

HOUSTON PLANNING COMMISSION

AGENDA

FEBRUARY 2, 2017



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
Zafar Tahir
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

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

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

Houston Planning Commission

AGENDA

February 2, 2017

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

Call to Order

Director's Report

Approval of the January 19, 2017 Planning Commission Meeting Minutes

- I. Consideration of the Houston Bike Plan** (Matthew Seubert)
- 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, Suvidha Bandi, Geoff Butler, Chad Miller)
 - d. Subdivision Plats with Variance Requests (Christa Stoneham, Chad Miller, Suvidha Bandi)
 - e. Subdivision Plats with Special Exception Requests (Chad Miller, Suvidha Bandi)
 - f. Reconsiderations of Requirement
 - g. Extension of Approvals (Homero Alegria)
 - h. Name Changes (Homero Alegria)
 - i. Certificates of Compliance (Homero Alegria)
 - j. Administrative
 - k. Development Plats with Variance Requests
- III. Establish a public hearing date of March 2, 2017**
 - a. Hayden Lakes Sec 11
 - b. Timbergrove Manor Sec 5 partial replat no 1
- IV. Consideration of a Hotel/Motel variance for a Paradise Motel located at 8405 Hempstead Hwy** (Arica Bailey)
- V. Public Hearing and Consideration of a Special Minimum Lot Size Area application for portions of the NP Turner Subdivision (MLSA 621)** (Christopher Andrews)
- VI. Public Comment**
- VII. Adjournment**

Minutes of the Houston Planning Commission

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

January 19, 2017

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

Left at 4:32 during item #89

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Arrived at 3:39 pm during item #1

Lisa Clark

Absent

Algenita Davis

Arrived at 2:42 pm during item #1 and left at 4:50 pm during item #97 & 98

Mark A. Kilkenny

Lydia Mares

Arrived at 2:41pm during item #1

Paul R. Nelson

Linda Porrás-Pirtle

Left at 4:32 during item #88

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 5, 2017 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Zakaria**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING FOR THE HOUSTON BIKE PLAN

Report was given by Matthew Seubert, Planning and Development Department.

Public Hearing held and closed.

Speakers: Adam Socki, Tony Allender, Council Member David Robinson, Council Member Gallegos, Mary Blitzer, Tashan Thomas, Kate Brusegaard, Catherine Butsch Villarreal, Diane Schenke, Lonnie Hoogeboom, Gregg Nady, , Isabel Longoria, Virgie Manning, Rose Nolen, Stacy, Shutts, Carter, Stern, Brian Barr, Roger G. Moore, Marci Perry, Mary Filley and Dr. Rich Rutter – supportive; Tomaro Bell, Mike Van Dusen – opposed.

II. PUBLIC HEARING AND CONSIDERATION OF THE PROPOSED MONTROSE SPECIAL PARKING AREA

Report was given by Muxian Fang, Planning and Development Department. Presentation was given by Tony Allender - Applicant.

Public Hearing held and closed.

Commission action: Approved the recommendations for consideration of the proposed Montrose Special Parking Area and forward to City Council for approval.

Motion: **Baldwin**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Vicki Cicack and Laura Bodenheimer – supportive; Steve Corso – opposed.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)

Items removed for separate consideration: **14 and 33.**

Staff recommendation: Approve staff's recommendation for items **1 – 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 78** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Kilkenny recused themselves.

Staff recommendation: Approve staff's recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman and Kilkenny returned.

C PUBLIC HEARINGS

79 Monarch Estates Sec 3 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: **Balwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

80 Shermandale Addition C3N Approve
partial replat no 1 and extension

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

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

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

81 Shops at Spring Forest 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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

82 Silverbonnet Place 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

83 Spring Branch Estates Sec 2 C3N Defer
partial replat no 9

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

Commission action: Deferred the applications for two weeks per Council Member Stardig's request.

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

84 Sterling Homes 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speaker: Dan Snyder – undecided.

85 Washington Terrace partial replat no 3 C3N Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker: John May - opposed

86 West Lane Annex partial replat no 3 C3N Approve

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

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

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

D VARIANCES

87 Beamer Villas

Motion was made to defer item 87 until later in the meeting to give the applicant time to get further information in order to answer the Commission's questions.

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

88 Bogs Road Plant North Site

C2R

Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to coordinate with Harris County.

Commission action: Deferred the application for two weeks to give the applicant time to coordinate with Harris County.

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

Chair, Marty Stein had to leave the meeting and Commissioner Kilkenny proceeded to Chair the remainder of the meeting.

89 Ella Medical Center

C3R

Approve

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

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

Motion: **Zakaria** Second: **Bryant** Vote: **Carries** Opposing: **Anderson, Bryant, Nelson and Victor**

Speakers: Mary Lou Henry, applicant and John Murray, contractor – supportive.

90 Five Hundred Twenty Nine Commercial Park

C2R

Defer

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

The Commission returned to item 87 at this time and acted on the item.

87 Beamer Villas

C3R

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

Speaker: Tracy Youngblood, applicant – supportive.

The Commission returned to item 91 at this time.

91 GBP Business Park

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: **Mares** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

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

93	Hidden Lake at Gettysburg	C3P	Defer
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Staff recommendation: Defer the application for two weeks per Harris County's request.

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

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

94	Houston Area Community Services at Fannin	C2R	Defer
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Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

Item 95 and V. were taken together at this time.

95 McGowen Project C2R Approve
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 1403 MCGOWEN STREET

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: **Rifaat** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Dan Barnum – supportive.

96 Shanti

C2 Approve

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

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

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

Item 97 & 98 were taken together at this time.

97	Silver Springs GP	GP	Approve
98	Silver Springs Sec	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: **Anderson** Second: **Alleman** Vote: **Carries** Abstaining: **Clark**

99 West Bellfort Development**C2****Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: **Rifaat**Second: **Dean**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS**

Items 100, 101 and 102 were taken together at this time.

100 Grand Vista Lakes GP**GP****Approve****101 Grand Vista Lakes Sec 1****C3P****Approve****102 Grand Vista Lakes Sec 2****C3P****Approve**

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: **Dean**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****103 Grand Vista Lakes Sec 3****C3P****Approve**

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

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

Motion: **Dean**Second: **Sigler**Vote: **Unanimous**Abstaining: **None**

Items 104 & 105 were taken together at this time.

F RECONSIDERATION OF REQUIREMENTS**NONE****104 Bridgeland Creek Parkway Street
Dedication Sec 6****SP****Approve****105 Bridgeland Parkland Village GP****GP****Approve**

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

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

G EXTENSIONS OF APPROVAL**106 Anserra Sec 4****EOA****Approve****107 Valley Ranch Sec 4 partial replat****EOA****Approve****108 Haven at Washington Avenue Apartments****EOA****Approve****109 Mooney Center****EOA****Approve****110 Mount Houston Road MUD****EOA****Approve****Wastewater Treatment Plant**

111	Raintree Place Sec 3	EOA	Approve
112	Terraces On West 28th Street replat no 1	EOA	Approve
113	Tran Residence	EOA	Approve
H	NAME CHANGES Washington Vineyard (prev. Haven at Washington Avenue Apartments)	NC	Approve

I CERTIFICATES OF COMPLIANCE

115	26258 Burning Tree	COC	Approve
116	23431 McSpadon Road	COC	Approve
117	20055 Ravenwood Drive	COC	Approve
118	23242 FM 1314	COC	Approve
119	26700 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 106 to 119.

Commission action: Approved staff's recommendation for items 106 to 119.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120	9402 Derrik Drive	DPV	Approve
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Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed per staff report.

Commission action: Granted the requested variance and approved the development plat subject to the conditions listed per staff report.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2017 FOR:

- a. Allendale Townsite Sec A partial replat no 2
- b. Bauer Landing Sec 2 partial replat no 1
- c. Benders Landing Estates Sec 6 partial replat no 1
- d. Granlin Grove partial replat no 1
- e. Lindale Park Sec 5 partial replat no 1

Staff recommendation: Establish a public hearing date of February 16, 2017 for items **IV a-e**.

Commission action: Established a public hearing date of February 16, 2017 for items **IV a-e**.

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

Item V was taken and acted on earlier with item 95.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A PARADISE MOTEL LOCATED AT 8405 HEMPSTEAD HWY

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: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HARBOR SUBDIVISION (MLSA 622)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forwarded to City Council.

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

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Mark Kilkenny adjourned the meeting at 5:08 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alden Woods Sec 2	C3P	
2	Aliaana Trace Drive and Reserves	C3F	
3	Allegro at Harmony Sec 3	C3P	
4	Alameda Plaza Sec 4 partial replat no 1	C3F	
5	Barker Cypress Retail Center	C2	
6	Beamer Villas	C3F	
7	Bridgeland Creek Parkway Reserve	C2	
8	Brookwood Forest Sec 3 partial replat no 1 and extension	C3F	
9	Brookwood Forest Sec 5	C3F	
10	Cambridge Falls Sec 10	C3P	DEF2
11	Camellia Sec 2	C3F	
12	Clear Lake Commercial Site	C2	
13	Crescent Star Properties	C2	
14	Cullen Center Reserve	C2	
15	Elyson Falls Drive Street Dedication Sec 3	C3P	
16	Elyson Sec 15	C3P	
17	Forestwood Enclave	C3F	
18	Grand Oaks GP	GP	DEF2
19	Grand Oaks Sec 5	C3P	DEF2
20	Grand Oaks Sec 6	C3P	DEF2
21	Hayden Lakes GP	GP	DEF1
22	Huffman ISD Elementary School Site No 3	C2	DEF1
23	Indus Ventures Dotson	C2	
24	Ivy Kids Cypress Creek	C2	DEF1
25	Kelly Street Truck Repair	C2	DEF1
26	Kuykendahl Center GP	GP	
27	Kuykendahl Center Sec 1	C3P	
28	Lakewood Court	C3P	
29	Laurel Park North Sec 3	C3F	DEF1
30	McClesky Medical Clinic	C3F	
31	McCrary Meadows Sec 3	C3F	
32	Mills Creek Crossing Sec 1	C3F	
33	Monarch Estates Sec 3 partial replat no 1	C3F	
34	Newport Sec 1 partial replat no 1	C3F	
35	Newport Sec 1 partial replat no 2	C3F	
36	Nira Park Sec 1 partial replat no 1	C3F	
37	Porter Road Street Dedication Sec 3	C3P	
38	Rambo Ranch Estates	C2	
39	Rancho Verde Sec 8	C3P	
40	Rancho Verde Sec 9	C3P	
41	San Jacinto College Generation Park	C2	
42	Sendero Tract Canyon Fields Drive Street Dedication	SP	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Sendero Tract Sec 3	C3F	
44	Sendero Tract Sec 4	C3F	
45	Shermandale Addition partial replat no 1 and Extension	C3F	
46	Silverbonnet Place partial replat no 1	C3F	
47	Sterling Heights	C3F	
48	Sundance Cove Boulevard Street Dedication Sec 1	SP	
49	Sundance Cove Sec 1	C3P	
50	Telge Commercial Reserves Sec 1	C3F	
51	Texas Custom Granite	C2	
52	Trinity Lutheran Church North Annex	C2	
53	Tristar Katy	C2	
54	West Lane Annex partial replat no 3	C3F	
55	Westchase Development LLC	C2	
56	Willow Creek Pet Ranch of Tomball	C3F	
57	Woodlands Creekside Park West Sec 41	C3F	

B-Replats

58	Barbara Court	C2R	
59	Chateaux at the Bastrop	C2R	DEF1
60	Cleburne Dowling Eagle Homes	C2R	
61	Dearborn Place partial replat no 1	C2R	
62	Detering Trails	C2R	
63	Geranium Heights	C2R	DEF2
64	Gillespie Street City Views	C2R	
65	Global At North Belt	C2R	
66	Grand Corner Reserves partial replat no 5	C2R	
67	Groves Amenity Center	C2R	
68	Harvest Green Lidl Store No US1266	C2R	
69	Khancepts Plaza	C2R	
70	King Crossing Sec 11	C3R	
71	Laboure Estates	C2R	
72	Live Oak Skyline	C2R	
73	Live Oak Villas	C2R	
74	Makenzie Heights	C2R	
75	Mckinney Estates	C2R	DEF1
76	Milwee Park	C3R	
77	Mogun House Rusk	C2R	
78	New Testament Ministries	C2R	
79	Northwoods Catholic School partial replat no 1	C2R	
80	Peek West	C2R	
81	Pilot Travel Center at Telephone Road	C2R	
82	Pineywoods Storage at Oakcrest	C2R	
83	Refuge Bells	C2R	DEF1
84	Reserve at West Little York	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Swift Amelia	C2R	
86	Treasure Island	C3R	DEF1
87	Westgrove Court partial replat no 1	C2R	
88	Wheat Street Plaza	C2R	
89	Winn and Coales USA Inc	C2R	

C-Public Hearings Requiring Notification

90	Atwood Villas partial replat no 1	C3N	
91	Bridgeland Hidden Creek Sec 22 replat no 1	C3N	
92	Green Valley Estates Sec 2 amending plat partial replat no 1	C3N	
93	Riverway Estates Sec 1 partial replat no 4	C3N	
94	Shops at Spring Forest	C3N	DEF1
95	Spring Branch Estates no 2 partial replat no 9	C3N	DEF1
96	Tanglelane Addition partial replat no 1	C3N	
97	Wakefield Landing	C3N	
98	Washington Terrace partial replat no 3	C3N	DEF1

D-Variances

99	Bogs Road Plant North Site	C2R	DEF1
100	Commercial Park at FM Five Hundred Twenty Nine	C2R	DEF1
101	Hidden Lake at Gettysburg	C3P	DEF1
102	Houston Area Community Services at Fannin	C2R	DEF1
103	Mallard Crossing Emergency Service	C2	
104	Martin Estates	C2R	
105	Solid Rock Reserve	C2	
106	West Bellfort Development	C2	DEF2

E-Special Exceptions

107	Domain at Oakwood	C3R	
108	Harmony RPM4M Ventures Commons replat no 1	C3R	

F-Reconsideration of Requirements

None

G-Extensions of Approval

109	Aldine Western Road Street Dedication Sec 1	EOA	
110	Austin at US 59 Townhomes	EOA	
111	Benfer Business Park	EOA	
112	K Town Plaza	EOA	
113	Public Storage Clay Road	EOA	
114	Timbercrest Village Drive Street Dedication Sec 1	EOA	

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
115	Tinys Center	EOA	
116	Woodcreek MUD Water Plant	EOA	
117	World Houston H and H Site	EOA	

H-Name Changes

118	Bagby Commerce Corner (prev. Midtown BBQ)	NC
119	Strack Country (prev. Strack Acres)	NC

I-Certification of Compliance

120	20965 Dunn Street	COC
121	18224 KZ Road	COC
122	12550 Water Works Way	COC
123	12121 North Sam Houston Parkway	COC
124	17811 Becker Road	COC
125	25138 Colette Street	COC
126	25114 Colette Street	COC
127	23608 Carla Lane	COC

J-Administrative

None

K-Development Plats with Variance Requests

None

Hotel Motel Variance

IV	Paradise Motel located at 8405 Hempstead Hwy	HMV
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Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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	Alden Woods Sec 2	2017-0146	C3P	Harris	ETJ	368F	36.89	15.13	69	Huffmeister 73 Partners, Ltd.	GBI Partners, LP
2	Aliana Trace Drive and Reserves	2017-0076	C3F	Fort Bend	ETJ	526Z	26.80	25.00	0	Aliana Development Company	LJA Engineering, Inc. - (West Houston Office)
3	Allegro at Harmony Sec 3	2017-0116	C3P	Montgomery	ETJ	293L	33.11	1.90	124	Figure four Partners L	Jones Carter - Woodlands Office
4	Almeda Plaza Sec 4 partial replat no 1	2017-0100	C3F	Harris	City	572L	0.43	0.00	1	south texas	South Texas Surveying Associates, Inc.
5	Barker Cypress Retail Center	2017-0067	C2	Harris	ETJ	367P	6.75	6.75	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
6	Beamer Villas	2017-0084	C3F	Harris	ETJ	617T	18.69	4.44	95	Beamer Villas, LLC.,	BGE, Inc.
7	Bridgeland Creek Parkway Reserve	2017-0083	C2	Harris	ETJ	366T	23.48	23.48	0	Bridgeland Development, LP	BGE, Inc.
8	Brookwood Forest Sec 3 partial replat no 1 and extension	2017-0152	C3F	Montgomery	ETJ	295Q	15.73	13.30	6	K.B. Home Lone Star Inc	Pape-Dawson Engineers
9	Brookwood Forest Sec 5	2017-0144	C3F	Montgomery	ETJ	295Q	15.95	0.60	69	Pape-Dawson	Pape-Dawson Engineers
10	Cambridge Falls Sec 10 (DEF2)	2016-2148	C3P	Fort Bend	ETJ	611S	18.80	0.34	111	Fresno Lakes, Ltd.	LJA Engineering, Inc. - (West Houston Office)
11	Camellia Sec 2	2017-0154	C3F	Fort Bend	ETJ	527T	34.77	1.36	140	Victorian Gardens, LTD.,	EHRA
12	Clear Lake Commercial Site	2017-0071	C2	Harris	City	618N	10.37	10.37	0	ICBP IV HOLDINGS 2, LLC	Civil-Surv Land Surveying, L.C.
13	Crescent Star Properties	2017-0121	C2	Harris	ETJ	327M	3.00	2.92	0	Crescent Star Properties	Hovis Surveying Company Inc.
14	Cullen Center Reserve	2017-0114	C2	Harris	City	573D	2.33	2.33	0	CAPITAL CONSTRUCTION	Century Engineering, Inc
15	Elyson Falls Drive Street Dedication Sec 3	2016-2171	C3P	Harris	ETJ	405T	3.60	0.00	0	Newland Communities	BGE Kerry R. Gilbert Associates
16	Elyson Sec 15	2016-2173	C3P	Harris	ETJ	405S	16.50	2.02	59	Newland Communities	BGE Kerry R. Gilbert Associates
17	Forestwood Enclave	2017-0141	C3F	Harris	ETJ	411D	10.21	1.49	50	250 Forestwood Ltd	Hovis Surveying Company Inc.
18	Grand Oaks GP (DEF2)	2016-2087	GP	Harris	ETJ	447A	113.67	0.00	0	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
19	Grand Oaks Sec 5 (DEF2)	2016-2085	C3P	Harris	ETJ	447E	11.20	0.00	50	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
20	Grand Oaks Sec 6 (DEF2)	2016-2086	C3P	Harris	ETJ	447E	16.98	4.85	56	Woodmere Development Company	LJA Engineering, Inc. - (West Houston Office)
21	Hayden Lakes GP (DEF1)	2017-0061	GP	Harris	ETJ	328A	213.00	0.00	0	Beazer Homes Texas, L.P.,	7gen Planning
22	Huffman ISD Elementary School Site No 3 (DEF1)	2017-0016	C2	Harris	ETJ	299X	24.35	24.35	0	Adico LLC	Gruller Surveying
23	Indus Ventures Dotson	2017-0080	C2	Harris	ETJ	369H	1.77	1.77	0	Drake Builders	The Pinnell Group, LLC

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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
24	Ivy Kids Cypress Creek (DEF1)	2016-2144	C2	Harris	ETJ	366U	0.09	0.09	0	Mission Engineering	Gruller Surveying
25	Kelly Street Truck Repair (DEF1)	2016-2103	C2	Harris	City	454V	5.00	5.00	0	Audie Gray Family L.P.	Lentz Engineering, L.C.
26	Kuykendahl Center GP	2017-0103	GP	Harris	ETJ	290L	48.23	0.00	0	Terra Associates, Inc	Terra Surveying Company, Inc.
27	Kuykendahl Center Sec 1	2017-0104	C3P	Harris	ETJ	290K	18.54	16.91	0	Terra Associates, Inc	Terra Surveying Company, Inc.
28	Lakewood Court	2017-0118	C3P	Harris	ETJ	329S	23.20	10.18	62	Lakewood Court, Ltd	Jones Carter - Woodlands Office
29	Laurel Park North Sec 3 (DEF1)	2017-0011	C3F	Harris	ETJ	290T	31.17	3.21	122	HT Spring Steubner Land, L.P.	LJA Engineering, Inc. - (West Houston Office)
30	McClesky Medical Clinic	2017-0097	C3F	Montgomery	ETJ	256Q	10.85	10.83	0	LJA Engineering, Inc.	LJA Engineering, Inc. - (West Houston Office)
31	McCrary Meadows Sec 3	2017-0077	C3F	Fort Bend	ETJ	565G	14.98	1.07	67	Ventana Development	LJA Engineering, Inc. - (West Houston Office)
32	Mills Creek Crossing Sec 1	2017-0130	C3F	Harris	ETJ	369L	16.14	7.63	64	K.B. Home Lone Star Inc	Pape-Dawson Engineers
33	Monarch Estates Sec 3 partial replat no 1	2017-0093	C3F	Harris	City	572U	1.07	1.07	0	Axis Development	South Texas Surveying Associates, Inc.
34	Newport Sec 1 partial replat no 1	2016-2123	C3F	Harris	ETJ	419C	0.23	0.00	1	Rampart Holding, LLC	Broussard Land Surveying, LLC
35	Newport Sec 1 partial replat no 2	2016-2122	C3F	Harris	ETJ	419C	0.17	0.00	1	Rampart Holding, LLC	Broussard Land Surveying, LLC
36	Nira Park Sec 1 partial replat no 1	2017-0113	C3F	Harris	City	496L	0.67	0.67	0	Texas AA Development, LLC	Windrose
37	Porter Road Street Dedication Sec 3	2016-2169	C3P	Harris	ETJ	405S	1.50	0.00	0	Newland Communities	BGE Kerry R. Gilbert Associates
38	Rambo Ranch Estates	2017-0096	C2	Harris	ETJ	298K	10.00	0.00	4	The Jean McKinley Company, Inc.	Jean McKinley Company
39	Rancho Verde Sec 8	2017-0038	C3P	Harris	ETJ	458W	16.20	2.79	84	D.R. Horton - Texas, LTD	Huitt-Zollars, Inc.
40	Rancho Verde Sec 9	2017-0110	C3P	Harris	ETJ	458W	44.01	16.73	145	D.R. Horton - Texas, LTD	Huitt-Zollars, Inc.
41	San Jacinto College Generation Park	2017-0150	C2	Harris	ETJ	416C	53.15	53.15	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
42	Sendero Tract Canyon Fields Drive Street Dedication	2017-0126	SP	Fort Bend	ETJ	524L	2.55	0.00	0	Mertigae Homes of Texas, LLC	Costello, Inc.
43	Sendero Tract Sec 3	2017-0119	C3F	Fort Bend	ETJ	524L	20.38	1.63	79	Meritage Homes of Texas, LLC	Costello, Inc.
44	Sendero Tract Sec 4	2017-0124	C3F	Fort Bend	ETJ	524M	24.58	12.57	37	Meritage Homes of Texas, LLC	Costello, Inc.
45	Shermandale Addition partial replat no 1 and Extension	2017-0112	C3F	Harris	City	535F	18.88	18.88	0	Houston ISD	Windrose
46	Silverbonnet Place partial replat no 1	2017-0088	C3F	Harris	City	451P	0.36	0.00	3	Winston Keys Homes	South Texas Surveying Associates, Inc.
47	Sterling Heights	2017-0111	C3F	Harris	City	494W	0.44	0.00	4	Midtown Redevelopment Authority	Owens Management Systems, LLC
48	Sundance Cove Boulevard Street Dedication Sec 1	2017-0127	SP	Harris	City/ ETJ	378Q	4.76	0.00	0	Madison/Foley LLC	EHRA

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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
49	Sundance Cove Sec 1	2017-0129	C3P	Harris	City/ETJ	378Q	3.02	1.27	7	Madison/Foley LLC	EHRA
50	Telge Commercial Reserves Sec 1	2017-0075	C3F	Harris	ETJ	367H	24.18	23.84	0	Kroger Texas, LP	LJA Engineering, Inc. - (West Houston Office)
51	Texas Custom Granite	2017-0091	C2	Harris	ETJ	407W	5.00	5.00	0	2B Investments, LLC	The Interfield Group
52	Trinity Lutheran Church North Annex	2017-0137	C2	Harris	ETJ	331A	18.52	17.68	0	Trinity Lutheran Church and School	Bretco LLC
53	Tristar Katy	2017-0133	C2	Harris	ETJ	444V	1.69	1.55	0	Tristar Katy Inc., A Texas Corporation	EHRA
54	West Lane Annex partial replat no 3	2017-0132	C3F	Harris	City	491V	0.35	0.00	2	Cityside Homes, LLC	Total Surveyors, Inc.
55	Westchase Development LLC	2017-0098	C2	Harris	City	489Q	0.40	0.40	0	Westchase Development LLC	Hovis Surveying Company Inc.
56	Willow Creek Pet Ranch of Tomball	2017-0082	C3F	Harris	ETJ	289K	11.54	11.54	0	OB Group, LLC	replats.com
57	Woodlands Creekside Park West Sec 41	2017-0081	C3F	Harris	ETJ	249U	33.23	11.06	65	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc. - (West Houston Office)

B-Replats

58	Barbara Court	2017-0158	C2R	Harris	City	493N	0.16	0.00	4	Manchester Assets LLC	Richard Grothues Designs
59	Chateaux at the Bastrop (DEF1)	2016-2105	C2R	Harris	City	493Y	0.11	0.00	3	Tai Brothers International Inc.	Building and Infrastructure Solutions
60	Cleburne Dowling Eagle Homes	2017-0009	C2R	Harris	City	493Y	0.85	0.03	22	2302 CLEBURNE STREET PROPERTY, LLC	RSG Engineering
61	Dearborn Place partial replat no 1	2017-0092	C2R	Harris	City	492U	0.14	0.14	0	DFPB, LLC	Probstfeld & Associates, Inc.
62	Detering Trails	2017-0039	C2R	Harris	City	492C	0.06	0.00	1	R & R HAMILTON	Field Data Srvce, Inc
63	Geranium Heights (DEF2)	2016-2072	C2R	Harris	City	453N	0.10	0.10	0	Geranium Holdings	i On Construction
64	Gillespie Street City Views	2017-0101	C2R	Harris	City	494J	0.12	0.00	3	P48 Management	AGS CONSULTANTS LLC
65	Global At North Belt	2017-0094	C2R	Harris	ETJ	373V	2.82	2.81	0	Global New Millenium Partners	E.I.C. Surveying Company
66	Grand Corner Reserves partial replat no 5	2017-0079	C2R	Fort Bend	ETJ	525F	7.39	7.39	0	Memorial Hermann Health System	Andrew Lonnie Sikes, Inc.
67	Groves Amenity Center	2017-0073	C2R	Harris	ETJ	377K	6.11	6.11	0	Crescent LHTX 2012, LLC	BGE, Inc.
68	Harvest Green Lidl Store No US1266	2017-0099	C2R	Fort Bend	ETJ	526Y	6.22	6.22	0	Stantec	Bury
69	Khancepts Plaza	2017-0036	C2R	Harris	City	495C	3.68	3.68	0	Sunrise Fuel	South Texas Surveying Associates, Inc.
70	King Crossing Sec 11	2017-0074	C3R	Harris	ETJ	445A	24.13	5.25	103	Pulte Homes of Texas, L.P.	LJA Engineering, Inc. - (West Houston Office)
71	Laboure Estates	2017-0156	C2R	Harris	City	533F	0.50	0.00	6	Baylor Asset Management	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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
72	Live Oak Skyline	2017-0089	C2R	Harris	City	493V	0.12	0.00	3	H-Town Urban Homes, LLC	The Interfield Group
73	Live Oak Villas	2017-0087	C2R	Harris	City	493V	0.12	0.00	3	H-Town Urban Homes, LLC	The Interfield Group
74	Makenzie Heights	2017-0142	C2R	Harris	City	453N	0.20	0.00	3	Urban Eco Builders	i On Construction
75	Mckinney Estates (DEF1)	2016-2124	C2R	Harris	City	494S	0.34	0.00	9	MTY Builders Inc	PLS
76	Milwee Park	2017-0026	C3R	Harris	City	451L	3.71	0.70	42	Lennar Homes of Texas and Construction	Jones Carter - Woodlands Office
77	Mogun House Rusk	2017-0090	C2R	Harris	City	494T	0.11	0.00	2	DAMASCUS DEVELOPMENT	ICMC GROUP INC
78	New Testament Ministries	2017-0072	C2R	Harris	City	571H	5.60	5.54	0	NEW TESTAMENT MINISTRIES	Civil-Surv Land Surveying, L.C.
79	Northwoods Catholic School partial replat no 1	2017-0066	C2R	Harris	ETJ	290R	8.58	8.58	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
80	Peek West	2017-0078	C2R	Fort Bend	ETJ	525G	3.36	3.36	0	Pacific Peek Ltd.	Jones Carter
81	Pilot Travel Center at Telephone Road	2017-0115	C2R	Harris	City	575E	1.89	1.89	0	Estate of Thomas J Holmes	Jones Carter - Woodlands Office
82	Pineywoods Storage at Oakcrest	2017-0095	C2R	Harris	ETJ	328E	11.15	11.15	0	Pineywoods Storage At Oak Crest, LLC.	E.I.C. Surveying Company
83	Refuge Bells (DEF1)	2017-0047	C2R	Harris	City	494X	0.10	0.00	1	East End Development	East End Development LLC
84	Reserve at West Little York	2017-0109	C2R	Harris	ETJ	414T	3.93	3.93	0	Prosperity Bank	Windrose
85	Swift Amelia	2017-0122	C2R	Harris	City	451T	0.98	0.98	0	Amelia Pro LLC	Advance Surveying, Inc.
86	Treasure Island (DEF1)	2016-2061	C3R	Harris	City	533Q	2.16	0.27	27	Homeless Heroes Homes	Surv-Tex surveying Inc.
87	Westgrove Court partial replat no 1	2017-0046	C2R	Harris	City	492S	0.40	0.40	0	M. NASAR AND PARTNERS P.C.	Melissa's platting service
88	Wheat Street Plaza	2017-0145	C2R	Harris	ETJ	371X	1.05	0.00	1	J. MTZ brothers construction inc.	South Texas Surveying Associates, Inc.
89	Winn and Coales USA Inc	2017-0151	C2R	Harris	ETJ	368W	11.01	11.01	0	Denso North America	R.G. Miller Engineers

C-Public Hearings Requiring Notification

90	Atwood Villas partial replat no 1	2016-2119	C3N	Harris	City	491Z	1.07	1.07	0	Cisneros Design Studio	M2L Associates, Inc.
91	Bridgeland Hidden Creek Sec 22 replat no 1	2016-2184	C3N	Harris	ETJ	366N	11.43	1.48	28	Bridgeland Development, LP	Costello, Inc.
92	Green Valley Estates Sec 2 amending plat partial replat no 1	2016-2043	C3N	Fort Bend	City/ ETJ	611G	0.81	0.81	0	Harose Investments	Tetra Surveys
93	Riverway Estates Sec 1 partial replat no 4	2016-1907	C3N	Fort Bend	ETJ	568B	0.19	0.00	2	aga rehman	Replat Specialists
94	Shops at Spring Forest (DEF1)	2016-1992	C3N	Montgomery	ETJ	252Z	1.79	1.72	0	Vince Casimir	Lentz Engineering, L.C.

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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
95	Spring Branch Estates no 2 partial replat no 9 (DEF1)	2016-2041	C3N	Harris	City	450Q	0.81	0.01	8	Rona Milbauer	Vernon G. Henry & Associates, Inc.
96	Tanglelane Addition partial replat no 1	2016-2015	C3N	Harris	City	491L	0.48	0.00	4	5042 Tangle Associates, LP	Probstfeld & Associates, Inc.
97	Wakefield Landing	2016-2044	C3N	Harris	City	452Q	0.99	0.02	24	Rezcom	PLS
98	Washington Terrace partial replat no 3 (DEF1)	2016-1973	C3N	Harris	City	493Y	0.17	0.17	0	SLBL,LLC	Owens Management Systems, LLC

D-Variances

99	Bogs Road Plant North Site (DEF1)	2017-0068	C2R	MULTI PLE	ETJ	249P	17.57	17.57	0	Aqua Texas	Windrose
100	Commercial Park at FM Five Hundred Twenty Nine (DEF1)	2017-0042	C2R	Harris	ETJ	406R	12.22	12.22	0	Yasons, Inc.	E.I.C. Surveying Company
101	Hidden Lake at Gettysburg (DEF1)	2017-0022	C3P	Harris	ETJ	328V	7.93	0.57	28	Flair Builders, LLC	GBI Partners, LP
102	Houston Area Community Services at Fannin (DEF1)	2017-0051	C2R	Harris	City	493T	0.55	0.55	0	Houston Area Community Services	Windrose
103	Mallard Crossing Emergency Service	2017-0085	C2	Harris	ETJ	324S	0.50	0.50	0	Waller-Harris Emergency Services	Hodde & Hodde Land Surveying, Inc.
104	Martin Estates	2017-0153	C2R	Harris	ETJ	379N	2.68	0.00	2	LAM Associates	Owens Management Systems, LLC
105	Solid Rock Reserve	2017-0163	C2	Harris	ETJ	285Z	6.00	5.79	0	Solid Rock Ready Mix	Surv-Tex surveying Inc.
106	West Bellfort Development (DEF2)	2016-1922	C2	Fort Bend	ETJ	527Z	0.35	0.35	0	Ahmad Nassar	Noma Engineering

E-Special Exceptions

107	Domain at Oakwood	2017-0139	C3R	Harris	City	490Y	9.20	0.99	122	PulteGroup	RVi Planning + Landscape Architecture
108	Harmony RPM4M Ventures Commons replat no 1	2017-0135	C3R	Montgomery	ETJ	293F	18.85	17.09	0	RPM4M VENTURES, L.P.	Jones Carter - Woodlands Office

F-Reconsideration of Requirements

None

G-Extensions of Approval

109	Aldine Western Road Street Dedication Sec 1	2016-0096	EOA	Harris	ETJ	372T	0.99	0.00	0	Harris County MUD No 406	BGE, Inc.
110	Austin at US 59 Townhomes	2016-0245	EOA	Harris	City	493X	0.27	0.27	4	HSL Group, LLC	Windrose

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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
111	Benfer Business Park	2016-0194	EOA	Harris	ETJ	330Z	0.86	0.86	0	Alpine Engineering and Construction, LLC	Gruller Surveying
112	K Town Plaza	2016-0032	EOA	Harris	ETJ	486F	6.92	6.92	0	K Town Plaza LLC	Jalayer And Associates, Inc.
113	Public Storage Clay Road	2016-0192	EOA	Harris	ETJ	445H	2.55	2.55	0	Public Storage	Bury
114	Timbercrest Village Drive Street Dedication Sec 1	2016-0136	EOA	Harris	ETJ	250S	2.45	0.00	0	Elmfield Holdings, LLC	Windrose
115	Tinys Center	2016-0153	EOA	Harris	ETJ	333F	1.79	1.79	0	ZULFIQAR KAREEDIA	Catalyst Technical Group, Inc.
116	Woodcreek MUD Water Plant	2016-0293	EOA	Harris	ETJ	333T	3.72	3.72	0	Woodcreek MUD	GBI Partners, LP
117	World Houston H and H Site	2016-0137	EOA	Harris	City	374Q	29.99	29.50	0	EastGroup Properties, LP	Windrose

H-Name Changes

118	Bagby Commerce Corner (prev. Midtown BBQ)	2016-0919	NC	Harris	City	493P	0.34	0.34	0	Strauss Bier Haus, LLC	Windrose
119	Strack Country (prev. Strack Acres)	2016-0492	NC	Harris	ETJ	330M	15.22	0.00	5	Julie Ann Jenkins	Hovis Surveying Company Inc.

I-Certification of Compliance

120	20965 Dunn Street	17-1222	COC	Montgomery	ETJ	256S				Ignacio Olmos	Ignacio Olmos
121	18224 KZ Road	17-1223	COC	Harris	ETJ	237J				Dale and Susan McMullen	Robert Kness - Windrose Surveying and Land Services, LLC
122	12550 Water Works Way	17-1224	COC	Harris	ETJ	377W				City of Houston	Jeffrey Benjamin
123	12121 North Sam Houston Parkway	17-1224	COC	Harris	ETJ	377W				City of Houston	Jeffrey Benjamin
124	17811 Becker Road	17-1225	COC	Harris	ETJ	325E				Nohemi Castillo	David Aguero
125	25138 Colette Street	17-1226	COC	Montgomery	ETJ	296Q				Rene Luna Alvarado	Rene Luna Alvarado
126	25114 Colette Street	17-1227	COC	Montgomery	ETJ	296Q				Paulo Lopez	Paulo Lopez
127	23608 Carla Lane	17-1228	COC	Montgomery	ETJ	256Z				Louis Alvarez	Louis Alvarez
128	10400 Prince Road	17-1229	COC	Harris	ETJ	419W				Jonathan Green	Heath Romero
129	1632 Connorvale Road	17-1230	COC	Harris	ETJ	413H				Onofre Reyes	Jose A. Rodriguez

None

J-Administrative

None

Platting Summary**Houston Planning Commission****PC Date: February 02, 2017**

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

K-Development Plats with Variance Requests

None

Hotel/Motel Variance

IV	Consideration of a Paradise Motel located at 8405 Hempstead Hwy	HMV	Harris	City	492A					c/o Wadhwa & Assoc	Blue Moon Development
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Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Atwood Villas partial replat no 1

Applicant: M2L Associates, Inc



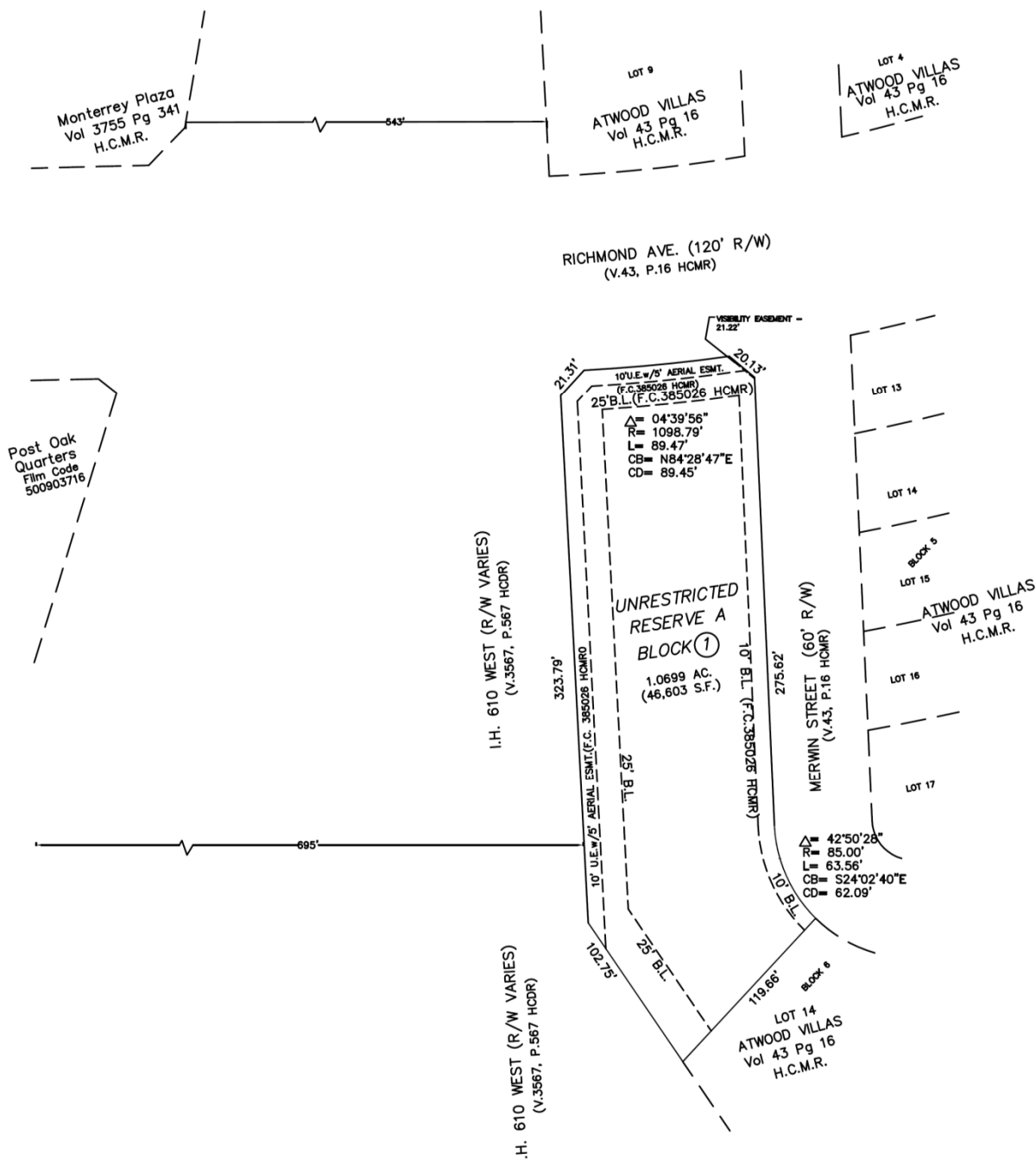
C – Public Hearings

Site Location

ITEM: 90

Meeting Date: 02/02/2017

Applicant: M2L Associates, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Atwood Villas partial replat no 1

Applicant: M2L Associates, Inc



C – Public Hearings

Aerial

Houston Planning Commission

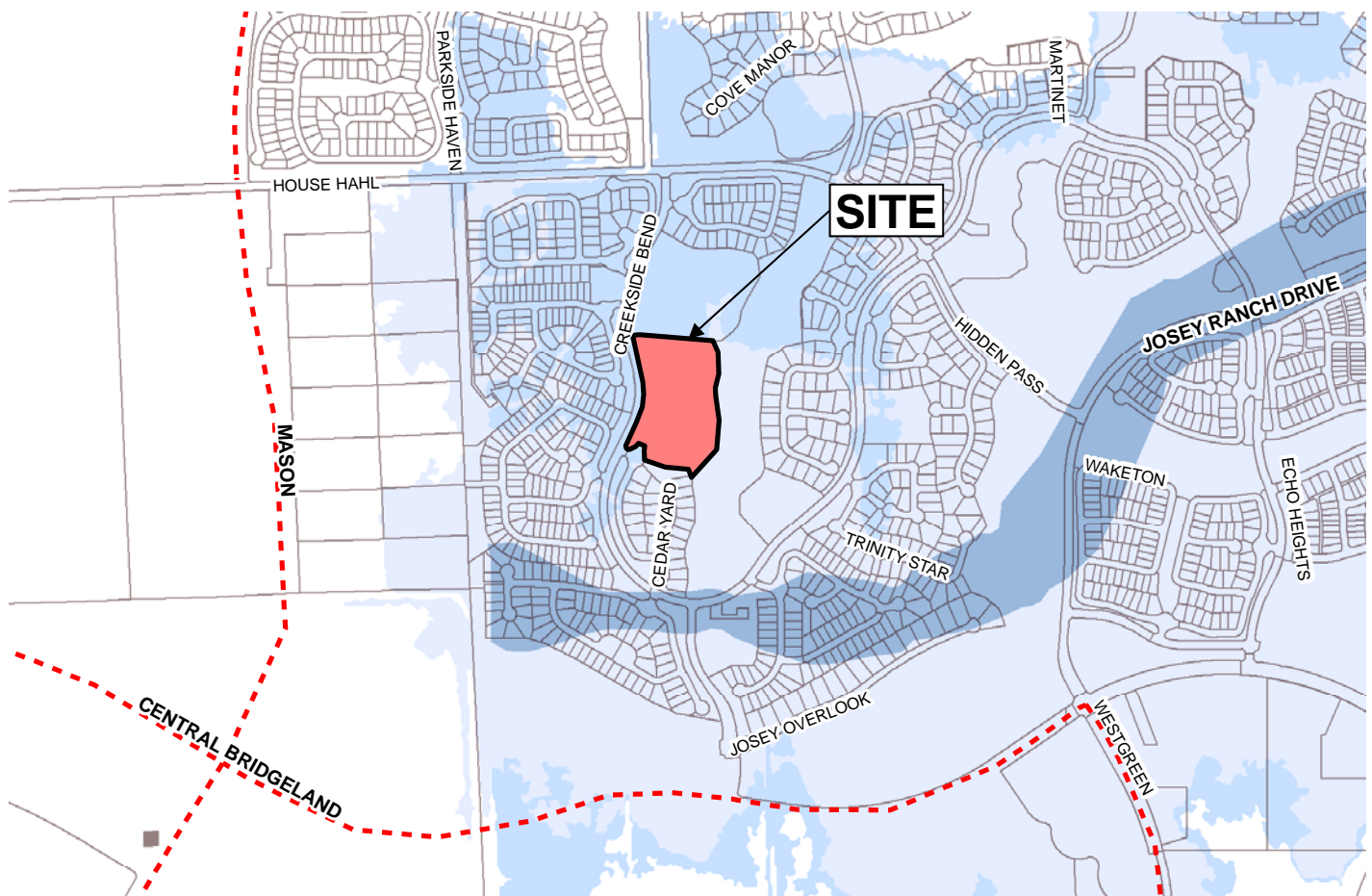
ITEM: 91

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Bridgeland Hidden Creek Sec 22 replat no 1

Applicant: Costello, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

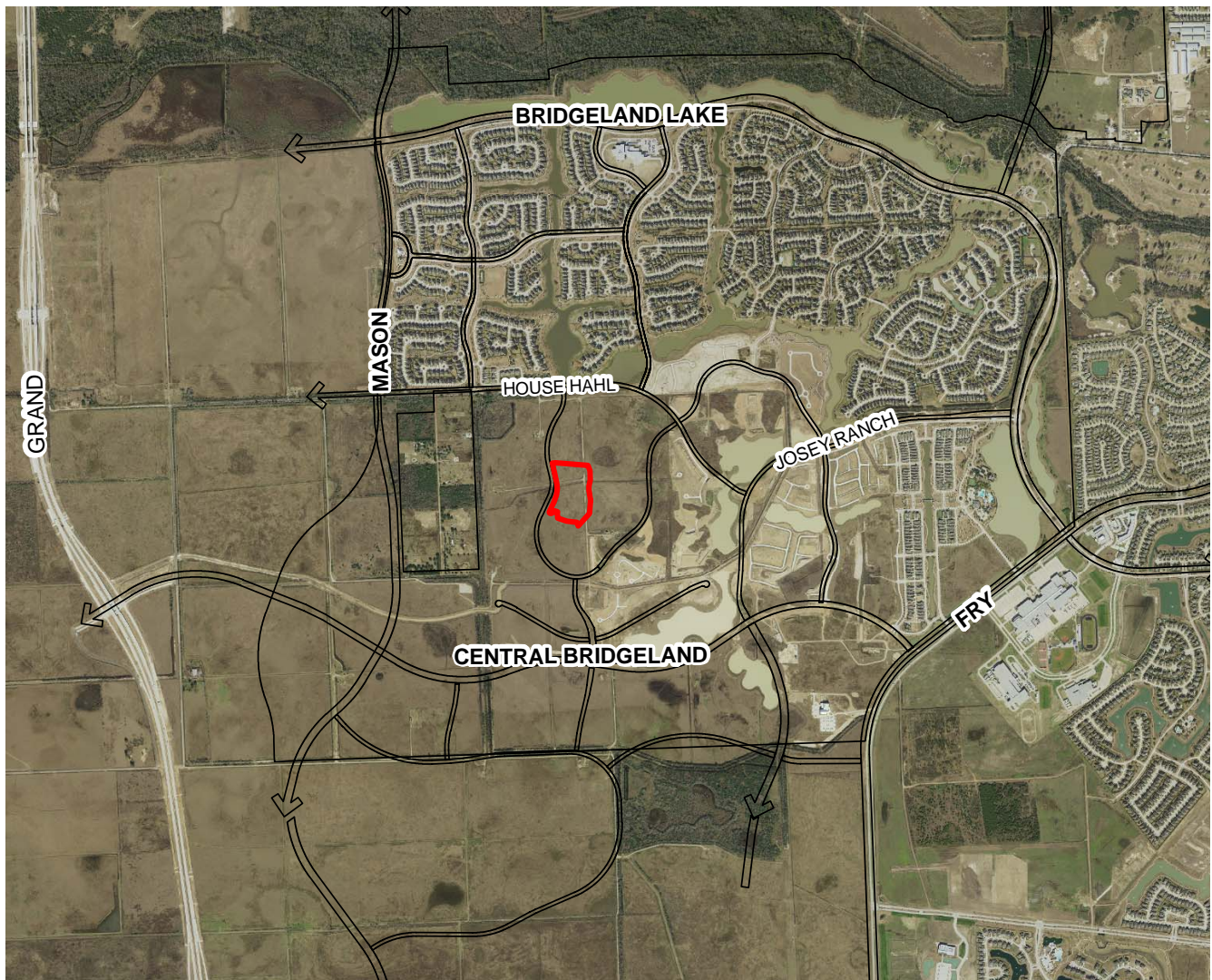
ITEM: 91

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Bridgeland Hidden Creek Sec 22 replat no 1

Applicant: Costello, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

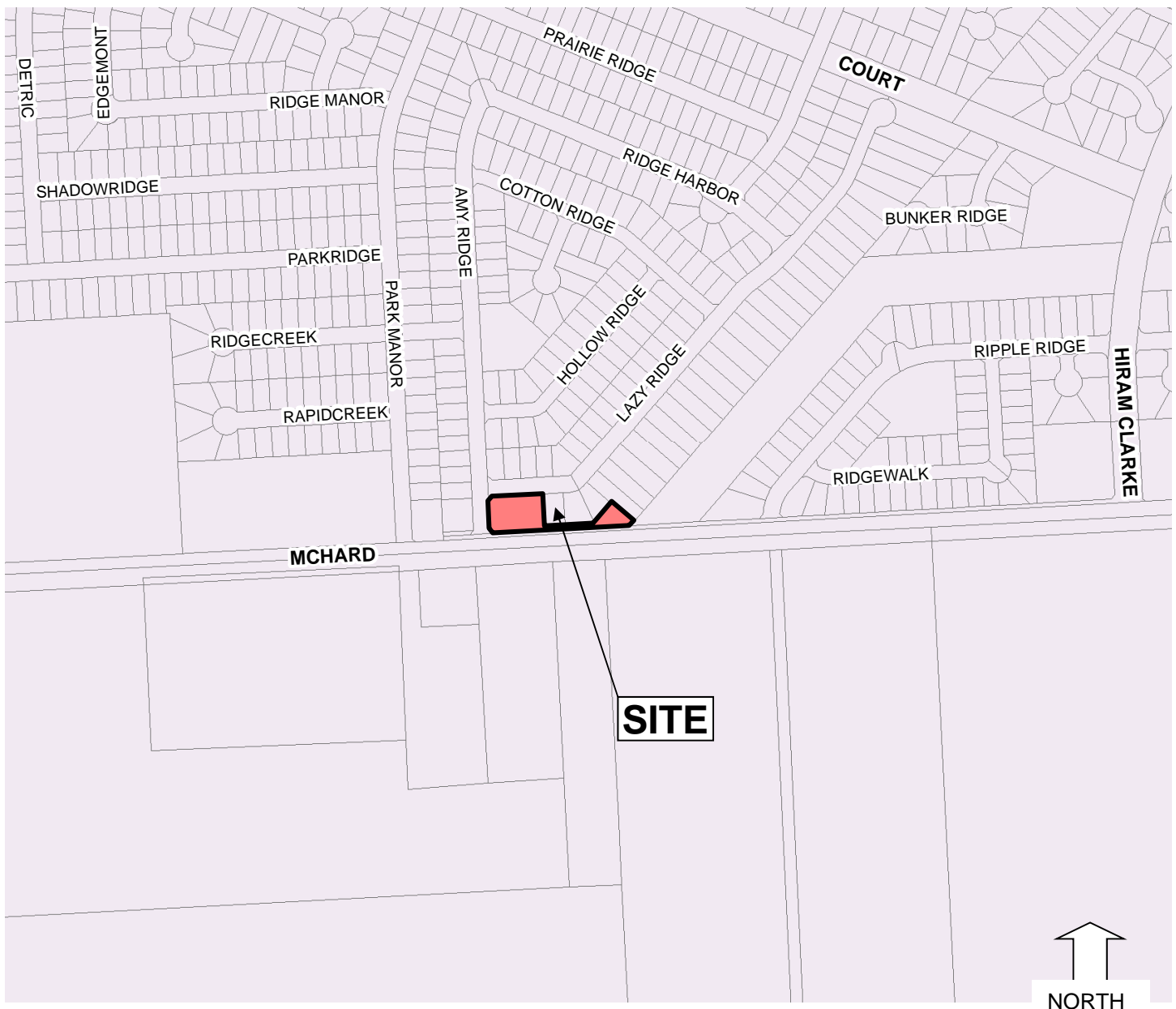
ITEM: 92

Planning and Development Department

Meeting Date: 02/02/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance Site Location

Houston Planning Commission

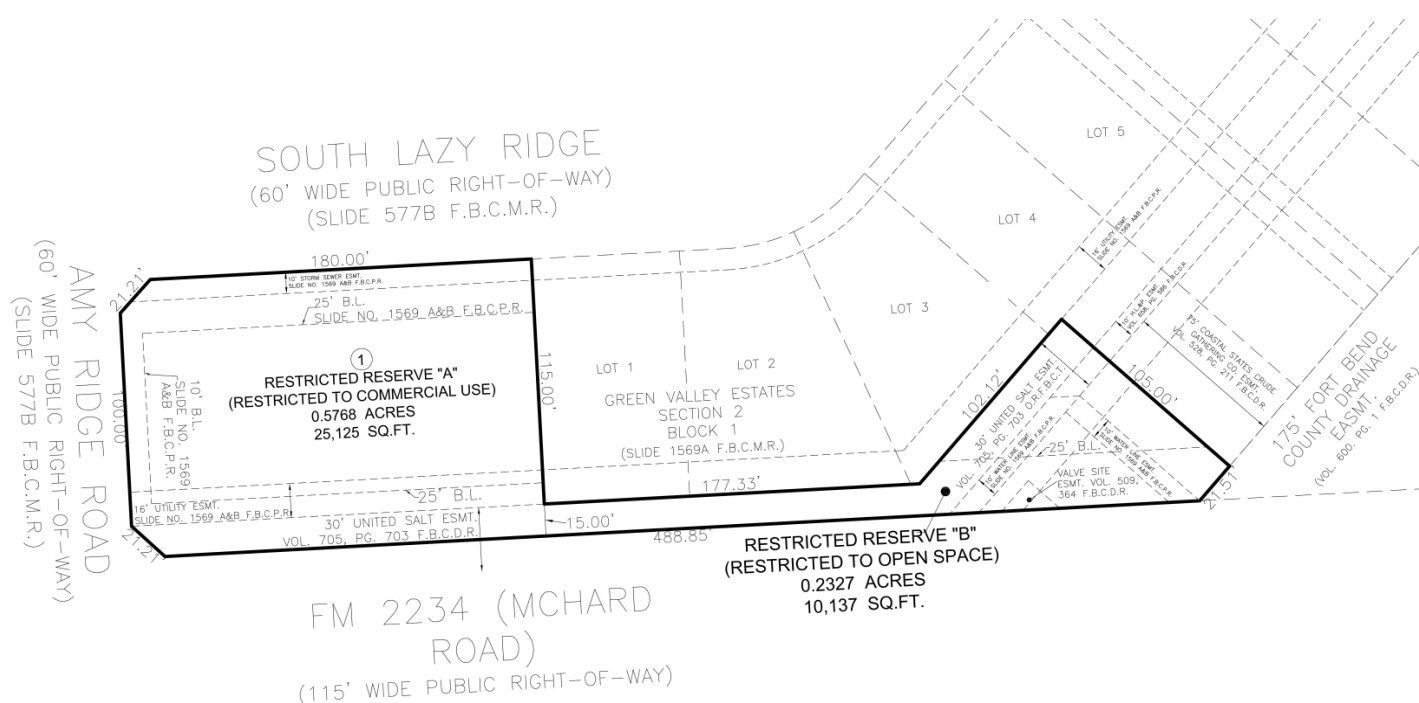
ITEM: 92

Planning and Development Department

Meeting Date: 02/02/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 02/02/2017

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

Applicant: Tetra Surveys



C – Public Hearings with Variance

Aerial



Application Number: 2016-2043

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

Applicant: Tetra Surveys

Date Submitted: 12/05/2016

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

Specific Variance is being sought and extent of variance:

Seeking a variance to allow a portion of a Reserve that was previously restricted to "Open Space" to be replatted into a "Commercial Reserve".

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

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 strict application of this ordinance would make this project contrary to sound public policy by forcing all traffic that flows in and out of the property to traverse through the 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 circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as the restrictions were placed on the property by the original subdivision plat.

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

The intent of this chapter would be maintained with the granting of this variance by allowing the ingress and egress of traffic directly onto F.M. 2234.

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

By allowing direct access from F.M. 2234, the traffic to and from the commercial development would not be forced to travel through the residential neighborhood.

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

Public safety and convenience are the sole reasons for this variance request.

Houston Planning Commission

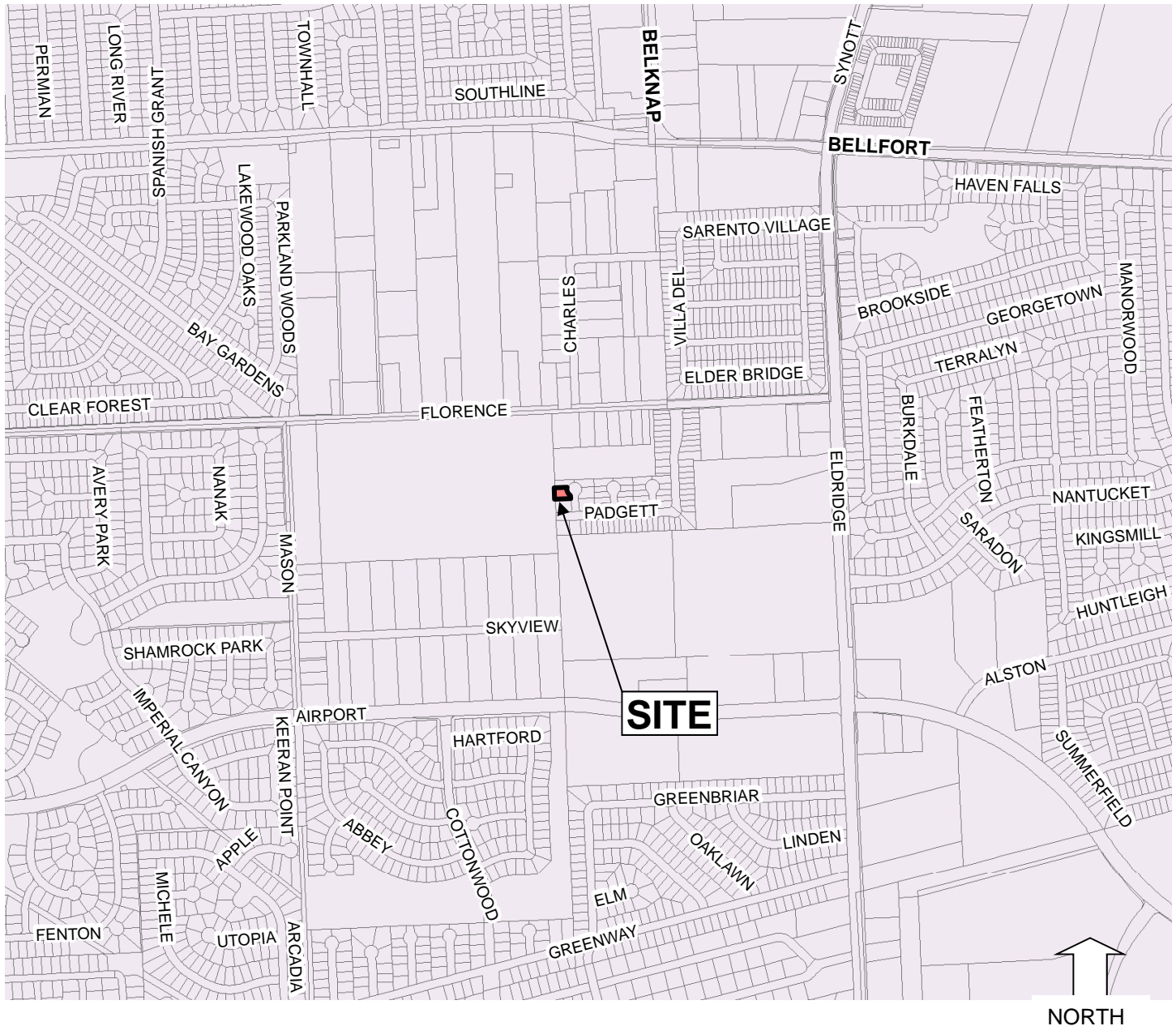
ITEM: 93

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Replat Specialists



C – Public Hearings

Site Location

Houston Planning Commission

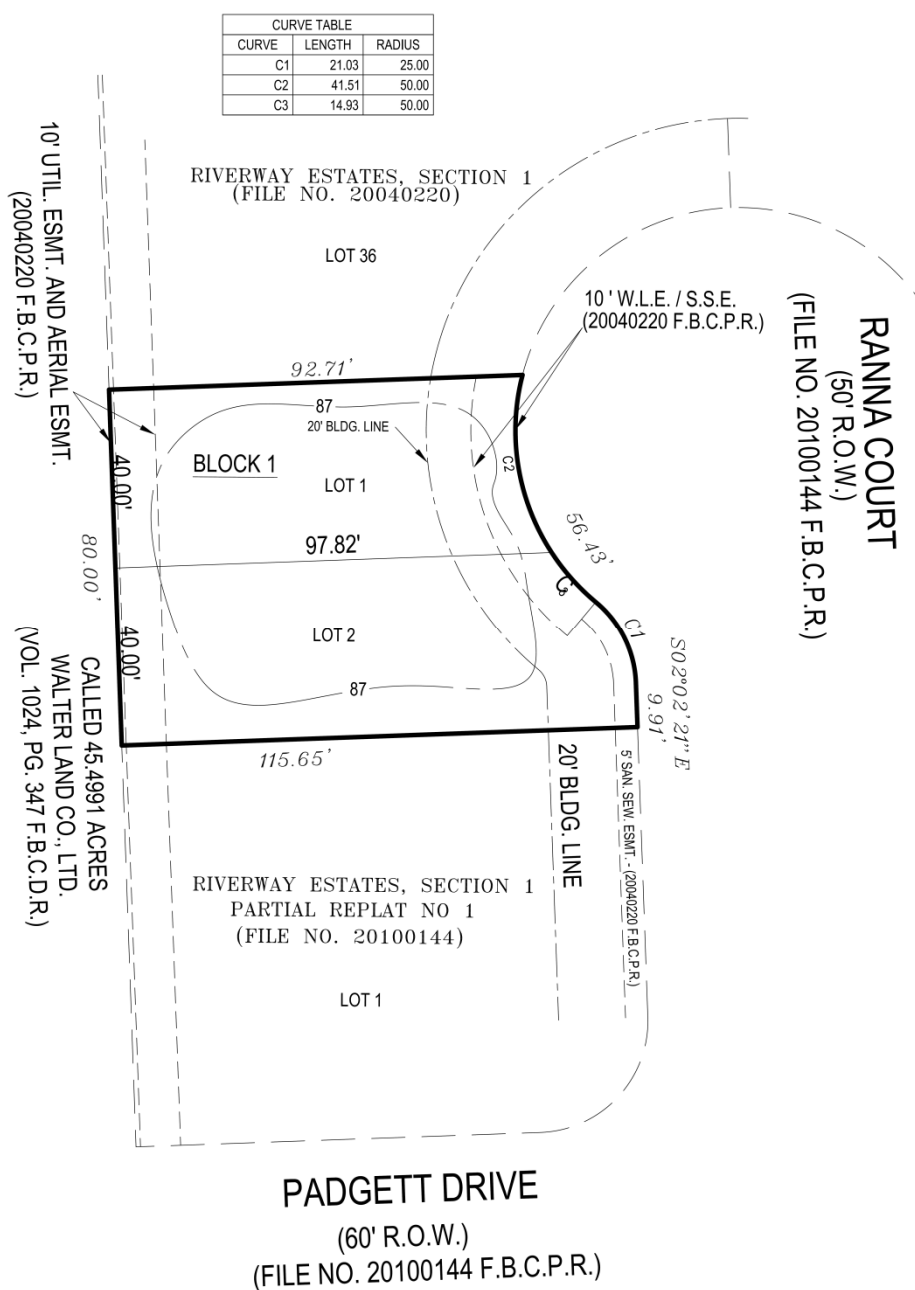
ITEM: 93

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Replat Specialists



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Riverway Estates Sec 1 partial replat no 4

Applicant: Replat Specialists



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Shops at Spring Forest

Applicant: Lentz Engineering, L.C.



C – Public Hearings with Variance

Aerial



Application Number: 2016-1992
Plat Name: Shops at Spring Forest
Applicant: Lentz Engineering, L.C.
Date Submitted: 12/02/2016

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a partial replat to use a unique subdivision name.
Chapter 42 Section: **42-41(1)(b)**

Chapter 42 Reference:

Sec. 42-41(1)(b) The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

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

(1a) According to Sec 42-41(b), the name of the subdivision plat subject to the provisions of section 42-49 of the subdivision code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of prior subdivision followed by "partial replat no." The site consists of (2) lots coming out of separate subdivisions (Lot 144, Block 9, Spring Forest, Sec 1, Vol 7, page 379 and Lot 145, Block 10, Spring Forest Sec 2, Vol . 8, page 45 (both out of Montgomery County)). Since there is no provision for two lots that are coming out of two different subdivisions that have separately filed deed restrictions, we are hereby requesting a variance for a subdivision name change.

(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 variance request does not concern the existence of unusual physical characteristics

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

We are not requesting a variance due to a hardship.

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

We want to maintain the premise of subdivision name continuity prescribed by Chapter 42 by using a portion of the original name (Spring Forest).

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

The granting of the subdivision name variance will not be injurious to the public.

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

Economic hardship is not the sole justification for this variance.

Houston Planning Commission

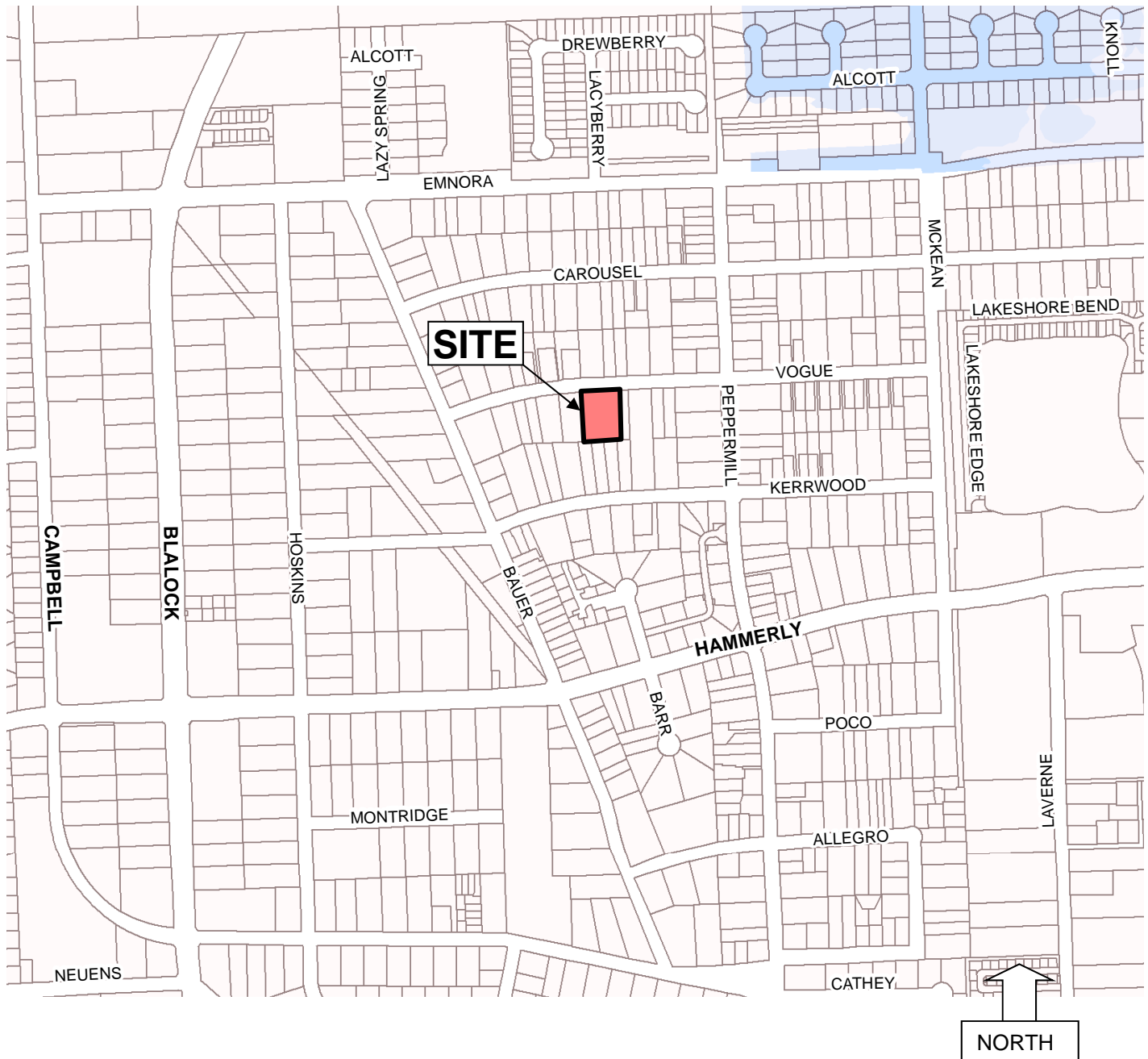
ITEM: 95

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Spring Branch Estates No 2 partial replat no 9

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

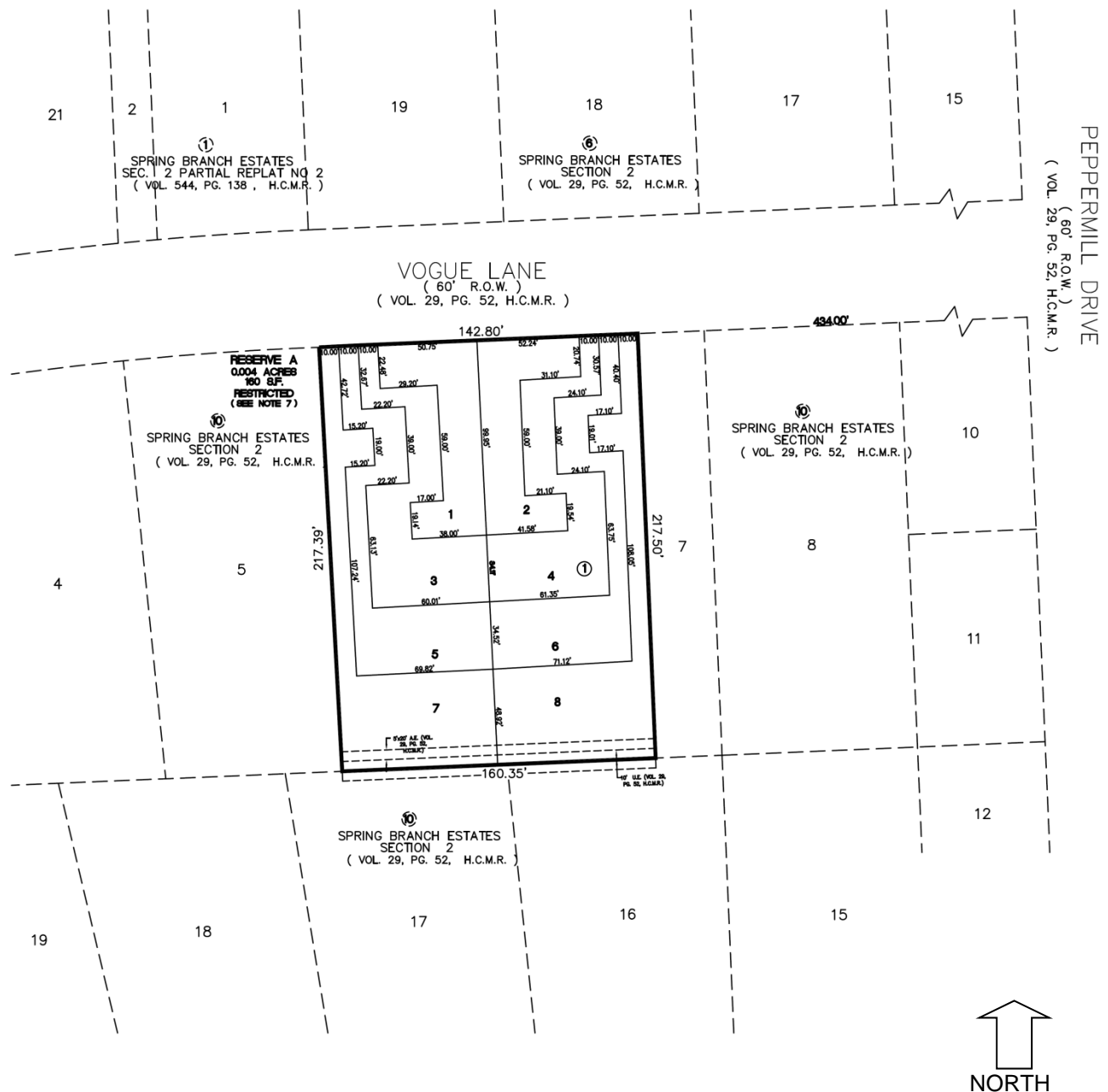
ITEM: 95

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Spring Branch Estates No 2 partial replat no 9

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

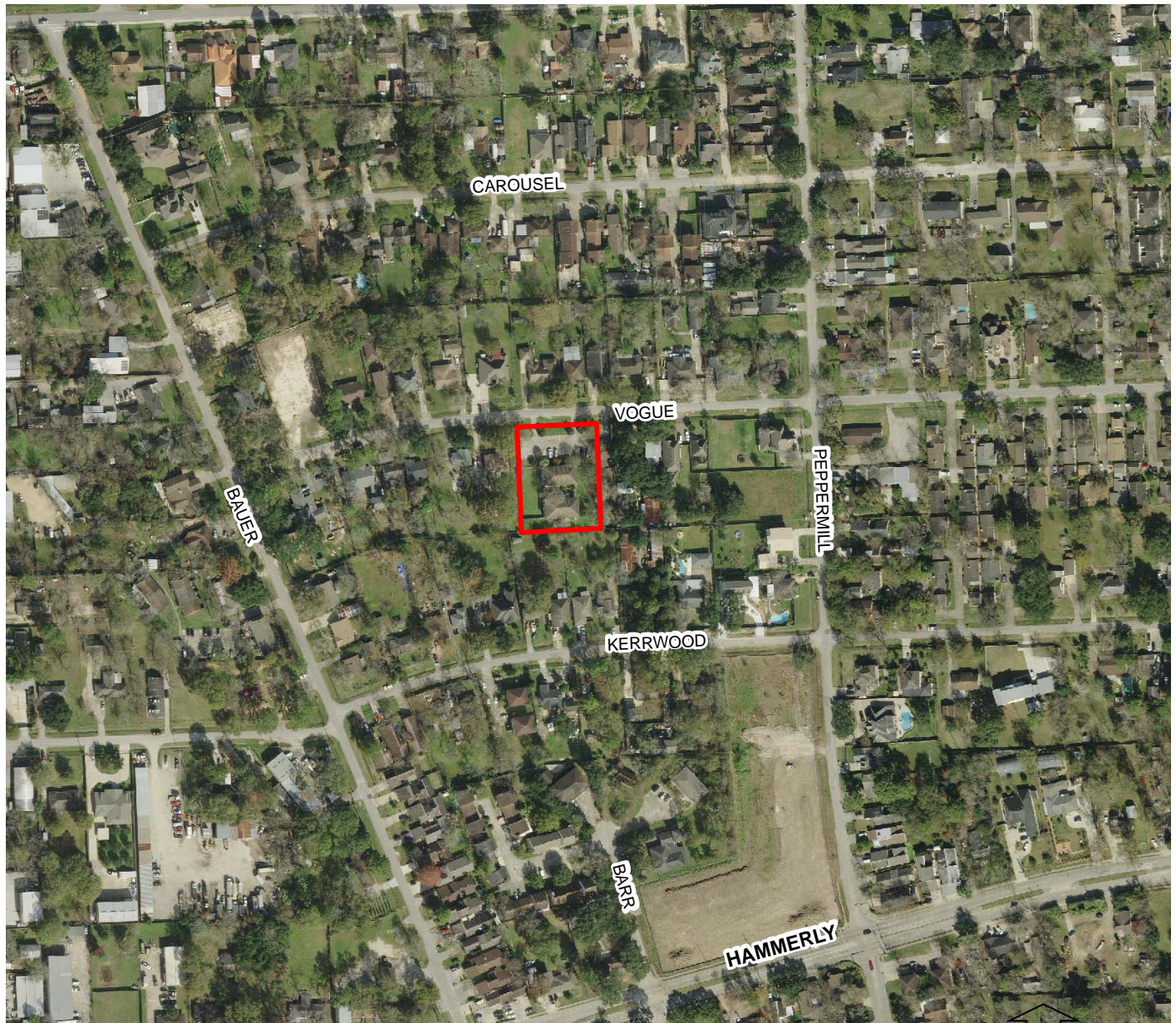
ITEM: 95

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Spring Branch Estates No 2 partial replat no 9

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

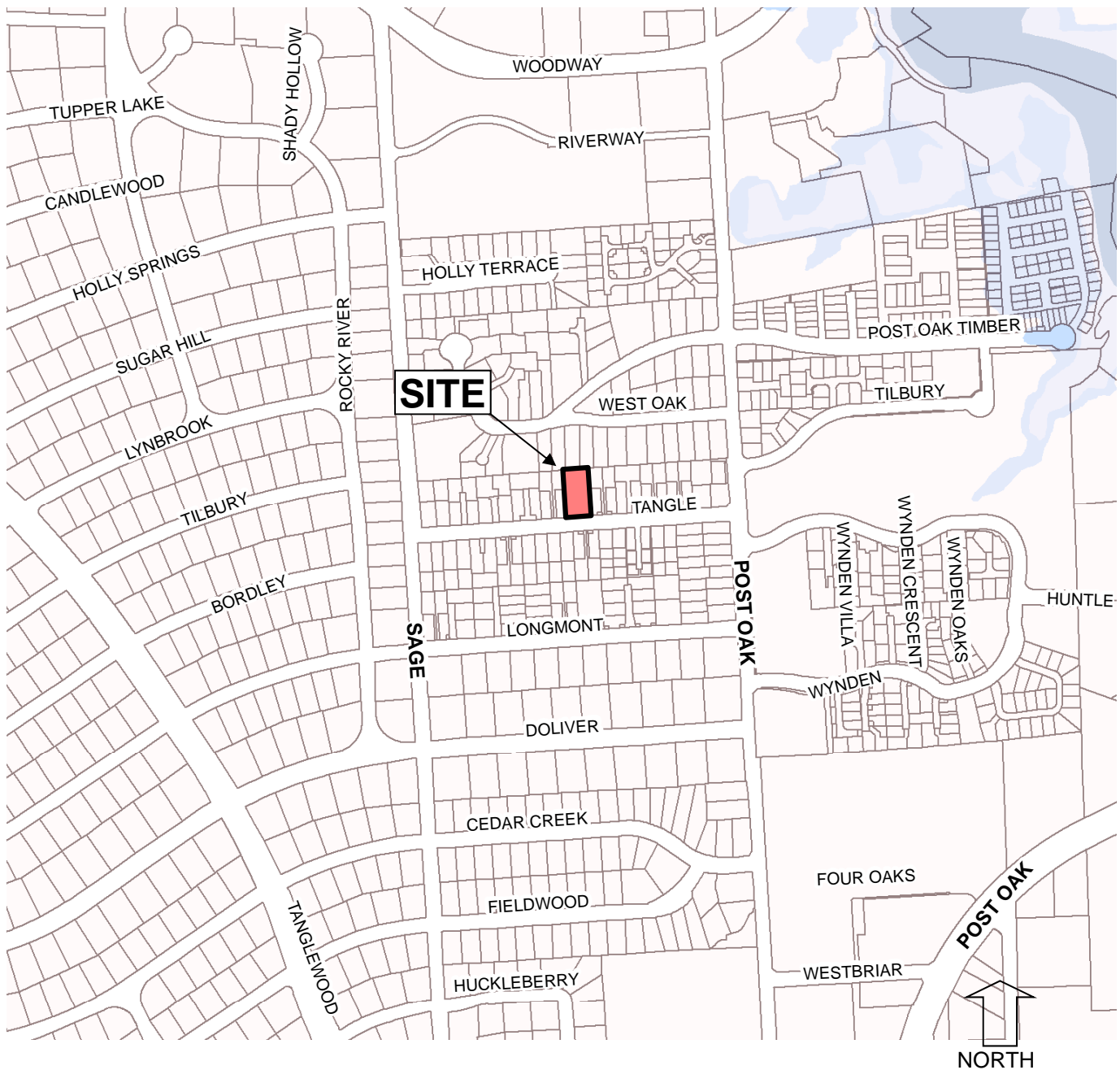
ITEM: 96

Planning and Development Department

Meeting Date: 02/05/2017

Subdivision Name: Tanglelane Addition partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

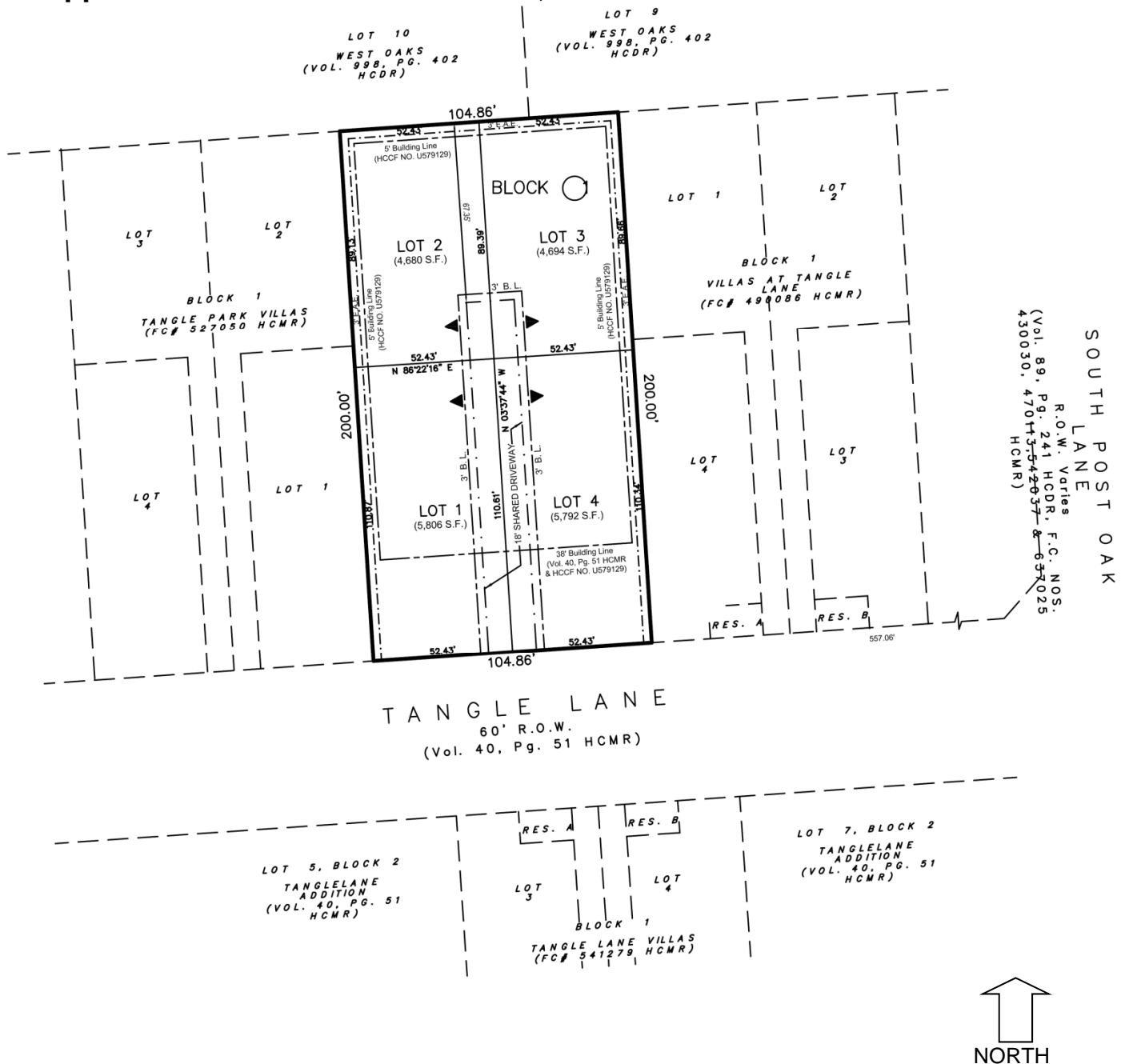
ITEM: 96

Planning and Development Department

Meeting Date: 02/05/2017

Subdivision Name: Tanglelane Addition partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

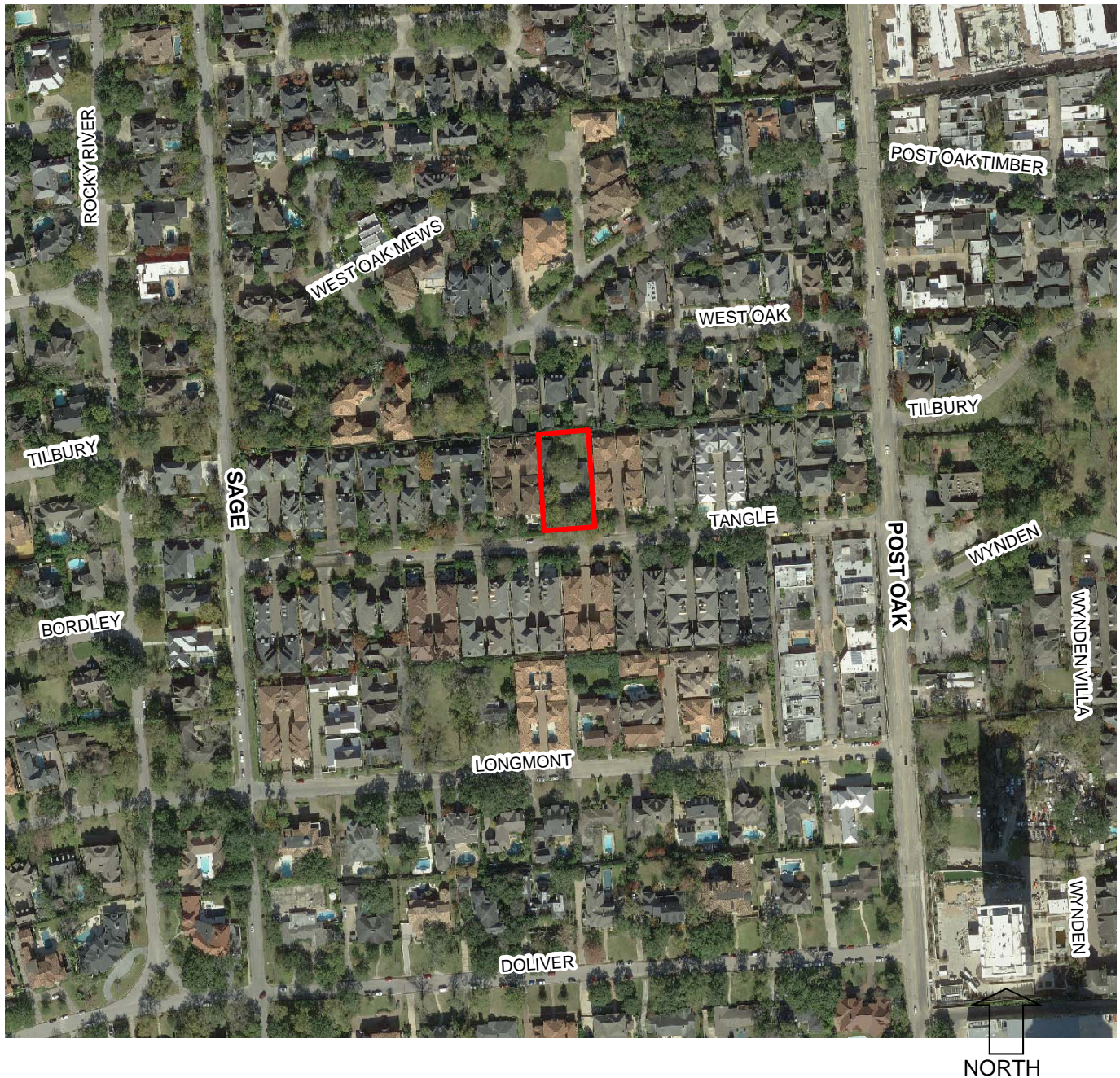
ITEM: 96

Planning and Development Department

Meeting Date: 02/05/2017

Subdivision Name: Tanglelane Addition partial replat no 1

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Aerial

Houston Planning Commission

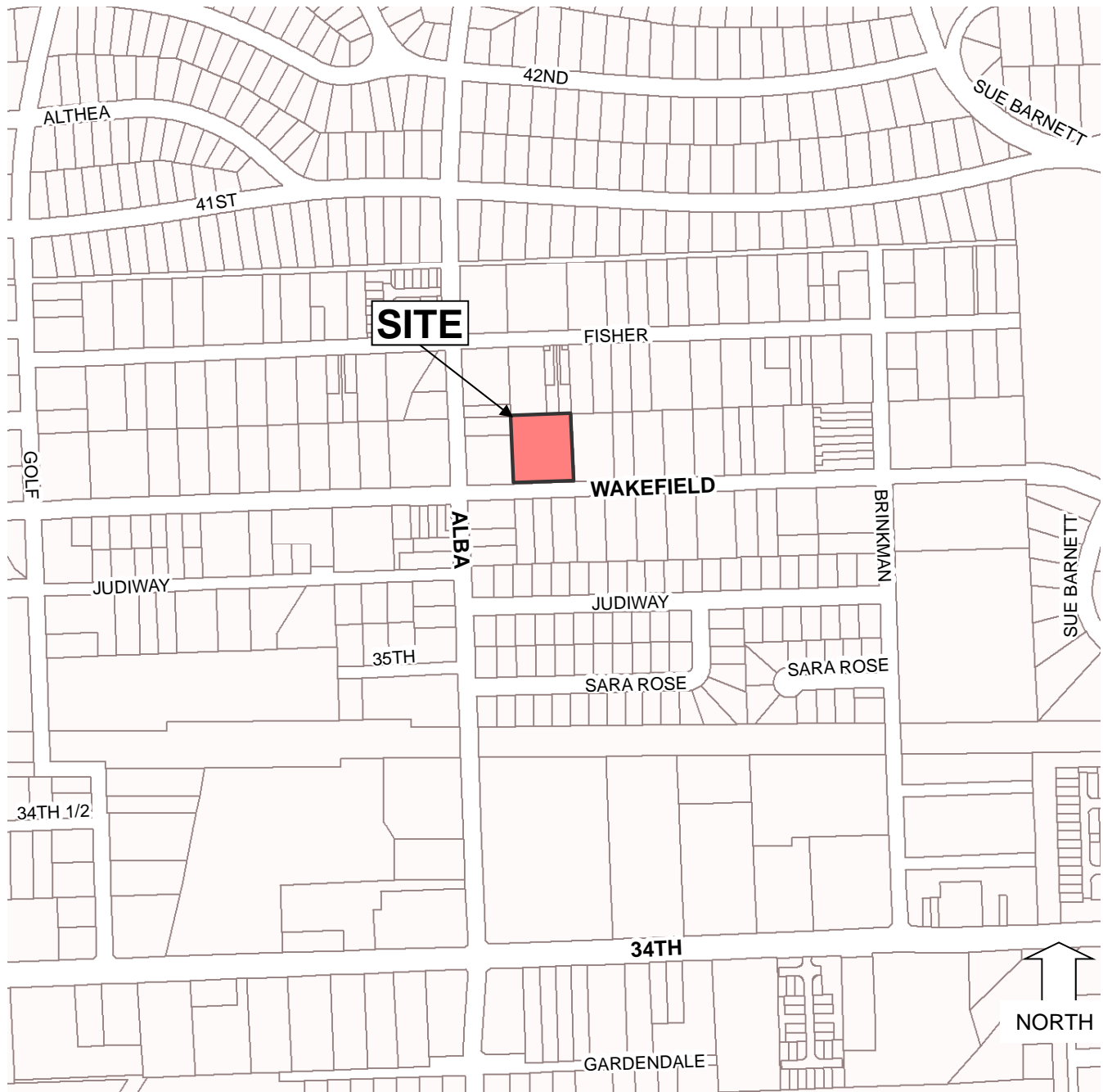
ITEM: 97

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Wakefield Landing

Applicant: PLS



C – Public Hearing

Site Location

Houston Planning Commission

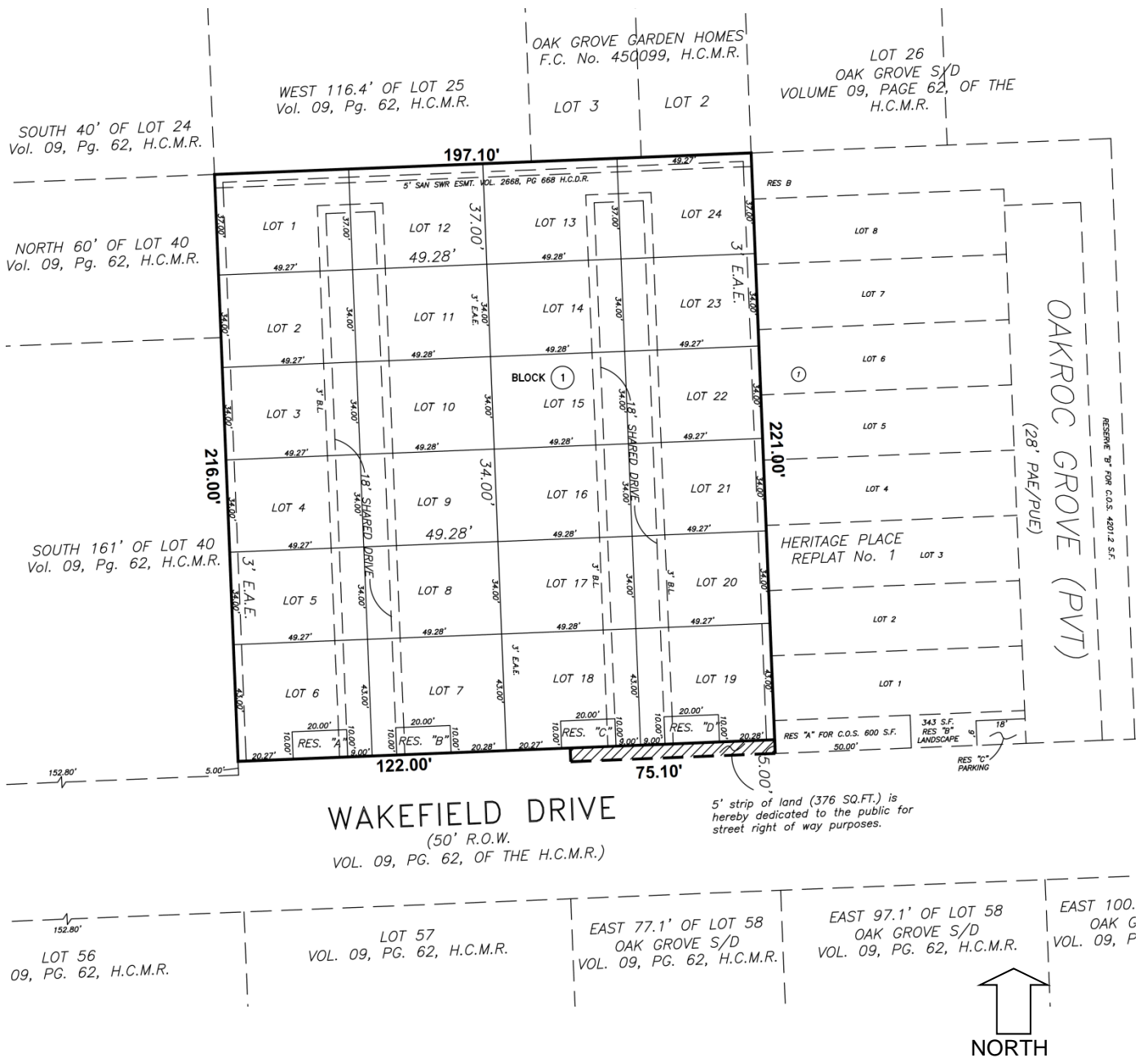
ITEM: 97

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Wakefield Landing

Applicant: PLS



C – Public Hearing

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Wakefield Landing

Applicant: PLS



C – Public Hearing

Aerial

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Washington Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Site Location

Houston Planning Commission

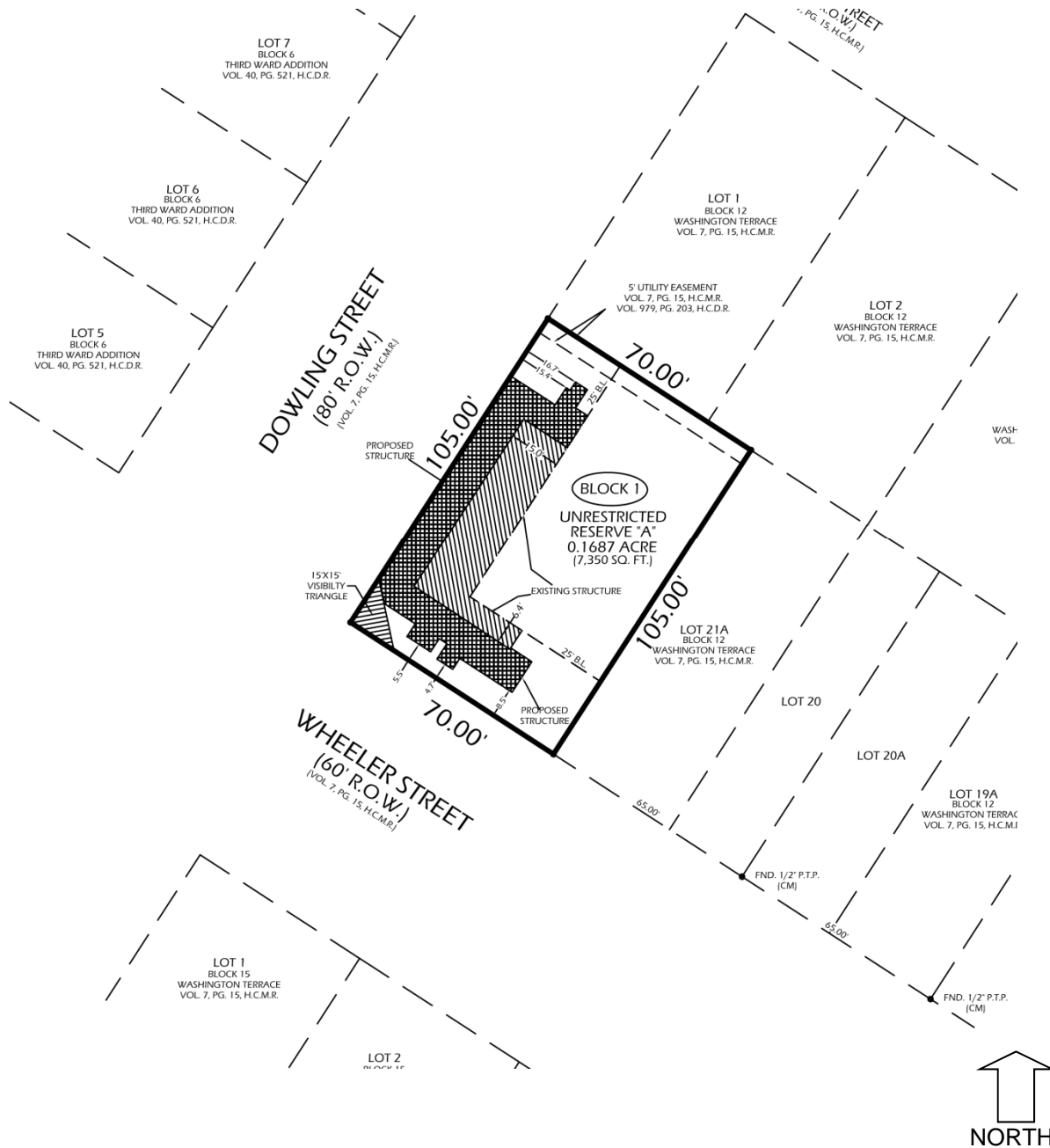
ITEM: 98

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Washington Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 01/19/2017

Subdivision Name: Washington Terrace partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial

STATE OF TEXAS
COUNTY OF HARRIS

We SLBL, LLC, a Texas limited liability company, acting by and through Claire Watson, Manager, being officers of SLBL, LLC, a Texas limited liability company, owner hereinafter referred to as Owners of the 0.1687 acre tract described in the above and foregoing map of WASHINGTON TERRACE REPLAT NO. 3, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, easements and public places shown hereon for the purposes and considerations therein expressed) and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER. Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER. Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER. Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER. Owners do hereby dedicate to the public a strip of land (fifteen feet (5' 0") wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER. Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way, shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER. Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the SLBL, LLC, a Texas limited liability company has caused these presents to be signed by Claire Watson, its manager, thereunto authorized, this _____ day of _____, 2017.

SLBL, LLC, a Texas limited liability company

By: _____
Claire Watson
Manager

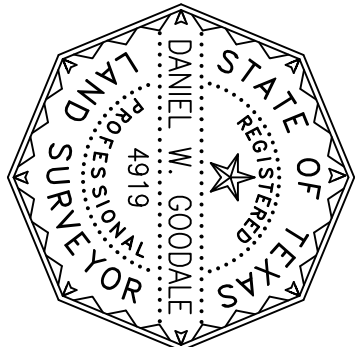
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day, personally appeared Claire Watson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the
State of Texas
Print Name: _____
My Commission expires: _____

I, Daniel W. Goodale am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate. was prepared from an actual survey of the property made under my supervision on the ground and from the records of the Surveyors Office, Harris County, Texas. The points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Daniel W. Goodale
Texas Registration No. 4919

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and the subdivision of WASHINGTON TERRACE PARTIAL REPLAT NO.3 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2017.

By: _____ Or _____ By: _____
Martha Stan Or M. Sonny Garza
Chair Vice-Chairman

By: _____
Patrick Walsh, P.E.
Secretary

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 20____, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
Of Harris County, Texas

By: _____
Deputy

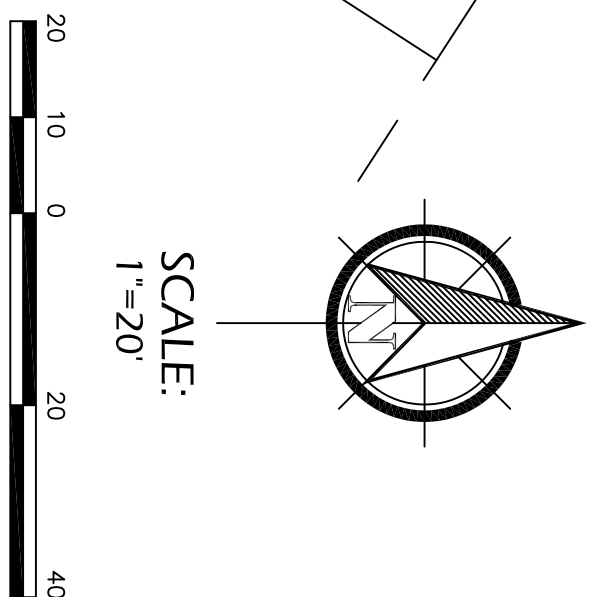
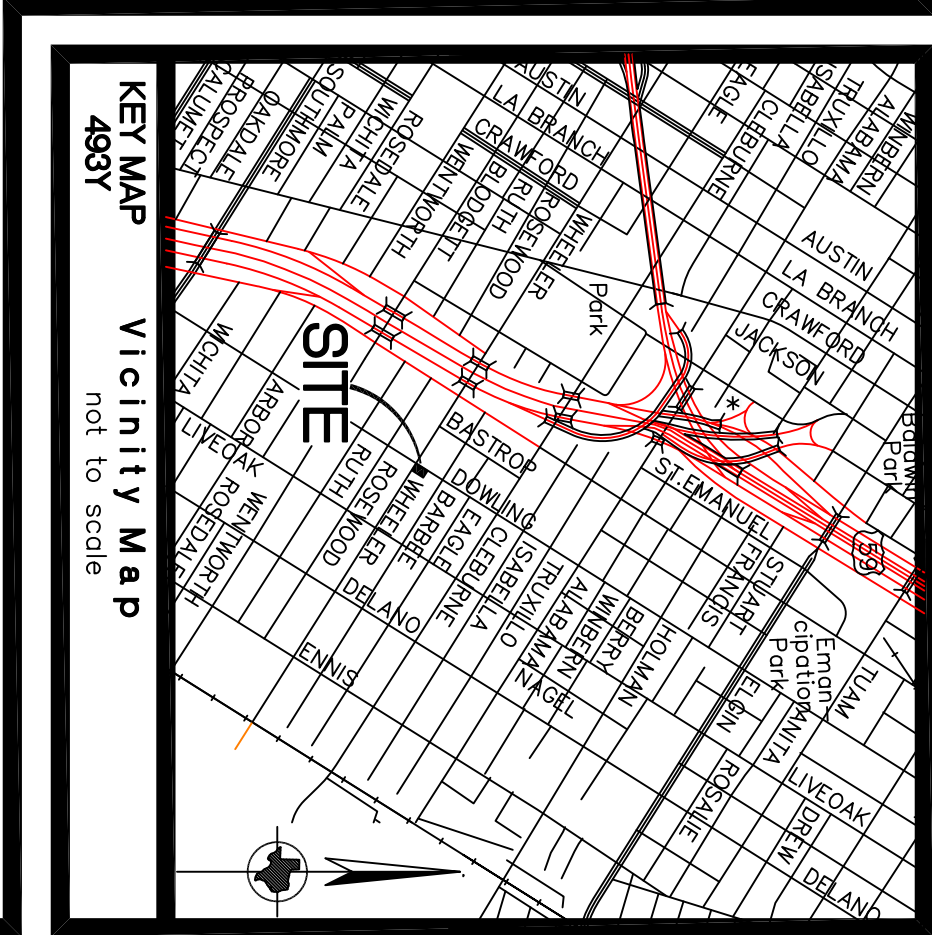
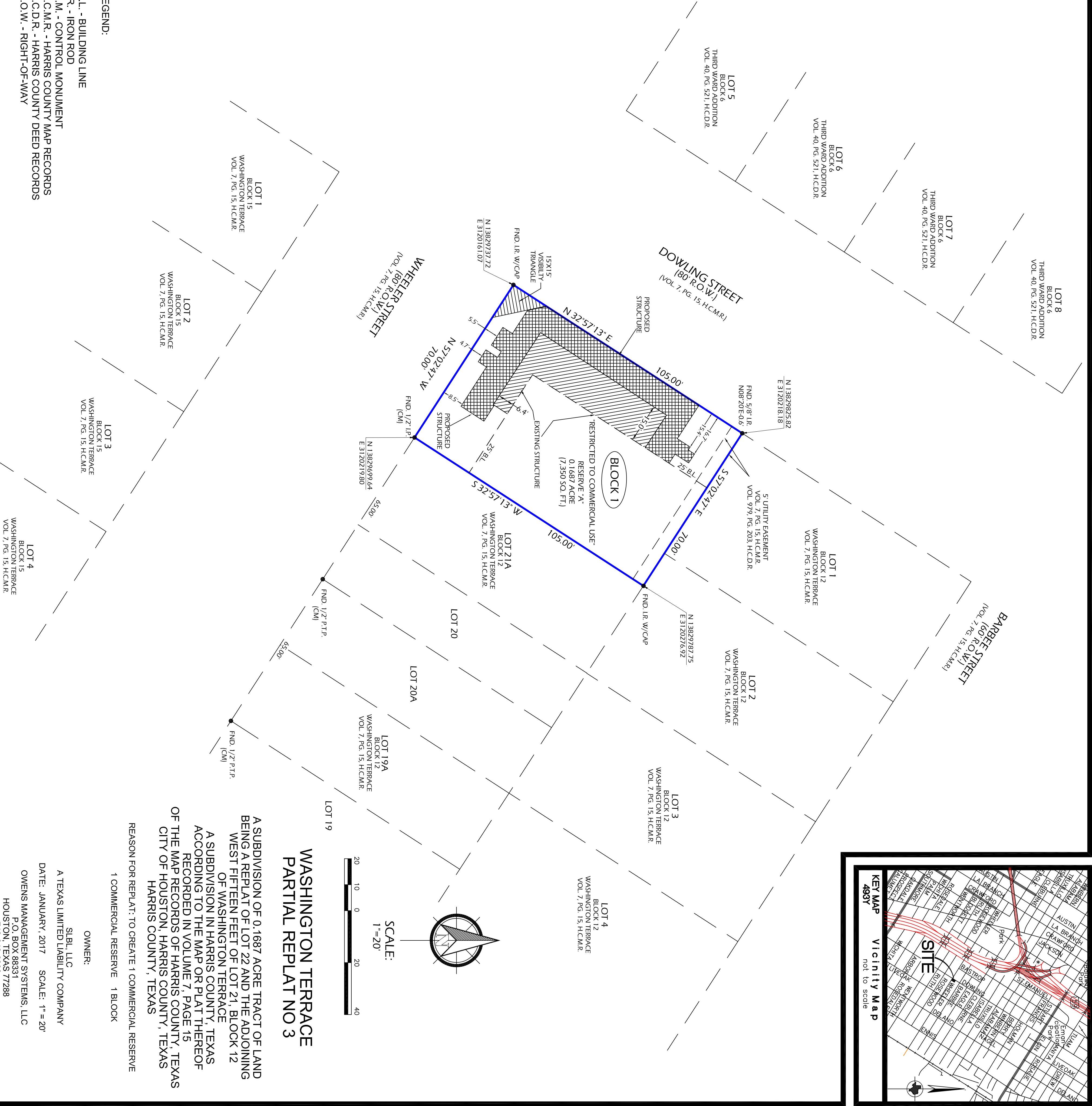
LOT 11
BLOCK A
ALMEEVA PLACE
VOL. 6, PG. 23, H.C.M.R.

NOTES:

1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision plat are established to the center of the building. The building line is established to the Code of Ordinance City of Houston, Texas in effect at the time this plat was approved, which may be amended from time to time.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 1.0001116.
3. Assent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
4. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground surface. Any structures or improvements that encroach into the visibility triangle as shown on this plat. In addition if the existing structures is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.
- 5.

LEGEND:

B.L. - BUILDING LINE
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY



WASHINGTON TERRACE
PARTIAL REPLAT NO.3

A SUBDIVISION OF 0.1687 ACRE TRACT OF LAND BEING A REPLAT OF LOT 22 AND THE ADJOINING WEST FIFTEEN FEET OF LOT 21, BLOCK 12 OF WASHINGTON TERRACE A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS CITY OF HOUSTON, HARRIS COUNTY, TEXAS HARRIS COUNTY, TEXAS

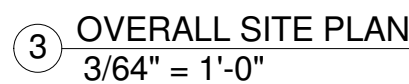
REASON FOR REPLAT: TO CREATE 1 COMMERCIAL RESERVE

1 COMMERCIAL RESERVE 1 BLOCK

OWNER:

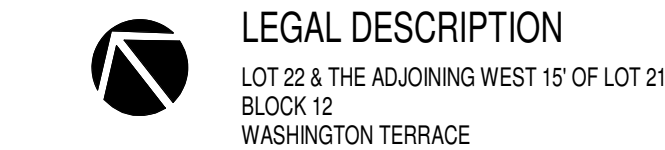
SEBL, LLC
A TEXAS LIMITED LIABILITY COMPANY
DATE: JANUARY, 2017 SCALE: 1" = 20'
OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY - STE 129- HOUSTON, TEXAS 77092
832-668-5006 OFFICE
www.greenleaflandsurveys.com



SITE PLAN NOTES	
Note No	Description
1	EXISTING CONCRETE PAVEMENT TO REMAIN FOR PARKING. REPAVE AS REQUIRED
2	EXISTING TREE TO REMAIN
3	EXISTING COMMERCIAL DEVELOPMENT
4	NEW CONCRETE TIESTOP, TYP.
5	NEW TREES PER COH LANDSCAPING REQUIREMENTS
6	EXISTING WATER METERS TO REMAIN
7	EXISTING ACCESSIBLE RAMP
8	EXISTING UTILITY POLE
9	EXISTING RESIDENTIAL DEVELOPMENT
10	NEW CONCRETE PAVEMENT
11	NEW 24'-0" WIDE CONC. APPROACH PER COH REQUIREMENTS
12	NEW ADA RAMP PER COH REQUIREMENTS
13	NEW 6' WIDE CONC. SIDEWALK
14	EXISTING APPROACH AND DRIVE TO BE REMOVED
15	FLATWORK TO BE REMOVED
16	EXISTING WOOD FRAME STRUCTURE TO BE REMOVED
17	NEW 8' HIGH CMU PRIVACY WALL
18	12'-0" X 10'-0" WALK-IN COOLER BY OTHERS
19	6'-4" X 3'-4" LINEN POD
20	4' WIDE X 24' LONG RETRACTABLE OVERHEAD CANOPY

SITE PLAN NOTES	
Note No	Description
21	PROPOSED TREATED WOOD OPEN RAIL DECK
22	GREEN AREA W/ APPROVED LANDSCAPING (SHRUBS)
23	NEW ADA RAMP PER COH REQUIREMENTS
24	SHRUBS PER COH REQUIREMENTS
25	NEW WOOD PARK BENCH
26	NEW BAMBOO TREES FULL LENGTH OF PROPERTY
27	LOCATION FOR DELIVERY
28	EXISTING METRO BUS STOP TO REMAIN
29	NEW 8' HIGH PRIVACY WALL
30	PROPOSED TREATED WOOD DECK W/ STEPS
31	EXISTING DRAINAGE INLET
32	EXISTING TRAFFIC LIGHT
33	EXISTING WATER VALVE
34	EXISTING MANHOLE
35	NEW CONC. CURB TO MATCH EXISTING
36	EXISTING UTILITY BOX
37	EXISTING AT&T BOX
38	EXISTING 4' CONC. WALKW.
39	EXISTING NO PARKING SIGN
40	EXISTING CONC. WALK TO BE REMOVED AND RESOOL



1 SITE PLAN
1/8" = 1'-0"

WHEELER STREET

Copyright 2010 Jmack Architects, LLC
Drawings and specifications are instruments of service and shall remain property of Jmack Architects, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the architect. Contractor is responsible for confirming and correlating dimensions at the job site. Jmack Architects, LLC will not be responsible for construction means, techniques, sequences or procedures, or the safety precautions and programs in connection with this project.

EDSEL'S HOUSE
4311 DOWLING STREET
HOUSTON, TEXAS

PROFESSIONAL SEAL

Jermayn Mack, AIA
Architect
license No. 21913

FOR REVIEW

MARK	DATE	DESCRIPTION

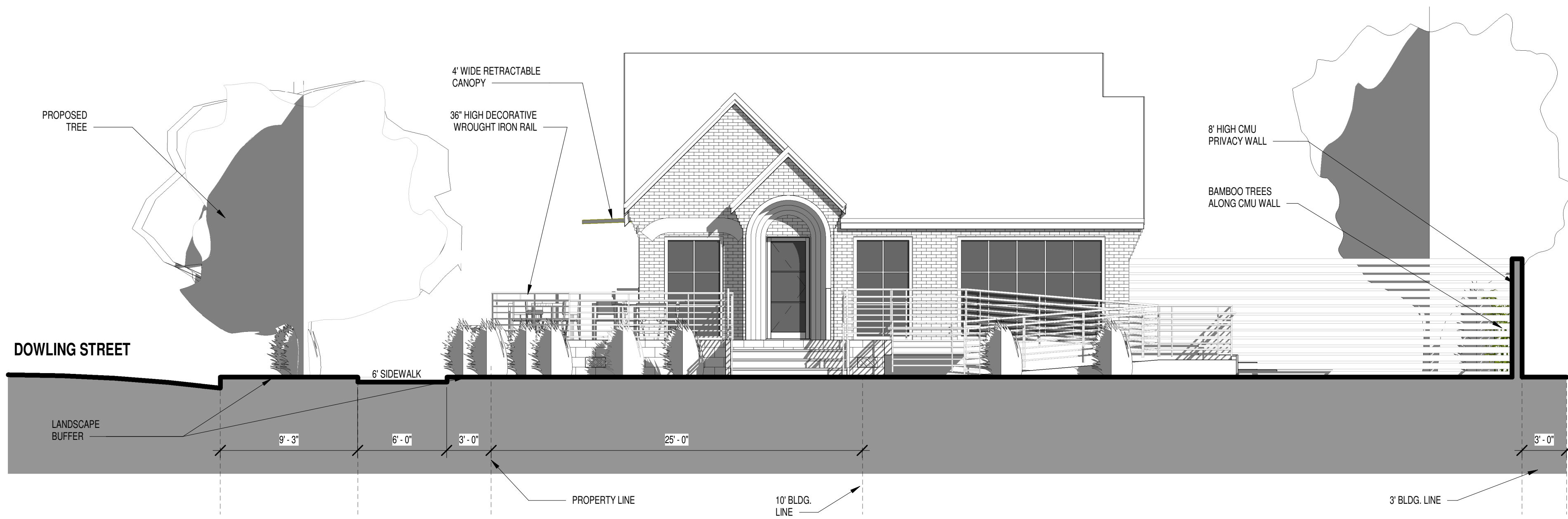
PROJECT NO.	
CAD DRAWING FILE:	EDSEL REST.RVT
DRAWN BY :	Author
CHECKED BY:	Checker

SCALE	
	As indicated
SHEET TITLE	
	SITE PLAN

A1.00

SHEET OF TOTAL SHEETS

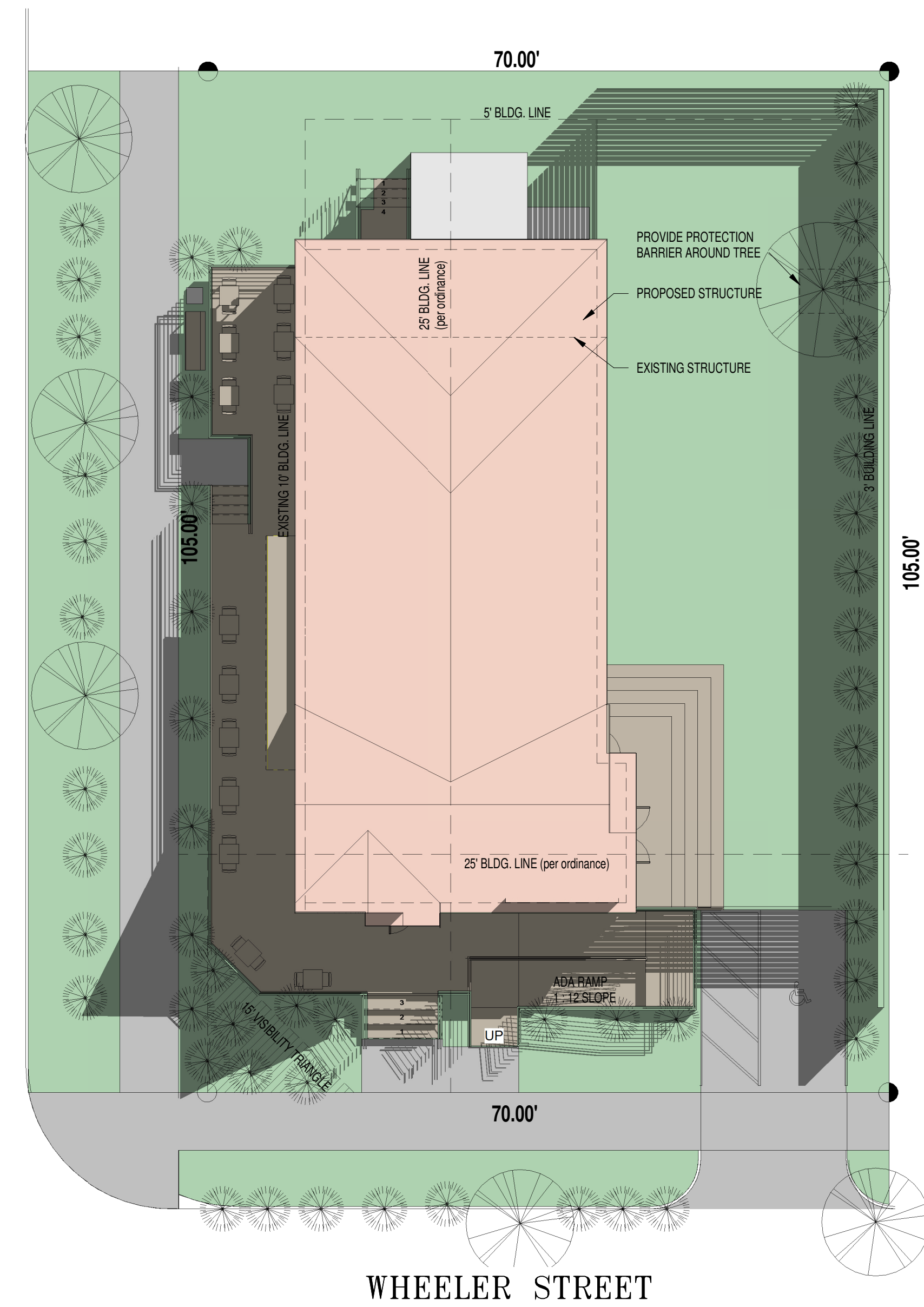
1/04/00470-EO-4E AM



2 SITE SECTION @ DOWLING STREET
3/16" = 1'-0"



4 SITE SECTION@ WHEELER AVENUE
3/16" = 1'-0"



1 RENDERED SITE PLAN

Copyright: 2010 Jmack Architects, LLC
Drawings and specifications are instruments of service and shall remain property of Jmack Architects, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the architect. Contractor is responsible for confirming and correlating dimensions at the job site. Jmack Architects, LLC will not be responsible for construction means, techniques, sequences or procedures, or the safety precautions and programs in connection with this project.

EDSEL'S HOUSE
4311 DOWLING STREET
HOUSTON, TEXAS

PROFESSIONAL SEAL

Jermayn Mack, AIA
Architect
license No. 21913

FOR REVIEW

MARK	DATE	DESCRIPTION

PROJECT NO.
CAD DRAWING FILE: EDSEL REST.RVT
DRAWN BY: Author
CHECKED BY: Checker

SCALE	As indicated
SHEET TITLE	RENDERED SITE PLAN



VARIANCE Request Information Form

Plat Name: Washington Terrace Partial Replat No 3

Applicant: Owens Management Systems, LLC

Date Submitted: November 14, 2016

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

Specific variance is being sought and extent of variance:

- 1) A variance is sought for a reduced building line along a major thoroughfare for a restaurant addition, patio and awning. 42-150
- 2) A variance is sought to change the land use to a reserve for a lot included with a minimum lot size restriction. 42-81

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;

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

The subject property is located at the southeast corner of the intersections of Wheeler and Dowling Streets, 2 major thoroughfares, in the Washington Terrace subdivision, platted in 1925. Dowling is a 4 lane, 80' ROW with 44' paved section, curb and gutter. Wheeler is a 4 lane, 80' ROW with a 45.2' paved section, curb and gutter. The existing structures were built with a 10' building line along Dowling and 18.7' building line along Wheeler. The existing right-of-ways are in compliance with the current major thoroughfare plan. No additional dedication is required.

There are 18.3 feet from the back of curb to property line along Dowling and 16.9 feet from back of curb to property line along Wheeler. The sidewalks along Dowling and Wheeler will increase from 4 feet to 6 feet. The structure is 27-30 feet from the east property line and 18.5 feet from the northern property line. The existing curb cut on Wheeler will be used for ADA parking.

The existing structures were built in 1940 prior to Chapter 42 Code of Ordinances and the Major Thoroughfare plan. The proposed 2,082 sq. ft. restaurant, The Edsel House, will encompass the former residence and studio of Edsel Cramer, world renowned artist and the Universal Typewriter Shop. The existing Universal Typewriter Shop, 353 sf, is in poor condition and will be demolished. The restaurant will include a new addition of 386 sq.ft for the kitchen and storage.

Edsel Cramer, native Houstonian, 1924-2010, was known for his classically inspired portraits and landscapes. He painted many prominent Houstonians during his career, ranging from Adelaide de Menil (daughter of John and Dominique), to former President George W. Bush when he was a boy, to Rice University president Malcolm Gillis. His 1973 portrait of Barbara Jordan is in the collective at the Texas Capitol. Edward "Smitty" Smith founded the Universal Typewriter Shop in 1967 and has remained in the same location. As noted in the 2012

Houston Chronicle interview, Mr. Smith says a renewed interest in typewriters has boosted a little in the past few years. People are collecting them and having them restored.

The owners are proposing to convert the existing one story house and typewriter shop into a sit-down fine dining restaurant that will display Edsel Cramer's art and the Universal Typewriter Shop artifacts. The deck along Dowling will extend to the property line and wrap around approximately 6 feet along the Wheeler to enhance the pedestrian patio dining experience and provide ADA accessibility. The retractable awing is only on the Dowling portion of the deck and will not extend past the property line. The restaurant will serve breakfast, lunch and dinner.

This is the first initiative in a comprehensive plan for the beautification for all 4 corners of Wheeler and Dowling which includes landscaping, benches and trash containers. The restaurant will front on Dowling Street with ADA parking spaces to access the existing curb cut and driveway along Wheeler. Universal Typewriter Shop patrons will take access through the restaurant.

The Edsel House is family owned and operated by Jabar and Claire Watson. The restaurant will provide jobs for residences of Third Ward. A partnership with the University of Houston Department of Hotel Management will extend opportunities for internships. The restaurant will collaborate with Urban Harvest to maintain a community garden located on Briley and Berry, offering opportunities for youth and seniors to learn gardening and partake of fresh produce.

(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. Per Harris County Appraisal District, the building type and style of the property is mixed residential/commercial. The current owners purchased the property in 2015 and were not aware of the minimum lot size established by City Ordinance 2008-885 for the block face of the 2400 -2500 block of Wheeler since the property included a commercial business. In 2008, the house fronted on Wheeler. However, the restaurant's main entrance is on Dowling. The new address is 4311 Dowling.

The owners have made a substantial financial investment in the property including cataloging and preserving the Universal Typewriter Shop's historic inventory.

The original site plan included a patio along the interior lot line. However, to accommodate the neighbors' concerns for cigarette smoke and noise, the patio has been removed. To minimize noise, a masonry privacy wall will be constructed on interior lot boundary.

The southeast corner of Wheeler/Dowling is the only property with a residential development. The other corner lots are flat with paving from right-of-way to the property line. 4311 Dowling is slightly elevated from the property line to the building which does not provide a flat surface for portable outdoor seating in its present condition.

The current lot size does not meet Chapter 42 requirements for a residential lot on a major thoroughfare: one acre of land and a turn-around within the property boundary.

Dowling Street, recently approved to be renamed Emancipation Avenue, is an historical thoroughfare in Third Ward. The development is consistent with the redevelopment plan of the Houston Southeast and OST/Alameda Corridors Redevelopment Authority to spur the development of retail/commercial along Dowling Street/Emancipation Avenue.

(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. There are existing No Parking signs on Wheeler that prohibit vehicular conflict with the Metro Bus Stop. The Edsel House will provide valet parking service at 2314 Wheeler and 4314 Dowling. The valet station will be on Dowling. There are 2 parking agreements recorded under Harris County Clerk File No.'s RP-2016-431680 and RP-2016-431679. The parking lots will be fenced, gated for limited access. Per City Code, 17 parking spaces are required. The development provides 22 off-site parking spaces and 1 ADA on-site. The restaurant will not impose additional street parking for the 2400 block of Wheeler.

If the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

Wheeler Avenue is a major thoroughfare. Per City of Houston Average Daily Traffic Count Report: 2014 – between Bute to Travis – 22,863 ADT, 2011 – Main to Almeda – 9013 ADT, 2012 – South Freeway to Dowling 4012 ADT and 2009 – Dowling to Ennis 2364 ADT, the lowest segment count.

(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 owners are proposing improved pedestrian realm to include 6' sidewalks and landscaping along Wheeler and Dowling. The existing curb cut along Dowling will be abandoned to create a continuous sidewalk.

A combination 4' brick base with a 4' wrought iron fence along Wheeler and Dowling will enclose the patio area and wrap around to Wheeler. Shrubbery and plantings between the brick fence and sidewalk provide a landscape buffer. Additional trees will be planted between the sidewalk and curb in accordance with the OST/Almeda Corridors Redevelopment Authority landscape plan. A new park bench will be located along Dowling Street. There are no encroachments into the 15' x 15' visibility triangle which will provide required distance for adequate visibility.

The back yard, beyond the existing ADA driveway on Wheeler, will be green space with a flower garden. A new 8-foot masonry living wall will be constructed along the full length of the interior boundary lines. The existing interior fence is approximately 4-6 feet inside the property line. The owners have agreed not to relocate the privacy wall to the property line. The existing chain link fence with barbed wire will be removed and pending tree disposition, the privacy wall location will be established.

On-site private security will be provided during business hours and a HPD officer from 5:00 p.m. to closing. Trash will be carried off-site daily to dumpsters located on Briley Street for private trash collection. All deliveries will be made via the side entrance on Dowling.

Deed restrictions are being prepared to prohibit any future use as a bar or night club.

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

Economic hardship is not the sole justification of the variance. The development will provide a fine dining experience combined with economic development opportunities. The restaurant

supports the vision of the OST/Alameda Corridors Redevelopment Authority and Houston Southeast for the revitalization of Dowling Street – Emancipation Avenue. The Edsel House restaurant commemorates the life and legacy of Edsel Cramer and Edward “Smitty” Smith.

Houston Planning Commission

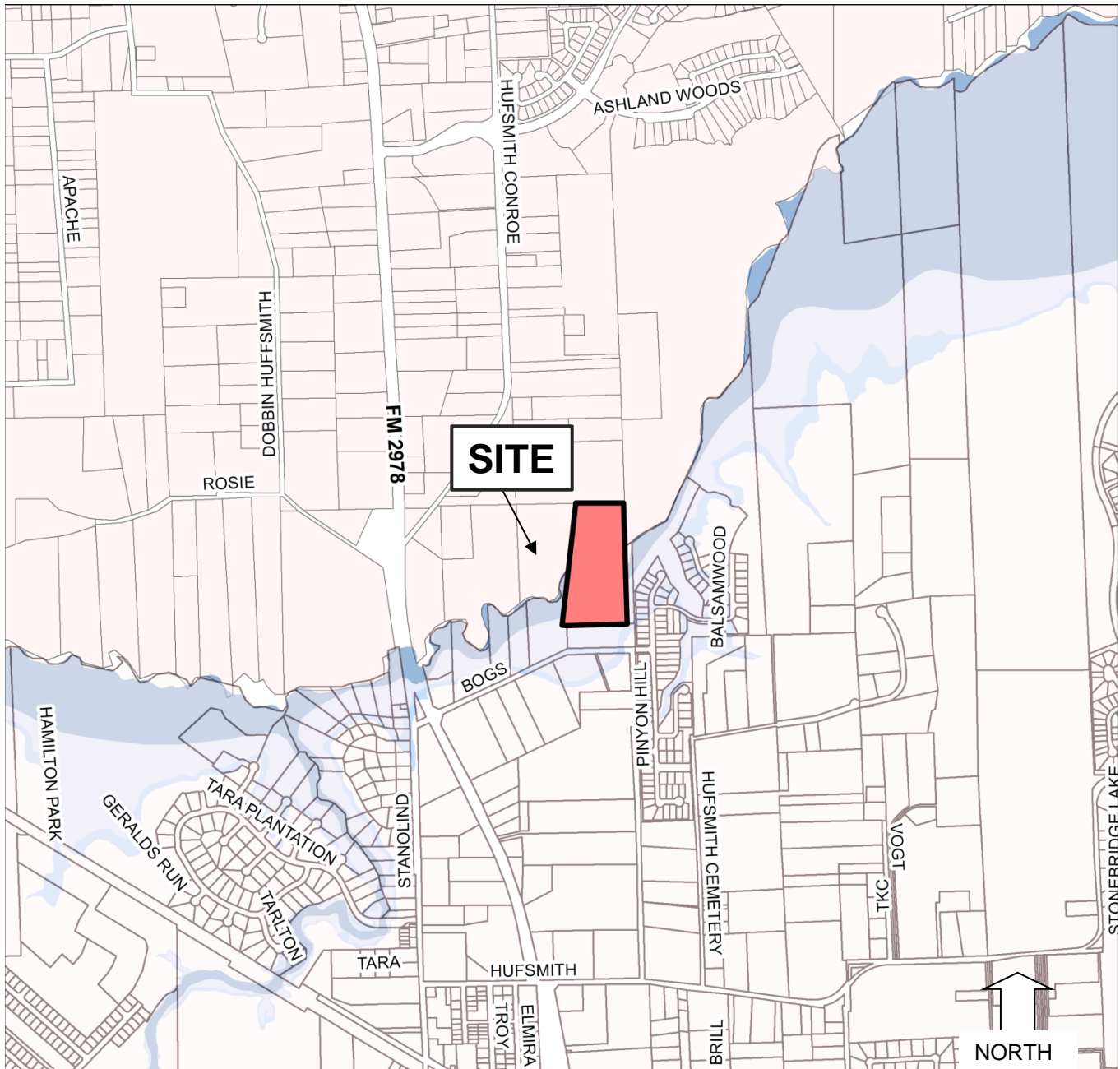
ITEM: 99

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Bogs Road Plant North Site (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

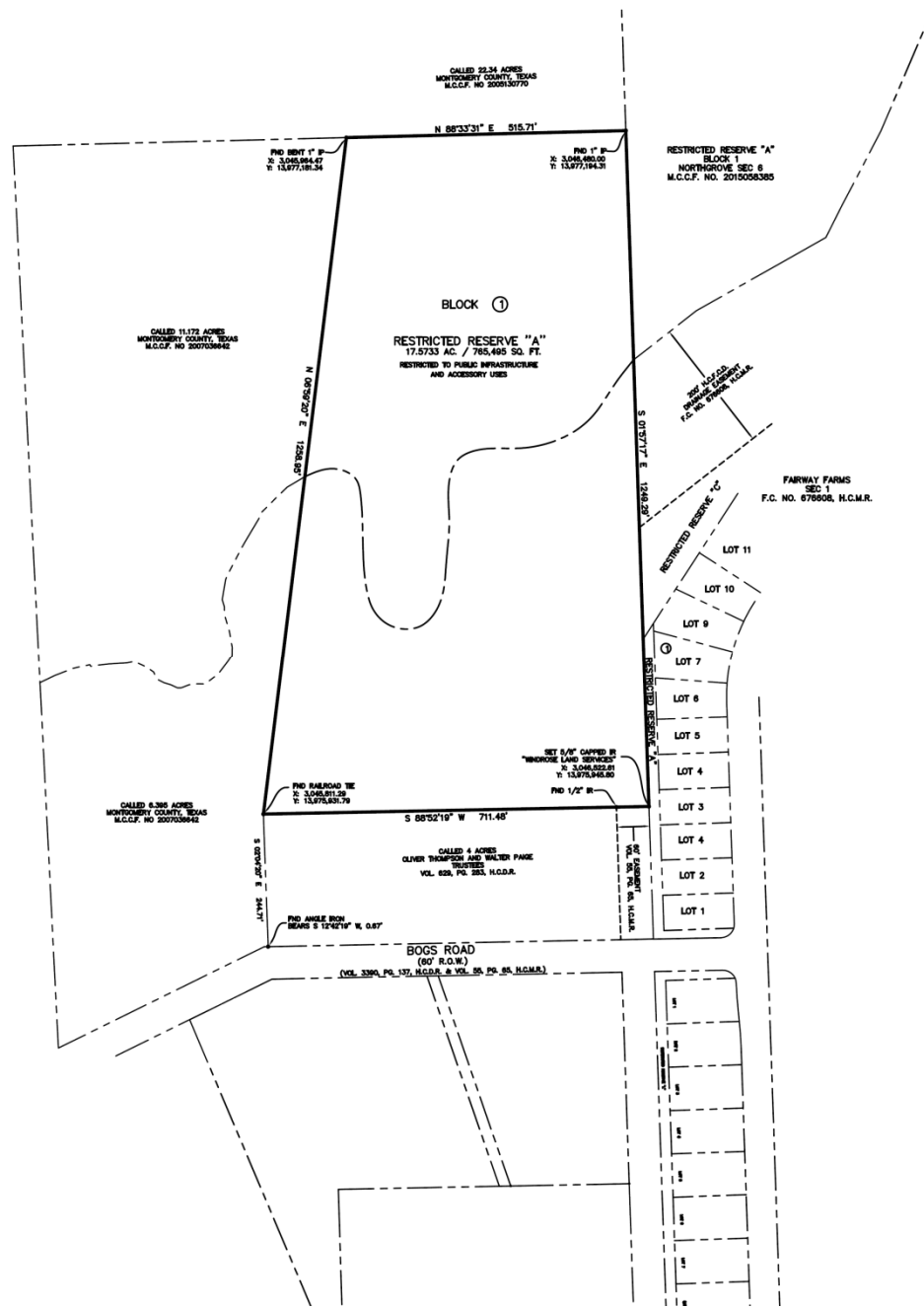
ITEM: 99

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Bogs Road Plant North Site (DEF1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

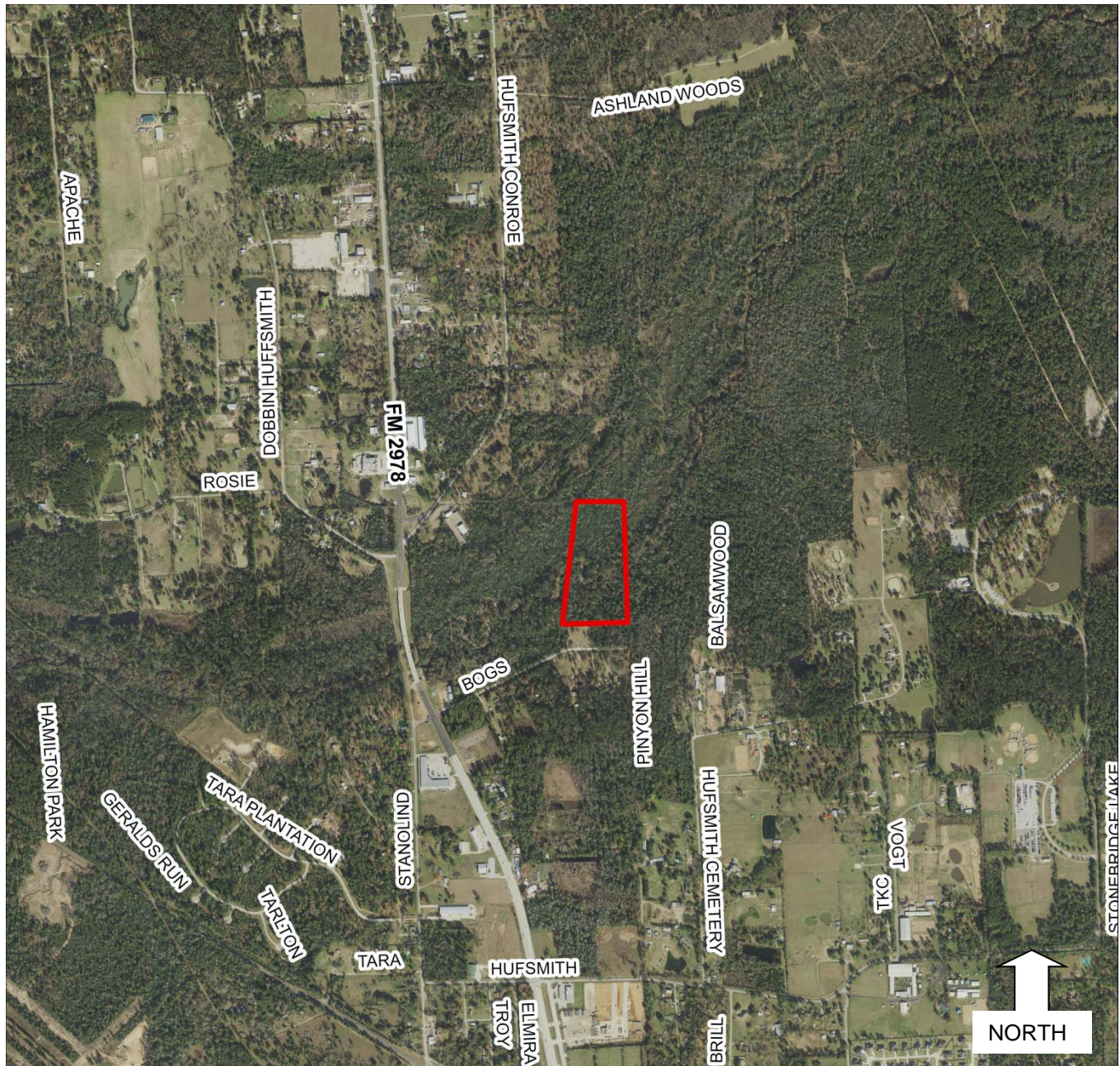
ITEM: 99

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Bogs Road Plant North Site (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2017-0068

Plat Name: Bogs Road Plant North Site

Applicant: Windrose

Date Submitted: 01/09/2017

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

Specific Variance is being sought and extent of variance:

To allow a restricted reserve for wastewater treatment, water production, and/or water repressurization without frontage on a street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190, Tracts for non-single-family use-reserves

Statement of Facts

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

The subject property is 17.5733 acres located to the north of Boggs Road. The applicant, a municipal utility district ("MUD"), is submitting a subdivision plat to facilitate public infrastructure and accessory uses of the property. The applicant's site is separated from Boggs Road, the closest public right-of-way, but an unassociated private property. The only means of accessing the site is a 60-foot wide easement dedicated by the original plat. This platted easement has provided viable ingress and egress for the property and was considered viable access for the MUD when the purchased the property in 2014. Unbeknownst to the applicant at the time of purchase, they are now unable to use their property for the intended purpose because the City's subdivision regulations require restricted reserves containing MUD infrastructure to have direct, fee-simple frontage on a public street. While the City's reserve access policies apply without incident in most subdivisions, they do not take into account the unique factors of this site. The property was developed prior to the enforcement of Chapter 42 requirements, which was not strictly enforced at the time of this land development. The property was previously platted with its sole point of access being from the aforementioned access easement and is an existing condition that cannot be changed or avoided. The access easement itself is 60 feet in width, running through the abutting property to the south, and terminates at the southern boundary of the applicant's property. Because the access easement is of sufficient width and provides safe, perpetual, and efficient traffic movement for the applicant's property, the platting requirement for street frontage represents an unreasonable hardship that would prevent the MUD from providing much needed public utility service in this area.

(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 variance are the change in regulations that occurred after the property was originally platted in 1957. With the change in regulations, the applicant's property became non-conforming. The property is fully and permanently served by a non-exclusive perpetual access easement that provides access to the site. While the applicant purchased the property in its current configuration, the resulting non-conformity was the result of a change in the policies, procedures and regulations between the City and Harris County.

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

Because the subject property is land-locked and the acquisition of a flag-pole strip is not possible, the only way to comply with the City's subdivision regulations is to secure a variance. The applicant will construct a permanent drive within the access easement that meets or exceeds all County regulations. This will provide more than adequate traffic flow for all MUD-related traffic and emergency service vehicles, which meets the primary intent of the City's regulations. Requiring the applicant to acquire another individual's property in order gain public right-of-way frontage would disturb

existing development and provide no increased mobility. Because the current configuration matches the original configuration shown on the plat in 1957, the MUD and adjacent property owner should be free to utilize the property as they are. The intent of the City's subdivision regulations is maintained as the property will have a viable, safe form of access via the existing easement. Further, the variance will provide the applicant with the ability to plat and develop the land.

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

The proposed reserve layout will not be injurious to the public's health, safety or welfare as the property was initially platted in accordance with County regulations prior to 1997 and has functioned very well ever since. The existing access easement provides a safe, single-point of ingress and egress to Boggs Road and the MUD will be able to access their facility without issue.

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

The conditions supporting the variance are caused by the unique physical characteristics of the land, particularly the limitations imposed by the existing conditions and ownership of the site. Forcing the applicant to acquire and/or redevelop the access easement that currently serves the existing land would be an undue hardship. While the applicant certainly understands the requirement to plat, there is no possible way to secure direct street frontage as they do not own the property separating them from Boggs Road. Granting the variance is the only way for the applicant to meet the intent of the City's regulations and still develop the property, which is desperately needed for their proposed public infrastructure and accessory uses.

Houston Planning Commission

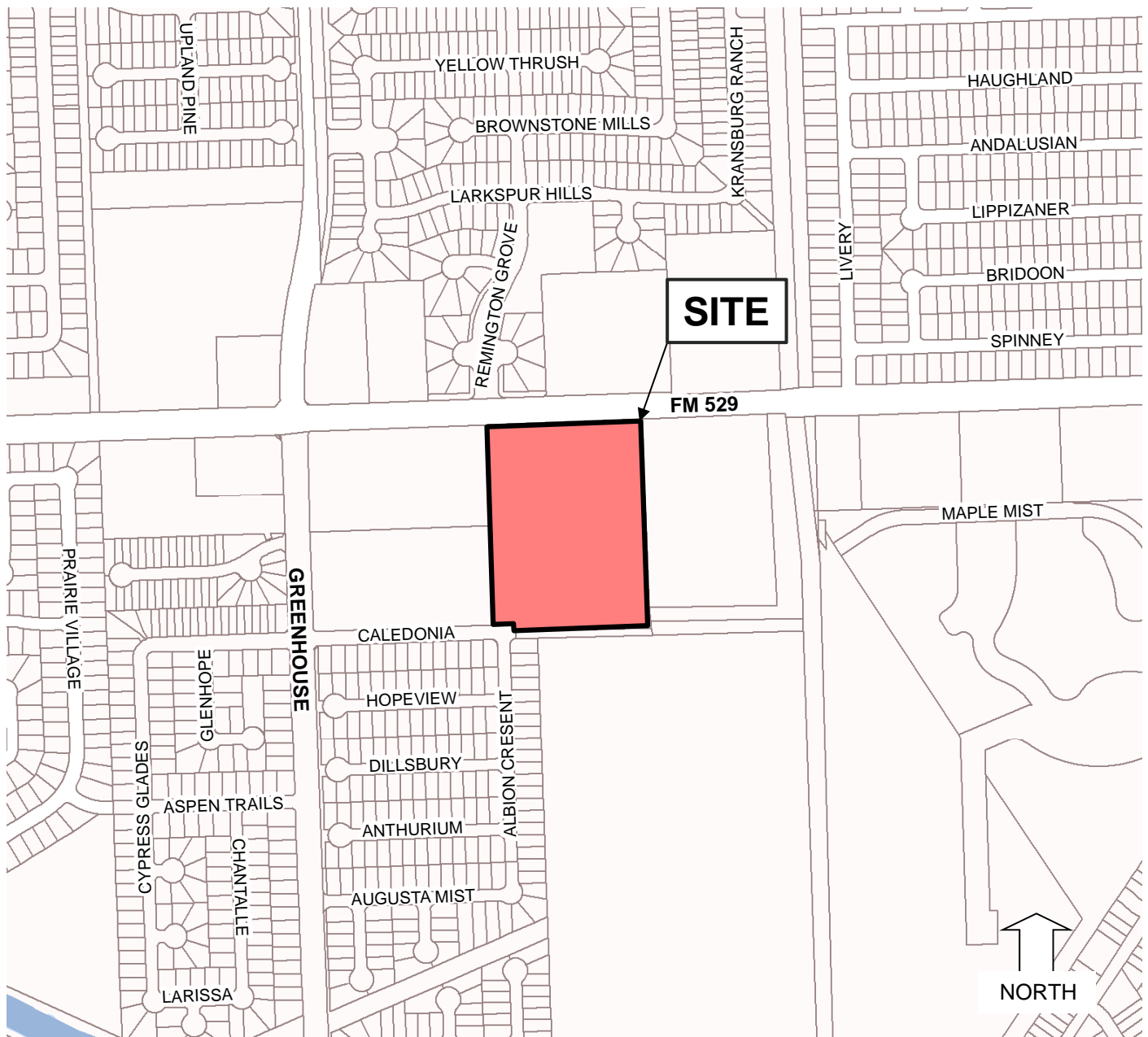
ITEM: 100

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Commercial Park at FM Five Hundred Twenty Nine (DEF1)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

Houston Planning Commission

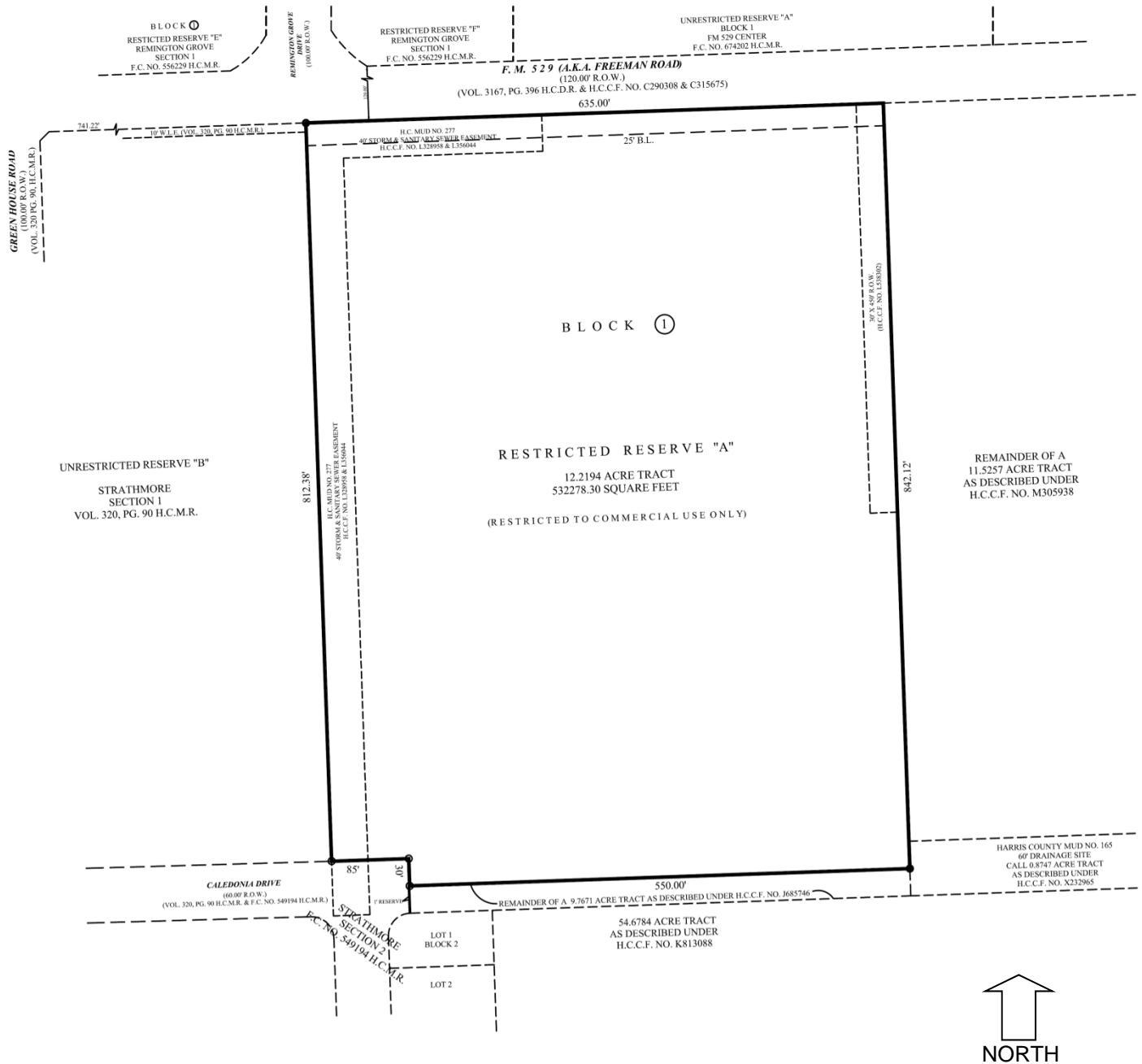
ITEM: 100

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Commercial Park at FM Five Hundred Twenty Nine (DEF1)

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 02/02/2017

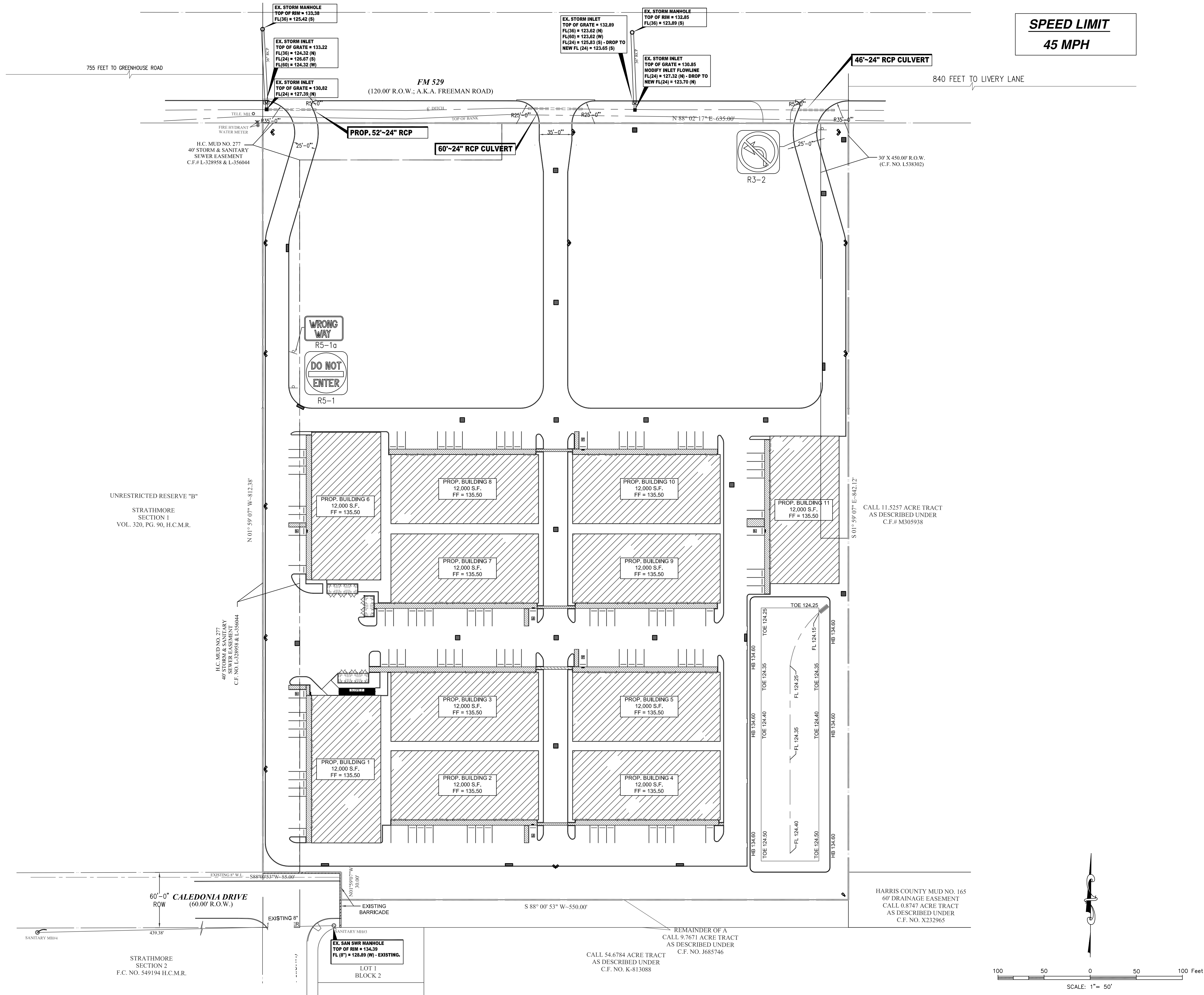
Subdivision Name: Commercial Park at FM Five Hundred Twenty Nine (DEF1)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



project
OFFICE WAREHOUSES
at
19005 FM 529
KATY, TX 77433

REVISIONS

ISSUE DATE: 11/30/15

SCALE: 1" = 50'



06/16/16

SITE PLAN

DRAWN BY: NO
CHECKED: GSS

PROJECT No. 1554.02
SHEET No. C2.0



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0042

Plat Name: Commercial Park at FM Five Hundred Twenty Nine

Applicant: E.I.C. Surveying Company

Date Submitted: 01/09/2017

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

Specific Variance is being sought and extent of variance:

Not to extend Caledonia Drive, and to terminate it with a Cul-de-sac.

Chapter 42 Section: 135

Chapter 42 Reference:

Sec. 42-135: Street Extension.(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is designated as a collector or 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 of these criteria is met. The stub street is not required to be extended.

Statement of Facts

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

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

The proposed plat of Five Hundred Twenty Nine Commercial Park is serviced by F.M. 529 (A.K.A. Freeman Road) a Major Thoroughfare road to the West is a commercial Reserve of Strathmore Section 1 as recorded in Volume 320, Page 90 of the Map Records of Harris County (see attached recorded map). To the East is developed commercial property of the remainder of 11.5257 acre tract. To the southeast corner is bounded by 60 feet Drainage site granted to Harris County Mud No 165 as described under Harris County Clerk's File No. X232965 (see attached instrument). To the South is bounded by a remainder of 9.7671 acre tract as described under Harris County Clerk's File No. J685746 and bounded at the southwest by Caledonia Drive which is part of Strathmore Section 2 as recorded under Film Code no. 549194 Harris County Map Records. (see attached recorded map, also see attached Survey and HCAD map). Since there is a 60' drainage site to the end of the proposed plat, the road in question Caledonia drive would only extend the length of the tract 550.00'. Also the extension of Caledonia drive would allow commercial traffic into residential neighborhood. The extension of Caledonia drive would not improve the circulation of this area. Constructing a Cul-de-sac at the end of Caledonia drive would not provide accessibility benefits to this area, as this area has functioned as-is since construction of the streets around 2004 when Strathmore sec. 2 was recorded. It would however create a large turn around for the street that would give direct access from the commercial business park to the single family residential street via the proposed cul-de-sac. This would create an undesirable situation as the connection would bring more traffic through the quite residential street. This would not be in the best interest of the public.

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

For the reason as explained in 1(a) and because these conditions existed prior to the applicant's purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the fact that this tract as well the adjacent residential neighborhood, has sufficient traffic circulation

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare

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

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

Houston Planning Commission

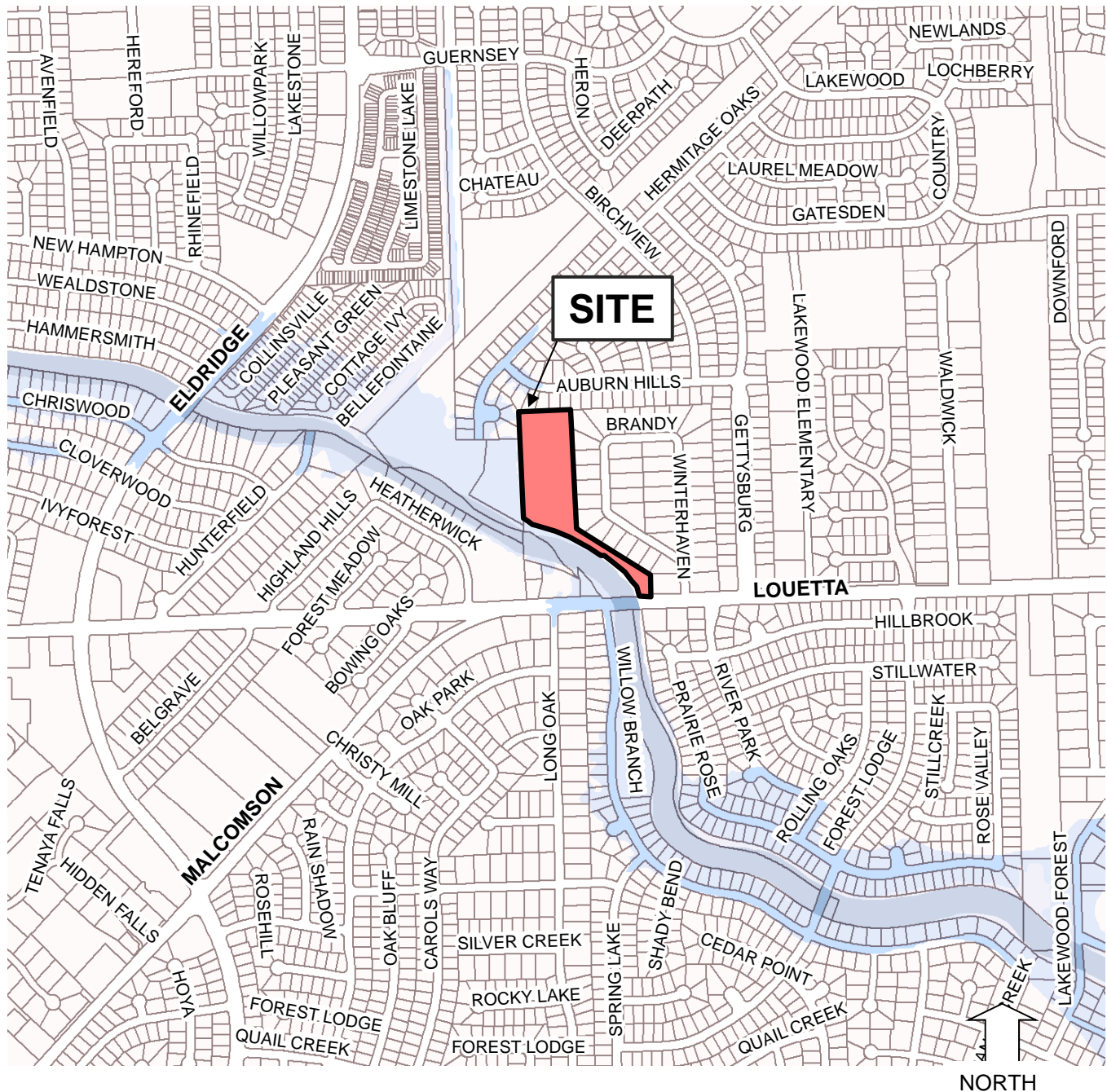
ITEM:101

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Hidden Lake at Gettysburg (DEF 1)

Applicant: GBI Partners, LP



D – Variances

Site Location

Houston Planning Commission

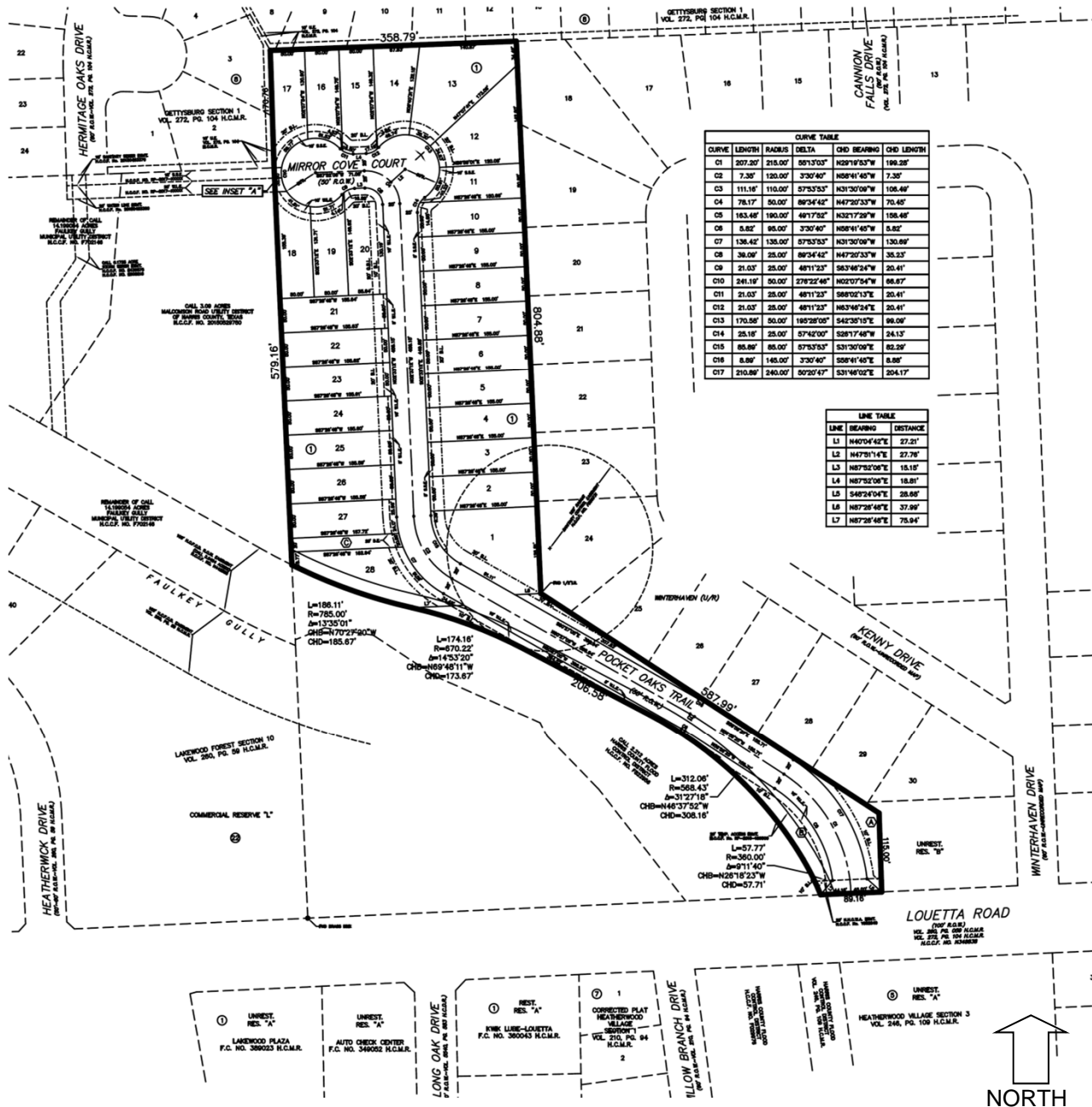
Planning and Development Department

ITEM:101

Meeting Date: 02/02/2017

Subdivision Name: Hidden Lake at Gettysburg (DEF 1)

Applicant: GBI Partners, LP



D – Variances

Subdivision

Houston Planning Commission

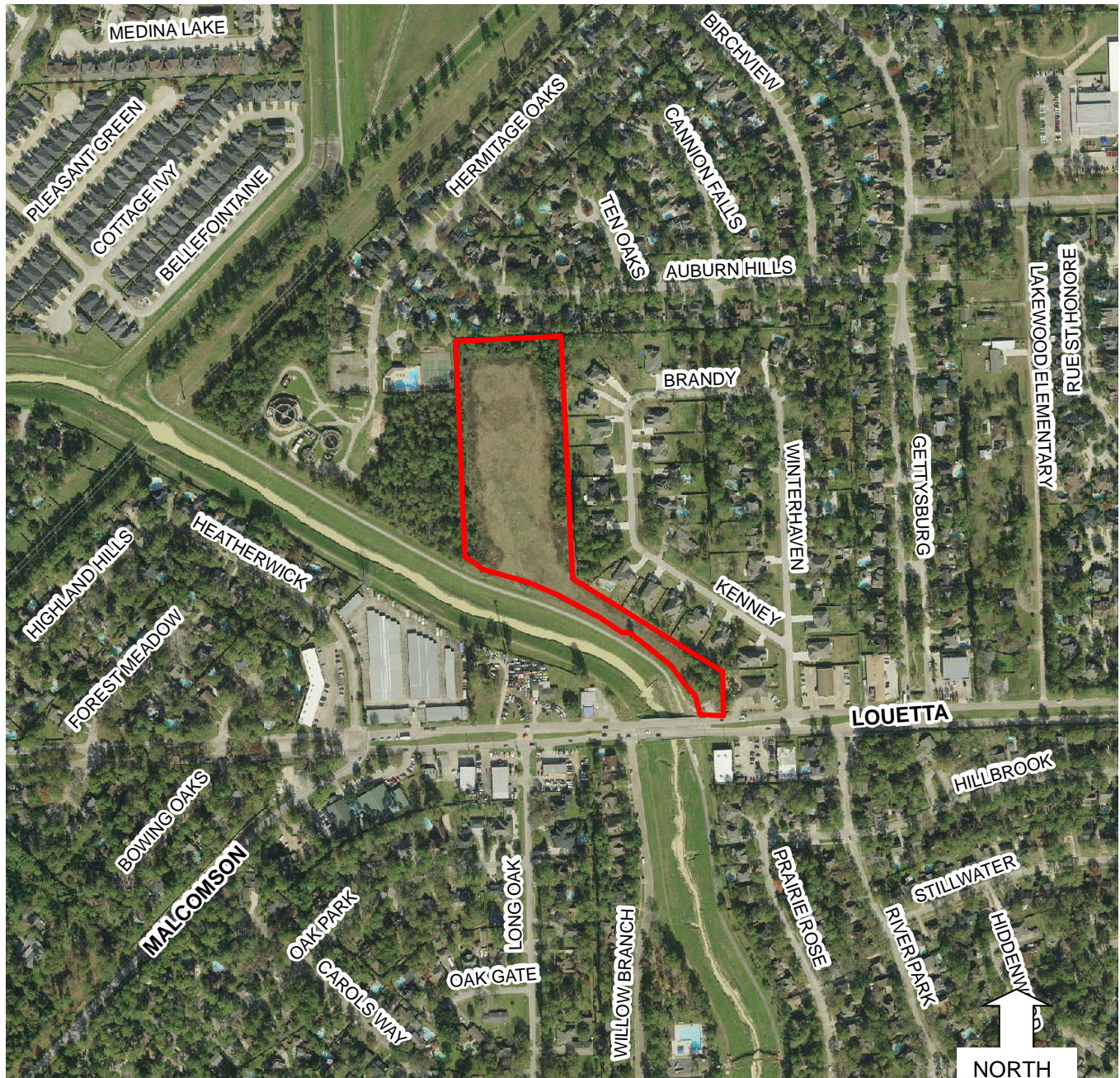
ITEM:101

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Hidden Lake at Gettysburg (DEF 1)

Applicant: GBI Partners, LP



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0022

Plat Name: Hidden Lake at Gettysburg

Applicant: GBI Partners, LP

Date Submitted: 01/06/2017

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

Specific Variance is being sought and extent of variance:

We request a variance to the intersection spacing requirement of 600 feet to allow access to/from Louetta Road at the only point of access and within the only space that exists.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

The proposed development consists of 7.931 acres of land with 89.16 feet of frontage on Louetta Road, a 100-ft wide public right-of-way. This frontage is the only road frontage that exists. This development is bound on the east, north and a portion of the west boundary lines by existing single family residential lots. It is bound on the remainder of the west line by the Malcomson Road Utility District's proposed detention facility. It is bound on the southwest line by Faulkey Gully, a 210-ft wide Harris County Flood Control District drainage right-of-way and easement. As noted, the location of this tract's access to Louetta Road is out of necessity and can not be located anywhere else. This proposed development tract is unique in shape and is less than 60-feet wide at one point leading up to the proposed lots.

(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 land configuration existed prior to ownership by the applicant and has been in the current configuration since the mid 1970's.

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

Since this development can only be accessed by its 89.16 feet of frontage on Louetta, the intent of the charter is preserved. Another option is not available.

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

The proposed road meets all City of Houston and Harris County design standards. Visibility triangles are provided as well. The access is also being limited to "right-in/right-out".

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

This request has no economic hardship included. It is simply the only access to the land.

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Houston Area Community Services at Fannin (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

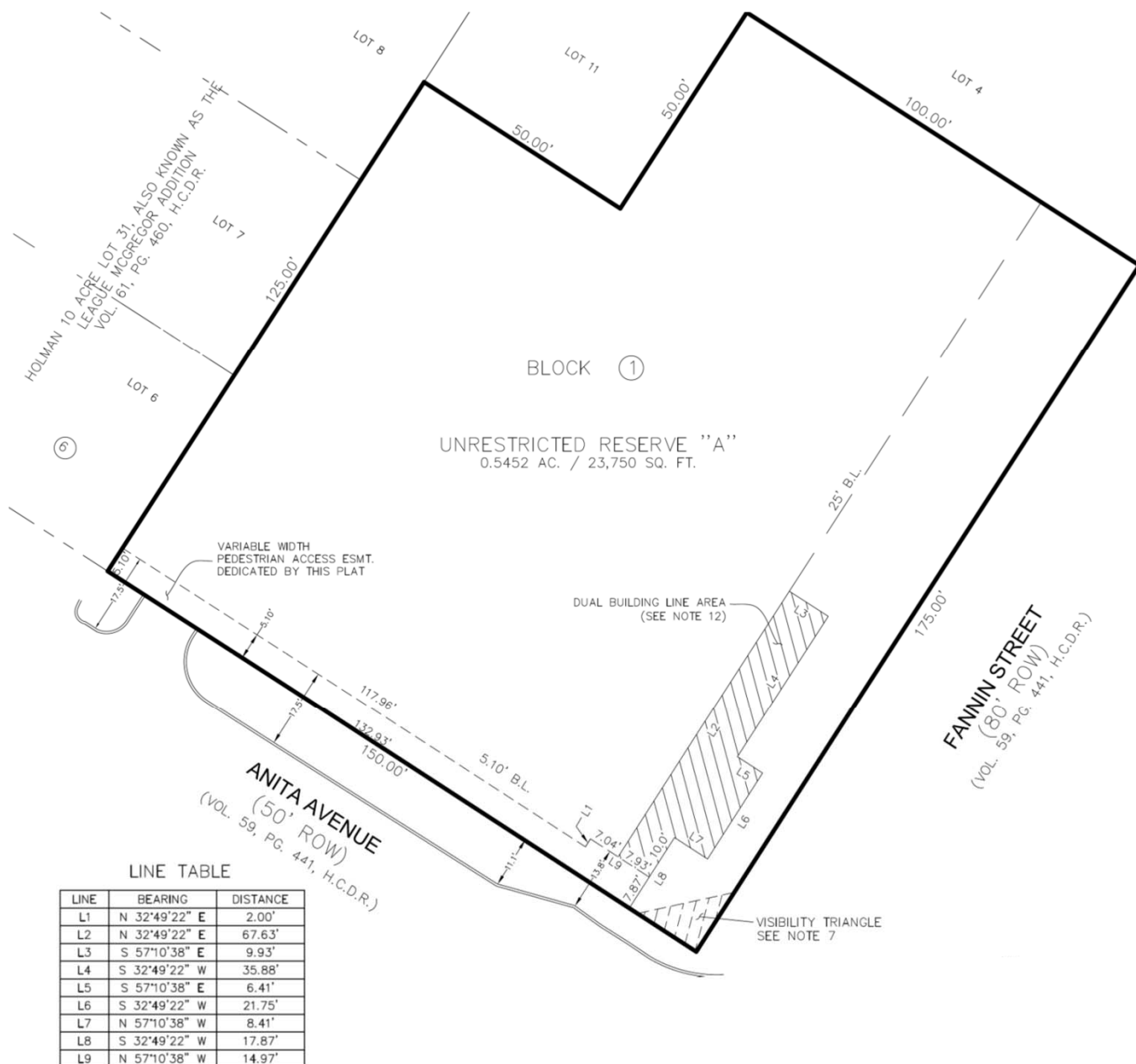
ITEM: 102

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Houston Area Community Services at Fannin (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Houston Area Community Services at Fannin (DEF 1)

Applicant: Windrose



D – Variances

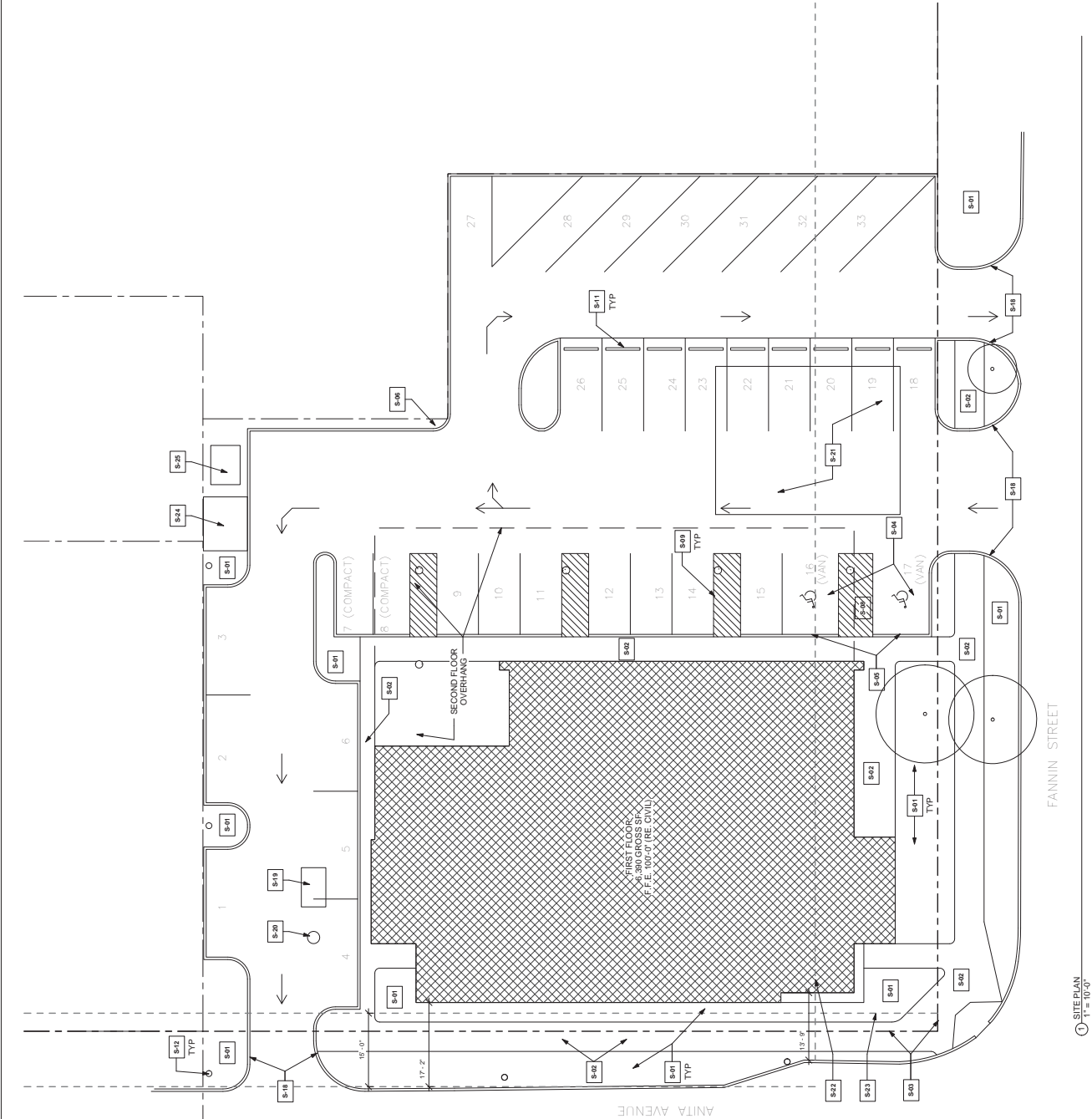
Aerial

SITE KEYNOTES	
S-01	LANDSCAPE AREA
S-02	LANDSCAPE AREA
S-03	LANDSCAPE AREA
S-04	LANDSCAPE AREA
S-05	LANDSCAPE AREA
S-06	ACCESSIBLE PARKING SPACE
S-07	ACCESSIBLE PARKING SPACE
S-08	ACCESSIBLE PARKING SPACE
S-09	ACCESSIBLE PARKING SPACE
S-10	ACCESSIBLE PARKING SPACE
S-11	ACCESSIBLE PARKING SPACE
S-12	ACCESSIBLE PARKING SPACE
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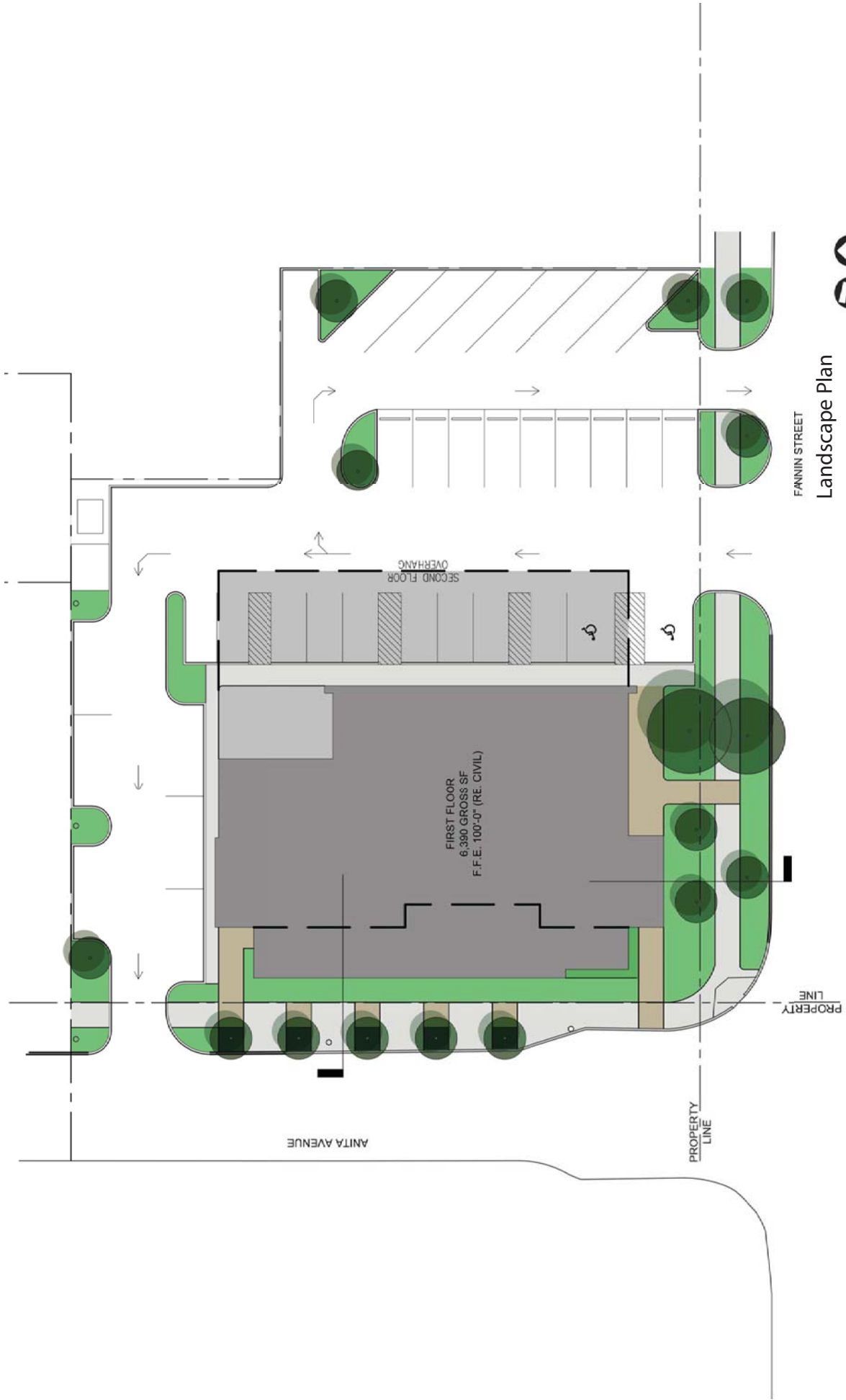
HACS MEDICAL/ DENTAL
ADULT DAY TREATMENT
HACS
2920 FANNIN STREET
HOUSTON
TEXAS

DESIGN DEVELOPMENT

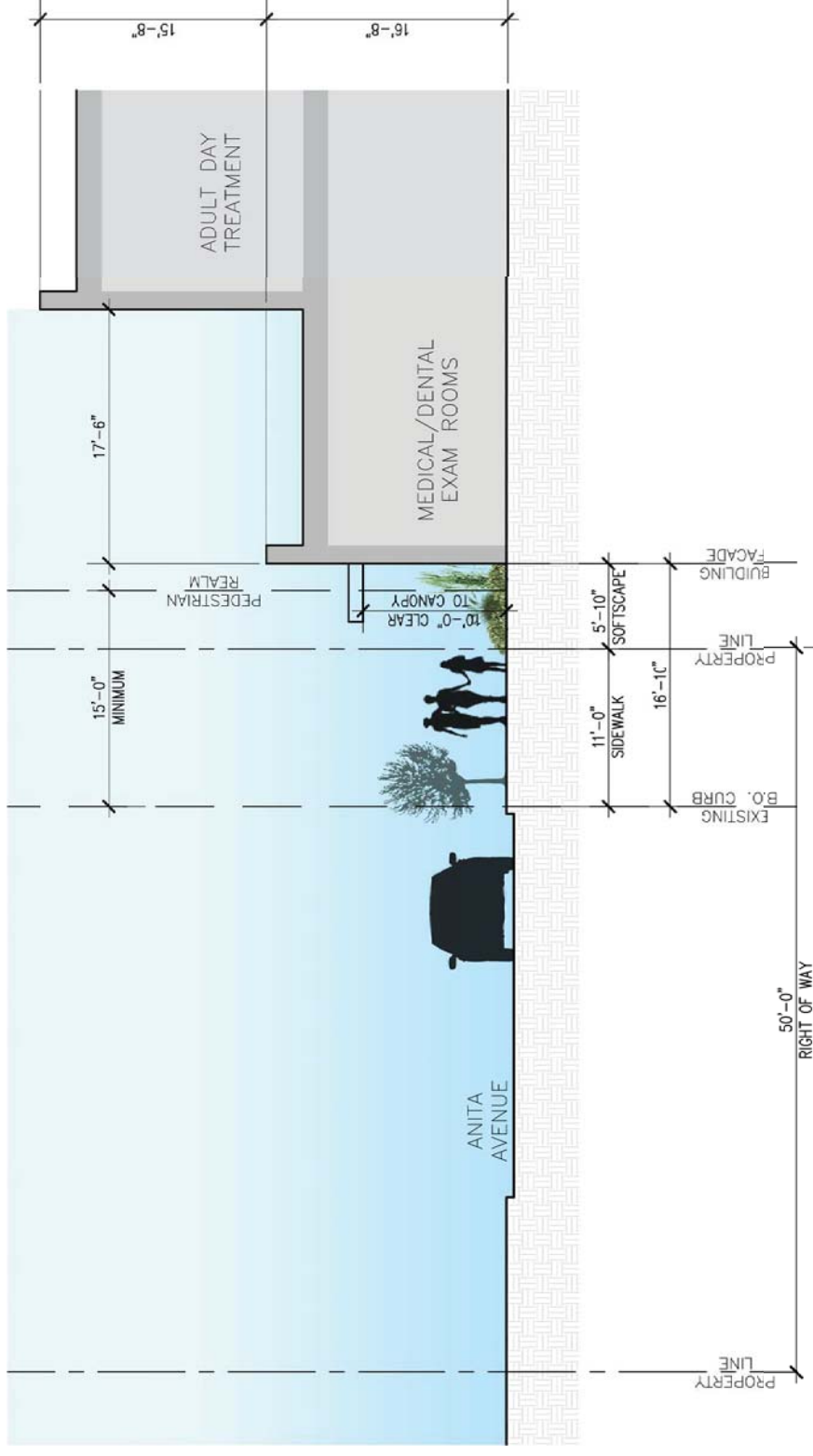
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HACS MEDICAL/ DENTAL/
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CLINIC
ISSUE DATE:
DECEMBER 12, 2016
PROJECT NO.:
1514
SHEET NAME:
ARCHITECTURE SITE PLAN
SHEET NUMBER:
AS1.01



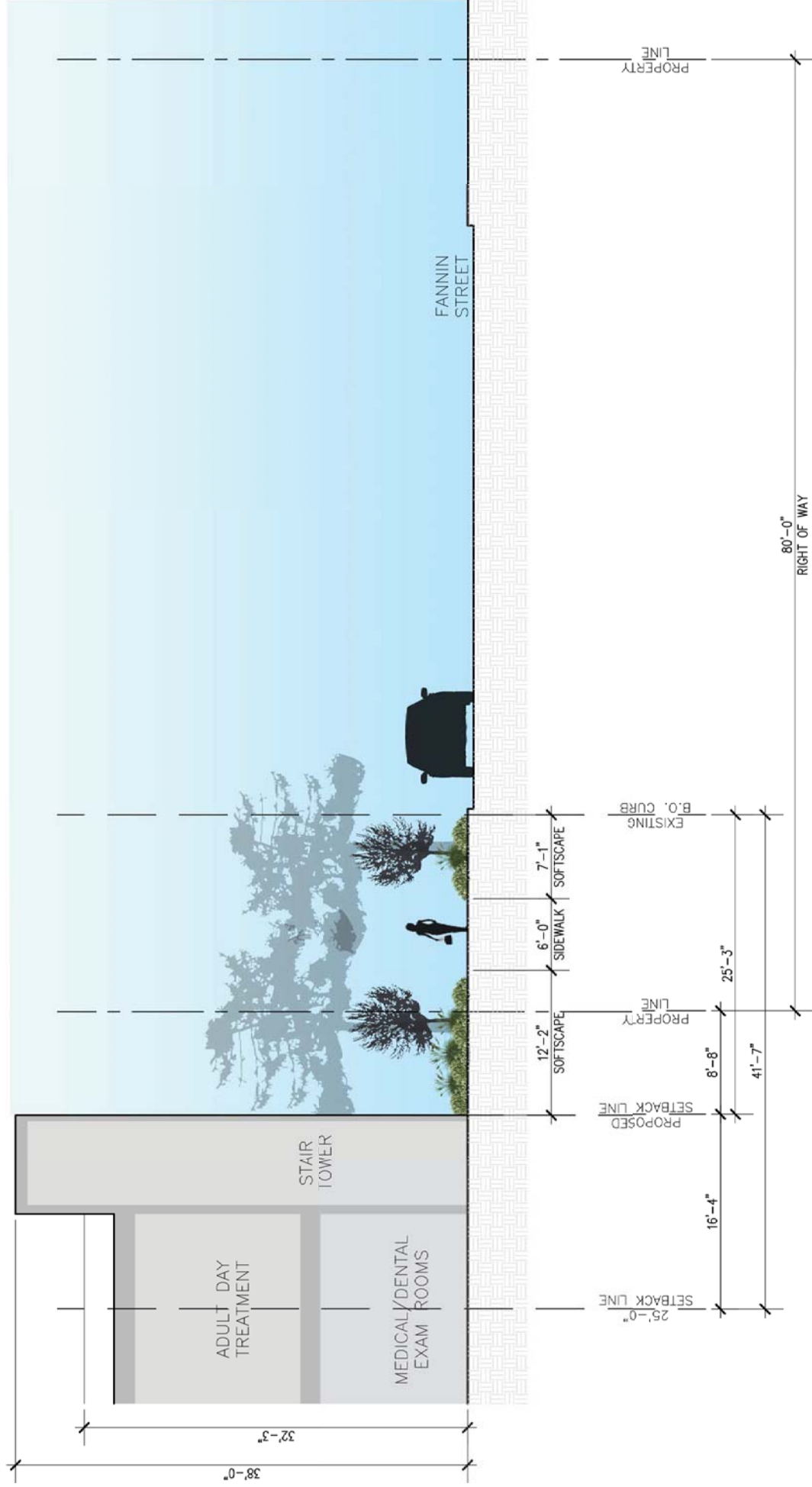
1 SITE PLAN
1" = 10'-0"



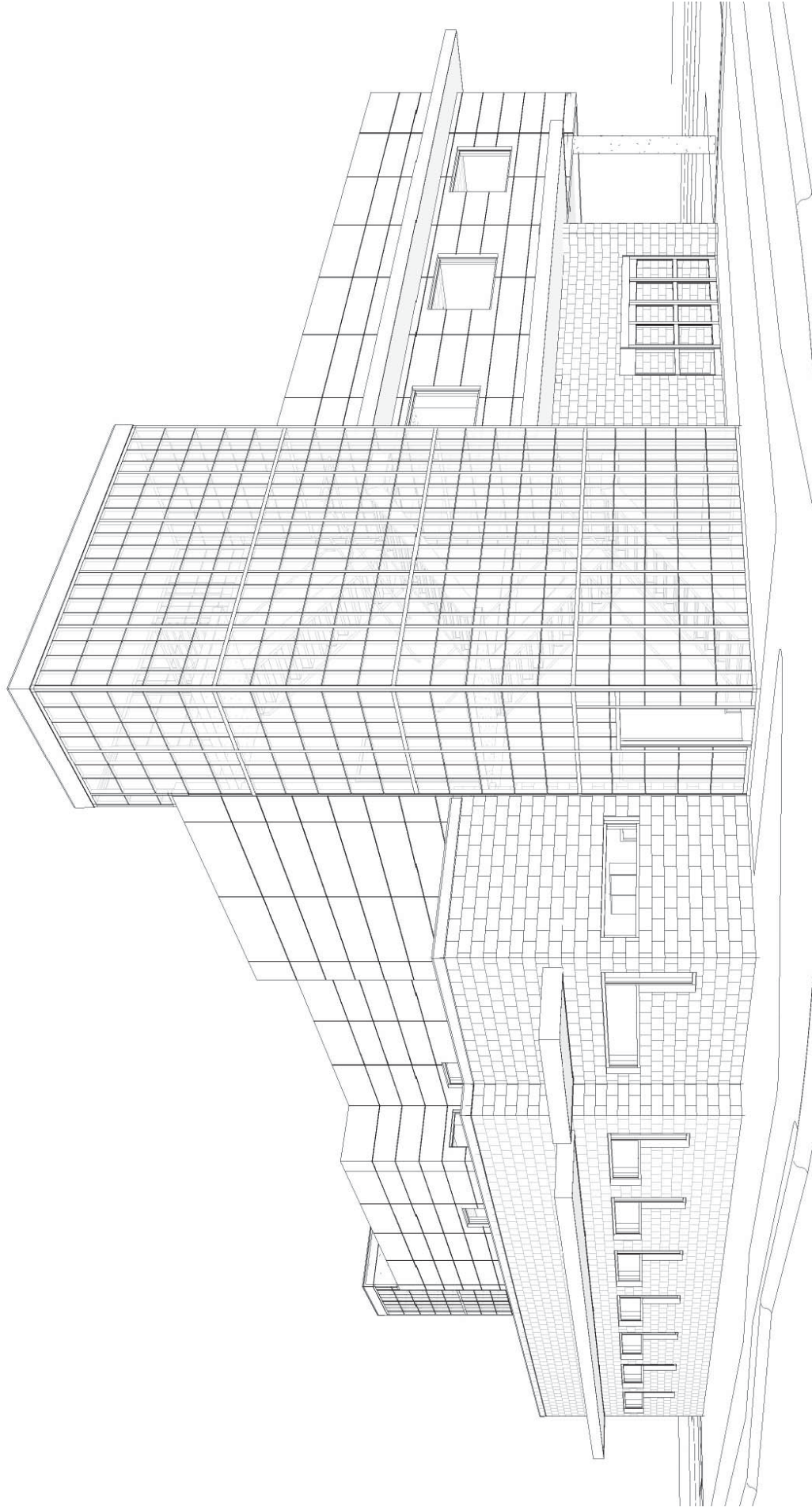
Landscape Plan



Anita Avenue Cross Section



Fannin Street Cross Section



Perspective - Anita and Fannin



Application Number: 2017-0051

Plat Name: Houston Area Community Services at Fannin

Applicant: Windrose

Date Submitted: 01/09/2017

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

Specific Variance is being sought and extent of variance:

To allow a reduced building line of 8'-8" feet on Fannin Street and a 5'-10" building line along Anita Avenue.

Chapter 42 Section: 152 & 155

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) 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

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

The subject property is 0.5452 acre located at the northwest intersection of Anita Avenue and Fannin Street. The applicant, Houston Area Community Services, is proposing to develop a medical facility that will eventually encompass a large portion of the block north along Fannin Street and west to Anita Street. The applicant's is dedicated to maintaining the Montrose District's mission with an emphasis on the betterment of the economic well-being within the community. The project will target the health and wellness needs for the residents and will be a critical component for the economic development within the area. The applicant is requesting a 8.7-foot setback on Fannin Street, and a building encroachment along Anita Avenue which is very common in the Montrose District. Reducing the setback makes the proposed facility more compatible with and complimentary to surrounding uses and it enables the applicant to install a larger building space to accommodate more patients within the facility, which is critical to the success of the project.

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

The circumstances supporting the variance are to enable the developer of the property to have a reduced building setback along Fannin Street and an encroachment area along Anita Avenue. The design of this project meets will provide greater pedestrian access and encourage mixed-use redevelopment with an emphasis on employment. The granting the variance would allow the developer to construct a feasible mixed-use site and create viable pedestrian realms along Anita and Fannin that will enhance pedestrian mobility and safety. Additionally, the master planned medical campus will need as much of the property as possible to deliver the ultimate level of service expected by the community. Without the variance, the applicant would not be able to develop the proposed medical facility.

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

The applicant's goal for this project is to provide a facility that is compatible with and complimentary to the community. The building setback and building line encroachment variance will allow the facility to provide an increased amount of medical service to residents by enabling the building to have the necessary space needed to accommodate a high volume of patients with a preeminence on decreased waiting times and avoidance of overcrowding, as well as enable the facility to logically accommodate parking. The applicant believes this to be an extremely important project that will transform a dilapidated, vacant site into a development that would address critical health needs of this underserved area.

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

The applicant has designed a facility that will be enticing, safe, and that will have a low-impact on the environment. The granting of the variance will not be injurious to the public health, safety of welfare as adequate vehicular and pedestrian circulation will be provided for within the development and along all adjacent rights-of-way. When the facility is completely built-out, they will have all the requisite parking spaces available on-site. Having all parking available on site enables the developer to eliminate the need for on-street parking. This will alleviate congestion through right-of-ways for vehicular. This development will also provide high-quality medical care to the area while furthering the developmental intent of the Montrose District. The reduction of the building setback will not impede the City's ability to maintain Fannin Street, Anita Avenue, or any utilities within the right-of-way. Because the developer is a non-profit organization that services traditionally negatively susceptible populations (i.e. disadvantaged youth, disabled veterans, homeless, and seniors), it is their priority to provide a safe and accessible medical facility. Not granting the variance would possibly withhold care and treatment from residents. Denying the acceptance of the variance could cause the elimination of necessary viable square footage that could provide further benefit to the community. The development will be a positive, enhanced addition to the Montrose area.

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

The justifications for the requested variance are the development conditions that affect the property. The applicant is intending to utilize as much of the subject site as possible to provide a facility that can best serve the community. Without the variances, the site will likely continue to sit vacant and detract from an area that has been making great strides in recent years to revitalize the Montrose District. By supporting the variance, the City will recognize the logistical demands of such a community based project while participating in promoting a resident focused concept that will stimulate the growing concern for the health and betterment of the residents within Montrose. The developer wants nothing more than to transition this site in to a vibrant and productive campus that will provide necessary education, training, and support for diverse and low-income populations in the Houston-area.

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Site Location

Houston Planning Commission

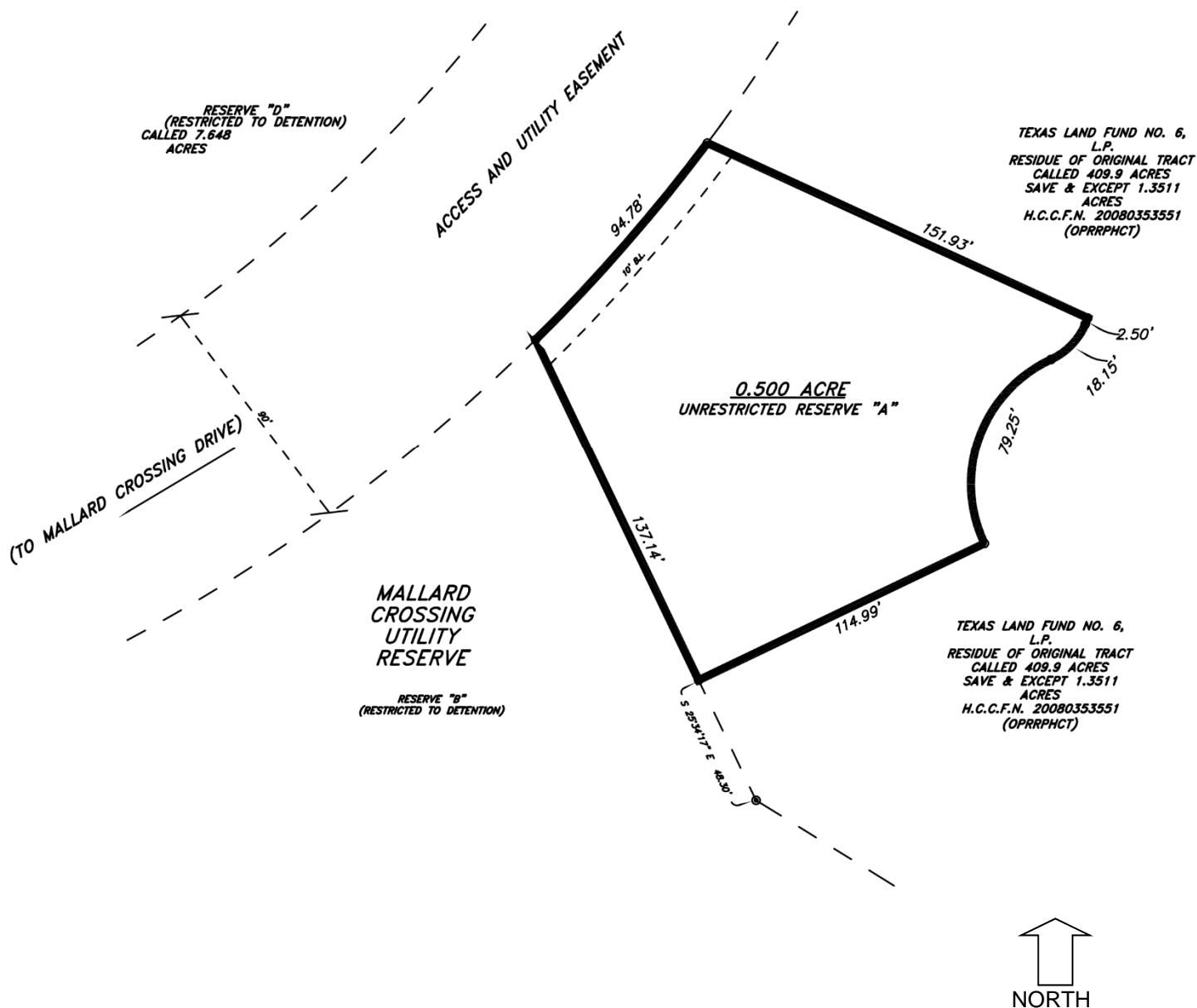
ITEM: 103

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Subdivision

Houston Planning Commission

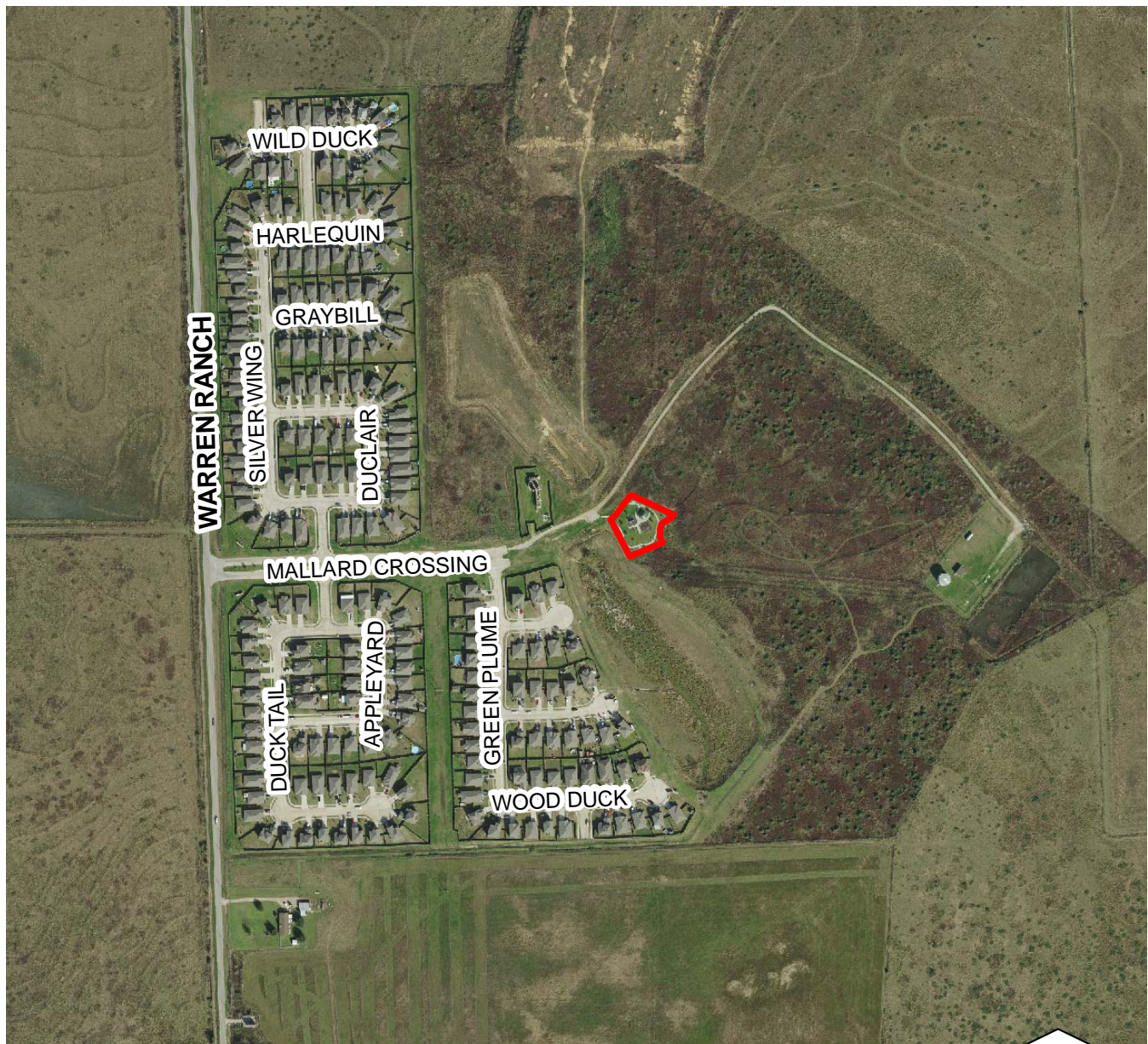
ITEM: 103

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.



D –Variances

Aerial



Application Number: 2017-0085

Plat Name: Mallard Crossing Emergency Service

Applicant: Hodde & Hodde Land Surveying, Inc.

Date Submitted: 01/20/2017

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

Specific Variance is being sought and extent of variance:

According to the City of Houston Subdivision Ordinance, an Unrestricted Reserve is required to have access to a minimum 60' wide street right-of-way when platted. The subject tract to be platted is adjacent to an existing access and utility easement dedicated to the public, which is 90' in width at the location of the subject tract. This easement was then utilized to plat a utility reserve (water plant site). There is no further subdividing of the subject tract - platting is only being required to give the tract a use classification. The intent of this variance is to simply allow the tract to utilize the existing access and utility easement.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Unrestricted Reserve must have access from a 60' public right of way.

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 current owner was conveyed the property by deed from the developer of the larger parent tract in order to provide emergency service to an already-large and future development subdivision. The property has access and is already a standalone tract with no subdividing/severing required. This variance will allow the owner to proceed with developing this tract as a fire station site for the subdivision.

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

N/A

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

The tract of land that is being developed had been severed out of the original tract and conveyed previously by deed to my client, the current owner. We were told that platting the tract was required only to be able to give the tract a use classification for the development stage. There is already a dedicated access easement that the tract is adjacent to, which was later used to plat a utility reserve, as well as physical access to the easement.

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

This tract already has been surveyed out, so no subdividing of land is required. All requirements of this chapter as they pertain to development of a tract of land will be adhered to. The dedicated access easement is based on an existing condition; therefore, it should be considered compliant.

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

Allowing this tract to use its current existing access and move forward with development would actually be extremely beneficial to the public health, safety, and welfare, given that the development will be a fire station that is much-needed in this already populated neighborhood of over 200 lots, with adjacent residual acreage available for potentially even more development.

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

The variance is needed to continue to use the easement as already dedicated for a means of access to this tract. It is redundant to plat this access since it is already recorded with Harris County and can be utilized for access and utility purposes as needed.

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Martin Estates

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

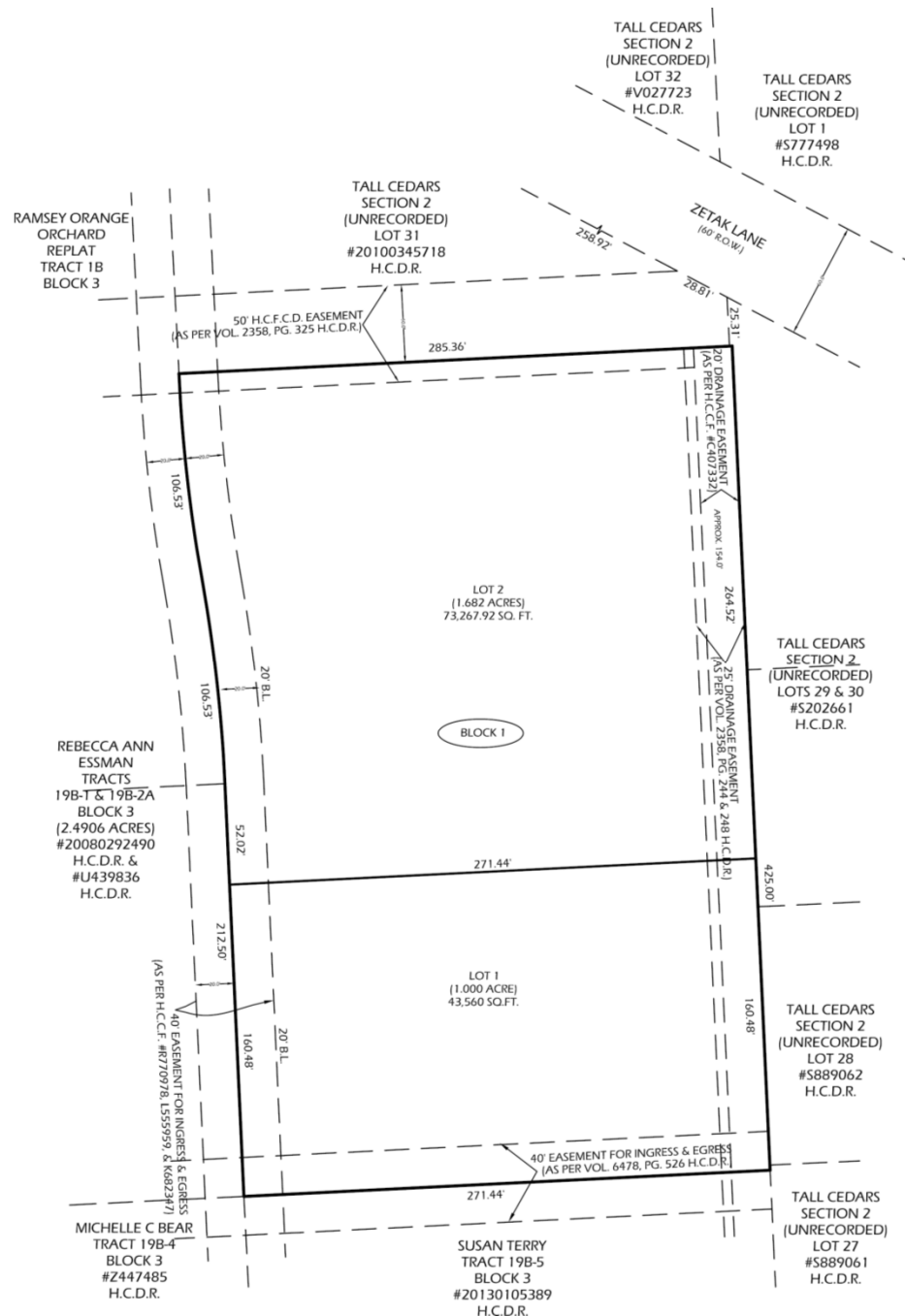
ITEM: 104

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Martin Estates

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Martin Estates

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2017-0153

Plat Name: Martin Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 01/23/2017

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

Specific Variance is being sought and extent of variance:

A variance is sought to take residential access from a private 40-foot ingress/egress easement.

Chapter 42 Section: 180 (a)3

Chapter 42 Reference:

Sec. 42-180. - General lot design standards. General Lot Layout (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;

The subject property is located in Crosby, Harris County. The west half of Ramsey's Orange Orchard was 10 acres. Over time, parcels have been sold by metes & bounds. The eastern boundary of Ramsey's Orange Orchard is a 25-foot drainage easement. The land to the east of the drainage easement fronts on Zetak Road. The tracts that front on Zetak Road are out of Tall Cedars Sec 2, an unrecorded plat. Zetak Lane, 40' permanent access easement, dirt and gravel, was created for vehicular access for 5 lots. The entire 2.682 acre tract was under one ownership. One acre, with house and septic system was sold in 2015. The owner is proposing to build his house on the remaining 1.682 acre tract.

(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 proposed lots are out of larger acreage of lots 7 and 8. The original lots fronted on Zetak Road with a 50' drainage ditch that transverse the property. The drainage ditch became the dividing line between the lots that fronting on Zetak Road and Zetak Lane. The 40'ingress/egress easement includes 2- 20-foot dedications recorded under HCCFN R77098 and HCCFN F348541 October, 1977. A correction deed for HCCFN R770978, to include "perpetual easement" was recorded under HCCFN RP-2016-234295 June 2016.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing house on lot 1 is 59.8' from the road easement. The house on lot 2 is 65 feet from the road easement. Zetak Lane terminates 20 feet south of the southern plat boundary.

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

The granting of the variance will not be injurious to the public health, safety or welfare. There is one existing house and one under construction. The existing 40-foot access easement is sufficient for vehicular access.

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

Economic hardship is not the sole justification of the variance. The private ingress/egress easement is the only point of access to the property.

Houston Planning Commission

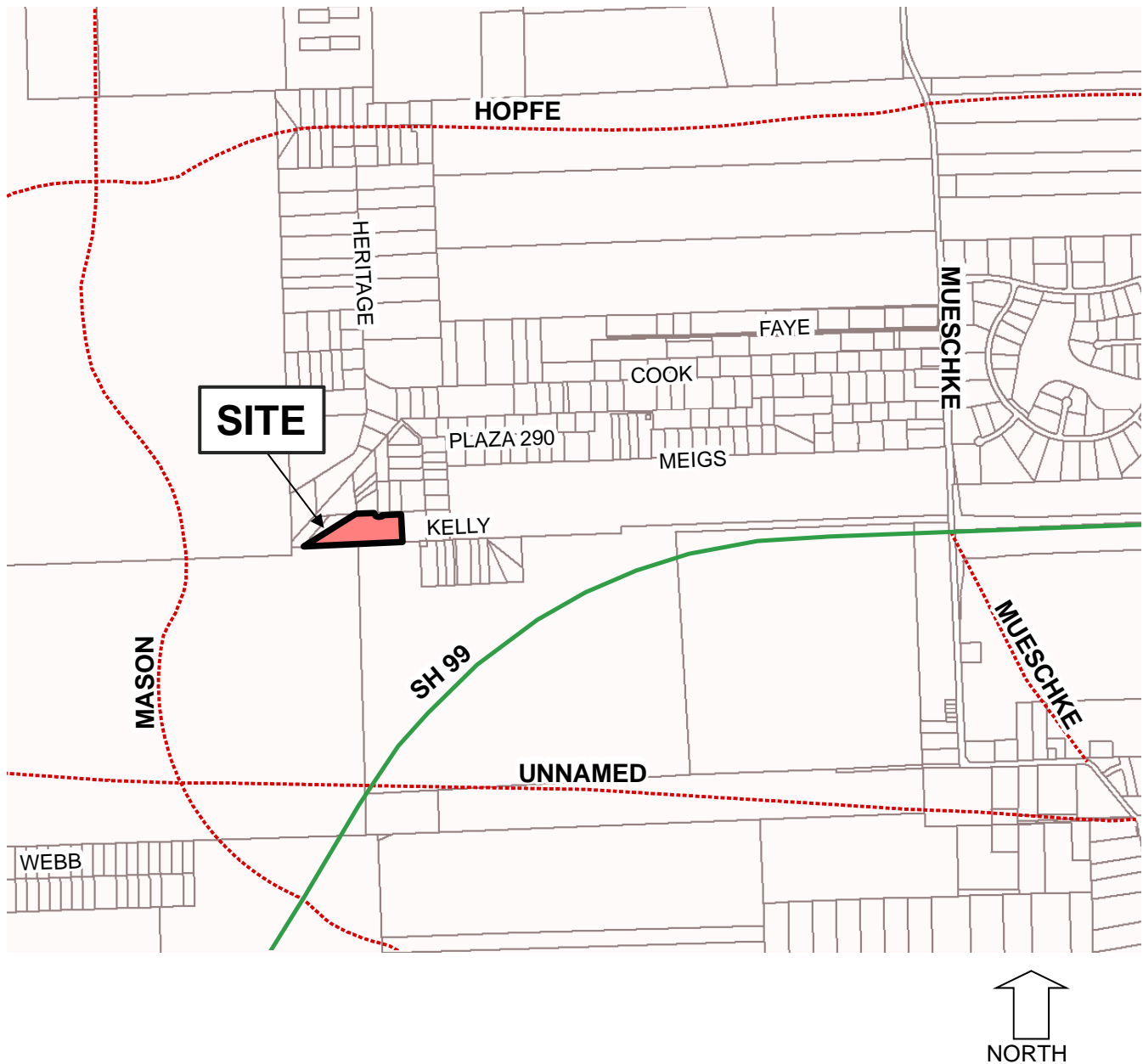
ITEM: 105

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Solid Rock Reserve

Applicant: Surv-Tex Surveying Inc.



D – Variances

Site Location

Houston Planning Commission

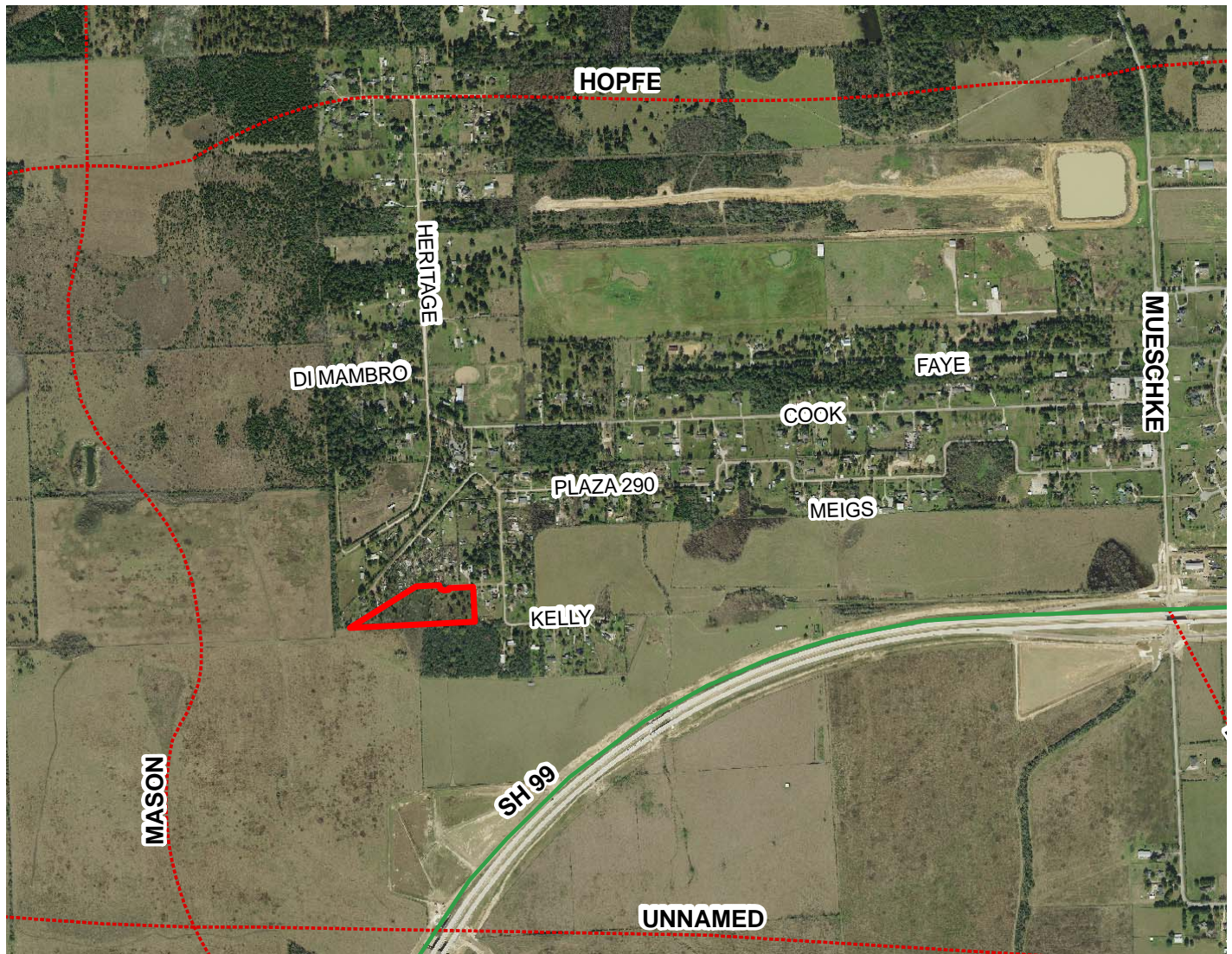
ITEM: 105

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Solid Rock Reserve

Applicant: Surv-Tex Surveying Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2017-0163

Plat Name: Solid Rock Reserve

Applicant: Surv-Tex surveying Inc.

Date Submitted: 01/23/2017

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

Specific Variance is being sought and extent of variance:

The developer is requesting a Variance to allow the creation of a Restricted Reserve on a Private Road.

Chapter 42 Section: 42-190

Chapter 42 Reference:

42-190b: Requirement for Restricted Reserve: Minimum Size: 5,000 Sqft; Fronting a PUBLIC Road; Minimum Street Width: 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 imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; The Proposed 6-acre Reserve is fronting a 60 feet wide Private Road (Kelly Lane);

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property: Kelly Lane was created with the Plat of "Plaza 290", but the Subdivision was never recorded; and the street was not accepted as a Public Road by Harris County. Strict application of sec 42-190 would restrict the use of this property as well as the multiple other lots within the subdivision, which also take access from a private road.

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

All of the streets within Plaza 290 are private streets. ; and most of the lots, including the subject property, can be used for residential or commercial purposes. The developer acquired this property with the intent of using it for a commercial use, which would be impossible if 42-190 were strictly applied.

(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. Aside from the property fronting a private street, all other requirements for creating a commercial reserve are met. Kelly Lane is 60' wide and the proposed reserve is 5.7866 acres and has 320' of frontage along Kelly Lane.

(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;

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

Economic hardship is not the sole justification of the variance.

Houston Planning Commission

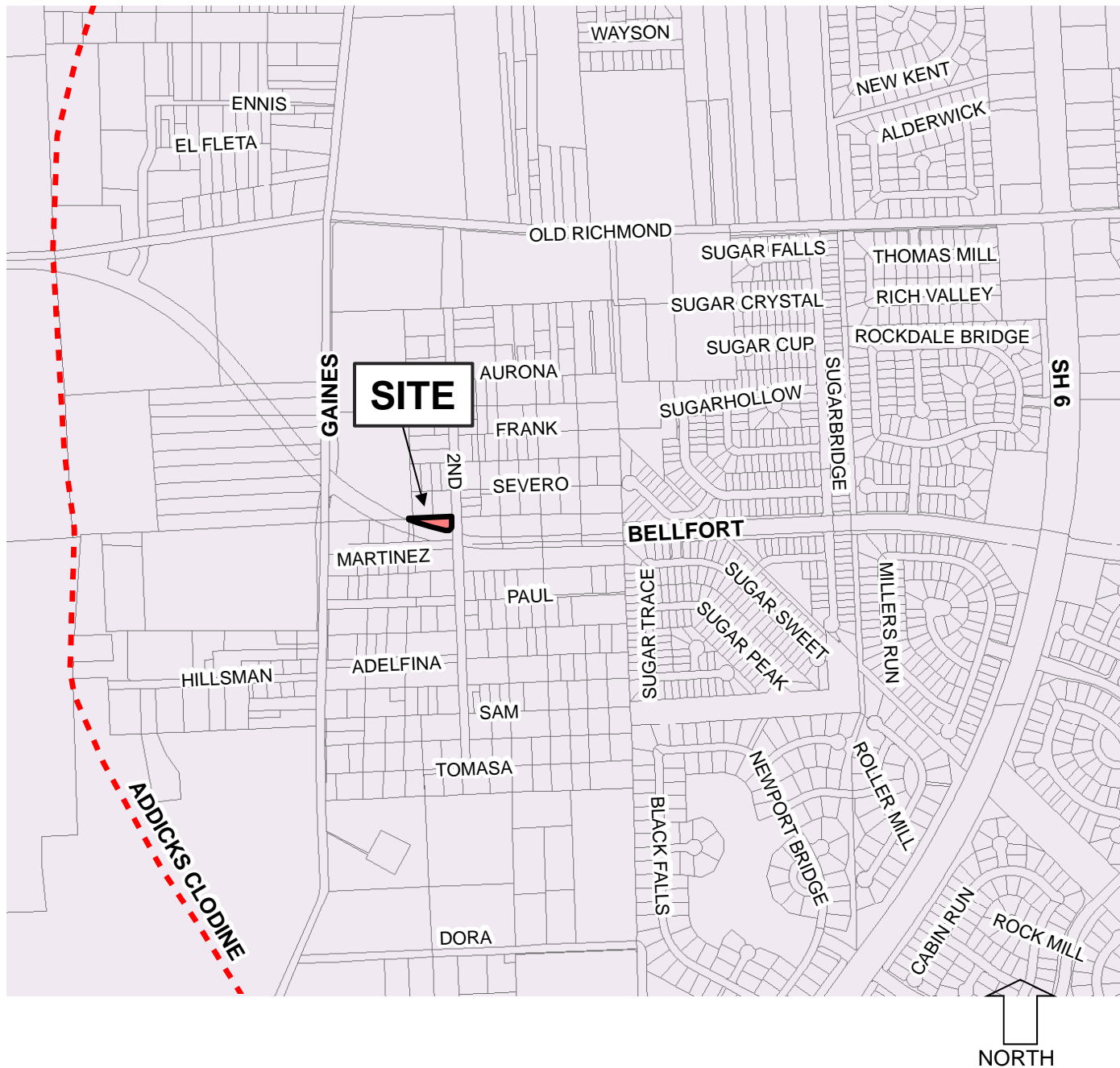
ITEM: 106

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: West Belfort Development (DEF 2)

Applicant: Noma Engineering



D – Variances

Site Location

Subdivision

Houston Planning Commission

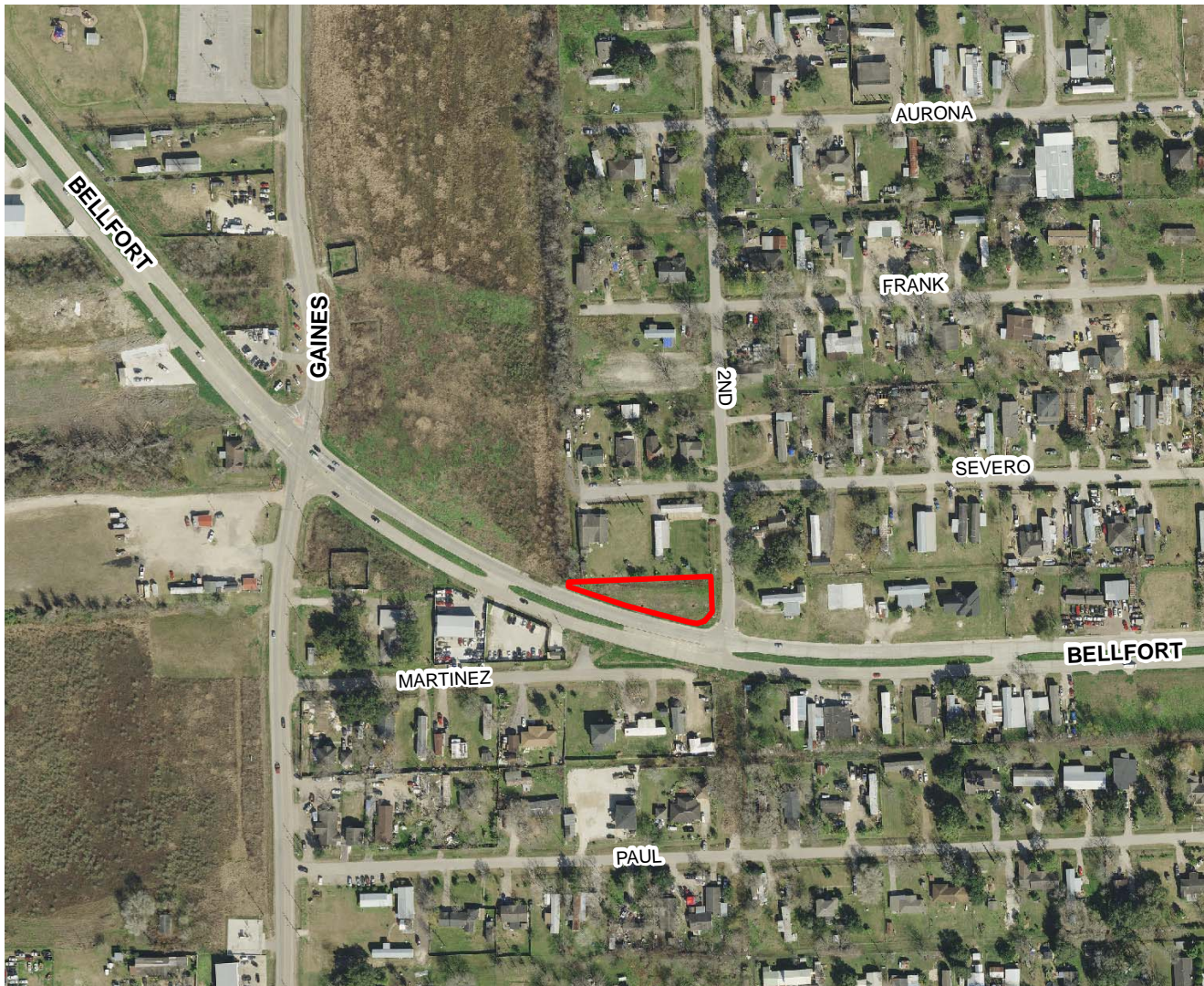
ITEM: 106

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: West Belfort Development (DEF 2)

Applicant: Noma Engineering



D – Variances

Aerial



Application Number: 2016-1922
Plat Name: West Bellfort Development
Applicant: Noma Engineering
Date Submitted: 11/12/2016

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

Specific Variance is being sought and extent of variance:

Asking for a reduced building line of 15' instead of the required 25' building line along W Bellfort.

Chapter 42 Section: 152

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter

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

Chapter 42-150. Major Thoroughfares building setback line from 25' to 15'. We would like to change the setback line from 25' to 15' as a balance in giving the city 10' for ROW expansion. The property is extremely tight and has many easements on the property boundaries restricting the building layout, location, and size. Giving an additional 10' to the city for ROW expansion would greatly hinder the property potential. We would like to give the city the 10' for ROW expansion, but request to reduce the 25' building line on W. Bellfort to 15'. We are also giving the city an extra 5' on 2nd street moving the building line an extra 5 feet to the west further restricting the site.

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

We have 10 foot U.E. easement on the north, 10 foot building line easement on the east, and the W. Bellfort 25' building line would make it impossible to have any considerable size commercial building on the property. Changing the 25' Building Line to a 15' building line would make the property flow much better especially for firefighting.

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

No, the hardship is a result of the property being triangular and containing various setbacks and easements on all property lines restricting the size and location of the building and fire lanes. We are also giving the city an extra 5' on 2nd street further restricting the property. Another 10' from W. Bellfort will destroy any potential for development.

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

Yes. We will give the city of Houston 10' for ROW expansion on W. Bellfort in exchange for a 15' building line instead of a 25' building line. The integrity and general purpose of this chapter will be preserved as there is at least 10' from the back of curb to the existing property line. Moving the property line another 10' into our property will give 20' and the building will be at least 15' from the new building line.

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

The granting of this variance will not be injurious to the public health, safety, or welfare. We will keep the integrity of the property, designs, and boundaries in accordance with city code and design criteria.

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

Economic and safety to the premises and customer properties are the justification for this variance. The ability to develop the property and place a usable space large enough to house storage areas is the purpose of this build. Moving the building line will destroy any possibility of any sizable building or areas to be used.

Houston Planning Commission

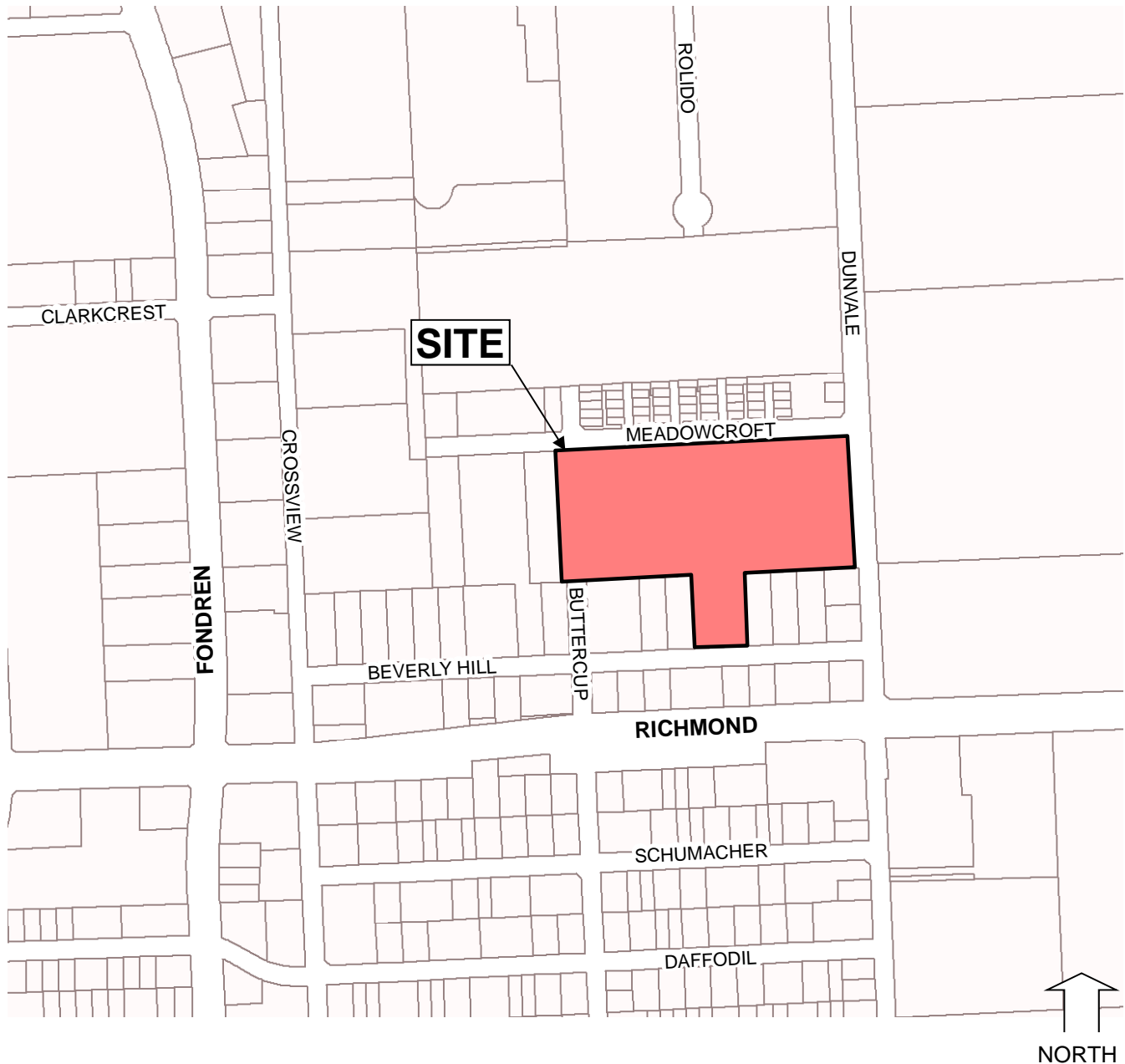
ITEM: 107

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Domain at Oakwood

Applicant: RVi Planning + Landscape Architecture



E – Special Exceptions

Site Location

Houston Planning Commission

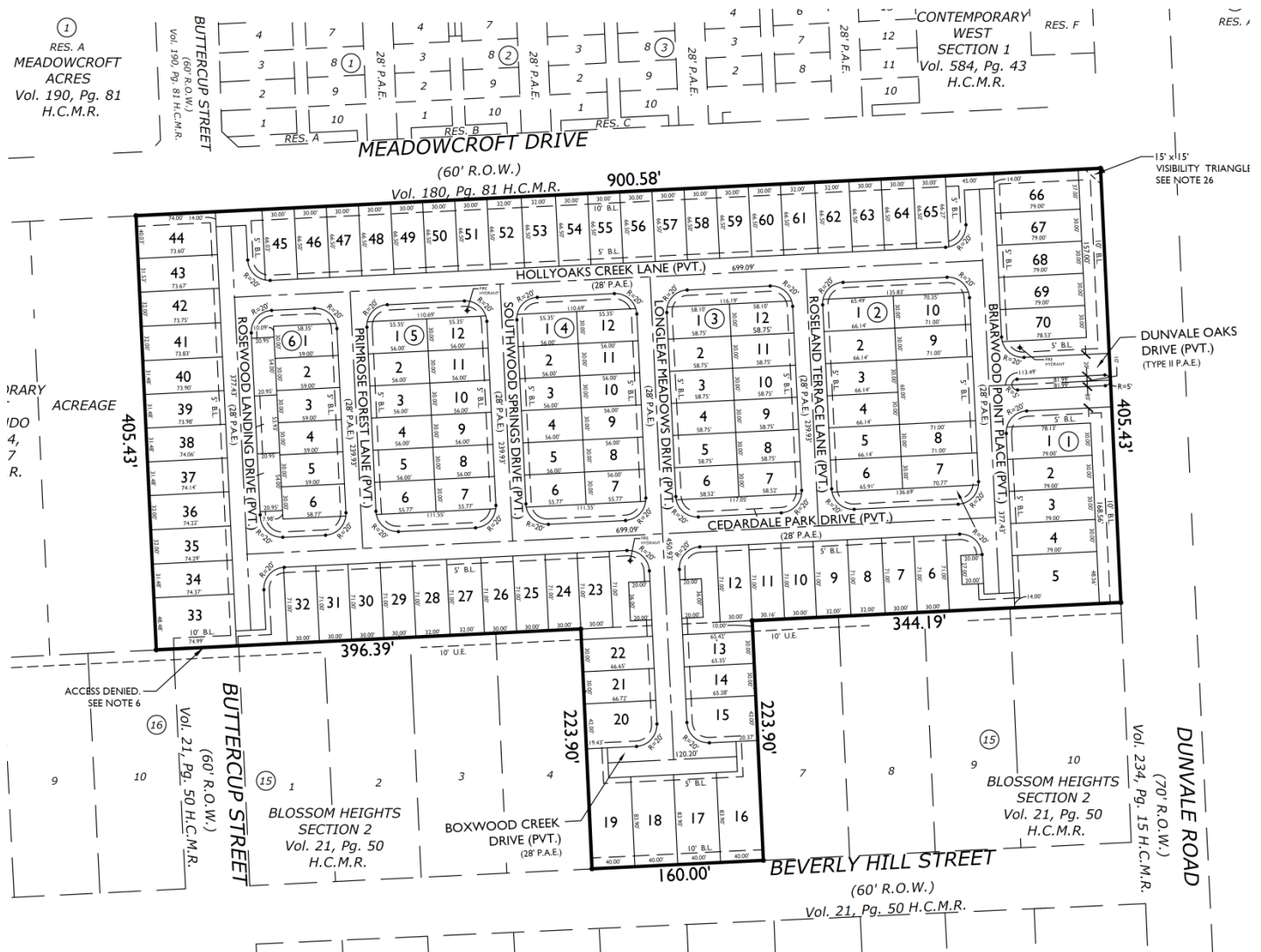
ITEM: 107

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Domain at Oakwood

Applicant: RVi Planning + Landscape Architecture



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Domain at Oakwood

Applicant: RVi Planning + Landscape Architecture



E – Special Exceptions

Aerial

DOMAIN AT OAKWOOD



SITE EXHIBIT
SCALE: 1" = 100'



SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0139

Plat Name: Domain at Oakwood

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 01/23/2017

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

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of approximately 1,700 feet rather than 1,400 feet along Beverly Hill Street from Dunvale Road to Crossview Drive by not extending or terminating Buttercup Street with a cul-de-sac.

Chapter 42 Section: 128

Chapter 42 Reference:

(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;

Statement of Facts

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

The subject tract is bounded by Dunvale Road to the east and Meadowcroft Drive to the north. Along the southern boundary of the tract, near the western boundary, is an existing "stub street" which is the dead-end right-of-way of Buttercup Street. Buttercup Street was established with the plat of Blossom Heights Addition, Section 2, in 1945, and is located approximately halfway between Dunvale Road to the east and Crossview Drive to the west. However, no public improvements have ever been established within the right-of-way which is only one lot "deep." Instead, the right-of-way is occupied by multiple structures and outdoor facilities associated with the Van Binh Self Defense Academy which occupies the adjacent lot to the west at 8702 Beverly Hill Street. In 2012, the subject tract was replatted as a single reserve, restricted to commercial use. Buttercup Street was not extended or terminated with a cul-de-sac as part of that platting activity. The extension of Buttercup Street would not improve mobility within the area and, therefore, would have no significant benefit to the public. Furthermore, any extension of the street would be impractical because the existing right-of-way, north of Beverly Hill Street, has never been improved for public use and has been occupied by private facilities for many years.

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

The granting of the special exception will not impact mobility while maintaining adequate access and traffic movement for convenient traffic circulation, which is consistent with the intent and general purposes of Chapter 42.

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

The proposed request represents a 21 percent modification of the standard and is not considered disproportionate to the requirement.

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

The granting of the special exception will not change the existing street pattern in the area which has existed for many years and provides for safe and efficient traffic flow and mobility in the area, which is consistent with the intent and general purposes of Chapter 42.

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

The street pattern within the Blossom Heights Addition has existed for more than 70 years and provides adequate vehicular circulation and ingress/egress for police, fire and emergency vehicles. The granting of the variance will not

alter the existing street pattern or affect public utilities and, therefore, will not be injurious to the public health, safety or welfare.

Houston Planning Commission

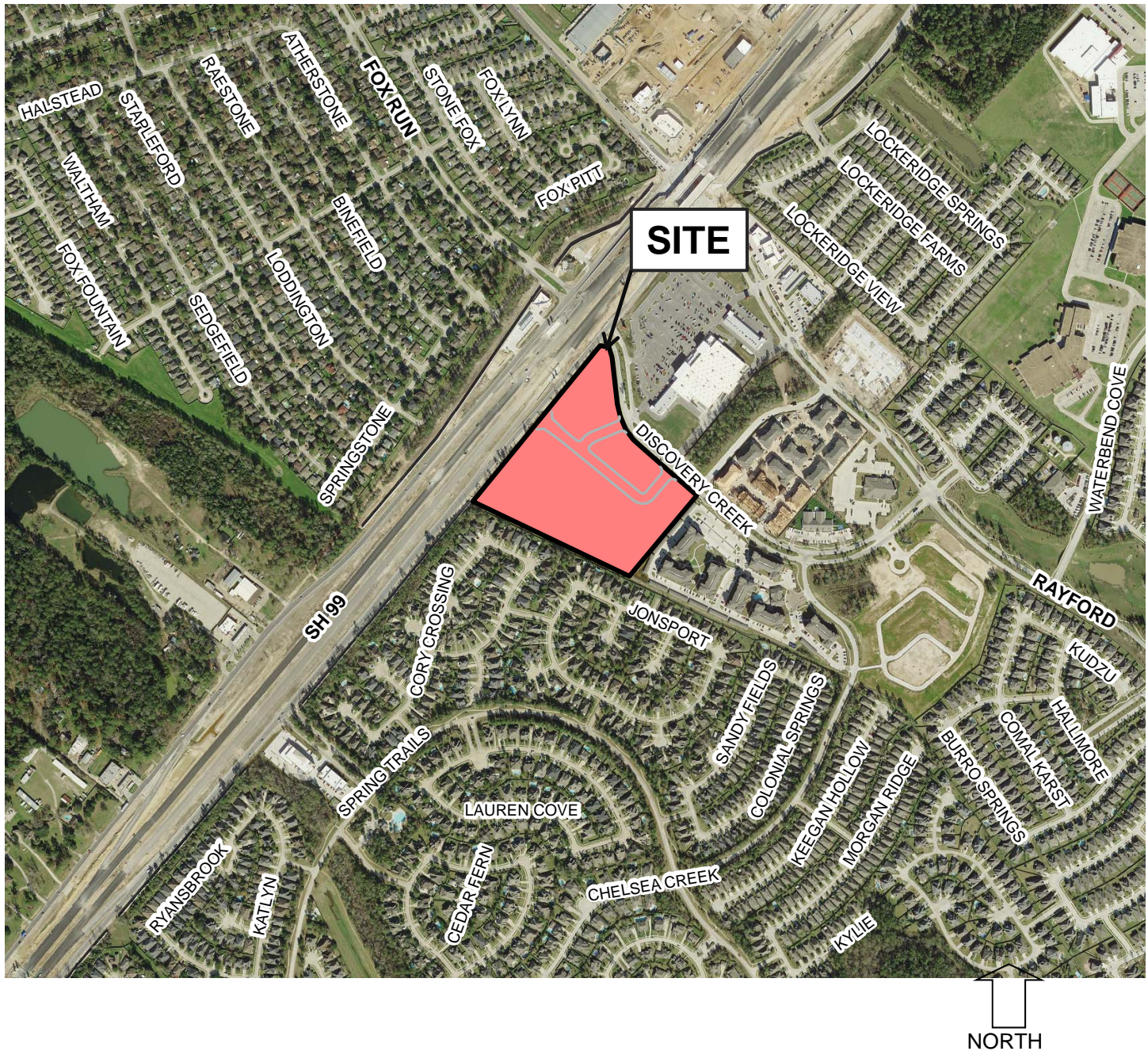
ITEM: 108

Planning and Development Department

Meeting Date: 02/02/2017

Subdivision Name: Harmony RPM4M Ventures Commons replat no 1

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Site Location

Aerial

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 02/02/2017

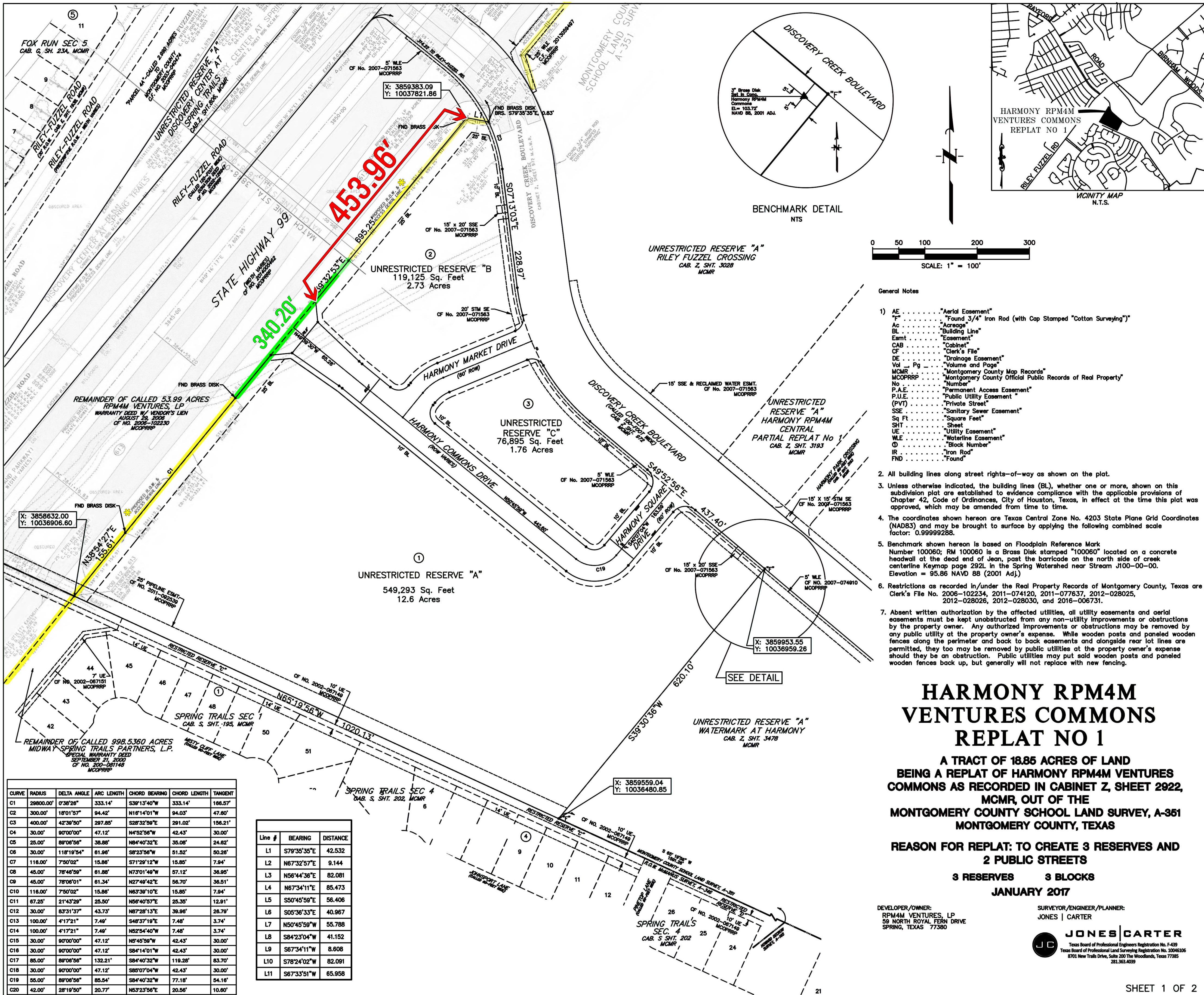
Subdivision Name: Harmony RPM4M Ventures Commons replat no 1

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Subdivision



- General Notes
- 1) AE "Aerial Easement"
F "Found 3/4" Iron Rod (with Cap Stamped "Cotton Surveying")"
Ac "Acreage"
BL "Building Line"
Eamt "Easement"
CAB "Cabinet"
CF "Clerk's File"
DE "Drainage Easement"
Vol Pg "Volume and Page"
MCMR "Montgomery County Map Records"
MCOF "Montgomery County Official Public Records of Real Property"
No "Number"
P.A.E. "Permanent Access Easement"
P.U.E. "Public Utility Easement"
(PVT) "Private Street"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
SHT "Sheet"
UE "Utility Easement"
WLE "Waterline Easement"
Ø "Block Number"
IR "Iron Rod"
FND "Found"
 2. All building lines along street rights-of-way as shown on the plat.
 3. Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 4. The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99999288.
 5. Benchmark shown hereon is based on Floodplain Reference Mark Number 100060; RM 100060 is a Brass Disk stamped "100060" located on a concrete headwall at the dead end of Jean, past the barricade on the north side of creek centerline Keymap page 292L in the Spring Watershed near Stream J100-00-00. Elevation = 95.86 NAVD 88 (2001 Adj.).
 6. Restrictions as recorded in/under the Real Property Records of Montgomery County, Texas are Clerk's File No. 2006-102234, 2011-074120, 2011-077637, 2012-028025, 2012-028026, 2012-028030, and 2016-006731.
 7. Absent written authorization by the affected utilities, all utility easements and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any authorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

HARMONY RPM4M VENTURES COMMONS REPLAT NO 1

A TRACT OF 18.85 ACRES OF LAND
BEING A REPLAT OF HARMONY RPM4M VENTURES
COMMONS AS RECORDED IN CABINET Z, SHEET 2922,
MCMR, OUT OF THE
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-351
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 RESERVES AND
2 PUBLIC STREETS

3 RESERVES 3 BLOCKS
JANUARY 2017

DEVELOPER/OWNER:
RPM4M VENTURES, LP
59 NORTH ROYAL FERN DRIVE
SPRING, TEXAS 77380

SURVEYOR/ENGINEER/PLANNER:
JONES | CARTER

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046106
8701 New Trails Drive, Suite 200 The Woodlands, Texas 77380
281.363.4039

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	29800.00'	0°38'28"	333.14'	S39°13'40"W	333.14'	186.57'
C2	300.00'	18°01'57"	94.42'	N16°14'01"W	94.03'	47.80'
C3	400.00'	42°39'50"	297.85'	S28°32'59"E	291.02'	156.21'
C4	30.00'	90°00'00"	47.12'	N4°52'56"W	42.43'	30.00'
C5	25.00'	89°08'58"	38.88'	N84°40'32"E	35.08'	24.82'
C6	30.00'	118°19'54"	61.96'	S6°23'56"W	51.52'	50.28'
C7	116.00'	7°50'02"	15.86'	S71°29'12"W	15.85'	7.94'
C8	45.00'	78°46'59"	61.88'	N73°01'49"W	57.12'	36.95'
C9	45.00'	78°06'01"	61.34'	N27°49'42"E	56.70'	36.51'
C10	116.00'	7°50'02"	15.86'	N63°39'10"E	15.85'	7.94'
C11	67.25'	21°43'29"	25.50'	N56°40'57"E	25.35'	12.91'
C12	30.00'	83°31'37"	43.73'	N67°28'13"E	39.98'	28.79'
C13	100.00'	4°17'21"	7.49'	S48°37'19"E	7.48'	3.74'
C14	100.00'	4°17'21"	7.49'	N52°54'40"W	7.48'	3.74'
C15	30.00'	90°00'00"	47.12'	N5°45'59"W	42.43'	30.00'
C16	30.00'	90°00'00"	47.12'	S84°14'01"W	42.43'	30.00'
C17	85.00'	89°08'58"	132.21'	S84°40'32"W	119.28'	83.70'
C18	30.00'	90°00'00"	47.12'	S85°07'04"W	42.43'	30.00'
C19	55.00'	89°08'58"	85.54'	S84°40'32"W	77.18'	54.16'
C20	42.00'	28°19'50"	20.77'	N53°23'56"E	20.56'	10.80'

Line #	BEARING	DISTANCE
L1	S79°35'35"E	42.532
L2	N67°32'57"E	9.144
L3	N56°44'36"E	82.081
L4	N67°34'11"E	85.473
L5	S50°45'59"E	56.406
L6	S05°36'33"E	40.967
L7	N50°45'59"W	55.788
L8	S84°23'04"W	41.152
L9	S67°34'11"W	8.608
L10	S78°24'02"W	82.091
L11	S67°33'51"W	65.958



PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION Request Information Form

Application Number: 2017-0135

Plat Name: Harmony RPM4M Ventures Commons replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 01/23/2017

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

Specific requirement for which the special exception is being sought:

To allow an intersection spacing less than 600' along Grand Parkway from Discovery Creek Blvd. to proposed Harmony Commons Drive

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

The intersection spacing along the Grand Parkway between Discovery Creek Boulevard and proposed Harmony Commons Drive is approximately 453'. This represents a deviation of 24.5% from the standard. The Grand Parkway ROW adjacent to the plat boundary does not comprise the main travel lanes for the tollway but operates as one-way frontage road. Along this portion of the Grand Parkway, TxDOT has restricted access due to the proximity of the on and off ramps leaving an access window of approximately 340'. Traffic circulation will be right-in / right- out from the proposed Harmony Commons as it currently exists for Discovery Creek Blvd., and Spring Trails Ridge. Both TxDOT and the Grand Parkway Association have voiced no objection to the proposed street location.

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

Both TxDOT and the Grand Parkway Association have voiced no objection to the proposed street location.

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

The Grand Parkway ROW adjacent to the plat boundary does not comprise the main travel lanes for the tollway but operates as one-way frontage road. Traffic circulation will be right-in / right- out from the proposed Harmony Commons as it currently exists for Discovery Creek Blvd., and Spring Trails Ridge. Both TxDOT and the Grand Parkway Association have voiced no objection to the proposed street location.

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

The Grand Parkway ROW adjacent to the plat boundary does not comprise the main travel lanes for the tollway but operates as one-way frontage road. Traffic circulation will be right-in / right- out from the proposed Harmony Commons as it currently exists for Discovery Creek Blvd., and Spring Trails Ridge. Both TxDOT and the Grand Parkway Association have voiced no objection to the proposed street location.

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

The ROW adjacent to the plat boundary operates as one-way frontage road. Along this portion of the Grand Parkway, TxDOT has restricted access due to the proximity of the on and off ramps leaving an access window of approximately 340'. Traffic circulation will be right-in / right- out from the proposed Harmony Commons as it currently exists for Discovery Creek Blvd., and Spring Trails Ridge.

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: XX

MEETING DATE: 02-02-2017

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
		77008	5528	482A	City
NORTH OF: Interstate 10	EAST OF: Southern Pacific Railroad				
SOUTH OF: 11th Street	WEST OF: TC Jester				

APPLICANT: Blue Moon Development Consultants

ADDRESS: 8405 Hempstead Hwy

EXISTING USE: HOTEL-MOTEL

PROPOSED USE: HOTEL – MOTEL

HOTEL / MOTEL APPLICATION DATE: 12-02-2016

DIRECTOR DECISION:
Deny

BASIS OF DECISION:
FAILED TO COMPLY WITH SECTION 28-202(A)(3)&(5)

LAND USE CALCULATIONS: 92%-RESIDENTIAL:

PRIMARY ENTRANCE LOCATION: Hempstead Highway

PURPOSE OF REQUEST:

28-202 – Locational Requirements:

(3) 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.

(5) The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:

BASIS OF REQUEST:

The adjacent residential plat is just now under construction. The hotel owner and the architect were unaware of the planned adjacent residential development when they designed the hotel. The landscaping itself has been adapted to comply with the planting requirement of the hotel/motel ordinance. The required wall just seems too much. The adjacent residences will be built virtually on the property line with back walls

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED **DATE:** February 2, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: XX

MEETING DATE: 02-02-017

and little else looking on the hotel site. We believe the adjacent residences plan a wall along the common property line. Such a design would not need the buffer wall.

STAFF RECOMMENDATION: Deny

BASIS OF RECOMMENDATION:

The proposed hotel will be located in a high residential area of 92% and would be out of character for the surrounding neighborhood.

PLANNING COMMISSION ACTION

DECISION: ____ **VARIANCE GRANTED** ____ **VARIANCE DENIED** ____

DATE: February 2, 2017

PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: XX

MEETING DATE: 02-02-2017

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: Paradise Motel
2. HOTEL / MOTEL ADDRESS: 8405 Hempstead Hwy

3. PROJECT INFO.: File no.: 5258 Survey: _____ Abstract no.: _____
Lambert: 510900 Census Tract: 510900 School Dist.: HISD
Key Map: 492 A Zip Code: 77008 City Council Dist.: C
County: Harris Super Neighborhood: 22

4. GEOGRAPHIC:
- | | | | |
|-----------|----------------------|----------|----------------------------------|
| North of: | <u>Old Katy Road</u> | East of: | <u>Southern Pacific Railroad</u> |
| South of: | <u>W. 11th</u> | West of: | <u>Hempstead Hwy</u> |
- YY

5. PROJECT DATA:
- | | | | |
|----------------|-----------|----------------------|----|
| Total acreage: | 1.2397 ac | Total no. of rooms: | 63 |
| | | Total no. of suites: | |

7. CONTACTS:
- | | | | |
|---|--------------------|--------------|------------|
| Owner: | c/o Wadhwa & Assoc | | |
| Address: | Phone: | 713-465-0009 | Fax: |
| City: | State: | Tx | |
| Applicant: Blue Moon Development Consultants. | | | |
| Address: | Phone: | 281-796-9996 | Fax: |
| City: | State: | Tx | Zip: 77327 |
- orderer@att.net

- | 8. SUBMITTAL REQUIREMENTS | HM |
|---|--------------------------|
| Completed Application form | <input type="checkbox"/> |
| One copy complete building permit drawings (including survey or plat) | <input type="checkbox"/> |
| Title information | <input type="checkbox"/> |
| Land use parcel map | <input type="checkbox"/> |
| Copy of the application for building permit with project number | <input type="checkbox"/> |
| Filing fee (\$200.00 payable to "City of Houston") | <input type="checkbox"/> |

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: XX

MEETING DATE: 02-02-2017

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

HOTEL/MOTEL VARIANCE FORM

Building Permit Number ____

Applicant: Blue Moon Development Consultants
Phone: 281-796-9996

Address: 603 Lovett, Cleveland, Texas Zip Code: 77327

Site Address: 8405 Hempstead Hwy _____ Date Disapproved: _____

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

Sec. 28-202. - Locational requirements.

(3) *The property line of the tract on which a hotel with 50 or fewer separately rentable units is situated may not abut at any point any other tract that is in whole or in part residential in character. To the extent that any property line of the tract on which a hotel with 51 or more separately rentable units is situated abuts at any point any other tract that is in whole or in part residential in character, then the owner of the hotel shall provide a buffer along the entire length of that property line of the hotel. The buffer shall include the provision and maintenance of each of the following:*

- a. *Hotel building(s) set back at least ten feet from the property line;*
- b. *Canopy trees at least one per 100 lineal feet of property line;*
- c. *Ornamental trees at least two per 100 lineal feet of property line;*
- d. *Shrubs at least 16 per 100 lineal feet of property line; and*
- e. *Solid wood or masonry fence at least eight feet in height.*

Sec. 28-202. - Locational requirements.

(5) *A hotel, with or without service facilities that has 75 or fewer separately rentable units may not be situated in a residential area*

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

Please see attached

Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

PLANNING COMMISSION ACTION

DECISION: ____ VARIANCE GRANTED ____ VARIANCE DENIED

DATE: February 2, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: XX

MEETING DATE: 02-02-2017

Non-refundable fee of \$200.00

Date

Signature of Planning Department Representative

More Basic Information: The adjacent residential plat is just now under construction. The hotel owner and the architect were unaware of the planned adjacent residential development when they designed the hotel. The landscaping itself has been adapted to comply with the planting requirement of the hotel/motel ordinance. The required wall just seems too much. The adjacent residences will be built virtually on the property line with back walls and little else looking on the hotel site. We believe the adjacent residences plan a wall along the common property line. Such a design would not need the buffer wall.

The motel is to be located on the site of an old motel that was built in 1963 and demolished in the summer of 2016. The motel owner did not fully grasp that he might be unable to rebuild when he demolished the old motel. The old building had structural problems that were not economically feasible to repair compared with the marketability of a new structure. The area around the hotel used to be almost completely commercial. The nature of the area has, in the past decade, changed from almost 100% commercial or industrial to become 92% residential. Half of the residential properties in the residential test area are west of the railroad right-of-way. There is not direct street connection between the motel and those properties (Estates at Memorial Park and Somerset Green).

Variance Request (1):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed in a residential area for the reasons set out below:

- 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 owner, faced with the need to undertake heavy remodeling and repair of his motel built in 1963 or demolition and reconstruction of the same, opted for demolition and reconstruction. The adjacent residential property was platted with the old hotel in place and, of course, no landscape buffer. If the developer planned to build his own landscape buffer and wall, surely a second wall on the hotel site will do nothing more than be a maintenance nightmare for the two projects..

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

The developer of the adjacent property chose to locate his new residential development adjacent to an old, dilapidated hotel that did not provide a buffer. A new hotel on the site should be an improvement over what he had planned to abut even without the wall required for the hotel landscape buffer.

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

The intent and general purpose of the ordinance will not be threatened by allowing the applicant to replace his worn out motel with a newer, more attractive one or to do so without providing a complete landscape buffer along the residential development that was happy to be located adjacent to the old hotel without a buffer.

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

Granting the variance and allowing the motel to be reconstructed does not seem to be injurious to the public health, safety and welfare. In July, 2016, a motel stood on this site. In July 2016, the adjacent property was being platted as a residential development. With the variance, in a year or so, a better, cleaner, more attractive motel will be on this site. The lack of a complete buffer did not disturb the

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: February 2, 2017

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
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MEETING DATE: 02-02-2017

developer when he platted his residential development. A newer, more attractive hotel next door should be an improvement even without a complete buffer.

Variance Request (2):

We, respectfully, request a variance from Houston Planning Commission to allow the proposed motel to be constructed in a residential area for the reasons set out below:

- 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 owner, faced with the need to undertake heavy remodeling and repair of his motel built in 1963 or demolition and reconstruction of the same, opted for demolition and reconstruction without fully appreciating the necessity to obtain approval under the Hotel/Motel Ordinance or the implications to that of the extensive change in the neighborhood from industrial to residential. The old building really needed serious work. Reconstruction will not change the land use of the site and will present a better neighbor to the area.

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

We suppose one could say that the situation is self-imposed in that the applicant chose to rebuild. As we are all well aware, the years are not kind to buildings. Even with the best of up-keep, many younger buildings in Houston are torn down and replaced regularly. We would rather think that wear and tear of 56 years imposes the hardship.

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

The intent and general purpose of the ordinance will not be threatened by allowing the applicant to replace his worn out motel with a newer, more attractive one.

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

Granting the variance and allowing the motel to be reconstructed does not seem to be injurious to the public health, safety and welfare. In July, 2016, a motel stood on this site. With the variance, in a year or so, a better, cleaner, more attractive motel will be on this site.

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

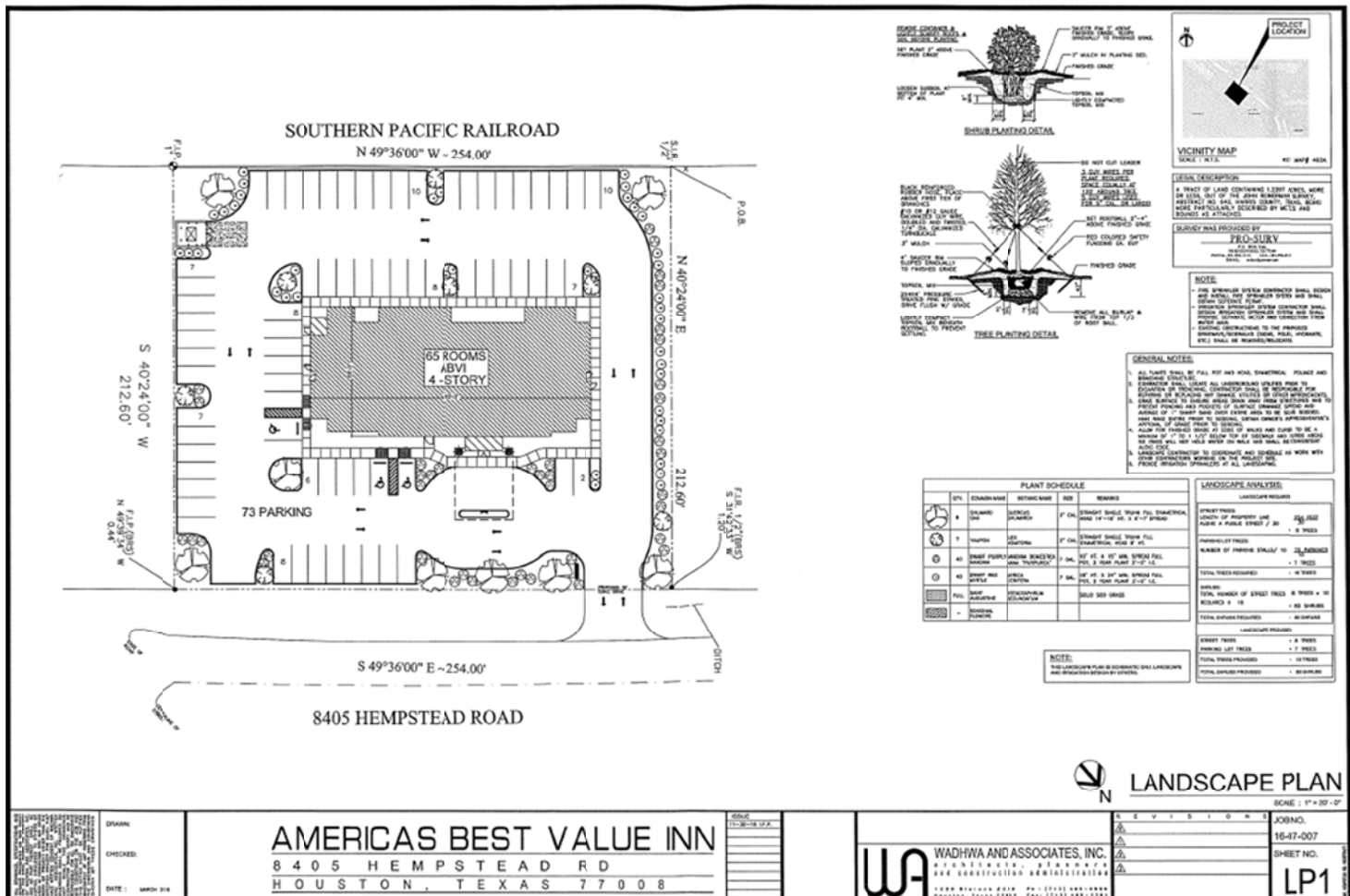
DATE: February 2, 2017



PLANNING &
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MEETING DATE: 02-02-2017

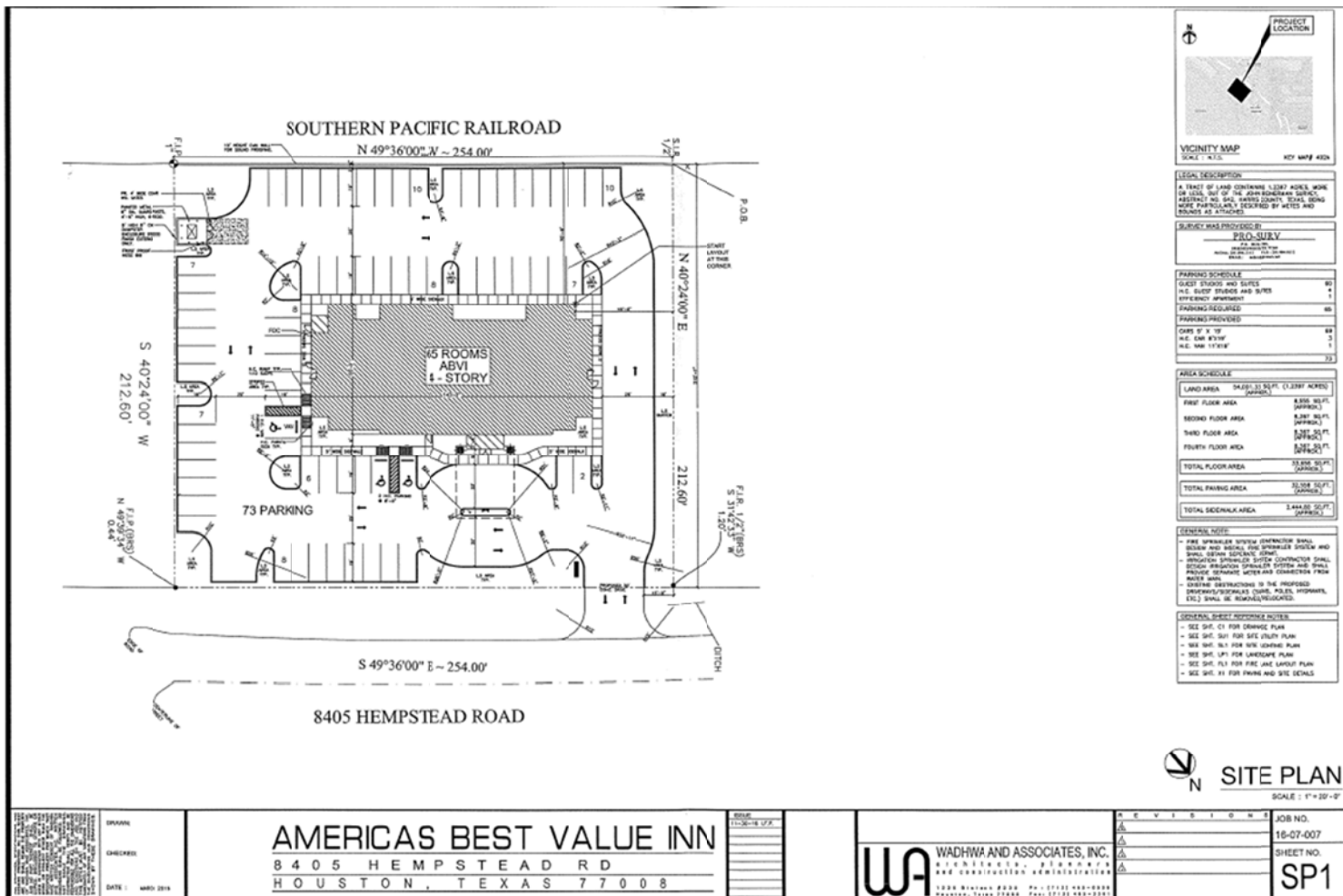


PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 2, 2017

MEETING DATE: 02-02-2017



PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: February 2, 2017

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA ITEM: XX

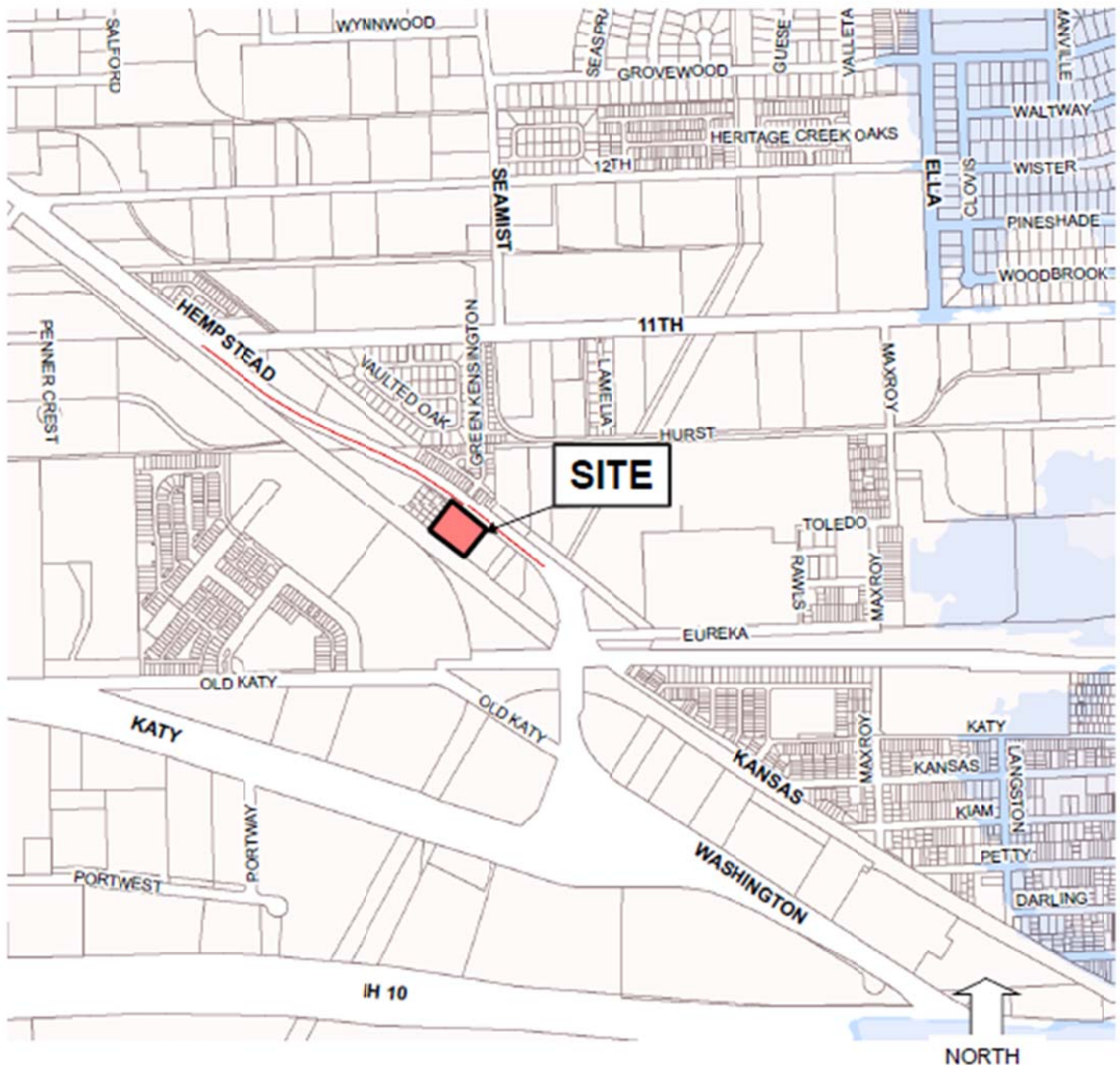
MEETING DATE: 02-02-2017

Houston Planning Commission

ITEM: xx

Planning and Development Department

Meeting Date: 01/19/2017



DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

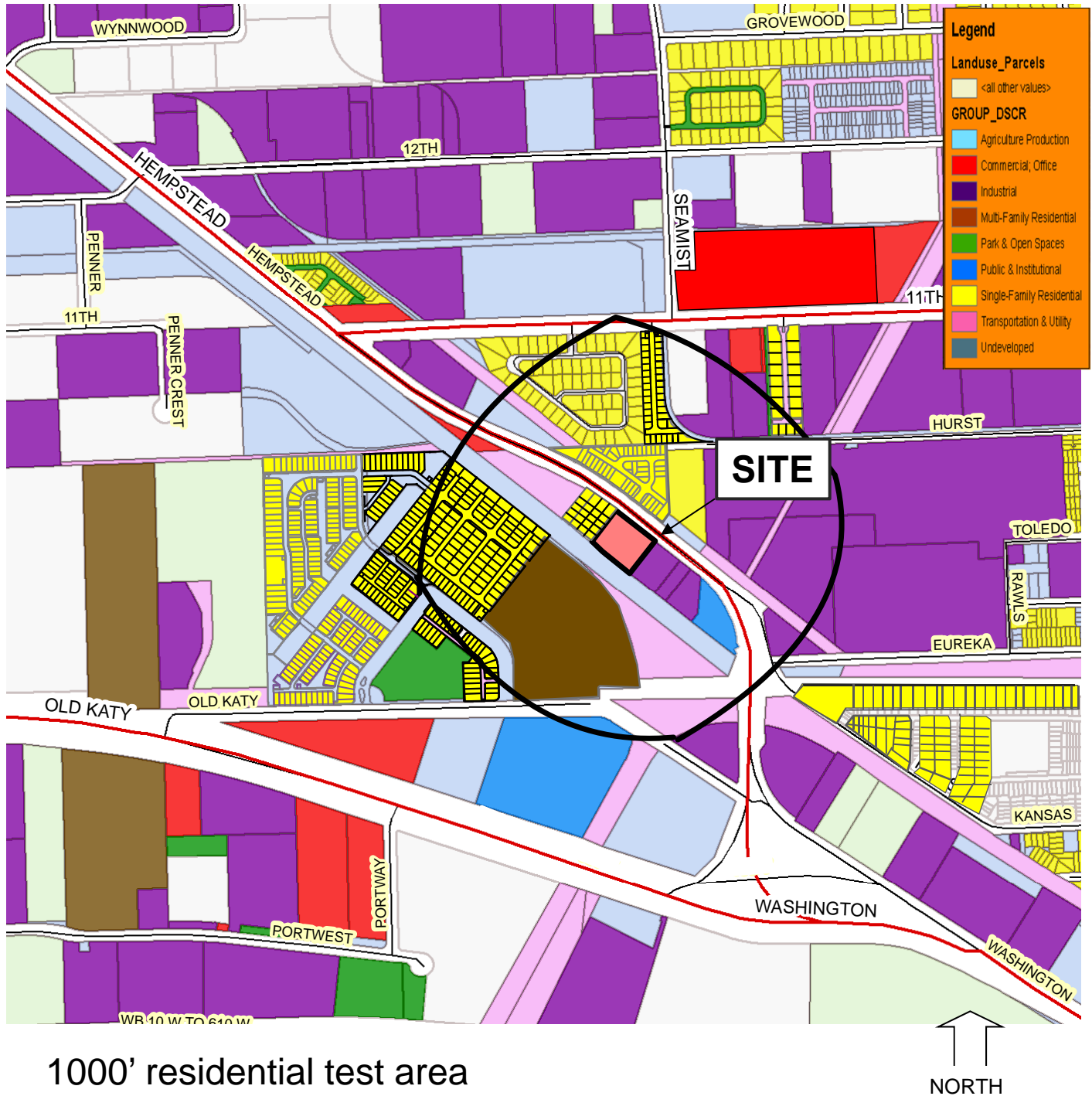
DATE: February 2, 2017

Houston Planning Commission

Planning and Development Department

ITEM:

Meeting Date: 02/02/2017



D – Variances

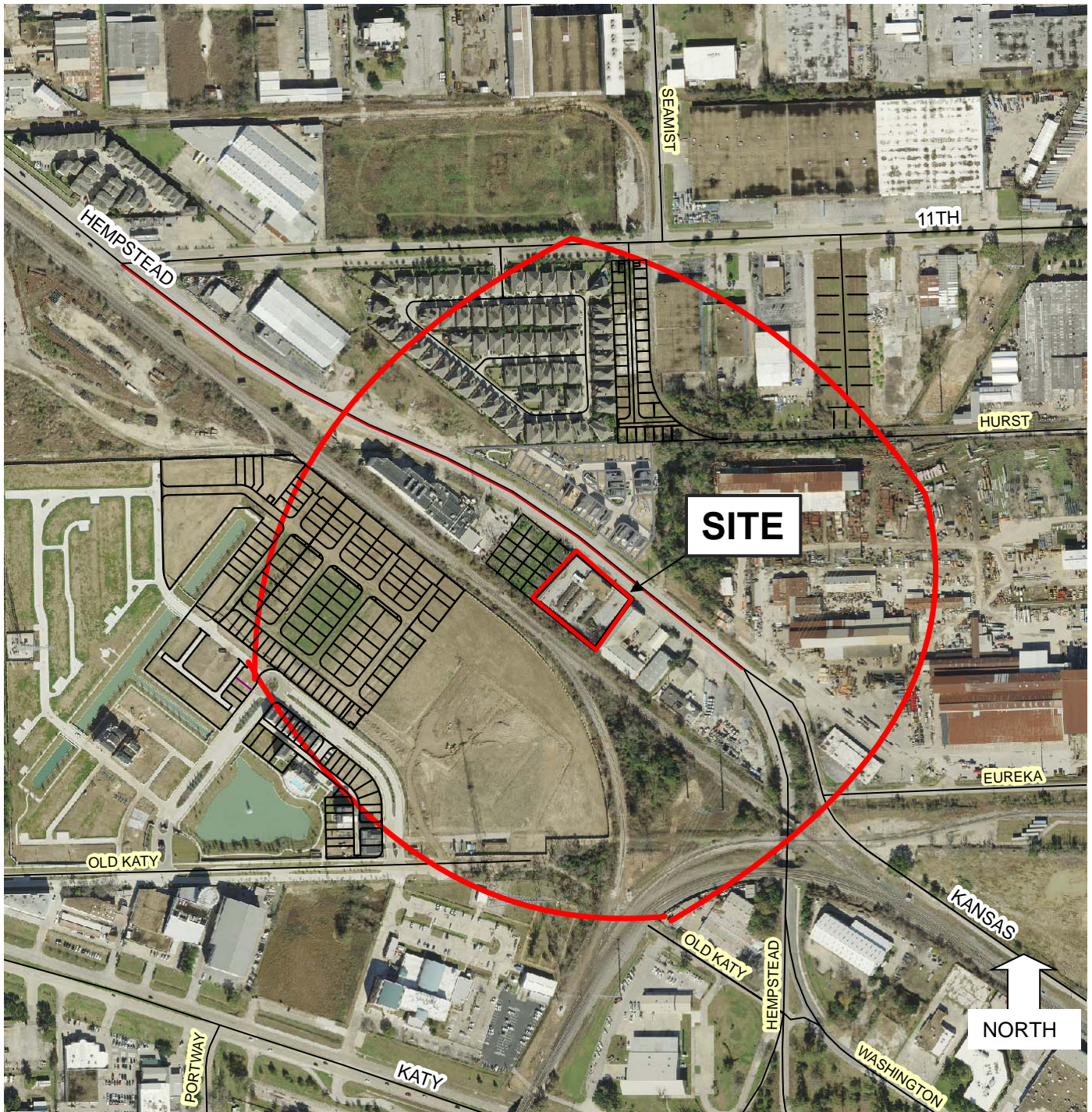
Aerial

Houston Planning Commission

Planning and Development Department

ITEM:

Meeting Date: 0/02/2017



D – Variances

Aerial

AGENDA: V

SMLSA Application No. 621: NP Turner Subdivision

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for the NP Turner Subdivision. Analysis shows that a minimum lot size of 6,250 square feet exists for the boundary area. A petition was signed by the owners of 12.9% of lots within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

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

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

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

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

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

STAFF ANALYSIS:

This application includes 108 lots in the NP Turner Subdivision

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains 9 blockfaces with at least 5 lots.
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of 91 single-family residential lots representing 84.26% of the total lots. (69.85% of the area is single-family based on square footage).
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 63.37% support from property owners in the proposed SMLSA
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 6,250 square feet exists on 47 of 108 lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The NP Turner Addition subdivision was platted in 1894 as streets and blocks. Many existing lots and tracts were divided by deed. Most of the homes built on lots greater than 6,250 square feet were constructed in the 1920s and 1930s. Townhomes within the application area were built in the 1970s, as well as the 1990s and 2000s.
- *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.*
46 out of 108 lots representing 70% of the application area are at least 6,250 square feet in size.

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

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application
7. HCAD Map
8. Protest Letter from Property Owner (Addressed to Planning Commission)

SPECIAL MINIMUM LOT SIZE AREA – MLSA 621 NP TURNER SUBDIVISION

Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
1101 MILFORD ST	LTS 1 2 & 3 & TRS 4 11 & 12A BLK 24	21875	3.98%	3.98%	Y		COM
1215 BARKDULL ST	LTS 9 & 10 & TRS 8 8A & 11A BLK 21	17187	3.13%	7.11%	N		COM
1116 BANKS ST # 24	LT 7 & TRS 6 8A 11B & 12A BLK 34	15000	2.73%	9.84%	N		MFR
1105 MILFORD ST	LTS 9 & 10 & TRS 8 & 11A BLK 24	14375	2.62%	12.46%	Y		SFR
1103 BANKS ST	RES A BLK 1	13001	2.37%	14.83%	N		COM
1117 BANKS ST	TRS 8C 9 9A & 10 BLK 29	9996	1.82%	16.65%	Y	Y	SFR
1110 MILFORD ST	TRS 3 4 5 6A 7 8A & 12 BLK 29	9960	1.81%	18.46%	Y		SFR
1112 MILFORD ST	TRS 6 7A & 8B BLK 29	9960	1.81%	20.27%	Y	Y	SFR
1100 MILFORD ST	TRS 3B 4A & 5A BLK 29	9960	1.81%	22.09%	Y	Y	COM
1202 MILFORD ST	TRS 3C 4A & 5A BLK 31	9000	1.64%	23.73%	Y		SFR
1215 BANKS ST # 16	TRS 8B 9A 10A & 11A BLK 31	8625	1.57%	25.30%	Y		MFR
1117 MILFORD ST	TRS 8B 9A & 10A BLK 23	8375	1.52%	26.82%	Y	Y	SFR
1111 AUTREY ST # 5	LT 1 & TRS 2A & 11B BLK 33	8172	1.49%	28.31%	N		MFR
1118 BARKDULL ST	TRS 6 7 & 8A BLK 23	8125	1.48%	29.79%	Y		SFR
1125 AUTREY ST	TRS 8 9 & 10 BLK 33	8125	1.48%	31.27%			COM
1117 BARKDULL ST	TRS 8B 9 & 10A BLK 20	7813	1.42%	32.69%	Y		MFR
1113 BARKDULL ST	TRS 1A 2A 3B & 11A BLK 20	7812	1.42%	34.11%	Y		SFR
1114 BARKDULL ST	TRS 3 4 5 & 12 BLK 23	7812	1.42%	35.54%	Y	Y	SFR
1116 BARKDULL ST	TRS 6A 7A 8C & 12A BLK 23	7775	1.42%	36.95%	Y		SFR
1115 BARKDULL ST	TRS 8 9A 10 & 11 BLK 20	7750	1.41%	38.36%	Y		COM
1214 BARKDULL ST # 3	TRS 6 7 8 & 12A BLK 22	7750	1.41%	39.77%	N		MFR
1113 MILFORD ST	TRS 8 9 10 & 11 BLK 23	7750	1.41%	41.18%	Y		SFR
4814 YOAKUM BLVD	TRS 3 4 & 5 BLK 30	7750	1.41%	42.60%	Y	Y	SFR
1122 MILFORD ST	TRS 6 7 & 8 BLK 30	7750	1.41%	44.01%	Y		SFR
1116 MILFORD ST	TRS 3A 4A 5A & 12 BLK 30	7750	1.41%	45.42%			SFR
1118 MILFORD ST	TRS 6A 7A 8A & 12A BLK 30	7750	1.41%	46.83%	Y		SFR
1214 MILFORD ST	TRS 6A 7 8A & 12A BLK 31	7750	1.41%	48.24%			SFR
1130 BANKS ST	TRS 6A 7A & 8B BLK 33	7574	1.38%	49.62%	Y		SFR
1109 MILFORD ST	TRS 1A 2A 3A & 11A BLK 23	7500	1.37%	50.98%	Y		SFR
4949 YOAKUM BLVD	TRS 7B 8A 11B & 12B BLK 24	7500	1.37%	52.35%	Y		SFR

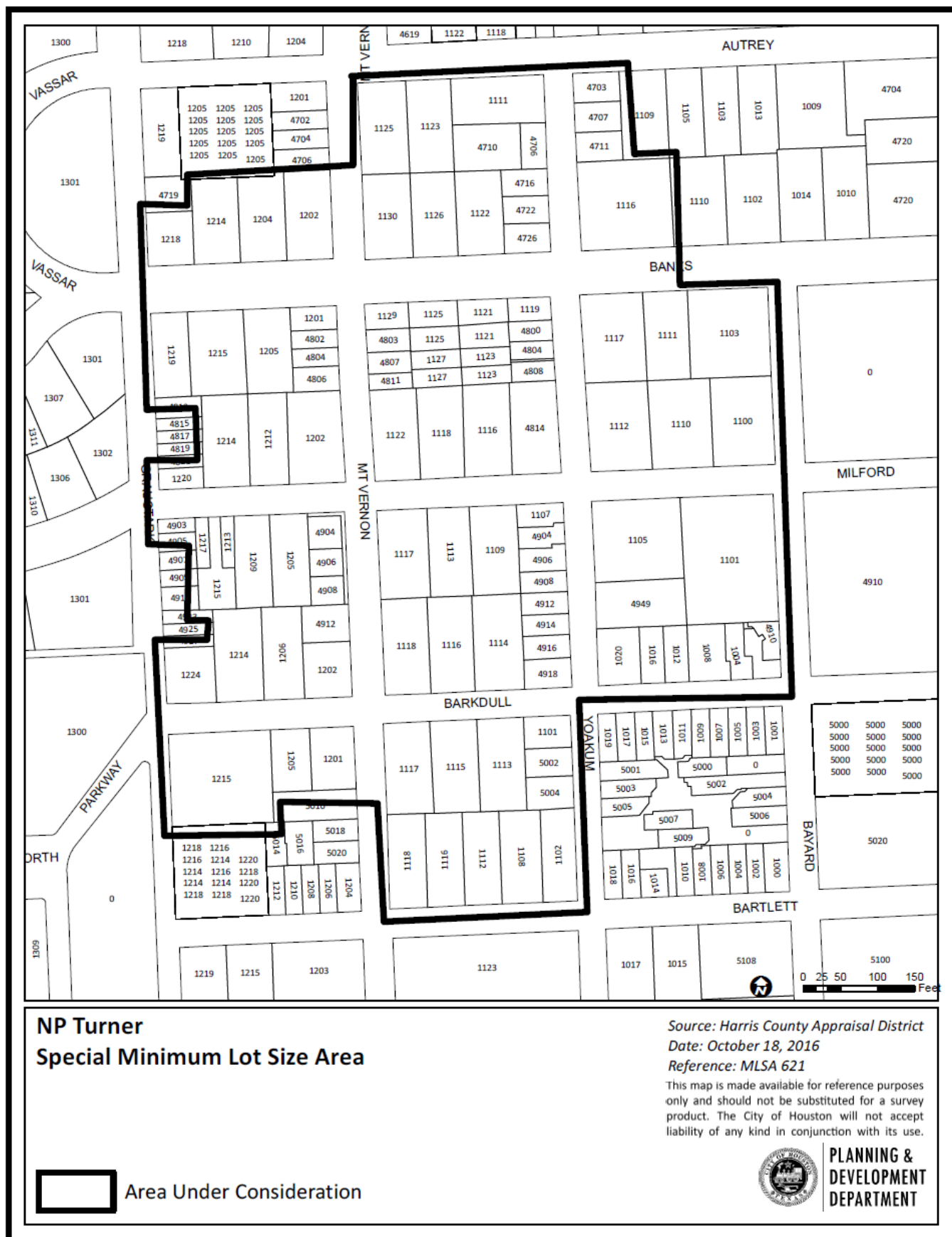
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
1123 AUTREY ST	TRS 8C 9A 10A & 11A BLK 33	7500	1.37%	53.72%	N		SFR
1204 BANKS ST	TRS 3 4 5 & 12 BLK 32	7440	1.35%	55.07%			VAC
1214 BANKS ST # 4	TRS 6 7 8A & 12A BLK 32	7440	1.35%	56.42%	Y		MFR
1202 BANKS ST	TRS 3B 4A & 5A BLK 32	7440	1.35%	57.78%	N		SFR
1205 BANKS ST	TRS 1A 2A 3B & 11 BLK 31	7130	1.30%	59.08%	Y		SFR
1122 BANKS ST	TRS 3B 4B 5 & 12A BLK 33	7130	1.30%	60.38%	Y		SFR
1111 BANKS ST # 6	TRS 8D 9B 10A 11 & 12A BLK 29	6960	1.27%	61.64%	N		MFR
1126 BANKS ST	TRS 6 7 8A & 12 BLK 33	6900	1.26%	62.90%	Y	Y	SFR
1206 BARKDULL ST	TRS 3C 4A 5A & 12 BLK 22	6875	1.25%	64.15%	N		SFR
1212 MILFORD ST	TRS 3 4 5 & 12 BLK 31	6500	1.18%	65.33%			MFR
1102 BARTLETT ST	TRS 3 4 & 5 BLK 20	6250	1.14%	66.47%	Y		SFR
1116 BARTLETT ST	TRS 6 7 & 8A BLK 20	6250	1.14%	67.61%	N		SFR
1112 BARTLETT ST	LT 12 BLK 20	6250	1.14%	68.75%	N		MFR
1108 BARTLETT ST	TRS 3C 4A & 5A BLK 20	6250	1.14%	69.89%	Y		SFR
1118 BARTLETT ST	TRS 6A 7A & 8C BLK 20	6250	1.14%	71.02%	N		SFR
1205 MILFORD ST	TRS 1 2 & 3A BLK 22	6250	1.14%	72.16%	Y		SFR
1209 MILFORD ST	LT 11 BLK 22	6250	1.14%	73.30%			SFR
1219 BANKS ST # 7	TRS 8 9 & 10 BLK 31	5750	1.05%	74.35%			MFR
4710 YOAKUM BLVD	TRS 2 3 & 11 BLK 33	5485	1.00%	75.35%	Y		SFR
1224 BARKDULL ST	TRS 6A 6B & 7C BLK 22	5065	0.92%	76.27%	N		SFR
1201 BARKDULL ST	LT 1 BLK 1	5024	0.91%	77.18%	Y		SFR
1202 BARKDULL ST	TRS 4 & 5 BLK 22	4661	0.85%	78.03%			SFR
1020 BARKDULL ST	TRS 6 & 7A BLK 24	4650	0.85%	78.88%	N		SFR
1218 BANKS ST	TRS 6A & 7A	4500	0.82%	79.70%	Y		SFR
1205 BARKDULL ST	LT 2 BLK 1	4446	0.81%	80.51%	Y		SFR
1008 BARKDULL ST	TRS 4C 4D 5B 5C & 12C BLK 24	4100	0.75%	81.25%	Y		SFR
1215 MILFORD ST	TRS 8B-1 9B 9E & 10 BLK 22	3700	0.67%	81.93%	N		SFR
4912 MOUNT VERNON ST	TRS 3 & 4B BLK 22	3136	0.57%	82.50%			SFR
5004 YOAKUM BLVD	TRS 2B & 3A BLK 20	2728	0.50%	82.99%	Y		SFR
1101 BARKDULL ST	TR 1B BLK 20	2694	0.49%	83.48%	Y		SFR
4722 YOAKUM BLVD	TR 4A BLK 33	2480	0.45%	83.94%	Y	Y	SFR
4726 YOAKUM BLVD	TR 5A BLK 33	2480	0.45%	84.39%	Y		SFR
4707 YOAKUM BLVD	TRS 9A & 10 BLK 34	2480	0.45%	84.84%	Y	Y	SFR
4711 YOAKUM BLVD	TRS 8 & 9 BLK 34	2480	0.45%	85.29%	Y	Y	SFR
4703 YOAKUM BLVD	TR 10A BLK 34	2480	0.45%	85.74%	Y	Y	SFR
5002 YOAKUM	TRS 1 & 2 BLK 20	2391	0.44%	86.18%	Y		SFR

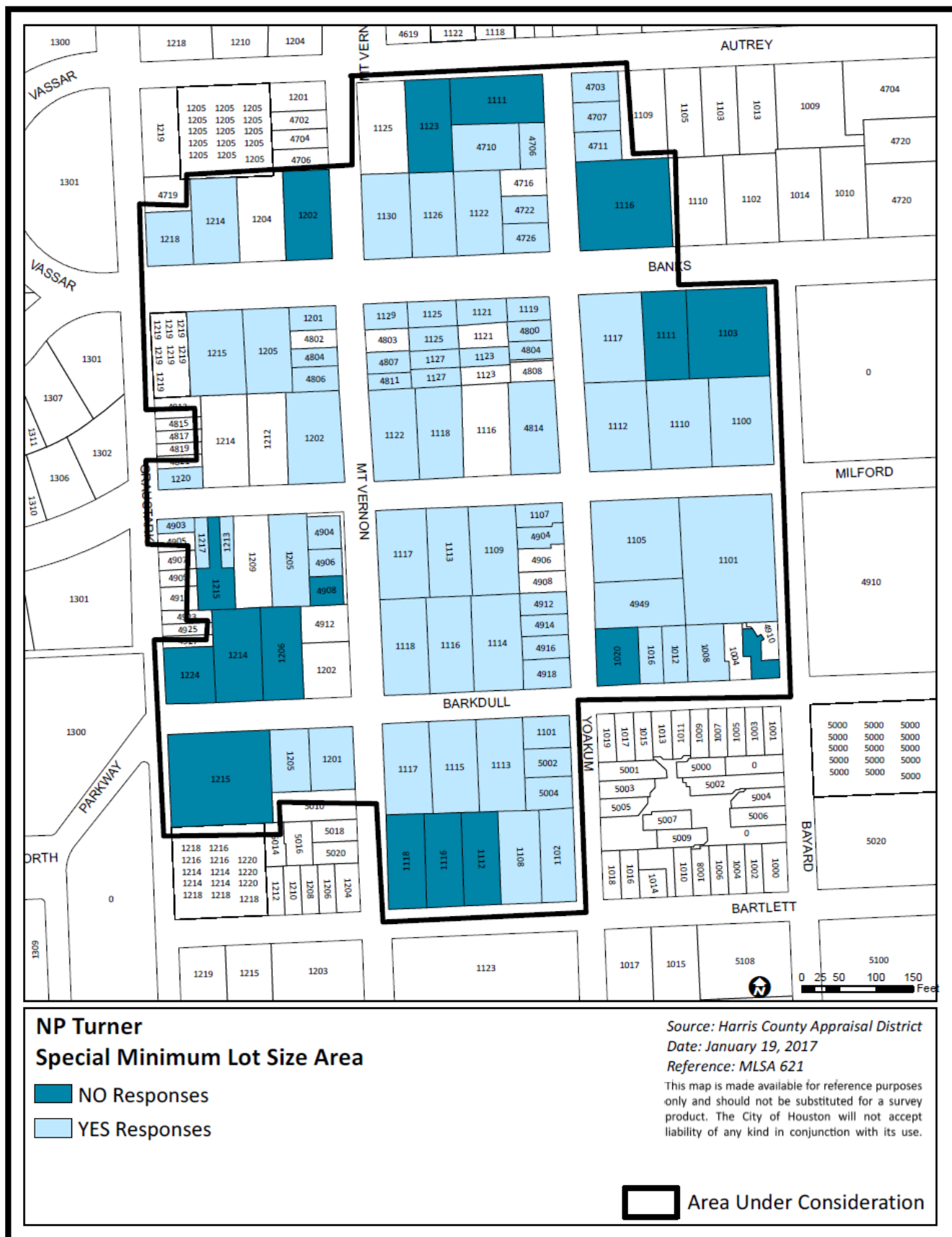
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
1016 BARKDULL ST	TRS 6A & 7 BLK 24	2362	0.43%	86.61%	Y		SFR
1012 BARKDULL ST	TRS 6B 7C & 12 BLK 24	2325	0.42%	87.03%	Y		SFR
4918 YOAKUM BLVD	TR 5A BLK 23	2189	0.40%	87.43%	Y		SFR
4716 YOAKUM BLVD	TRS 3A & 4 BLK 33	2170	0.40%	87.82%			SFR
1125 BANKS ST # A	TRS 10 & 11A BLK 30	2128	0.39%	88.21%	Y		SFR
1121 BANKS ST # A	TRS 1 & 11C BLK 30	2128	0.39%	88.60%	Y		SFR
1004 BARKDULL ST	TRS 4A-1 & 5D BLK 24	2090	0.38%	88.98%			SFR
4806 MOUNT VERNON ST	TRS 2B & 3A BLK 31	2066	0.38%	89.36%	Y		SFR
1201 BANKS ST	TR 1B BLK 31 (N 31.94 FT OF THE E 62.5 FT LT 1)	1996	0.36%	89.72%	Y		SFR
1107 MILFORD ST	TR 1 BLK 23	1980	0.36%	90.08%	Y		SFR
4706 YOAKUM BLVD	TRS 2B & 3B BLK 33	1964	0.36%	90.44%	Y	Y	SFR
1002 BARKDULL ST	TRS 4A-3, 4A & 5 BLK 24	1941	0.35%	90.79%	N		SFR
1121 BANKS ST # B	TRS 2 & 11D BLK 30 (AKA*UNIT 5B)	1929	0.35%	91.14%			SFR
1125 BANKS ST # B	TRS 9C & 11B BLK 30	1928	0.35%	91.49%	Y		SFR
4904 YOAKUM BLVD	TRS 1B & 2C BLK 23	1920	0.35%	91.84%	Y		SFR
1129 BANKS ST	TR 10A BLK 30	1872	0.34%	92.18%	Y		SFR
4906 YOAKUM BLVD	TR 2 BLK 23	1853	0.34%	92.52%			SFR
1119 BANKS ST	TR 1A BLK 30	1840	0.34%	92.86%	Y		SFR
4904 MT VERNON ST	LT 1 BLK 1	1837	0.33%	93.19%	Y	Y	SFR
1127 BANKS ST # B	TRS 8B & 11G BLK 30	1829	0.33%	93.52%	Y		SFR
1123 BANKS ST # B	TRS 3B & 11E BLK 30	1828	0.33%	93.86%			SFR
4908 YOAKUM BLVD	TRS 2B & 3B BLK 23	1800	0.33%	94.18%			SFR
4906 MT VERNON ST	LT 2 BLK 1	1784	0.32%	94.51%	Y		SFR
1220 MILFORD ST	TR 6 BLK 31	1781	0.32%	94.83%	Y	Y	SFR
4908 MT VERNON ST	LT 3 BLK 1	1779	0.32%	95.16%	N		SFR
4808 YOAKUM BLVD	TR 2B-1 & TR 3B-1 BLK 30	1770	0.32%	95.48%			SFR
1127 BANKS ST # A	TRS 9 & 11 BLK 30	1762	0.32%	95.80%	Y		SFR
1123 BANKS ST # A	TRS 2C & 11F BLK 30	1762	0.32%	96.12%	Y		SFR
4916 YOAKUM BLVD	TRS 4A & 5B BLK 23	1725	0.31%	96.44%	Y		SFR
4914 YOAKUM BLVD	TR 4B BLK 23	1725	0.31%	96.75%	Y		SFR
4912 YOAKUM	TRS 3C & 4C BLK 23	1725	0.31%	97.06%	Y		SFR

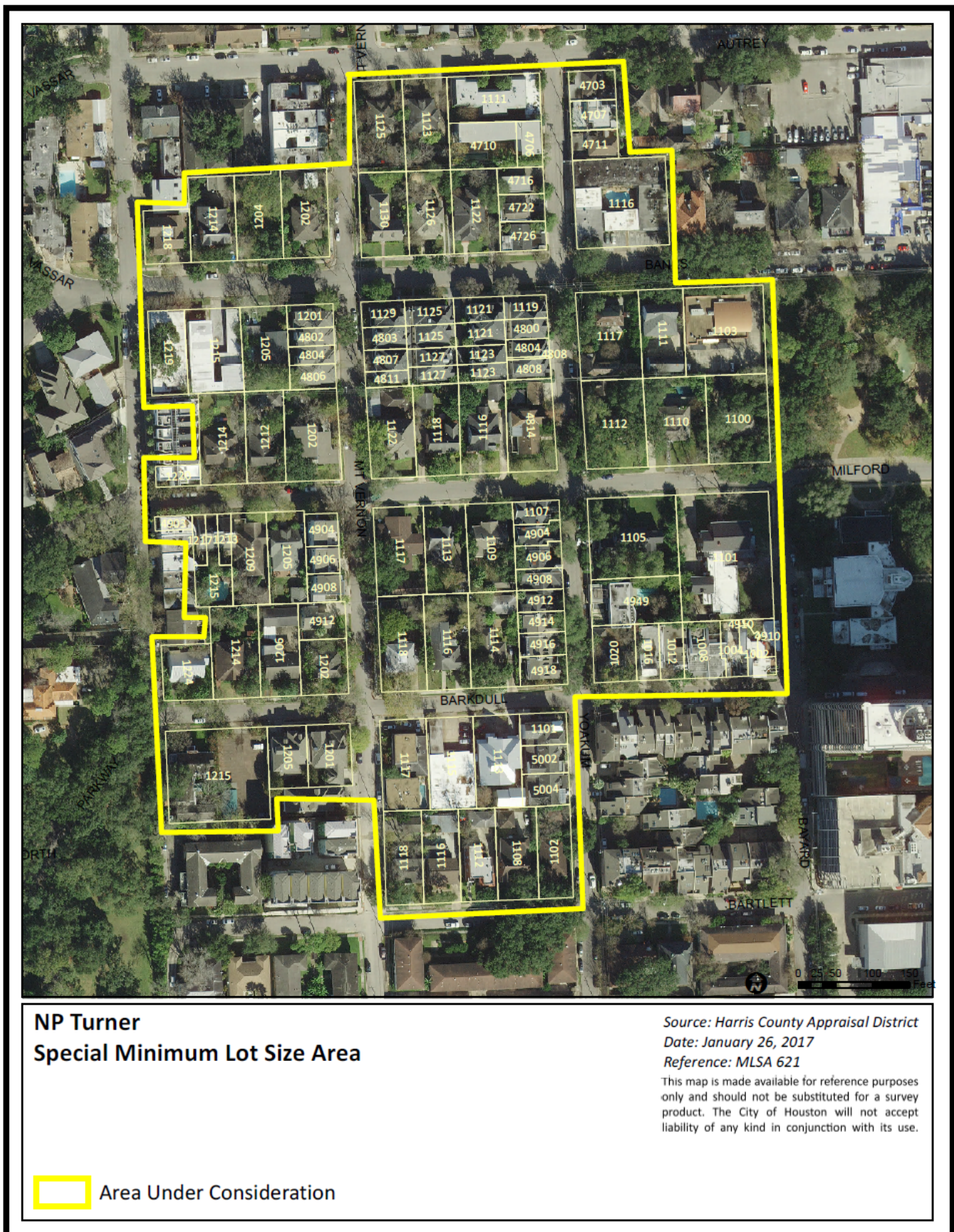
Address	Legal Description	Lot Size (Sq Ft)	% by Area	Cumulative % of Area	Response	Petition Signed	Land Use
BLVD							
4803 MOUNT VERNON ST	TR 9A BLK 30	1696	0.31%	97.37%			SFR
4800 YOAKUM BLVD	TRS 1B & 2A BLK 30	1638	0.30%	97.67%	Y		SFR
4811 MOUNT VERNON ST	TR 8B-2 BLK 30	1609	0.29%	97.96%	Y		SFR
4804 MOUNT VERNON ST	TR 2C BLK 31 (N 25 FT OF THE S 33.06 FT OF THE E 62.50 FT OF LT 2)	1563	0.28%	98.25%	Y		SFR
4802 MOUNT VERNON ST	TRS 1C & 2D BLK 31	1563	0.28%	98.53%			SFR
4807 MOUNT VERNON ST	TRS 8B-1 & 9B BLK 30	1550	0.28%	98.81%	Y		SFR
4804 YOAKUM BLVD	TR 2B BLK 30	1442	0.26%	99.08%	Y		SFR
4910 BAYARD LN	TRS 4A & 5 BLK 24	1311	0.24%	99.32%			SFR
1217 MILFORD ST	TRS 9 & 10C BLK 22	1275	0.23%	99.55%	Y		SFR
1213 MILFORD ST	TRS 9D & 10D BLK 22	1275	0.23%	99.78%	Y		SFR
4903 GRAUSTARK ST	TR 10A BLK 22	1208	0.22%	100.00%	Y		SFR

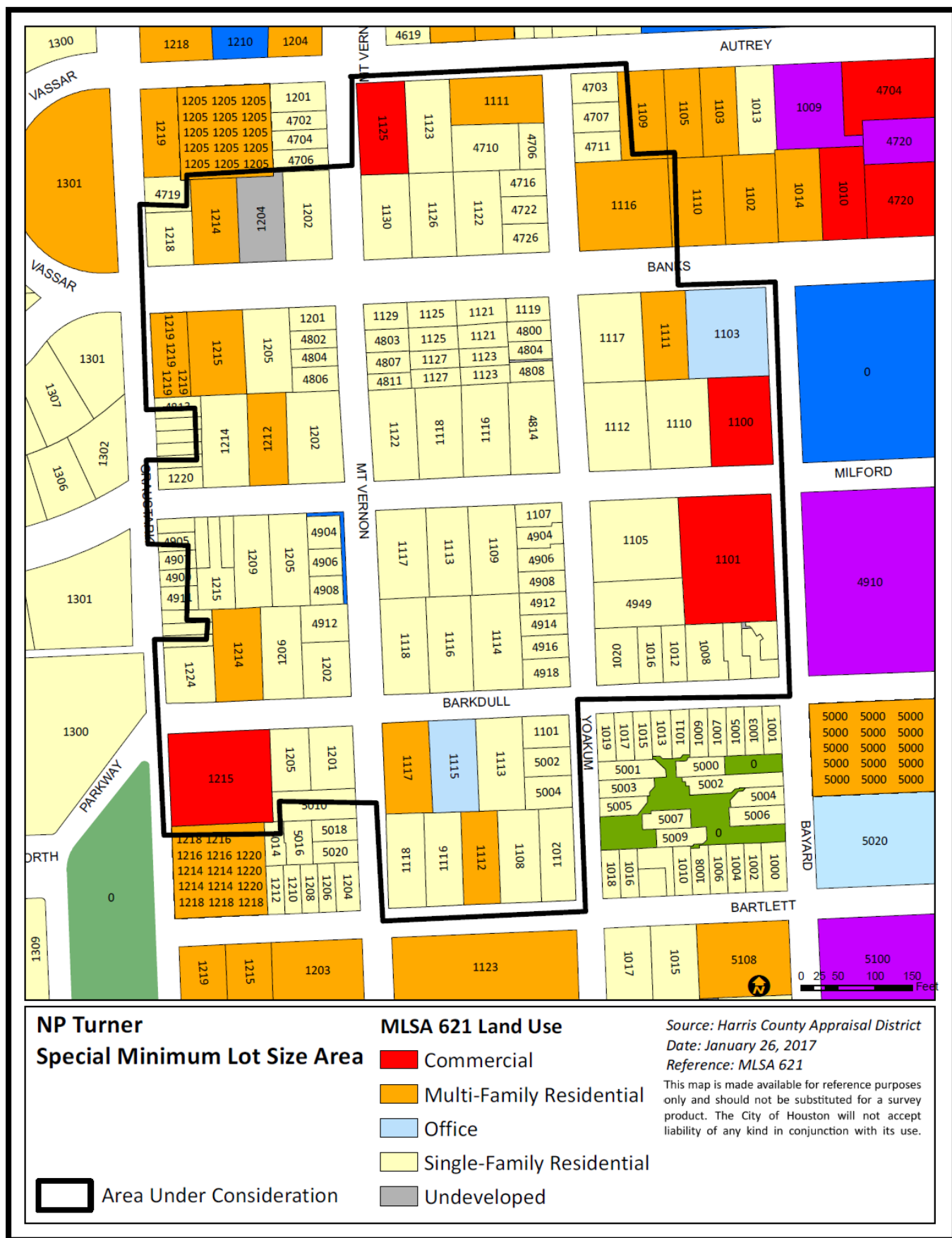
This application qualifies for a Special Minimum Lot Size of:	6,250 sq ft
Response forms received in support of the SMLSA:	72
Response forms received in opposition of the SMLSA:	17
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	63.38%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	12.9%

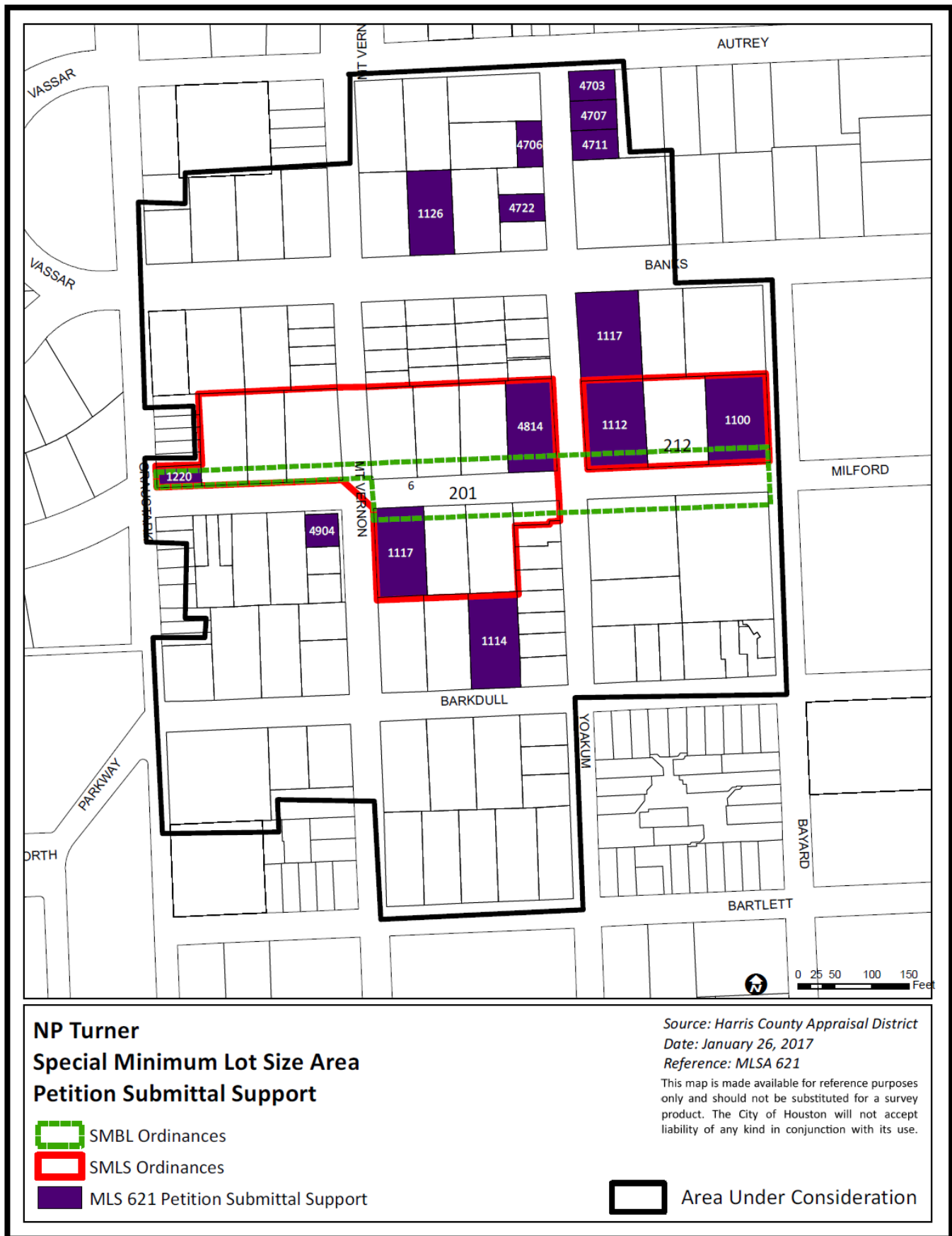
# of developed or restricted to no more than two SFR Units	91
# of Multifamily lots	10
# of Commercial lots	3
# of Vacant Lots	1
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	108
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	84.26%











Special Minimum Lot Size Area Application

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



PLANNING &
DEVELOPMENT
DEPARTMENT

RECEIVED

AUG 25 2016

cdt

Please complete entire application form.

1. Location:

See Exhibit A

PLANNING SERVICES

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

2. Contacts:

Primary Applicant	Doug Lawing	Phone #	281 382 9436
Address	1112 Milford St	E-mail	
City	Houston	State	TX Zip 77006 com
Alternate Applicant	Kathryn McNiel	Phone #	832 651 0044
Address	4711 Yoakum Blvd	E-mail	
City	Houston	State	TX Zip 77006

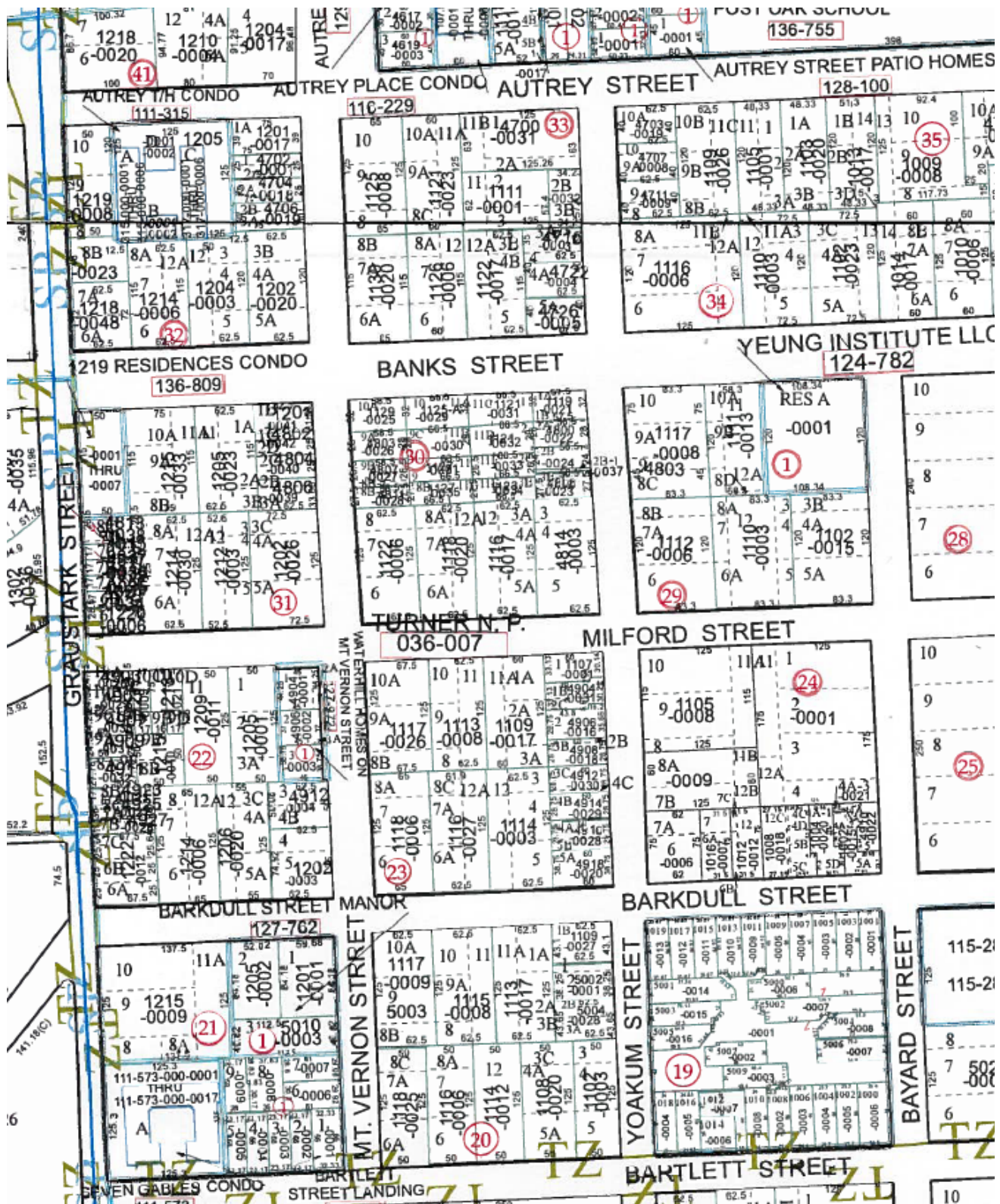
3. Project Information (Staff Use Only-Do Not Fill In):

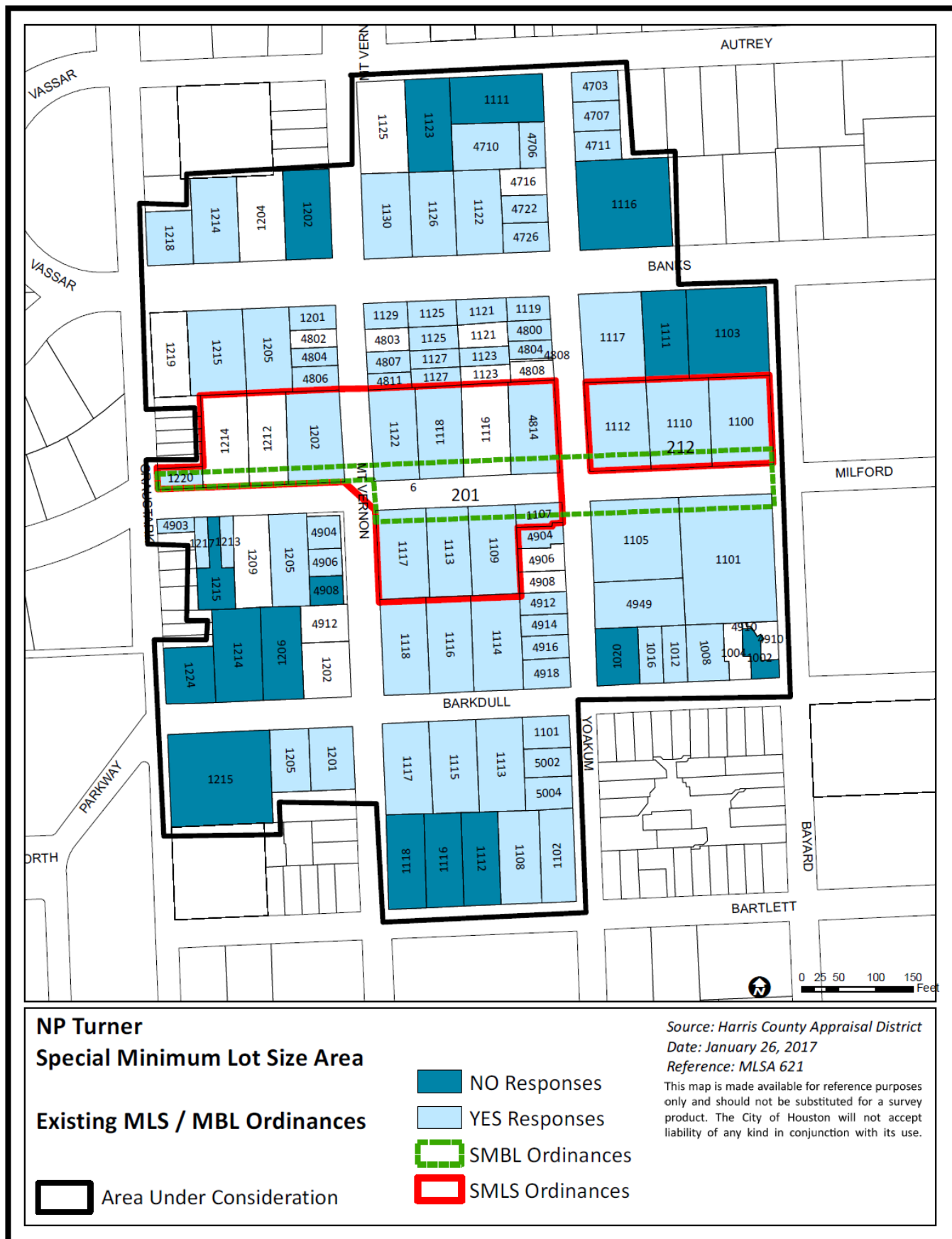
File #	MLSA 621	Key Map #		TIRZ
Lambert #		Super N'hood		Census Tract
City Council District				

4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Signed petition signed by the applicant (page 5)	<input checked="" type="checkbox"/>
Signed petition of support signed by 10% of lot owners within the boundary area (page 6)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Three (3) recommended locations for a community meeting (page 7)	
Sample of Notification Sign (page 9)	
Copy of deed restrictions, if applicable	
Map or sketch showing the address, land use and the size of all lots within boundary area	<input checked="" type="checkbox"/>





Date: December 16, 2016

To: Members of the Planning Commission

Re: Minimum Lot Size Application N. P. Turner Addition

Thank you for the opportunity to present our objections to the proposed ordinance for the Turner Addition.

OPPOSED; OBJECTIONS

1. THE GREATER GOOD FOR THOUSANDS OF HOUSTON CITIZENS: THE N. P. TURNER ADDITION IS THE CLOSEST AND LAST REMAINING UNRESTRICTED AREA ADJACENT TO THE MOST IMPORTANT CONCENTRATION OF PUBLIC CULTURE: EIGHTH LARGEST U.S. MUSEUM, 19 OTHER MUSEUMS, NEW GLASSELL SCHOOL, SCULPTURE GARDEN, HERMANN PARK RENOVATION, MILLER OUTDOOR THEATER, ZOO, RICE UNIVERSITY, LARGEST MEDICAL CENTER IN THE WORLD. OTHERS ALSO WANT TO LIVE AND WORK HERE.
2. MISAPPLICATION OF THE ORDINANCE: N. P. TURNER ADDITION HAS BEEN UNRESTRICTED FOR 140 YEARS. GREAT CULTURAL INSTITUTIONS ATTRACT AND NEED MIXED SATELLITE AREAS. TO FREEZE A PROVINCIAL PART OF ITS CLOSEST AREA IN PLACE FOR THE NEXT FORTY YEARS CANNOT IMAGINABLY BE FOR THE GREATER GOOD.
3. UNNATURAL AND CONTRIVED BOUNDARIES: THE APPLICATION AREA DOES NOT REFLECT A HISTORICAL OR NATURAL BOUNDARY. IT IS MANUFACTURED AND PUZZLED TOGETHER TO BARRICADE CERTAIN PROPERTY OWNERS WITHIN, AT THE EXPOSURE OF MANY AROUND THE EDGES.
4. ALREADY TAKEN: MORE THAN FIFTY PERCENT (50%) OF THE PROPERTIES WITHIN THE APPLICATION AREA ARE TOWN HOMES. THEY HAVE FOR THEMSELVES WHAT THEY WOULD DENY OTHERS.
5. OTHERS EXEMPT: ANOTHER TEN PERCENT (10%) ARE MULTI-FAMILY OR COMMERCIAL THAT ARE EXEMPT FROM WHAT THEY WOULD IMPOSE ON OTHERS.
6. INEQUITABLE: FOR A MAJORITY TO RESTRICT THE PROPERTY RIGHTS OF THEIR NEXT DOOR NEIGHBORS FROM WHAT THE MAJORITY KEEPS FOR ITSELF CANNOT BE A COMMON SENSE READING OF THE ORDINANCE.
7. INDIVIDUAL HARM: WE ARE PROPERTY OWNERS WHO WOULD EXPERIENCE INEQUITABLE HARM BY APPROVAL OF THE APPLICATION. WE ARE ISOLATED FRONT, BACK, DIAGONALLY, AND SIDEWAYS BY APARTMENTS AND TOWNHOUSES. WE BUILT OUR PROPERTY TO BE AN ART GALLERY AS CLOSE AS POSSIBLE TO THE CONTEMPORARY ART MUSEUM. DURING A LONG TROUBLED MARKET OUR INTENDED COMMERCIAL SITE HAS BEEN OCCUPIED AND CLASSIFIED AS A SINGLE-FAMILY RESIDENCE FOR INSURANCE PURPOSES. APPROVAL WILL FREEZE OUR "COMMERCIALLY MISIMPROVED" SITE AS AN ISLAND SURROUNDED BY UNRESTRICTED APARTMENTS, UNRESTRICTED TOWNHOUSES, FLUID MULTI-FAMILY HOUSING, AND FLUID COMMERCIAL PROPERTY.

PLEA FOR REMEDY

1. DENY THE APPLICATION.
2. ALTERNATIVELY, CHANGE THE CLASSIFICATION OF 1118 BARTLETT FROM "SINGLE FAMILY" TO "COMMERCIAL," FOR WHICH IT WAS DESIGNED, OR TO "FLUID."
3. ALTERNATIVELY, REMOVE 1118 BARTLETT FROM THE APPLICATION AREA.

Thank you,


Yoko Saito
1118 Bartlett


Richard Newlin
1118 Bartlett