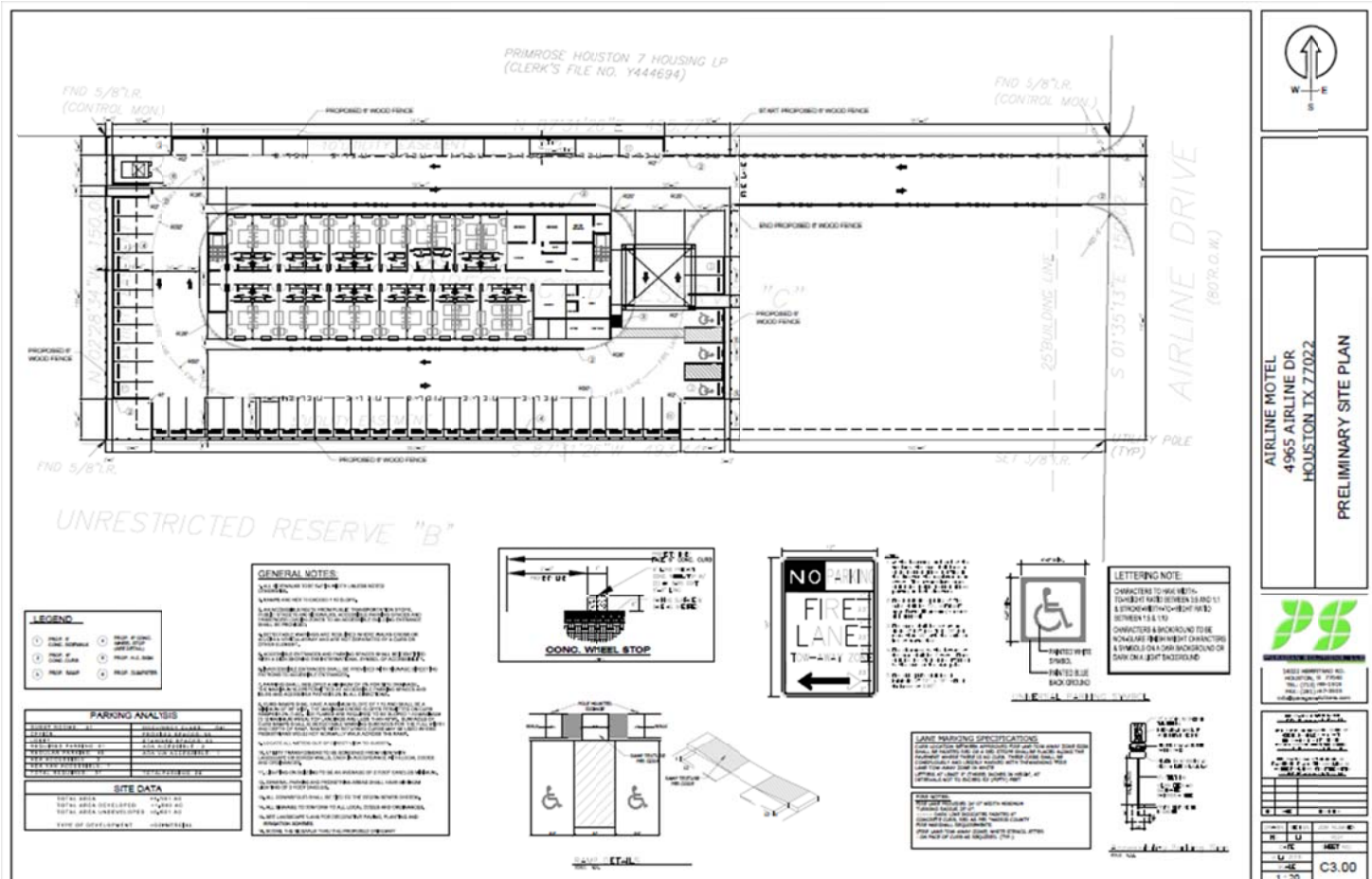
We feel a nationally recognized hotel at this location would indeed preserve the actions of the City of Houston hotel ordinances. National hotel brands have a standard level of service, customer service requirements, which we feel will bring benefits to the area in which we will serve.

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

The granting of the variance will not seriously inhibit the local street traffic, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare

AGENDA ITEM: V

MEETING DATE: 12-01-2016



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

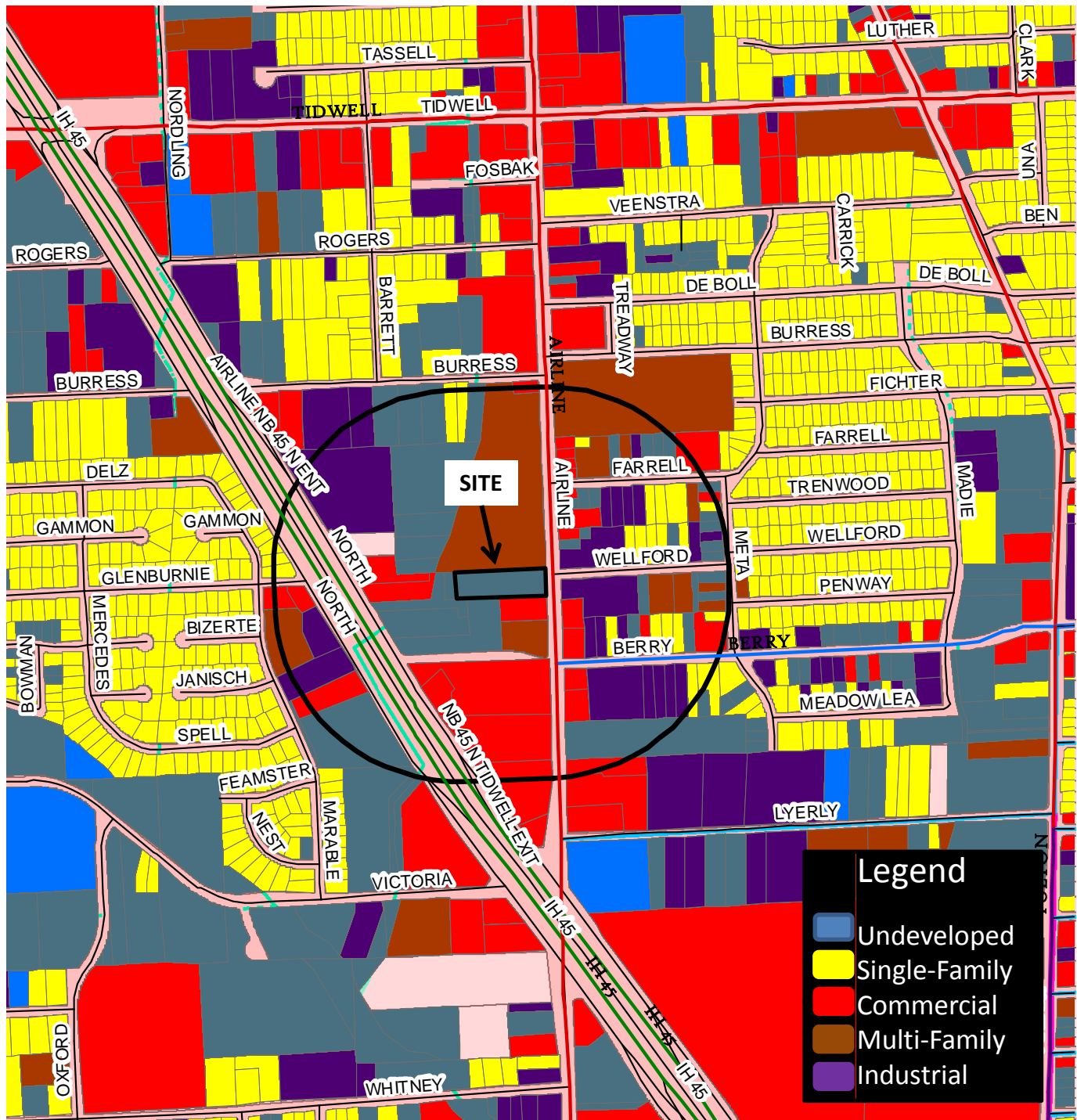
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

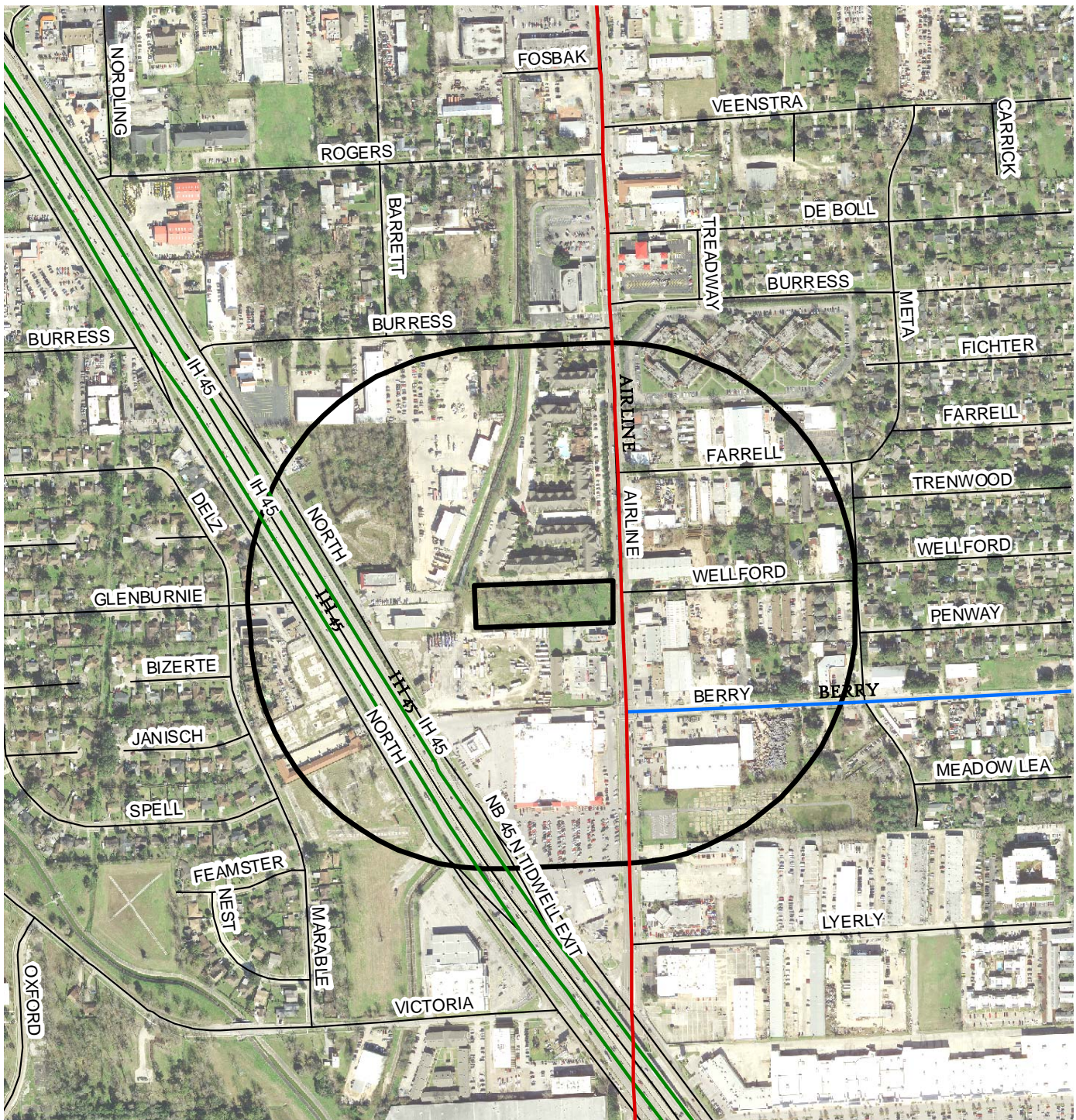
HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 12-01-2016



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 12-15-2016

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
NORTH OF: Park Place Blvd SOUTH OF: South Loop		77087	5554	535 N	City
EAST OF: Telephone Rd WEST OF: Reveille St					

APPLICANT: TN Associates, Inc.

ADDRESS: 7431 Park Place Blvd

EXISTING USE: VACANT

PROPOSED USE: HOTEL - MOTEL

HOTEL / MOTEL APPLICATION DATE: 07-13-2016

DIRECTOR DEISION: Dissapprove

BASIS OF DECISION:

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

LAND USE CALCULATIONS: RESIDENTIAL: 80%

NON-RESIDENTIAL: 20%

PRIMARY ENTRANCE LOCATION: Barker Oaks Drive

PURPOSE OF REQUEST:

28-202 – Locational Requirements:

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

BASIS OF REQUEST:

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

STAFF RECOMMENDATION: Defer

BASIS OF RECOMMENDATION: Council Member Gallegos recommended deferral for further study.

PLANNING COMMISSION ACTION

DECISION: Defer VARIANCE GRANTED VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: VI

MEETING DATE: 12-01-2016

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

HOTEL/MOTEL VARIANCE FORM

Building Permit Number _____

Applicant: TN ASSOCIATES, INC

Phone: (713) 541-3195

Address: 9894 Bissonnet St., Suite 365, Houston, TX

Zip Code: 77036

Site Address: 7431 Park Place Blvd, Houston, TX 77087 Date Disapproved: _____

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

Since the deed restriction of this property which stated that "neither Grantor nor its successors or assigns shall over use the Property for any use other than single family residential use" had been released by the COH, we are requesting the COH to allow the current owners to build a motel on this property.

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

We are proposing to build a motel with 41 units in a commercial site which has both residential houses and commercial properties around. With all the facts that we provide in the 2nd page of this form, we believe the variance should be accepted for the new construction of this motel.

Gen Paulen 7/7/16
Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

PLANNING COMMISSION ACTION

DECISION: _____ VARIANCE GRANTED _____ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 12-01-2016

The pertinent ordinance section is: Chapter 28 - Section 202 (a)(5)

A hotel, with or without service facilities, that has 75 or fewer separately rentable units may not be situated in a residential area unless the hotel is situated upon a tract that is contiguous to and abuts the right-of-way of a limited access or controlled access highway and takes its primary access from the frontage road of that highway, provided that the hotel may not take secondary access from any residential street.

More Basic Information:

.....

The Variance Requests:

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

The proposed site is located with frontage of a major commercial street. There are abundant of commercial properties surrounding the proposed site.

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

The acreage of the site with the parking requirements allowed the owners to propose a motel with maximum 41 rooms.

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

The granting of this variance will not result in a violation of this article or any other applicable ordinance, regulation of statute.

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

There are no school, library, church, licensed day care center, health facility, or public park located within 750 feet of the motel tract.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT

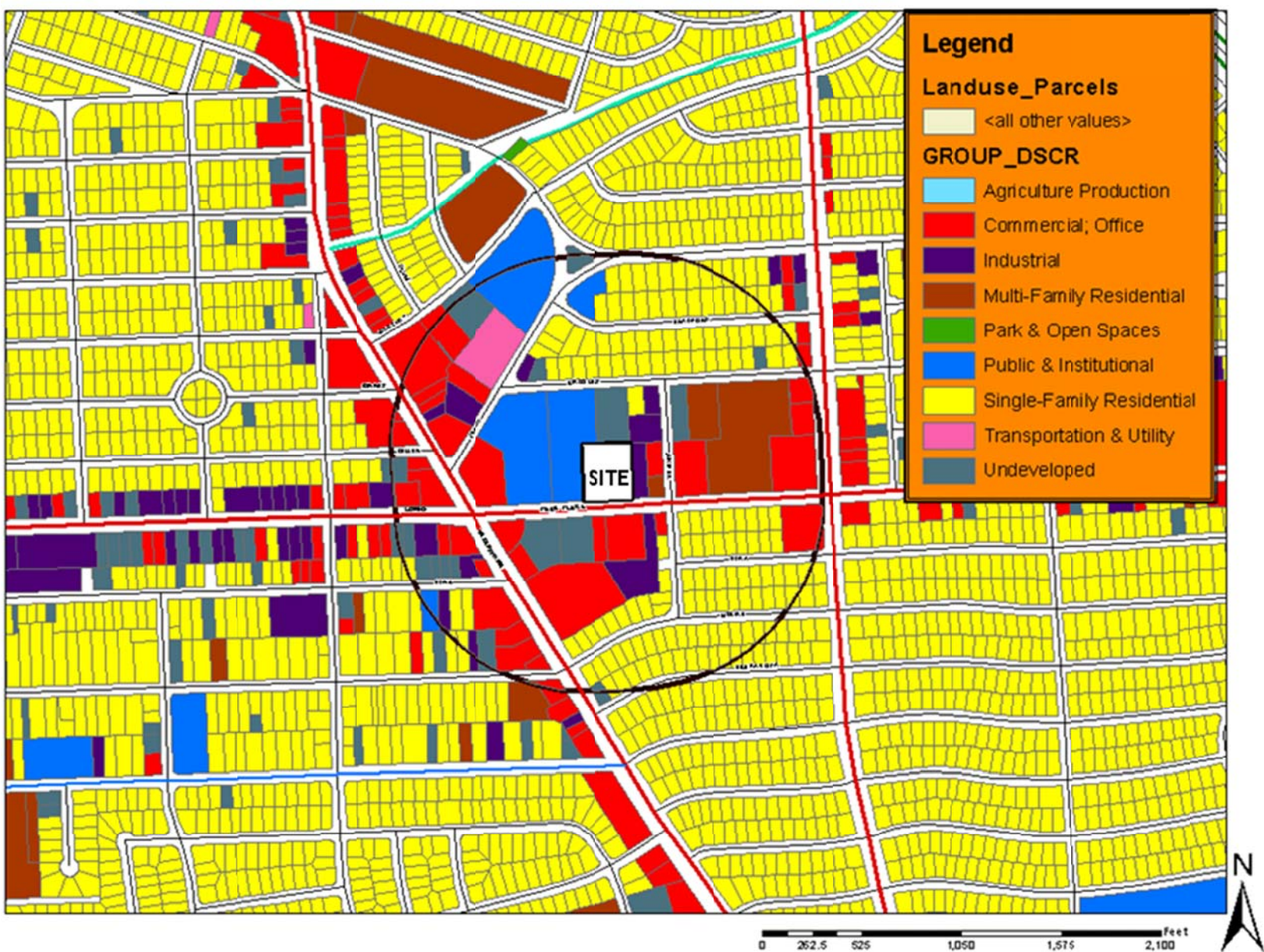


PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 12-01-2016

AERIAL MAP



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: VI

MEETING DATE: 12-01-2016

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

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

Staff will complete shaded items.

1. HOTEL / MOTEL NAME: Americas Best Value Inn
2. HOTEL / MOTEL ADDRESS: 7421 Park Place Blvd, Houston, Tx 77089
3. PROJECT INFO.: File no.: _____ Survey: _____ Abstract no.: _____
Lambert: _____ Census Tract: _____ School Dist.: Houston ISD
Key Map: 535N Zip Code: _____ City Council Dist.: _____
County: Harris Super Neighborhood: _____
Project number: 16068933

4. GEOGRAPHIC:

North of: Park Place Blvd
South of: Kingsley St

East of: Telephone Rd
West of: Juniper St

5. PROJECT DATA:

Total acreage: 1.7269 Acres

Total no. of rooms: 48 Motel Rooms
Total no. of suites: 3 Apt Rooms.

6. CONTACTS:

Owner: SADA Enterprise, LLC
Address: 2406 Belvedere Dr Phone: 281-250-3181 Fax: _____
City: Galveston, Tx State: _____ Zip: 77551

Applicant: Dr Associates / Dr Architects
Address: 888 W Sam Houston PKWYS Phone: 713-266-3304 Fax: 713-398-0390
City: Houston State: Tx Zip: 77042

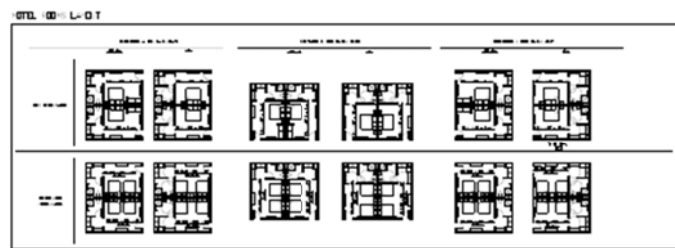
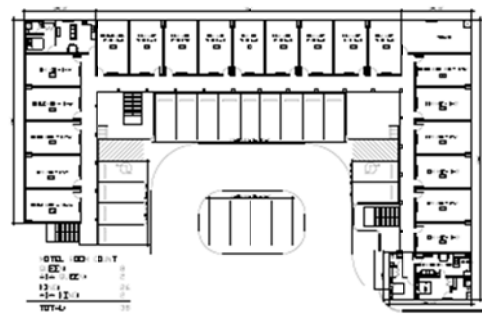
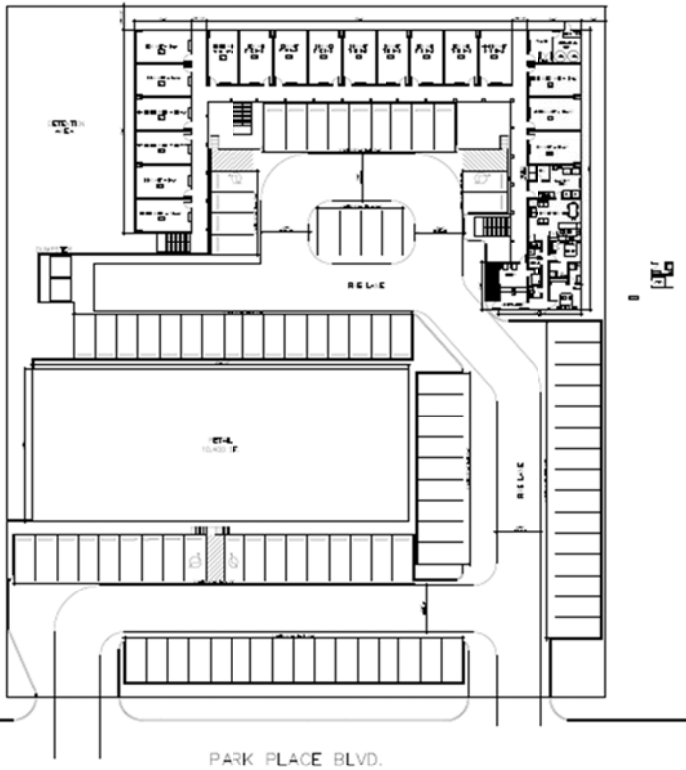
7. SUBMITTAL REQUIREMENTS

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

A. Martin
Applicant Signature

11/18/16
Date

MEETING DATE: 12-01-2016



MOTEL AND RETAIL BLDG.
7421 PARK PLACE BLVD.
HOUSTON TEXAS 77



A-1

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 12-01-2016



PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: DECEMBER 1ST, 2016

AGENDA: VI

SMLSB Application No. 627: 3100 block of Memel Street, north side, between Des Chaumes and Linn Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 3100 block of Memel Street, north side, between Des Chaumes and Linn Streets. Analysis shows that a minimum lot size of 7,590 sf exists for the blockface. A petition was signed by the owners of 34% 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 thirteen (13) lots along the 3100 block of Memel Street, north side, between Des Chaumes and Linn 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 one blockface, the north side of Memel 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 eleven (11) of thirteen (13) single-family residential properties (representing 85% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained four (4) of thirteen (13) signatures of support from property owners in the proposed SMLSB (owning 34% 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 7,590 sf exists on thirteen (13) lots in the blockface.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1939. The houses originate from the 1930s. The establishment of a 7,590 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 thirteen (13) lots (representing 100% of the application area) are at least 7,590 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **627**

Date Received: **10/25/2016**

Date Complete: **11/1/2016**

Street(s) Name: **Memel Street**

3100 Block of Memel Street

Lot(s)

Cross Streets: **Des Chaumes Street** and

Linn Street

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
LT 40	SFR	Y	12,418
LT 41	SFR	Y	7,590
LT 42	SFR	Y	7,590
LT 43	SFR		7,590
LT 44	SFR	Y	7,590
LT 45	SFR		7,590
LT 46	SFR		7,590
LT 47	SFR		7,590
LT 48	SFR		7,590
LT 49	SFR		7,590
LT 50	SFR		7,590
LT 51	VAC		7,590
LT 52	VAC		7,590

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

Of **103,498** Square Feet in the Proposed Application Area **35,188** Square Feet are Owned by Property Owners Signing in Support of the Petition = **34%**

Single Family Calculation:

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

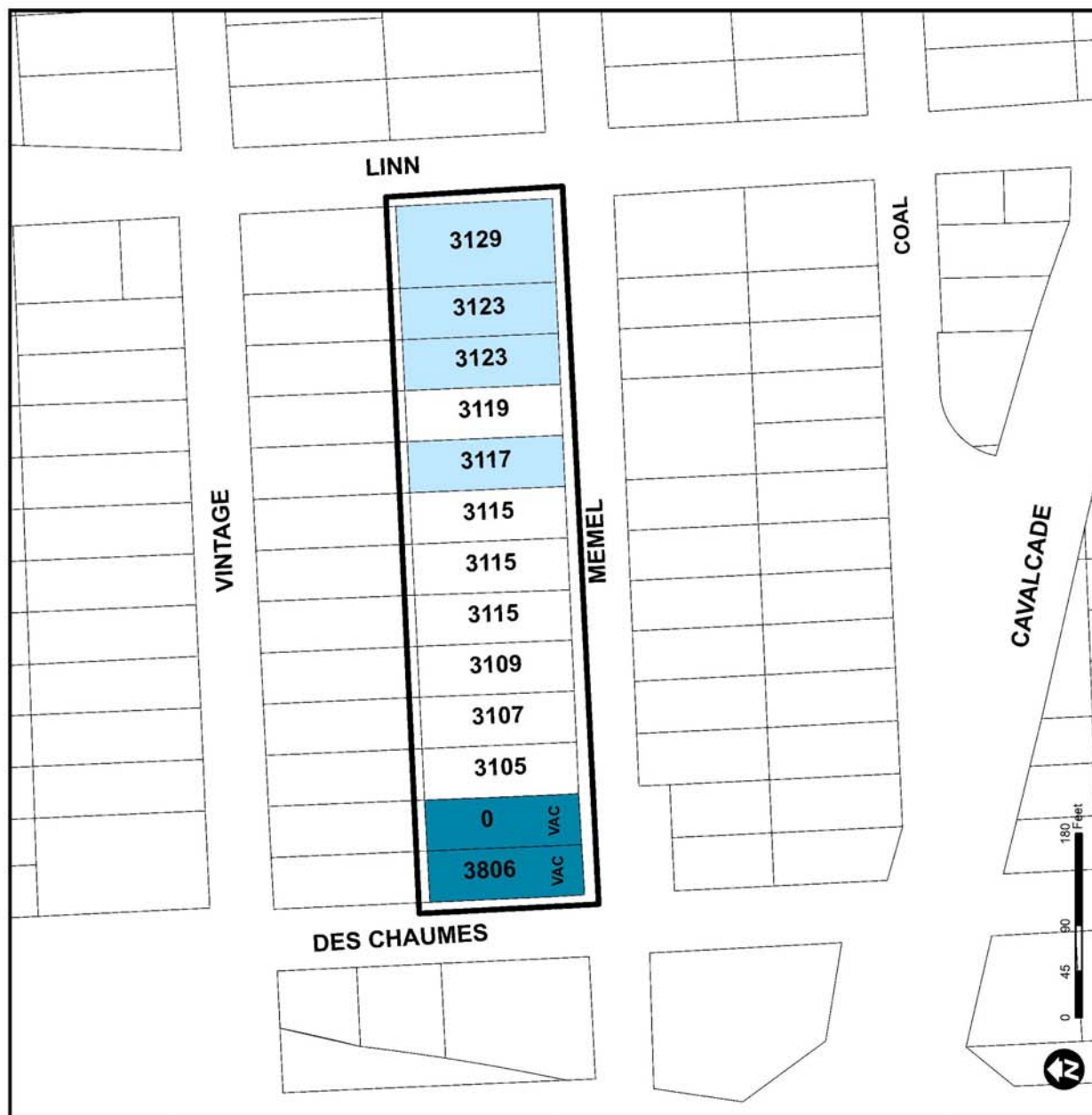
11	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	85%
			11	13	
0	# of Multifamily lots				
0	# of Commercial lots				
2	# of Vacant Lots				
13	Total				

Minimum Lot Size Calculations:

[illegible]

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	12,418	12.0%	12.0%
2	7,590	7.3%	19.3%
3	7,590	7.3%	26.7%
4	7,590	7.3%	34.0%
5	7,590	7.3%	41.3%
6	7,590	7.3%	48.7%
7	7,590	7.3%	56.0%
8	7,590	7.3%	63.3%
9	7,590	7.3%	70.7%
10	7,590	7.3%	78.0%
11	7,590	7.3%	85.3%
12	7,590	7.3%	92.7%
13	7,590	7.3%	100.0%
	0	0.0%	100.0%
	0	0.0%	100.0%






Evidence of Support Special Minimum Lot Size Block

Subdivision:
Bay Street Gardens

File Number:
627

Minimum Lot Size:
7,590 Square Feet

	Property owner signed to support application
	Property owner protesting application
	Property owner did not protest and did not sign in support

All properties within the application area are single family unless noted as such:

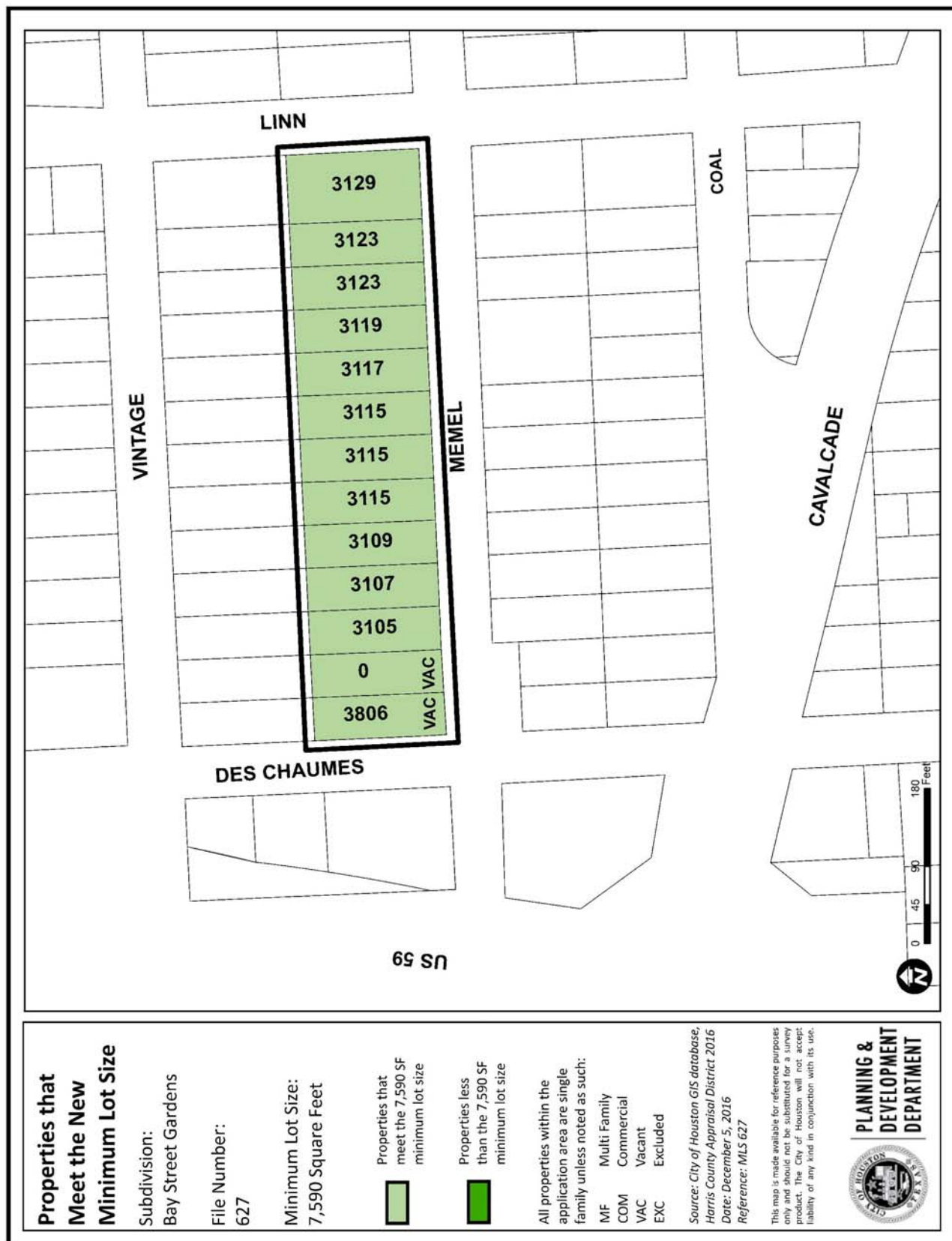
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded

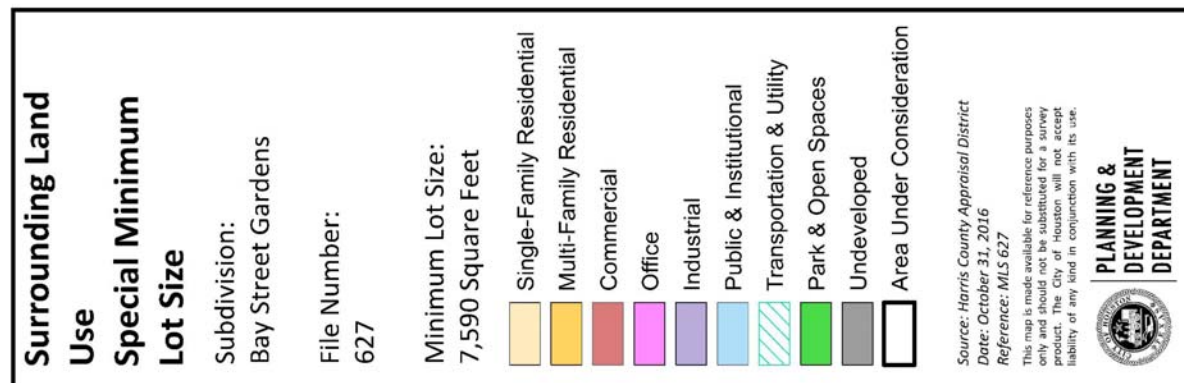
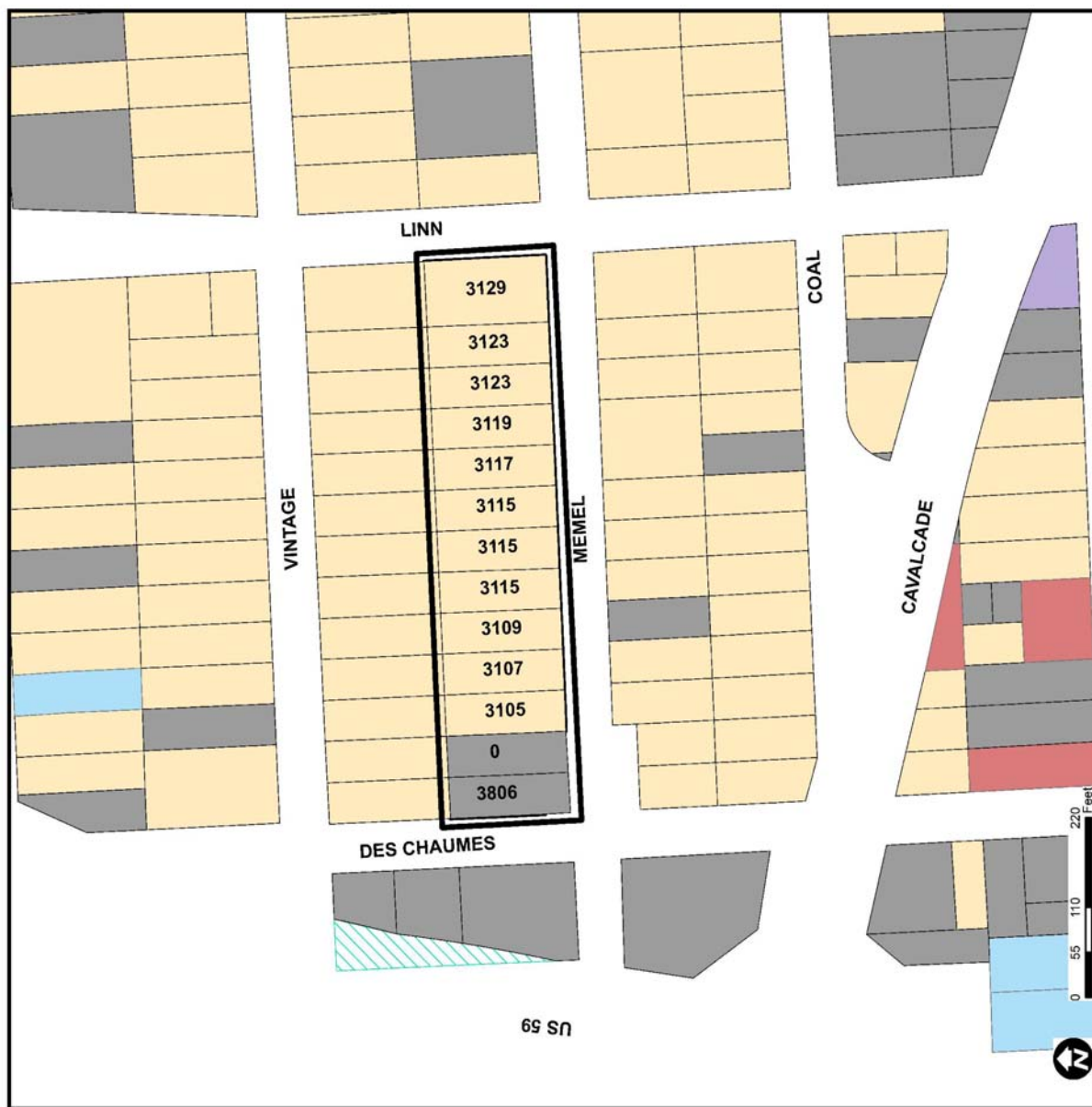
Source: Harris County Appraisal District
Date: October 31, 2016
Reference: MLS 627

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**





Zorrilla, Abraham - PD

From: Altonette Perry
Sent: Tuesday, December 06, 2016 9:03 AM
To: Zorrilla, Abraham - PD
Subject: Special Minimum Lot Size - 3100 Block Memel Street

To Whom It May Concern,

I wish to protest the application for the Special Minimum Lot Size Block under Section 42-197 of the Code of Ordinances, for the 3100 Block of Memel Street, north side, between Des Chaumes Street and Linn Street.

Contact Information:
Altonette Perry
4421 Linn Street
Houston, Texas 77026

Please let me know if you have any additional questions.

Thanks, AP

Received 10/25/16 us

Special Minimum Lot Size Block Application

According to

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

North Side of the 3000 Block of
Memel

General Location:

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

Specific Legal Description

Lots 40-50, Block 2, Bay Street
Gardens

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

2. Contacts:

Primary

Applicant

Peggy Parker

Phone #

Address

3129 Memel St

E-mail

City

Houston

State

Alternate

Applicant

PAULINE JUSTICE

Phone #

Address

5520 Le Bon St.

E-mail

City

Houston, TX

State

Zip 77026

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

File #

627

Key Map #

TIRZ

Lambert #

Super N'hood

Census Tract

City Council District

B

4. Submittal Requirements:

Please Check

Completed application form (this page)

☐

Petition signed by the applicant (page 4)

☐

Evidence of support from the property owners within the boundary (page 5)

☐

Signed deed restriction statement (page 6)

☐

Copy of deed restrictions, if applicable

☐

Sample of Notification Sign (page 8)

☐

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

☐

Data showing the actual size of each lot

☐

